Attachments to item number 5.1

(253 Greens Road, Orielton)

Bushfire Assessment Report; and

Natural Values Assessment

BUSHFIRE ASSESSMENT REPORT

Proposed Four Lot Subdivision

Address: 253 Greens Road, Orielton TAS 7172

Title Reference: C.T.103907/6

Prepared by James Rogerson, Bushfire Hazard Practitioner
(BFP-161)
VERSION – 1.3
Date: 23/02/2024

Contents

INTRODUCTION

1.1 Background

This Bushfire Hazard Report and associated Bushfire Hazard Management Plan (BHMP) has been prepared by James Rogerson of Rogerson and Birch Surveyors on behalf of the proponent to form part of supporting documentation for the proposed four lot subdivision of 253 Greens Road, Orielton.
Sorell (TPS), C13.0 Bushfire-Prone Areas Code it is a requirement that a subdivision application within a bushfire-prone area must accomplish a minimum Bushfire Attack Level (BAL) rating of BAL-19 for all future dwellings on newly formed allotments. This report also includes an associated BHMP which is also a requirement under C13.0.

The proposed development is within a Bushfire-Prone Area overlay and there is bushfire-prone vegetation within 100m from the site. Therefore, this site is within a bushfire-prone area.

1.2 Scope

This Bushfire Report offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Bushfire Hazard Management Plan (Appendix C)
- Planning Certificate (Appendix D)

1.3 Scope of BFP Accreditation

I, James Rogerson am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners.* I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted;
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the subdivision of current title C.T.103907/6 into 3 resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Louise Clare Dillon
Location	253 Greens Road, Orielton TAS 7172
Title Reference	C.T.103907/6
Property ID	2861779
Municipality	Sorell
Zoning	Rural Living Zone A
Planning Overlays	16 – Safeguarding of Airports Code, 7 – Natural Assets Code, 13 – Bushfire-prone Areas Code, 15 – Landslip Hazard Code
Water Supply for Firefighting	The property is not serviced by reticulated water. Static water supply tanks will be required.
Public Access	Access to the development is off Greens Road.
Fire History	Recorded bushfire west of the site in 1966-1967.
Existing Development	All-weather gravel private driveways.

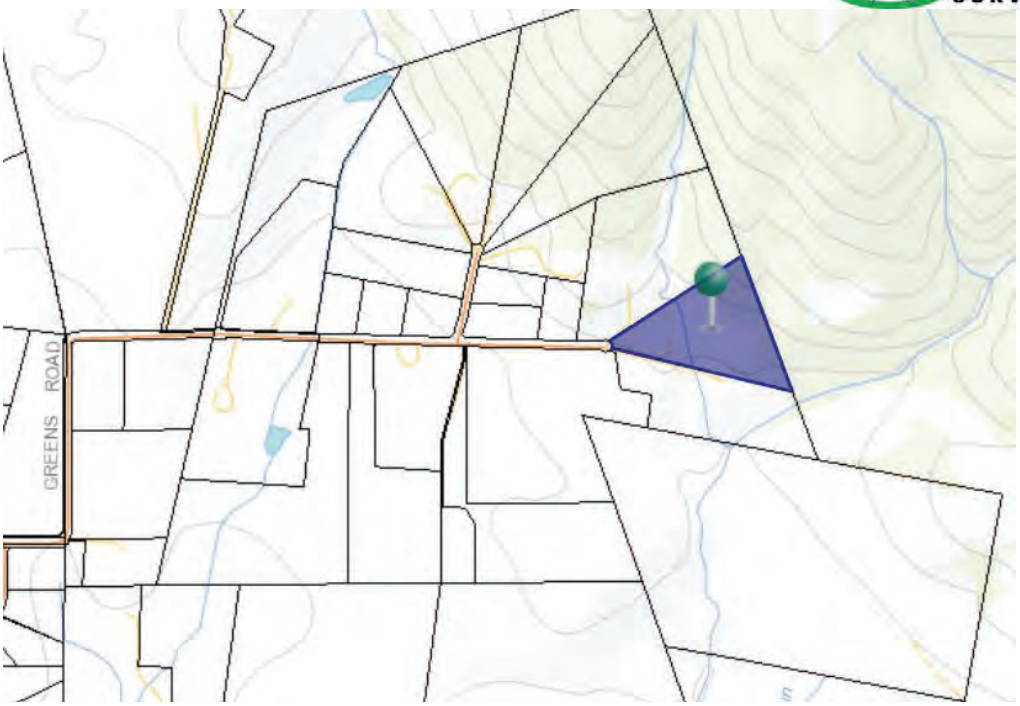


Figure 1 Location of subject site. Source: The LIST, © State of Tasmania

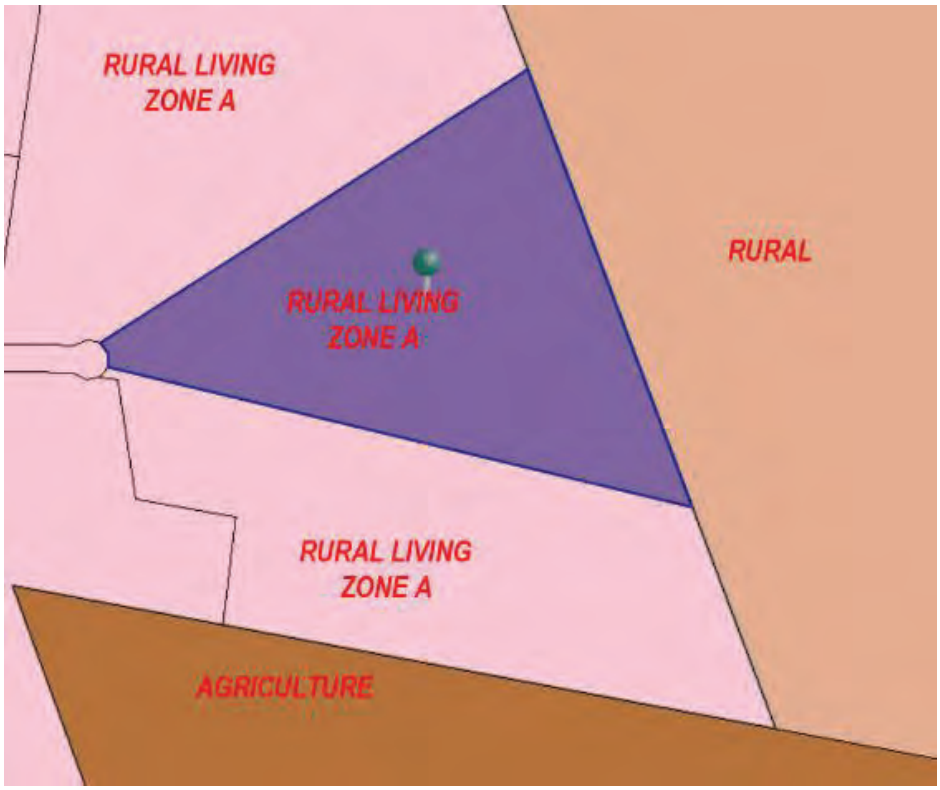


Figure 2 Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TasVeg 4.0

There are 2 classified vegetation communities on the subject site, and 1 additional community on the surrounding land and parcels. Figure 3 below shows the classified vegetation from TASVEG4.0(Source: The LIST).

Please note that TASVEG4.0 classification does not necessarily reflect ground conditions.

Figure 3 TASVEG4.0 communities on subject site and surrounding land. *FAG – Agricultural land, DGL – Eucalyptus globulus dry forest and woodland, DPU – Eucalyptus pulchella forest and woodland*

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 16th of May 2023.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

> *a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
>
> *b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.*

The subject site is within a bushfire-prone areas overlay for the Tasmanian Planning Scheme – Sorell and the subject site is within 100m of an area of bushfire-prone vegetation equal or greater than 1ha. Therefore, this proposed subdivision is within a bushfire-prone area as per the Tasmanian Planning Scheme – Sorell.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

BUSHFIRE THREAT DIRECTION

Bushfire threat to this development is from the **WOODLAND FUEL** within, north and west of the site.

Prevailing Winds: The prevailing winds for this site are primarily westerly, north westerly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed subdivision have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE SITE & SITE DESCRIPTION

The site is a medium sized, developed, Rural Living Zone A zoned lot that is located in the northeast outskirts of the suburb of Orielton. The site is located at the end of Greens Road, south of Simpsons hill and Simpsons Creek, west of Flat Top Hill and on the eastern side of the Tasman Highway. Terrain within the site is consistent, sloping gently downwards in a southerly aspect, away from the road. (See Figure 4 for slopes).

The land directly surrounding the dwelling and sheds is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. There are various fenced off internal paddocks within the site used for horses. Vegetation within the paddocks is grassed, appearing in un unmanaged condition, due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. The northeast corner of the site is vegetated with eucalyptus that are <10m high, with a foliage cover <30% and a grassy understory and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

EAST, NORTHEAST OF THE SITE

To the east, northeast of the site (upslope) is a property off Leprena Road. The property is a large, vacant, Rural Zoned lot. The site is predominately covered with Eucalyptus with some pasture grasses in the southern third of the property. The land within the 100m assessment zone to the subject site is covered with Eucalyptus trees that are <10m high, with a foliage cover of <30% and a grassy understory and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

SOUTH, SOUTHWEST OF THE SITE

To the south of the site (downslope >0°-5° and >5°-10°) is a medium sized, developed, Rural Living Zone A property. The land directly surrounding the dwelling and sheds is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Similar to the subject site, this property has various fenced off internal grassy paddocks for livestock etc. The grass within the paddocks appeared in an unmanaged condition, due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

SOUTHWEST OF THE SITE

To the southwest of the site is (downslope >0°-5°) °) is a medium sized, developed, Rural Living Zone A property. The land directly surrounding the dwelling and sheds is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. Similar to the subject site, this property has various fenced off internal grassy paddocks for livestock etc. The grass within the paddocks appeared in an unmanaged condition, due to minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. There are also two rows of trees for wind breaks.

NORTHWEST OF THE SITE

To the northwest (upslope) of the site is a medium sized, developed, Rural Living Zone A property. The land directly surrounding the dwelling and sheds is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) of AS3959:2018. The southern half of the property is grassed, that appeared in an unmanaged condition and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018. The northern half of the site is vegetated with Eucalyptus trees that are <10m high, with a foliage cover of <30% and a grassy understory and is therefore classed as GROUP B WOODLAND per Table 2.3 of AS3959:2018.

Additionally, to the northwest are some newly formed lots. These lots are medium-sized, vacant, Rural Living Zone A properties. The properties are covered with unmanaged pasture grass due to the minimal land use and is therefore classed as GROUP G GRASSLAND per Table 2.3 of AS3959:2018.

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

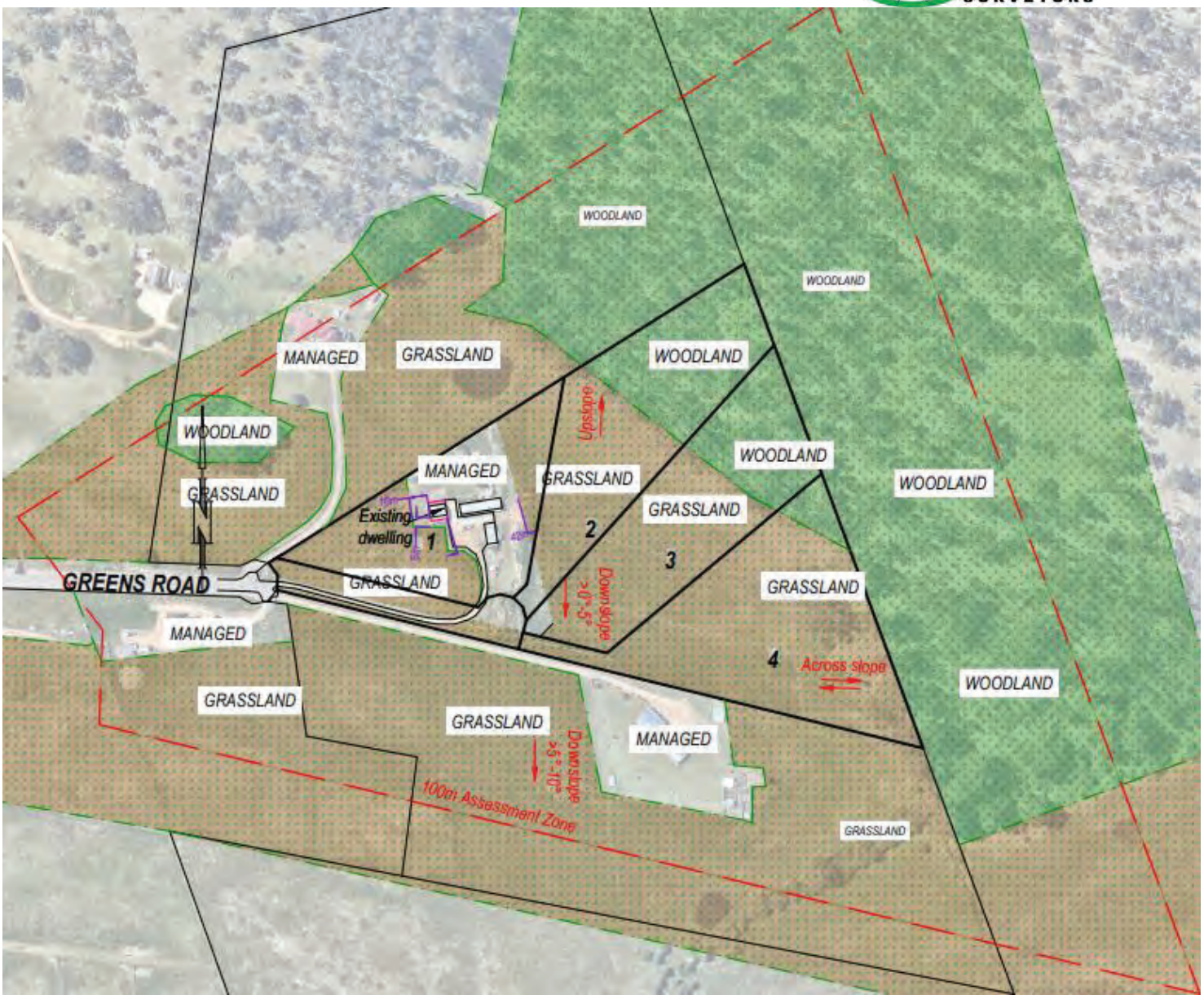


Figure 4 classified vegetation (within 100m of site) and existing separation from bushfire-prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 BAL rating for each lot and required separation distances.

LOT 1 – Existing Dwelling (Existing separation)				
DIRECTION OF SLOPE	**E, NE**	**S, SE**	**W, SW**	**N, NW**
Vegetation Classification	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	42m-100m (G)	6m-100m (G)	10m-100m (G)	21m-100m (G)
Effective Slope under vegetation	Across slope	Downslope >0°-5°	Across slope	Upslope
Exemption				
Current BAL value for each side of the site	BAL-12.5	BAL-FZ	BAL-19	BAL-12.5
Separation distances to achieve BAL-19	10m	11m	10m	10m
Separation distances to achieve BAL-12.5	14m	16m	14m	14m

LOT 2 – Vacant (Indicative Building Area)				
DIRECTION OF SLOPE	**N**	**E**	**S**	**W**
Vegetation Classification	GRASSLAND WOODLAND	GRASSLAND	MANAGED GRASSLAND	MANAGED GRASSLAND
Existing Horizontal distance to classified vegetation	0m-36m (G) 36m-100m (B)	0m-61m (G) 61m-100m (B)	0m-100 (G)	0m-38m & 92m-100m (G)
Effective Slope under vegetation	Upslope	Across slope	Downslope >0°-5°	Across slope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	10m	11m	10m
Separation distances to achieve BAL-12.5	14m	14m	16m	14m

LOT 3 – Vacant (Indicative Building Area)				
DIRECTION OF SLOPE	**N**	**E**	**S**	**W**
Vegetation Classification	GRASSLAND WOODLAND	GRASSLAND	MANAGED GRASSLAND	GRASSLAND
Existing Horizontal distance to classified vegetation	0m-29m (G) 29m-100m (B)	0m-58m (G) 58m-100m (B)	0m-86m (G)	0m-80m (G)
Effective Slope under vegetation	Upslope	Across slope	Downslope >0°-5°	Across slope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	10m	11m	10m
Separation distances to achieve BAL-12.5	14m	14m	16m	14m

LOT 4 – Vacant (Indicative Building Area)				
DIRECTION OF SLOPE	**N**	**E**	**S**	**W**
Vegetation Classification	GRASSLAND WOODLAND	GRASSLAND WOODLAND	MANAGED GRASSLAND	GRASSLAND
Existing Horizontal distance to classified vegetation	0m-46m (G) 46m-100m (B)	0m-46m (G) 46m-100m (B)	0m-100 (G)	0m-100m (G)
Effective Slope under vegetation	Upslope	Across slope	Downslope >0°-5°	Across slope
Exemption				
Current BAL value for each side of the site	BAL-FZ	BAL-FZ	BAL-FZ	BAL-FZ
Separation distances to achieve BAL-19	10m	10m	11m	10m
Separation distances to achieve BAL-12.5	14m	14m	16m	14m

3.4 Definition of BAL-LOW

Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959:2018 where the vegetation is one or a combination of any of the following Exemptions:

a) Vegetation of any type that is more than 100m from the site.
b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
c) Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

The BAL level will also be classified as BAL-LOW if Grassland fuel is >50m from the site for any effective slope per Table 2.6 of AS3959:2018.

Due to some existing developed and managed land, some separations distances are already achieved.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m² and 19 kW/m2	Increasing ember attack and windborne debris, radiant heat between 19kW/m² and 29 kW/m2	Increasing ember attack and windborne debris, radiant heat between 29 kW/m² and 40 kW/m². Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 BUSHFIRE PROTECTION MEASURES

4.1 Hazard Management Areas (HMA)

Hazard Management Area as described in the Code "*maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire".* Also as described from Note 1 of AS3959:2018 Clause 2.2.3.2 "*Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)".*

Compliance to C13.6.1

The building areas within all lots require a Hazard Management Area (HMA) to be established and maintained between the bushfire vegetation and the area at a distance equal to, or greater than specified for the Bushfire Attack Level in Table 2.6 of AS3959:2018.

Due to the size of each lot, only the building areas require an HMA.

The HMA for Lot 1 to be established prior to sealing of titles and prior to partial occupancy of future dwellings for Lots 2, 3 and 4.

Noting part of Lot 1 is already utilized as an HMA and needs to remain so in perpetuity.

Requisite fuel removal is required for all lots to achieve BAL-19 compliance.

Minimum separation distances for each lot are stated below.

LOT 1 – Separation Distances (Existing Dwelling)				
Aspect	E, NE	S, SE	W, SW	E, NW
BAL-19	10m	11m	10m	10m
BAL-12.5	14m	16m	14m	14m

LOT 2 – Separation Distances (Indicative Building Area)				
Aspect	N	E	S	W
BAL-19	10m	10m	11m	10m
BAL-12.5	14m	14m	16m	10m

LOT 3 – Separation Distances (Indicative Building Area)				
Aspect	N	E	S	W
BAL-19	10m	10m	11m	10m
BAL-12.5	14m	14m	16m	14m

LOT 4 – Separation Distances (Indicative Building Area)				
Aspect	N	E	S	W
BAL-19	10m	10m	11m	10m
BAL-12.5	14m	14m	16m	14m

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

4.2 Public and Fire Fighting Access

Public Access

The proposed development fronts Greens Road. Greens Road is bitumen sealed, maintained by the local council. The public road is approximately 6.5m wide. No upgrades required to the public road and the public road complies with public access road requirements.

Property Access

Current Conditions:

Existing private access to the existing dwelling within Lot 1 is a long driveway, it curves and terminates adjacent to the dwelling and sheds. The access is approximately 160min length (excluding the parking area) with varying widths between approximately 3m.

Figure 5 – Part of the existing access

Compliance to C13.6.2

Lot 1

Access to the existing dwelling within Lot 1 will be >30m but <200m, part of the access is providing access to 3 or more properties and access is required for a fire appliance. Therefore, the access must comply with the relevant standards of Acceptable Solution A1 and Table C13.2 (D) of C13.0 demonstrated in Table 3 below.

Lots 2, 3 and 4

Access to the indicative building areas within Lots 2, 3 and 4 will be >30m, access is provided to 3 or more properties and access is required for a fire appliance. Therefore, the accesses must comply with the relevant standards of Acceptable Solution A1 and Table C13.2 (D) of C13.0 demonstrated in Table 3 below.

Passing bays are not required within the new lots, as the new access road will be 6m wide for the entire length and have a passing bay turning circle.

New accesses, passing bays, turning heads (for Lots 2, 3 and 4) and hardstands to be constructed prior to occupancy for lots 2, 3 and 4 and prior to sealing of titles for Lot 1.

Table 3 - **Requirements for access length greater than 200m and services 3 or more properties per Table C13.2 (D)**

Access Standards: (access length greater 200m and services 3 or more properties)

a) All-weather construction;
b) Load capacity of at least 20 t, including bridges and culverts;
c) Minimum carriageway width of 4m;
d) Minimum vertical clearance of 4m;
e) Minimum horizontal clearance of 0.5m from the edge of the carriageway;
f) Cross falls less than 3 degrees (1:20 or 5%)
g) Dips less than 7 degrees (1:8 or 12.5%);
h) Curves with a minimum inner radius of 10m;
i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed road; and
j) Terminate with a turning area for fire appliances provided by one of the following
    i. A turning circle with a minimum outer radius of 10m; or
    ii. A property access encircling the building; or
    iii. A hammerhead 'T' or 'y' turning head 4m wide and 8m long.

Passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

4.3 Water Supply for Fire Fighting

Current Conditions:

Site assessment confirmed the property is not serviced by reticulated water. An existing tank for domestic use only exists.

Compliance to C13.6.3

All lots must be provided with a firefighting water supply that meets the requirements for Acceptable Solution A2 of section C13.6.3 and Table C13.5.

Firefighting water supply requirements for Lot 1 must be provided prior to sealing of titles and prior to occupancy for Lots 2, 3 and 4.

Static water supply requirements are outlined in Table 4 below which is per C13.6.3 and Table C13.5

Table 4 – **Requirements for Static Water Supply C13.6.3 and Table C13.5**

A. Distance between building area to be protected and water supply
   a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and
   b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area

B. Static Water supplies
   a) may have a remotely located offtake connected to the static water supply;
   b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
   c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
   d) must be metal, concrete or lagged by non-combustible materials if above ground; and
   e) if a tank can be located so it is shielded in all directions in compliance with section 3.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
      (i) metal;
      (ii) non-combustible material; or
      (iii) fibre-cement a minimum of 6mm thickness.

C. Fittings, pipework and accessories (including stands and tank supports)
   Fittings and pipework associated with a fire fighting water point for a static water supply must:

   (a) have a minimum nominal internal diameter of 50mm;
   (b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
   (c) be metal or lagged by non-combustible materials if above ground;
   (d) if buried, have a minimum depth of 300mm [S1];
   (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
   (f) ensure the coupling is accessible and available for connection at all times;
   (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
   (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
   (i) if a remote offtake is installed, ensure the offtake is in a position that is:
      (i) visible;
      (ii) accessible to allow connection by fire fighting equipment;
      (iii) at a working height of 450 – 600mm above ground level; and
      (iv) protected from possible damage, including damage by vehicles.

D. Signage for static water connections
   The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
   a) comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or
   b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.

E. Hardstand

A hardstand area for fire appliances must be:

a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
b) no closer than 6m from the building area to be protected;
c) a minimum width of 3m constructed to the same standard as the carriageway; and
d) connected to the property access by a carriageway equivalent to the standard of the property access.

4.4 Construction Standards

Existing and future habitable dwellings within the specified building areas on each lot must be designed and constructed to the minimum BAL ratings specified in the BHMP (Appendix C) and to BAL construction standards in accordance with AS3959:2018 or subsequent edition as applicable at the time of building approval.

The BAL-19 building setback lines on the BHMP define the minimum setbacks for habitable buildings.

Future Class 10a buildings within 6m of a Class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.

5 STATUTORY COMPLIANCE

The applicable bushfire requirements are specified in State Planning Provisions C13.0 – Bushfire-Prone Areas Code.

Clause	Compliance
C13.4 Use or development exempt from this code	N/A
C13.5 Use Standards	
C13.5.1 Vulnerable Uses	N/A
C13.5.2 Hazardous Uses	N/A
C13.6 Development Standards for Subdivision	
C13.6.1 Provision of Hazard Management Areas.	To comply with the Acceptable Solution A1, the proposed plan of subdivision must; • Show building areas for each lot; and • Show hazard management areas between these building areas and that of the bushfire vegetation with the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas.* The BHMP demonstrates that all lots can accommodate a BAL rating of BAL-19 with on-site vegetation managing clearing for all lots. The HMA for Lot 1 needs to be established prior to sealing of titles and prior to occupancy dwellings for Lots 2, 3 and 4. Subject to the compliance with the BHMP the proposal will satisfy the Acceptable Solution C13.6.1(A1)
C13.6.2 Public and firefighting access; A1	The BHMP (through reference to section 4 of this report) specifies requirements for private accesses are consistent with Table C13.2. New access, passing bays, turning heads (for Lots 2, 3 and 4) and hardstands to be constructed prior to sealing of titles for Lot 1 and prior to occupancy for Lots 2, 3 and 4. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.2(A1).
C13.6.3 A2 Provision of water supply for firefighting purposes.	Static water supply is required for all lots per C13.6.3 A2. Firefighting water supply requirements for all lots must be provided prior to sealing of titles for Lot 1 and prior to occupancy for Lots 2, 3 and 4. Subject to the compliance with the BHMP the proposal satisfies the Acceptable Solution C13.6.3

6 CONCLUSION & RECOMMENDATIONS

The proposed subdivision is endorsed that each lot can meet the requirements of Tasmanian Planning Scheme – Sorell and C13.0 Bushfire-prone Areas Code for a maximum BAL rating of BAL-19. Providing compliance with measures outlined in the BHMP (Appendix C) and sections 4 & 5 of this report.

Recommendations:

- The HMA's within the subdivision be applied in accordance with section 4.1 of this report and the BHMP (Appendix C).
- Static water supply, hardstand and turning head area (Lots 2, 3 and 4 only) needs to be installed prior to sealing of titles for Lot 1 and prior to occupancy for Lots 2, 3 and 4.
- Passing bays and access within the road reserve to be constructed prior to sealing of titles.
- Sorell Council condition the planning approval on the compliance with the BHMP (as per Appendix C).

7 REFERENCES

Department of Primary Industries and Water, The LIST, viewed July 2023, www.thelist.tas.gov.au

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Sorell* viewed June 2023, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110

8 APPENDIX A – SITE PHOTOS

Figure 6 – Woodland fuel west of the site, view facing W

Figure 7 – Woodland fuel within the site (Lot 4), view facing N, NW

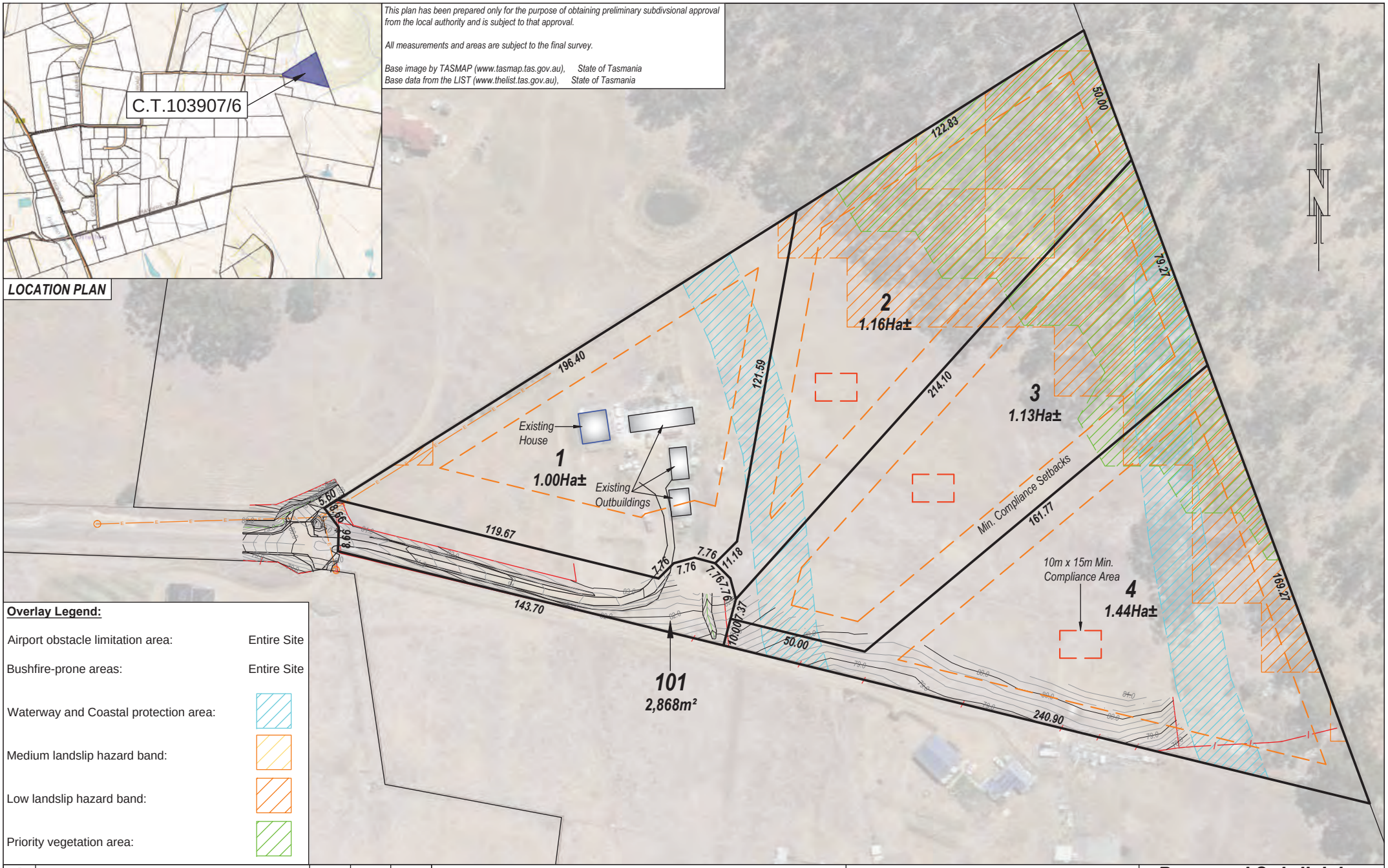
Figure 8 – Grassland fuel within the site, view facing W

Figure 9 – Grassland fuel south of the site, view facing S

Figure 10 – Existing managed land and dwelling within Lot 1, view facing NE

Figure 11 – Existing managed land, dwelling and sheds within Lot 1, view facing N

9 APPENDIX B – SUBDIVISION PROPOSAL PLAN



REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: LOUISE C. DILLON
TITLE REFERENCE: C.T.103907/6
LOCATION: 253 GREENS ROAD, ORIELTON

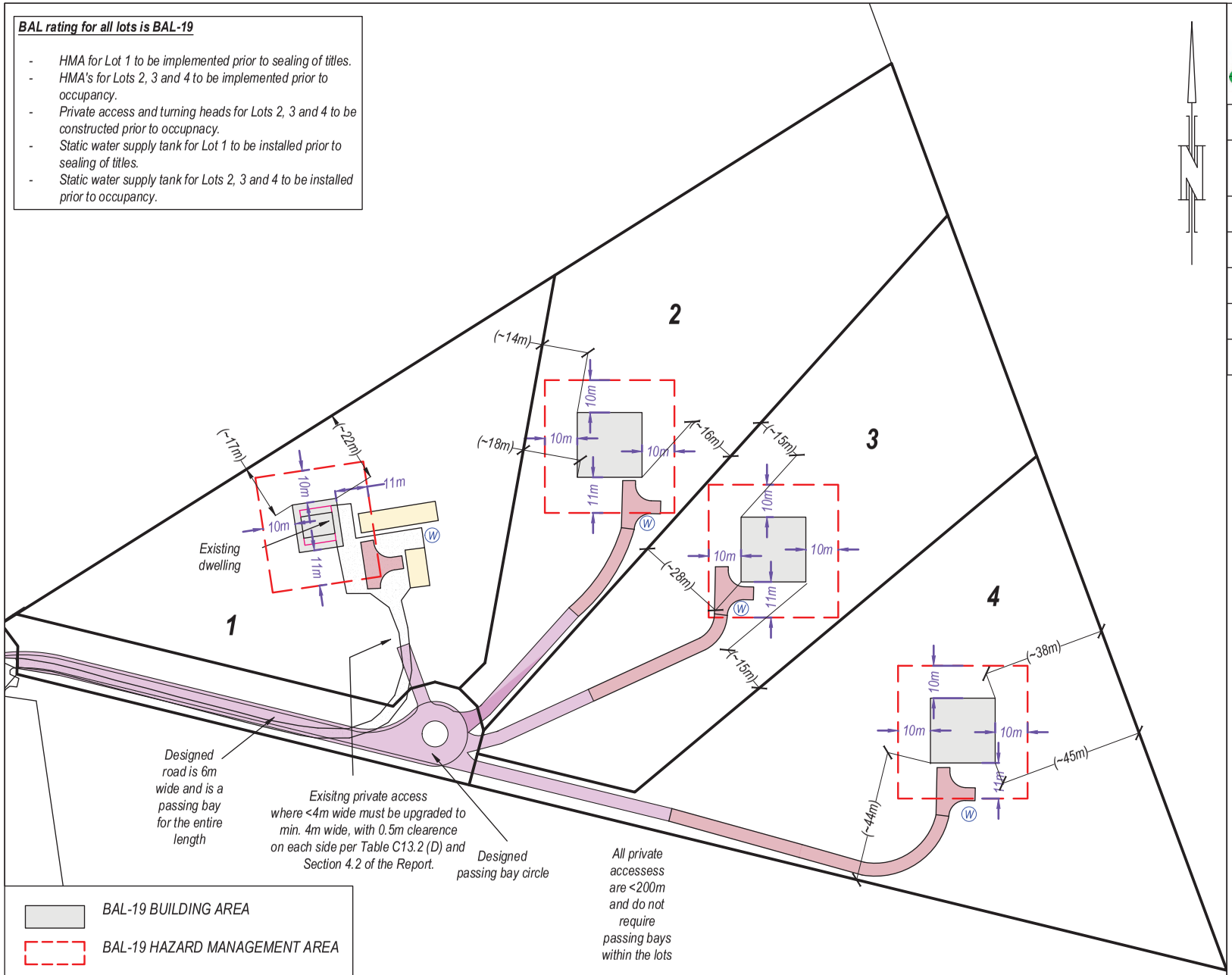
Proposed Subdivision

Date:	Reference:
29-01-2024	DILLL01 14740-05
Scale: 1:1250 (A3)	**Municipality:** SORELL

10 APPENDIX C – BUSHFIRE HAZARD MANAGEMENT PLAN

BAL rating for all lots is BAL-19

- *HMA for Lot 1 to be implemented prior to sealing of titles.*
- *HMA's for Lots 2, 3 and 4 to be implemented prior to occupancy.*
- *Private access and turning heads for Lots 2, 3 and 4 to be constructed prior to occupnacy.*
- *Static water supply tank for Lot 1 to be installed prior to sealing of titles.*
- *Static water supply tank for Lots 2, 3 and 4 to be installed prior to occupancy.*



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BUSHFIRE HAZARD MANAGEMENT PLAN

LOCATION:	253 Greens Road, Orielton TAS 7172
TITLE REFERENCE:	C.T.103907/6
PROPERTY ID:	2861779
MUNICIPALITY:	Sorell
DATE:	23rd of February 2024 (v1.3)
SCALE: 1:1250 @ A3	REFERENCE: DILLL01

REQUIREMENTS

1. HAZARD MANAGEMENT AREAS (HMA)
   - 1.1. HMA to be established to distances indicated on this plan and as set out in Section 4.1 of the Bushfire Hazard Report.
   - 1.2. Vegetation in the HMA needs to be strategically modified and then maintained in a low fuel state to protect future dwellings from direct flame contact and intense radiant heat. An annual inspection and maintenance of the HMA should be conducted prior to the bushfire season. All grasses or pastures must be kept short (<100 mm) within the HMA. Fine fuel loads at ground level such as leaves, litter and wood piles must be minimal to reduce the quantity of wind borne sparks and embers reaching buildings; and to halt or check direct flame attack.
   - 1.3. Some trees can be retained provided there is horizontal separation between the canopies; and low branches are removed to create vertical separation between the ground and the canopy. Small clumps of established trees and/or shrubs may act to trap embers and reduce wind speeds.
   - 1.4. No trees to overhang houses to prevent branches or leaves from falling on the building.
   - 1.5. Non-combustible elements including driveways, paths and short cropped lawns are recommended within the HMA.
   - 1.6. Fine fuels (leaves bark, twigs) should be removed from the ground periodically (pre-fire season) and all grasses or pastures must be kept short (<100 mm).
2. CONSTRUCTION STANDARDS
   - 2.1. Future dwellings within the specified building areas to be designed and constructed to BAL ratings shown on this plan in accordance with AS3959:2018 at the time of building approval
   - 2.2. Future outbuildings within 6m of a class 1a dwelling must be constructed to the same BAL as the dwelling or provide fire separation in accordance with Clause 3.2.3 of AS3959:2018.
3. PUBLIC AND FIRE-FIGHTING ACCESS REQUIREMENTS
   - 3.1. Access to all lots must comply with the design and construction requirements specified in Section 4.2 of the Bush Fire Report.
4. STATIC FIRE-FIGHTING WATER SUPPLY

4.1 New habitable dwellings and existing dwellings must be supplied with a static water supply that is;
- Dedicated solely for fire fighting purposes;
- Minimum capacity of 10,000L;
- is accessible by fire fighting vehicles and within 3.0m of a hardstand area; and
- Consistent with the specifications outlined in section 4.3 of the Bushfire Report.

This plan is to be read in conjunction with the preceding *Bushfire Assessment Report "Proposed 4 Lot Subdivision 253 Greens Road, Orielton" dated 23/02/2024.*

BHMP BY JAMES ROGERSON
ACCREDITED BUSHFIRE PRACTITIONER (BFP-161), scopes: 1, 2 & 3B

11 APPENDIX D – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:	**253 Greens Road, Orielton TAS 7172**
Certificate of Title / PID:	**C.T.103907/6 / 2861779**

2. Proposed Use or Development

Description of proposed Use and Development:	**FOUR LOT SUBDIVISION OF C.T.103907/6**
Applicable Planning Scheme:	**Tasmanian Planning Scheme – Sorell**

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	29/01/2024	05
BUSHFIRE HAZARD REPORT – 253 GREENS ROAD, ORIELTON	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	23/02/2024	1.3
BUSHFIRE HAZARD MANGAEMENT PLAN– 253 GREENS ROAD, ORIELTON	JAMES ROGERSON – ROGERSON & BIRCH SURVEYORS	23/02/2024	1.3

[1] This document is the approved form of certification for this purpose and must not be altered from its original form.

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	
☐	E1.5.1 A3 / C13.5.1 A2	

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	
☐	E1.5.2 A3 / C13.5.2 A3	

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	

☐	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.2 P1 / C13.6.2 P1	
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	
☒	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
☒	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant the Table.
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner

Name:	JAMES ROGERSON	**Phone No:**	0488372283
Postal Address:	UNIT 1-2 KENNEDY DRIVE, CAMBRIDGE PARK	**Email Address:**	JR.BUSHFIREASSESSMENTS@GMAIL.COM
Accreditation No:	BFP – 161	**Scope:**	1, 2, 3B

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate for lot 3.

Signed: *certifier* JRogerson

Name: JAMES ROGERSON **Date:** 23/02/2024

Certificate Number: 161

(for Practitioner Use only)

enviro-dynamics
environmental solutions for a changing world

Natural Values Assessment

253 Greens Road, Orielton

Client: Louise Dillon
Prepared by: Fiona Walsh

April 2024

Contents

1 Introduction

This natural values report has been prepared as a requirement of a subdivision application under the Tasmanian Planning Scheme - Sorell.

Enviro-dynamics has been contracted to undertake this natural values assessment on behalf of the proponents. The assessment identifies the natural values of the site including the type and extent of vegetation communities, presence of threatened species and threatened fauna habitat. It also maps weed infestations and identifies any other threats present. Any potential impacts to natural values posed by the development are then analysed against the requirements of the relevant legislation.

2 Background

2.1 Site Description

The site at 253 Greens Road, Orielton covers approximately 5 ha and is surrounded by private rural lots with the exception of the northeast boundary which is bordered by forest. The geology is primarily Jurassic dolerite.

It is zoned Rural Living within the Sorell Municipality and has the following overlays covering all or part of the site:

- Bushfire Prone Area
- Waterway Coastal Protection Area (Natural Assets Code).
- Priority Vegetation Area (Natural Assets Code).
- Landslip Hazard Code

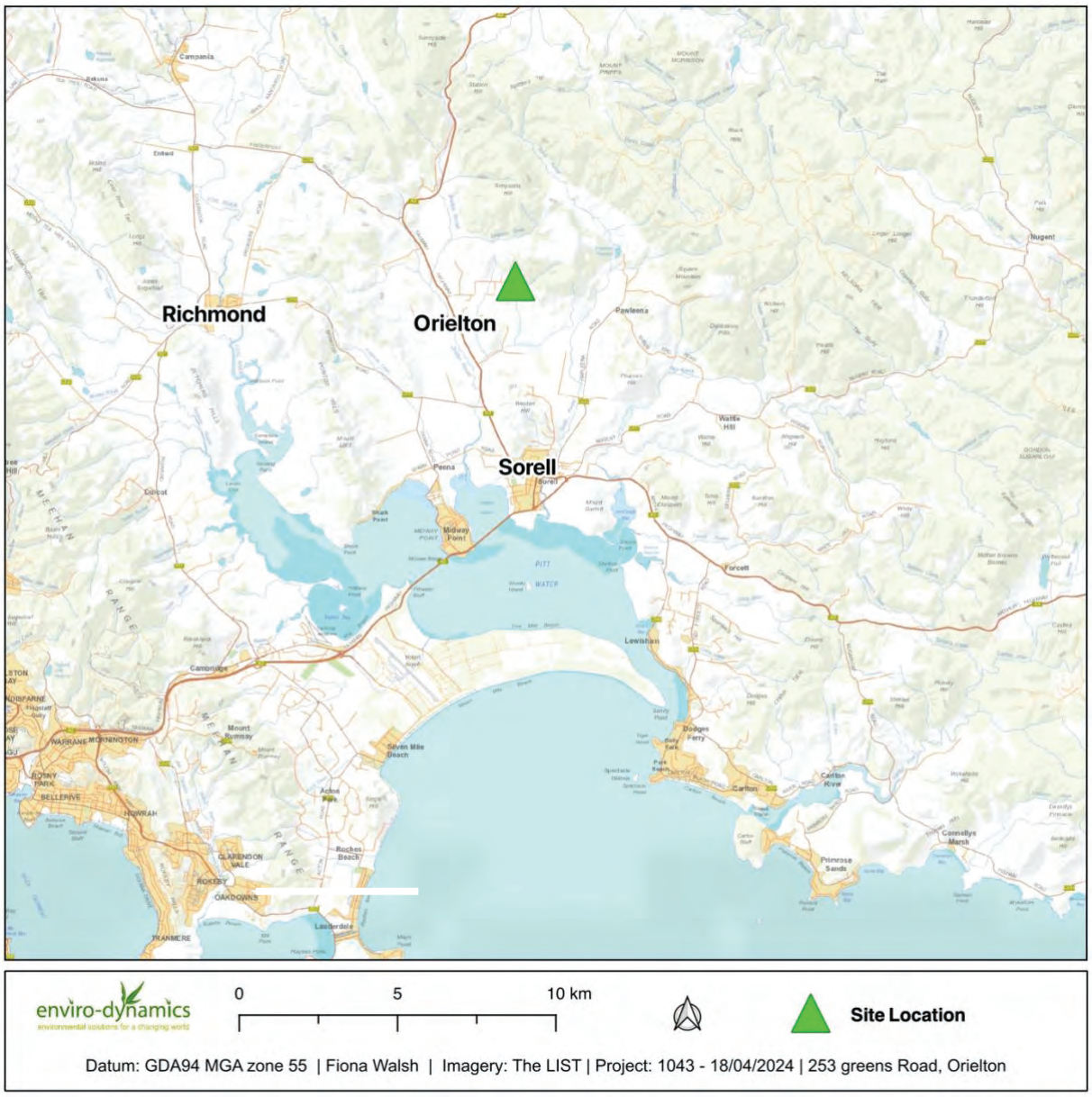

Figure 1: Site Location

2.2 Proposal

The proposal is for a four-lot residential subdivision as can be seen in Figure 2.

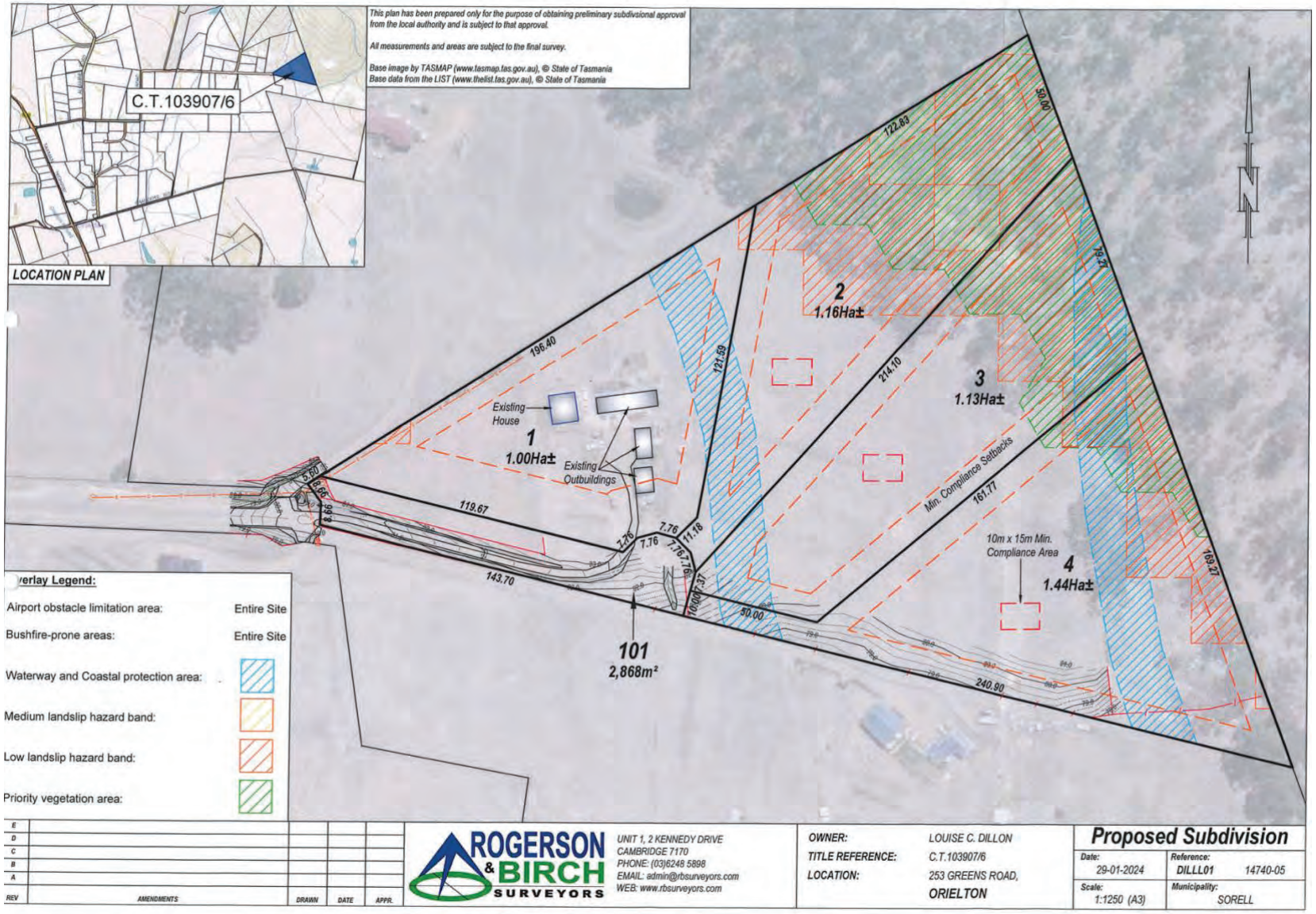

Figure 2: Proposed subdivision plan as supplied by the proponent

3 Methods

The natural values assessment was undertaken in two stages; desktop analysis and field survey.

3.1 Desktop analysis

The desktop analysis involved extracting data from the following sources:

- Natural Values Atlas report, (NRE 2023)
- LIST map

3.2 Field survey

The field survey was undertaken on the 16th of April 2024. Vegetation communities on the site were assessed and classified according to TASVEG 4.0. All vascular plant species encountered were recorded, with an emphasis on detecting rare and threatened species. Searches for potential threatened fauna habitat e.g. tree hollows and den sites, and other evidence e.g. scats, diggings and tracks were also undertaken. No detailed fauna surveys were conducted.

Locations of threatened flora, fauna habitat and significant weeds were mapped with using Mergin Maps (merginmaps.com) on an iPhone handheld device with built in GPS at an accuracy of between 3.5 and 5 m and population data was captured e.g. numbers of individuals, area occupied etc. Geographic datum used was GDA94 Zone 55.

Taxonomic nomenclature for flora follows the latest Census of Vascular Plants of Tasmania (Baker & de Salas 2023). Classification of vegetation communities is in accordance with Kitchener and Harris (2013) and TASVEG 4.0.

3.3 Limitations of the survey

Whilst every effort was made to compile a complete list of vascular plants, a single survey is unlikely to detect all species present due to seasonal/temporal variations. Some plants could not be identified to a species level and some species may have been overlooked due to a lack of fertile material. It is also possible that additional species are present but were dormant at the time of survey e.g. annuals, ephemerals.

