



Australian
Institute of
Architects

TAS

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Re: Australian Institute of Architects – Tasmanian Chapter feedback for City of Hobart

Dear Karen and Neil,

I am writing to you to continue a dialogue we started some time back about members of the Tasmanian Chapter of the Institute of Architects working with City of Hobart. From our previous conversations, Karen had kindly offered to present seminars to discuss heritage and planning issues to our members. With a view to creating a better understanding of the parameters of working with the City of Hobart planning system. It has been as a result of a delay from our side that this has not been progressed and if possible we would like to move this forward to help resolve some of the challenges that we want to work through..

From discussions with our members, they have raised a few talking points relating to their experiences, which I have listed below.

General issues faced by members pertain to the workflow of projects when working with City of Hobart, especially in relation to gaining DA approval:

- City of Hobart requesting extensive service information (almost Building Application (BA)) at the Development Application (DA) stage, which requires significant input from external consultants.
- Delays in the processing of a DA due to requests.
- Difficulties organising meetings or contacting City of Hobart representatives to obtain clarification of requests.
- Significant costs to undertake the works (both architect and consultant) at DA stage to fulfil council requests without any indication that a DA will be received.

Issues around heritage can be summarised through the points below:

- Concerns that the City of Hobart heritage division is only using planning guidelines specific to Hobart to make decisions, rather than broader heritage approaches endorsed

by the widely acknowledged Burra Charter. Levels of significance through a building is not considered.

- Architects are finding it difficult to develop design solutions or innovate due to the City of Hobart heritage approvals process. Often, architects are meeting the requirements of the Tasmanian Heritage Council however those requirements conflict with the City of Hobart interpretations and definitions as we have previously discussed.
- The perception that heritage officers are making subjective reviews of the design of buildings, rather than applying appropriate heritage criteria to assess a work.
- Conditions being made on approval documents which change the building form, detail or provide other impacts without any discussion with the architect.

A pervasive concern of our membership is that across these issues and examples, there are significant delays, and costs for the client.

The Institute would like to connect with City of Hobart to develop a better understanding both sides and try to resolve some of the challenges encountered. A session with members as you have previously suggested could be one way to stage meaningful interactions and provide necessary information and clarification on working with City of Hobart.

When convenient, it would be wonderful to have a chat.

Kind regards,



Jennifer Nichols

Executive Director, Tasmanian Chapter
Australian Institute of Architects

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