

# Tasmania Government - 2024-25 Budget Community Consultation Submission Cover Page

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<b>Relevant agencies</b>	Department of Premier and Cabinet Department of State Growth Department of Treasury and Finance Homes Tasmania Brand Tasmania



Australian  
Institute of  
Architects

# 2024-2025 STATE BUDGET COMMUNITY CONSULTATION



TO THE TASMANIAN GOVERNMENT



**TASMANIAN CHAPTER, AUSTRALIAN INSTITUTE OF ARCHITECTS**

Submission date: 30 November 2023

## ABOUT THE INSTITUTE

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The Australian Institute of Architects (Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with around 14,500 members across Australia and overseas.

The Institute exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture.

The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design.

## PURPOSE

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- This submission is made by the Australian Institute of Architects (the Institute) to provide comment on matters affecting the 2024-2025 State Budget of the Tasmanian Government
- At the time of this submission the National President is Stuart Tanner FRAIA
- The Tasmanian Executive Director is Jennifer Nichols

## CONTACT DETAILS

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# 1 OVERVIEW

The Tasmanian Chapter of the Australian Institute of Architects (the Institute) would like to thank the Department of Treasury of Finance for the opportunity to provide feedback on the 2024–2025 State Budget as part of the community consultation process. Our submission has been developed by our policy and advocacy team and has integrated feedback from our membership.

The below headings summarise the Institute’s position on key areas that we believe investment should be directed towards. The section that follows tabulates these themes and provides more gradual detail in the form of recommendations.

## **Invest in quality social and affordable housing for Tasmanians**

There is a clear need for further investment in well-designed and built social and affordable housing for Tasmanians. Housing must be located in areas that have easy access to services, including public transport, education, and workplaces, rather than on the periphery of population centres in greenfield developments. These perspectives are consistent with the aims of the 30-Year Greater Hobart Plan.<sup>1</sup> Investment in high-quality, well-built housing that is sustainable is crucial to ensure that ongoing costs (post-construction) are reduced, both for residents in terms of energy usage, and for housing providers in reduced ongoing maintenance.

## **Strengthen Tasmania’s ongoing building sector capacity through the workforce development of Tasmanian architects**

To ensure that Tasmania’s building sector has the capacity and skills for our ongoing building needs, funding is required to ensure there are sufficient numbers of experienced and highly competent Tasmanian architects in the years ahead.

Two critical success factors in achieving this goal are: to ensure that Tasmania’s graduates from the University of Tasmania’s School of Architecture and Design gain their 3,300 hours of supervised employment in order to become registered, and, to support all architects undertaking continuing professional development (CPD) training.

## **Ensure that Tasmania can reduce its impacts on climate change**

The Institute recommends that the Tasmanian Government establish a plan to achieve zero carbon buildings by 2030. This includes setting strong mandatory minimum standards for energy performance of buildings and appliances, providing incentives to increase the energy efficiency of existing buildings, and providing incentives for the

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<sup>1</sup> <https://www.greaterhobart.tas.gov.au/30-year-greater-hobart-plan>

private sector to implement climate change mitigation and adaptation strategies in the built environment.

### **Ensure that Tasmania uses best-practice procurement methods to enable the best possible outcomes for all Tasmanians**

The Institute recommends that the Tasmanian Government's procurement for design and construction prioritises the use of Tasmanian businesses as far as possible, along with setting the benchmarks and advocating for best procurement practice, adhering to the *Guidelines for Expressions of Interest and Requests for Tender for Architectural Services* published by the Institute.<sup>2</sup> Procurement should recognise the role that good design can play in maximising economic benefits and creating a legacy of functional and attractive buildings and urban spaces.

The Institute also recommends that expert panels be utilised to make procurement decisions and would like to promote additional investment in the *Strategic Architectural and Urban Design Advisor* role within Infrastructure Tasmania.