4 Natural Values Assessment

This section outlines the findings of the desktop analysis and field survey, including a description of the vegetation communities, threatened flora, fauna habitat values and weeds (Figure 3).

4.1 Vegetation Communities

One native and one modified vegetation communities were idenitified during the field survey, as per the TASVEG 4.0 classification system:

- *Eucalyptus globulus* dry forest and woodland (DGL) **
- Agricultural land (FAG)

** Denotes the community is listed as threatened under the *Nature Conservation Act 2005*

***Eucalyptus globulus* dry forest and woodland (DGL)**

Listed as a threatened vegetation community under the NCA.

> *Description from Harris and Kitchener, 2005.*
> *Eucalyptus globulus dry forest and woodland is dominated by a canopy of E. globulus that varies in height from about 40 m in productive coastal areas to < 20 m on poor soils in more arid inland areas. The understorey in this forest community is usually dominated by native grasses and Lomandra longifolia, with a sparse cover of tall shrubs and a sparse low shrub layer.*

Located along the northeast boundary, DGL covers approximately 1 hectare upslope of the agricultural land. It is in good condition with very few introduced species present. The canopy is dominated by *Eucalyptus globulus* with an average DBH of around 40-50 cm. There are scattered larger trees present with DBH's of up to 100 cm. The shrub layer is quite open, comprising of *Bursaria spinosa, Dodonaea viscosa* and *Exocarpos cupressiformis*. The ground layer is predominantly grassy with species present such as *Austrostipa* sp, *Rytidosperma* sp, *Lepidosperm*a sp and herbs such as *Veronica calycina* and *Dichondra repens.* Although proposed lots 2,3 and 4 all encompass an area of this vegetation community, it will not be impacted by any proposed future building areas or bushfire hazard management areas. A full species list can be found in Appendix 1.

Figure 3: Looking southeast from the DGL

Figure 4: Grassy understory within DGL

Agriculture land (FAG)

Description from Harris and Kitchener, 2005

Agricultural land (FAG) includes exotic grassland pastures and croplands. The pastures are dominated by mixtures of exotic temperate grasses and clovers. Crops range from common temperate vegetables and orchard fruits and nuts through to crops such as Tanacetum cinerariifolium (pyrethrum) and Papaver somniferum (opium poppy). FAG can include exotic grassland pastures with scattered trees (less than 5% crown cover).

The remaining 4 hectares of the site are split into a series of paddocks, including the area around the existing dwelling. These paddocks are well maintained, with regular mowing and grazing. Individual grass species were difficult to identify due to the lack of reproductive material and the length of which they are maintained. However, it all appears to be pasture grasses, with minimal weed species.

Figure 5: looking south toward the existing dwelling across the paddocks

Figure 6: Vegetation communities on site

4.2 Flora

A total of 29 vascular plants were recorded during the survey, of which 4 are introduced species. Additional flora species are likely to occur within the site and some plants could have been overlooked due to the inherent limitations of the survey e.g. seasonal timing, timed meander method. For the full list of flora species recorded during the survey see Appendix 1.

4.2.1 Threatened Flora

No threatened flora species listed under the *Threatened Species Protection Act 1995* (TSPA) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) were recorded during the survey.

A search of the Natural Values Atlas (NRE database) indicated that there are no records of threatened flora species within 500 m of the site. Several threatened flora species have been recorded within 5 km of the site.

There is suitable habitat within the DGL on the site for *Asperula scoparia, Eryngium ovinum, Scleranthus fasciculatus, Senecio squarrosus* and *Vittadinia* species. None of these species were observed during the survey. This area of forest will not be impacted by the subdivision.

The full list of species recorded within 5 km of the site are listed in Appendix 2.

4.2.2 Weeds

Five introduced species were recorded at the site. None of these are listed as declared pests under the *Biosecurity Act 2019 (*BA) or are Weeds of National Significance (WoNS).

4.3 Fauna

4.3.1 Threatened fauna

No threatened fauna species listed under the *Threatened Species Protection Act 1995* (TSPA) or under the *Environment Protection and Biodiversity Act 1999* (EPBCA) were recorded during the survey.

4.3.2 Threatened fauna habitat

Habitat for two species listed under the TSPA and the EPBCA were recorded during the survey.

Blue-winged parrot (*Neophema chrysostoma*)

EPBCA – Vulnerable

Blue-winged parrots inhabit a range of habitats from coastal, sub-coastal and inland areas, through to semi-arid zones. They tend to favour grasslands and grassy woodlands and are often found near wetlands both near the coast and in semi-arid zones. They breed in Tasmania, coastal south-eastern South Australia and southern Victoria. During the breeding season (spring and summer), birds occupy eucalypt forests and woodlands. Nests are made in hollows, preferably with a vertical opening, in live or dead trees or stumps.

Potential nesting habitat within the DGL on the site. However this community will not be impacted by the proposed subdivision.

Swift parrot *(Lathamus discolor)*

TSPA – endangered, EPBCA – Critically Endangered

During the breeding season, nectar from Tasmanian blue gum (*Eucalyptus globulus*) and black gum (*Eucalyptus ovata*) flowers are the primary food source for the species. These eucalypts are patchily distributed, and their flowering patterns are erratic and unpredictable, often leading to only a small proportion of swift parrot habitat being available for breeding in any one year. Swift parrots breed in tree hollows in mature eucalypts within foraging range of a flower source.

Foraging habitat is present within the DGL on the site with potential nesting habitat also present. However this community will not be impacted by the proposed subdivision.

Additional species

A search of the Natural Values Atlas (NRE database) indicated that there are no records of threatened fauna species within 500 m of the site. Several threatened fauna species have been recorded within 5 km of the site.

There is suitable habitat within the DGL on the site for swift parrots and blue-winged parrots. Although there is no suitable habitat for any other species recorded within 5 km. Some of these species, such as devils and quolls, may move through the site however there is no suitable denning habitat.

The full list of species recorded within 5 km of the site are listed in Appendix 2.

5 Development Impacts and Legislation

The following section outlines the impacts of the proposed development on natural values and provides an assessment of the proposal against the relevant legislation.

Impacts on natural values

The proposed subdivision will have no impact on any natural values on the site. Whilst detailed designs are not yet available, it is anticipated that future residential development can also be undertaken with minimal disturbance to natural values.

5.1 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

> *A person must not take an action that has, will have or is likely to have a significant impact on any of the matters of national environmental significance without approval from the Australian Government Minister for the Environment (the Minister).*

Habitat, in the form of the *Eucalyptus globulus* dry forest and woodland provides foraging or nesting habitat for the swift parrot (critically endangered) and the blue-winged parrot (vulnerable) was recorded on site. However, this vegetation will not be impacted by the proposal, therefore no action will be required.

5.2 Tasmanian Threatened Species Protection Act 1995

> *In Tasmania, threatened species (flora and fauna) are protected under the Tasmanian Threatened Species Protection Act 1995. Under this Act, a permit is required to knowingly "take" (which includes kill, injure, catch, damage, destroy and collect), keep, trade in or process any specimen of a listed species.*

Habitat, in the form of the *Eucalyptus globulus* dry forest and woodland provides foraging or nesting habitat for the swift parrot (endangered) was recorded on site. However, this vegetation will not be impacted by the proposal therefore no action will be required.

5.3 Tasmanian Nature Conservation Act 2005

One threatened vegetation community is present within the northeast of the site (*Eucalyptus globulus* forest – DGL). There will be no impact to this community.

5.4 Tasmanian Biosecurity Act 2019

No weeds declared under the Biosecurity Act were recorded on site.

5.5 Tasmanian Planning Scheme - Sorell

Parts of the site are subject to the Natural Assets Code (C7.0) due to the priority vegetation overlay covering the native vegetation community on the site. A waterway and coastal protection overlay alsoruns through the centre of the site to the east of the existing outbuildings as well as over a section of the site near the eastern boundary (see Figure 2). Requirements relating to natural values are addressed below.

C7.7.1 - Subdivision within a waterway and coastal protection area or a future coastal refugia area

Response: Acceptable solutions cannot be met; therefore, performance criteria must be addressed.

P1.1 - Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:

(a) The need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and

Response: The area within the waterway and coastal protection area (WCPA) in the centre of the site is a drainage line and contains no native vegetation. The designated building areas shown on Figure 2 are outside of the WCPA and will have no impact on this area. It is anticipated that access roads to future dwellings will cross this drainage line, and given its condition, this will not impact the natural values on the site, but will need to be appropriately designed to maintain ephemeral water movement. A second WCPA is located towards the eastern boundary of the site, and is relatively close to the proposed building area in Lot 4. However, given the size of the proposed lot (1.44 ha) and its cleared pasture characteristics, it is anticipated that required bushfire hazard management areas (BHMA's) will not encroach on this WCPA. The proposed subdivision complies.

(b) Future development likely to be facilitated by the subdivision.

Response:

The subdivision is for the development of three new residential single-dwelling lots, with associated infrastructure (i.e. access roads and services) only. The area within the WCPA in the centre of the property is a drainage line and contains no native vegetation. All proposed building areas have been located outside of the WCPA's. The proposed subdivision complies.

C7.7.2 - Subdivision within a priority vegetation area

Response: Acceptable solutions cannot be met; therefore, performance criteria must be addressed.

P1.1 - Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:

(a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;

Response: Not applicable. The proposed subdivision will result in three new residential lots, in addition to the existing dwelling.

(b) subdivision for the construction of a single dwelling or an associated outbuilding;

Response: The proposed subdivision will result in three new single-dwelling lots. The designated building areas and related BHMA's in all proposed lots will not impact the priority vegetation on the site. The proposed subdivision complies.

(c) subdivision in the General Residential Zone or Low Density Residential Zone;

Response: Not applicable.

(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

Response: The proposed subdivision will contribute to the local economy.

(e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or

Response: The proposed subdivision will not require clearance of the priority vegetation. The designated building areas and related BHMA's will not impact the priority vegetation on the site. The proposed subdivision complies.

(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Response: The proposed subdivision will not require clearance of the priority vegetation. The designated building areas and related BHMA's will not impact the priority vegetation on the site. The proposed subdivision can comply.

P1.2 – Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

(c) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;

Response: The proposed subdivision will not require clearance of the priority vegetation. The designated building areas and related BHMA's will not impact the priority vegetation on the site. The proposed subdivision can comply.

(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;

Response: The proposed subdivision will be restricted to single-dwellings and associated services and infrastructure. The designated building areas and related BHMA's will not impact the priority vegetation on the site.

(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;

Response: The designated building areas within each proposed new lot have been sited so as to avoid any direct impacts on the priority vegetation, including the establishment of BHMA's associated with future dwellings. The proposed subdivision can comply.

(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

Response: The designated building areas and related BHMA's have been designed and located to avoid impact the priority vegetation on the site. The subdivision can comply.

(e) any on-site biodiversity offsets; and

Response: Not applicable.

(f) any existing cleared areas on the site.

Response: The majority of the site is cleared pasture land, with the priority vegetation restricted to the north-eastern corner and along the eastern boundary. The proposed lot boundaries and building areas have been designed and located to make use of the previously cleared areas, and avoid direct disturbance to priority vegetation. The proposed subdivision complies.

6 Conclusion and Recommendations

The natural values of land at 253 Greens Road, Orielton were assessed for a proposed subdivision application.

Threatened species and communities observed:

- *Eucalyptus globulus* dry forest and woodland (DGL) which is listed as a threatened vegetation community under the NCA is present on site, however there will be no impacts to this community.
- Habitat for the swift parrot and the blue-winged parrot is present within the DGL, however there will be no impacts to this habitat.

No natural values on the site will be impacted by the proposed subdivision or future works.

Council may consider incorporating the following recommendations into a planning permit, in the event the proposed development is approved.

Recommendations:

- Future development of dwellings and associated BHMA's and other infrastructure should be located outside of the priority vegetation area, or the extent of the threatened *Eucalyptus globulus* dry forest and woodland (DGL) within each new lot.
- Any soil or gravel imported to the site for construction or landscaping purposes should be from a weed free source to prevent the establishment of further introduced species on the site.

References

Biosecurity Act 2019.
Available at https://www.legislation.tas.gov.au/view/html/inforce/current/act-2019-022

Commonwealth of Australia (1999) Environment Protection and Biodiversity Conservation Act 1999. No. 91, 1999.

de Salas, M.F. & Baker, M.L. (2019) *A Census of the Vascular Plants of Tasmania, Including Macquarie Island.* (Tasmanian Herbarium, Tasmanian Museum and Art Gallery. Hobart)

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Available at https://www.threatenedspecieslink.tas.gov.au/

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Available at https://www.legislation.tas.gov.au/view/html/inforce/current/act-2002-063

Threatened Species Protection Act 1995.
Available at https://www.legislation.tas.gov.au/view/html/inforce/current/act-1995-083

Appendix 1 – Vascular Plant Species List

Recorder: Fiona Walsh **Date:** Tuesday, 16 April 2024

Dicotyledons

ASTERACEAE		
Cirsium vulgare	spear thistle	i
Lagenophora sp.		
Senecio quadridentatus	cotton fireweed	
CAMPANULACEAE		
Wahlenbergia sp.		
CONVOLVULACEAE		
Dichondra repens	kidneyweed	
ERICACEAE		
Lissanthe strigosa subsp. subulata	peachberry heath	
FABACEAE		
Acacia melanoxylon	blackwood	
Acacia verticillata subsp. ruscifolia	broadleaf prickly moses	
Acacia verticillata subsp. verticillata	prickly moses	
Bossiaea prostrata	creeping bossia	
GENTIANACEAE		
Centaurium erythraea	common centaury	i
MYRTACEAE		
Eucalyptus globulus subsp. globulus	tasmanian blue gum	
OXALIDACEAE		
Oxalis perennans	grassland woodsorrel	

PHYLLANTHACEAE		
Poranthera microphylla	small poranthera	
PITTOSPORACEAE		
Bursaria spinosa subsp. spinosa	prickly box	
PLANTAGINACEAE		
Plantago varia	variable plantain	
Veronica calycina	hairy speedwell	
RUBIACEAE		
Coprosma quadrifida	native currant	
SANTALACEAE		
Exocarpos cupressiformis	common native-cherry	
SAPINDACEAE		
Dodonaea viscosa subsp. spatulata	broadleaf hopbush	

Monocotyledons

ASPARAGACEAE		
Lomandra longifolia	sagg	
CYPERACEAE		
Carex breviculmis	shortstem sedge	
Lepidosperma longitudinale	pithy swordsedge	
POACEAE		
Austrostipa sp.		
Dactylis glomerata	cocksfoot	i
Lagurus ovatus	harestail grass	i
Poa labillardierei var. labillardierei	silver tussockgrass	
Rytidosperma sp.		
Themeda triandra	kangaroo grass	

end = Tasmanian endemic i = introduced

d = declared weed	~ *(Weed Management Act 1999)*
CR = Critically Endangered, EN = Endangered, VU = Vulnerable	~ *(Environment Protection and Biodiversity Conservation Act 1999)*
e = endangered v = vulnerable r= rare	~ *(Tasmanian Threatened Species Protection Act 1995)*

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Appendix 2 – Natural Values Atlas Records within 5 km

Verified threatened flora records within 5 km of the project area; SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Asperula scoparia subsp. scoparia	prickly woodruff	r		n	1	31-Aug-2004
Austrostipa bigeniculata	doublejointed speargrass	r		n	1	21-Dec-2015
Calocephalus citreus	lemon beautyheads	r		n	8	04-Feb-2009
Carex longebrachiata	drooping sedge	r		n	1	01-Sep-1995
Dianella amoena	grassland flaxlily	r	EN	n	4	21-Dec-2015
Eryngium ovinum	blue devil	v		n	5	31-Jul-2001
Haloragis heterophylla	variable raspwort	r		n	2	21-Dec-2015
Isoetopsis graminifolia	grass cushion	v		n	2	01-Jan-1993
Pomaderris phylicifolia subsp. phylicifolia	narrowleaf dogwood	r		n	2	01-Aug-2001
Scleranthus fasciculatus	spreading knawel	v		n	10	21-Dec-2015
Senecio squarrosus	leafy fireweed	r		n	1	21-Dec-2015
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	r		n	1	01-Nov-1984
Vittadinia gracilis	woolly new-holland-daisy	r		n	2	16-May-2014
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	7	27-Apr-2023
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	p		n	7	31-Aug-2004

Verified threatened fauna records within 5 km of the project area; SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Aquila audax	wedge-tailed eagle	pe	PEN	n	1	31-Jan-2019
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	27	20-Feb-2024
Calidris acuminata	sharp-tailed sandpiper		VU	n	11	30-Sep-1981
Calidris canutus subsp. canutus	red knot		PEN	n	5	16-Oct-1981
Calidris ferruginea	curlew sandpiper		CR	n	23	30-Sep-1981
Charadrius leschenaultii	greater sand plover		VU	n	3	20-Feb-1981
Charadrius mongolus subsp. mongolus	mongolian plover		PEN	n	5	31-Mar-1981
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	4	14-May-2021
Dasyurus viverrinus	eastern quoll		EN	n	4	06-Feb-2022
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	3	11-Sep-1980
Hirundapus caudacutus	white-throated needletail		VU	n	8	31-Mar-1981
Lathamus discolor	swift parrot	e	CR	mbe	14	04-Jun-2017
Limosa lapponica subsp. baueri	western alaskan bar-tailed godwit		EN	n	20	30-Nov-1981
Lissotes latidens	broad-toothed stag beetle	e	EN	eH	1	05-Feb-2008
Litoria raniformis	green and gold frog	v	VU	n	3	14-Dec-1993
Neophema chrysostoma	blue-winged parrot		VU	n	8	31-Mar-1981
Numenius madagascariensis	eastern curlew	e	CR	n	27	30-Nov-1981
Pachyptila turtur subantarctica	southern fairy prion	e	VU		3	31-Dec-1980
Perameles gunnii	eastern barred bandicoot		VU	n	4	07-Nov-2021
Poliocephalus cristatus subsp. australis	great crested grebe	pv			24	31-Mar-1981
Sarcophilus harrisii	tasmanian devil	e	EN	e	17	24-Jan-2024
Sterna nereis subsp. nereis	fairy tern	pv	PVU		9	30-Nov-1981
Thinornis rubricollis	hooded plover		VU	n	1	31-Jan-1977
Tringa nebularia	common greenshank		EN	n	25	30-Nov-1981
Tyto novaehollandiae	masked owl	pe	PVU	n	4	18-May-2020

21 February 2024

Sorell Council
By email: sorell.council@sorell.tas.gov.au

Dear Sir/madam,

253 GREENS ROAD, ORIELTON – PROPOSED SUBDIVISION SA 2023/14 -1
FLOOD HAZARD REPORT

BACKGROUND

A 3 lot + balance subdivision is proposed at 253 Greens Road Orielton. In response to the planning application Council issued an RFI dated 10th August 2023. Poortenaar Consulting have been requested to prepare a Flood Hazard report (item 5).

QUALIFICATIONS

Hein Poortenaar is a Civil Engineer with 35 years of experience in general civil engineering . It this case because the rural lots are large and the flowpath is steep is in a well defined gully there is no risk to the building envelopes which are well above and well clear of the flowpath and 2D flood modelling by a specialist hydrologist is unwarranted.

Hein Poortenaar is familiar with the area having previously undertaken subdivisions on adjacent properties. He is also design the driveway crossings of the flowpath to ensure they are consistent with the flood hazard.

SCOPE

Although the watercourse does not have a flood hazard overlay Council has requested:

'provide a flood hazard rep[ort in accordance with C12.3 as pursuant to clause C12.2.4 the planning authority has the view that the land is subject to risk from flooding and has the potential to increase risk from flood. '

The purpose of the report is to assess the overland flow path width, depth and velocities to enable the three driveways that cross it mitigate risk.

The report will also assess whether the development increases the flood risk downstream and provide any necessary mitigation measures.

RELEVANT PLANNING SCHEME REQUIREMENTS

Table 1. Inundation Code requirements (Source: TPS)

Planning Scheme Code	Objective
C12.5.1 Uses within a flood prone hazard area	That a habitable building can achieve and maintain a tolerable risk from flood

C12.6.1 Buildings and works within a flood prone hazard area	(a) Building and works within a flood prone hazard area can achieve and maintain a tolerable risk from flood (b) Buildings and works do not increase the risk from flood to adjacent land an public infrastructure

THE SITE

The property particulars are summarised:

Table 1. Property summary (Source: the LIST)

Land owner	Louise Dillon
Location	253 Greens Road, Orielton
Municipality	Sorell
Title references	103907/6
PID	2861779
Planning controls	Tasmanian Planning Scheme (Sorell)
Zoning	Rural Living
Property size	5.13Ha
Existing buildings	Existing house,
Services	Power. No water, sewer or stormwater available
Planning overlays	Airport protection Waterways and coastal protection area – over 2 flowpaths Bushfire prone area Landslip hazard (low) – northern steep slopes Priority vegetation – northern hillside
Geology	Basalt clays
Catchment	22.6Ha

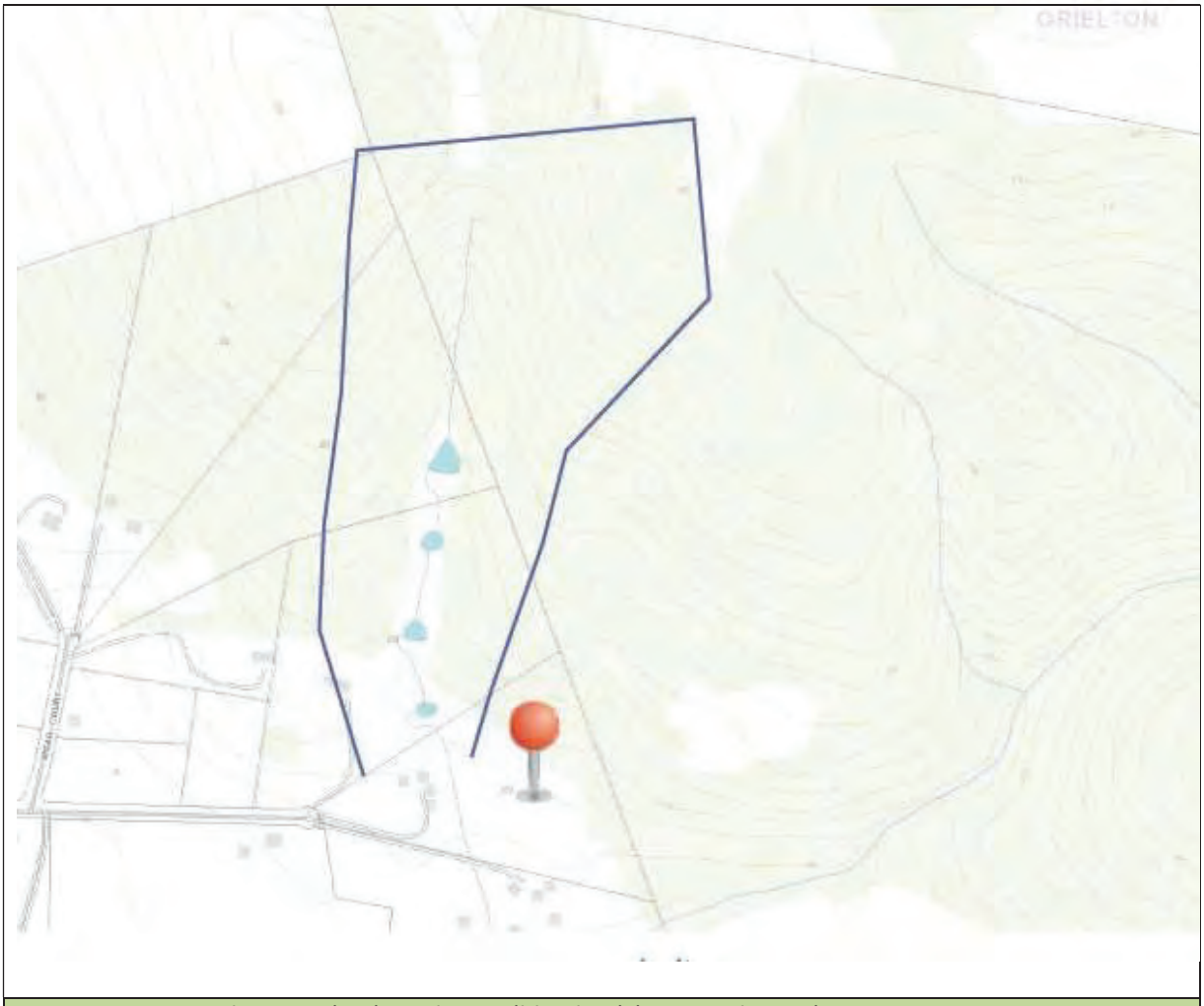


Figure 1. Property location (Pin) catchment(blue line) (Source The List)

THE CATCHMENT

There are two catchments. The western one passes through the middle of the site. The eastern one passes is much more minor and is not a mapped watercourse and passes down the eastern boundary and does not affect the subdivision nor is affected by the subdivision so is not covered in this study.

The western catchment is a steep woodland hill. The watercourse is a normally dry grassed ephemeral flow path. It is a class 4 watercourse with a 20m wide protection area.

The 700m long watercourse has 4 dams on it. The capacity of the dams is estimated (based on area vs typical dam profile):

- Summer water storage – 670m3
- Max capacity prior to wall overtopping – 1923m3

- Summer detention – 1253m3
- Winter detention – 741m3

It does not appear that the dam water is used for irrigation anymore following the subdivision of the original farm into rural residential lots.

170m downstream of the property the watercourse joins a larger class 3 watercourse along the flat plains leading eventually to Orielton Rivulet 3.5km downstream.

FLOWS

The steep catchment has a concentration time of 11 minutes. However the entire volume of a 15minute storm is captured by the dams so a 30 minute duration storm is used.

Flows are summarized:

- Time of concentration 11 minutes – adopt 30 minutes
- Climate change allowance 16.3% (RCP 8.5 increase to 2100)
- I20 42.3mm/hr
- I100 59.3mm/hr
- Coefficient of runoff 0.3
- Flow Q20 0.7m^3/s
- Flow Q100 1.2m^3/s

A 600mm culvert is needed to pass the peak 20 year flow. To fit the culvert under the driveways a channel will need to be excavated between the driveways.

The flowpath is a slight depression, V shaped grasses with side slopes of 1 in 20. A 100 year flow is 150mm deep in the middle and 7m wide. The velocity is 1.8m/s.

DEVELOPMENT EFFECTS

The subdivision will result in 3 new dwellings and driveways.

The dwellings and outbuildings roof water will be captured for reuse so will not result in any additional runoff.

The driveways will result in additional runoff. There will be 300m additional driveway which is 2.3% of the site or 0.5% of the catchment area so is negligible additional runoff. It is likely one or more of the owners may build a pond over the watercourse which would negate any increase. I would be reluctant to recommend the developer build a pond as part of the subdivision works as it would require maintenance by a future owner.

The watercourse only passes through one more property before it joins a much larger watercourse.

NEW HABITABLE BUILDING

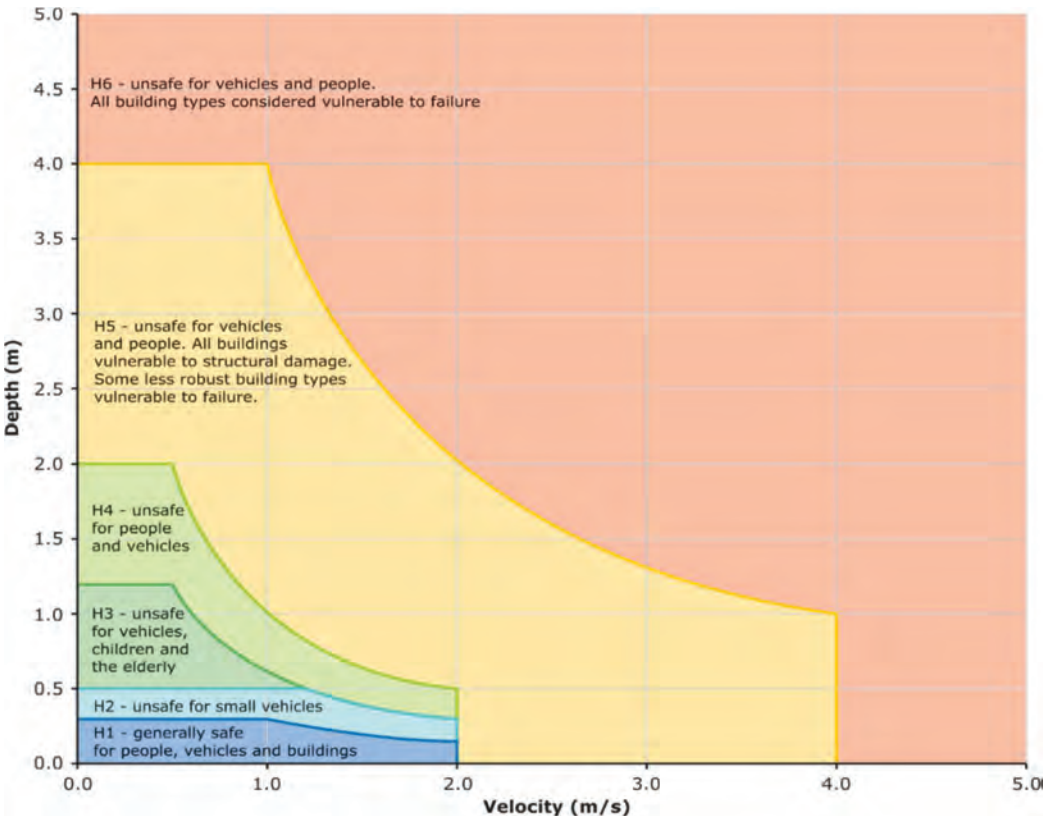
To meet the performance criteria of Regulation 54 of the BCA the habitable floor level must be 300mm above the 1% AEP + CC flood level.

As the site is sloping and the flood height varies while the building must achieve a level floor usually requiring excavation at the rear and filling at the front this criteria is difficult to define as it depends where the building it located.

The compliant building envelopes indicaterd on the subdivision proposal are all a minimum of 2m above the 100year flood level.

FLOOD HAZARD

The site is expected to be subject to overland flow estimated at up to 150mm deep at a velocity of 1.8m/s. This is considered safe according the hazard categories Australian Disaster and resilience Handbook. (refer figure below)



FLOOD HAZARD RECOMMENDATIONS

The steep catchment means that the critical storm is relatively short. The 4 dams upstream dampen the peak flow that would have occurred naturally. There is a broad grassed flowpath through the site for the infrequent flows. The 100 year flow is 150mm deep and 7m wide. The likely dwellings are well clear and well above this flood. The flood is not a risk to pedestrians or vehicles.
Driveways will cross the floodway and a 600mm culvert is recommended.

The subdivision has a negligible impact on increasing flood flows downstream.

QUALIFICATIONS

Hydrology and overland flow are not precise sciences. Flows are presented in terms of likelihood (ie frequency) which may change with climate change. There are a number of different methods available and assumptions that could result in different results. For this study a relatively simple analysis has been used which is appropriate for the value of the possible damage and cost of the works. Generally a reasonably conservative approach has been taken both with the adoption of the 100 year design flow but also with the channel hydraulics.

Yours Faithfully

Hein Poortenaar
Poortenaar Consulting Pty Ltd

Attachments
Photos
Drawing
Calculations

Flowpath

Flowpath

GREENS ROAD, ORIELTON

Catchment

Time Of Concentration, Tc		*(Bransby W*
Length Of Catchment Divide	=	0.76
Change in elevation		170
Area Of Catchment	=	22.6
Slope Average	=	224
Tc	=	11
Adopt		30
IFD 1 in Y Yrs		
Rainfall 20		18.2
Intensity 20	=	36.4
Rainfall 100		25.5
Intensity 100	=	51.0
Source: IFD curve		
Climate change		
Allowance for Climate change	=	16%
Intensity 20	=	42.3
Intensity 100		59.3
Calculate Flow AEP 1:Y		
f	=	0.30
F_5	=	0.95
F_{20}	=	1.05
F_{100}	=	1.20
C_{20}	=	0.32
C_{100}	=	0.36
Q_{20}	=	0.7
Q_{100}	=	1.2
Culvert capacity		
600mm dia	=	0.70
		OK

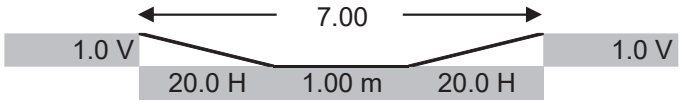
GREENS ROAD, ORIELTON
SIZING OF ROAD FLOODWAY

Design storm		100	years
Q20	=	0.7	m3/s
Q100	=	1.2	m3/s
Grade	=	8.50	%

4.00

Trapezoidal Channel

Cross Section A



Depth =	0.150	m	
n =	0.030		
S =	8.5%	m/m	
A =	0.6	m^2	
P =	7.01	m	

Q = V.A

= 1.1 m^3/s

V = 1.888 m/s

22 February 2024

Sorell Council
By email: sorell.council@sorell.tas.gov.au

Dear Sir/madam,

253 GREENS ROAD, ORIELTON – PROPOSED SUBDIVISION SA 2023/14 -1
ROAD PRELIMINARY DESIGN REPORT

BACKGROUND

A 3 lot + balance subdivision is proposed at 253 Greens Road Orielton. In response to the planning application Council issued an RFI dated 10th August 2023. Poortenaar Consulting have been requested to prepare a Preliminary Road design (item 7).

Greens Road is a sealed road with 6.5m wide seal and 0.5m wide gravel shoulders. It currently terminates with 4 driveways that are not suitable for turning a truck very easily. It is proposed to extend the road 140m and terminate it in a compliant turning head.

There is an existing 3m wide gravel driveway with drains falling back towards Greens Road.

The new road will comply with TSD R02 Rural Roads Sealed. Based on the 4 lots it serves it is estimated to have 36 vehicle movements a day. As per table 2 the road will have a 4m wide seal and 1m wide gravel shoulders.

The RFI refers to a concrete footpath but this is considered unnecessary.

A 15m wide road reserve is considered adequate as the road is less than 200m long and a dead end.

To comply with the bush fire code a 10m radius turning area at the end is required or a hammerhead. The topography has a 8.5% cross fall. A 5% cross fall on the road and cul de sac is proposed to minimize embankments.

The proposed road will be 3m wider than the existing driveway so will generate a small amount (10L/s for a 20 year storm) of additional runoff. It is proposed to maintain the existing drainage regime as is:

- The one way crossfall sheds a sheet flow to the low side of the road. The 10L/s is spread over 140m so is 10mm deep sheet flow which is not enough to cause erosion or nuisance.
- The table drain intercepts runoff off the hill and channels it westward to Greens Road drainage. The drain follows the top side of Greens Road for 620m until is joins a watercourse and culvert

under the road. The culverts under Vigar Road are currently blocked. No additional drainage is sent this way as it is just runoff off the above slopes that head that way currently.

Three driveways cross a flowpath. These require a 600mm diameter culvert to pass the 20 year ARI flow (refer flood report). A rock lined drain will be excavated between the driveways to contain the flow

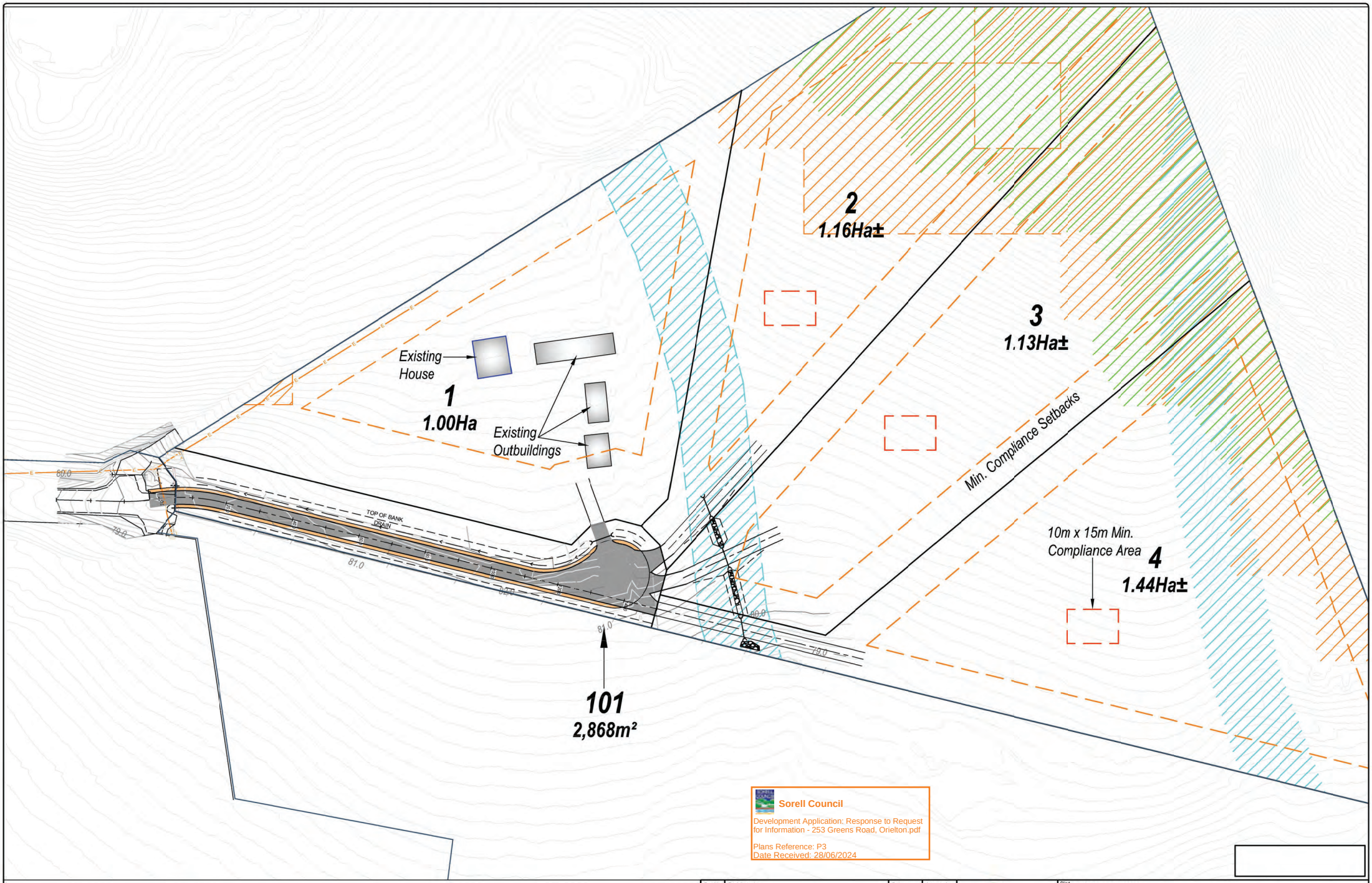
Yours Faithfully

Hein Poortenaar
Poortenaar Consulting Pty Ltd

Attachments
Photos
Drawing
Calculations

Existing driveway

Greens Road



Sorell Council

Development Application: Response to Request for Information - 253 Greens Road, Orielton.pdf

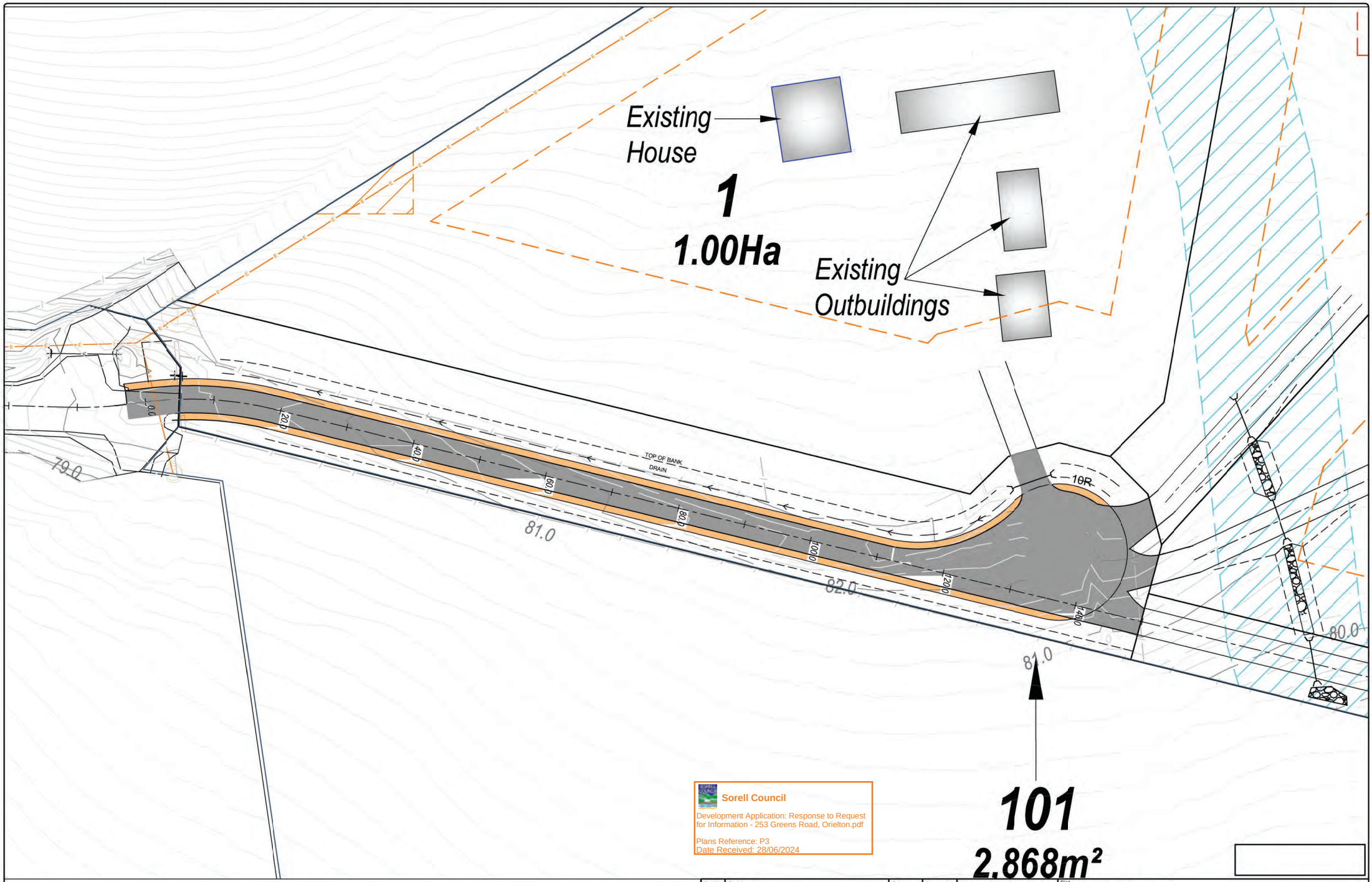
Plans Reference: P3
Date Received: 28/06/2024

Rev No	Revision note	Date	Approved
A	FOR APPROVAL	FEB24	HJP

POORTENAAR CONSULTING
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client	LOUISE DILLON
Project	253 GREENS ROAD, ORIELTON - 4 LOT SUBDIVISION
Title	GENERAL ARRANGEMENT

Scale	Designed By:	Date		Drawing No.	Rev
1:200 A3	H.POORTENAAR	FEB24	A1	24398-00	B



Sorell Council

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POORTENAAR CONSULTING
ABN 40 672 032 737
PH. 62664708
hein@poortenaarconsulting.com

Client: LOUISE DILLON
Project: 253 GREENS ROAD, ORIELTON - 4 LOT SUBDIVISION
Title: GENERAL ARRANGEMENT

Scale	Designed By:	Date		Drawing No.	Rev
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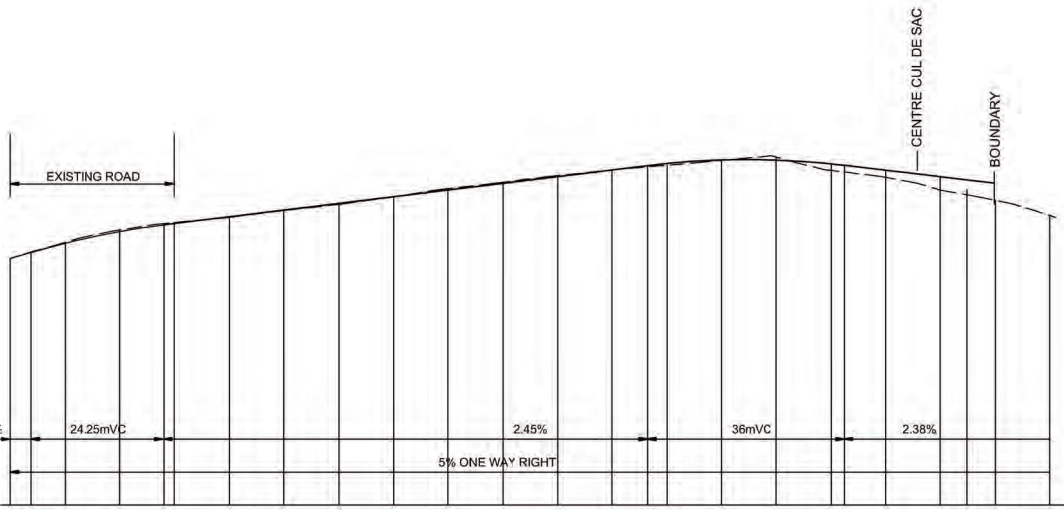


GRADE	5.9%	24.25mVC		2.45%		36mVC		2.38%	
CROSS FALL			5% ONE WAY RIGHT						
DATUM RL 340.00									
DESIGN LEVEL	80.27	80.76	81.27	81.74	82.24	82.60	82.46	81.98	0
EXISTING SURFACE LEVEL	80.31	80.75	81.25	81.78	82.24	82.58	82.21	81.50	80.57
CUT/FILL	0	0	0	0	0	0	0	0	0
CHAINAGE	0.0	20.0	40.0	60.0	80.0	100.0	120.0	140.0	160.0

ROAD LONG SECTION

SCALE 1:1000 HORIZONTAL A3.
SCALE 1:200 VERTICAL A3.

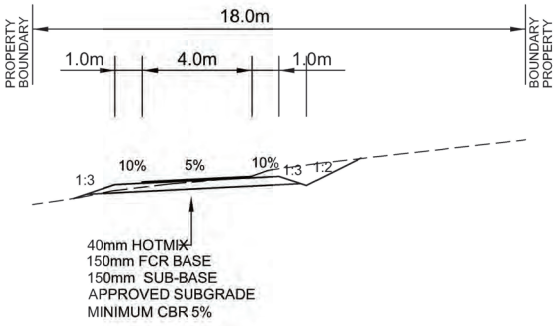
Sorell Council
Development Application: Response to Request for Information - 253 Greens Road, Orielton.pdf

Plans Reference: P3
Date Received: 28/06/2024

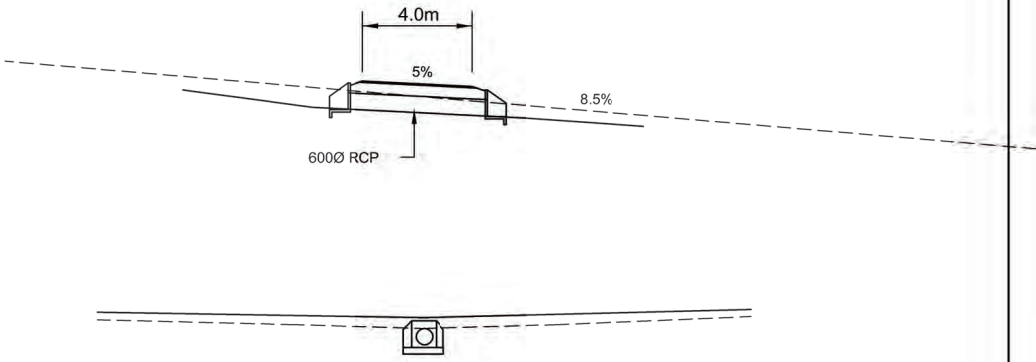
Rev No	Revision note	Date	Approved
A	FOR APPROVAL	FEB24	HJP

POORTENAAR CONSULTING
ABN 40 672 032 737
PH. 62664708
hein@poortenaarconsulting.com

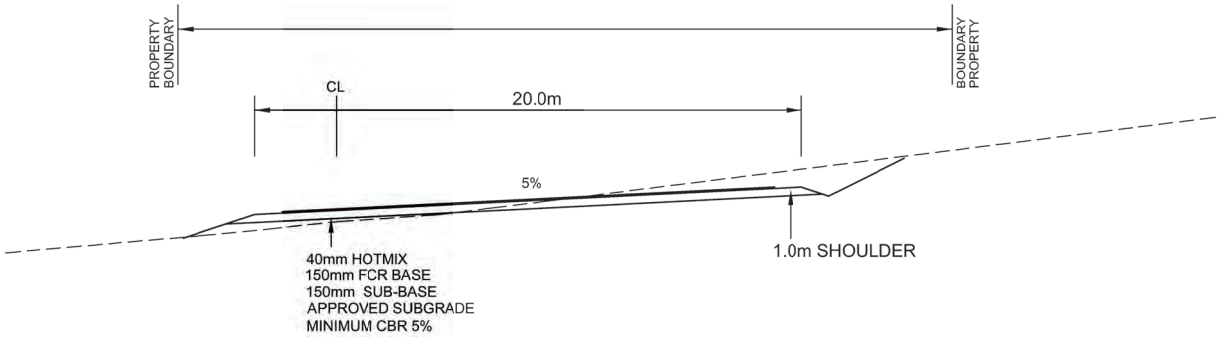
Client	LOUISE DILLON
Project	253 GREENS ROAD, ORIELTON - 4 LOT SUBDIVISION
Title	LONG SECTIONS ACCESS ROAD
Scale	1:200 A3
Designed By:	H.POORTENAAR
Date	FEB24
	A1
Drawing No.	24398-02
Rev	A



TYPICAL CROSS SECTION
SCALE 1:100



TYPICAL CROSS SECTION CULVERT THROUGH FLOODWAY
SCALE 1:100



TYPICAL CROSS SECTION CUL DE SAC
SCALE 1:100

Rev No	Revision note	Date	Approved
A	FOR APPROVAL	FEB24	HJP

POORTENAAR CONSULTING
ABN 40 672 032 737
PH. 62664708
hein@poortenaarconsulting.com

Client: LOUISE DILLON
Project: 253 GREENS ROAD, ORIELTON - 4 LOT SUBDIVISION
Title: TYPICAL SECTIONS
Scale: 1:200 A3 | Designed By: H.POORTENAAR | Date: FEB24 | A1 | Drawing No.: 24398-03 | Rev: B

Attachments to item number 5.3

(88 Lewisham Scenic Drive, Forcett)

Subdivision Assessment;
Draft Subdivision Permit;
Detailed LPS Criteria Assessment;
Proponents Submission;
Aboriginal Heritage Tasmania Advice;
Department of State Growth Comments;
TasWater SPAN; and
EPA Advice

ATTACHMENT 3 – PERMIT ASSESSMENT – S40T REQUEST FOR 88 LEWISHAM ROAD, FORCETT FOR A 24 LOT SUBDIVISION

Relevance to Council Plans & Policies

Strategic Plan 2019-2029	Objective 1: To Facilitate Regional Growth Objective 2: Responsible Stewardship and a Sustainable Organisation Objective 3: To Ensure a Liveable and Inclusive Community
Asset Management Strategy 2018	The proposal includes new road assets to be donated to Council. Design and construction standards for these assets are considered in this report.
Risk Management Strategy 2018	In its capacity as a Planning Authority, Council must determine this application. Due diligence has been exercised in preparing this report and there are no predicted risks from a determination of this application.
Financial Implications	No financial implications are anticipated unless the decision is appealed to TASCAT. In such instances, legal counsel is typically required.
Open Space Strategy 2020 and Public Open Space Policy	The proposed subdivision is assessed in accordance with the Public Open Space Policy.
Enforcement Policy	Not applicable.
Environmental Sustainability Policy	There are no environmental implications associated with the proposal.

