



General Manager
City of Hobart
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Date: 16.10.2019

By email to: coh@hobartcity.com.au

RE: Hobart Interim Planning Scheme 2015 *PSA-19-1 Amendment – Amenity Standards in the Central Business and Commercial Zones*

The Tasmanian Chapter of the Australian Institute of Architects (the Institute) has reviewed the City of Hobart's proposed amendments to the Hobart Interim Planning Scheme 2015 *PSA-19-1 Amendments – Amenity Standards in the Central Business and Commercial Zones* and would like to make the following representation.

Overall, the proposed changes to the Planning Scheme are positive and will assist in ensuring that developments are more liveable. Developments that are of a high design quality and have great amenity are beneficial to both developers and the community.

PSA-19-1-1 22.4 Development Standards for Buildings and Works of the Central Business Zone

22.4.9 Residential and Visitor Accommodation Visitor Amenity

A2 (a):

On smaller sites a 5m setback is restrictive – particularly to a balcony/deck. 3m setback to balcony deck or wall is perhaps more appropriate and aligns with NCC separation of openings opposite (6m) & distance to fire source feature (boundary) of 3m. This may be able to be dealt with via the performance criteria. Smaller scale developments within the Central Business Zone should be promoted and encouraged in order to encourage small scale developers and to fit with the urban grain of the city.

A2 (b):

Likewise to (a) above, a small site would not necessarily have the space to accommodate a courtyard of 5m. Again, a 3m dimension may be more appropriate. The use of the term 'central' is also ambiguous – courtyards and voids to allow light would be best located at a position appropriate to north in relation to the site and its surrounds.

A2 (c):

Setbacks from the rear may not be best placed at the rear of the property. This would be determined by the orientation of the site.

It is ambiguous as to whether the first clause (a) also needs to be adhered to when adhering with clause (b) or clause (c) (there is an 'or' at the end of clause (b), but not at the end of clause (a)).

A3 (b):

An external window that is required to be visible from all point of the room if a living room could prove to be prohibitive. A change to this requirement to be visible from 75% of the room if a living room might be more appropriate.

A5 (f):

This clause might prove to be restrictive, especially with smaller developments.

Generally, private open spaces should be encouraged and promoted, at sizes that are a minimum, with larger spaces encouraged. Space for heat pumps should be separate to balconies. Communal spaces are also important parts of developments, however should not be seen as an alternative to private open space.

PSA-19-1-2 22.4 Development Standards for Buildings and Works of the Central Business Zone

22.4.10 Waste Storage and Collection

P1 (b) Discretion is also required here for new buildings, as well as existing buildings. Again, with small sites, commercial collection is difficult due to truck heights and turning circles and a desire not to have garbage storage areas taking up street frontage – especially if bins cannot be placed on the street (either due to council requirements or site restrictions).

PSA-19-1-3 23.4 Development Standards for Buildings and Works of the Commercial Zone

23.4.8 Residential and Visitor Accommodation Visitor Amenity

See comments for the Central Business Zone.

PSA-19-1-4 23.4 Development Standards for Buildings and Works of the Commercial Zone

23.4.10. Waste Storage and Collection

The numbering of this section requires review, and see comments for the Central Business Zone.

The Institute would be happy to discuss any issues mentioned in further detail if required.

Yours sincerely,



Jennifer Nichols
Tasmanian Executive Director,
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Tasmanian President,
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The Australian Institute of Architects is the peak body for the architectural profession, representing 11,500 members across Australia and overseas. The Institute actively works to improve the quality of our built environment by promoting quality, responsible and sustainable design. Learn more about the Institute, log on to www.architecture.com.au.