### **Support for Tasmanian architecture and urban developments to align with Brand Tasmania**

The Tasmanian Chapter believes in promoting outstanding work in Tasmania by Tasmanian architects. Two annual programs run by the Institute that publicly advocate for the excellence of Tasmanian architecture include the Tasmanian Architecture Awards<sup>3</sup> and Open House Hobart.<sup>4</sup> Securing the importance of key works of architecture through these programs has a positive effect on the public image of Tasmanian architecture, and by extension, resonates with a core value of Brand Tasmania, to “quietly pursue the extraordinary”.<sup>5</sup>

There is immense value in aligning with the statutory place-branding authority of Brand Tasmania in order to strengthen the state's economy. The Awards and Open House programs have positive economic benefits by promoting tourism and piquing the interest of interstate visitors. These programs would benefit from further funding through sponsored partnerships with the Tasmanian Government.

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<sup>2</sup> [https://www.architecture.com.au/wp-content/uploads/Australian-Institute-of-Architects\\_EOI-RFT-Guidelines-2019.pdf](https://www.architecture.com.au/wp-content/uploads/Australian-Institute-of-Architects_EOI-RFT-Guidelines-2019.pdf)

<sup>3</sup> <https://www.architecture.com.au/awards/2023-awards/2023-tasmanian-architecture-awards-winners>

<sup>4</sup> <https://openhousehobart.org/>

<sup>5</sup> <https://tasmanian.com.au/brand-tasmania/>

## 2 RECOMMENDATIONS

<p><b>Invest in quality social and affordable housing for Tasmanians</b></p>	<p>Tasmania is experiencing a housing crisis. Factors that impact this issue include the limited availability of affordable rental properties, limited housing stock, numerous social housing developments currently in poor condition, an unmanageable increase in new short-stay accommodation, and limited investment in medium-density building housing. The Institute advocates for an increase in housing stock, especially for social and affordable housing options. The following approaches could be adopted to achieve this:</p> <p><i>Opportunities for investment</i></p> <ul style="list-style-type: none"> <li>• More infill development in the city: densification of urban spaces to cater for a range of housing typologies. This supports the 30-year Greater Hobart Plan that promotes a 70 / 30 ratio of infill compared to greenfield development. This would locate housing closer to amenities, reduce reliance on car-based transport – a major factor contributing to the cost of living – and work towards minimising urban sprawl.</li> <li>• Encourage adaptive reuse (repurposing) of existing buildings to facilitate more housing stock and explore opportunities in unused/underused 1st-floor tenancies above ground-floor retail across city areas.</li> <li>• Encourage small-scale dwellings in the city that are consistent with the settlement pattern of surrounding residential developments and can occupy smaller lot sizes.</li> <li>• Regulate new short-stay accommodation listings in urban areas. Based on the number of short-stay accommodation listings each year across Hobart, it is difficult to imagine a scenario where the introduction of new housing stock can keep up with properties listed as short-term accommodation.</li> <li>• Make a provision for percentages of new development to include 20% social and 10% affordable dwellings. New housing developments can also explore mixed-use options, to provide further amenity to their local context.</li> <li>• Support the development of Medium Density Guidelines being developed by ERA Planning and Environment for the Department of State Growth as part of the 30-Year Greater Hobart Plan.</li> </ul> <p>Short-term goals can include taking action on the way housing is currently managed in the city. Medium-term goals can involve encouraging the development of housing stock and adaptive reuse. Long-term goals should be consistent with the aims and targets set out within the 30-Year Greater Hobart Plan, which stipulates 30,000 new dwellings and a 70 / 30 ratio of infill development versus greenfield development.</p>
<p><b>Strengthen Tasmania’s ongoing building sector capacity through the workforce</b></p>	<p><i>Helping architecture graduates to attain registration</i></p> <p>Practices invest a significant amount of time and money training graduates, that is not able to be recovered before a graduate becomes financially productive. The employment of recently</p>