Legislation

- This report details the reasons for the officer recommendation.

- Broadly, the planning authority can either adopt or change the recommendation by adding, modifying or removing conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*.

- The planning authority has a specific role in LUPAA. As noted by the Tribunal:

  The role of the Council in relation to planning matters is, in very broad terms, to uphold its planning scheme. In that context it is in a sense, blind to everything but the terms of the Scheme. It cannot put economic advantage or perceived community benefits over the terms of the Scheme. And in the context of enforcement proceedings unless expressly authorised to do so, it may not take any approach which is inconsistent with the terms of its Scheme.

Planning Scheme Operation – for Zones, Codes and site specific provisions

- Clause 5.6.1 requires that each applicable standard is complied with if an application is to be approved.

- Clause 5.6.2, in turn, outlines that an applicable standard is any a standard that deals with a matter that could affect, or could be affected by, the proposal.

- A standard can be met by either complying with an acceptable solution or satisfying the performance criteria, which are equally valid ways to comply with the standard.

- An acceptable solution will specify a measurable outcome. Performance criteria require judgement as to whether or not the proposal reasonably satisfies the criteria.

- Clause 6.10 outlines the matters that must be considered by a planning authority in determining applications. Clause 6.11 outlines the type of conditions and restrictions that can be specified in a conditional approval.

Referrals

Agency / Dept.	Referred?	Response?	Conditions?	Comments
Development Engineering	Yes	Yes	Yes	Nil
Environmental Health	Yes	Yes	Yes	Yes - Below
Plumbing	No			
NRM	No			
TasWater	Yes	Yes	Nil	
TasNetworks	Yes	No		
EPA	Yes	Yes	No	Yes – Attached
State Growth	Yes	Yes	No	Yes – Attached

EHO Comments

> *Subdivision construction works may impact on neighbouring properties by way of dust and noise particularly. The property previously was used to grow potatoes, after harvesting the ploughed soil was very unstable and strong westerly and NW winds blew sand over neighbouring properties. Sand at least a 1m high was observed at the property boundary fence. It was the worse wind erosion of soil I've ever seen.*
>
> *When the soils are excavated for road works and underground services are dug there is a high risk of windblown dust and sand impacting on neighbouring properties in Lakeland Drive. A CEMP will be required to manage these impacts. After construction has concluded, disturbed soils will need to be sawn with grass and watered (if necessary to re-establish grass).*

Report– On the Basis that the Rural Living Zone applies

Description of Proposal

The subdivision includes:

- 24 lots ranging from 1 hectare to 2.2 hectares in size, with all but three being 1.3 hectares in size or less
- The extension of Lakeland Drive with a looped road configuration
- A road from this looped road through to Lewisham Road with a new intersection opposite 10 Blackwood Drive
- Road connections through to the balance of the property
- Road connection through to 15 Lewisham Scenic Drive which provides frontage and access to the flatter sections of that property
- A 1940m^2 public open space lot adjacent to the road connection to 15 Lewisham Scenic Drive, which is an otherwise unusable and disconnected part of the site
- A 8849m^2 public open space lot located at a road intersection and close to the highest point on the site (the highest point is the road intersection adjacent to lots 5 and 6 and the public open space lot

An additional information request was issued on 19 December 2023 seeking clarification of various matters and seeking concept engineering design drawings particularly regarding access. This information has not been submitted. Should the rezoning be certified, this information will need to be submitted during the public exhibition process so that a full assessment can be undertaken. This approach is reasonable as if the rezoning is not certified, the engineering detail will not be required.

Traffic

The Traffic Impact Assessment (TIA) dated 4 October 2023 notes:

- Traffic generation is 9 vehicles per day (vpd)
- Peak hour generation is 21 vpd with 80% heading to the Arthur Highway
- 75% of traffic generation from the subdivision will use the new intersection to Lewisham Road, while 25% will use Lakeland Drive
- Junction warrant assessment has determined that a BAR (basic right turn) and BAL (basic left turn) treatment for Lakeland Drive / Lewisham Road and for the new road / Lewisham Road is necessary, and
- No footpath provision.

Wastewater

A wastewater report submitted with the proposal notes that the site has varied soil conditions. The report identifies that the worse-case site would require a land application area up to 790m^2 in size for a three bedroom dwelling.

Bushfire

Beyond the standard water and access requirements, the bushfire report:

- specifies 50m property setbacks, and
- a T or Y hammerhead treatment is required at the dead end road adjacent to lot 13 to enable turning

Planning Assessment

Zone

Applicable zone standards		
Clause	Matter	Complies with acceptable solution?
11.5.1 A1	Lot size & dimension	Yes, as each lot is one hectare in size, the existing dwelling is setback more than ten metres from new boundaries and each lot contains a 15m x 20m building area clear of setbacks and easements
11.5.1 A2	Frontage	Yes, all frontage are greater than 40m
11.5.1 A3	Access	Yes, as each lot has access that satisfies the road authority (or can be conditioned as such)
15.5.2 A1	Roads	No acceptable solution for new roads
11.5.3 A1	Water	Yes, as no reticulated water services exist
11.5.3 A2	Sewer	No, as all subdivisions involving onsite wastewater are discretionary

Performance Criteria Assessment 1 – Clause 11.5.2 P1 Roads

> *The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, having regard to:*
> *(a) any relevant road network plan adopted by the council;*
> *(b) the existing and proposed road hierarchy;*
> *(c) maximising connectivity with the surrounding road network;*
> *(d) appropriate access to public transport; and*
> *(e) access for pedestrians and cyclists*

The performance criteria applies to all new roads.

It is considered that the performance criteria is satisfied as:

- there is no Council adopted road network plan to inform the proposal;
- all proposed roads are local roads only and there is no hierarchy within the site to consider;

- connectivity is maximised through extending Lakeland Drive and providing a new junction, by limited terminating roads and by providing roads to 15 Lewisham Scenic Drive;
- public transport is limited and uses the Lewisham Road / Lewisham Scenic Drive corridor only; and
- the road has a moderate grade, straight alignment and minimal traffic and a shared carriageway with no dedicated footpath is appropriate.

It should be noted that the Tasmanian Subdivision Drawings specify footpaths for residential areas and make no comment on rural living areas. No recent rural living road has included footpaths (eg Goodford Lane, Abruzzi Court, Vigar Court).

Performance Criteria Assessment 2– Clause 11.5.3 P2 Onsite Wastewater Management

> *Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.*

The Southern Beaches Onsite Wastewater and Stormwater Code does not apply.

The zone standards do not address stormwater management from either the road or future development.

Council's Manager Health and Compliance has reviewed the application and has no concerns with respect to future servicing.

Each lot, being one hectare or greater, and complying with the minimum lot size raises no issues with respect to future onsite wastewater management.

Code

Road and Railway Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C3.5.1 A1.4	Traffic	No, as traffic generation will increase by more than 40 vehicles per day to Lewisham Road

Performance Criteria Assessment 3 – C3.5.1 P1 Traffic generation

> *Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*

(a) any increase in traffic caused by the use;
(b) the nature of the traffic generated by the use;
(c) the nature of the road;
(d) the speed limit and traffic flow of the road;
(e) any alternative access to a road;
(f) the need for the use;
(g) any traffic impact assessment; and
(h) any advice received from the rail or road authority.

It is considered that the performance criteria is satisfied having regard to:

- the findings of the traffic impact assessment;
- the available sight distance to accesses and functions;
- the proposed CHR and BAL treatment to Lakeland Drive;
- the proposed loop road configuration and second road to Lewisham Road; and
- the existing capacity of Lewisham Road, the Arthur Highway and Tasman Highway at present (and the ongoing roll out of the South East Traffic Solution by the Department of State Growth)

Natural Assets Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C7.7.1 A1	Waterways	No, new works and future building areas are located within the WCPA
C7.7.2 A1	Priority vegetation	Yes, as no works are proposed within the priority vegetation area.

Performance Criteria Assessment 4 – C7.7.1 P1 Waterway

Note: AM-2024.1.1, which updates the waterway and coastal protection area, correctly maps with watercourse that affects lots 10-13 as a class 4 stream, rather than a class 3 stream as present.

Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:
(a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and
(b) future development likely to be facilitated by the subdivision.

It is considered that the performance criteria is satisfied as:

- the waterway is a small drainage line within existing pasture and has minimal natural values
- sedimentation risk can be managed through standard construction practices

- the residential subdivision is some distance from the receiving waters and any pollutant load from driveways or gardens will be reduced before entering Gordons reservoir.

Scenic Protection Code

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C8.6.1 A1	Development	No, as the western most road is within the overlay and has a footprint greater than 500m^2.

Performance Criteria Assessment 5 – C8.6.1 P1 Scenic Protection

Buildings or works within a scenic protection area must not cause an unreasonable reduction of the scenic value of a scenic protection area, having regard to:

(a) the topography of the site;
(b) the location of, and materials used in construction of, driveways or access tracks;
(c) proposed reflectance and colour of external finishes;
(d) design and proposed location of the buildings or works;
(e) the extent of any cut or fill required;
(f) any visual impact on a skyline;
(g) any existing or proposed screening; and
(h) the purpose of any management objectives identified in the relevant Local Provisions Schedule.

It is considered that the performance criteria is satisfied as the road itself will have minimal effect on the appearance of the site as it follows across the top of the ridgeline (as opposed to across the hill face).

Future buildings may be visible from parts of Sorell and the causeway, particularly two storey buildings. The building areas are outside the scenic protection area.

It is reasonable to require the western edge of the road reservation to be landscaped with shrubs and trees.

Attenuation Code

The attenuation distance for a quarry varies from 300 metres to 1000 metres depending on the use of screening, crushing or blasting. If crushing, grinding or blasting occurs at the quarry, the attenuation code applies.

The site is licenced for 5000m3 processed material per annum and for crushing, grinding and milling. As such, a 750m attenuation distance applies. Technically, this distance is measured from the property boundary. Practically, it is measured from the mining licence boundary. Without crushing and grinding, the attenuation distance would reduce to 500m.

Applicable Code standards		
Clause	Matter	Complies with acceptable solution?
C9.6.1 A1	Lot design	No, as some lots are within the attenuation distance from the quarry.

Performance Criteria Assessment 6 – C9.6.1 P1 Attenuation

Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to:

(a) the nature of the activity with the potential to cause emissions, including:
  (i) operational characteristics of the activity;
  (ii) scale and intensity of the activity; and
  (iii) degree of emissions from the activity; and

(b) the intended use of the lot.

It is considered that the performance criteria is satisfied as the quarry is close to the end of its operational life and is small in scale.

It is recommended that any permit issued impose a condition that:

Lot 3 and Lot 9-23 are not sealed until such time that the quarry ceases operation in full or which receives an amended licence excludes crushing, grinding and blasting.

Bushfire-Prone Areas Code

As the proposal is not a vulnerable or hazardous use (as defined by the Code), the provisions of the Code do not apply.

The proposal complies with the code through the provision of an accredited persons bushfire hazard report, which s52(2)(d) of LUPAA requires the planning authority to accept.

Potentially Contaminated Land Code

The code does not apply as there is no known history of potentially contaminated activity occurring within the area of the rezone.

Landslide Code

A part of lots 18-32 and 4-6 is mapped as a low hazard.

Subdivision within the low hazard band is exempt.

Safeguarding of Airports Code

The rezoning is outside the airport noise exposure overlay. Natural ground level is also well below the obstacle limitation area. Those Code does not apply.

Public Open Space Policy

Broadly, there are three considerations for public open space within a subdivision under this policy; being:

- whether public open space land should be taken for a park or other purpose;
- whether public open space land should be taken for connectivity; or
- if no public open space land is proposed or taken, what rate of a cash in lieu contribution should apply.

Section 5.2 of the public open space policy outlines criteria to assess the taken on land. Among other matters, this section has regard to any related Council policy, whether the land is conveniently located with respect to the wider area along with existing open space and any alternatives, whether the land would contribute to Council's ability to support a diversity of recreational activities and the demand created.

The provision of public open space would enhance Council's ability to support a diversity of recreational activities and the demand created. The land would complement the existing land at Boat House Rise in that local high points can form part of looped walkway provisions.

There are two concerns with the public open space:

(1) the land is not centrally located to existing settlement patterns or to higher population densities; and
(2) the land is large with higher costs to maintain and developer.

On balance, the benefits outweigh the cost.

Clause 4.3 (f) of Council's Public Open Space policy requires that public open space land be developed to an appropriate standard prior to transfer and may include landscaping, shelters, play equipment, fencing, services or the like.

Any permit issued should require the following as a minimum standard of transfer:

- the submission of a plan of works for each public open space lot
- the submission of a weed management plan for each public open space lot
- post and wire boundary fencing;
- vehicle access;
- weed control, including eradication as necessary
- all of lot 100 to be planted in native trees and shrubs to enable the site to be managed as a bush reserve

- the eastern half of lot 101 to be planted in native trees and shrubs to enable the site to be managed as a bush reserve
- the western half of lot 101 to be smoothed and re-grassed suitable for play
- a transition area of approximately 1000m^2 developed as a nature based playground with opportunities for seating, shade, climbing, balance logs
- traditional play equipment, such as swings, or amenities such as bbq's, is to be limited and the capital value not to exceed $50,000
- the road verge and any swales are to be formed to enable on-street car parking along the frontage of lot 101 and if necessary drainage shall be piped or roads provided with one-way crossfall.

Local Government (Building and Miscellaneous Provisions) Act 1993

The *Local Government (Building and Miscellaneous Provisions) Act 1993* (LGBMP) sets out requirements for subdivision that apply to proposals unless addressed by a planning scheme, in which case the planning scheme takes precedence.

Section 85 of LGBMP provides:

> *The council may refuse to approve a plan of subdivision if it is of the opinion –*
> *(a) that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is; or*
> *(b) that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of; or*
> *(ba) that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block; or*
> *(c) that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets; or*
> *(d) that the layout should be altered to include or omit –*
> *(i) blind roads; or*
> *(ii) alleys or rights of way to give access to the rear of lots; or*
> *(iii) public open space; or*
> *(iv) littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake; or*
> *(v) private roads, ways or open spaces; or*
> *(vi) where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides; or*
> *(vii) licences to embank highways under the Highways Act 1951 ; or*
> *(viii) provision for widening or deviating ways on or adjoining land comprised in the subdivision; or*
> *(ix) provision for the preservation of trees and shrubs; or*

(e) that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision; or

(f) that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on; or

(g) that one or more of the lots ought not to be sold because of –

(i) easements to which it is subject; or

(ii) party-wall easements; or

(iii) the state of a party-wall on its boundary.

The above matters are in effect discretionary clauses. Clause (a), (ba), (d)(i), (d)(ii), (d)(ix) (f) and (g) are directly covered by planning scheme standards and are disregarded. Clause (d)(iii) and (d)(v) are assessed via Council's public open space policy.

On the issue of stormwater, the planning scheme does address stormwater in so far that clause 6.11.2 specifically allows conditions on stormwater volume and quality to be included in permits issued. Council's planning scheme also includes a specific area plan that addresses stormwater but does not apply to the site.

Representations

Not applicable at this stage of the process.

Conclusion

The application is considered to comply with each applicable standard of the *Tasmanian Planning Scheme - Sorell* and is recommended for conditional approval.

SORELL COUNCIL

PLANNING PERMIT

DRAFT 5.2023.312.1

TASMANIAN PLANNING SCHEME - SORELL

FOR: **24 LOT SUBDIVSION**

AT: **88 LEWISHAM ROAD, FORCETT**

TYPE: **DISCRETIONARY**

APPLICANT: **GHD PTY LTD**

APPROVAL DATE: NA (DRAFT ONLY)

This draft planning permit is subject to the following conditions.

General:

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:

   (a) P2 (planning submissions)
   (b) P1 (titles)
   (c) P1 (subdivision plan)
   (d) P1 (Indicative master plan)
   (e) P1 (natural values report)
   (f) P1 (bushfire hazard report)
   (g) P3 (traffic impact assessment)
   (h) P1 (agriculture report)
   (i) P1 (wastewater report)
   (j) P1 (geotechnical assessment), and
   (k) P2 (response to additional information request).

2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager.

3. All land noted as roadway, footway, open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.

4. Prior to sealing any final plan, all recommendations of the bushfire hazard management plan must be complete and be certified by a suitably qualified person.

5. Lot 3 and Lot 9-23 are not sealed until such time that the quarry ceases operation in full or receives an amended licence that excludes crushing, grinding and blasting.

Public Open Space:

6. Lot 100 and Lot 101 must be transferred to Council.

7. A landscape plan for the proposed road reserves and public open space areas within the subdivision must be submitted to and approved by Council's General Manager. The plans must be developed in association with the engineering plans to ensure suitable locations and planting types. Where appropriate, the plan must include construction details for footways and other public links within both road reserves and public open space areas.

8. Lot 101 must be provided with:

   (a) vehicle access;
   (b) weed control, including eradication as necessary
   (c) the eastern half is planted in native trees and shrubs to enable the site to be managed as a bush reserve
   (d) the western half of lot 101 to be smoothed and re-grassed suitable for play
   (e) a transition area of approximately 1000m^2 developed as a nature based playground with opportunities for seating, shade, climbing, balance logs
   (f) traditional play equipment, such as swings, or amenities such as bbq's, is to be limited and the capital value not to exceed $50,000
   (g) the road verge and any swales are to be formed to enable on-street car parking along the frontage of lot 101 and if necessary drainage shall be piped or roads provided with one-way crossfall.

9. Lot 100 must be planted in native trees and shrubs to enable the site to be managed as a bush reserve

Development Engineering:

Design & Construction

10. Prior to the commencement of works, design drawings showing all work required by this planning permit, and any additional work proposed, must be in accordance with the current:

    (a) Tasmanian Subdivision Guidelines,
    (b) Tasmanian Municipal Standard – Specifications,
    (c) Tasmanian Municipal Standard – Drawings, and
    (d) Any Council policy determined as relevant.

The design drawings must be prepared by a suitably qualified experienced engineer, or engineering consultancy, with the appropriate level of professional indemnity insurance.

Advice:

i. The Tasmanian Subdivision Guidelines, Specifications, and Drawings are available at www.lgat.tas.gov.au.

ii. Variations from the Tasmanian Subdivision Guidelines, Specifications, or Drawings may be approved at the discretion on Council's General Manager or the Council Development Engineer where an acceptable justification exists and the proposed solution is not considered inferior in terms of engineering performance and maintenance, over the life of the final product.

iii. In the event of any conflict(s) arising between the Tasmanian Subdivision Guidelines, Specifications, Drawings, and approved permit, the requirements of the approved permit shall take precedence.

11. Prior to works commencing, the following fees must be paid for each stage of construction:

(a) Engineering Drawing Assessment (EDA) fee, and
(b) Inspection fees for minimum estimated number of inspections.

Where reassessment of engineering drawings or subsequent inspections are required, additional fees may be required.

Advice: Where appropriate, Council fees are updated each financial year and can be found in the Sorell Council Fees and Charges schedule, available from Council.

Works

12. Works must not commence on site prior to endorsement of engineering drawings by the General Manager.

13. Any damage to Council infrastructure that results from the access works, must be repaired at the developer's cost and expense.

14. Prior to sealing of the Final Plan of Survey, the following works must be completed in accordance with the approved design drawings:

(a) Lot connections for each lot:
    I. Connection to the electricity network; and
    II. Connection to the telecommunications network (if available).
(b) Vehicular accesses:
    I. Must be designed and constructed in substantial accordance

with TSD-R03-v3 and TSD-R04-v3, with 40mm thick DG10 hot sprayed bituminous surfacing from the edge of Road Seal up to the property boundary or for at least 6m (whichever is greater), a minimum 200mm deep (FCR) base course, and a minimum pavement width of 4m;

II. Must be located to minimise potential conflicts with other users, including vehicles and pedestrians; and

III. Appropriate drainage provisions must be constructed (reshaped if required) to effectively direct, contain, and divert stormwater runoff from a vehicular access (i.e., access driveway or circulation roadway) to a Council approved system.

(c) Fencing and gates for each lot (if required):

I. Any frontage fencing, including existing, not located on the correct boundary must be removed and replaced with new rural type fencing, and installed in the correct location; and

II. Gates must be installed at each new property access and set back to facilitate vehicle standing clear of traffic lanes.

(d) Road construction:

I. Fully paved, sealed and drained road carriageway with a 7m wide seal width and 18m road reservation;

II. Intersection design and upgrades in accordance with the traffic impact assessment;

III. Underground electrical and telecommunications reticulated infrastructure;

IV. Street lighting with LED lamps;

V. Street trees including shade trees to one side of the road and irrigation; and

VI. Street sign and standard to each intersection.

(e) Stormwater network:

I. Unimpeded major stormwater network for a 1% AEP event;

II. Minor stormwater network for a 5% AEP event via table drains;

III. Quality treatment sufficient to satisfy the Sorell Stormwater in New Development Policy.

(f) Public open space:

I. Land shaped to be fit for purpose;

II. Landscaping;

III. Electrical, water, stormwater and sewer lot connections fit for purpose;

IV. Vehicular crossover; and

V. Concrete footpath fit for purpose.

(g) Natural values:

I. Construction soil and water management plan.

(e) Rehabilitation:

I. Top soil & grass, or alternative approved vegetation, must be provided (including seeding and watering) along with any other management measures to stabilise all surfaces disturbed during

construction, as required by Council.

(f) Compliance:

I. All existing infrastructure connections (including lot connections and vehicular access), if retained, must upgrade to comply with current standards; and

II. Survey pegs for all lots are to be certified correct after completion of all subdivision works.

15. Prior to sealing the final plan of survey, all existing lot connections must be relocated to be wholly contained within each lot or contained within new or existing service easements to the satisfaction of Council's General Manager.

Advice: this condition covers any existing stormwater, water, sewer, electrical, access, or telecommunications infrastructure.

16. Mandatory audit inspections are required in accordance with the Tasmanian Subdivision Guidelines.

The developer is required to make contact with the Council Development Engineer to arrange an inspection at least 48 hours prior to inspection.

Completion & Defects Period

17. A qualified and experienced civil engineer must supervise and certify all works in accordance with Clause 21, 22, 23 and 24 of the Tasmanian Subdivision Guidelines.

18. The developer must engage Council to organise a Practical Completion inspection when practical completion of works has been reached. Upon successful completion of the inspection in accordance with Clause 21 and Appendix 6 of the Tasmanian Subdivision Guidelines, Council will issue a Certificate of Practical Completion, listing any minor defects identified.

19. Works are subject to a Twelve (12) month Defect Liability Period commencing from the date Practical Completion is certified by Council (for the applicable stage, if any) during which time all maintenance and repair of work required by this permit is the responsibility of the developer.

20. A Defect Liability Bond equal to 5% of the total construction value, and no less than $10,000.00, must be submitted for the duration of the Defect Liability Period.

21. Upon completion of the Defect Liability Period, the developer must engage Council to organise a Final Inspection & Hand-over audit in accordance with Clause 24 of the Tasmanian Subdivision Guidelines. When all outstanding items listed in the Certificate of Practical Completion and subsequent defects are satisfactorily completed, Council will issue a Certificate of Final Completion and

assume maintenance of the works, and any remaining financial security in relation to the works will be returned in due course.

As Constructed

22. Prior to sealing the Final Plan of Survey, accurate As Constructed drawings of all works undertaken must be submitted in .pdf and .dwg formats and:

(a) Be completed and certified by a suitably qualified person,
(b) Include the data spreadsheet available from Council completed in accordance with the 'Guidelines for As Constructed Drawings and Asset Data Collection' available from Council,
(c) Include photos of all constructed assets,
(d) Be accurate to AHD and GDA94,
(e) Be drawn to scale and dimensioned,
(f) Include top, inlet, and outlet invert levels where appropriate,
(g) Include compaction and soil test results where required, and
(h) Include certification from a suitably qualified and experienced person stating that each component of the works undertaken is compliant with the Council endorsed engineering drawings and municipal standards.

Advice: The minimum standard is demonstrated through the As Constructed Example Drawing, available from Council

Telecommunications and Electricity

23. Prior to sealing the final plan of survey, the developer must submit to Council either:

(a) a completed exemption from the installation of fibre ready pit and pipe notice, or
(b) a "Provisioning of Telecommunications Infrastructure – Confirmation of final payment", or
(c) "Certificate of Practical Completion of Developer's Activities" from Telstra or NBN Co.

Advice: Please refer to Notice under Telecommunications (Fibre-ready Facilities – Exempt Real Estate Development Projects) Instrument 2021" at https://www.communications.gov.au/policy/policy-listing/exemption-pit-and-pipe-requirements/development-form

24. Prior to sealing of the Final Plan of Survey, the developer must submit written advice from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.

25. Prior to sealing the Final Plan of Survey, all works determined as required by Council shall be performed and completed by the developer, at developer cost and expense, to a standard that is to the absolute satisfaction of Council's General Manager, and at no cost or expense to Council.

Construction Management:

26. A Construction Environmental Management Plan (CEMP) must be prepared and submitted to the General Manager. No works shall commence until the General Manager is satisfied that the CEMP is consistent with the permit conditions.

27. The Construction Environmental Management Plan (CEMP) must contain a detailed description of the proposed timing and sequence of the major construction activities and of the proposed management measures to be implemented to avoid or minimise the environmental impacts during the construction phase. The CEMP must include, but not necessarily be limited to, management measures in relation to the following:

(a) How noise from construction works will be managed;
(b) Measures to protect nearby residents significantly affected by construction noise;
(c) Details of how the contractor will consult and communicate with residents;
(d) Complaints handling procedures and a contact number for residents to report issues to the contractor;
(e) Measures to minimise soil disturbance during and construction;
(f) Management measures to prevent dust generation during and after construction works, including proposed suppression techniques during windy weather;
(g) Proposed re-vegetation of disturbed soils;
(h) Spill kits and associated measures to ensure fuel and hazardous substances do not contaminate land or water;
(i) Weed Management;
(j) CEMP worker training and induction;
(k) A complaints register;
(l) A designated 7 day per week contact phone number for community enquiries and complaints; and
(m) Signage on the boundary of the work site which includes the contact phone number for residents to seek information or report issues associated with the construction works.

28. If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the construction works, then the person responsible for the work must

immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

29. Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measures to prevent the escape of the materials from the vehicles when they leave a work site or travel on public roads. Effective control measures may include tarpaulins or load dampening.

30. All civil and construction work must be undertaken within the following hours:

(a) 7.00. a.m. to 6.00. p.m. from Monday to Friday;
(b) 8.00 a.m. to 6.00 p.m. on Saturdays; and
(c) 10 a.m. to 6.00 p.m. on Sundays or public holidays.

31. Approval must be obtained from the Manager Health & Compliance for any works outside of these hours

(1) Airborne dust from construction works, roads, disturbed areas, storage heaps, excavation, machinery operating must be controlled to the extent necessary to prevent environmental nuisance.

32. Construction activities must be managed using such measures as are necessary to prevent dust emissions causing environmental nuisance. Such measures may include but are not limited to:

(a) using a dust suppression method such as watering dust generating surfaces; and
(b) ceasing construction activities in windy weather when dust may be blown in the direction of residences.

33. Any vegetation removed as part of the construction works, must not be burnt on-site.

34. Unless otherwise approved in writing by the General Manager, environmentally hazardous material held on a construction site, including chemicals, fuels and oils, must be located within impervious bunded areas or spill trays which are designed and maintained to contain at least 110% of the total volume of material.

35. Any soil disturbed or spread onto the land resulting from civil construction works must be compacted, revegetated and watered to allow the soil to stabilise and prevent dust being generated.

Natural Resource Management:

36. Prior to works commencing, a *Weed Hygiene Plan* identifying methods to prevent the possible spread of weeds and soil based pathogens to and from your property during construction must be submitted. At a minimum, the plan must provide for:

(a) the retention of any topsoil on the property,
(b) detail the source of any fill, rock or other material to be imported to the property, and
(c) the clean-down of all machinery before entering or exiting the property.

The plan must be implemented prior to any works occurring on the land and be maintained throughout the construction period.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the *Land Use Planning and Approvals Act 1993.*

- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.

- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

Asset Protection

- In accordance with the Local Highway Bylaw 2 of 2015, the owner is required to repair any damage to any Council infrastructure caused during construction.

- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*.

- This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Generally

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination.

- All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer.

- Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgement of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.

- The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.

- The final plan of survey will not be sealed until all works required by this permit are complete. **On lodgement of the final plan of survey, inspections will be undertaken ,unless otherwise advised by the developer, and additional inspection fees will apply to incomplete or substandard works.**

Street Naming

- The developer may suggest street names. Suggestions should be received three months prior to sealing the final plan of survey and be made in writing to the General Manager. Street names must be consistent with Tasmanian Place Naming Guidelines, May 2021. Please refer to https://nre.tas.gov.au/land-tasmania/place-naming-in-tasmania

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: ☎(03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

Yours sincerely,

Shane Wells
MANAGER PLANNING

Attachment 5 – Response to criteria requirements for Local Provisions Schedule under LUPAA

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria.

***(a)** contains all the provisions that the SPPs specify must be contained in an LPS*

The proposal complies with the SPP requirements for an LPS as set out in clause LP1.0 and Appendix A of the SPPs.

***(b)** is in accordance with section 32*

This section identifies the technical aspects of a LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included if permitted to do so under the SPPs, to add to, modify or override the SPPs. This proposed zone change is consistent with this section.

***(c)** furthers the objectives set out in Schedule 1 of LUPAA*

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

Part 1 Objectives	Comment
(a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity*	The amendment furthers this objective by maintaining suitable buffers productive agricultural land while avoiding impact to native vegetation and watercourses.
(b) *to provide for the fair, orderly and sustainable use and development of air, land and water*	The expansion of Rural Living is minor relative to the scale of nearby rural living and low density residential areas. The land has limited agriculture or natural value and it is appropriate to consider it for higher order use. The proposal will provide a fair and orderly increase in the supply of rural living land without significant direct or indirect impacts to air, land and water resources.
(c) *to encourage public involvement in resource management and planning*	If certified, the draft amendment will be subject to public exhibition.
(d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)*	The proposal would facilitate economic activity during construction and ongoing through employment and trade, including associated rates and taxes collected by local, State and Federal governments.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State	This procedural objective has no bearing on the matter at hand.
Part 2 Objectives	
(a) to require sound strategic planning and co-ordinated action by State and local government	This procedural objective has no bearing on the matter at hand.
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land	This procedural objective has no bearing on the matter at hand.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land	The area of rezoning has minimal natural values and no native vegetation will be affected. Future stormwater will need to be in accordance with the Stormwater in New Development Policy. The proposal offers positive social and economic effects through land supply and construction activity. It is appropriate to modify the amendment to include a 30m strip of Open Space Zone along the properties foreshore to reflect environmental values.
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels	This procedural objective has no bearing on the matter at hand.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co- ordinate planning approvals with related approvals	This procedural objective has no bearing on the matter at hand.
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation	The site is well suited to rural living, being elevated and close to existing services in the Southern Beaches and Sorell.

(g)	*to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*	There are no items of scientific, aesthetic, architectural or historical value within the area of the rezoning.
(h)	*to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community*	The amendment will have no adverse impact on public infrastructure.
(i)	*to provide a planning framework which fully considers land capability.*	This procedural objective has no bearing on the matter at hand.

(d) *is consistent with each State policy;*

Assessment of the amendment against the current State policies is provided in the following table.

State Policy	Comment
State Policy on the Protection of Agricultural Land 2000 (PAL)	
Principle 1: Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.	The proposal provides an effective 40m buffer from future dwellings to class 4 agricultural land which will avoid any unreasonable fettering on future agricultural use.
Principle 7: The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.	The proposal converts a small area of class 4 land (lots 1-3 of the subdivision). At the property scale this is significant as there is little class 4 land, however at the LGA and regional scale this is insignificant. The conversion is arguably necessary to facilitate the second road access. This second road brings significant benefits for traffic efficiency and emergency management.
State Policy on Water Quality Management 1997 (SPWQM)	The proposed amendment per se would not result in an increase in sediment transport to surface waters. Any future planning permits issued for developments in the subject area will require that appropriate water quality management measures are put in place at the time of works.

State Coastal Policy 1996 (SCP).	GHD provide a detailed assessment against the SCP, which is accepted as reasonable. In summary, the proposal is consistent with the SCP as it avoids coastal hazards and impacts to natural values and provides residential land use that is based on existing settlement patterns as opposed to ribbon or unrelated cluster developments along the coast.

National Environmental Protection Measures

National Environment Protection Measures (NEPM) are automatically adopted as State Policies under section 12A of the *State Policies and Projects Act 1993* and are administered by the Environment Protection Authority. The NEPMs relate to:

- ambient air quality
- ambient marine, estuarine and fresh water quality
- the protection of amenity in relation to noise (but only if differences in markets for goods and services)
- general guidelines for the assessment of site contamination
- environmental impacts associated with hazardous wastes
- the re-use and recycling of used materials.

Principle 5 of the NEPMs states that planning authorities *'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use.*

There are no known issues on the property.

(da) satisfies the relevant criteria in relation to the TPPs;

The Tasmanian Planning Polices have not been implemented. At the time of writing the Tasmanian Planning Commission has recently released its report and recommendations on the TPPs which are before the Minister for Planning for their consideration. Relevant draft TPPs are discussed below.

Draft TPP Clause		Compliance Statement
1.4.3.5	Avoid allocating additional land for the purpose of rural residential use and development, unless:	
	a) the amount of land to be allocated is minimal and does	The provision of 24 rural living lots is a minor increase in the

	not constitute a significant increase in the immediate vicinity, or the existing pattern of development reflects rural residential type settlement;	immediate vicinity.
	b) the land is not within an urban growth boundary or settlement growth boundary;	The land is not within a settlement or urban growth boundary.
	c) the location of the land represents an incremental, strategic and natural progression of an existing rural residential settlement;	The site is an incremental progression of the existing Lakeland Drive rural living area and the broader rural living settlements across the localities of Forcett and Lewisham.
	d) the land is not strategically identified for future development at urban densities, or has the potential for future development at urban densities;	The land is not within a settlement or urban growth boundary.
	e) growth opportunities maximise the efficiency of existing services and physical infrastructure;	Rural living areas are typically unserviced and physical infrastructure is limited to roads and power. The proposal does make use of existing capacity in the local road and electrical networks.
	f) agricultural land, especially land within the more productive classes of agricultural capabilities, cultural heritage values, landscape values, environmental values and land subject to environmental hazards are, where possible, avoided;	Aside from a small conversion of class 4 agricultural land, the proposal avoids impact to potential agricultural land, environmental values, environmental hazards and landscape values.
	g) the potential for land use conflict with surrounding incompatible uses, such as extractive industries and agricultural production is avoided or managed;	The existing quarry is close to the end of its productive life. While operational, attenuation code provisions will apply. There is no direct impact to any current agricultural production.
	h) it contributes to providing for a mix of housing choices that attracts or retains a diverse population.	Rural living land does not and cannot provide a mix of housing choices. The zone provisions are limited to single dwellings only and these typically take the form of larger dwellings that would be seen un serviced residential areas.

(a) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;

The following considers the key elements of the Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS)

Relevant STRLUS strategies	Comment

SRD 1.3	Settlement and Residential Development Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. Land not currently zoned for such use may only be zoned for such use where one or more of the following applies:	
(a)	Recognition of existing rural living or environmental living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to rural living or environmental living provided: (i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and (ii) only limited subdivision potential is created by rezoning.	Not applicable.
(b)	Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agricultural) with other land better suited for rural living purposes, in accordance with the following: (i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use; (ii) the land rezoned to rural living use is adjacent to an existing rural living community; (iii) the land rezoned to rural living use is not designated as Significant Agriculture Land; (iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and (v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.	Not applicable

(c)	Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following: (i) the land must predominantly share common boundaries with: • existing Rural Living zoned land; or – • rural living communities which comply with SRD 1.3(a); (ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality; (iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses; (iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area; (v) the land rezoned to rural living use is not designated as Significant Agricultural Land; (vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and (vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.	The proposal represents consolidation of the existing rural living development with the area of rezoning predominately sharing common boundaries with existing Rural Living zoned land. The area of 34 hectares represents a 10.8% increase in the existing 315.6 hectares of Rural Living Zone within Forcett, and an 8.6% increase for Lewisham and Forcett combined. This is not significant. There is no increase in the potential likelihood of land use conflict. At present, the Rural Living Zone in Lakeland Drive abuts Rural land. The rezoning could provide a road which combined with 20m frontage setbacks and 50m separation distances under the bushfire hazard report reduces the potential for land use conflict relative to today. The master plan satisfies the requirement for a structure plan, noting that structure plans can be prepared at the site, precinct or town scale. The rezoning would require the extension of Lakeland Drive and may provide for a new road through to Lewisham Road. The land is zoned Rural rather than Agriculture. The land is not within an Urban Growth Boundary or identified for future urban growth. Natural values and natural hazards are manageable.
PR 2.3	Productive Resources Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.	This policy places the suitability of a site for residential purposes above the viability of the land for any agricultural output. In other words, residential rezonings should occur if they provide for sound settlement outcomes rather than because land has poor agricultural potential.

		While the land has poor agricultural potential, the main rationale for the proposal is that is that is builds upon the existing rural living development in the locality.
SRD 1.1	Sustainable Residential Development Implement the Regional Settlement Strategy and associated growth management strategies through planning schemes	The growth management strategies prescribed for Forcett and Lewisham apply only to how the Low Density Residential Zone is applied.
CV 1	Cultural Values Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.	Council referred the request to Aboriginal Heritage Tasmania (AHT). Their response is included in the attachments. AHT advise that a detailed study is required given known Aboriginal heritage values across the property and lack of detailed study within the subdivision area. AHT not that the proposal is for a rezone with no direct risks at this point. The Aboriginal heritage assessment must be completed prior to the Commissions consideration of the matter and prior to the Planning Authorities consideration of representations. Some grace has been afforded to the developer at this point to limit costs until the question of the rezoning is resolved.
CV 1.3	Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist.	

***(e)** has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates*

The current municipal strategic plan is the *Strategic Plan 2019-2029 (March 2023 update)*. The amendment is consistent with the following objectives:

The Strategic Plan has four key objectives with success measures and delivery actions. Those relevant to the proposal are as follows:

- Objective 1: To Facilitate Regional Growth
    - Grow and measure business investment in agriculture, aquaculture, retail, service industry and social service sectors.
    - Support the revision of the Southern Tasmania Regional Land Use Strategy
- Objective 2: Responsible Stewardship and a Sustainable Organization
    - Strategic increase in the supply of commercial and industrial rated land consistent with Sorell Land Supply Strategy.

    - Support sustainable environmental performance through responsible corporate behaviour, appropriate and achievable climate change mitigation and adaptation practices and continuing to meet our statutory obligations.
- Objective 3: To Ensure a Liveable and Inclusive Community
    - Develop and implement a social infrastructure and community growth strategy.
    - Create an integrated network of shared pathways, within and between townships, and to recreational facilities and services.
    - Encourage the use of the public transport system and establishment of suitable park and ride facilities.
    - Support the development of appropriate public access to coastal assets and the natural environment
- Objective 4: Increased Community Confidence in Council
    - Ensure decision making is consistent and based on relevant and complete information, and is in the best interest of sustainability and whole of community interest.
    - Engage effectively with the community and other stakeholders, ensuring communication is timely, involving and consistent.

The proposal is broadly consistent with Council's Strategic Plan.

(f) *as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;*

The matter is of a scale that has no implications for neighbouring LGA's or the planning schemes.

(g) *has regard to the safety requirements set out in the standards prescribed under the.*

Not applicable.

Health (Environmental) Referral

Date Received:	**07/11/2023**
Application No:	**DA 2023 / 00312 - 1**
Description:	**Scheme Amendment and Twenty Four Lot Subdivision including Two Public Open Space Lots**
Address:	**88 Lewisham Road, Forcett**
Zone:	**21.0 Agriculture**
Title Reference:	**166029/1**
Completed By:	**Greg Robertson** **15 December 2023**
Conditions Required: Yes ☒ No ☐	
Task Required Yes/~~No~~	
Further info required: Yes ☒ No ☐	
1.	
2.	
3.	
Wastewater plan matches site plan - LAA not located under any buildings/driveway Yes ☐ No ☐	

SAP - On-site Wastewater

Applies to Southern Beaches designated area only.
This clause is in addition to Low Density Residential Zone – clause 10.3 Use Standards, Rural Living Zone clause 11.3 Use Standards, Village Zone – clause 12.3 Use Standards, and Local Business Zone – clause 14.3 Use Standards.

Exemptions

Complies with above exemption	Yes ☒	No ☐

Site and soil evaluation report completed by Peter Hofto, all lots suitable for on-site wastewater management systems, soil depth and type are variable.

As the lots are >1ha this provides sufficient area for an OWMS.

Land application area

Site feature	Comment
Downslope Setback	Variable, large lots
Setback to water course	>100m
Soil depth	Variable, most lots have a thin layer of sand overlaying sandy Clay.
Groundwater	>1.5
Sufficient suitable area for LAA	All lots have sufficient area for a waste water land application area for a 3-4 bedroom house.

Environmental Health Assessment

Attenuation Code Applies Yes ☒ No ☐ N/A ☐	
• Existing Quarry (Level 1) near the foreshore expected life 5-10 years •	
P64 - 5.2.6 – some proposed lots within attenuation area of quarry (specify quarry distance from Code) low level use, mostly by the land owner	
Other Codes	
Attenuation Code	Some of the lots are within the attenuation area of the quarry, The quarry does crush and there have been previous noise complaints. Given that the quarry is due to cease operation within 2 years, the titles for the lots shouldn't be issued until the quarry closes.
State policy Water Quality Management	PEV's for Pittwater, proximity to marine farming leases (oysters) assessment of impact not undertaken. Stormwater run-off and on-site wastewater. P26 section 4.4.3 - Table 5 clause 2.2 lists as no impact. Also see P333 – clause 4.1
	Erosion risk, previous history (the eastern part of the re-zoning north of 13 Lakeland Drive) see P285 – Page 10 of Macquarie Franklin report also P333 clause 4.1.

Impacts during subdivision construction works

Subdivision construction works may impact on neighbouring properties by way of dust and noise particularly. The property previously was used to grow potatoes, after harvesting the ploughed soil was very unstable and strong westerly and NW winds blew sand over neighbouring properties. Sand at least a 1m high was observed at the property boundary fence. It was the worse wind erosion of soil I've ever seen.

When the soils are excavated for road works and underground services are dug there is a high risk of windblown dust and sand impacting on neighbouring properties in Lakeland Drive. A CEMP will be required to manage these impacts. After construction has concluded, disturbed soils will need to be sawn with grass and watered (if necessary to re-establish grass).

Level One Activity Yes ☐ No ☐ N/A ☒

Tardis Documents consider in assessment

Doc Id 714632
Doc Id 714539

Recommended Conditions:

Environmental

Road and Construction works

(1) If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the construction works, then the person responsible for the work must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

(2) Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measures to prevent the escape of the materials from the vehicles when they leave a work site or travel on public roads. Effective control measures may include tarpaulins or load dampening.

(3) A Construction Environmental Management Plan (CEMP) must be prepared and submitted to the General Manager. No works shall commence until the General Manager is satisfied that the CEMP is consistent with the permit conditions.

(4) The Construction Environmental Management Plan (CEMP) must contain a detailed description of the proposed timing and sequence of the major construction activities and of the proposed management measures to be implemented to avoid or minimise the environmental impacts during the construction phase. The CEMP must include, but not necessarily be limited to, management measures in relation to the following:

- How noise from construction works will be managed;
- Measures to protect nearby residents significantly affected by construction noise;
- Details of how the contractor will consult and communicate with residents;
- Complaints handling procedures and a contact number for residents to report issues to the contractor;
- Measure, to minimise soil disturbance during and construction;
- Management measures to prevent dust generation during and after construction works, including proposed suppression techniques during windy weather;
- Proposed re-vegetation of disturbed soils;
- Measures to ensure fuel and hazardous substances do not contaminate land or water;
- Weed Management;
- CEMP worker training and induction;
- A complaints register; and
- A designated 7 day per week contact phone number for community enquiries and complaints;

(5) All civil and construction work must be undertaken within the following hours:

a. 7.00. a.m. to 6.00. p.m. from Monday to Friday;

b. 8.00 a.m. to 6.00 p.m. on Saturdays; and

c. 10 a.m. to 6.00 p.m. on Sundays or public holidays.

Approval must be obtained from the Manager Health & Compliance for any works outside of these hours

(6) Airborne dust from construction works, roads, disturbed areas, storage heaps, excavation, machinery operating must be controlled to the extent necessary to prevent environmental nuisance.

(7) Construction activities must be managed using such measures as are necessary to prevent dust emissions causing environmental nuisance. Such measures may include but are not limited to:

- using a dust suppression method such as watering dust generating surfaces; and
- ceasing construction activities in windy weather when dust may be blown in the direction of residences.

(8) Any vegetation removed as part of the construction works, must not be burnt on-site.

(9) Unless otherwise approved in writing by the General Manager, environmentally hazardous material held on a construction site, including chemicals, fuels and oils, must be located within impervious bunded areas or spill trays which are designed and maintained to contain at least 110% of the total volume of material.

(10) Spill kits appropriate for the types and volumes of materials handled on the construction site must be kept in appropriate locations to assist with the containment of spilt environmentally hazardous materials.

(11) Signage shall be erected on the boundary of the work site which includes the contact phone number for residents to seek information or report issues associated with the construction works.

Signed Date Completed: ……..

AHR Instrument: AHDR8466

Applicant: Shayla Nowakowski (Sorell Council)

Date: 26 June 2024

RECORD OF ADVICE FROM ABORIGINAL HERITAGE TASMANIA

This document provides a record of advice relating to an application submitted in accordance with the *Aboriginal Heritage Standards and Procedures*, as adopted by the Guidelines issued under section 21A of the *Aboriginal Heritage Act 1975*.

Activity: Planning Scheme Amendment - 88 Lewisham Road, Forcett

Advice: Please see next page.

All Aboriginal heritage is protected under the *Aboriginal Heritage Act 1975*. It is an offence to destroy, damage, deface, conceal, or otherwise interfere with a relic (Aboriginal heritage) without a permit granted by the Minister. If at any time Aboriginal heritage is suspected, the process outlined in the Unanticipated Discovery Plan should be followed as there is an obligation to report findings of Aboriginal heritage as soon as practicable.

As explained in the Guidelines, obtaining this record of advice does not exempt a person from their obligations under the Act but is an important element of the actions summarised in the Guidelines. To be sure that you have "in so far as is practicable … complied with the guidelines" (s.21(1) of the *Aboriginal Heritage Act 1975*), be sure to read the relevant part and take any other action that may be relevant to your situation.

This advice is valid for 12 months and only for the activity as described in the Aboriginal Heritage Desktop Review application.

Please contact Aboriginal Heritage Tasmania on 1300 487 045 or aboriginalheritage@dpac.tas.gov.au if you require further information.

Disclaimer *The advice contained within this document is based on information available to Aboriginal Heritage Tasmania at the time of its preparation and is provided in good faith. It does not constitute legal advice, is not intended to be a substitute for legal advice and should not be relied upon as such. Proponents should seek specialist legal advice, if required, regarding the Aboriginal Heritage Act 1975 when applying the information to their specific needs.*

BL11948

Further advice or comments:

There are eight Aboriginal heritage sites recorded within the property, with several other sites in the immediate surrounding area. These heritage sites are recorded as shell middens and/or artefact scatters, with some of them stretching along the coastline or Forcett Rivulet.

It is understood that this desktop application is in relation to a planning scheme amendment ahead of a proposed 24 lot subdivision with associated infrastructure and services. It is also noted that there is a Master Plan for the whole site, which may include further development, however as that sits outside of the scope of this current project, is not detailed in the provided documentation.

It is noted that previous advice (AHDR5150) has been sent to GHD in regards to the proposed subdivision on this property via email on the 08/02/2022. This advice stated that due to known Aboriginal heritage within the property and the landscape being highly conducive to further unrecorded Aboriginal heritage, it is strongly recommended that an Aboriginal heritage assessment is undertaken.
Please note that advice from AHT is valid for a 12 month period from the date of issue. Advice that is older than this is not considered accurate and does not fulfill due diligence under the Aboriginal Heritage Act 1975.

There has been some previous assessment for Aboriginal heritage within the property, however these seem to be primarily focused on the northern or coastal sections. AHT's records indicate that the area for the proposed subdivision has not been comprehensively assessed and due to the landscape being conducive for Aboriginal heritage, there is potential for additional unrecorded heritage to be present.

As this application is in relation to the planning scheme amendments only, with no ground disturbance at this stage, there will be no current impacts to Aboriginal heritage. However, as the planning scheme amendments are ahead of a proposed subdivision, it is strongly recommended that an Aboriginal heritage assessment is undertaken to identify whether the proposed project or related infrastructure will impact on Aboriginal heritage and to offer avoidance and mitigation advice. This assessment must be undertaken jointly by a Consulting Archaeologist and Aboriginal Heritage Officer.

AHT does not provide recommendations as to the use of a particular heritage practitioner; however, to assist in engaging consultants, a Register of Consulting Archaeologists and a Register of Consulting Aboriginal Heritage Officers containing the names and contact details of consultants who are prepared to work in Tasmania, can be found on AHT’s website.
Please be aware that all Aboriginal heritage assessment throughout Tasmania must meet the Aboriginal Heritage Standards and Procedures. A copy of the Standards and Procedures and further relevant information regarding the Aboriginal heritage assessment process can be found on AHT’s website. Once the Aboriginal heritage assessment has been completed a copy of the report should be forwarded to AHT for review/comment.

Department of State Growth
INFRASTRUCTURE TASMANIA

2 Salamanca Square, Battery Point
GPO Box 536, Hobart TAS 7001 Australia
Ph 1800 030 688
Email info@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au

Tasmanian Government

Sorell Council Planning Department

By email: sorell.council@sorell.tas.gov.au

5.2023.312.1 Scheme Amendment Application – 88 Lewisham Road, Forcett

Thank you for referring the above planning scheme amendment and combined subdivision application for comment. The Department of State Growth (State Growth) has reviewed the proposal and provides the following comments.

Strategic context

The application proposes to rezone part of the land from the Rural Zone to the Rural Living Zone (Area A) and to subdivide the land into 24 new lots ranging from 1.0 to 2.3 hectares. The balance land is proposed to remain within the Rural and Agriculture Zones. State Growth understands the land has already been approved for subdivision into three new lots of 50, 80 and 128 hectares. The current proposal is to occur within the larger of the three lots.

The planning report addresses the Settlement and Residential Development regional policies under the Southern Tasmania Regional Land Use Strategy (STRLUS), and notes that, while the land is located within Forcett, the proposal is adjacent to Lewisham. Under the STRLUS, both settlements have a very low growth strategy and a consolidation scenario, which only allows single dwellings on existing lots, or where there is existing low density subdivision potential. Any growth must be predominantly from infill. The planning report recognises that no contemporary land supply and demand analysis is available to support growth in either Forcett or Lewisham.

Consistent with the provisions of the STRLUS, State Growth considers growth within the area should be via infill. This allows growth to be integrated with existing transport systems and assists with the economies of scale required to deliver and maintain high quality infrastructure and services.

The proposed subdivision represents an outwards expansion from the existing north western extent of the rural living area at Lewisham. The applicant has not demonstrated that additional rural living land is needed, noting existing Rural Living zoned areas in Lewisham appear to have capacity for densification. The land is also not within either site identified for Low Density and Rural Living in the Sorell Land Supply Strategy 2019.

The location of the site relative to key employment, service and commercial centres is likely to lead to high car dependence.

Passenger transport

Lewisham is serviced by Kinetic bus services between Hobart and Dodges Ferry, with seven services towards Hobart and eight services towards Dodges Ferry a day on weekdays. The closest bus stop pair on this route is at the intersection of Quarry Road and Lewisham Road which would be up to 1.3 kilometres away from the proposed subdivision. One TassieLink service a day also travels through

Forcett to Hobart with the bus stop pair about 3.6 kilometres from the proposed subdivision. These distances are beyond a reasonable walking distance.

Existing bus routes would not be extended to include the proposed subdivision.

Mineral resources

Mining lease 1998P/M is located on the subject site. The Attenuation Code defines ‘attenuation area’ as ‘land that is ...(b) within the relevant attenuation distance from an activity listed in Table C9.1 or C9.2’. Attenuation distance is measured from the boundary of the site on which the activity is located.

The attenuation distance for crushing or grinding quarrying activities is 750 metres. Four lots are located within 750 metres of the edge of the mining lease, and all lots are within the attenuation area as defined in the code i.e. within 750 m of the property boundary.

The planning report has addressed clause C9.6.1 and considers ‘the proposal will protect the anticipated use from impact from emissions’, for reasons including that the 'quarry is used irregularly and is coming to the end of its operational life’.

The expiry of a mining lease does not mean that a quarry has reached the end of its operational life, and the potential for a mining lease not to be renewed is also not a consideration under the code. The proponent should undertake an assessment of the actual impact to the land through the measurement of noise, vibration and dust impact, and provide further detail on the level of operation allowed by the mining lease.

Please contact Christine Corbett, Development Assessment Planner on (03) 6166 3475 who can coordinate engagement with relevant State Growth officers, or email planningpolicy@stategrowth.tas.gov.au.

Yours sincerely,

JAMES VERRIER
DIRECTOR, TRANSPORT SYSTEMS AND PLANNING POLICY

28 June 2024

Submission to Planning Authority Notice

Council Planning Permit No.	5.2023.312.1	**Council notice date**	12/06/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00686-SOR	**Date of response**	17/06/2024
TasWater Contact	Al Cole	**Phone No.**	0439605108
Response issued to			
Council name	SORELL COUNCIL		
Contact details	sorell.council@sorell.tas.gov.au		
Development details			
Address	88 LEWISHAM RD, FORCETT	**Property ID (PID)**	3250419
Description of development	Scheme Amendment Application - Subdivision - 27 lots (24 lots , road, 2 parcels of public open space and balance)		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
GHD	Planning Report	1	06/06/2024

Conditions

None.

Advice

1. TasWater does not object to the proposed amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.

   As this development is outside serviced land, no conditions are imposed.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details

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Environment Protection Authority

GPO Box 1550 HOBART TAS 7001 Australia

Enquiries: Anthony Cook
Phone: 0472 532 851
Email: Anthony.Cook@epa.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: EN-EM-PE-EX-249554-001 | D24-161413

12 July 2024

Senior Planner
Sorell Council
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SORELL TAS 7172

Email: sorell.council@sorell.tas.gov.au

To whom it may concern

COMBINED PLANNING SCHEME AMENDMENT AND PLANNING PERMIT APPLICATION REPORT – 88 LEWISHAM ROAD, FORCETT – EPA COMMENT

I acknowledge receipt of Sorell Council's email, dated 27 June 2024, providing the Director of the Environment Protection Authority (EPA) the opportunity to comment on a planning scheme amendment and planning permit application for a proposed subdivision at 88 Lewisham Road, Forcett (the subdivision). I also acknowledge receipt of the following documents in relation to the development application:

- *Scheme Amendment Application – 88 Lewisham Road, Forcett – P1*; and
- *Further Response to request for information (Planning Report with Appendices) – 88 Lewisham Rd, Forcett – P2*.

The proposed subdivision at 88 Lewisham Road, Forcett, is located on the same land and within 750 metres of Tinning Earthmoving Pty Ltd.'s (Tinning) Forcett House quarry (the Quarry) to the north.

Tinning is currently authorised to operate a Level 2 quarry on mining lease 1998P/M. The quarry undertakes crushing and screening activities (maximum annual production of 5,000 cubic metres).

Regarding quarry operations, as per Section 6.1.2 of the Quarry Code of Practice (QCoP) of May 2017 published by the EPA:

> *It is suggested that the planning authorities and operators seek to maintain the following separation distances, measured from the maximum extent of the quarry operations to any sensitive use:*
>
> 1. *where regular blasting takes place 1,000 metres*
> 2. *where material is crushed only 750 metres*
> 3. *where vibrating and trommel screens alone are utilised 500 metres*
> 4. *where no blasting, crushing or screening occurs 300 metres.*
>
> *The approval authority may consider variations of the above distances where the nature or manner of the operation can justify this. Modelling noise from proposed quarrying and processing activities and the measurement of pre-existing noise levels can be used to support such variations. Ground vibration and air blast overpressure should also be modelled where blasting is expected within 1,000 metres of a sensitive use.*

The abovementioned separation distances referenced in the QCoP are reflected in the State Planning Scheme – State Planning Provisions, Code 9.0 – Attenuation Code.

It is considered likely that crushing and screening activities at the Quarry will be noticeable to building occupants within the subdivision and may impact the amenity of the occupants, particularly those in the proposed lots located within 750 metres of the Quarry.

Consideration should be given to:

- the potential impact from crushing and screening at the quarry;
- the need for residential dwellings to be screened from line-of-site to the quarry;
- appropriate mitigation measures (i.e. noise barriers, external walls, glazing and ceiling/roof facades and construction details) to meet required indoor design noise levels;
- appropriate mitigation measures (i.e., noise barriers) to protect the acoustic environment of the outdoor recreation areas;
- Appropriate conditions should be applied (if a permit is granted for the subdivision), to ensure that the proposed development is designed and constructed appropriately to attenuate noise and associated impacts from the pre-existing activity.
- The proponent should be informed about potential noise nuisance that may be experienced, and the associated planning application documents should clearly state the expected nuisance from the worst-case scenario.

Yours sincerely

John Langenberg
MANAGER SOUTHERN INDUSTRIAL REGULATION
Delegate for the Director, Environment Protection Authority

Attachments to item number 5.4

(Improving Residential Standards in Tasmania Response)

Improving Residential Standards Tasmania Draft Recommendation;

Draft Medium Density Design Guidelines;

Residential Standards Subdivision Fact Sheet;

Residential Standards Development Fact Sheet;

Residential Standards Implementation Fact Sheet;

Residential Standards Overview Fact Sheet;

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Improving residential standards in Tasmania

Draft report

Final | July 2024

ERA Planning and Environment acknowledge *palawa* as the Traditional Owners of *lutruwita* (Tasmania).

They are the original custodians of our land, sky and waters. We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

Job Number: 2223-099

Document Status

Document Version	Date	Author	Reviewers
Draft	3 May 2024	Mark O'Brien	Clare Hester, Emma Riley, Connie Steers
Final	21 June 2024	Mark O'Brien	Emma Riley, Connie Steers
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Contents

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Introduction & background context

1 Introduction

1.1 The project

The State Planning Office is progressing the review of Tasmania's residential use and development standards within the State Planning Provisions (SPPs). The Improving Residential Standards in Tasmania project (the Project) aims to develop recommendations that will inform future amendments to the SPPs.

The Project is being led by the State Planning Office in the Department of Premier and Cabinet (DPAC), with a Steering Committee comprised of representatives from Social Policy (DPAC) and Urban Renewal and Development (State Growth).

To support the Project, a Technical Reference Group (TRG) has been established which is comprised of representatives of the Australian Institute of Architects, Homes Tasmania, Local Government (each of the three regions), Planning Institute of Australia, and State Growth. To progress the Project, the State Planning Office engaged ERA Planning and Environment with Hip v Hype and Studio GL as the Project Team.

The Project will be informed by key stakeholders in the building industry, established community and environmental groups, and the general public.

1.2 The draft report

This draft report introduces the project and background context, outlines the draft improvements, and details the next steps for engagement to inform the final report and recommendations. For quick reference, the report can be navigated through the following sections.

Section 1-2	Section 3	Section 4	Section 5	Section 6	Section 7-8
Introduction	Definitions and terms	A mature suite of residential standards	Homes in business zones	The right housing in the right location	Other improvements and next steps
Introduces the project, background context, and feedback opportunities	Outlines the improvements to definitions and terms	Outlines the improvements to use, development and subdivision standards	Outlines the improvements to residential standards in business zones	Details the implementation framework for delivering improvements	Outlines improvements to miscellaneous matters and details next steps

A series of fact sheets have been produced to summarise key sections of the report and cover the following topics. The fact sheets are available at Appendix B.

- Project overview fact sheet
- Development standards fact sheet
- Subdivision standards fact sheet
- Implementing the improvements fact sheet

1.3 Why review Tasmania's residential standards

The Project forms part of the first five yearly review (undertaken in 2023) of the SPPs pursuant to section 30T of the *Land Use Planning and Approvals Act 1993* (the LUPA Act). Regular review of planning requirements is necessary to ensure constant improvements that address emerging planning issues.

More broadly, Tasmania's planning system is in a period of maturing. Significant changes include the implementation of the Tasmanian Planning Scheme (TPS), introduction of the Tasmanian Planning Policies (TPP), and review of the Regional Land Use Strategies (RLUS). Now is a pivotal time to align the relevant elements of Tasmania's Resource Management and Planning System (RMPS) to deliver best practice planning outcomes in a whole of system approach. Residential standards are a vital component of this reform agenda, providing a 'tool' to implement effective and efficient strategies and policies that affect all Tasmanians.

The Tasmanian Government also has obligations under the National Housing Accord and more specifically the National Planning Reform Blueprint which forms part of the accord to review and update its planning system to, amongst other things:

- Increase density to meet the housing supply targets.
- Create improved streamlined approvals pathways including for appropriate medium density housing.
- Promote medium and high density housing in medium and high-density housing in well located areas close to existing public transport connections, amenities and employment.
- Consider inclusionary zoning or other planning pathways to support permanent affordable, social and specialist housing.
- Rectify gaps in housing design guidance to ensure the quality of new builds, particularly apartments.

More recently the Australian Government has released a draft National Urban Policy, that is aimed at improving urban outcomes in cities across Australia around five key goals:

- Liveable: Where people can live in a place of their choosing, within their means, suitable to their needs. This is a safe, well designed, well-built city that promotes active, independent living, quality of life and connections within the community.
- Equitable: Where everyone has fair access to resources, opportunities and amenities, no matter where they live or their socio-economic status.
- Productive: Where cities foster shared prosperity and provide economic opportunities by enabling goods and services to move efficiently, and providing people with access to employment, services and infrastructure.
- Sustainable: Where governments, industry and community work together to appropriately plan for urban growth, reduce emissions, promote a circular economy and adapt to climate change to ensure that our urban areas meet the needs of diverse communities and that our natural environments are rehabilitated for future generations.
- Resilient: Where our cities are economically, socially and environmentally resilient to the impacts of change, including changing climate and increasing exposure to climate-related hazards.

The draft policy recognises that there are key challenges around housing availability, affordability, access and urban development patterns in cities. Development outcomes promoted through the TPS are an important part of the picture for Tasmania's urban areas.

1.4 Tasmanian Planning Scheme

The TPS sets out the requirements for use or development of land in accordance with the LUPA Act. The TPS is currently being established across Tasmania as a single state-wide planning scheme and consists of the State Planning Provisions (SPPs) and Local Provisions Schedules (LPSs) which are unique to each Local Government Area (LGA).

The SPPs were established in 2017 and provide a consistent set of planning rules across the state providing for 23 zones and 16 codes. The SPPs have no practical effect in a municipal area until the LPS for that area comes into effect. The LPS include the zone and overlay maps which spatially apply the SPPs. Each Council has been going through a process of preparing a draft LPS specific to their LGA, with 23 of the 29 Councils in Tasmania having now transitioned to the TPS.

State-wide exemptions and standards for residential use and development are set out in SPPs. Localised revisions to residential standards are possible in select circumstances through mechanisms in the LPSs

including Specific Area Plans (SAPs) and Particular Purpose Zones (PPZ). 15 out of the 23 zones that make up the SPPs allow residential use and development in some form.

1.5 Previous engagement

The Tasmanian Government has completed a series of scoping reports that summarise the issues and feedback received to date on the broader 2023 SPP review, including the residential standards. The previous engagement outcomes form the genesis for considering improvement options and have been built on throughout the Project. Key matters raised throughout previous engagement include:

- Implementation of common standards across the state, including the benefits and disadvantages a consistent, state-wide approach brings to the planning system.
- Drafting concerns including the interpretation of development standards, varied levels of complexity and prescription in some standards, and those which are not achieving their intended outcomes.
- Specific concerns on development standards, including those related to multiple dwelling densities, setbacks, building envelope, site coverage, private open space, and subdivision.
- Better differentiation between the residential zones.

1.6 Project scope

The scope for the Project is confined to the following:

- Review of the residential standards in the Low Density Residential Zone (LDRZ), General Residential Zone (GRZ), Inner Residential Zone (IRZ), Urban Mixed Use Zone (UMZ), Local Business Zone (LBZ), General Business Zone (GBZ), and Central Business Zone (CBZ). This report collectively refers to the LDRZ, GRZ and IRZ as the main urban residential zones, and the UMZ, LBZ, GBZ, and CBZ as the business zones.
- Review of the draft apartment development code in context of findings from parallel work in Tasmania.
- Review of definitions of terms relevant to residential standards.
- Review of explanatory illustrations relevant to residential standards.
- Review of parking numbers for residential use.
- Exploring whether additional residential zones, clauses and/or codes are warranted.
- Considering whether unique residential provisions in existing LPSs, including Glenorchy's apartments SAP and Hobart's central business district residential amenity standards, warrant broader application through the SPPs.
- Coordination with parallel work where appropriate to deliver consistency and minimise duplication.

1.6.1 Out of scope

It is important to note that the Project scope does not include the following:

- Does not review other parts of Tasmania's planning system, such as the Regional Land Use Strategies, Tasmanian Planning Policies, State Policies, or the broader planning framework in the LUPA Act and associated legislation.
- Does not review how the planning scheme operates, such as the fundamental structure and function of the SPPs.
- Does not review residential standards in the Rural Living Zone, Village Zone, Rural Zone, Agriculture Zone, Landscape Conservation Zone, Major Tourism Zone, Community Purpose Zone, and Future Urban Zone.
- Does not review codes and standards associated with non-residential use and development other than those elements specifically referred to in the Project scope.

1.7 Parallel work in Tasmania

An extensive work program is in place to coordinate the Tasmanian Government's review of the SPPs. The following projects are also underway in parallel to the review of residential standards. Where relevant, this report refers to the parallel work:

- Review of Subdivision Standards Project, including relevant parts of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, and subdivision design guidelines (DPAC)
- Review of Parking and Sustainable Transport Code Project (DPAC)
- Design Guidelines for Medium Density Development Project (State Growth)
- Tasmanian Development Manual Project (LGAT)
- Improved Guidance and Background Information on the SPPs Project (DPAC)

1.8 How to provide feedback?

We're interested in understanding the experience of communities around Tasmania on how the residential standards can be improved to encourage liveability, equity, healthy spaces and sustainability.

As you consider your feedback, we ask that you draw on your professional or community experience, your industry and your location. Reflect also on your experience as a resident in the broader Tasmanian housing landscape.

Take the online survey

An online survey is available to provide your feedback on the Draft Recommendations Report. The survey is anonymous and should take approximately 10 minutes. Click here to take the survey.

Make a submission

If you or your organisation would like to provide a written submission, please email to yoursay.planning@dpac.tas.gov.au

Next steps

All feedback received will help inform the next stage of the project and will shape the final recommendations for improving Tasmania's residential standards. Stakeholders will be afforded further opportunities to provide input during future planning scheme amendment processes.

1.8.1 Contact us

For more information about the 'Improving residential standards in Tasmania' project, you can visit our website or contact the project team via the details below.

Email: yoursay.planning@dpac.tas.gov.au
Phone: 1300 703 977
Project webpage: www.planningreform.tas.gov.au

2 Context

2.1 The housing we need

To explore where there are opportunities for improving Tasmania's residential standards, it is necessary to understand the housing we need and have. We must also consider the role of planning in housing and best practice planning for residential standards, including planning scheme drafting and consideration of approaches used in other jurisdictions, particularly in light of the Tasmanian Government's obligations under the National Planning Reform Blueprint.

The current housing stock in Tasmania is primarily larger, detached homes in private ownership. It is well established that Tasmania needs more affordable housing and a range of different housing types. Strategy and policy are seeking to rectify this imbalance; however, the development industry experiences broader challenges impacting this goal.

2.1.1 Housing profile

There is limited housing diversity across Tasmania, with detached dwellings accounting for 88% of total housing stock; a higher proportion than all other Australian states and territories[1]. A large proportion of infill residential development still comprises cost efficiency design responses such as additional dwellings in larger backyards[2]. However, there is some variation across the more urbanised population centres.

Data from the Australian Bureau of Statistic (ABS) demonstrates that there has been little change in housing diversity over the past 20 years, with an additional 35,295 detached dwellings constructed, holding between 86.2% and 87.7% of the total housing profile. An additional 2,770 dwellings other than detached dwellings (e.g. semi-detached, townhouse, apartments) have been constructed, which saw a percentage decrease in this housing typology from 12.3% in 2001 to 11.4% in 2020.

Housing homogeny in Australia

88% detached dwellings in TAS

80% detached dwellings in WA

78% detached dwellings in SA

75% detached dwellings in QLD

73% detached dwellings in VIC

67% detached dwellings in NT

66% detached dwellings in NSW

63% detached dwellings in ACT

Only 10% of stock for dwellings other than detached houses was constructed after 2001, indicating that much of Tasmania's density lies in legacy stock.

Table 1: Breakdown of dwellings by type in Tasmania over the last 20 years[1]

Dwelling structure	2001		2006		2011		2016		2021	
Detached house	156,266	86.2%	157,799	86.7%	166,516	86.4%	172,999	87.6%	191,561	87.7%
Semi-detached, townhouse, etc.	9,698	5.4%	7,381	4.1%	10,329	5.4%	11,383	5.8%	13,402	6.1%
Flat/Apartment	12,509	6.9%	15,240	8.4%	14,516	7.5%	11,262	5.7%	11,575	5.3%

[1] ABS Quick Stats
[2] Place Design Group, Toward Infill Housing Development, 2019

2.1.2 Household composition

The high proportion of detached housing stock in large family homes is not well suited to Tasmania's household composition and age profile. Statistics point to a scenario where increasing demand for smaller and more adaptable homes are not being met by the supply chain[3,4].

Data from the ABS[1] demonstrates that Tasmania has an aging population, which is likely contributing to the shift in household composition over time. While the average of 2.4 persons per household has remained relatively consistent over the past 20 years, Tasmania is now experiencing an increased proportion of single/lone person and group households. The median age for Tasmania has increased from 39 in 2006 to 42 in 2021. By not creating more diverse housing stock, the opportunities for older Tasmanians to downsize/rightsize are diminished.

Table 2: Household composition in Tasmania over the last 20 years[1]

Household type	2001		2006		2011		2016		2021	
Family household	123,305	68.1%	127,211	69.9%	132,582	68.8%	132,573	67.1%	147,619	67.6%
Single (or lone) person	47,353	26.1%	48,923	26.9%	54,039	28%	58,516	29.6%	63,360	29%
Group household	5,209	2.9%	5768	3.2%	6,205	3.2%	6,491	3.3%	7,429	3.4%

2.1.3 Housing affordability

Housing in Tasmania is becoming increasingly less affordable to buy and to rent. It is generally accepted that if housing costs exceed 30 per cent of a low-income household's gross income, that household is experiencing housing stress. Rental affordability is a solid market indicator of housing affordability. This is because rental prices, unlike housing prices, are not distorted by speculative behaviour. High rents relative to household incomes mean that Greater Hobart has remained the least affordable metropolitan area in Australia since 2019. The average rental household in regional Tasmania is nearing the definition of rental stress, using 28% of their income if renting at the median rate[5].

Tasmania has a lower median weekly income, a higher unemployment rate, and a greater proportion of people with long term health issues compared to the rest of Australia[1]. For example, the median weekly household income in Tasmania has remained approximately 22% less than the Australia median over the last 15 years. By comparison, as of October 2023 the median house price in Hobart is only 19% below median of all Australia capital cities combined[6].

2.1.4 Dwelling demand

Modelling of Tasmania's projected housing demand has been completed through to 2041 for the Northern, Northwest, and Southern regions[7]. Based on medium series population trends under an increased densification scenario, the modelling forecasts demand in southern Tasmania for 13,312 higher density dwellings over the next twenty years. Demand for higher density housing is less significant in other regions; 3,110 dwellings in northern Tasmania, and -222 dwellings in northwest Tasmania over the same period. There are approximately 260,000 dwellings across all zones in Tasmania (~55,000 Northwest; ~71,000 Northern; ~132,000 Southern). Demand for 3,000 higher density dwellings in Northern Tasmania would represent a 4% increase in dwelling stock. Demand for 13,000 higher density dwellings in the Southern region represents a 10% increase in dwelling stock.

2.1.4.1 Social housing

In May 2024, there was unmet demand of 4,731 applications for social housing throughout Tasmania, on the housing register[8]. To meet unmet demand through to 2041, approximately 275 social housing dwellings are

[3] AHURI Final Report 325, Effective downsizing options for older Australians, 2020
[4] The Conversation, What sort of housing do older Australians want and where do they want to live?, 2019
[5] SGS Economics and Planning, Rental Affordability Index Key Findings, 2022
[6] Michael Yardney, The latest median property prices in Australia's major cities, 2023
[7] Homes Tasmania, Tasmania Housing Strategy Exposure Draft: Data Dashboard, 2023
[8] Homes Tasmania, Housing Dashboard, May 2024

needed per year. Demand for smaller homes in social housing is substantial, with 55% of applicants on the housing register seeking a one-bedroom dwelling[8].

2.1.4.2 Seasonal worker accommodation

Seasonal worker accommodation and visitor accommodation are also important considerations; both having a direct influence on the supply and demand of housing across Tasmania. The impacts of short-stay accommodation are being carefully watched as small changes can have a large impact on housing in Tasmania. In Greater Hobart, a change in rental vacancy rate from 2% to 1% would only need the withdrawal of 195 properties from the rental market[9]. In March 2023, there were 6,267 short-stay properties listed across Tasmania.

2.1.5 Dwelling supply

Over the five years from 2019 to 2023, an average of 3,099 detached house building approvals were issued per year compared to 263 other dwelling approvals per year[10]. When compared to the previous five years from 2013 to 2018, the proportion of dwelling approvals for detached houses has increased over time, and the proportion of other dwellings has decreased, indicating a decrease in housing density and diversity.

The Tasmanian Government and community housing providers are committing significant resources to increase the supply of social housing. There are around 14,500 social housing properties in Tasmania, comprised of public and community housing. This represents approximately 6.5% of the State's total housing stock. In the year to June 2023, there were 714 new long-term social housing dwellings built[8]; equivalent to approximately 30% of overall dwellings built in that period. For comparison, in other Australian jurisdictions, supply targets for social housing are typically at 15%[11] of the total number of new dwellings.

Table 3: Tasmania's average dwelling supply (building approvals) over past decade[10]

Period	Detached house supply		Other dwelling supply	
Financial years 2013 - 2018	2,059 dwellings per year	83%	424 dwellings per year	17%
Financial years 2019 - 2023	3,099 dwellings per year	92%	263 dwellings per year	8%

2.1.6 Dwelling approvals

An audit of dwelling and subdivision approvals has been completed based on Council data from the last 10 years (results averaged over a minimum of three years depending on data availability). There is notably more development activity in the Southern region, where the average Council approval rate is 239 new dwellings per year. Although there appears to be a relatively even split of single and multiple dwelling approvals, it is important to note that the multiple dwelling approvals data is largely comprised of detached multiple dwellings, termed grouped dwelling in this report (see Section 3). That is, only a fraction of new dwelling supply is for townhouses, apartments, and communal residences., as demonstrated in Table 3.

Relatively few dwellings and lots are being created in the IRZ and business zones, with a vast majority of dwelling approvals occurring in the GRZ.

[9] Shelter Tasmania, Monitoring the impact of short term rentals on Tasmanian housing markets, June 2022
[10] ABS Building Approvals Australia (8731.0), compiled by Informed Decisions, 2023
[11] AHURI, Final Report 297 Supporting affordable housing supply: inclusionary planning in new and renewing communities, 2018

Table 4 Dwelling approvals data

Region	Approvals (avg per Council)	Approvals by dwelling type	Approvals by zone
Northern region	90 dw/yr 65 lots/yr	58% single 40% multiple	76% in GRZ 18% in LDRZ 3% in IRZ 3% in Business
Northwest region	54 dw/yr 45 lots/yr	57% single 39% multiple	89% in GRZ 9% in LDRZ 3% in Business 0% in IRZ
Southern region	239 dw/yr 122 lots/yr	37% single 58% multiple	63% in GRZ 20% in IRZ 9% in LDRZ 7% in Business

2.1.7 Spatial application of zones

By land area, the GRZ is the most widely applied urban residential zone in Tasmania, covering approximately 20,500 hectares. The next largest urban residential zone is the LDRZ, with approximately 11,000 hectares. Business zoned land is most concentrated in the Southern Region, while the two largest population centres (Hobart, Launceston) hold 25% of all business zoned land. Launceston holds the largest supply of GRZ in the state, but a relatively small supply of IRZ compared to other major population centres. Overall, the application of IRZ is limited, and applied in only 7 out of the 29 LGAs. There has been a policy preference by many Councils to avoid or minimise the application of the IRZ.

Urban residential zones in Tasmania

GRZ - 20,500 ha - 60%

LDRZ - 11,000 ha - 33%

Business zones - 1,300 ha - 4%

IRZ - 1,000 ha - 3%

Based on Council approvals data, there are notably more dwellings approved in the GRZ (70%) compared to the IRZ (13%), LDRZ (11%) and business zones (6%). Council approvals data correlate broadly to the spatial application of zones across the state. That is, regions with a greater proportion of land zoned for higher residential densities, such as the IRZ, are also achieving a greater number of approvals and more dwelling diversity. This highlights that the spatial application of zoning is a significant factor in the delivery of housing, and a concerted focus on the right zoning in the right locations is critical.

2.1.8 Dwelling density

Spatial data metrics by the Tasmanian Government[12] provide an insight into gross dwelling density by zones, as of 2020. When viewed in context of the targets set in the RLUSs, the figures in Table 5 show notably less density across the urban residential zones than required to achieve strategic planning intent. It is also interesting to note that dwelling density in the GRZ is four times greater than the LDRZ, whereas density in the IRZ less than twice that of the GRZ. When acknowledging that the lower density in the IRZ is likely a result of legacy housing stock created under previous planning schemes. This supports concerns raised in previous engagement that there is comparatively little difference in the outcomes between the IRZ and GRZ.

[12] Department of State Growth, Greater Hobart Act Spatial Data Metrics, 2020

Table 5: Tasmania's dwelling density by zone[12]

Zone	Area	Gross dwelling density (dw/ha) (existing)			Dwelling density targets (net)
		Tas	Hobart	Launceston	
Business zones	1,260 ha	3	9	2	NTRLUS: <25 dw/ha (suburban activity centres) 25+ dw/ha (major activity centres) 40+ dw/ha (principal activity centres) CCRLUS: <30 dw/ha in all centres STRLUS: 25+ dw/ha
Inner Residential	1,243 ha	15	17	14	
General Residential	20,341 ha	8	10	10	NTRLUS: N/A CCRLUS: 12+ dw/ha STRLUS: 15+ dw/ha
Low Density Residential	11,263 ha	2	6	2	

2.1.9 Barriers to infill development

There are barriers to achieving greater density and more diverse housing supply in Tasmania. Delivery of new infill housing carries risks for developers which are typically higher than for traditional greenfield development[2]. Some of the barriers to infill development include:

- High land valuations
- Extra risks to profit margin and financial feasibility
- Difficulty in attaining finance
- Additional site constraints such as heritage, established character, amenity impacts, infrastructure
- Higher construction costs
- Labour and skills shortages
- Difficulty consolidating smaller land parcels
- Competition with owner occupiers when acquiring sites
- Community resistance to density
- More complex and lengthy approvals processes
- Unsuitable planning scheme provisions or inadequate spatial application of zones.[2, 13]

One of the most significant barriers to infill housing is the cost associated with finding, acquiring, and preparing suitable development sites. Urban land suitable for infill development tends to be comparatively expensive due to its locational advantages, existing infrastructure capacity, and higher permitted development densities. There is also strong competition between owner occupiers and developers when purchasing land with an existing dwelling. That is, a developer looking to redevelop a site sees less value in the existing dwelling comparative to the owner occupier. Acquiring and preparing land can be one of the largest costs associated with infill development and, as such, the price at which land can be purchased will often determine whether or not an infill development will be feasible[14].

Another significant barrier is the traditional nature of Tasmania's housing stock, which results in narrowed developer capabilities and a sector largely comprising Tasmanian owned and based businesses of a small to medium scale. Due to the relatively small size of the state, there are currently few large-scale developers available to deliver larger infill projects. Increasing the number and capability of builders in the market is an important factor in promoting competition and innovation throughout the sector.

The restricted capacity and resource availability of the Tasmanian development sector compared to mainland counterparts also plays a part in construction costs for infill development, which heavily influences

[13] AHURI, Final Report 349 Urban regulation and diverse housing supply: an investigative panel, 2020
[14] Pitt & Sherry and Hill PDA Consulting, Infill development within Greater Hobart: Stage 1 report, 2014

financial viability. For example, a 10% increase in construction costs can mean a 40% reduction in the internal rate of return[15]. This immediately places limitations on infill above 3 storeys, which experience higher construction costs than low-rise development. Construction cost is currently one of the most significant barriers to infill development experienced in Tasmania[2].

A final significant barrier to infill housing in Tasmania relates to the politics of new housing, which often plays out locally. Opposition to new housing can be a legitimate response to issues, such as infrastructure deficiencies, but it can also be led by resistance to change by existing residents, particularly in established areas, that is often influenced by design quality.

Any change to the residential standards seeking to unlock impediments to increased density and diversity of housing stock would need to be cognisant of such factors.

2.2 What needs improvement through the planning system?

In considering the housing we have and need, the national policy framework and matters routinely raised through engagement to date, there are some fundamental themes that can be addressed through improvements to Tasmania's residential standards in the SPPs. While not all are entirely resolved through improvements to planning scheme provisions, the residential standards can have a notable contribution to enable the outcomes being sought. Specifically, we need to improve:

- Housing choice: including affordability, diversity, and density, particularly in well located areas close to activity centres and public transport.
- Design quality: enabling opportunities for innovation and design excellence.
- The quality of subdivision: elevating the layout and liveability of new neighbourhoods.
- The connection between desired strategic outcome for residential development in urban areas through the spatial application of zones: promoting greater application of zones that allow more density and diversity of housing in the right locations.

[15] Tiesdell S and Adams D, Real estate development, urban design and tools approach to public policy 2011

Section 3

Definitions & terms

3 Definitions and terms

3.1 Identifying the opportunity

An improved suite of residential standards will operate most efficiently with well-defined terms. There is opportunity to improve the residential standards through clear and concise definitions that increase certainty for decision making, proponents, and the community. Clear definitions help all who use the planning scheme or are involved in the planning and development process.

3.2 What are the improvements?

The below definitions are critical to the optimal functioning of the improved residential standards and relate to other recommended improvements to the use, development, and subdivision standards. There is expected to be a degree of flexibility regarding the exact wording of definitions, which is dependent on the final details of the recommended improvements. Failure to insert the correct terms and definitions into the administrative provisions of the SPPs would result in less clarity and certainty of assessment outcomes.

While the exploration below is focussed on written definitions, it is important to note that some terms and concepts can also be demonstrated through figures and explanatory guides. Where relevant, the need for such is discussed in subsequent sections of this report.

A summary list of definitions recommended for inclusion or change includes:

- Apartment (new)
- Apartment building (new)
- Common open space (new)
- Deep soil area (new)
- Dwelling (change)
- Grouped dwellings (new)
- Multiple dwellings (change)
- Plot ratio (new)
- Townhouse (new)
- Workers accommodation (new)
- Residential use class (change)

3.2.1 New and improved definitions

Each definition explored below considers a master list of options from other Australian jurisdictions, as shown in Table 15 in Appendix A. Several definitions relate to dwelling typologies under the residential use class. To assist with interpretation, visual examples of different typologies have been included under each definition where relevant.

3.2.1.1 Apartment building

There is no definition for apartment or apartment building in the SPPs. An apartment building is interchangeably termed a residential flat building in some Australian jurisdictions and is often not defined in planning schemes. Providing a definition for an apartment and/or apartment building will support the interpretation of the improved suite of use and development standards recommended below.

An apartment building has connotations of a larger built form scale, particularly in a Tasmanian context. For example, a two-storey house with a dwelling on each level does not invoke perceptions of an apartment building. Therefore, it is suggested that the definition for apartment building include a minimum dwelling number. This would differentiate an apartment building from a smaller multiple dwelling development which may or may not contain attached dwellings.

An apartment building also typically involves a vertical separation of dwellings, where dwellings are sited above and/or below other dwellings. Otherwise, apartments side by side but with no vertical separation are termed grouped dwellings or townhouses.

Potential definition for Apartment building

A building containing four or more dwellings where dwellings are located above the ceiling level or below the floor level of another dwelling. An apartment dwelling may also contain non-residential use.

Potential definition for Apartment

A dwelling in an apartment building.

Figure 1 A low-rise apartment building in Hobart (source: ArchitetureAU)

Figure 2 A mid-rise apartment in Hobart (source: ERA)

3.2.1.2 Common open space

There is no definition for common open space in the SPPs. Common open space is undefined in many Australian jurisdictions. However, where defined, reference to the sharing of use is universal. Providing a definition for common open space will support the interpretation of the improved suite of use and development standards recommended below. This could equally be termed shared open space.

There is benefit in distinguishing what does and does not constitute common open space, and how it differs from private and public open space, which are both terms already defined in the SPPs. Specifically, common open space should exclude areas proposed or approved for vehicle access and parking.

The draft Apartment Development Code provides a definition for common open space relevant to apartment buildings. However, there is benefit in broadening the scope of this definition to potentially apply to other dwelling typologies, subject to details of the specific use and development standards being recommended. Shared open space is also defined in the Northern Apartments Corridor Specific Area Plan in the Glenorchy LPS.

Potential definition for common open space

An outdoor area on a site for the shared use of residents, excluding parking areas and driveways. This may include a rooftop, podium, or courtyard.

3.2.1.3 Deep soil area

There is no definition for deep soil area in the SPPs. The introduction of requirements for deep soil areas into the improved suite of residential standards will need to coincide with a new definition. It is possible that the definition is relatively simple, noting that the specific details around the dimensions necessary to support adequate landscaping in deep soil areas will be articulated in the development standard.

There is a relatively consistent wording for deep soil areas in other Australian jurisdictions. Specifically, the requirement to not be impeded above or below ground. A deep soil area should also form part of the common and/or private open space area for a site, rather than in addition to.

Potential definition for deep soil area

An area of land that is not impeded above or below the ground and is adequately dimensioned to allow for the growth of healthy trees. The deep soil area can form part of the common open space or private open space for the site.

3.2.1.4 Dwelling

The current definition of dwelling in Tasmania requires that laundry facilities be provided. An individual unit in apartment without its own individual laundry facilities can be interpreted as not meeting the definition for a dwelling.

A dwelling is defined similarly in most Australian jurisdictions. It is common for the definition to exclude reference to laundry facilities to enable the provision of shared facilities in multiple dwellings. The introduction of definitions for grouped dwellings, townhouses, and apartments into the SPPs will need to coincide with an improved definition of a dwelling.

Based on other Australian jurisdictions, there is an option to altogether remove reference to laundry facilities in the definition of a dwelling. That is, a dwelling is still a dwelling if it relies on shared or commercial laundry facilities. As an alternative to removal, the reference to laundry facilities could remain but be amended to 'access to onsite laundry facilities'. However, this alternative option does not allow for apartment dwellings in inner city areas that may utilise commercial laundry facilities rather than having on site facilities.

Potential definition for dwelling

For an example of the potential wording in the SPPs, a dwelling could be defined as 'a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, a toilet and sink, and any outbuilding and works normally forming part of a dwelling'.

3.2.1.5 Grouped dwellings (new) and multiple dwellings (change)

The definition for multiple dwelling in the SPPs theoretically encompasses all dwelling typologies other single dwellings. It is an umbrella term which encompasses more than one dwelling on the same lot, such as grouped dwellings, townhouses, and apartments, for example.

There is no definition for grouped dwelling in the SPPs. Grouped dwellings are typically low set, detached and semi-detached multiple dwellings. This is the predominant form of multiple dwellings currently being delivered in residential zones across Tasmania. There is a need to define grouped dwelling to ensure that multiple dwellings remain an umbrella term for different typologies.

A grouped dwelling largely involves a horizontal separation of dwellings, where dwellings are side by side on the same site and may be detached or semi-detached by a party wall. Dwellings in a grouped dwelling typology are not required to directly front the street, which leads to the provision of shared internal driveways providing access to the dwellings. It is likely that explanatory guidance figures would improve the interpretation of the various multiple dwelling typologies referred to in the improved suite of development standards.

Potential definition for multiple dwellings

Two or more dwellings on a site. Examples include grouped dwellings, townhouses in strata title, and apartments.

Potential definition for grouped dwellings

Two or more detached or semi-detached dwellings on a site, where one or more dwellings may not have a frontage to public road.

Figure 3 Grouped dwellings in Perth with a shared central driveway (source: ERA)

Figure 4 Grouped dwellings in Perth with landscaped driveway (source: MDC Architects)

3.2.1.6 Plot ratio

Plot ratio is a tool used in development control to manage the scale and coverage of built form. It is the ratio of floor area to site area, calculated by dividing gross floor area by site area. There is no definition for plot ratio in the SPPs. To support the introduction of a plot ratio standard detailed below in this report, a clear definition is required.

There appears to be relatively concise and consistent definitions for plot ratio across other Australian jurisdictions. However, the methods of calculation are variable. Most jurisdictions calculate plot ratio utilising a gross floor area rather than a net or floor space ratio. This is preferred as it creates a simplified and more easily understood process.

There is an existing definition for gross floor area in the SPPs that can be relied upon for calculating plot ratio[16]. In addition, explanatory guidance figures associated with the recommended plot ratio development standard will further assist with interpretation.

Potential definition for plot ratio

The gross floor area of all buildings on a site, divided by the area of a site.

3.2.1.7 Townhouse

There is no definition for townhouse in the SPPs. The distinguishing feature of townhouses, which are also known as terraces and row houses in other Australian jurisdictions, is that each dwelling has a street facing frontage and shared/party wall(s). Townhouses may be front loaded, meaning vehicle access to garages occurs via the primary frontage/facade, or rear loaded, where vehicle access and parking is via a laneway servicing the rear boundary. Townhouses may also be single dwellings, where each townhouse is on a separate lot, or multiple dwellings, where each townhouse is either strata titled or together on a larger parent lot.

Providing a definition for townhouse will support the interpretation of the improved suite of use and development standards recommended below.

Potential definition for townhouse

A single or multiple dwelling with a direct frontage to a street and comprising one of three or more adjoining dwellings erected side by side.

[16] Gross floor area is defined in the SPPs as the total floor area of the building measured from the outside of the external walls or the centre of a common wall.

Figure 5 Townhouses in Sydney with garages in rear laneway (i.e. rear loaded) (Source: ERA)

Figure 6 Townhouses in Perth with garage access via street frontage (i.e. front loaded) (Source: ERA)

3.2.1.8 Worker's accommodation

There is no definition for worker's accommodation in the SPPs. Providing a definition for worker's accommodation will support the interpretation of the improved suite of use and development standards recommended below.

Worker's accommodation is a temporary, and often shared accommodation that is similar to other shared accommodation uses such as a boarding house, which falls under the residential use class. However, the type of dwellings accommodating workers can vary, and may include single and multiple dwellings, where each dwelling is self-contained. For this reason, workers accommodation could be considered as a unique sub-use class to residential, given that workers could be housed in single dwellings, multiple dwellings, or communal residences.

Occupants of workers accommodation reside on a site for the purpose of carrying out employment on a defined task/project. This is distinct from visitor accommodation use, which is a tourist-based offering with no employment element.

Worker's accommodation can but does not necessarily need to occur on the same site where the employment takes place. For example, accommodation for fruit pickers can occur on the farm where the work is taking place. However, accommodation for workers of a major infrastructure project may not be safe or desirable to occur at the site of employment.

Potential definition for worker's accommodation

Use of land to accommodate key workers on a temporary basis while they carry out employment. Examples include fruit pickers, hospital staff, mine workers, and construction workers delivering major infrastructure projects.

3.2.1.9 Residential use class

The residential use class definition in the SPPs does not include reference to worker's accommodation, or the alternative dwelling typologies including grouped dwellings, townhouses, and apartment buildings. To explicitly tie these to the residential use class, the definition for residential use class requires revision.

The concept of a nesting table is an effective tool used in other Australian jurisdictions to explicitly detail how a use class and its sub-classes align and piece together. The introduction of a nesting table for the residential use class will help clarify the recommended definitions, and will be of relevance to improved standards. An example nesting table for the residential use class is shown in Figure 7, which should be referenced in the new definition.

There is an existing definition for communal residence in the SPPs that can be relied upon for creating the nesting table[17].

Potential definition for residential use class

Use of land for self-contained or shared accommodation. Examples include single dwellings, multiple dwellings, communal residences, workers accommodation, and home business, as shown in the nesting table.

[17] Communal residence is defined as use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building such as a boarding house, residential college and residential care facility.

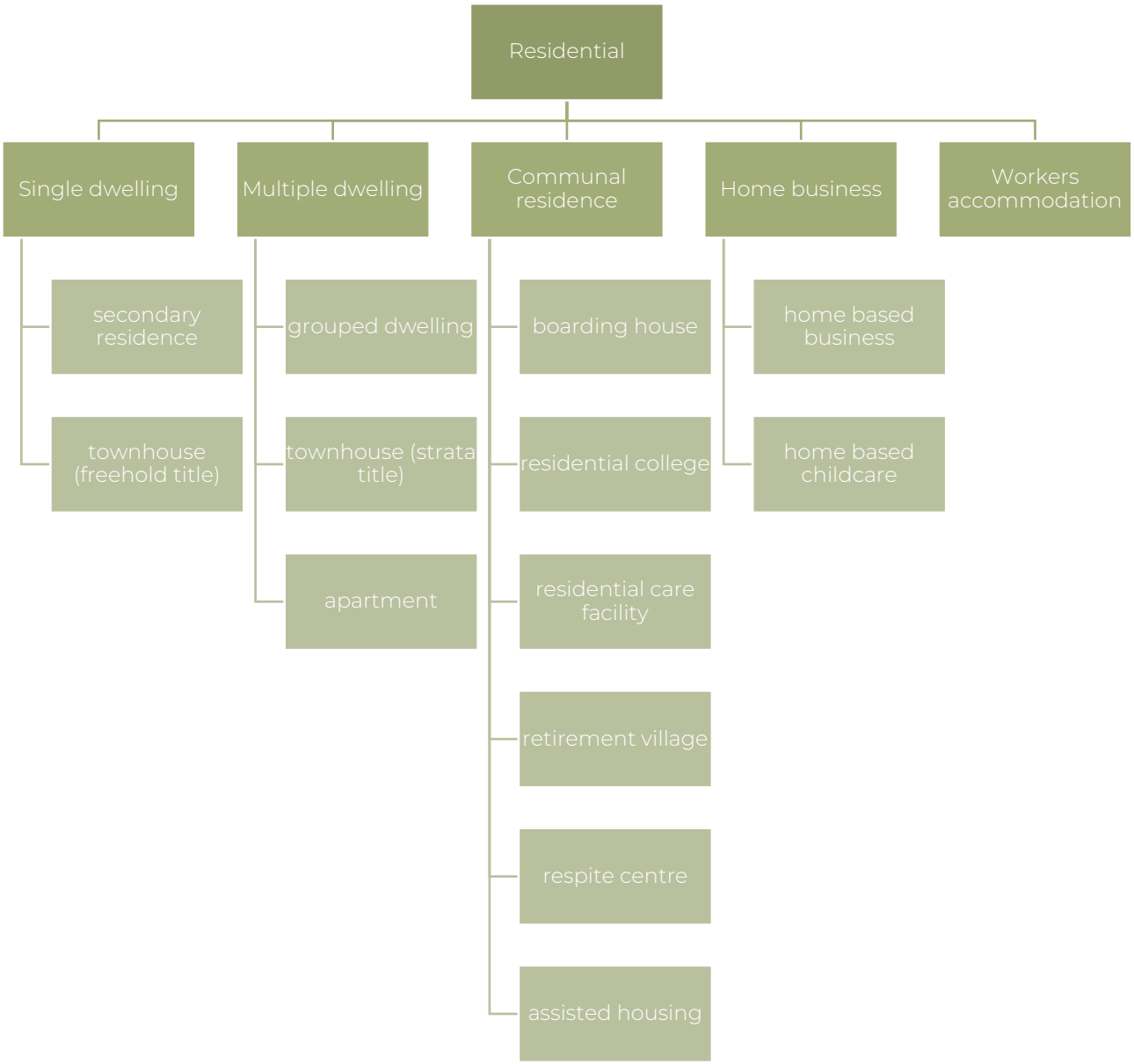


Figure 7 Nesting table for residential use class.

3.3 Evaluation outcome

The definitions explored above are essential elements of improved residential standards to ensure that the recommendations resolve an issue or need, further planning strategy, and most importantly, ensure that the improvements are both viable and deliverable.

3.3.1 What's been said about it?

To date, stakeholders have expressed firm agreement with the need to rework and introduce new definitions in the SPPs related to the residential standards. In particular, for land use definitions to encourage a broader range of dwelling types, including supplementary nesting diagrams.

3.4 Draft recommendations

Draft recommendations related to terms and definitions are provided below. A consolidated list of all recommendations is provided in Appendix C.

- New and amended definitions to be inserted into Table 3.1 Planning Terms and Definitions in the SPPs. The improved definitions detailed in Section 3 of this report are critical to the optimal functioning of the residential standards as they relate to other recommended improvements.

  Note: The final definitions will be dependent on final drafting of the improved standards.
- A nesting table for the residential use class to be inserted as an explanatory figure providing guidance for the new and existing residential sub-classes, as shown indicatively in Figure 7 of this report.

Section 4

A mature suite of residential standards

4 A mature suite of residential standards

For a high-level summary of the improved suite of residential standards discussed below, refer to the development standards factsheet and subdivision standards factsheet, available in Appendix B.

4.1 Identifying the opportunity

A mature suite of use, development, and subdivision provisions is needed to improve Tasmania's residential standards. This section of the report explores improvement options to the existing suite of standards in the urban residential zones. Improvements to residential standards in business zones is discussed in Section 5. The implementation options to deliver the recommended improvements is outlined in Section 6.

Role of planning in housing

In considering improvement opportunities, it is first necessary to understand the role of planning in housing and the fundamental planning principles for housing.