<p><b>development of Tasmanian architects</b></p>	<p>graduated candidates seeking to become registered is a net cost borne by practices.</p> <p>Support for architectural practices to train unregistered graduates on their pathway to registration could be delivered through an employer training subsidy that supports the award wage paid to a graduate.</p> <p>This would help ensure that our architecture graduates can gain a supervised entry-level graduate position in a Tasmanian practice and attain the required supervised work experience to become registered under the support and guidance of experienced architects.</p> <p><i>Continuing Professional Development</i></p> <p>The future of our built environment and spaces that are environmentally, economically, and socially sustainable and culturally rich lies in the high-quality design and construction of our cities, towns, precincts and buildings. Design, and the technologies and standards that create a high-quality built environments are continually evolving.</p> <p>All practitioners in the building sector need to undertake Continuing Professional Development (CPD) in order to be competent in practice and stay current. Architects in Tasmania currently have to self-fund their CPD. For many architects or their practices, the out-of-pocket cost is difficult to sustain. We recommend investing in free or low-cost CPD to architects, together with an employer training subsidy for graduates.</p>
<p><b>Ensure that Tasmania can reduce its impacts on climate change</b></p>	<p>The Institute is highly supportive of the ambition to enact wide-scale changes pertaining to sustainability across the built and natural environment. The Institute would like to underscore the urgency of embracing frameworks and models that combat climate change, through actions taken in the building sector by promoting resource and material efficiency, design and procurement strategies, incentives, site specificity, adaptive reuse and rebuilding.</p> <p><i>Opportunities for Investment</i></p> <ul style="list-style-type: none"> <li>• Encourage more development and infill projects, as well as a general push for more multi-residential apartments in the city. This also involves a shift of mindset towards increasing density in the city, particularly in suburbs that have more low-set housing stock or heritage character zones where there has historically been resistance to multi-story apartments. To facilitate this, the government can consider investment for land parcels to be consolidated within social and affordable housing projects to promote infill development. This can help to deliver high-quality residential precincts, rather than a patchwork approach to infill development.</li> <li>• Promote use of sustainable building materials in the construction of new works, as well as the reuse of building materials. This can include:       <ul style="list-style-type: none"> <li>○ progressive compulsory mandates for the provision of local timber resources supply using international “best practice” of the FSC (Forest Stewardship Council) and</li> </ul> </li> </ul>

	<p>funding such as partial rebate schemes to incentivise and kickstart the use of these resources</p> <ul style="list-style-type: none"> <li>○ government sponsoring of trade exhibitions showcasing the products, suppliers and the benefits</li> <li>● Establish a scheme to promote the use of architectural and building construction practices that are carbon neutral or are working towards strategies of reducing their carbon impact.</li> <li>● Encourage the adoption of 7-star energy rating for housing and Greenstar requirements for public buildings.</li> <li>● Utilise sustainable supply chains for materials which can include the reuse of building materials and the uptake of innovative new building strategies such as the use of engineered mass timber and mandatory builders' training in sustainable building.</li> <li>● Conduct an audit and feasibility appraisal of unused or underutilised government buildings for adaptive re-use (re-purposing) for other uses including housing to reduce embodied carbon emissions associated with demolition and full re-building. Include in this audit partial or completely vacant land that can be set aside for green space.</li> <li>● Deliver an integrated transport network and infrastructure to address:       <ul style="list-style-type: none"> <li>○ limited and poor public transport options,</li> <li>○ the large distances between suburbs, places of work and key amenities,</li> <li>○ a cultural attitude “rusted on” to car use,</li> </ul> </li> </ul> <p>by promoting a cultural shift towards green and active transport options through investment in:</p> <ul style="list-style-type: none"> <li>○ linked cycle paths for full-trip cycling commuters</li> <li>○ secure cycle parking and end-of-trip facilities in the Hobart and Launceston CBDs and other major places of employment such as hospitals and large education institutions</li> <li>○ pedestrian/cycle networks linked to public transport nodes with secure cycle parking for mixed-mode travel</li> <li>○ adequate car parking around public transport nodes in outer suburbs to encourage “park and ride” mixed-mode travel</li> <li>○ frequent, accessible and reliable public transport services that operate across a broad window of hours and days.</li> <li>● Support upgrades to improve the passive energy efficiency of existing older Tasmanian housing including:       <ul style="list-style-type: none"> <li>○ subsidies or rebates for Tasmanians to retrofit energy efficiency measures to their houses, and to switch from gas to electric appliances</li> <li>○ establishing education and information programs for consumers to become more aware of the benefits of passive heating, cooling, orientation, and durability when considering renovations and additions.</li> </ul> </li> </ul>
<p><b>Ensure that Tasmania uses best-practice procurement methods to enable</b></p>	<p><i>Expressions of Interest and Requests for Architectural Services</i></p> <p>Quality-based selection has consistently led to quality outcomes for Australia’s important public and institutional buildings. Thorough consideration at the early stages of a project maximises the possibilities</p>