Planning has an important role to play in enabling more homes to meet Tasmania's housing needs. However, pressure on planning systems to deliver more housing often oversimplifies complex drivers and fails to appreciate the role of planning to put the right housing in the right place. Planning can assist housing supply but shouldn't enable poorly located or badly designed development. The tools of planning, including residential standards in planning schemes, set the provisions for housing design, diversity, sustainability, and other outcomes that make places liveable.

Planning principles for housing

The Planning Institute of Australia has identified ten strategies that planning systems can adopt to support housing, which are coordinated into three overarching principles: enabling housing for those in need, encouraging more housing diversity and good design, and improving decision-making systems and strategies (see Table 16 in Appendix A). Tasmania's residential standards should further these planning principles, whereby key improvement opportunities provide for more housing choice and design quality.

Comparison of residential standards

To assist with identifying improvement opportunities, it is also necessary to consider current and best practice planning for residential standards, including evaluating the performance of Tasmania's residential standards and planning system against others in Australia.

Tasmania's planning system ranks highly relative to other Australian jurisdictions, in measures of efficiency through speedy approval timeframes, and consistency via standardisation of planning instruments and mandated statewide controls[18]. The improvement opportunities explored below are provided in context of this relative speed and consistency at which the current standards operate. That is, improvements should not unnecessarily impact upon the redeeming features of the existing system.

An audit of residential standards in Australia has highlighted which standards are being successfully applied more universally across jurisdictions. Table 17 in Appendix A details the suite of residential standards, and the planning systems in which they operate. Several standards are applied more universally across Australia but are not covered in Tasmania's SPPs; these present potential opportunities to rectify shortfalls in Tasmania's residential standards. Some of the more notable opportunities include:

- Landscaping and deep soil areas
- Common open space for multiple dwellings
- Front elevations and passive surveillance
- Plot ratio
- Environmental performance (including solar access, ventilation, noise, and water sensitive design)
- Lot size diversity

[18] Building Council of Australia, Regulation Rumble, 2023

- Roads and street blocks
- Public open space

Planning scheme drafting

The drafting of planning scheme provisions affects development outcomes for housing. Despite best intentions, a poorly worded or ambiguous provision can fail to deliver desired outcomes and exacerbate interpretation issues or contention in the decision-making process. To achieve best practice plan drafting the following should be achieved:

- The outcome sought by a provision is a relevant planning matters as provided for under the *Land Use Planning and Approvals Act 1993*.
- There is a sound basis for the outcome being sought in strategic planning and policy.
- The provision is necessary, effective and proportional to the intended outcome.
- The provision is consistent with the operational (machinery) provisions of the scheme.
- Focussing each standard on dealing with one specific planning matter to avoid complex drafting and application at the permit stage.
- Wording is otherwise clear and unambiguous and terminology appropriately defined to limit variable interpretation.

Any recommendations for change must also be compatible with the drafting principles and conventions set by the Tasmanian Planning Commission[38], or coincide with recommended changes to these conventions.

Prescriptive versus performance-based approaches

The structure of planning schemes are broadly consistent across Australia, where development is regulated through the spatial application of zones and codes, with an overarching suite of purpose statements outlining intent, cascading to a series of specific use and development standards. There are of course nuisances across jurisdictions, particularly in terms of the operational nature of any statements of policy or intent. However, for most standards, there is an option to comply with a prescriptive requirement that is easily measured (acceptable solution), and an option to seek an alternative performance-based outcome (performance criteria).

Setting minimum requirements can provide certainty to proponents and is well suited to standards that are easily measured (e.g. building height). However, there is a growing consensus that a focus on minimum standards does not generally result in high quality design outcomes. Minimum standards have the risk of setting the bar only at what is not desired, rather than rewarding developments that seek high quality approaches. Additionally, standards are often not reviewed often enough to keep up with contemporary practice further discouraging innovation and responses to pressing matters.

In contrast to a focus on minimum standards, a planning scheme can be framed around setting more aspirational performance-based standards; something to aim for. To deliver innovation, however, performance-based standards require effective engagement of planning participants (local governments, developers, applicants, design teams) to have a more active role. This requires a higher level of experience and adequate resourcing to ensure assessing officers are comfortable engaging on detailed design discussions with proponents[19].

Residential standards in the SPPs predominantly feature both a prescriptive and performance-based solution for each clause. Feedback has indicated that while there is a balance between certainty and flexibility, proponents are being discouraged from using performance based solutions that achieve good design and amenity outcome. This is likely because of the narrow basis for discretion by Planning Authorities under the performance criteria and the broader perception in the industry and community that reliance on a performance criterion means that the application does not comply with the planning scheme and requires a high level of scrutiny. The risk of a longer assessment process is not outweighed by the certainty and the quick turn around when complying with the acceptable solution.

The TPS also currently has few design guides or diagrams to support or elaborate on performance-based solutions. The inherent risks for proponents seeking performance-based solutions may be reduced through

[19] Hodyl & Co et al, ACT Planning Reform – Delivering Best Practice Urban Design Through Planning, 2021

more definition and guidance regarding performance solutions as well as broader industry and community education.

4.1.1 Opportunity for development standards

Tasmania's residential development standards are not conducive to delivering greater dwelling density and diversity. While the suite of development standards is reasonably well positioned to enable the delivery of detached single and multiple dwellings, there are few standards that directly contemplate alternative housing typologies.

The residential development standards, through parameters such as building envelope and density controls, make it easier to deliver lower density detached dwellings as the overwhelmingly dominant housing type. This has in part contributed to a higher proportion of detached dwelling approvals occurring today than ten years ago. Overall, close to 90% of housing stock in Tasmania is detached dwellings. This is not well matched to the demographic profile, where close to 30% of homes accommodate single person or lone households[1], nor the needs for social and affordable housing, where more than half of 4,500 applications on the Tasmanian housing register seeking one bedroom dwellings[8]. When also factoring in dwelling demands of an aging population, the mismatch between demand and the dwelling supply catered for by the current residential standards is exacerbated.

There is an opportunity to encourage greater housing choice in appropriate locations, with improvements to the residential standards acting to enable this.

4.1.2 Opportunity for subdivision standards

Decisions made at the subdivision stage of a development have long term effects on liveability, locking in many functional attributes of a community.

The assessment of subdivision through the SPPs in the urban residential zones is currently very limited, with 3 standards and 8 criteria controlling the design of lots, roads, and services. Assessment is heavily engineering focussed, with reliance on the Tasmanian Subdivision Guidelines to inform design. The upcoming SPP review projects (see Section 1.7) will consider updates to the subdivision design guidelines, and there is an opportunity for the improved residential subdivision standards in this Project to influence what additional design guidance is needed.

Business as usual residential subdivisions in Tasmania tend to fall short when it comes to lot diversity, green infrastructure, and overall liveability. Those which are successful do so despite the regulations, rather than because of them.

Further rigour and breadth are required across the residential subdivision standards to ensure the quality of a proposed subdivision can be properly assessed as part of the planning process. There is an opportunity to improve subdivision structure, active travel opportunities, provisions of public open space, and lot size diversity to enable the delivery of alternative dwelling typologies.

4.2 What are the improvements?

4.2.1 Use status

A use status informs what type of use and development can occur in a zone. It is a critical element of a planning scheme, especially for residential use and the associated amenity impacts that can eventuate from inappropriate development.

There is a need to establish a use status for each recommended dwelling typology, particularly new typologies recommended for inclusion in the residential standards (see Section 3). The use status is also important in context of the final implementation option chosen (see Section 6). That is, dependent on the implementation option, a use status may need revision in a particular zone to account for any shift in policy intent.

An example of the preferred use status for the recommended dwelling typologies is presented in Figure 8, based on introducing new dwelling typologies into the existing zoning suite (see implementation option 1 in Section 6). To promote the delivery of diverse housing typologies, townhouses, apartments and communal residences should be permissible in all urban residential zones excluding the LDRZ.

	Single dwellings	Communal residences	Multiple dwellings (grouped dwellings)	Multiple dwellings (townhouses)	Multiple dwellings (apartments)
No Permit Required (NPR)	GRZ IRZ LDRZ	GRZ IRZ	GRZ IRZ	GRZ IRZ	GRZ IRZ
Permitted (P)	BUZ (if above ground level)	BUZ (if above ground level)	BUZ (if above ground level)	BUZ (if above ground level)	BUZ (if above ground level)
Discretionary (D)	BUZ (if not NPR or P)	BUZ (if not NRP or P) LDRZ	BUZ (if not NPR or P) LDRZ	BUZ (if not NPR or P)	BUZ (if not NPR or P)
Prohibited (X)				LDRZ	LDRZ

Figure 8 Use status for dwelling typologies in zones

4.2.2 Use standards

There are no changes recommended to the existing use standards for residential and business zones in the SPPs. Typically, the existing use standards cover non-residential use, and are considered to provide adequate and proportional planning scheme controls.

4.2.2.1 Workers accommodation

The recommended introduction of workers accommodation into the residential use class (see Section 3) has the potential to introduce amenity concerns in specific circumstances, which may be more pronounced depending on the intensity of the use.

While the scale of development could be controlled through the underlying development standards (e.g. site coverage, setbacks, etc), managing the intensity of the use would likely require a discretionary use status or a new use standard. The main urban residential zones include a discretionary use standard at clauses 8.3.1 A4/P4, 9.3.1 A4/P4, 10.3.1 A4/P4 that is suitable for applications involving workers accommodation of large intensity. Therefore, applying a discretionary use status to large intensity workers accommodation in the urban residential zones would ensure suitable controls are applied to the manage the use. The discretionary use status could apply to workers accommodation developments comprising 20 or more beds, for example.

4.2.3 Development standards

The below suite of development standards is recommended for both dwellings and non-dwellings in the urban residential zones. Improvements to residential standards in the business zones are discussed in Section 5.

Table 6 provides a high-level summary of the draft improvements recommended to the residential development standards in the SPPs. Discussion of each individual standard that makes up the improved development suite is provided in the sections following Table 6. For each development standard, discussion refers to a permitted (acceptable solution) and performance (performance criteria) pathway and provides potential parameters to consider for inclusion in the final drafting of the recommended improvements.

It is important to note that potential parameters are not definitive or conclusive recommendations. Rather, their purpose is to demonstrate the overall elements that should be considered when making final drafting decisions. The exact wording and detail of the improved suite of development standards will be subject to a subsequent drafting process undertaken by the SPO following completion of the Project.

Table 6 - Summary of draft improvements to development suite

Development standards (improved suite)	Summary of draft recommendation	Primary intent or driver for change
Plot ratio	Replaces density standard at clauses 8.4.1, 9.4.1, 10.4.1	Enable increased housing diversity and encourage design that is more responsive to site context and characteristics.
Height	Separates height provisions from setback and building envelope standard at clauses 8.4.2, 9.4.2, 10.4.2	Simplify interpretation and assessment
Setback	Separates setback provisions from setback and building envelope standard at clauses 8.4.2, 9.4.2, 10.4.3	Simplify interpretation and assessment, enable increased dwelling diversity
Landscaping	Replaces site coverage and private open space provisions at clauses 8.4.3, 9.4.3, 10.4.4	Improve design quality, liveability, and climate resilience
Solar access	Replaces sunlight to private open space of multiple dwellings standard at clauses 8.4.4, 9.4.4 and separates solar access provisions from setback and building envelope standard at clauses 8.4.2, 9.4.2, 10.4.3	Consolidate all solar access provisions into a single clause
Front elevation	Replaces width of openings for garages standard at clauses 8.4.5, 9.4.5 and frontage fences standard at clauses 8.4.7, 9.4.7, 10.4.5	Consolidate all front elevation provisions into a single clause
Privacy	No change	Not applicable
Storage	Replaces waste storage for multiple dwelling standard at clauses 8.4.8. 9.4.8, and includes a dwelling storage provision	Consolidate all storage related provisions into a single clause

4.2.3.1 Plot ratio

Residential density standards in the SPPs restrict the maximum number of dwellings allowed on a given site with little regard to built form outcomes or whether the density is appropriate to the site, its context, and characteristics.

The concept of restricting density is somewhat contradictory to the objectives of the density standards, which are to make efficient use of land for housing and to optimise the use of available infrastructure. Development yield for any given site is influenced by the combined effect of many standards, including density, height, setback, site coverage, and parking requirements. Moreover, rather than density, it is the built form factors which have the greatest influence on how a development looks and functions, and whether there are any offsite impacts. For example, a row of three, two storey townhouses could equally accommodate six apartments if containing separate dwellings on each floor level. The density difference in this example is not apparent in the built form outcome.

Residential density standards are not doing enough to encourage diverse scales of development and are negatively impacting the ability for Tasmania to achieve the housing we need in an appropriate manner. Current housing densities are well below targets set through strategic land use planning (see Section 2.1.8). This means Tasmania needs to actively encourage a range of different housing types, allowing greater density on appropriate sites whilst also managing built form outcomes.

Plot ratio offers an alternative solution to density controls. Plot ratio sets a maximum amount of development (gross floor area) that can occur on a site, without prescribing a dwelling density. When combined with other built form controls, it allows for variation in the shape and siting of buildings to help deliver a broader range of dwelling typologies and densities while ensuring that the overall scale is appropriate to the site. In some circumstances, it may not be possible to reach the maximum allowable plot ratio due to other development controls and site constraints.

Figure 9 depicts the concept of plot ratio, being gross floor area as it relates to overall site area. The larger the plot ratio, the greater the gross floor area of development permissible on the site. In the urban residential zones, a plot ratio somewhere in the order 0.3 to 1.0 could be considered appropriate, as this roughly equates to the current site coverage expectations in the respective zones, and similar provisions in other Australian jurisdictions[20].

For example, based on the potential plot ratio parameters outlined below, a site that has an area of 1000m^2 is theoretically capable of accommodating a maximum gross floor area up to 400m^2 in the LDRZ, up to 600m^2 in the GRZ and up to 1000m^2 in the IRZ. For the IRZ, the only means of achieving the maximum plot ratio, when factoring in the other built form controls, is to build multiple storeys. Explanatory guides and figures would be required to coincide with the introduction of a plot ratio standard in the SPPs.

The overarching objective of a new plot ratio standard could be to ensure that the overall bulk and scale of development is appropriate for the existing or planned character of the area. Where plot ratio seeks discretion to exceed parameters, the performance solution should be tied to the other standards that seek similar or related objectives for built form control, such as height, setbacks, landscaping, and solar access. This could be achieved through cross referencing the performance criteria of different standards. The effect of such cross referencing would enable a performance assessment that weighs the overall development outcome against several criteria simultaneously.

Moreover, there is the option for the performance assessment to have regard to design guidelines, enabling the decision maker to consider alternative solutions that achieve design excellence (see Section 7). It is possible to include an absolute maximum metric in the performance criteria. However, this would limit flexibility and the final maximum figure would depend on how generous or restrictive the metrics are in the permitted pathway.

An example of the potential plot ratio parameters for a permitted versus a performance solution pathway is provided below.

Potential plot ratio parameters (permitted pathway)

	IRZ	GRZ	LDRZ
Objective	To ensure that the overall bulk and scale of development is appropriate for the existing and planned character of the area.		
Plot ratio	1.0	0.6	0.4
Social housing bonus^	+10%	+10%	Not applicable
Dwelling diversity bonus^	+10% if for townhouses and apartments less than 400m radius of a business zone		Not applicable
Social housing bonus^	+20% where less than 400m radius of a business zone or high frequency transit corridor[28].		

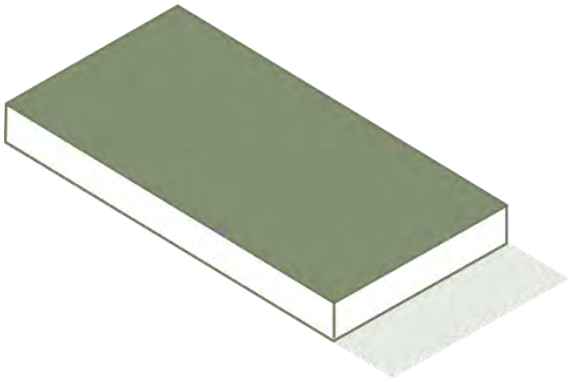
^ Only 1 bonus available per development (e.g. Townhouses less than 400m from a business zone are entitled to a 10% bonus)

Potential plot ratio parameters (performance pathway)

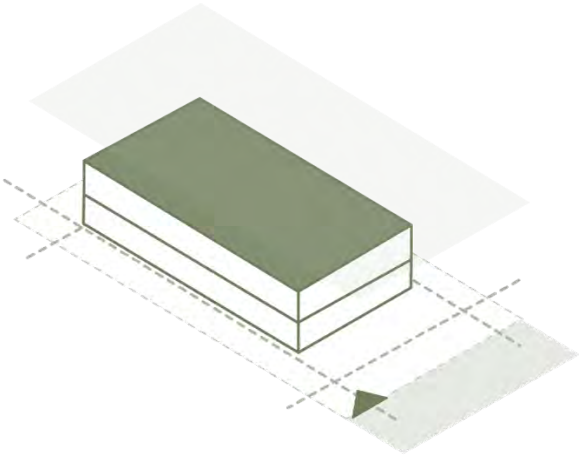
The siting, scale and bulk of development must (a) not cause an unreasonable loss of amenity to adjoining properties and the streetscape, and (b) contribute to a range of dwelling types appropriate to the site and location.

The assessment tests (a) and (b) should have regard to (i) the degree to which the proposal meets the standards for building height, setback, landscaping, and solar access, (ii) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, (iii) the capacity of infrastructure services, and (iv) compatibility of the proposal with any relevant local area objectives.

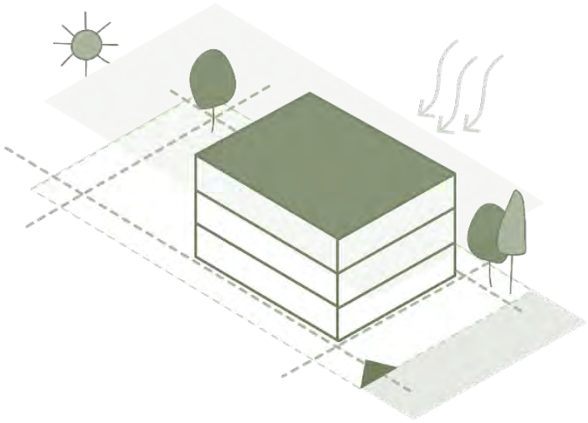
[20] See NT Planning Scheme 2020 clause 5.4.19, ACT Territory Plan 2008 Element 3 of Single Dwelling Housing Development Code and Multi Unit Housing Development Code, and WA Residential Design Codes Volume 2, section 2.5



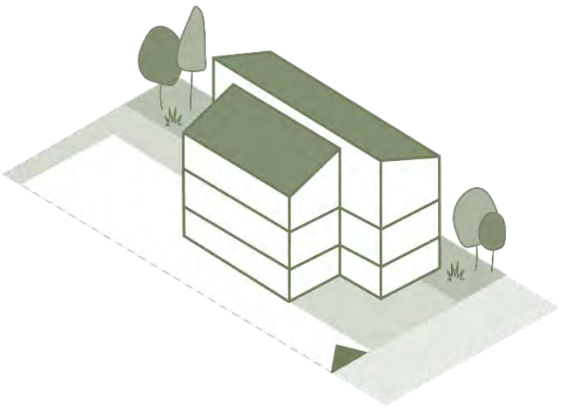
Plot ratio 1.0
with full site coverage



Plot ratio 1.0
with setbacks and
building height applied



Plot ratio 1.0
with environmental
considerations (solar access, vegetation and wind)



Plot ratio 1.0
with landscaping, deep soil,
access and parking applied

Figure 9 Plot ratio

4.2.3.2 Height

The maximum building height provisions in the SPPs currently form part of the building envelope clause and are entangled with setback requirements. There is no opportunity to meet the acceptable solution for building heights if permitted setbacks are not achieved; with the reverse being true also. By separating height and setback standards, the permitted assessment process is simplified. This is particularly important when introducing new dwelling typologies where requirements need a more nuanced approach (see section4.2.3.3). Similar to plot ratio, the performance assessment should have the ability to weigh the overall development outcome against several criteria simultaneously including design guidelines. That way, height is considered in context of plot ratio and setbacks without complicating the interpretation of acceptable parameters for each individual clause.

The existing maximum height parameters in the urban residential zones are reasonable and well established. However, they appear to have little regard to modern needs for greater ceiling heights, particularly in higher density developments such as apartments, where more ceiling height improves access to natural light and sense of space. Consideration should be given to increasing the maximum building height in the IRZ, particularly where development is delivering diverse housing types, including townhouses and apartments.

For example, the current GRZ and LDRZ building height of 8.5 m typically allows a nominal ceiling height 2.4 – 3 m per floor level over two levels, leaving between 2.5 – 3.7 m for roof and sub-floor space. Applying similar metrics to the IRZ would allow a 2.4 – 3 m ceiling height over three levels, leaving between 0.5 - 2.3m for roof and sub-floor space. For the equivalent level of roof and sub-floor space between zones, the IRZ maximum building height would need to be increased to 10.9 m.

A maximum building height of 11 m in the IRZ would be roughly equivalent to requirements for medium density residential zones in other Australian jurisdictions[21]. Other than townhouses and apartment in the IRZ, all other permitted heights should remain consistent with the existing SPP metrics.

Potential height parameters (permitted pathway)

	IRZ	GRZ	LDRZ
Objective	To ensure that the height of development is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.		
Maximum height^	• 9.5 m for single dwellings, grouped dwellings, and non-dwellings; • 11 m for townhouses and apartments	8.5 m for all buildings	8.5 m all buildings

^Note: maximum height unchanged from existing SPP requirements for the LDRZ, GRZ, and single and grouped dwellings in the IRZ.

Potential height parameters (performance pathway)

The siting, scale and bulk of development must (a) have a height that is compatible with other dwellings in the streetscape, (b) not cause an unreasonable loss of amenity to adjoining properties and the streetscape, and (c) contribute to a range of dwelling types appropriate to the site and location.

The assessment test at (a), (b) and (c) should have regard to (i) the degree to which the proposal meets the standards for plot ratio, setback, landscaping, and solar access, (ii) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, and (iv) compatibility of the proposal with any relevant local area objectives.

4.2.3.3 Setback

Building setback provisions in the SPPs currently form part of the building envelope clause and are entangled with maximum height requirements. There is no opportunity to meet the acceptable solution for setbacks if permitted building height is not achieved; with the reverse being true also. By separating height and setback standards, the assessment process is simplified. This is particularly important when introducing

[21] See NT Planning Scheme 2020 clause 5.2.1; ACT Territory Plan 2008 Element 3 of Single Dwelling Housing Development Code and Multi Unit Housing Development Code; and WA Residential Design Codes Volume 1 table 3 and Volume 2 table 2.1;

new dwelling typologies and higher intensity forms of development, where setback requirements need a more nuanced approach.

The existing front setback parameters in the urban residential zones are reasonable, well established, and broadly compatible with equivalent parameters in other Australian jurisdictions[22]. However, for side and rear setbacks, the current parameters are more appropriate for lower intensity forms of development such as single and grouped dwellings. To enable greater housing diversity with appropriate building separation, side and rear setbacks should be relative to the proposed dwelling typology. For example, a 0 m setback should be permissible for shared walls of townhouses, as opposed to a three-storey apartment building, which should not be built to the boundary.

Similar to plot ratio and height, the performance assessment should also have the ability to weigh the overall development outcome against several criteria simultaneously. That way, setbacks are considered in context of plot ratio, height, and solar access without complicating the interpretation of acceptable parameters for each individual clause. Moreover, there is the option for the performance assessment to have regard to design guidelines, enabling the decision maker to consider alternative solutions that achieve design excellence (see Section 7). For example, as discussed in the Medium Density Design Guidelines, if a proposal fails the permitted setback standard but does so to retain view corridors (site structure), maximise solar access (dwelling amenity) and/or retain an existing prominent tree (landscaping), these elements are referred to in the design guidelines and could be taken into regard as part of the overall performance assessment.

In addition, a new setback standard would ensure that all setback parameters for dwellings and non-dwellings are consolidated into a single clause. Lastly, for legacy lots in the LDRZ, which are often well below the minimum lot size contemplated in the SPPs, there is a need to reduce setbacks to parameters more equivalent to the GRZ.

Potential setback parameters (permitted pathway)

	IRZ	GRZ	LDRZ
Objective	To ensure that the siting of development is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.		
Front^^	• 3 m (primary) • 2m (secondary), or equal to adjoining building	• 4.5 m (primary) • 3 m (secondary) or equal to adjoining building	• 8 m (for lots more than 1000 m^2) • 4.5 m (for lots equal to or smaller than 1000 m^2)
Side	• 0 m (for shared walls of townhouses)^ • 1.5 m (up to 2 storeys) • 3 m (>2 storeys)	• 0 m (for shared walls of townhouses)^ • 1.5 m (up to 2 storeys) • 3 m (>2 storeys)	• 5 m (for lots more than 1000 m^2) • 3 m (for lots equal to or smaller than 1000 m^2)
Rear	• 1.5 m (up to 2 storeys) • 3 m (>2 storeys)	• 1.5 m (up to 2 storeys) • 3 m (>2 storeys)	• 5 m (for lots more than 1000 m^2) • 3 m (for lots equal to or smaller than 1000 m^2)
Garage^^	• 4 m, 1 m behind building line, same as building line if dwelling gross floor area is above garage, or 1 m if on land steeper than 20% grade.	• 5.5 m, 1 m behind building line, same as building line if dwelling gross floor area is above garage, or 1 m if on land steeper than 20% grade.	• Not applicable (for lots more than 1000 m^2) • Same as GRZ (for lots equal to or smaller than 1000 m^2)

^If not more than 2/3 length of shared wall boundary; ^^Note: front setback and garage setback unchanged from existing SPP requirements in the IRZ and GRZ.

[22] See ACT Territory Plan 2008 Element 3 of Single Dwelling Housing Development Code and Multi Unit Housing Development Code; WA Residential Desing Codes Volume 1 table B; NT Planning Scheme 2020 clause 5.4.3

Potential setback parameters (performance pathway)

The siting, scale and bulk of development must (a) have a setback that is compatible with other dwellings in the streetscape, (b) not cause an unreasonable loss of amenity to adjoining properties and the streetscape, and (b) contribute to a range of dwelling types appropriate to the site and location.

The assessment test at (a), (b) and (c) should have regard to (i) the degree to which the proposal meets the standards for plot ratio, height, landscaping, and solar access, (ii) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, and (iii) compatibility of the proposal with any relevant local area objectives.

4.2.3.4 Landscaping

Landscaping, including private and common open space, are critical considerations for housing developments. As dwelling density increases, the availability of meaningful landscaped areas through a mix of common and private open space becomes more important.

There are no landscaping requirements in the residential standards of the SPPs, and no clear consideration for common open space needs. Rather, the current provisions are predominantly focussed on controlling site coverage and private open space dimensions. This limited scope of provisions does not consider the nuance required for a more mature landscaping standard. Therefore, a new standard is required to cover more elements that contribute to improved liveability, climate resilience, and design quality of a development. This includes parameters for landscaped area, deep soil area, tree retention and provision, private open space, and common open space.

Parameters should also be tied to the dwelling typology being proposed, and it is expected that the landscaping, deep soil, and open space areas would be capable of overlap. Moreover, there is the option for the performance assessment to have regard to design guidelines, enabling the decision maker to consider solutions that achieve design excellence (see Section 7), and to cross reference with the solar access clause (see Section 4.2.3.5).

Landscaping area and deep soil area

A primary objective of the current site coverage standards is to provide opportunities for the planting of gardens and landscaping. However, there is no direct requirement to achieve this. One of the key parameters used to achieve the objective is to limit the extent of building footprints occupying a site. A more direct correlation between objective and parameter would be to control the minimum landscaped area on a site, ensure that there is sufficient deep soil area for the planting or retention of trees, and require a minimum provision of soft landscaping, including trees.

Similar to site coverage, a simple method for controlling landscaping and deep soil areas is to include a nominal percentage of site area. The deep soil area should also include a minimum dimension to ensure adequate space for the planting of trees required by the tree retention and provisions parameters. Where the deep soil area is provided on a structure (e.g. on a podium of an apartment building), the soil volume requirements should also be considered to ensure the long-term health of the tree.

A minimum landscaping area covering 25% of the site, and deep soil area covering 10% of the site, would be broadly compatible with equivalent parameters in other Australian jurisdictions[23]. These areas provide the opportunity for landscaping, but do not prescribe any physical plantings. Physical plantings are addressed in the landscaping provision parameter.

Landscaping provision

Trees and gardens make a significant contribution to the character, amenity, and ecology of residential neighbourhoods. They provide habitat for fauna, shade, windbreaks, stormwater management, as well as improve dwelling outlook and privacy. The removal of trees from private land can take decades to replace.

A new landscaping standard should include parameters for soft landscaping, including tree retention and planting. The ability to retain existing trees on a site, or the need to provide new trees, should be tied to the

[23] See NT Planning Scheme 2020 clause 5.2.6, 5.4.6, and 5.4.7, WA Residential Design Codes Volume 1, table C, and section 1.1 and Volume 2, sections 3.3, 3.4, 4.4 and 4.12, VIC Victorian Planning Provisions clause 58.03-5, SA Planning and Design Code, Part 4 Design, table 1, and ACT Territory Plan 2008 Single Dwelling Housing Development Code, Element 5 clauses 5.2, 5.3, and Multi Unit Housing Development Code Element 4, clause 4.2, 4.3, 4.4 Element 6 clause 6.4.

scale of development and/or the dwelling typology of the proposed development. It is not essential to prescribe which trees should be retained, or where new trees must be planted. Rather, the number and size of trees, and minimum deep soil area to achieve tree provisions, are the critical parameters.

It is also important to note that the provision of landscaping does not need be at ground level. For example, apartment buildings may include podium level provisions or planter boxes with green walls as alternative performance solutions.

The potential landscaping parameters for tree provision outlined below are based off similar parameters in other Australian jurisdictions[23].

Private and common open space

Open space can take many forms, from shared gardens and rooftops to private yards and balconies. Well-designed and located open space can expand primary living spaces and dwelling amenity. Conversely, poorly sited open space can be underutilised and add little value to a development. In addition to site context, the size and shape of open space, both private and common, must be informed by the dwelling typology, scale of development proposed and likely future residents.

The current private open space parameters for single dwellings in the SPPs are reasonable and well established. However, there is limited capacity in the current parameters to consider provisions for higher intensity multiple dwelling typologies, particularly in relation to the number of bedrooms and overall scale of development.

There are well entrenched parameters for private and common open space that are relatively consistent across other Australian jurisdictions[23]. For apartments above ground level, includes minimum private open space provision of 8 m^2 for 1 bed dwellings, 10 m^2 for 2 bed dwellings and 12 m^2 for 3 bed dwellings. For private open space generally, this permitted standard should be directly accessible from a habitable room of the dwelling. This would still allow a performance assessment to contemplate alternative options having regard to design guidelines, enabling the decision maker to consider solutions that achieve design excellence (see Section 7). For example, an apartment building development that reduces the size of south facing private open space in favour of greater north facing common open space could be considered as an alternative design response that has regard to guidance from the open space element of the design guidelines.

Similar to the existing SPPs, the performance solution does not require an absolute minimum as this introduces unnecessary rigidity into what should otherwise be a performance-based outcome. Specifically, the provision of private and common open space should match the needs of the occupants, taking into consideration existing recreation opportunities in the surrounding area.

Potential landscaping and open space parameters (permitted pathway)

	Single dwelling	Grouped dwelling	Townhouse	Apartment	Communal residence
Objectives	To ensure that development (a) provides sufficient area for public open space and common open space that meets the recreation and operational needs of residents, (b) provides sufficient area for the planting of gardens and landscaping, and (c) provides a mix of hard and soft landscaping that is compatible with the amenity and character of the area.				
Private open space (principal area)	• 40 m^2 (4 m min dimension)	• 24 m^2 (3 m min dimension)	• 24 m^2 (3 m min dimension)	• 8 m^2 for 1 bed (2 m min dimension) • 10 m^2 for 2 beds (2.5 m min dimension) • 12 m^2 for 3+ beds (3 m min dimension) • 15 m^2 for ground floor apartments (3 m min dimension)	• Same as apartments if for retirement village, otherwise NA

	Single dwelling	Grouped dwelling	Townhouse	Apartment	Communal residence
Common open space	NA	5 m^2 per dwelling when providing more than 10 dwellings/independent living units up to a total of 300 m^2 common open space			
Landscaping area	25% of site area (up to 10% can be vertical gardens in apartment buildings)				
Deep soil area^	10% of site area or 7% of site area if retaining an existing large or medium tree (3 m x 3 m min dimension and 90% pervious)				
Tree provision^	1 large tree or 1 existing tree retained	1 medium tree or two small trees per dwelling (minus any existing trees retained)		1 large tree, 2 medium trees, or 3 small trees per site + 1 small tree for every 10 dwellings (minus any existing trees retained)	

^ For tree provision, deep soil areas equate to a minimum of 9 m^2 for a small tree (3-8 m height), 36 m^2 for a medium tree (8-12 m height) and 64 m^2 for a large tree (over 12 m height). Note: landscaping, deep soil and open space areas can be overlapping. For example, a common open space area can also be a deep soil area and contribute towards the overall site landscaping area.

Potential landscaping parameters (performance pathway)

Development includes suitable landscaping areas, deeps soil areas, and hard and soft landscaping that must (a) provide reasonable space for the planting of gardens and landscaping, (b) contribute positively to the amenity of residents and neighbours, and (c) minimise the extent of impervious surfaces, where reasonable.

The assessment test at (a), (b) and (c) should have regard to (i) the degree to which the proposal meets the standards for plot ratio, height, setback, and solar access, (ii) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, and (iii) compatibility of the proposal with any relevant local area objectives.

Potential open space parameters (performance pathway)

Development includes quality private or common open space of a size and dimension appropriate for the recreation and operational needs of occupants, having regard to (i) the degree to which the proposal meets the development requirements for plot ratio, height, setback, and solar access, (ii) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, and (iii) the ability for dwelling occupants to conveniently access nearby public space that meets their recreation and operational needs.

4.2.3.5 Solar access

Sunlight access and daylight access refer to the amount of direct and indirect light a property receives without interference from other structures. The concept relates to seasonality and when to prioritise heat seeking (winter) and shade seeking (summer). Designing dwellings and open space areas for optimal solar access can greatly improve amenity and climate resilience.

The current residential standards in the SPPs address solar access needs in three separate clauses, being the building envelope, private open space, and solar access to private open space clauses. To simplify the interpretation and assessment process of the improved development suite, the parameters in these clauses should be consolidated into a single new solar access clause.

There are two primary objectives for the new solar access standard. Firstly, that building layouts optimise sunlight and daylight access within a development. Secondly, that built form and siting minimises unreasonable overshadowing of neighbouring properties in mid-winter. Together, the new clause should address parameters for solar access to dwellings, solar access to open space, and the impact of a proposal on adjoining properties solar access needs.

Ensuring that 2-3hrs of direct sunlight access is achieved in mid-winter is a reasonable and well-established test that is broadly used as guidance by planners in Tasmania and across multiple Australian jurisdictions[24].

[24] See WA Residential Design Codes Volume 1, Part B, section 5.4.2, Part C, sections 2.2, 3.9, Volume 2 sections 3.2, 4.1, VIC Victorian Planning Provisions clause 54.05-3, 55.04-5, 55.07-3, ACT Territory Plan 2008 Multi Unit Housing Development Code Element 6, clauses 6.1, 6.2, 6.4, Single Dwelling Housing Development Code Element 5, clauses 5.1

However, it should be recognised that in many circumstances, the prevailing topography or built form on adjoining properties plays a critical role in the ability to receive solar access. In addition, as the density and scale of buildings increases, access to direct sunlight typically decreases, particularly in mid-winter. Reduction in solar access to a reasonable level is a well-recognised trade-off in higher density development with good locational benefits. Overall, it should be recognised that expectations for solar access correlate to the zoning and location of development.

Where direct sunlight access is limited, the importance of indirect daylight access should be elevated through a measurable performance assessment pathway. For a new solar access clause, the performance assessment pathway could also have regard to design guidelines, enabling the decision maker to consider alternative solutions that achieve design excellence (see Section 7). To achieve the optimal development outcome, the solar access clause should also be cross referenced in other standards with relevance and correlation to sunlight access, including plot ratio, height, setback, and landscaping.

Potential solar access parameters (permitted pathway)

	IRZ	GRZ	LDRZ
Objective	To ensure that development layout optimises daylight access to habitable rooms and open space areas, and minimises unreasonable overshadowing of neighbouring properties.		
Solar access to habitable room	2hrs of direct sunlight access to habitable room window^	3hrs of direct sunlight access to habitable room window^	NA if proposal meets permitted setback standard (otherwise, GRZ metric applies)
Solar access to private open space	2hrs of direct sunlight access to no less than 50% of principal private open space^	3hrs of direct sunlight access to no less than 50% of principal private open space between 9am and 3pm on winter solstice^	NA if proposal meets permitted setback standard (otherwise, GRZ metric applies)
Solar access to common open space	2hrs of direct sunlight access to no less than 50% of common open space	3hrs of direct sunlight access to no less than 50% of common open space	NA
Impact on adjoining property	Proposal does not cause an adjoining property to receive less than 2hrs of direct sunlight access to a habitable room, solar energy installation, or on 50% principal private open space	Proposal does not cause an adjoining property to receive less than 3hrs of direct sunlight access to a habitable room, solar energy installation, or on 50% principal private open space	NA if proposal meets permitted setback standard (otherwise, GRZ metric applies)

^applies to a minimum of 70% of apartments in an apartment building; ^^measure taken between 9am and 3pm on winter solstice

Potential solar access parameters (performance pathway)

Development must (a) provide for reasonable direct sunlight and/or indirect daylight access to habitable rooms, private open space, and common open space for dwellings on the site, and (b) not cause an unreasonable loss of sunlight and daylight access to a habitable room, solar energy installation, private open space, and common open space of an adjoining property.

The assessment test at (a) and (b) is to have regard to (i) the degree to which the proposal meets the development requirements for plot ratio, height, setback, and landscaping, (ii) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, (iii) the prevailing topography, site characteristics and location, and (iv) compatibility of the proposal with any relevant local area objectives.

4.2.3.6 Frontage elevation

A well-designed frontage welcomes visitors, improves public safety and access, and delivers overall benefits to future residents and the community. The way that landscaping, fencing, access points, and the dwelling façade presents to and interacts with the street are all important parameters to achieving an active and pleasing transition between public and private space.

The current residential standards in the SPPs control the design of frontages through the width of openings for garages standard, and frontage fences standard. Although the objectives and parameters for garages and fencing are reasonable and well established, there is no ability in the current standards to ensure passive surveillance between dwellings and the street, which is an entrenched principal of good planning and design. For example, there are circumstances where developments meet the permitted standards for garages and fences, thereby satisfying the objective for passive surveillance without providing a street facing window to the dwelling itself.

To simplify the interpretation and assessment process of the improved development suite, the parameters in the garages and fences standards should be consolidated into a single new frontage elevation standard, incorporating new parameters for passive surveillance. In addition, there is the option to restrict parking between dwellings and the street, as this would allow the setback area between dwellings and the street to form part of the landscaping area, improving amenity outcomes. The overarching objective for the new frontage elevation standard is that development contributes positively to the streetscape.

The potential frontage elevation parameters outlined below are broadly consistent with similar parameters in other Australian jurisdictions[25].

Potential frontage elevation parameters (permitted pathway)

	IRZ	GRZ	LDRZ
Objectives	To ensure that development (a) reduces the potential for garage and carport openings to dominate the primary frontage, (b) enables mutual passive surveillance between dwellings and the street, and (c) does not cause an unreasonable loss of streetscape amenity.		
Frontage fencing^	Meets exemption at clause 4.6.3 of SPPs (i.e. solid up to 1.2 m height and 30% transparent up to 1.8 m height)		
Openings for garages and carports^	Where less than 12 m from a front boundary, 6 m wide or half the width of the frontage (whichever is lesser)		• Not applicable for lots more than 1000 m^2 • Same as IRZ/GRZ for lots equal to or smaller than 1000 m^2
Passive surveillance	For each dwelling, a fully transparent window with a sill height not more than 1.5 m above finished floor level facing the public realm (streets and public open space). Window(s) to have a total minimum area of 2 m^2.		• Not applicable for lots more than 1000 m^2 • Same as IRZ/GRZ for lots equal to or smaller than 1000 m^2
Parking	Excluding existing parking, vehicle parking is not permitted in the setback between the dwelling and street.		• Not applicable for lots more than 1000 m^2 • Same as IRZ/GRZ for lots equal to or smaller than 1000 m^2

^ Note: front fencing and garage openings unchanged from existing SPP requirements

Potential frontage elevation parameters (performance pathway)

Front fencing, garage and carport openings, front facades of buildings, and parking between buildings and the street must (a) provide for security and privacy, while allowing for mutual passive surveillance between the dwelling and the street, and (b) reduce the potential for blank walls and parking to dominate the primary frontage. The assessment test at (a) and (b) is to have regard to (i) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, and (ii) the prevailing topography, site characteristics, including compatibility with frontage elevations in the streetscape.

[25] See ACT Territory Plan 2008 Multi Unit Housing Development Code Element 5 clause 5.1, 5.4, and Single Dwelling Housing Development Code Element 4 clause 4.3, VIC Victorian Planning Provisions clause 55.03-9, WA Residential Design Codes Volume 1 Part B section 5.2, Part C section 3.6, Volume 2 section 3.6, and SA Planning and Design Code Part 4 Design

4.2.3.7 Privacy

Privacy standards ensure than indoor and outdoor private spaces can be enjoyed without unreasonable overlooking from other dwellings. The ability to achieve sufficient privacy is influenced by topography, and what is occurring on neighbouring properties.

The objective of the residential privacy standards in the SPPs is to provide a reasonable opportunity for privacy for all dwellings. This is achieved through well-established parameters regarding the location and design of habitable room windows and open space areas.

No fundamental changes are recommended to the privacy standards in the urban residential zones of the SPPs. However, it should be recognised that the final privacy dimensions should be coordinated with the setback dimensions in the new setback standard.

Complex privacy standards feature in many Australian jurisdictions, with the existing privacy standards in the SPPs providing a comparatively simple standard to interpret[26]. Nevertheless, similar to other jurisdictions, explanatory figures or guides could be used to improve interpretation.

In addition, similar to the other improved standards outlined above, the performance assessment should also be improved to have regard to design guidelines, enabling the decision maker to consider alternative solutions that achieve design excellence (see Section 7). For example, a dwelling with windows setback less than the permitted standard may be a result of achieving other good design principles such as solar access, outlook, or overall siting to retain existing trees on the site. In this circumstance, the proposal may still be designed with screening such as fins to maximise solar access and outlook without direct overlooking. All these considerations should be taken into regard for a more holistic performance-based solution. They do not, however, override the core assessment criterion to minimise overlooking.

Potential privacy parameters (permitted pathway)

	IRZ	GRZ	LDRZ
Objective	To ensure that development provides reasonable opportunity for privacy for dwellings.		
Privacy related to open space and vehicle parking^	New open space and car parking more than 1 m above existing ground level must be screened to 1.7 m, setback 3 m from side and rear boundary or sited not less than 6 m from a window or principal open space of another dwelling on site.		
Privacy related to windows^	New windows with floor level more than 1 m above existing ground level must be setback 3 m from side and rear boundary, sited not less than 6 m from a window or principal open space of another dwelling on site, offset 1.5 m from another window or be screed to 1.7 m.		

^ Note: privacy metrics unchanged from existing SPP requirements; ^^habitable room windows only

Potential privacy parameters (performance pathway)

A balcony, terrace, parking space, or habitable room window that has a finished floor level more than 1 m above existing ground level must be screened or otherwise designed to minimise overlooking of habitable rooms and private open space of dwellings on adjoining properties and on the same site, having regard to (i) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, and (ii) the prevailing topography, the location and site characteristics.

4.2.3.8 Storage

Although often an afterthought in the design process, adequate storage is an important development factor, particularly in higher density developments where space is at a premium.

The current waste storage standard in the urban residential zones is reasonable and well-established. However, an improved storage standard should include dedicated dwelling storage parameters for multiple dwellings. Similar to private open space provisions, dwelling storage parameters should be tied to the number of bedrooms, and it is anticipated that the storage would be in addition to typical internal dwelling storage provided in kitchens, bathrooms, and bedrooms.

[26] See WA Residential Design Codes Volume 1 Part B section 5.4.1, Volume 2 section 3.5, ACT Territory Plan 2008 Multi Unit Housing Development Code Element 6 clause 6.3, VIC Victorian Planning Provisions clause 54.04-6, 55.04-6, and SA Planning and Design Code Part 4 Design

Storage provisions are not required in the LDRZ given that the standard lot size, and corresponding capacity for storage, is significantly larger than the other urban residential zones.

The potential dwelling storage parameters outlined below are based off similar parameters in other Australian jurisdictions[27].

Potential storage parameters (permitted pathway)

	IRZ	GRZ	LDRZ
Objective	To ensure that development provides an appropriate size and location for storage, including the storage of waste and recycling bins.		
Waste storage for multiple dwellings^	1.5 m^2 per dwelling, for exclusive use of each dwelling (not in front of dwelling) or in common storage area (more than 4.5 m from frontage, 5.5 m from a dwelling and screened to 1.2 m.		Not applicable
	Bulk waste bins collected on site via private contractor, or on street subject to Council discretion, for buildings containing five or more apartments.		Not applicable
Dwelling storage for multiple dwellings	An enclosed, lockable area not less than 6 m^3 for studio and 1 bed; 8 m^3 or for 2 beds; 10 m^3 for 3+beds, with a min dimension of 1 m, located in a private or shared space excluding principal open space areas.		Not applicable
Non-dwelling storage^	Outdoor storage areas for non-dwellings, including waste storage, must not be visible from a public space adjoining the site and must not encroach upon parking areas, driveways or landscaped areas.		Not applicable

^Note: waste storage and non-dwelling storage metrics unchanged from existing SPP requirements.

Potential storage parameters (performance pathway)

Development must include storage space of sufficient useable area and dimensions appropriate for the needs of occupants. The storage area must be (a) screened from view, and (b) in a convenient and accessible location that does not unreasonably impact on the amenity of public spaces, the site, and adjoining properties.

4.2.4 Subdivision standards

The suite of residential subdivision standards outlined in Table 7 provides a high-level summary of the draft improvements recommended to the SPPs. Discussion of each individual standard that makes up the improved subdivision suite is provided in the sections following Table 7.

Figure 10 visually depicts the overall concepts and design considerations for subdivisions based on the potential parameters to be introduced in the improved subdivision suite.

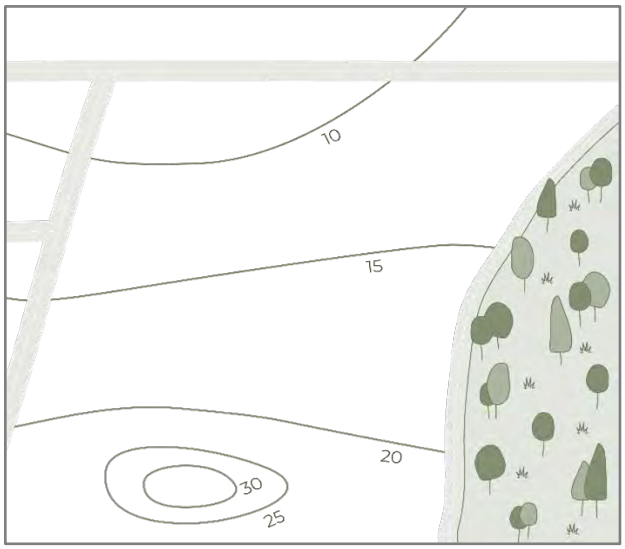
Section 7 of this report provides discussion regarding other improvements to residential subdivision, including the information requirements and design guidelines relevant to development assessment.

Table 7 Summary of draft improvements to subdivision suite

Subdivision standards (improved suite)	Summary of draft recommendation	Primary intent or driver for change
Lot design	Replaces lot design standard at clauses 8.6.1, 9.6.1, 10.6.1	Enable increased housing choice through lot size diversity

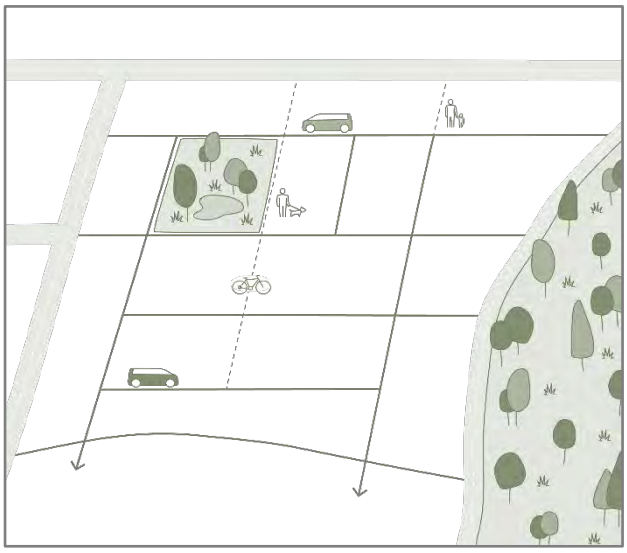
[27] See WA Residential Design Codes Volume 1 Part B section 5.4.4, Part C section 2.1, Volume 2 section 4.6, 4.17, ACT Territory Plan 2008 Multi Unit Housing Development Code Element 6 clause 6.7, VIC Victorian Planning Provisions clause 58.06-3, 58.05-4, NSW Apartment Design Guide section 4G, 4W

Subdivision standards (improved suite)	Summary of draft recommendation	Primary intent or driver for change
Movement network	Replaces roads standard at clause 8.6.2, 9.6.2, 10.6.2	Improve design quality and liveability though subdivision layout
Urban greening	New standard for public open space and landscaping	Improve design quality, liveability, and climate resilience
Services	Replaces services standard at clause 8.6.3, 9.6.3, 10.6.3	Improve climate resilience through integrated water management



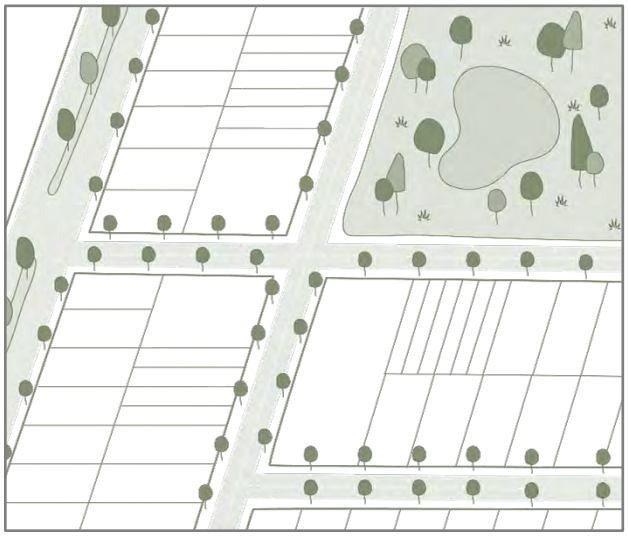
Existing land

with natural features and surrounding context, including major roads, topography and native vegetation



Subdivision design

with modified grid layout, active transport links, public open space, and permeable street block dimensions



Lot layout

with variable lot sizes to enable diverse housing types (e.g. large lots for multiple dwellings and small lots for townhouses and small homes)

Figure 10 Subdivision design

4.2.4.1 Lot design

The current lot design standards in the SPPs control minimum lot size, minimum frontage width, minimum building area, vehicle access, and solar orientation. These existing lot design parameters are well established and appropriate for delivering subdivision of a typical lot size for single dwellings. While these are important parameters, they have not been conducive to delivering dwelling diversity, recognising that this is largely due to the market efficiencies and profitability of producing larger homes on standard, homogeneous lot sizes.

Increased housing choice begins at the subdivision stage of development, which sets the variability in lot sizes necessary to enable a greater variety of dwelling typologies. More lots are needed above and below the average lot size of a subdivision proposal to achieve lot size diversity. This is particularly important in well located areas close to transport networks and activity centres.

Lot size diversity is more equitable, and easier to achieve, on bigger development sites where a balance of larger and smaller lot sizes is possible. Therefore, the entry point at which a subdivision proposal triggers the need for lot size diversity should be defined both spatially and numerically. Nominally, given the relatively small scale of subdivisions in Tasmania, it may be appropriate for subdivision within 800 m walking distance of a business zone or high frequency transit corridor[28], and creating more than 15 lots, to deliver a percentage of those as small and/or large lots. To qualify as a diverse lot size, the lot should be close to the minimum lot size (small lot) or a minimum of 1000 m^2 (large lot).

The overarching objective of the new lot size diversity parameter is to ensure that a subdivision delivers a range and mix of lot sizes suitable for development of diverse dwelling typologies including single dwellings, grouped dwellings, townhouses, apartments, and communal residences. This aligns with the objectives of similar provisions in other Australian jurisdictions[29]. The performance assessment for the new lot size diversity parameter could be required to have regard to a subdivision design guide to ensure that lot layout and other design elements are suitable (see recommended improvement in Section 7). Where diverse lot areas create above the average lot size (large lots to facilitate diverse dwelling typologies), mechanisms should be in place to ensure that future subdivision of the large lot does not occur without appropriate justification. Other than the new lot size diversity parameter, the existing SPP performance assessments for lot design are reasonable, well-established, and should remain unchanged.

In addition to the new lot size diversity parameter, the current minimum lot size and frontage parameters require revision for townhouses. Due to the narrower lot widths resulting from 0 m side boundary setbacks, townhouses can be delivered on reduced lot sizes whilst achieving all other development requirements. There is no need to alter parameters for other dwelling typologies such as grouped dwellings and apartments, as these are delivered on larger lots that are capable of meeting the minimum size requirements.

Potential lot design parameters (permitted pathway)

	IRZ	GRZ	LDRZ
Objectives	To ensure that subdivision (a) achieves a range and mix of lot sizes suitable for development of diverse dwelling types, (b) creates lots with areas and dimensions appropriate for the use and development, having regard to the zone purpose, and (c) ensures that each lot is provided with appropriate access to a road.		
Lot size minimum	200 m^2 (160 m^2 for a townhouse)^	450 m^2 (250 m^2 for a townhouse)^	1500 m^2
Frontage width	3.6 m	12 m (10 m for a townhouse)^	20 m
Building area	8x12 m	10x15 m	10x15 m

[28] It is recommended that the transit corridor work being progressed by the Department of State Growth through the Tasmanian Urban Passenger Transport Framework be used as a basis to develop an agreed position on what constitutes a high frequency transit corridor. These corridors should be spatially expressed through strategic planning (e.g. incorporated in the RLUSs) before successful implementation in the SPPs.

[29] See ACT Territory Plan 2008 Estate Development Code Part B Element 7 clause 7.1, VIC Victorian Planning Provisions clause 56.04-1, WA Development Control Policy 1.6 Planning to Support Transit Use and Transit Oriented Development clause 4.1.4, QLD Moreton Bay Regional Council Planning Scheme Policy for Neighbourhood Design

	IRZ	GRZ	LDRZ
Vehicle access	From lot boundary to road in accordance with requirements of road authority		
Solar orientation	Long axis facing north		Not applicable
Lot size diversity	15% of lots meet the minimum lot size (or are not more than 10% greater than minimum lot size), and 15% of lots are a minimum of 1000 m^2 (applies to proposals more than 15 lots within 800 m walking distance of activity centre or high frequency transit corridor[28]).		Not applicable

^For townhouses, the minimum lot size and frontage width can be reduced to account for narrower lot widths resulting from 0 m side boundary setbacks.

Potential lot size parameters (performance pathway)

Performance criteria unchanged from existing SPP requirements.

Potential lot size diversity parameters (performance pathway)

Subdivision provides a variety of lot sizes and dimensions suitable to providing for a diverse range of housing types, having regard to (i) the design quality of the proposal referring to best practice design guidance in the Subdivision Design Guidelines, and (ii) the prevailing topography and site context.

4.2.4.2 Movement network

Residential subdivision influences how a community will be connected to local amenities by a range of mobility options. A comprehensive transport network is designed to be people-focussed and considers many elements including permeability, legibility, accessibility, road hierarchy, comfort, safety, and functionality. Beyond access and mobility, it also provides space for utilities infrastructure and seeks to drive ecological outcomes, including biodiversity and integrated water management.

The current road standards in the SPPs offer little guidance as to what an acceptable urban structure and movement network may look like for a subdivision. Specifically, there is no permitted pathway for new roads in a subdivision, and road design through a performance-based solution is heavily influenced by engineering requirements. In other Australian jurisdictions, substantially more direction is provided with respect to the functional road hierarchy, street block dimensions, and active and public transport needs[30].

An improved roads standard is needed to encompass the broader scope of planning requirements essential for a successful subdivision movement network. This includes the parameters outlined below for subdivision structure, sustainable transport, and street design.

Subdivision structure

When seeking to improve the structure of a subdivision design, it is important to consider how residents will be connected within and beyond the boundaries of subdivision, and how the design responds to the existing site conditions. The subdivision structure considers the physical framework of a community; the pattern and scale of street blocks, lots, and the public realm.

A primary objective of the subdivision structure is to maximise permeability, legibility, and accessibility of the street network, improving connection to services and encouraging opportunities for active travel. Permeability refers to the extent to which the subdivision structure permits, or restricts, the movement of people or vehicles through an area. Legibility refers to the ease of navigation to and through a subdivision. Accessibility refers to the overall ability to reach desired services and activities. In a subdivision structure context, permeability, legibility, and accessibility is achieved through multiple means, including street layout, continuous connections between existing and proposed streets, avoidance, or minimisation of cul-de-sacs, and setting minimum and maximum street block dimensions.

Sustainable transport

[30] See VIC Urban Design Guidelines for Victoria section 1, 2, , WA Liveable Neighbourhoods, WA Precinct Design Guidelines, ACT Territory Plan 2008 Estate Development Code Element 2, QLD Moreton Bay Regional Council Planning Scheme Policy for Neighbourhood Design

The delivery of the active transport network through subdivision design is a critical element of enabling sustainable transport choices. Good active travel connections to destinations and public transport ensures equitable access, providing alternative mobility opportunities to private car use.

The fundamental sustainable transport parameters for subdivision include requirements for when and where to include active transport infrastructure, and for limiting walking distances to existing or potential public transport routes. Where close to key destinations such as public open space, public transport stops, and activity centres, the provision of footpaths and/or shared paths is preferred on both sides of the street.

The requirement for a percentage of lots to be in walking distance of an existing or potential public transport route is a parameter utilised in other Australian jurisdictions to maximise opportunities for sustainable travel options[30]. Achievement of this parameter is closely related to subdivision structure, including the permeability of the movement network, and street design, including the functional road hierarchy.

Street design

A neighbourhood is structured around a framework of higher order roads that act as thoroughfares, and lower order streets for local traffic. A subdivision design must ensure that the correct street type is selected based on land use, function, geometry, and projected traffic volume. This is known as a road hierarchy.

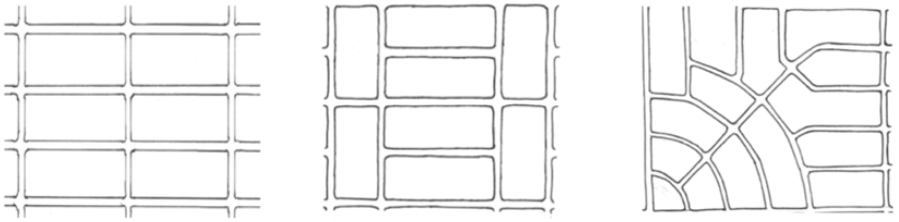
A standardised road hierarchy is often defined in planning schemes and policies in other Australian jurisdictions. This enables clear and transparent expectations to proponents and assessment authorities for subdivisions. There is no standardised road hierarchy in the SPPs to form a basis for consistent decision making. Rather, an informal and inconsistent process is followed where subdivision design is based off non-statutory local policy and/or the Tasmanian Standard Drawings to varying degrees. This informal process is completed at planning permit stage because the plan of subdivision can ultimately be refused for inadequate road provisions as part of the subsequent detailed design stage under the *Local Government (Building and Miscellaneous Provisions) Act 1993* (LGBMP).

To implement best practice residential subdivision standards and provide more coordination between the requirements of LUPAA and LGBMP, updated parameters for a statewide functional road hierarchy should be prepared and introduced in the SPPs. As part of the program of works for the broader SPP review process, a review of the Tasmanian subdivision guidelines and standard drawings is taking place. Once complete, the final road hierarchy parameters should be integrated into the subdivision standards. If enough rigour is placed into the statewide functional road hierarchy, there may be opportunities to then revise LGBMP to limit refusal powers so as not to apply where the subdivision movement network has received planning permission under LUPAA.

Despite the above, it is possible to implement an interim measure now that references the current standard drawings as an acceptable solution pathway for street design. Setting clearly defined parameters for a permitted subdivision pathway is also expected to provide important context for what may be accepted under a performance-based solution. The existing SPP performance assessments for roads are reasonable, well-established, and should remain largely unchanged. However, to elevate design quality, the performance solution pathways for assessment of the movement network could be required to have regard to a subdivision design guide (see Section 7).

Potential movement network parameters (permitted pathway)

<table>
<tr><th></th><th colspan="3">Applicable to all urban residential zones</th></tr>
<tr><td>Objectives</td><td colspan="3">Subdivision structure (a) maximises permeability, legibility, and accessibility of the street network to provide for pedestrian, cycling, public transport and vehicular traffic, and (c) provides for a functional road hierarchy with streets designed in accordance with their movement and place function.</td></tr>
<tr><td>Layout</td><td colspan="3">Street layout in a preferred grid structure such as rectilinear grid, modified grid, or radiant grid.
<table><tr><th>Rectilinear grid</th><th>Modified grid</th><th>Radiant grid</th></tr><tr><td>Traditional structure where majority of streets intersect</td><td>Follows the accepted street block pattern with reasonable permeability</td><td>Responds to topography or focal point such as</td></tr></table></td></tr>
</table>

	Applicable to all urban residential zones
	activity centre to minimise travel time/distance
	
Street blocks	120-240 m long x 60-120 m wide; 600 m maximum street block perimeter (larger street blocks to be provided with mid-block pedestrian links)
Connectivity	Subdivision roads connect to existing and planned external roads
Cul de sacs	Not more than 15% of lots fronting a cul-de-sac. Maximum cul-de-sac length of 150 m. Cul-de-sac heads to include pedestrian links where relevant.
Legibility	Lay out street blocks with direct and straight streets or use topography to improve opportunities for active travel.
Active travel	1.5 m min footpaths on all streets. 1.8 m wide shared pedestrian and cycling paths on both sides of streets in 400 m walking distance of public open space, high frequency transit corridors, and business zones. Safe crossing points for busy roads.
Public transport	90% of lots in 800 m walking distance of an existing or potential public transport route^. Provide direct, convenient pedestrian links from lots to public transport route.
Road hierarchy	Street design is based on a designated road type articulated through a road hierarchy plan in accordance with the requirements of the road authority or Tasmanian Standard Drawings (see below). Where variance is sought beyond standardised design treatments, typical cross sections for each street type in the road hierarchy plan must articulate the design concept for the entire reservation width, including carriageways, parking, paths, street trees and servicing infrastructure having regard to subdivision design guidelines.

Road type	Reservation	Carriageway	Paths
Arterial	Detailed design required in context of locality and proposal		
Collector	20 m wide	11 m wide (parking both sides)	1.5 m+ both sides
Local (through road)	18 m wide	8.9 m wide (parking one or both sides)	1.5 m+ one side
Local (cul de sac)	15 m wide	6.9 m wide (no parking or one side only)	1.5 m+ one side

^Potential public transport route refers to a road designated in the road hierarchy which is a direct through site link that is physically capable of accommodating a bus route

Potential movement network parameters (performance pathway)

The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and

collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (i) the topography of the site; (j) the future subdivision potential of any balance lots on adjoining or adjacent land; (k) the design quality of the proposal referring to best practice design guidance in the Subdivision Design Guidelines; and (l) compatibility of the proposal with any relevant local area objectives.

4.2.4.3 Urban greening

The positive benefits of access to green spaces are well documented, including improved health, well-being, and biodiversity outcomes[31].

Liveable communities have reasonable access to a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, trails, regional open space, and access to nature. Strategic planning for the appropriate location and function of public open space is best undertaken by planning authorities at the municipal and/or regional scale, which can then be applied through residential subdivision standards at the time of development.

The planning for, and delivery of, public open space in residential subdivisions has been haphazard and inconsistent across Tasmania. There is no current mechanism in the SPPs to require the provisions of public open space or landscaping in a subdivision proposal. Instead, an informal process is undertaken whereby developers negotiate contributions with the approval authorities. This informal process is completed at planning permit stage because the plan of subdivision can ultimately be refused for inadequate provisions of public open space as part of the subsequent detailed design stage under the LGBMP Act. The LGBMP Act currently enables the inclusion of developer contribution arrangements for open space to be enforced through the SPPs. Although it is worth noting that this does not currently extend to large multiple dwelling strata developments, which should be considered as part the parallel review projects being undertaken for the broader SPP review program, given new strata developments result in increased pressure for open space, similar to a new subdivision.

A new residential subdivision standard is required for urban greening. The standard should include parameters for the provision of public open space and landscaping in the public realm. The overarching objective of the urban greening standard is to provide considered public open space for active and passive recreation and ensure that the public realm of streets and open space features suitable hard and soft landscaping for the intended function.

Public open space

Planning schemes in most Australian jurisdictions include requirements for the contribution of public open space, either as a percentage land contribution, or a cash in lieu of a land contribution[32]. The land contribution is typically in the order 10% of the subdivision area. The cash contribution is typically applicable where a land contribution is not required by an approval authority as it is of a size or location that does not achieve a desired planning outcome. For example, a cash contribution is accepted where a subdivision creates new lots in walking distance of an existing open space. Whether creating new space or leveraging off existing, all lots in a subdivision should be in walking distance of public open space to deliver a good planning outcome.

For smaller subdivisions, the South Australian government collects cash in lieu contributions for public open space as part of a developer contribution scheme known as the planning and development fund. The fund allows the state government to adopt a strategic approach to planning for open space, providing grants to local governments for open space and community infrastructure projects. A similar model could be contemplated in Tasmania, subject to additional considerations while investigating development contribution opportunities; discussed in see section 7.2.2.2.

Landscaping

The landscaping of streets and public open spaces that make up the public realm are critical elements of a subdivision. This is particularly important as dwelling density increases. Vibrant neighbourhoods have a well distributed network of green spaces. Urban greening in residential subdivisions presents a significant

[31] Heart Foundation, Quality Green Space Supporting Health, Wellbeing and Biodiversity: a literature review, 2017

[32] See VIC Victorian Planning Provisions clause 56.05, VIC Sustainable Subdivision Framework, VIC Precinct Structure Planning Guidelines, ACT Territory Plan 2008 Estate Development Code Element 10, NT Planning Scheme 2020 clause 6.2.4, NSW Lake Macquarie Development Control Plan Part 8 clause 3.25, 3.28, WA Development Control Policy 2.3 Public Open Space in Residential Areas, SA Planning and Design Code Part 4 Land Division, WA Liveable Neighbourhoods

opportunity to improve streetscape amenity, ecological functions, climate resilience, walkability, and the overall health and well-being outcomes of a community. For the residential subdivision standards, this is achieved through the retention and/or provision of native vegetation in the public realm. Although the exact design detail will be dependent on the site and proposal context, it is possible to set simple parameters for tree provision, canopy cover, and/or water sensitive design based off similar examples in other Australian jurisdictions[32]. Some examples are outlined in the potential urban greening parameters table below.

To elevate design quality, the performance solution pathways for assessment of the urban greening parameters could be required to have regard to a subdivision design guide (see Section 7).

Potential urban greening parameters (permitted pathway)

	IRZ	GRZ	LDRZ
Objective	Subdivision provides a green public realm of roads and open space that meets the passive and active recreation needs of residents.		
Public open space	10% land contribution for subdivisions creating 50+ lots Cash in lieu contribution for subdivisions less than 50 lots or in proximity to existing or planned open space.		
	Lots not more than 800 m walking distance of existing, planned or proposed public open space		
Landscaping	1 street tree for every 2 lots		
	Landscape design of public realm meets the requirements of the approval authority		

Potential urban greening parameters (performance pathway)

The public realm of roads and open space must (a) provide for a range of users and activities, (b) contribute to an attractive streetscape, (c) link between existing or proposed areas of open space, (d) include landscaping that contributes to improved canopy cover and ecological functions, and (e) be compatible with any open space strategy or policy adopted by Council. The assessment test is to have regard to (i) the design quality of the proposal referring to best practice design guidance in the Subdivision Design Guidelines; and (ii) compatibility of the proposal with any relevant local area objectives.

4.2.4.4 Services

The current services standards for residential subdivision are clear and concise but limited in scope. Detailed servicing requirements for water and sewer are controlled by TasWater in a referral process that is tied to LUPAA. However, for stormwater, there is no formal mechanism to assess and manage impacts through the planning process. Rather, developers and planning authorities currently resolve stormwater management matters informally at planning permit stage because the stormwater design can ultimately be refused for inadequate provisions as part of the subsequent detailed design stage under the *Urban Drainage Act 2013*.

Stormwater management is a key parameter of subdivision design that is not being addressed through the SPPs. It is commonplace for residential subdivision provisions in other Australian jurisdictions to consider stormwater management.[33] There is potential to re-introduce stormwater requirements at the subdivision stage via the reintroduction of a stormwater management code or through targeted parameters for water sensitive design. The parameters are expected to follow those of the previous stormwater code in the interim planning schemes.

[33] See QLD Moreton Bay Regional Council Planning Scheme Policy for Neighbourhood Design, WA Liveable Neighbourhoods, NSW Lake Macquarie Development Control Plan Part 8 clause 2.8, ACT Territory Plan 2008 Estate Development Code Element 4, VIC Victorian Planning Provisions clause 56.07-4

Potential services parameters (permitted pathway)

	IRZ	GRZ	LDRZ
Objective	Subdivision provides for services for future use and development of the land, integrating stormwater management into the urban greening of the public realm.		
Water connection	Unchanged across all zones		
Sewer connection	Unchanged across all zones		
Stormwater connection	Unchanged across all zones		
Stormwater quality and quantity (for subdivision creating 15+ lots)	Stormwater meets quality and quantity targets in State Stormwater Strategy 2010, including: • 80% reduction in the average annual load of total suspended solids based on typical urban concentrations. • 45% reduction in the average annual load of total phosphorus and nitrogen based on typical urban concentrations. • Stormwater quantity in accordance with the requirements of local authority.		
	Subdivision integrates stormwater management into the public realm though water sensitive design features that do not include proprietary management devices^.		

^ a proprietary device is marketed under and protected by a trade name, with specific obligations for repair and maintenance to be undertaken by the manufacturer; this results in more onerous repair and maintenance duties

Potential stormwater parameters (performance pathway)

Development must (a) include a stormwater drainage system of a size and design sufficient to achieve suitable stormwater quality and quantity having regard to the targets in the State Stormwater Strategy 2010, and (b) integrate water sensitive design treatments into the subdivision, unless it is not feasible to do so. The assessment test is to have regard to the design quality of the proposal referring to best practice design guidance in the Subdivision Design Guidelines.

4.3 Evaluation outcome

The draft suite of residential standards explored above covers an array of essential matters, which seek to ensure that the recommended improvements resolve an issue or need, further planning strategy, and are both viable and deliverable. For detail on each measure, refer to Appendix A for a copy of the baseline criteria used to evaluate options and outcomes for the recommended improvements.

The recommended improvements respond directly to what has been identified as needing improvement through the planning system: housing choice, design quality, and the layout and liability of new neighbourhoods. In addition, the improvements have been crafted to apply across all of Tasmania while considering local context and have received broad stakeholder support to date. In large part, the improvements also align with standards universally applied across Australia.

With respect to furthering planning strategy, the recommended improvements are compatible with core planning principles for residential development. Namely, facilitating housing choice in good locations, fostering good design and sustainability, and alignment of development standards with strategic planning and policy.

With respect to deliverability, the draft suite of residential standards does not require any change to the planning scheme machinery, ensuring that recommendations integrate with Tasmania's planning system.

A concerted focus of the recommended improvements has been on separating clauses so that each clause covers a single element (e.g. one for height, one for setback, etc). This is a notable change to the existing SPP drafting, which groups several elements into a single clause (e.g. existing building envelope clause covers height, setback, and solar access elements). The draft recommendations seek to improve simplicity and clarity, enabling greater ease of interpretation. It should be noted that evidence over the past 10 years has demonstrated that the number of standards is not a direct reflection on how complex or contested the planning permit pathway is for new residential development. Artificially constraining the number of

standards is not a direct corollary in making the planning system simpler and more efficient. It can instead make each standard more complex and open to interpretation. The recommended improvements are about getting the balance right between regulation and outcome.

For the most part, recommendations are tweaks to existing parameters already familiar to the SPPs and are inherently more deliverable because of this familiarity. However there have been specific elements that have warranted a more complex improvement response. For the development standards, this relates to the replacement of dwelling density with plot ratio and the introduction of landscaping requirements. For the subdivision standards, this includes the movement network and urban greening.

Figure 10 demonstrates where the draft improvements place on an importance difficulty matrix[34], and how they compare to the other improvements. The more complex improvement recommendations place in the high importance quadrants. That is, while some may be perceived as being more difficult to implement than others, their value and potential outcomes is considered worthy of pursuit.

Several improvements are deemed to be of high impact and low difficultly, mostly because they require little to no change to the current SPP requirements but are fundamental elements of housing choice and design quality. All elements are considered vital for the overall functioning of the residential standards.

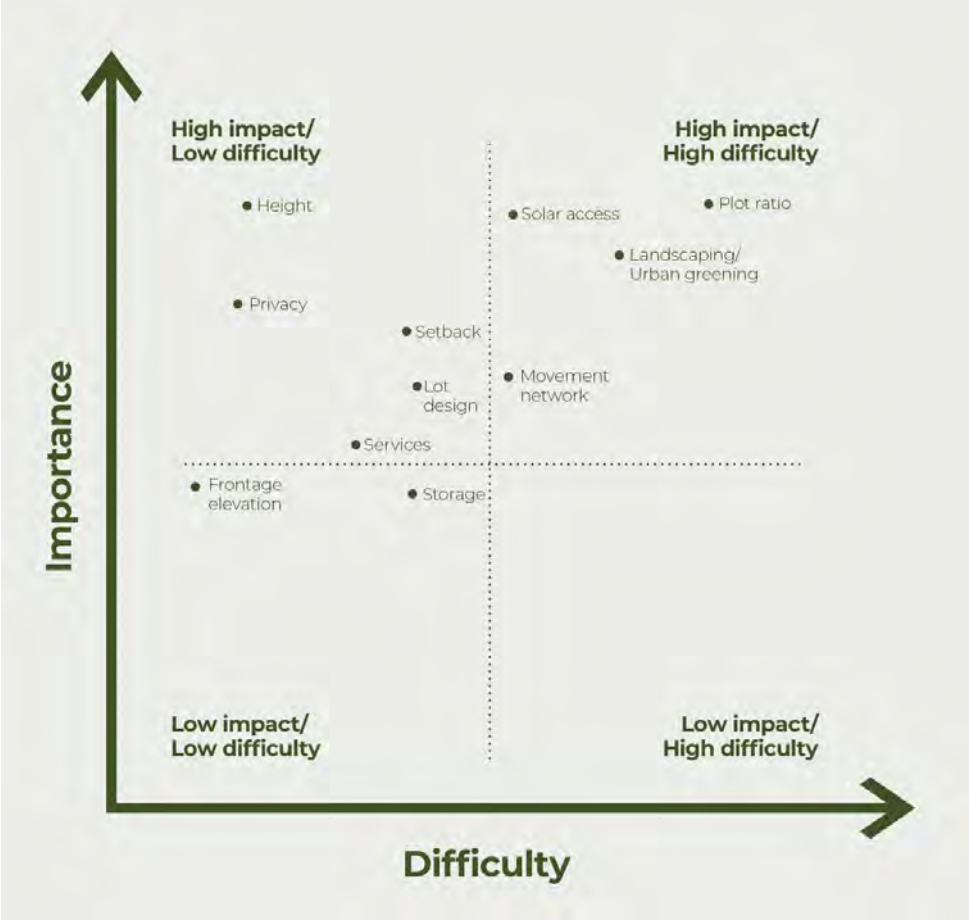


Figure 10 Importance difficulty matrix

4.3.1 What's been said about it?

To date, stakeholders have expressed broad agreement with the suite of improved residential standards. In particular, a targeted stakeholder survey of members in the planning and development industry resulted in majority support for the more complex improvements, including plot ratio (68%), landscaping (75%), lot size diversity (86%), movement network (89%), and public open space (89%).

[34] The importance/difficulty matrix, otherwise known as an impact/difficult matrix, is a tool that utilises a simple 2x2 matrix to assist with establishing priorities or ranking options. Recommendations that fall in the bottom right quadrant are difficult endeavours with little return. Recommendations that fall in the top two quadrants yield the best impact or are of most importance.

4.4 Draft recommendations

Draft recommendations related to development standards in residential zones are provided below. A consolidated list of all recommendations is provided in Appendix C.

- Substitute the suite of residential development standards in the IRZ, GRZ and LDRZ by implementing the improvements detailed in Section 4.2 of this report, summarised as:
  - Replace the density standards at clause 8.4.1, 9.4.1 and 10.4.1 with a new plot ratio standard.
  - Replace the setback and building envelope standards at clause 8.4.2, 9.4.2 and 10.4.3, separating provisions into a new height standard, new setback standard, and new plot ratio standard.
  - Replace the site coverage and private open space standards at clause 8.4.3, 9.4.3, and 10.4.4 with a new landscaping standard.
  - Consolidate the sunlight to private open space standards at clause 8.4.4, and 9.4.4 and solar access provisions from the setback and building envelope standards at clauses 8.4.2, 9.4.2, and 10.4.3, and add new provisions in a new solar access standard.
  - Consolidate the width of openings for garages standards at clause 8.4.5 and 9.4.5, and frontage fences standard at clause 8.4.7, 9.4.7, and 10.4.5 into a new frontage elevation clause.
  - Add dwelling storage provisions into the waste storage standards at clause 8.4.8, and 9.4.8, creating a new storage standard.
- Substitute the suite of residential subdivision standards in the IRZ, GRZ and LDRZ by implementing the improvements detailed in Section 4.2 of this report, summarised as:
  - Add lot size diversity provisions into the lot design standards at clause 8.6.1, and 9.6.1.
  - Replace the roads standards at clause 8.6.2, 9.6.2, and 10.6.2 with a new movement network standard.
  - Include a new standard for urban greening, including provisions for public open space and landscaping of the public realm.
  - Add stormwater management provisions into the services standard at clause 8.6.3, 9.6.3 and 10.6.3.

Section 5

Homes in business zones

5 Homes in business zones

5.1 Identifying the opportunity

Buildings in activity centres accommodate a wide range of uses, including for working, shopping, and living. Across the suite of business zones considered in the Project, residential use is encouraged where it supports the viability and vitality of the centre. Housing in business areas can also support improved access to services and employment. However, the current residential standards in business zones are limited to the provision of private open space and storage. This limitation has on occasions led to poor quality design outcomes that can have near irreversible negative impacts on liveability and amenity for residents.

Dwelling density in business zones is currently less than 3 dwellings per hectare. This is significantly below the dwelling density target of 25+ set through Tasmania's regional land use strategies. More housing is needed in activity centres to offer greater housing choice, maximise the efficient use of existing infrastructure and services, and limit the impacts of urban sprawl. To coincide with density increases over time, there is an opportunity to improve the residential standards in business zones to deliver better apartments. However, improvements should not unnecessarily impact upon the redeeming features of the current standards, which offer minimal regulation of housing in activity centres. In other words, the existing residential standards in the business zones are not barriers to delivering more housing choice, and any potential improvements to the standards should be cognisant of this.

The following elements commonly feature in exemplar medium density housing development and have been identified through background review associated with the Medium Density Design Guidelines project. A consideration of these elements early in design process is key to delivering good outcomes, both for future residents and the surrounding area. While not all are appropriate or necessary for consideration in improving standards for higher density housing forms, there is an opportunity to introduce additional residential standards into the business zones to encourage high quality design with a focus on resident amenity.

Site planning

- Provision of shared space that supports internal connection and community.
- Frontages and public interfaces that project a sense of place.
- Considered site planning that provides a careful integration with the surrounding context.
- A focus on pedestrian access particularly in the frontage/entrance, permeability, and hybrid spaces where driveways are treated as a shared space.

Building design

- Contributing shadow and depth to a façade, creating interest and articulation.
- Provision of soft, subtle lighting that delivers on functionality, safety, and aesthetics.
- Circulation space that provides a 'stacked function' by providing practical connectivity and broader movement pathways.
- Environmental performance initiatives that support the design and construction stages of a development, and importantly, its lifecycle.
- Designing with flexibility and adaptability in mind to provide for a diverse resident profile.

Dwelling amenity

- Solar orientation to provide thermal comfort and deliver ample access to natural light to living areas and open space, particularly in the cooler months.
- Visual and acoustic design to provide a balance between private and public space and create places that enable privacy and quiet.

Landscape and open space

- Opportunities to access the outdoors and usable spaces for play.
- Connection with the ecosystem with opportunities for habitat and water sensitive design.
- Quality private and shared open space integrally considered.
- Activation of public realm or open space areas to enable positive neighbourhood outcomes.

5.2 What are the improvements?

5.2.1 Development standards

Table 8 provides a high-level summary of the draft improvements recommended to the residential development standards for the business zones in the SPPs. The improved development suite applies to all dwellings in business zones.

Discussion of each individual standard that makes up the improved development suite is provided in the sections following Table 8. For each development standard, discussion refers to a permitted (acceptable solution) and performance (performance criteria) pathway and provides potential parameters to consider for inclusion in the final drafting of the recommended improvements. It is important to note that potential parameters are not definitive or conclusive recommendations. Rather, their purpose is to demonstrate the overall elements that should be considered when making final drafting decisions. That is, the exact wording and detail of the improved suite of development standards will be subject to a subsequent drafting process undertaken by the SPO following completion of the Project.

Table 8 - Summary of draft improvements to residential standards in business zones

Development standards	Summary of draft recommendation	Primary intent or driver for change
Height, setback, design, fencing, outdoor storage	Unchanged. These are standards that apply to all buildings including those with a residential component.	Not applicable.
Landscaping	Replaces private open space provisions in the dwellings standards at clause 13.4.6, 14.4.6, 15.4.6, 16.4.6	Design quality, amenity, and climate resilience
Solar access	New standard for solar access to dwellings and open space	Amenity and climate resilience
Privacy	New standard for privacy (visual and acoustic)	Amenity
Storage	Replaces storage provisions in the dwellings standards at clause 13.4.6, 14.4.6, 15.4.6, 16.4.6	Design quality
Dwelling mix	New standard for dwelling mix in large apartment buildings	Housing choice

5.2.1.1 Landscaping

The landscaping provisions for apartments in the main urban residential zones should equally apply to dwellings in business zones. As detailed in Section 4.2.3.4 above, this includes parameters for private open space, common open space, landscaping area, deep soil area, and tree provision. However, noting that there will be circumstances where dwellings in business zones will be entirely above ground floor level (e.g. above a commercial tenancy that occupies ground floor level), it may be difficult or cost prohibitive to achieve the deep soil requirements for trees. Therefore, the performance pathway should consider such factors to enable the provision of alternative planting methods such as vertical gardens and planter boxes. The performance pathway could also consider circumstances where no landscaping may be reasonable, such as new apartments in existing buildings.

Potential landscaping parameters (permitted pathway)

	All business zones (UMZ, LBZ, GBZ, CBZ)
Objective	To ensure that development (a) provides sufficient area for public open space and common open space that meets the recreation and operational needs of residents, (b) provides sufficient area for the planting of gardens and landscaping, and (c) provides a mix of hard and soft landscaping that is compatible with the amenity and character of the area.

	All business zones (UMZ, LBZ, GBZ, CBZ)
Private open space	8 m^2 for 1 bed (2 m min dimension), 10 m^2 for 2 beds (2.5 m min dimension), 12 m^2 for 3+ beds (3 m min dimension), and 15 m^2 for ground floor dwellings
Common open space	5 m^2 per dwelling when providing more than 10 dwellings, up to a total of 300 m^2 common open space
Landscaping area	25% of site area (can incorporate vertical gardens)
Deep soil area	10% of site area or 7% of site area if retaining an existing large or medium tree (3 m x 3 m min dimension)
Tree provision	1 large tree, 2 medium trees, or 3 small trees per site + 1 small tree for every 10 dwellings

^ For tree provision, deep soil areas equate to a minimum of 9 m^2 for a small tree (3-8 m height), 36 m^2 for a medium tree (8-12 m height) and 64 m^2 for a large tree (over 12 m height).

Potential landscaping parameters (performance pathway)

Development includes suitable hard and soft landscaping that must (a) be proportional to the scale of development, (b) contribute positively to the amenity of residents and neighbours, and (c) minimise the extent of impervious surfaces, where reasonable. The assessment test at (a), (b) and (c) is to have regard to (i) the provision of alternative planting methods such as planter boxes and vertical gardens where access to deep soil is limited, and (ii) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines.

Potential open space parameters (performance pathway)

Development includes quality private or common open space of a size and dimension appropriate for the recreation and operational needs of occupants, having regard to (i) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, and (ii) the ability for dwelling occupants to conveniently access nearby public space that meets their recreation and operational needs.

5.2.1.2 Solar access

The solar access provisions for dwellings in the urban residential zones, detailed in Section 4.2.3.5 above, should be used as a basis for formulating the solar access requirements for dwellings in business zones. However, given the reduced capacity and expectations for sunlight access in activity centres when compared to the residential zones, the parameters should be less onerous. For example, it is unreasonable to expect direct sunlight access to all apartments in an apartment building in a principal activity centre, particularly where design or site context dictates the need for some south facing apartments. In this instance, access to indirect daylight rather than direct sunlight is an important consideration under a performance-based solution.

The Northern Apartments Corridor Specific Area Plan in the Glenorchy LPS includes provisions for not less than 70% of apartments in an apartment building to receive solar access in mid-winter. This parameter is specific to the context and outcomes sought for that area plan. In the SPPs, where are broader application is required across a wider variety of locations, site contexts and zones, it is more appropriate for the parameters to be somewhat reduced.

The potential solar access parameters for apartments detailed below are broadly consistent with those enforced in other Australian jurisdictions, noting that some focus solely on performance outcomes rather than any acceptable solution parameters[35]. However, to provide a level of consistency across the SPP drafting, and to provide a greater degree of flexibility to a development, it is preferrable for all standards to include both a permitted and performance pathway.

[35] See WA Residential Design Codes Volume 2 section 4.1, ACT Territory Plan 2008 Multi Unit Housing Development Code clause 6.2, VIC Victorian Planning Provisions clause 58.03-3, SA Planning and Design Code Part 4 Design, NSW Apartment Design Guide section 4A.

Potential solar access parameters (permitted pathway)

	All business zones (UMZ, LBZ, GBZ, CBZ)
Objective	To ensure that development layout optimises daylight access to habitable rooms and open space areas and minimises unreasonable overshadowing of neighbouring dwellings.
Solar access to habitable rooms	60% of dwellings receive 2hrs of direct sunlight access to habitable room window
Solar access to private open space	60% of dwellings receive 2hrs of direct sunlight access to no less than 50% of principal private open space
Solar access to common open space	2hrs of direct sunlight access to no less than 50% of common open space
Impact on adjoining property habitable rooms	Proposal does not cause more than 50% of dwellings on an adjoining property to receive less than 2hrs of direct sunlight access to a habitable room or solar energy installation.
Impact on adjoining property open space	Proposal does not cause an adjoining property to receive less than 2hrs of direct sunlight access to 50% of its private or common open space

^measure taken between 9am and 3pm on winter solstice

Potential solar access parameters (performance pathway)

Development must (a) provide for reasonable sunlight and/or daylight access to habitable rooms, private open space, and common open space for dwellings on the site, and (b) not cause an unreasonable loss of sunlight and/or daylight access to a habitable room, solar energy installation, private open space, and common open space of a dwelling on an adjoining property. The assessment test at (a) and (b) is to have regard to (i) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, and (ii) the existing solar access available to a property given the existing topography, site characteristics and location.

5.2.1.3 Privacy

The privacy provisions for dwellings in the residential zones, detailed in Section 4.2.3.7 above, should be used as a basis for formulating the privacy requirements for apartments in business zones. In addition, given the capacity for greater building scale, and potential for increased noise nuisance associated with the mix of activities occurring in business zones, parameters for dwelling separation and acoustic privacy should be considered.

Acoustic privacy is achieved by managing the way sound travels into and between apartments, communal areas, and private open space. Design for acoustic privacy considers the site context, surrounding uses, building separation and how internal spaces are arranged in a building. The design treatment can vary, but the intent of a new acoustic privacy parameter should remain outcome focused. That is, to achieve acceptable sound levels irrespective of the means. The Northern Apartments Corridor Specific Area Plan in the Glenorchy LPS includes similar parameters for acceptable sound levels based off the Association of Australian Acoustical Consultants Guideline for Apartment and Townhouse Acoustic Rating. Development provisions for acoustic privacy are accepted practice for apartment building controls in most Australian jurisdictions[36].

Visual privacy is also achieved through various means, including siting, screening, and dwelling separation. For mid to high-rise apartment buildings, dwelling separation should increase in correlation with building height. The potential parameters for dwelling separation outlined below are derived from similar provisions in other Australian jurisdictions[36].

[36] See NSW Apartment Design Guide sections 2F, 3F, 4H, WA Residential Design Codes Volume 2 sections 2.7, 4.7, VIC Victorian Planning Provisions clause 58.04-3.

Potential privacy parameters (permitted pathway)

	All business zones (UMZ, LBZ, GBZ, CBZ)
Objective	To ensure that development provides reasonable opportunity for visual and acoustic privacy for dwellings.
Acoustic privacy	Dwellings meet internal sound levels of 35 dB(A) for bedrooms (assessed as LAeq 8hr from 10 pm to 6 am) and 40 dB(A) for other habitable rooms (assessed as LAeq 16hr from 6 am to 10 pm).
Visual privacy between dwellings on same site	Habitable room window and private open space screened to 1.7 m or separated by 6 m (up to four storeys) and 9 m (more than 4 storeys)
Visual privacy to buildings on adjoining sites	Maintain a minimum separation distance between dwellings and existing/approved buildings on adjoining sites not less than 6 m (up to four storeys) 9 m (between 4 and 8 storeys) and 12 m (more than 8 storeys). Where no existing or approved buildings on adjoining sites, dwellings above ground level to be setback not less 3 m (up to four storeys) and 6 m (more than four storeys) from side and rear boundaries, excluding boundaries adjoining the public realm.

Potential acoustic privacy parameters (performance pathway)

Development must be designed to mitigate noise impacts from nearby uses to achieve a reasonable level of internal acoustic amenity to dwellings, having regard to (i) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, (ii) the existing site context, (iii) the proposed mitigation measure, and (iv) any advice from a suitably qualified person.

Potential visual privacy parameters (performance pathway)

A balcony, terrace, parking space, or habitable room window that has a finished floor level more than 1 m above existing ground level must be screened or otherwise designed to minimise overlooking of habitable rooms and private open space of dwellings on adjoining properties and on the same site, having regard to (i) the design quality of the proposal referring to best practice design guidance in the Medium Density Design Guidelines, and (ii) the existing site context, and (iii) the proportionality between building separation and building height.

5.2.1.4 Storage

The storage provisions for dwellings in the residential zones, detailed in Section 4.2.3.8 above, should equally apply to dwellings in business zones. This includes parameters for waste storage and dwelling storage.

Potential storage parameters (permitted solution)

	All business zones (UMZ, LBZ, GBZ, CBZ)
Objective	To ensure that development provides an appropriate size and location for both dwelling storage and the storage of waste and recycling bins for multiple dwellings.
Waste storage	1.5 m^2 per dwelling, for exclusive use of each dwelling (not in front of dwelling) or in common storage area (more than 4.5 m from frontage, 5.5 m from a dwelling and screened to 1.2 m.
	Bulk waste bins collected on site via private contractor, or on street subject to Council agreement, for buildings containing five or more dwellings.
Dwelling storage	An enclosed, lockable area not less than 6m^3 for studio and 1 bed; 8 m^3 or for 2 bed; 10 m^3 for 3+beds, with a min dimension of 1 m, located in a private or shared space excluding principal open space areas.

Potential storage parameters (performance pathway)

Development must include storage space of sufficient useable area and dimensions appropriate for the needs of occupants. The storage area must be (a) screened from view, and (b) in a convenient and accessible location that does not unreasonably impact on the amenity of public spaces, the site, and adjoining properties.

5.2.1.5 Dwelling mix

Apartments are becoming a more common housing option for a wider variety of households. As demand grows, there is an increasing need for more choice in the size, layout, and design of individual apartments to meet the diverse needs of occupants. Dwelling mix is a measure of diversity in a development. It can involve the percentage of apartments in a development with different number of bedrooms. It can also include other parameters such as the provisions of accessible and affordable apartments. Better apartments include a mix of dwellings guided by the projected housing needs of the community.

The housing profile and projected dwelling demand for Tasmania forecasts a growing need for more studio, one-bedroom, two-bedroom, and accessible apartments. This is largely driven by the predicted housing preferences of an aging population and deteriorating affordability. Regarding affordability, between now and 2041, the Tasmanian Housing Strategy forecasts 32% of total dwelling demand will arise from low-income households. Further considerations for mandatory inclusionary zoning opportunities for social and affordable housing are recommended as a supplementary piece of work to this project (see Section 7.2.2.1). Rather, there is a more immediate preference to promote more social and affordable housing through voluntary inclusionary zoning practices such as dwelling height and density bonuses. Given that no dwelling density parameters are recommended for development in business zones, this leaves a building height bonus as the preferred voluntary approach.

Regarding housing needs for an aging population, the potential dwelling mix parameters could include a minimum percentage of apartments with 2 or less bedrooms, and incentives for apartments meeting liveable housing design standards. Liveable housing refers to housing designed to cater for people with disability, aging in place, and families with young children. Design requirements for liveable housing are articulated in the Liveable Housing Design Guidelines by Liveable Housing Australia. The Northern Apartments Corridor Specific Area Plan in the Glenorchy LPS has adopted parameters for the provision of liveable housing based on enforced minimums. A similar approach has been implemented in other Australian jurisdictions.[37] However, this is typically applied to land in jurisdictions with significantly greater development potential afforded by greater permitted building heights, higher densities, and providing larger profit margins for development. Rather, to suit the Tasmanian context but still encourage best practice, it is preferrable to incentivise the provision of liveable housing through a potential building height bonus.

Potential dwelling mix parameters (permitted pathway)

	All business zones (UMZ, LBZ, GBZ, CBZ)
Objective	A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.
Dwelling mix	Developments of greater than 10 dwellings include not less than 20% of dwellings of differing bedroom numbers.
	Developments of greater than 10 dwellings include a mix of one-, two-, and three-bedroom dwellings.
Liveable housing bonus	Developments of greater than 10 dwellings include not less than 20% of dwellings achieving Liveable Housing Guideline's silver level universal design features
	Development with not less than 30% of dwellings achieving Liveable Housing Guideline's gold or platinum level universal design features receives a 1 storey building height bonus.
Social and affordable housing bonus	Developments of greater than 10 dwellings providing not less than 20% as social and affordable housing, receive a 1 storey building height bonus.

Potential dwelling mix parameters (performance pathway)

Development must provide a reasonable proportion of dwellings of differing size (number of bedrooms) and design (liveable housing), having regard to the dwelling demands of the region or locality.

[37] See NSW – Lake Macquarie Development Control Policy Part 9.13, NSW Apartment Design Guide section 4K, 4Q, VIC Victorian Planning Provisions clause 58.02-3, ACT Territory Plan 2008 Mult Unit Housing Development Code clause 5.6, 5.8, WA Residential Design Codes Volume 2 section 4.8

5.3 Evaluation outcome

The business zone dwelling standards explored above seek to address a variety of essential matters, ensuring that the improvements resolve an issue or need, further planning strategy, and are both viable and deliverable. The provisions are in large part a replication of similar standards recommended for the residential zones, where their suitability in meeting the baseline criteria for implementation have been discussed in Section 4.3.

5.3.1 What's been said about it?

To date, stakeholders have expressed broad agreement with the suite of improved apartment standards for the business zones. In particular, a targeted stakeholder survey of members in the planning and development industry resulted in majority support for the more complex improvements, including landscaping (75%) and public open space (89%).

There has also been acknowledgement that strict regulation is not the only lever available to shift market sentiments, with suggestions that the improvements consider developer incentives to deliver the housing we need.

5.4 Draft recommendations

Draft recommendations related to development standards in business zones are provided below. A consolidated list of all recommendations is provided in Appendix C.

- Substitute the suite of residential development standards in the UMZ, LBZ, GBZ and CBZ by implementing the improvements detailed in Section 5.2 of this report, summarised as:
    - Replace the private open space provisions in the dwellings standards at clause 13.4.6, 14.4.6, 15.4.6, 16.4.6 with a new landscaping standard.
    - Include a new standard for solar access, including parameters for solar access to habitable rooms, solar access to private open space, solar access to common open space, and impacts to adjoining dwellings solar access needs.
    - Include a new standard for privacy, including parameters for visual privacy, acoustic privacy, and dwelling separation.
    - Replace the dwelling storage provisions in the dwellings standards at clause 13.4.6, 14.4.6, 15.4.6, 16.4.6 with a new storage standard, including parameters for dwelling storage and waste storage.
    - Include a new standard for dwelling mix, including parameters for dwelling mix and liveable housing.

Section 6

The right housing in the right location

6 The right housing in the right location

For a high-level summary of the implementation options discussed below, refer to the implementation factsheet in Appendix B.

6.1 Identifying the opportunity

The role of planning in housing delivery is fundamentally a spatial task; to coordinate a pipeline of housing aligned with infrastructure capacity, population trends and housing needs, together with putting the right housing in the right place. Best practice planning provides for greater housing choice close to activity centres and high frequency public transport. The Tasmanian Government also has obligations under the National Planning Reform Blueprint to facilitate housing outcomes through its planning system including promoting medium density housing close to activity centres and public transport corridors, improving design guidance gaps as well as updating planning requirements to increase density and meet housing supply targets.

Currently, there is a mismatch between the supply and demand of housing in Tasmania. Although heavily influenced by broader strategic drivers, housing supply under the residential standards in the SPPs is functioning reasonably well to deliver larger single dwellings and detached multiple dwellings, with minimal dwelling density and diversity. However, there is growing demand and a recognised need for different types of housing in well located and serviced areas across the state. Housing diversity and well-located density are fundamental principles of planning for sustainable housing. The residential standards in the SPPs are not optimally positioned to enable delivery of the housing we need.

When compared across Australian jurisdictions, Tasmania has the equal fewest number of urban residential zones, and the lowest degree of potential for local variation (see Table 17 in Appendix A). Whilst this aids in minimising system complexity, in planning systems that use zoning as the primary means of development control, the supply of adequate housing in the right locations can be constrained by limited zoning choice. To minimise these constraints, zones can specifically cater for a broader spectrum of density and diversity. For example, improvements to the residential standards in the SPPs can expand the capacity of the zones to deliver housing choice in appropriate locations because zoning of land plays a critical role in implementing the suite of improved residential standards. Therefore, where and how much of each zone is applied spatially is a critical element in housing supply.

Analysis of the spatial application of zoning in Tasmania has revealed that the IRZ is underutilised, being applied by less than a third of LGAs and covering only 3% of the urban residential zoned land. For comparison, the GRZ covers 60% and the LDRZ covers 33%.[12] Therefore, under the existing zoning suite, it is important to note that improvements to the IRZ will apply to only 3% of the urban residential zoned land. Given that the intent of the IRZ is to provide the greatest capacity for housing choice among the urban residential zones, the limited spatial application of the IRZ is having a negative impact on housing density and diversity. While there are vastly more locations suitable for application of the IRZ, there has been a policy preference by many Councils to avoid or minimise the spatial application of the IRZ.