<p><b>the best possible outcomes for all Tasmanians</b></p>	<p>for design quality, value for money, cost-effectiveness, and a productive working relationship between the client and consultant group. Importantly, it also helps to create effective and efficient buildings and spaces that end-users and communities enjoy being in and around.</p> <p>The Institute's Guidelines set out best practice models for EOIs and RFTs at all levels of complexity and scale. The Guidelines are freely available to procurement teams from local, state and federal government departments, agencies and education institutions to optimise their architect selection processes.</p> <p><i>Independent Panels / Development Assessment Panels</i></p> <p>The Institute endorses independent panels for reviewing infrastructure projects and development applications. With the formation of these panels, it is necessary to establish a degree of transparency as to how representatives on the panel are selected based on experience and merit, duration of panels and the number of representatives.</p> <p><i>Support for the Strategic Architectural and Urban Design Advisor role</i></p> <p>The Institute welcomes the newly established role of Strategic Architectural and Urban Advisor within Infrastructure Tasmania. The Institute would like to promote further investment in this role, to strengthen the impact of this position for promoting high-quality design and urban design strategies within Tasmanian Government projects.</p>
<p><b>Support for Tasmanian architecture and urban developments to align with Brand Tasmania</b></p>	<p><i>Tasmanian Architecture Awards</i></p> <p>The Tasmanian Architecture Awards recognise outstanding projects of different scales and typologies and winning projects secure the respect and recognition of the profession and the broader public. Prominent winners from this year's program include (but are not limited to): the hotel Moss 25 by Circa Morris-Nunn Chua Architects, Spring Bay Mill Event Spaces by Gilby + Brewin Architecture, the Dove Lake Viewing Shelter by Cumulus Studio, the MyState Bank Arena by Philp Lighton Architects and Parliament Square Hobart by fjcstudio. While these projects are frequented by locals and interstate visitors and host events, their titles as 'award-winning buildings' elevate their status and further encourage their use and attention of tourists. This has positive economic benefits.</p> <p>Additional funding for the Tasmanian Architecture Awards could be delivered through sponsorship of a particular award, the formation of a Tasmanian-specific award (even one that responds closely to the core values of Brand Tasmania), and funding for event advertising, promotion, and coordination.</p> <p><i>Open House Hobart</i></p> <p>Open House Hobart ran for the 11<sup>th</sup> year in 2023, and within its program, included 70 buildings open for public viewing, alongside tours, speaker series, workshops and exhibitions. Open House Hobart is a highly popular event that showcases quintessential Tasmanian Architecture, and which attracts considerable attention both from local residents of Tasmania</p>

and interstate visitors who fly to Tasmania specifically for the Open House Hobart weekend.

The Institute is grateful for our current support for Open House Hobart from the Tasmanian Government as one of our Major Partners. Additional funding could be used to further promote the event outside of Tasmania, and expand the remit of the Open House program alongside through more resources for event coordination.