In addition, much of the density and diversity of housing in the IRZ and business zones can be attributed to legacy housing stock developed under previous planning schemes. For example, Council approvals data highlights that many more dwellings are being approved under the GRZ (70%) compared to the IRZ (13%) and business zones (6%). In other words, relatively few new dwellings are being created in the IRZ and business zones. The comparatively fewer approvals in IRZ and business zones can be attributed to several factors, including barriers to infill development (Section 2.1.9), inadequate spatial application of zones (Section 2.1.7) and the adequacy of planning scheme provisions to cater for increased housing supply in good locations (Sections 4 and 5).

The strategic policy intent, spatial application, and standards of the IRZ, GRZ and business zones need more notable improvement to ensure we achieve the right housing in the right location.

6.2 Implementation options

This report outlines the recommended improvements to the residential standards in Sections 3, 4, and 5. There are three overarching implementation options this report presents as the basis for delivering the recommended improvements. The three options coincide with the planning scheme tools available to enforce change through the SPPs. That is, the fundamental mechanisms to set standards in the SPPs is via zones and codes. In particular, drafting principles set by the Tasmanian Planning Commission state that zoning is the primary mechanism for expressing spatial strategy.[38]

As shown in Figure 11, the recommended improvements can be delivered through the following:

1. Changes implemented through the existing zoning suite. This presents a 'business as usual' implementation approach to deliver the recommended improvements.
2. Changes implemented through a new zoning suite. This option involves combining the IRZ and GRZ where in specified settlements[39] into a new single residential zone to deliver the recommended improvements.
3. Changes implemented through new codes. This option delivers all improvements through new codes that substitute for or override the existing zone provisions for multiple dwellings in residential zones, subdivision in residential zones, and all dwellings in business zones.

It is important to note that irrespective of the chosen implementation framework, there are commonalities to the recommended improvements that apply across options. In other words, the same suite of improvements is intended to apply irrespective of the implementation pathway chosen.

This is not an exhaustive list of implementation options, and there may be a range of variations based on the Government's priorities or the need to stage implementation. For example, it may be preferrable to deliver some improvements through the zoning suite, but others through a new code. For another example, it may be preferrable to implement change through the existing zoning suite now, with the intention to implement a new zoning suite over time as spatial strategy is developed thorough the impending updates to the Regional Land Use Strategies.

The implementation options are articulated in the following sections, including their policy intent, spatial application, applicable dwelling typologies, and notable variance to standards required under each option. Table 9 summarises the pros and cons of each option, focussing on implementation issues and drafting approach.

[38] Tasmanian Planning Commission, Practice Note 5: Tasmanian Planning Scheme Drafting Conventions, 2017
[39] The specified settlements are envisaged to be land within designed urban/settlement growth boundaries for Greater Hobart, Greater Launceston, Devonport and Burnie.

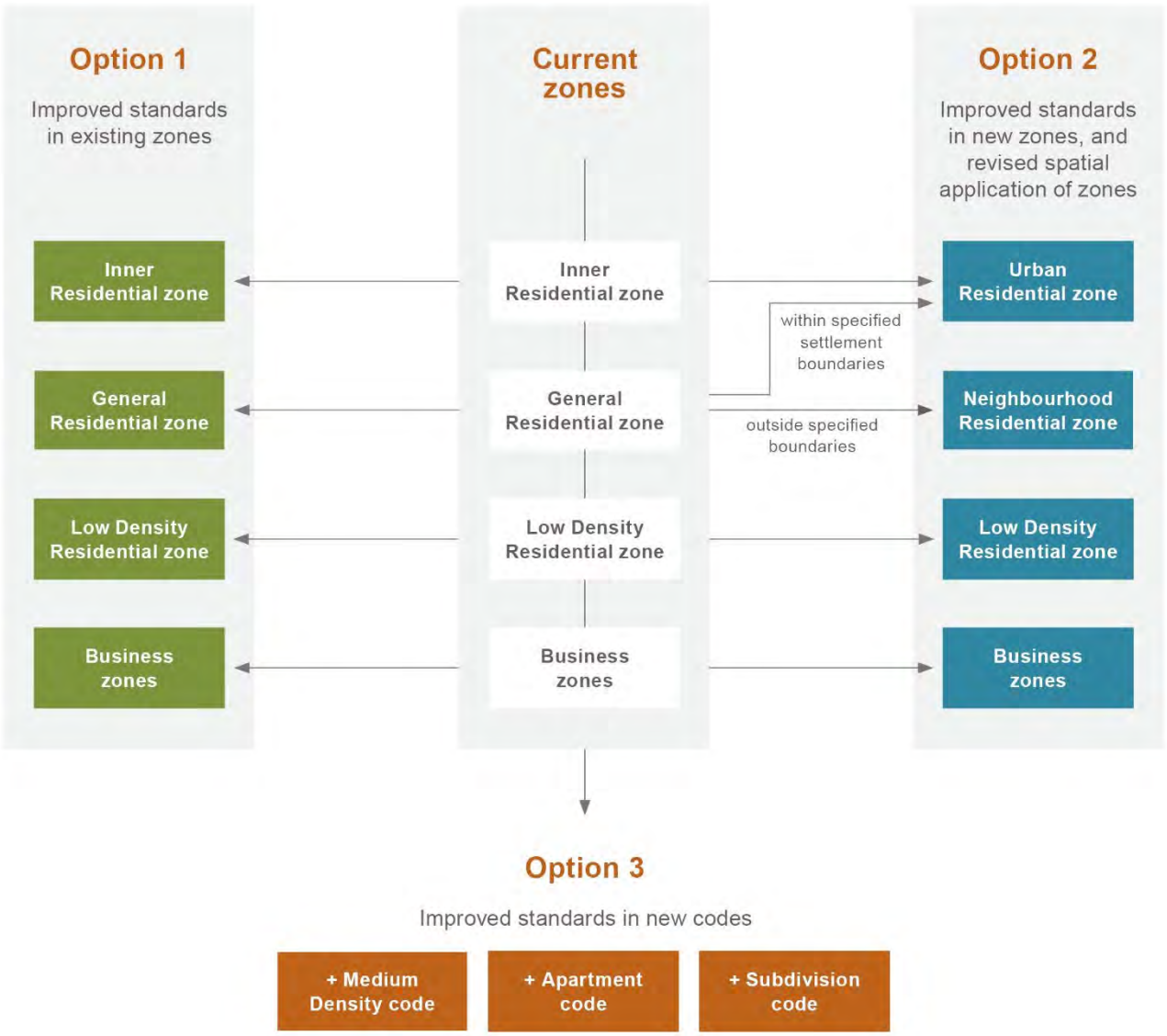


Figure 11 Implementation framework options

Table 9 - Implementation options comparison

	Option 1	Option 2	Option 3
Policy intent	• Retains policy intent of existing zoning suite.	• Shift in policy intent to align with new zoning suite: intent is to encourage better u of urban land in Tasmania's cities without compromising characteristics of other settlements.	• Retains policy intent of existing zoning suite.
Spatial application	• Spatial application of zones remains consistent with existing planning framework, entrenching existing inadequacies in the efficient use of urban land.	• Consolidation of the IRZ and GRZ within designated settlements • Results in a larger spatial application of provisions that encourage high quality medium density development in key locations, enabling more efficient use of urban land.	• Allows larger spatial application of housing choice across all zones via textual application in codes, enabling more efficient use of urban land. • Textual application enables more dwelling types 'as of right' without reliance of Councils spatially applying code. Code applicability via overlay may not be applied consistently across Tasmania.
Scheme amendment process	• Does not require rezoning.	• Requires rezoning process involving a consolidation of existing IRZ and GRZ within designated settlements[40].	• Does not require rezoning. • Requires a code insertion process including new overlays and/or textural application.
Differences between zones	• Difference between IRZ and GRZ less pronounced than option 2 but more pronounced than option 3 (i.e. equivalent to status quo).	• Difference between large urban areas and other residential settlements more pronounced than other options (i.e. improvement to status quo).	• Difference between IRZ and GRZ less pronounced than other options (i.e. worse than status quo).
Drafting principles	• Meets drafting principle for zoning to be the primary mechanism to set standards.	• Meets drafting principle for zoning to be the primary mechanism to set standards.	• Shift from drafting principles to implement improvements through codes (excluding business zones, which retain zoning as primary mechanism for non-residential use).
Complexity	• A more simplified implementation approach compared to other options.	• A more complicated implementation approach to option 1, but less complexity than option 3.	• A more complicated implementation approach to other options. • Useability is more complex because applications may trigger assessment against zone provisions or code provisions depending on location and dwelling type.
Impact on housing choice	• Moderate improvement on housing choice. • Implementation process does not ensure that Councils will apply more IRZ land. • Limited spatial application of IRZ would limit capacity for housing choice.	• High improvement on housing choice • Implementation process facilitates better alignment in urban areas with policy and strategic framework consistent with National Housing Accord and draft national urban policy. • Greater spatial application of provisions that support medium density housing would maximise the capacity for housing choice.	• High improvement on housing choice. • Implementation process ensures that housing choice is applied in appropriate locations by textural application, providing for an applicant led process with no reliance on rezoning. • Greater ability for housing choice irrespective of zoning.

6.2.1 Option 1 – Improvements through existing zones

Option 1 seeks to implement improvements through changes to the development standards in the existing zones, with no change to the spatial application or policy intent of the existing zoning suite. That is, the zoning of all land will remain unchanged, as will the policy intent of each zone. This option presents a 'business as usual' implementation approach.

Option 1 presents an approach that relies on improved standards in both the IRZ and GRZ to build sufficient capacity for greater housing density and diversity. In particular, to deliver the housing we need given the prevailing spatial application of zones, there is an increased reliance on the GRZ to achieve results. This is because the GRZ covers 60% of all urban residential zoned land, compared to 33% in the LDRZ (where increased density is typically not suitable), 3% in the IRZ, and 4% in business zones.

Limited improvements are needed in the business zones to deliver improved density, because there are already few planning scheme impediments to accommodate housing in these zones. This is primarily due to there being very few development standards for dwellings, including no density provisions.

Although Option 1 does not require the preparation of new zoning maps, the expanded application of the IRZ in appropriate locations is strongly encouraged. More IRZ land will maximise opportunities for increased housing choice that is presented by the recommended improvements to development standards. Put simply, more IRZ land would result in more land developable at a higher plot ratio. Option 1 does not automatically achieve this, and an existing policy preference by many Councils to minimise or avoid the application of the IRZ suggests that voluntary rezonings will be unlikely.

A notable disbenefit of Option 1 is that the retention of the existing policy intent and spatial distribution of zones reinforces that lack of differentiation between the IRZ and GRZ. There is little difference in the dwelling density and built form outcomes being achieved between these zones, and a business as usual approach to implementation will not correct this.

Table 10 – Implementation Option 1

	Inner residential zone	General residential zone	Low density residential zone	Business zones
Policy intent of zone	Unchanged	Unchanged	Unchanged	Unchanged
Spatial application of zone	Unchanged	Unchanged	Unchanged	Unchanged
Dwelling typology status	Unchanged New typologies apply to existing residential use class status.	Unchanged New typologies apply to existing residential use class status.	Single dwellings No Permit Required; grouped dwellings and communal residences discretionary; apartments and townhouses prohibited	Unchanged New typologies apply to existing residential use class status.
Recommended development standards				
Plot ratio	1.2 for social housing. 1.1 for townhouses and apartments. 1.0 for all dwelling types.	0.75 for social housing, townhouses, and apartments in 400m of activity centre or transit corridor. 0.65 in other areas for all dwelling types.	0.5 for social housing. 0.4 in other areas for all permissible dwelling types.	Does not apply
Height	Retain existing height metric for single dwellings and grouped dwellings.	Retain existing height metric.	Retain existing height metric.	Does not apply (retain existing height metric).

	Inner residential zone	General residential zone	Low density residential zone	Business zones
	Increase height to 11 m for communal residences, townhouses, and apartments			
Setback	Retain existing front setback metrics. Side and rear setbacks increased. Side setback reduced for shared walls of townhouses.	Retain existing front setback metrics. Side and rear setbacks increased. Side setback reduced for shared walls of townhouses.	Retain existing setback metrics for standard lots larger than 1000m$^{2.}$ Reduced setbacks for lots equal to or smaller than 1000m^{2}	Does not apply (retain existing setback metric).
Landscaping	Revised requirements for POS tied to dwelling typology. New requirements for, COS, landscaping area, deep soil area, and tree provision	Revised requirements for POS tied to dwelling typology. New requirements for, COS, landscaping area, deep soil area, and tree provision	Does not apply	Revised requirements for POS tied to dwelling typology. New requirements for, COS, landscaping area, deep soil area, and tree provision.
Solar access	New requirements for sunlight access to POS, COS, habitable room window, and solar energy installations.	New requirements for sunlight access to POS, COS, habitable room window, and solar energy installations.	Does not apply	New requirements for sunlight access to POS, COS, habitable room window, and solar energy installations.
Front elevation	Retain existing metrics for fencing and garages. New frontage window requirement	Retain existing metrics for fencing and garages. New frontage window requirement	Retain existing metrics for fencing and garages. New frontage window requirement	Does not apply (relies on existing zone provisions)
Privacy	Retain existing privacy metrics	Retain existing privacy metrics	Does not apply	New requirements for visual and acoustic privacy.
Storage	Retain existing metrics for waste storage. New requirement for dwelling storage.	Retain existing metrics for waste storage. New requirement for dwelling storage.	Does not apply	New requirements for dwelling and waste storage.
Dwelling mix	Does not apply	Does not apply	Does not apply	New requirements for dwelling mix.
Recommended subdivision standards				
Lot design	New requirements for lot design of townhouses and lot size diversity; otherwise retain existing metrics.	New requirements for lot design of townhouses and lot size diversity; otherwise retain existing metrics.	Retain existing metrics.	Does not apply (retain existing lot design metrics)
Movement network	New requirements for street layout and design.	New requirements for street layout and design.	New requirements for street layout and design.	Does not apply
Urban greening	New requirements for public open space and landscaping in public realm.	New requirements for public open space and landscaping in public realm.	New requirements for public open space and landscaping in public realm.	Does not apply

	Inner residential zone	General residential zone	Low density residential zone	Business zones
Services	Retain existing metrics for water, sewer, and stormwater connections. New requirement for stormwater quantity and quality.	Retain existing metrics for water, sewer, and stormwater connections. New requirement for stormwater quantity and quality.	Retain existing metrics for water, sewer, and stormwater connections. New requirement for stormwater quantity and quality.	Does not apply (retain existing services metrics)

6.2.2 Option 2 – Improvements through new zones, and revised spatial application

Option 2 is similar to Option 1 in that is seeks to implement the recommended improvements to the development standards through a zoning suite. There is no difference between the recommended development standards under Option 1 and 2. Rather, the difference lies in the policy intent, spatial distribution of the zoning, and applicable dwelling typologies.

Option 2 seeks to redefine the spatial application and policy intent of the IRZ and GRZ in the major urban areas of Tasmania to deliver more of the right housing in the right locations than currently feasible under the existing spatial distribution of zoning. Noting that only 3% of the residential zoned land is in the IRZ, compared to 60% in the GRZ, a more balanced spatial approach is sought under Option 2. In essence, more IRZ land is required to increase opportunities for greater housing choice in good locations. There is additional development potential afforded under the higher density zoning of the IRZ in comparison to the GRZ. This is because the IRZ should be applied to land inside settlements close to transport, infrastructure, and services capable of, and desirable for, accommodating greater housing choice. However, given that there has been a clear policy preference by many Councils to avoid or minimise the application of the IRZ, a revised policy intent with a renewed spatial application of zones would present a more certain pathway to getting the right development in the right locations.

The key element of Option 2 is the consolidation of land zoned GRZ and IRZ in settlement boundaries for the major urban areas into a single residential zone: a new Urban Residential Zone (URZ); with all remaining GRZ land outside of the major urban areas converted into a Neighbourhood Residential Zone (NRZ). It is envisaged that the SPP update would specifically direct what areas of current GRZ and IRZ would be converted to the URZ using the defined settlement boundaries for Greater Hobart, Greater Launceston, Burnie and Devonport in either the applicable regional land use strategy or in the instances of Burnie and Devonport the Council approved settlement strategy.

Where justified through strategic planning, there may be some circumstances where housing in proximity to lower order activity centres warrant inclusion of the URZ, although this should not be applied by default and should be addressed through an update to the Section 8A Guidelines relating to zone application. This will enable Council's to apply the URZ to other major settlements should local strategic planning identify it is appropriate to do so. Figure 12 provides a diagrammatic representation of how the spatial redistribution of zones could be applied.

In summary, although new zone maps are required under Option 2, it is possible to apply a discreet set of implementation rules that could trigger the automatic transition of land through a rezoning process[40]. This would resolve issues around Councils avoiding or minimising use of the URZ or concerns at triggering resource intensive strategic planning work by local Councils.

With respect to applicable dwelling typologies, Option 2 promotes the greatest housing choice in the URZ, with fewer permissible pathways in the NRZ, and less again in the LDRZ. This provides a clear hierarchy of expectations for housing choice in each zone. The application of typologies in Option 2 is a marked difference to Option 1. Where Option 1 retains the existing use status and provides no differentiation between dwelling types permissible in the IRZ and GRZ, Option 2 provides for greater built form differentiation between zones.

[40] This can be done through specific direction to update zoning maps and relying on settlement boundaries for Greater Hobart, Greater Launceston, Burnie and Devonport in relevant strategic documents, in a similar mechanism to how former Planning Directives were prepared. Zone application guidelines could also allow for the new URZ to be applied to residential areas in other major settlements but subject to separate strategic analysis and subsequent rezoning applications.

Overall, the policy intent of the URZ is to create a larger area of land zoned for providing higher density dwellings and greater dwelling mix to address housing needs. The larger spatial application of the URZ in key settlements, together with an improved suite of residential standards, maximise opportunities to achieve policy intent, particularly the national policy framework.

Table 11 – Implementation Option 2

	Urban residential zone	Neighbourhood residential zone	Low density residential zone	Business zones
Policy intent of zone	Efficient use of all urban land through appropriate density based on spatial characteristics; greater dwelling mix supporting additional stock of diverse housing types	Predominantly detached dwellings; residential amenity of existing dwellings prioritised over higher intensity forms of development.	Unchanged	Unchanged
Spatial application of zone	All IRZ land and GRZ land inside the defined settlement boundaries for Greater Hobart, Greater Launceston, Burnie and Devonport.	All GRZ land not converted to the URZ.	Unchanged	Unchanged
Applicable dwelling typologies	All dwelling types are No Permit Required.	Single dwellings are No Permit Required, all other dwelling types are discretionary.	Single dwellings are No Permit Required, grouped dwellings and communal residences are discretionary, apartments and townhouses prohibited	Unchanged
Recommended development standards				
Plot ratio	1.2 for social housing in 400m of activity centre or transit corridor; otherwise, 1.1. 1.1 for townhouses and apartments in 400m of activity centre or transit corridor. 1.0 in other areas for all dwelling types.	0.7 for social housing, townhouses, and apartments in 400m of activity centre or transit corridor. 0.6 in other areas for all dwelling types.	0.5 for social housing. 0.4 in other areas for all permissible dwelling types.	Does not apply
Height	Retain existing IRZ height metrics for single dwellings and grouped dwellings. Increase height to 11 m for communal residences, townhouses, and apartments	Retain existing GRZ height metrics.	Retain existing height metrics	Does not apply (retain existing height metric)
Setback	Retain existing IRZ front setback metrics. Side and rear setbacks increased.	Retain existing GRZ front setback metrics. Side and rear setbacks increased.	Retain existing setback metrics for standard lots larger than 1000m^2.	Does not apply (retain existing setback metrics)

	Urban residential zone	Neighbourhood residential zone	Low density residential zone	Business zones
	Side setback reduced for shared walls of townhouses.	Side setback reduced for shared walls of townhouses.	Reduced setbacks for lots equal to or smaller than 1000m^2.	
Landscaping	Revised requirements for POS tied to dwelling typology. New requirements for, COS, landscaping area, deep soil area, and tree provision	Revised requirements for POS tied to dwelling typology. New requirements for, COS, landscaping area, deep soil area, and tree provision	Does not apply	Revised requirements for POS tied to dwelling typology. New requirements for, COS, landscaping area, deep soil area, and tree provision
Solar access	New requirements for sunlight access to POS, COS, habitable room window, and solar energy installations.	New requirements for sunlight access to POS, COS, habitable room window, and solar energy installations.	Does not apply	New requirements for sunlight access to POS, COS, habitable room window, and solar energy installations.
Front elevation	Retain existing IRZ metrics for fencing and garages. New frontage window requirement	Retain existing GRZ metrics for fencing and garages. New frontage window requirement	Retain existing metrics for fencing and garages. New frontage window requirement	Does not apply (retain existing elevation metrics)
Privacy	Unchanged	Unchanged	Does not apply	New requirements for visual and acoustic privacy.
Storage	Retain existing IRZ metrics for waste storage. New requirement for dwelling storage.	Retain existing GRZ metrics for waste storage. New requirement for dwelling storage.	Does not apply	New requirements for dwelling and waste storage.
Dwelling mix	Does not apply	Does not apply	Does not apply	New requirements for dwelling mix.
Recommended subdivision standards				
Lot design	New requirements for lot design of townhouses and lot size diversity; otherwise retain existing IRZ metrics.	New requirements for lot design of townhouses and lot size diversity; otherwise retain existing GRZ metrics.	Retain existing metrics	Does not apply (retain existing lot design metrics)
Movement network	New requirements for street layout and design.	New requirements for street layout and design.	New requirements for street layout and design.	Does not apply
Urban greening	New requirements for public open space and landscaping in public realm.	New requirements for public open space and landscaping in public realm.	New requirements for public open space and landscaping in public realm.	Does not apply
Services	Retain existing IRZ metrics for water, sewer, and stormwater connections. New requirement for stormwater quantity and quality.	Retain existing GRZ metrics for water, sewer, and stormwater connections. New requirement for stormwater quantity and quality.	Retain existing metrics for water, sewer, and stormwater connections. New requirement for stormwater quantity and quality.	Does not apply (retain existing services metrics)

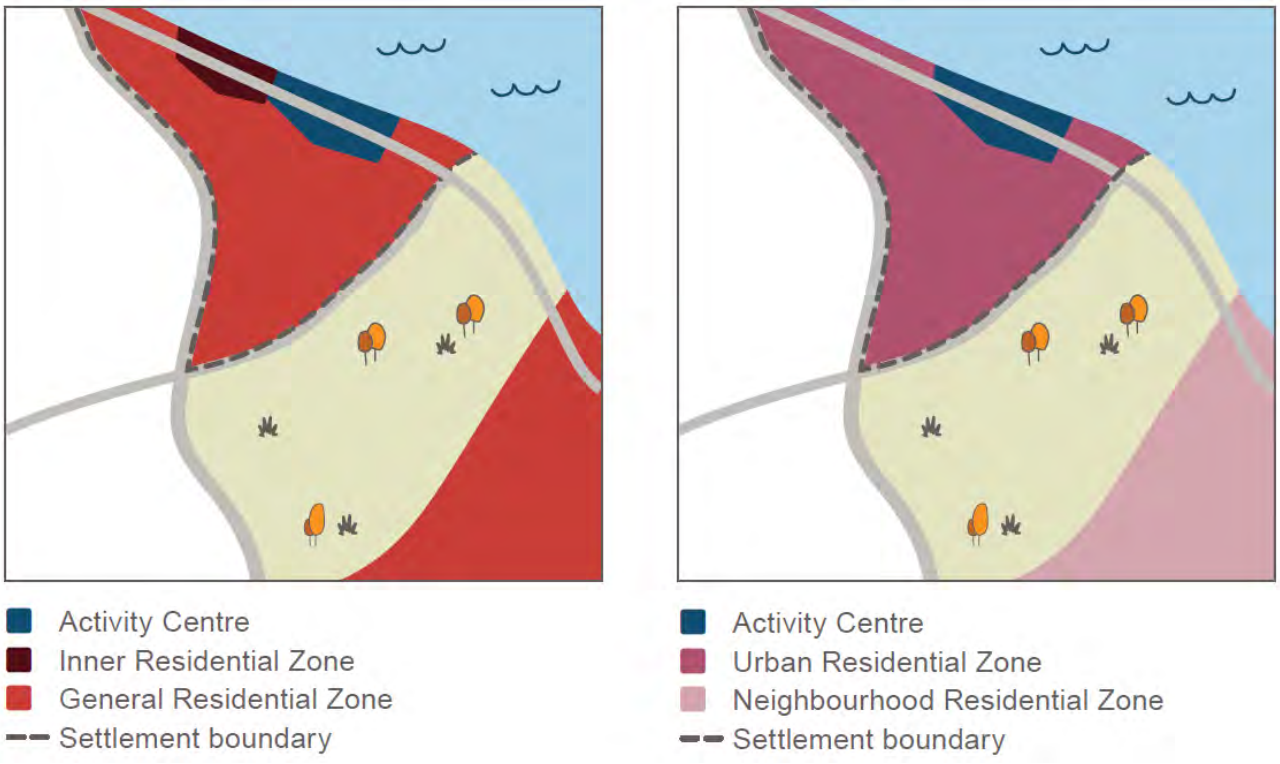


Figure 12 Spatial redistribution of zones (existing zones shown in image on left, with redistribution shown in image on right)

6.2.3 Option 3 – Improvements through codes

Option 3 in contrast to Options 1 and 2 that rely on zone standards, seeks to implement the recommended improvements to the development standards through three new codes, being the Medium Density Code, Apartment Code, and Subdivision Code. The zoning of all land will remain unchanged, as will the policy intent of each zone.

An overview of the new codes suggested for delivering the recommended improvements through implementation Option 3 is provided below:

- **Medium Density Code** - the intent of a new Medium Density Code is to provide tailored provisions for diverse housing types in good locations, while retaining the existing SPP provisions for single dwellings. The code would apply to communal residences and multiple dwellings inside 400 m of a higher order activity centre or high frequency transit corridor in the IRZ and GRZ. It would not apply to the LDRZ (where lower density is sought) or business zones (where higher density and mixed-use development is sought).

  The Medium Density Code has the potential to further blur the lines between the IRZ and GRZ, focussing more on delivering the right housing in the right locations, irrespective of the zoning applying to the land. This is partly resolved through the plot ratio standard. The intent of the plot ratio standard is to differentiate between the development capacity of land depending on the zoning. It may, therefore, seem circuitous to apply a new code only to then apply metrics based on zoning. Rather, a more direct way is to apply the standards in new zone provisions directly, without need for a code.

  The Medium Density Code is also a notable deviation from the drafting principles of the TPS, where zoning will no longer be the primary mechanism for expressing spatial strategy.

- **Apartment Code** – the intent of the Apartment Code is to improve the amenity and design quality of dwellings in business zones. The code would apply to all dwellings in a business zone. There is a notable difference in the type of dwellings expected in residential zones compared to business zones. Typically, dwellings in business zones will form part of a mixed-use building with a non-residential component and will often be of greater scale and/or height than housing in residential zones. In

addition, the primary purpose of the business zones is for non-residential use. Therefore, applying the Apartment Code to implement the recommended improvements to dwellings in business zones will retain the drafting principle for zoning to be primary mechanism for expressing spatial strategy. In other words, the zone retains its function to implement the zone purpose through the zone provisions, and the secondary residential element can be addressed through the code. Combining the dwelling standards of the Medium Density Code with the Apartment code, whilst possible, would add notable complexity, muddy the intent of each code, and again deviate from drafting conventions.

- **Subdivision Code** – the intent of the Subdivision Code is to improve the liveability of residential neighbourhoods through improved subdivision structure. The Code would apply to all subdivision in the IRZ, GRZ, and LDRZ. There is no need for an overlay as the textural application is clear and concise. If employing the subdivision code, all subdivision standards in the residential zones would be superfluous and should be removed. This, however, would deviate from drafting convention because the zone provisions would no longer contain the primary directions for the development of land in each zone.[38]

Other than increasing the capacity to deliver the right housing in the right location, for which all options share, the overall benefit of implementing the recommended improvements through codes is that there is the ability to retain the existing established planning scheme provisions for single dwellings and low-density housing. Noting that more than 88% of housing in Tasmania is detached dwellings, this would create the least impact on the established operations of the planning and development industry who design, apply for, approve, and build this type of housing product. It would however be less effective in encouraging greater housing diversity.

Table 12 – Implementation Option 3

	Inner residential zone	General residential zone	Low density residential zone	Business zones
Policy intent	Unchanged	Unchanged	Unchanged	Unchanged
Spatial application and code applicability	Zone unchanged Medium Density Code applicable via textual application or overlay (inside 400 m of a higher order activity centre or high frequency transit corridor). Apartment Code does not apply. Subdivision Code applies to whole zone.	Zone unchanged Medium Density Code applicable via textual application or overlay (inside 400 m of a higher order activity centre or high frequency transit corridor). Apartment Code does not apply. Subdivision Code applies to whole zone.	Zone unchanged Medium Density Code does not apply. Apartment Code does not apply. Subdivision Code applies to whole zone.	Zone unchanged Medium Density Code not applicable. Apartment Code applicable via textual application only. Subdivision Code does not apply.
Applicable dwelling typologies	Medium Density Code applies to communal residences, and multiple dwellings.	Medium Density Code applies to communal residences and multiple dwellings.	Does not apply.	Apartment Code applies to all dwellings.
Medium Density Code (IRZ, GRZ, LDRZ) and Apartment Code (business zones) standards				
Plot ratio	1.2 for social housing. 1.1 for other applicable dwelling types.	0.75 for social housing. 0.65 for other applicable dwelling types.	Code does not apply (relies on existing zone provisions)	Does not apply
Height	11 m	8.5 (equivalent to existing metrics)	Code does not apply (relies on existing zone provisions)	Does not apply (retain existing height metric).
Setback	Retain existing front setback metrics.	Retain existing front setback metrics.	Code does not apply (relies on existing zone provisions)	Does not apply (retain existing setback metrics).

	Inner residential zone	General residential zone	Low density residential zone	Business zones
	Side and rear setbacks increased. Side setback reduced for shared walls of townhouses.	Side and rear setbacks increased. Side setback reduced for shared walls of townhouses.		
Landscaping	Revised requirements for POS tied to dwelling typology. New requirements for, COS, landscaping area, deep soil area, and tree provision	Revised requirements for POS tied to dwelling typology. New requirements for, COS, landscaping area, deep soil area, and tree provision	Code does not apply (relies on existing zone provisions)	Revised requirements for POS tied to dwelling typology. New requirements for, COS, landscaping area, deep soil area, and tree provision
Solar access	New requirements for sunlight access to POS, COS, habitable room window, and solar energy installations.	New requirements for sunlight access to POS, COS, habitable room window, and solar energy installations.	Code does not apply (relies on existing zone provisions)	New requirements for sunlight access to POS, COS, habitable room window, and solar energy installations.
Front elevation	Retain existing metrics for fencing and garages. New frontage window requirement	Retain existing metrics for fencing and garages. New frontage window requirement	Code does not apply (relies on existing zone provisions)	Does not apply (retain existing elevation metric).
Privacy	Retain existing metrics for privacy.	Retain existing metrics for privacy.	Code does not apply (relies on existing zone provisions)	New requirements for visual and acoustic privacy.
Storage	Retain existing metrics for waste storage. New requirement for dwelling storage.	Retain existing metrics for waste storage. New requirement for dwelling storage.	Code does not apply (not in existing zone provisions)	New requirements for dwelling and waste storage.
Dwelling mix	Standard does not apply	Standard does not apply	Code does not apply (relies on existing zone provisions)	New requirements for dwelling mix.
Subdivision Code standards				
Lot design	New requirements for lot design of townhouses and lot size diversity; otherwise retain existing metrics.	New requirements for lot design of townhouses and lot size diversity; otherwise retain existing metrics.	Retain existing metrics for lot design.	Does not apply (retain existing lot design metrics)
Movement network	New requirements for street layout and design.	New requirements for street layout and design.	New requirements for street layout and design.	Does not apply
Urban greening	New requirements for public open space and landscaping in public realm.	New requirements for public open space and landscaping in public realm.	New requirements for public open space and landscaping in public realm.	Does not apply
Services	Retain existing metrics for water, sewer, and stormwater connections. New requirement for stormwater quantity and quality.	Retain existing metrics for water, sewer, and stormwater connections. New requirement for stormwater quantity and quality.	Retain existing metrics for water, sewer, and stormwater connections. New requirement for stormwater quantity and quality.	Does not apply (retain existing services metrics)

6.3 Evaluation outcome

The implementation framework options presented above have been weighed against baseline criteria for testing recommendations, available in Appendix A. Namely, in basic terms, how well does the recommendation resolve an issue or need, how well does it further planning strategy, and is it both viable and deliverable?

Although delivering improvements though implementation Option 1 involves the least complexity, it is not as well aligned to planning strategy and does less to resolve the identified need, when compared to options 2 and 3. Specifically, by implementing improvements through the existing zones without the coinciding change to the spatial application of zoning, Option 1 will not maximise the potential for greater dwelling density and diversity in appropriate locations. For example, the improvements to standards in the IRZ under Option 1 would only apply to 3% of all urban residential zoned land.

Option 2, whilst introducing a higher level of implementation complexity, including a new zoning suite and spatial redistribution of zones, will create greater opportunities for more housing choice in the right locations. This is because there will be more land zoned for higher development potential in proximity to activity centres and transit corridors. This also creates a higher degree of differentiation between desired outcomes for urban areas in Tasmania's cities and other settlements aligns with a renewed policy intent for the zoning suite, which is left unresolved in the other implementation options.

Option 3 is a notable departure from the TPS drafting conventions because the zoning will no longer be the primary mechanism for expressing spatial strategy. This excludes the Apartment Code, which would be an appropriate and preferred implementation choice for improving the design and amenity of dwelling in the business zones, leaving the zone provisions to contain the primary directions for the development of non-residential use.

Overall, Option 2 is most closely aligned to the intent of the recommended improvements to the residential standards. However, as described above, a hybrid and/or staged approach could also be considered. For example, it may be preferrable to deliver improvements to the residential zone provisions through the new zoning suite (Option 2), but improvements to the residential standards in business zones through a new apartment code (Option 3). For another example, it may be preferrable to implement immediate change through the existing zoning suite now (Option 1), with the intention to implement a new zoning suite over time (Option 2) as spatial strategy is developed thorough the impending updates to the Regional Land Use Strategies.

6.3.1 What's been said about it?

To date, when referred to in feedback received during previous engagement exercise, there has been broad agreement that the current spatial application of urban residential zones is contributing to the lack of dwelling density and diversity being experienced across Tasmania. In addition, feedback recognised the critical need for improved strategic planning and settlement policy to achieve the right housing in the right place.

However, there has also been consistent sentiment by some in the development industry that any perceived increase in regulation is unwarranted. In this regard, it is important to reiterate that evidence over the past 10 years has demonstrated that the number of standards, or change to standards, is not a direct reflection on how complex or contested the planning permit pathway is for new residential development. Artificially constraining the number of standards or their implementation pathway doesn't make the planning system simpler. It can instead make each standard more complex and open to interpretation. The recommended improvements and their recommended implementation pathway are about getting the balance right between regulation and outcome.

6.4 Draft recommendations

Draft recommendations related to potential implementation framework are provided below. A consolidated list of all recommendations is provided in Appendix C.

- Improvements to standards in residential zones to be implemented via Option 2 detailed in Section 6.2.2 of this report, summarised as introducing a new suite of urban residential zones with a revised policy intent and spatial application of the IRZ and GRZ.

  Note: the same suite of improvements to development standards in the business zones is intended to apply irrespective of the implementation pathway chosen.

- Improvements to standards in business zones to be implemented via the including of a new apartment code detailed in Option 3 in Section 6.2.3 of this report.

  Note: the same suite of improvements to development standards in the business zones is intended to apply irrespective of the implementation pathway chosen.

Section 7

Other improvements

7 Other improvements

7.1 Identifying the opportunity

Several improvement opportunities are outlined below for a variety of miscellaneous elements of the residential standards. They can be deemed as matters supporting the optimal performance of the new suite of residential standards outlined in Sections 3 – 5 of this report, or are recommended to resolve a discreet issue relevant to residential development.

7.2 What are the options?

Table 13 provides a high-level summary of the miscellaneous draft improvements recommended to the SPPs. The options include some matters that are recommended for additional consideration in subsequent pieces of work.

Table 13 Summary of draft improvements to matters ancillary to the new suite of residential standards

Miscellaneous	Summary of draft recommendation	Primary intent or driver for change
Subdivision along zone boundary	Insert a new general provision at clause 7.0 permitting subdivision occurring along zone boundaries for a split-zoned lot.	Resolves an issue.
Design guides	Add a series of design guides as applied, adopted, or incorporated documents in the SPPs, including: (a) Medium density design guidelines (b) Liveable housing design guidelines (c) Subdivision design guidelines	Elevated design quality.
Parking reductions	Amend Table C2.1 of the Parking and Sustainable Transport Code to reduce the minimum on-site parking requirements for the right housing in the right place.	Housing choice and affordability.
Information requirements for subdivision	Insert new application requirements for landscaping and street design plans at clause 6.0 to support the recommendations for additional subdivision standards.	Improved operation of standards
Interpretation and usability of standards	Adopt tools to assist with the interpretation and useability of improvements, including: (a) explanatory figures (b) technical guides and fact sheets (c) model conditions (d) education program about new standards	Clarity and consistency.
Monitoring outcomes	Universal requirements for data collection.	Resolves an issue.
Inclusionary zoning	Additional work to investigate opportunities and feasibility for inclusionary zoning.	Housing choice and affordability.
Infrastructure contributions	Additional work to investigate opportunities and feasibility for infrastructure contributions.	Increased certainty in planning system.

7.2.1 Miscellaneous improvements

7.2.1.1 Subdivision along a zone boundary

There are circumstances where a property title includes multiple zones, known as split zoning. This is often a legacy issue from previous planning schemes or for large parcels of land that have distinct and varied site characteristics. For example, a large title on the urban fringe of a settlement can include some land zoned

for residential and the remainder zoned for landscape conservation. Despite their being no fundamental planning issue, there is no discretion available to permit subdivision of the residential land if it creates a sub-minimum lot size in the conservation zone (refer to clause 22.5.1 of the SPPs). While this is not exclusively a residential issue, the impacts appear most acutely on residential zoned land as it remains sterilised or underdeveloped.

To resolve this issue, a new general provision should be introduced in the SPPs to allow subdivision to occur along a zone boundary. To enable broader application, the general provisions should apply to all zones and allow planning authority to approve at its discretion.

7.2.1.2 Design guides

The improved suite of residential development and subdivision standards in Sections 4 and 5 make recommendations for several performance solution pathways to have regard to design guidelines in decision-making. The intent of this draft improvement is to provide an assessment tool that not only discourages poor design, but more importantly requires design excellence when deviating from the permitted standards. At present the residential standards in the SPPs are not conducive to innovation or reliance on good design if the permitted standards are not met.

For the improved suite of residential development standards, the Medium Density Design Guide (currently in draft form) should be finalised and included as an incorporated document in the SPPs. The guide could also apply to apartments in business zones as an interim measure. However, preference is for a standalone apartment design guide to be created, noting the nuance in designing for high rise living in mixed use developments.

For the improved suite of residential subdivision standards, a subdivision design guide should be created and included as an incorporated document in the SPPs. The Development Manual Project forming part of the broader SPP review program is well placed to articulate and progress this work. As an interim measure, a series of explanatory figures and/or technical notes could be utilised to support the improved suite of residential subdivision standards (see Section 7.2.1.5). However, it is anticipated that the technical notes would be better placed to cover the permitted pathways, leaving the subdivision design guide to address at a higher level what constitutes good residential subdivision.

The Liveable Housing Design Guidelines are reference in the dwelling mix standard for large apartment buildings (see Section 5.2.1.5) and must also be included as an incorporated document should this draft recommendation be progressed to implementation.

There are several examples from other Australian jurisdictions where design guidelines are in effect and operating successfully through statutory implementation in planning schemes and systems[41].

7.2.1.3 Car parking reductions

Car parking can severely limit the scope of residential development, impacting yield, and adding cost. This is particularly relevant to higher density developments and social housing, where developable land area and affordability are paramount. Parking supply in higher density forms of development can also introduce additional amenity issues, including noise emissions, reduced capacity for landscaping and the potential impacts on streetscape appeal.

The current onsite parking requirements for residential development in the GRZ requires a minimum of 1 car parking bay for 1-bedroom dwellings and 2 car parking bays for 2+ bedroom dwellings (plus 1 visitor space for every 4 dwellings). In all other zones, the minimum rate is 1 space per bedroom or 2 spaces for every 3 bedrooms (plus 1 visitor space for every 10 bedrooms). While these rates are reasonable for lower density forms of development and in locations with reliance of private vehicles, they have a negative influence on the form and financial viability of higher density development. In appropriate locations, such as walking distance to activity centres, and high frequency transit corridors, the residential standards should encourage higher density residential development and leverage off the accessibility of the location to reduce onsite parking rates. In this context, it is not unreasonable for developments less than 400 m walking distance of an activity centre to require only 1 onsite car parking bay for every dwelling. Further

[41] See WA Liveable Neighbourhoods, WA Precinct Design Guidelines, WA Residential Design Codes, VIC Urban Design Guidelines for Victoria, NSW Apartment Design Guide

reductions should also be capable of being considered under a permitted pathway where supplementing private car parking with a shared car parking scheme and/or bicycle parking.

A higher degree of onsite parking reduction should be also considered for all social housing developments. Parking analysis of social housing developments across Tasmania have identified parking demands based on car ownership and parking utilisation rates. Anecdotally, based on experience of social housing providers, this includes a car ownership ratio of between 0.5 – 0.7 cars per dwelling. Such rates align with existing development examples in Hobart. For example, onsite parking equivalent 0.2 bays per dwelling at Anglicare social housing in Liverpool Street, 0.6 bays per dwelling at Goulburn Street social housing, and 0.7 bays per dwelling at Queens Walk social housing at Cornelian Bay. There is precedent and sound reasoning to consider on-site parking reductions to less than 1 per dwelling for social housing in good locations.

There are examples of similar reduced parking rates applying in other Australian jurisdictions, including for example:

- South Australia, where the statewide Planning and Design Code requires 1 space for up to 2-bedroom dwellings, and 2 spaces for 3+ bedroom dwellings.
- New South Wales, where the Lake Macquarie Development Control Plan required 0.75 spaces for up to 1 bed dwellings, 1 space for 2-bedroom dwellings, and 1.5 spaces for 3+ bedroom dwellings.
- Australian Capital Territory, where the statewide Territory Plan 2008 includes no minimum requirements for residential parking in central business areas, and in smaller town centres, 0.8 spaces for 1 bed dwellings, 1.3 spaces for 2-bedroom dwellings, and 1.8 spaces for 3+ bedroom dwellings.

The Review of Parking and Sustainable Transport Code Project forming part of the broader SPP review program is well placed to articulate and progress this work further. Nevertheless, the potential residential parking reductions detailed below could be implemented as an interim measure until completion of that work. The below reductions would apply to Table C2.1 which relates to the permitted parking standard, with no corresponding changes required to the existing performance pathway.

Potential parking reductions for residential development

Development >400m from centre	Current SPP parking rates apply.
Development inside or <400m from centre or high frequency transit corridor[28]	1 onsite parking space per dwelling (plus 1 visitor space for every 10 bedrooms).
Social housing	0.7 onsite parking spaces per dwelling (plus 1 visitor space for every 10 bedrooms).
Development operating a carshare scheme	1 shared onsite parking space for every 5 dwellings[42].

7.2.1.4 Expanded application requirements for subdivision

A robust assessment of a subdivision application is reliant on documentation of key information including:

- Site analysis plan demonstrating existing conditions
- Subdivision plan demonstrating an appropriate design response
- Street sections and plans communicating the role and function of streets
- Landscape plan demonstrating the location of canopy vegetation in streetscapes and public open space

Much of these information requirements are already contained in clause 6.0 of the SPPs. However, an improved suite of residential subdivision standards should coincide with an expanded and/or clarified set of information requirements for subdivisions. In particular, the need for additional information to assess the new landscaping and street design parameters.

[42] Research on the Impact of Car Share Services in Australia (Phillip Boyle and Associates, 2016) suggests that one car share vehicle can replace between 7-10 private vehicles. Noting the Tasmanian context with likely greater reliance on private vehicles and less accessibility to public transport, a more conservative figure should be considered.

The extent of information required for subdivisions should also be tied to the scale of subdivision proposed. For example, a small subdivision of few lots, with no open space or roads, would not trigger the need for additional information for landscaping and streets.

Given the broad nature of the existing wording for application requirements in the SPPs, it may not be essential to introduce new information requirements into clause 6.0. Rather, an explanatory guide to subdivision may be an effective tool for improved subdivision applications. See Section 7.2.1.5 for additional discussion regarding increased usability of the improved standards.

Potential information requirements for landscaping and street design

Landscape plan	Landscaping design treatment for the public realm including streets and areas of public open space. The design concept is to detail both hard and soft landscaping relative to the desired function of area.
	Nominated canopy tree locations in the streetscape and public open space, including species and growing habit.
Street design	Functional road hierarchy plan detailing connections to external road network
	Typical cross sections for proposed roads detailing footpaths, parking, street trees, carriageway, underground services including stormwater treatment, and any other street features required by the permit authority.

7.2.1.5 Increased usability of improved standards

Some of the recommended improvements to the residential standards introduce a degree of technical planning and design matters that warrant additional technical guidance. In particular, this includes the new housing typologies, plot ratio, landscaping and subdivision requirements. A series of fact sheets have been prepared in support of this report to provide a simple quick reference explanation and intent for the new requirements. The technical guidance is expected to build upon the content of the fact sheets and provide more practical support for implementation and interpretation of the provisions. The technical guidance should be highly illustrative with figures to maximise usability of the improved standards. Some of the figures could then be included and referenced directly in the relevant standards, although this is not considered essential for the initial implementation phase.

The Improved Guidance and Background Information on the SPPs Project (Improved Guidance Project), including the subdivision design guidelines that forms part of the broader SPP review program, is well placed to progress this work further. For the interim period, the fact sheets supplementing this report will provide the initial guidance to assist with interpretation and implementation of the improved residential standards.

It is acknowledged that there will some degree of overlap in the intent and outcomes of the Improved Guidance Project and Development Manual Project. Specifically, to increase the useability and consistency of the improved standards through technical guides, design guidelines, model conditions and overall education campaign.

7.2.1.6 Improved monitoring of outcomes

It is important to note the value of consistent, universal, and accurate data collection to assist with analysis and decisions making. There is a substantial degree of variation in the quality and content of dwelling approval data recorded by Councils. Data provided by Councils and analysed by ERA in earlier stages of the Project suggests that many Councils do not record sufficient details about what is being approved to enable in depth analysis of residential development trends. Two specific examples follow:

- Although the address and title information was recorded, the applicable zoning was frequently not something being recorded. To understand how each zone is performing then requires a manual and labour-intensive process of searching addresses against the planning scheme zones.
- The description of an application/approval is inconsistent between Councils, reducing capacity for more rapid data analysis and potentially limiting the accuracy of data. As a specific example, some applications referred to an ‘additional dwelling’ which could be ambiguous and may be taken to be

an approval for a secondary dwelling or multiple dwelling. As more dwelling typologies are introduced into the SPPs, consistent nomenclature and record keeping is needed.

The DPAC's Office of Local Government manages a Consolidated Data Collection (CDC) resource the requires Council's to provide development approvals data. An expanded, universal statewide set of requirements for data collection and description would be of substantial benefit to information gathering and analysis purposes, allowing progress tracking over time. As an example, see the potential record keeping requirements below for data that should be recorded for each planning permit application.

To maximise consistency, a single data collection portal managed by the Tasmanian Government but accessed and utilised individually by Councils is envisaged. The data being requested of Councils should remain consistent over time. At the very least, a data collection guide is needed. The Tasmanian Government's PlanBuild Tasmania website is well placed to assist with data collection on approvals.

Potential record keeping requirements for residential development

Development applications	Application date, application number, street address, title, zoning, number of existing dwellings, number of dwellings demolished, number of proposed dwellings, consistent description of proposals with reference to relevant dwelling typology (broken down into sub-use classes), assessment result (approved, refused, withdrawn)
Subdivision applications	Same as for dwelling applications plus number of existing lots, number of proposed lots

7.2.2 Additional considerations

Larger and more complex matters warrant additional work to develop a considered response before implementation into the SPPs. There is a high degree of risk involved in prematurely applying changes regarding the matters highlighted below.

7.2.2.1 Inclusionary zoning

Research suggests that past planning controls in Australia and internationally, either overtly or inadvertently, have excluded higher density housing forms and tenures and excluded lower income groups from accessing housing[43]. This practice was conceptualised in the United States and is referred to as exclusionary zoning. Alternatively, current and best practice planning seeks to reverse this trend by applying planning strategies collectively defined as inclusionary housing. Inclusionary zoning is one such strategy, which can take several forms, including:

- Mandatory social and affordable housing percentages that are applied to all new development.
- Voluntary provision of social and affordable housing in a development which unlocks specific advantages, such as a height and/or density bonus.

While inclusionary zoning is a potentially important tool to support diverse housing supply, mandatory requirements have struggled to gain significant traction in Australia to date. This is due to several factors, not least being financial feasibility. For example, the inherently lower profit margins for developing higher density housing in low value markets rendering many projects unviable from an economic perspective. Nevertheless, there are examples to note. For instance, South Australia's inclusionary housing practices delivered around 17% of total dwelling approvals as affordable housing over a ten-year period to 2015. However, most of these homes were built on government land or supported by government incentive or subsidy. [44]

Considering the substantial challenges to providing the right housing, in the right location, and across the housing continuum, opportunities for introducing mandatory inclusionary zoning practices into Tasmania's SPPs should be further explored. One of the challenges to be explored, for example, relates to the mechanisms for ensuring ongoing ownership of social and affordable housing following planning approval, which may be difficult to apply through the planning system. Another challenge relates to scale of development at which the mandatory inclusions are triggered. In Tasmania, which is often characterised as smaller scale development, careful consideration is needed to ensure an equitable outcome for all scale of

[43] AHURI, Final Report 349, Urban regulation and diverse housing supply: an investigative panel, 2020
[44] AHURI, Final Report 297 Supporting affordable housing supply: inclusionary planning in new and renewing communities, 2018

developments. If not carefully considered, the impact on profit margins for developers being forced to include social and affordable housing may render many projects unfeasible, having unintended consequences of hindering overall supply.

Rather than mandatory provisions, the plot ratio standard in the improved suite of development standards seeks to introduce the concept of employing a development bonus for social housing providers, through a voluntary inclusionary housing approach. The dwelling mix standard in the improved dwelling standards for the business zones also contemplates a height bonus for social housing. The inclusion of voluntary provisions is considered a first step in a larger process of exploring the suitability for mandatory provisions, which will move beyond the scope of the Project, but is nonetheless an important piece of work to pursue.

7.2.2.2 Infrastructure contributions

The integration of development contribution systems in the planning process could improve expectations between planning authorities, infrastructure providers, and applicants. However, if development contributions are ill conceived, they can lead to an added source of confusion and uncertainty. At present, development contribution arrangements predominantly fall outside the planning system in Tasmania, so the capacity to influence this space is diminished.

Development contributions provide high potential for delivering the right housing in the right place, ensuring there is a pipeline of infrastructure and housing that is integrated and utilises existing and planned resources in the most efficient manner.

Before considering implementation of wholesale development contributions into the SPPs, a comprehensive scheme must first be conceived, including cohesive legislative frameworks, backed by strategic infrastructure planning. It is acknowledged that this work is recommended by the Local Government Association of Tasmania following results of an infrastructure contributions discussion paper in 2022.

The urban greening standard in the improved subdivision suite seeks to introduce the concept of a development contribution for public open space into the SPPs. The concept of introducing open space contributions for large multiple dwelling strata development is also canvased in Section 4.2.4.3. This is considered a first step in a larger process that will move beyond the scope of the Project, but is nonetheless an important piece of work to pursue.

7.3 Evaluation outcome

The miscellaneous improvements explored above seek to resolve issues identified by stakeholders through previous engagement exercises or are important to the optimal functioning of the residential standards. Most notably, in considering the information-based recommendations against the baseline criteria for implementation (see Table 14 in Appendix A) they allow for greater certainty and consistency for decision making purposes.

7.3.1 What's been said about it?

Throughout the broader SPP review process, stakeholders have been afforded multiple opportunities to comment on issues and opportunities for improvement. Stakeholders have expressed extensive opinion on a wide range of matters relevant to residential development. While not all have been adopted for the draft recommendations, those which have were raised by many.

7.4 Draft recommendations

Draft recommendations related to miscellaneous improvements and additional considerations are provided below. A consolidated list of all recommendations is provided in Appendix C.

- Insert a new general provision at clause 7.0 of the SPPs permitting subdivision occurring along a zone boundary; detailed in Section 7.2.1.1 of this report.
- Prepare and/or include the following design guides as incorporated documents in the SPPs detailed in Section 7.2.1.2 of this report, summarised as:
  - Medium density design guidelines (finalisation of draft guidelines required)
  - Subdivision design guidelines (new guidelines required)
  - Liveable housing design guidelines (existing guidelines by Liveable Housing Australia)
- Amend Table C2.1 of the Parking and Sustainable Transport Code to reduce the minimum onsite parking rates for the right housing in the right place, such as social housing and development close to activity centres; detailed in Section 7.2.1.3 of this report.
- Insert new application requirements for subdivision at clause 6.0 of the SPPs, including landscaping and street design plans; detailed in Section 7.2.1.4 of this report.
- Adopt tools to assist with the implementation, interpretation, and useability of the new standards, including those detailed in Section 7.2.1.5 of this report, summarised as:
  - Fact sheets (utilise fact sheets supplementing this report)
  - Technical guides with explanatory figures (new technical guides required; part of Improved Guidance Project)
  - Model conditions (new model conditions required; part of Development Manual Project)
- Expand the scope of universal statewide requirements for data collection of residential development applications to enable consistent analysis and monitoring of outcomes over time; detailed in Section 7.2.1.6 of this report.
- Undertake additional work to investigate opportunities and feasibility for inclusionary zoning; detailed in Section 7.2.2.1 of this report.
- Undertake additional work to investigate opportunities and feasibility for development contributions; detailed in Section 7.2.2.2 of this report.

8 Next steps

This draft report sets the context for the housing we have and need, highlights opportunities, and outlines draft recommendations for improving Tasmania's residential standards. The report will be available for a 6-week public comment period. Concurrently, the State Planning Office will be commencing one-on-one consultation with key stakeholders.

All comments received regarding the draft report will be analysed and used to inform the final report and recommendations.

The implementation of any improvements will be undertaken as a separate process after completion of the Project. This will include detailed drafting of the improved standards and a formal planning scheme amendment (or series of planning scheme amendments) pursuant to the requirements of the LUPA Act. The formal planning scheme amendment process will also be subject to a public comment period.

Glossary

Abbreviation	Definition
ABS	Australian Bureau of Statistics
Affordable housing	Refers to rental homes or home purchases that are affordable to low income households, meaning that the housing costs are low enough that the household is not in housing stress.
AHURI	Australian Housing and Urban Research Institute
Business zones	Refers to the Urban Mixed Use Zone, Local Business Zone, General Business Zone, and Central Business Zone.
Community housing	Housing owned or managed by non-government organisations for people on low to moderate incomes. Community housing rent is typically set below market rate. Residents in community housing are eligible for their rent to be subsidised by Commonwealth Rent Assistance.
Detached dwelling	Also termed a separate house; refers to a house that is structurally independent from adjacent dwellings.
DPAC	Department of Premiere and Cabinet
GRZ	General Residential Zone
Housing diversity	The range of housing types in a development or neighbourhood. A diverse neighbourhood has various dwelling types and sizes – usually achieved by offering a wider range of lot sizes and promoting a variety of building forms
Housing stress	The lowest 40 per cent of income earners who pay more than 30 per cent of their gross income on housing costs. This is known as the 30/40 rule and is the benchmark measure of housing affordability.
IRZ	Inner Residential Zone
LDRZ	Low Density Residential Zone
LGA	Local Government Area
LGAT	Local Government Association of Tasmania
Low income	Receiving income below the median average.
LPS	Local Provisions Schedule
NRZ	Neighbourhood Residential Zone
PIA	Planning Institute of Tasmania
PPZ	Particular Purpose Zone
Public housing	Housing provided by the government for people on low incomes, subsidised by government funds. The tenant contribution (rent) is set at a proportion (usually 25-30 per cent) of household income. Also referred to as social housing.
RLUS	Regional Land Use Strategy

Abbreviation	Definition
RMPS	Resource Management and Planning System
SAP	Specific Area Plan
Social housing	Secure rental housing for people on low incomes provided independently or with support. It is allocated to Tasmanians in need, for the duration of need and as per the Residential Tenancy Act 1997. Rents are calculated based on 25 per cent of the household's income up to a maximum of market rent. Social housing includes both community housing and public housing.
SPPs	State Planning Provisions
the LGBMP Act	The Local Government (Building and Miscellaneous Provisions) Act 1993
the LUPA Act	The Land Use Planning and Approvals Act 1993
the Project	Improving Residential Standards in Tasmania project
TPP	Tasmanian Planning Policies
TPS	Tasmanian Planning Scheme
TRG	Technical Reference Group
Urban residential zones	Refers to the Inner Residential Zone, General Residential Zone and Low Density Residential Zone.
URZ	Urban Residential Zone

Appendix A Reference tables

Table 14 - Baseline criteria for testing recommendations

Assessment criterion	Baseline criteria	Measure
 **Resolves an issue or need**	Degree to which it resolves an identified issue, need or opportunity.	qualitative
	Applies across all of Tasmania and accounts for local context.	qualitative and stakeholder support
	Stakeholder appetite for change and broader stakeholder support	majority of stakeholders supporting change
	Degree of alignment with a residential standard applied universally across Australia	majority of jurisdictions applying similar standard
 **Furthers planning strategy**	Delivers a coherent outcome that is integrated with Tasmania's planning system	change needed to planning system or regulation
	Compatibility with planning strategy, including Tasmanian Planning Policies and Regional Land Use Strategies	strategy met
	Compatibility with core planning principles for residential development	principles met
 **Both viable and deliverable**	Ease of implementation, considering cost, complexity, and industry context	weighting via importance/difficulty matrix
	Allows for greater certainty and consistency for decision making purposes	Qualitative
	Improves simplicity or clarity, and meets drafting conventions	rules met
	Can be easily monitored to gauge success over time.	Qualitative

Table 15 Planning scheme definitions

	Planning scheme definitions across Australian jurisdictions
	Apartment and apartment building
SA	defines a residential flat building as 'a single building in which there are two or more dwellings',
NSW	defines a residential flat building as a 'building containing three or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing'.
WA	defines an apartment as a multiple dwelling, which is a 'dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other, but excluding grouped dwellings and including dwellings above ground floor in a mixed use development'.
VIC	defines an apartment as 'a dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings'.
QLD	QLD does not have a statewide definition. Brisbane City Council includes apartments as an example of multiple dwellings, but provides no specific definition.
ACT	defines an apartment as 'a dwelling located within a building containing two or more dwellings where another dwelling is either located above or below the dwelling'.
TAS	The Glenorchy LPS defines apartment building as 'a Class 2 or Class 3 residential building as defined in the National Construction Code, that contains apartments'. It defines apartments as 'a dwelling, where laundry facilities may be provided as shared facilities on the site'.
TAS	The draft Apartment Development Code provides a definition for both apartment and apartment building. Apartment is defined as 'a dwelling, or a serviced apartment, located above the ceiling level or below the floor level of another dwelling, serviced apartment, or another use, and is part of a building containing two or more dwellings or serviced apartments. It does not include a serviced apartment that forms part of a hotel or motel'. Apartment building is defined as 'a building that contains apartments and may also contain non-residential uses'.
	Common open space
SA	SA defines as 'open space shared by more than one dwelling, but is not publicly accessible. It excludes private open space, public rights of way, private streets, parking areas and driveways, service and storage areas, and land with a minimum dimension less than 2m'.
WA	WA defines as 'outdoor areas within the lot and either at ground level or on structure that is accessible to and shared by occupants of the dwellings for communal recreational use. It does not include driveways or car parking areas'.
QLD	QLD does not have a statewide definition. Brisbane City Council defines as 'recreation space for the use of all building occupants'.
VIC	VIC defines as 'common outdoor open space within an easily accessible location on the subject site for recreation and relaxation of residents of a housing development'.
TAS	The draft Apartment Development Code provides a definition for common open space as 'common outdoor open space for relaxation and recreation of residents of an apartment building',
TAS	The Glenorchy LPs defines shared open space as 'an outdoor area, which may include a rooftop, podium or courtyard, for the shared use of the occupants of an apartment building'.
	Deep soil area
WA	defines as 'soft landscape area on lot with no impeding building structure or feature above or below, which supports growth of small to large canopy trees and meets a stated minimum dimension. Used primarily for landscaping and open to the sky, deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas'.
NSW	defines a deep soil zone as 'a landscaped area with no buildings or structures above or below the ground'.
ACT	defines a deep soil zone as 'an area of soil within a development that is unimpeded by buildings or structures below ground, and which has adequate dimensions to allow for the growth of healthy trees.

	Planning scheme definitions across Australian jurisdictions
	Deep soil zones exclude basements, services, swimming pools, tennis courts, and impervious surfaces including car parks, driveways, podium and roof areas'.
TAS	The draft Apartment Development Code defines as 'an area of land that is not impeded by a building above or below and can support the growth of a tree in accordance with the requirements in Table C17.4'.
	Dwelling
VIC	defines as 'a building used as a self-contained residence which must include a kitchen sink, food preparation facilities, a bath or shower, and a toilet and wash basin, and includes outbuildings and work nominal to a dwelling'. Note that is does not reference laundry facilities.
SA	defines as 'a building or part of a building used as a self-contained residence'.
QLD	defines as 'all or part of a building that is used or capable of being used as a self-contained residence and contains food preparation facilities, a bath or shower, a toilet, a wash basin, and facilities for washing clothes'.
WA	defines as 'a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family'.
NT	defines as 'a building, or part of a building, design, constructed or adapted as a self-contained residence'.
TAS	defines as 'a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding ad works normally forming part of a dwelling.
	Grouped dwelling and multiple dwelling
SA	defines a group dwelling, which is a form of multiple dwellings, as '1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation'.
WA	defines a multiple dwelling as a grouped dwelling, which is as 'a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling in a strata titles scheme with common property.'
ACT	defines multi-unit housing as 'the use of land for more than one dwelling'.
QLD	defines a multiple dwelling as 'a residential use of premises involving 3 or more dwellings, whether attached or detached'.
TAS	defines multiple dwellings as '2 or more dwellings on a site'.
	Plot ratio
WA	WA defines as 'the ratio of the gross plot ratio area of buildings on a development site to the area of land in the site boundaries'.
VIC	VIC defines as 'the gross floor area of all buildings on a site, divided by the area of the site'.
QLD	QLD does not have a statewide definition. Moreton Bay Regional Council defines as 'the ratio of gross floor area to the area of the site.'
NSW	NSW does not have a universal statewide definition. The Newcastle LEP defines floor space ratio as 'the ratio of the gross floor area of all buildings within the site to the site area.'
ACT	ACT defines as 'the gross floor area in a building divided by the area of a site'.
NT	NT defines as 'the floor area divided by the area of the site',
	Townhouse
SA	defines a row dwelling as 'a dwelling occupying its own site and has a frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation, and

	Planning scheme definitions across Australian jurisdictions
	comprising 1 of 3 or more dwellings erected side by side, joined together and forming, by themselves, a single building.
QLD	QLD does not have a statewide definition. Brisbane City Council includes townhouse as example of multiple dwellings, but with no specific definition. Moreton Bay Regional Council describes terrace and row housing though its Planning Scheme Policy – Residential Design as 'dwellings attached to other dwellings horizontally by one (for dwellings at the end of a row of terraces) or two common built to boundary walls. A terrace or row house may be a single, two or three storey dwelling with a ground level, own entry from the street or park and private open space. It is generally characterised by a consistent alignment along the street or park with adjoining dwellings. Terrace or row houses may share a driveway between two dwellings but do not generally share other facilities'.
NSW	defines terraces as 'multi dwelling housing where all dwellings are attached and face, and are generally aligned along, 1 or more public roads'.
	Workers accommodation
QLD	defines workforce accommodation as 'the use of premises for accommodation that is provided for persons who perform work as part of a resource extraction project or a project identified in a planning scheme as a major industry or infrastructure project or a rural use, excluding rural workers accommodation' and defines rural workers accommodation as 'the use of premises for accommodation, whether or not self-contained, for employees of a rural use, if the premises and the premises where the rural use is carried out, are owned by the same person.
VIC	defines rural worker accommodation as 'land used to accommodate a person engaged in agricultural production, away from their normal place of residence'.
SA	defines workers accommodation as 'premises used to accommodate workers on a temporary basis while they carry out employment on the same site as the workers accommodation, or in mining or petroleum extraction, or in seasonally intensive rural activities including fruit picking, pruning, animal shearing, meat processing, bulk handling and freight handling, or in the construction of essential infrastructure'.
NSW	defines rural worker's dwelling as 'a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on the land'.

Table 16 – Planning Institute of Australia's planning principles for housing

Principle	Strategy		Intended outcome
Enabling housing for those in need.	1	Facilitate social and community housing and short-term emergency housing	Planning systems support the provision of social and community housing at scale and speed, and allow temporary approval of short term emergency housing.
	2	Utilise inclusionary zoning and value sharing	Planning frameworks mandate a contribution of non-market housing in new development and/or where uplift is created through infrastructure investment.
	3	Develop new models for inclusive renewal for existing urban areas to ensure place-based outcomes	Place-based governance models ensure social and community infrastructure is funded and delivered, with a strong focus on community inclusion and affordability outcomes. This involves a commitment to achieving, measuring, and investing in the better performance of renewal areas.
Encouraging more housing diversity and good design	4	Facilitate housing diversity in high amenity locations near jobs, transport, and infrastructure	Planning strategies support the right housing in the right places. A variety of housing types and densities are provided in existing urban areas where there is good amenity, employment access, open space, and sustainable transport options.
	5	Fast-track housing diversity and reduce unnecessary costs for medium and higher density housing	Planning strategies, codes and assessment pathways provide greater certainty for investment in innovative and diverse housing types, including streamlined pathways.
	6	Foster good design and sustainability	These reforms should not be generic – but respond to the local spatial context and reflect well-conceived strategic planning.
Improving decision making systems and strategies	7	Transform community engagement	Communities are engaged, future-focussed and better understand the opportunities of well-planned urban change. Communities are responsive to genuine commitments to improved place outcomes.
	8	Invest in long-term strategic planning and implementation	Strategic planning frameworks that are robust and effectively implemented, providing certainty for the cost-effective delivery of housing, transport, and infrastructure.
	9	Depoliticise planning decisions	Planning decisions are transparent, evidence-based, and consistent with strategic plans.
	10	Improve data quality and availability	Planning and housing policies are informed by robust data and evidence.

Table 17 - Comparison of residential standards in Australia

	TAS	WA	NSW	VIC	SA	QLD	NT	ACT
Implementation framework								
Planning policy integrated into scheme								
Statewide provisions								
Urban design guidelines for housing								
Local variation potential	low	med	high	med	med	high	low	low
Number of urban residential zones	3	3	3+	4	10+	6	4	5
Overarching standards								
Zone purpose								
Use classification								
Neighbourhood character	^		^					
Use standards								
Hours of operation for residential use			^	^				
Lighting for non-residential use			^					
Commercial vehicles in residential zones								
Amenity impacts from non-residential uses			^					
Visitor accommodation			^					
Mixed use	*		^		*		*	*
Development standards								
Density			^					
Setbacks			^					
Building height/envelope & overshadowing								
Site coverage and private open space								
Sunlight to private open space of multi dwellings			^					
Garages and carports			^					
Privacy / overlooking			^					
Fences			^					
Waste storage for multiple dwellings			^					
Outdoor storage for non-dwellings			^					
Storage for multiple dwellings	*		^					
Ancillary/secondary dwellings			^					
Outbuildings and external fixtures			^					
Parking, access, manoeuvrability, sight lines	**		^					
Landscaping and deep soil areas								
Common open space for multiple dwellings			^					

	TAS	WA	NSW	VIC	SA	QLD	NT	ACT
Floor areas and dwelling mix			^					
Circulation areas and common indoor space			^					
On site waste/greywater treatment			^					
Front elevations and passive surveillance	*		^				*	
External appearance and roof design	*		^					
Plot ratio				^		*		
Building / room depth for medium density			^					
Building separation for medium density			^					
Environmental performance			^					
Earthworks and sloping land			^					
Design and siting dwellings for aged care								
Design and siting of boarding houses/cohousing								
Provision of adaptable/universal access dwellings								
Redevelopment of existing multi dwellings								
Subdivision standards								
Lot size								
Lot size diversity			^					
Frontage width								
Vehicle access			^					
Solar orientation			^					
Roads and street blocks	~						~	
Services								
Water sensitive design			^					
Public open space			^					
Fencing adjoining open space			^					
Safety and security			^					
Benching and earthworks			^					
Miscellaneous								
Social and affordable housing		^		^				
Heritage and character								
Structure plans and neighbourhood design	^							
Development/infrastructure contributions	^^				^^			

Notes

Unless otherwise indicated, Tasmania's standards relate to the SPPs and do not include location variations applied through LPSs.

Not all standards are mandated at state government level in other jurisdictions. Many are divided between state and local. For example, the NSW development assessment system is significantly variable across municipalities and comparisons to Tasmania's statewide SPPs should be made with caution.

Standards are grouped into similar elements and do not represent the true breadth of residential development clauses across Australia.

*mixed use/business zones only, and not directly related to housing.

** addressed in traffic related codes.

^via local provisions but not mandated statewide.

^^certain service providers and/or in specific circumstances, but not regulated through the residential development standards.

~ TAS and NT standards for roads and street block are limited compared to other jurisdictions.

Appendix B Fact sheets

PROJECT OVERVIEW | JULY 2024

Improving residential standards in Tasmania

Tasmanian Government

About the project

The project aims to improve housing supply, affordability and diversity, by reviewing planning controls for residential development in Tasmania.

Run by the State Planning Office, the project is one of the outcomes of the five-yearly review of the State Planning Provisions (SPPs). Regular review of planning requirements is necessary to make sure that planning standards respond to contemporary issues.

The project has identified opportunities to make sure the standards are fit for purpose, and can improve liveability, equity, healthy spaces and sustainability.

Who's involved?

The State Planning Office in the Department of Premier and Cabinet leads the project. It is supported by a Technical Reference Group (TRG) to provide expert knowledge and local experience.

The TRG includes members from:

- Australian Institute of Architects
- Homes Tasmania
- local government
- Planning Institute of Australia
- Department of State Growth.

The State Planning Office engaged ERA Planning and Environment to lead the project team who meet with the TRG at key touchpoints during the project.

Work done to date

The project started in September 2023 and has involved:

- detailed background research
- data analysis, and
- stakeholder engagement.

This helped to understand the current state of housing in Tasmania and identify potential opportunities for improvements. Feedback was sought from the TRG, and from representatives of local and state government and from established community and industry groups.

This feedback has been used to prepare the Draft Recommendations Report, which is currently open for community consultation

For more information about the project, or to read the Draft Recommendations Report, visit planningreform.tas.gov.au

State Planning Office
Department of Premier and Cabinet

Tasmanian Government

Project timeline

STAGE 1	Project initiation	September 2023
STAGE 2	Background analysis	December 2023
STAGE 3	Draft Recommendations Report	May 2024
STAGE 4	**Community and stakeholder engagement**	**July 2024**
STAGE 5	Final Recommendations Report	Late 2024

What we've heard so far

Previous engagement outcomes form the basis for developing improvement options and have been built on during the project. Key matters raised during previous engagement include:

- **Statewide approach to standards:** There are both pros and cons to a consistent state wide approach to the planning system.
- **Drafting concerns:** How standards are interpreted, varied levels of complexity and prescription in some standards, and some that are not achieving their intended outcomes.
- **Development standards:** Including multiple dwelling densities, setbacks, building envelope, site coverage, open space, garage and carport design, privacy, fencing and waste storage.

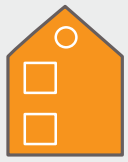
Housing in Tasmania

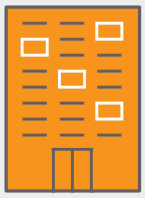
Understanding the housing we currently have in Tasmania and what we need in the future are critical to the project. Existing demand for social housing is significant, with 4,500 applications on the social housing register in July 2023. Forecasts show that 32% of total demand will be from low-income households (around 12,500 households).

Over the last twenty years, housing in Tasmania has become less dense and less diverse, going against the national trend. Housing demand over the coming years will be greatest in Southern Tasmania, including the need for higher density dwellings, such as apartments and townhouses. To date, there are mixed views on how to achieve this change.

Twenty-year change in dwelling diversity, 2001-2021

Source: Tasmanian Housing Strategy

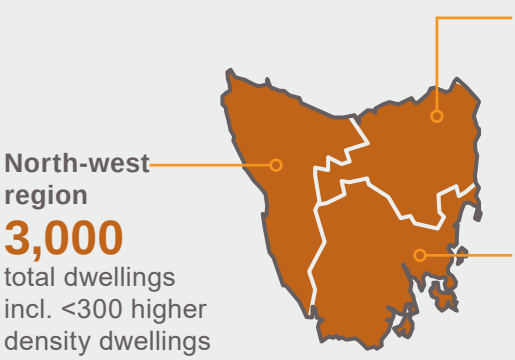




	Separate house		Medium density		High density	
	2001	2021	2001	2021	2001	2021
Greater Hobart	81.9% ▲	83.8%	14.7% ▼	13.2%	2.1% ▼	2.0%
Tasmania	85.5% ▲	86.8%	11.3% ▼	10.8%	1.1% ▼	1.0%
Australia	74.8% ▼	70.3%	16.1% ▲	17.3%	6.3% ▲	11.0%

Dwelling demand to 2041

High series projections from the Tasmanian Housing Strategy indicate that housing demand over the coming years will be greatest in Southern Tasmania. This includes a proportional increase in demand for higher density dwellings, such as apartments and townhouses.



North-west region
3,000
total dwellings
incl. <300 higher density dwellings

Northern region
6,500
total dwellings
incl. 4,000 higher density dwellings

Southern region
29,000
total dwellings
incl. 16,000 higher density dwellings

The role of planning in housing

The role of planning in housing delivery is fundamentally a spatial task: to coordinate a pipeline of housing aligned with infrastructure capacity, population trends and housing preferences, and to encourage the right housing in the right place. The Planning Institute of Australia has identified three overarching principles that planning systems should adopt to support housing delivery:

- Enabling housing for those in need
- Encouraging more housing diversity and good design
- Improving decision-making systems and strategies.

Best practice planning

The Business Council of Australia's national review of planning systems shows that Tasmania's system ranks well among the other states and territories. Specifically, its speedy approval timeframes, and consistent statewide standards.

Despite these positives, there are some omissions in residential standards in Tasmania when compared to other states and territories.

What needs improvement through the planning system?

Based on research and engagement to date, there are some fundamental themes that can be addressed through improvements to Tasmania's residential standards (the SPPs.) While not all are entirely resolved through improvements to planning scheme provisions, the residential standards can make a notable contribution. .

We need to improve:

Housing choice, including affordability, diversity and density

Design quality, looking for opportunities for innovation and design excellence

Subdivision, improving the layout and liveability of new neighbourhoods

Spatial application of zones, promoting greater application of zones that allow more density and diversity of housing in the right locations

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Department of Premier and Cabinet

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Draft recommendations report

About the report

The State Planning Office and project team have been working with key stakeholders to refine a set of recommendations that will achieve improved residential development outcomes for proponents, regulators and the Tasmanian community. These now form the basis of the Draft Recommendations Report, which has been prepared to engage more broadly with the Tasmanian community.

The Draft Recommendations Report looks to facilitate improved planning requirements for a variety of housing options which balance the need to increase housing supply in a way that also encourages liveability and affordability for Tasmanian communities.

What's in the report?

The draft report introduces the project and its context, outlines the draft improvements, and the community engagement process that will inform the final report and recommendations. For quick reference, the report can be navigated through the following sections.

SECTION 1-2	**Introduction**	Introduces the project, background context, and feedback opportunities
SECTION 3	**Definitions and terms**	Outlines the improvements to definitions and terms
SECTION 4	**A mature suite of residential standards**	Outlines the improvements to use, development and subdivision standards
SECTION 5	**Homes in business zones**	Outlines the improvements to residential standards in business zones
SECTION 6	**The right housing in the right location**	Details the implementation framework for delivering improvements
SECTION 7	**Other improvements**	Outlines improvements to miscellaneous matters

Provide your feedback

We're interested in understanding the community views around Tasmania on how the residential standards can be improved to encourage diversity, liveability, equity, healthy spaces and sustainability.

As you consider your feedback, we ask that you draw on your professional or community experience, your industry and your location. Reflect also on your experience as a resident in the broader Tasmanian housing landscape.

Take the online survey

An online survey is available to provide your feedback on the Draft Recommendations Report. The survey is anonymous and should take approximately 10 minutes.

CLICK HERE TO TAKE THE SURVEY

Make a submission

If you or your organisation would like to provide a written submission, please email to yoursay.planning@dpac.tas.gov.au

Register for updates

Do you want to stay up to date on our latest updates for the project?
Click here to register.

Next steps

All feedback received will help inform the next stage of the project and will shape the final recommendations for improving Tasmania's residential standards. Stakeholders will be afforded further opportunities to provide input during future planning scheme amendment processes.

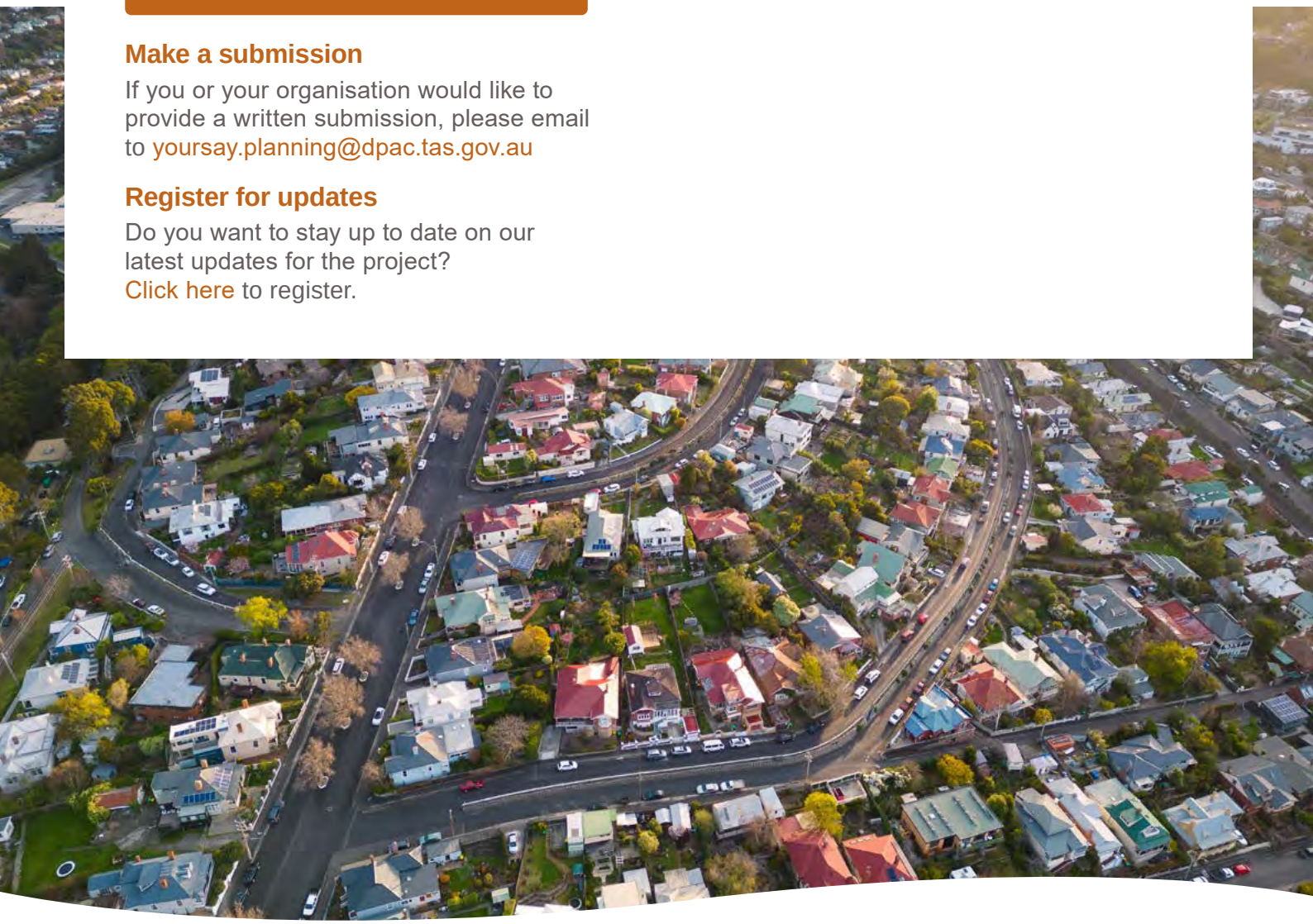
Contact us

For more information about the 'Improving residential standards in Tasmania' project, you can visit our website or contact the project team via the details below.

Email: yoursay.planning@dpac.tas.gov.au

Phone: 1300 703 977

Project webpage: planningreform.tas.gov.au



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Improving residential standards in Tasmania

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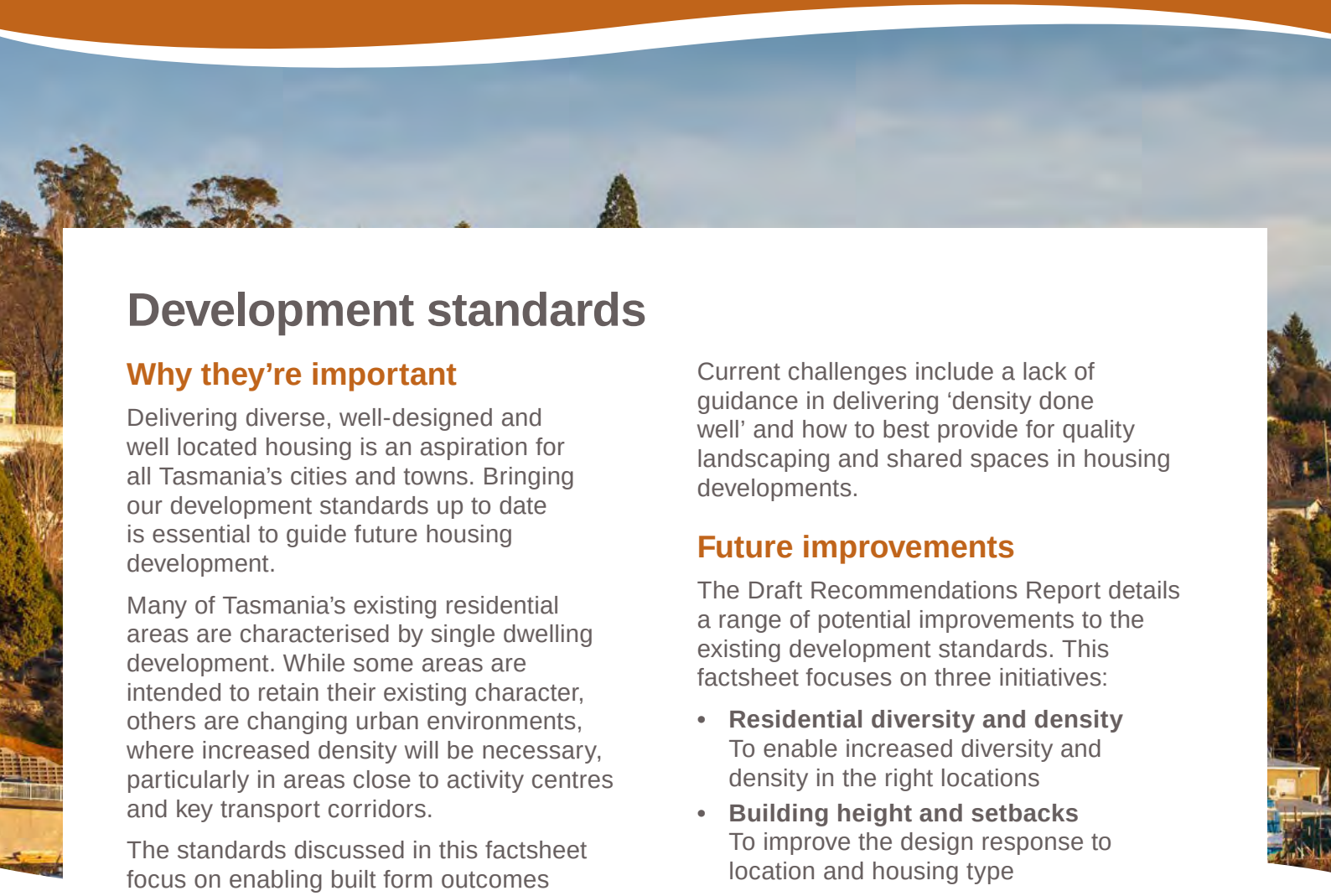

Development standards

Why they're important

Delivering diverse, well-designed and well located housing is an aspiration for all Tasmania's cities and towns. Bringing our development standards up to date is essential to guide future housing development.

Many of Tasmania's existing residential areas are characterised by single dwelling development. While some areas are intended to retain their existing character, others are changing urban environments, where increased density will be necessary, particularly in areas close to activity centres and key transport corridors.

The standards discussed in this factsheet focus on enabling built form outcomes that have a positive relationship to the surrounding built and natural landscape, while providing the flexibility needed to deliver the right housing in the right location.

Current challenges

Tasmania's planning system ranks highly in Australia for measures of efficiency and consistency. Despite these positives, many important residential standards seen in other states and territories are not currently covered by the planning system in Tasmania.

Current challenges include a lack of guidance in delivering 'density done well' and how to best provide for quality landscaping and shared spaces in housing developments.

Future improvements

The Draft Recommendations Report details a range of potential improvements to the existing development standards. This factsheet focuses on three initiatives:

- **Residential diversity and density**
  To enable increased diversity and density in the right locations
- **Building height and setbacks**
  To improve the design response to location and housing type
- **Landscaping and common space**
  To improve liveability, climate resilience, and design quality.

For more detail on the potential improvements to development standards, see page 29 of the Draft Recommendations Report.

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Residential density

As our cities and neighbourhoods grow and change, it is important that we make more efficient use of land for housing, preserve the environment, landscapes and agricultural land, and that we optimise infrastructure use. To achieve this, increased density in urban areas will be necessary.

Tasmania's current residential density standards manage the maximum number of dwellings allowed on a site with limited consideration to built form outcomes or whether the density is appropriate for the site, its context and characteristics. At the same time, housing densities in Tasmania are also well below targets set through the strategic land use planning framework and are not encouraging housing diversity. Together this means that Tasmania is not achieving the housing we need in the right locations.

Plot ratio is a tool that manages the scale and coverage of built form and is proposed as an alternative to the current density controls.

Plot ratio

Plot ratio is the ratio of floor area to site area, calculated by dividing gross floor area by site area.

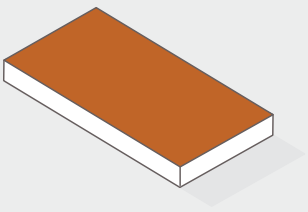
When combined with other built form controls the shape and siting of buildings can be varied to help deliver a broader range of housing types and densities to ensure that the overall bulk and scale is appropriate to the site and its surrounds. The diagram below shows how other built form controls affect the resulting development.

A plot ratio of 1.0 means that the floor area of the building is equal to the site area, whereas a plot ratio of 0.5 means that the floor area is equal to 50% of the site area. In the urban residential zones, a plot ratio ranging between 0.3 to 1.0 is considered appropriate. This echoes provisions in similar locations in other Australian jurisdictions.

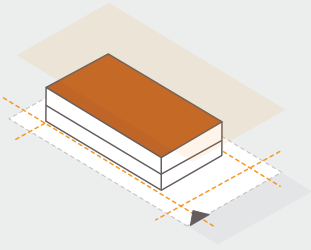
Potential plot ratio parameters (permitted pathway)

	Inner Residential	General Residential	Low Density Residential
OBJECTIVE	To ensure that the overall bulk and scale of development is appropriate for the existing and planned character of the area.		
PLOT RATIO	1.0	0.6	0.4
SOCIAL HOUSING BONUS^	+10%	+10%	NA
DWELLING DIVERSITY BONUS^	+10% for townhouses and apartments within 400m of a business zone		NA
SOCIAL HOUSING BONUS^	+20% for social housing development within 400m of a business zone or high frequency transit corridor.		

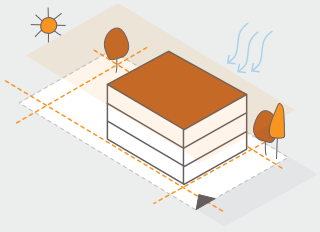
^ Only 1 bonus available per development



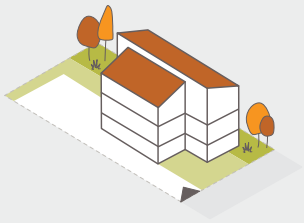
Plot ratio 1.0
full site coverage



Plot ratio 1.0
setbacks and height applied



Plot ratio 1.0
considering the environment (solar access, vegetation and wind)



Plot ratio 1.0
landscaping, deep soil, access and parking applied

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Building height and setbacks

Currently building height and boundary setbacks are managed by a building envelope clause. This means there is no opportunity to meet the Acceptable Solution for building height if permitted setbacks are not achieved; the reverse is also true.

By separating height and setback standards, the assessment process is simplified. Greater flexibility will lead to more appropriate designs. While building height often dominates development discussions, it is not always the most significant factor impacting our neighbourhoods. Taller buildings that are well designed with sensitive siting, setbacks, solar access, landscaping and materials can deliver much better outcomes for residents and neighbours than ill-considered, lower scale buildings which do not respond to their surroundings.

The current building height controls do not allow for modern needs, particularly in higher density developments such as apartments, where more ceiling height improves access to natural light and sense of space.

For side and rear setbacks, the current controls are more appropriate for lower intensity development like single and grouped dwellings. To enable greater housing diversity with appropriate building separation, side and rear setbacks should be relative to the type of housing proposed.

Potential height parameters (permitted pathway)

	Inner Residential Zone	General Residential Zone
OBJECTIVE	To ensure that the height of development is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
MAXIMUM HEIGHT^	• 9.5 m for single dwellings, grouped dwellings and non-dwellings • 11 m for townhouses and apartments	• 8.5 m for all buildings

^Note: maximum height unchanged from existing SPP requirements for the General Residential Zone and for single and grouped dwellings in the Inner Residential Zone.

Potential setback parameters (permitted pathway)

	Inner Residential Zone	General Residential Zone
OBJECTIVE	To ensure that the siting of development is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
FRONT^	• 3 m (primary) • 2 m (secondary), or equal to adjoining building	• 4.5 m (primary) • 3 m (secondary) or equal to adjoining building
SIDE	• 0 m (for shared walls of townhouses)^^ • 1.5 m (up to 2 storeys) • 3 m (>2 storeys)	
REAR	• 1.5 m (up to 2 storeys) • 3 m (>2 storeys)	

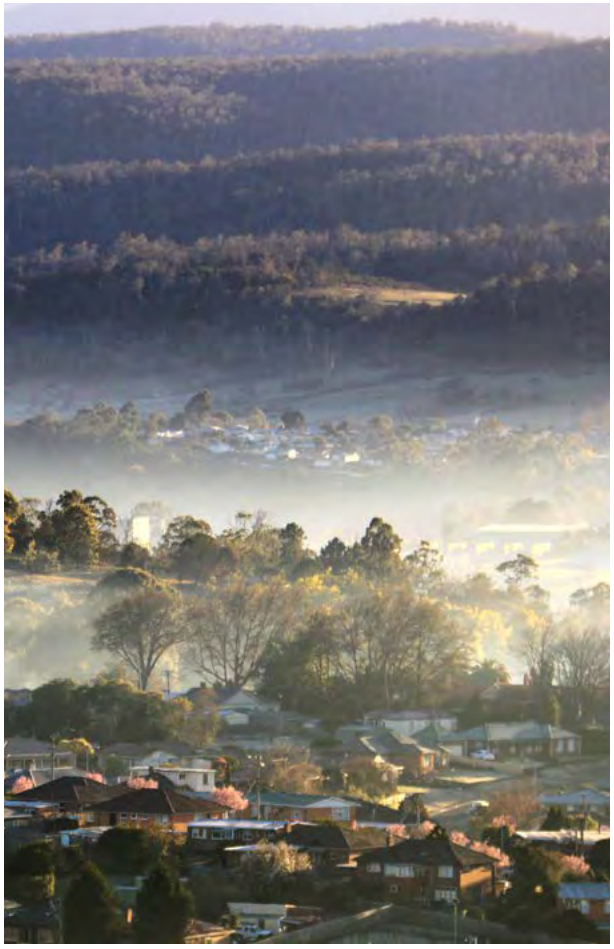
^Note: front setback and garage setback unchanged from existing SPP requirements in the Inner Residential Zone and General Residential Zone. ^^If not more than 2/3 length of shared wall boundary.

Landscaping and open space

Landscaping, including private and common open space, is an important factor in housing development and how they are enjoyed by residents. As dwelling density increases, and as we experience a changing climate, the availability of meaningful landscaped areas through a mix of common and private open space becomes more important.

There are currently no landscaping requirements in Tasmania's residential standards and no clear consideration for common open space needs. Therefore, a new standard is required to cover the elements that contribute to improved liveability, climate resilience and design quality of future housing.

This includes controls for landscaping and deep soil area, tree retention and the provision of both private and common open space areas.



Potential landscaping and open space parameters (permitted pathway)

PRIVATE OPEN SPACE (PRINCIPAL AREA)

- **Single dwelling:** 40 m^2 (4 m min dimension)
- **Grouped dwelling/ Townhouse:** 24 m^2 (3 m min dimension)

Apartment:

- 8 m^2 for 1 bed (2 m min dimension)
- 10 m^2 for 2 beds (2.5 m min dimension)
- 12 m^2 for 3+ beds (3 m min dimension)
- 15 m^2 for ground floor apartments (3 m min dimension)

COMMON OPEN SPACE

Grouped dwelling, townhouse, apartment: 5 m^2 per dwelling when providing more than 10 dwellings/independent living units up to a total of 300 m^2 common open space

LANDSCAPING AREA

All housing types: 25% of site area

DEEP SOIL AREA^

All housing types: 10% of site area or 7% of site area if retaining an existing large or medium tree (3 m x 3 m min dimension and 90% permeable to water)

TREE PROVISION^

- **Single dwelling:** 1 large tree or 1 existing tree retained
- **Grouped dwelling/ Townhouse:** 1 medium tree or 2 small trees per dwelling (minus any existing trees retained
- **Apartment:** 1 large tree, 2 medium trees, or 3 small trees per site + 1 small tree for every 10 dwellings (minus any existing trees retained)

^ For tree provision, deep soil areas equate to a minimum of 9 m^2 for a small tree (3-8 m height), 36 m^2 for a medium tree (8-12 m height) and 64 m^2 for a large tree (over 12 m height).

Note: Landscaping, deep soil and open space areas can be overlapping. For example, a common open space area can also be a deep soil area and contribute towards the overall site landscaping area.

Provide your feedback

We're interested in understanding the community views around Tasmania on how the residential standards can be improved to encourage diversity, liveability, equity, healthy spaces and sustainability.

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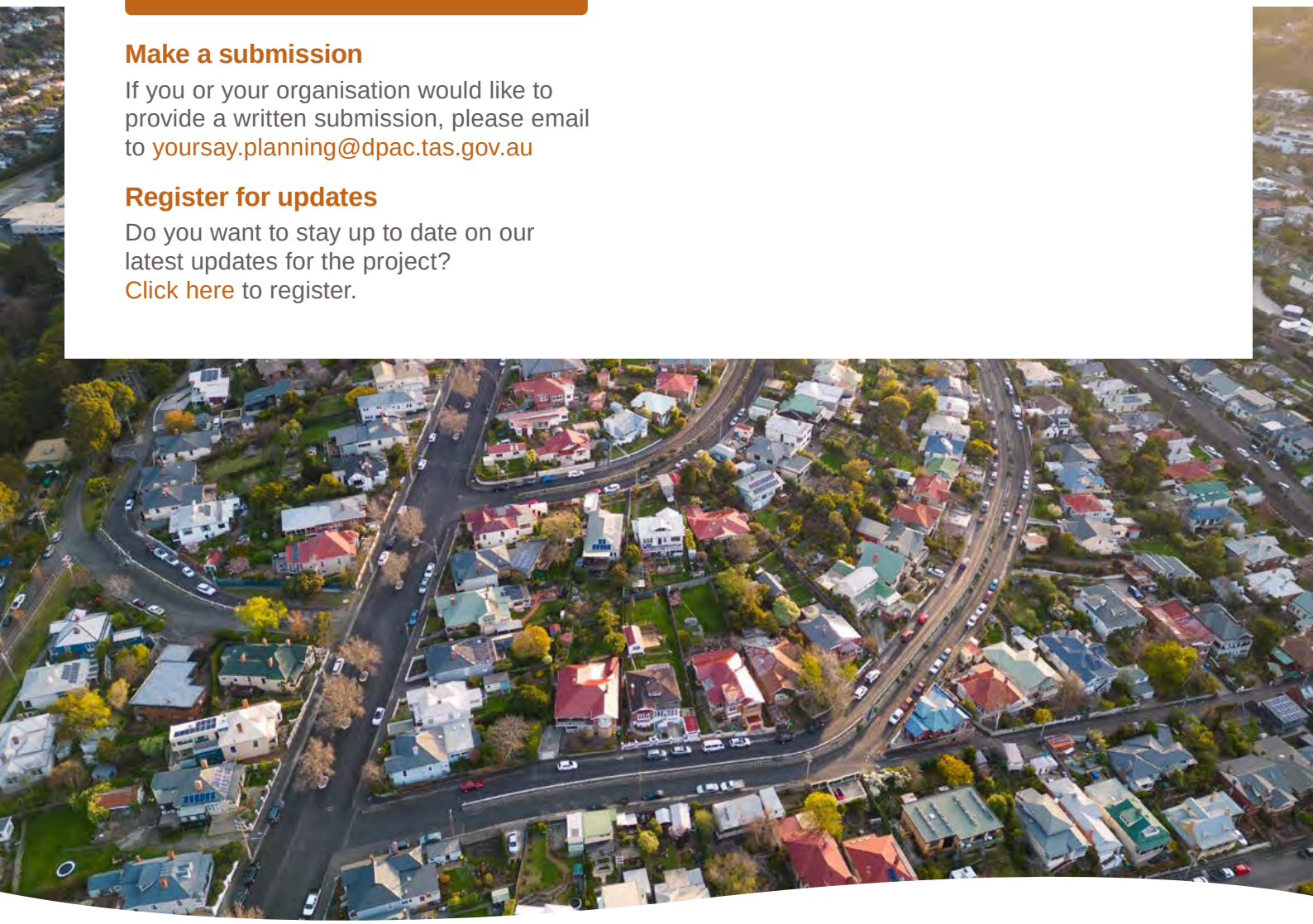

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Improving residential standards in Tasmania

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Subdivision standards

Why it's important

A well-designed subdivision considers the local landscape, climate and weather conditions, natural features and future urban character. It guides the type and size of homes that will be created, and also how residents move around and enjoy their neighbourhood.

Decisions made at the subdivision stage have long-term effects on the design and performance of a development and can lock in important features such as lot sizes, streets, services, and open space. Improved subdivision standards can ensure that important design decisions are considered early in the design process. They can also maximise the community benefits that a well-designed subdivision can provide.

Current challenges

Business as usual residential subdivisions in Tasmania fall short when it comes to lot diversity, service infrastructure, trees and landscaping, and overall amenity and liveability. Current challenges include limited choice in lot sizes, a lack of landscaping and public open space, and designs that undermine the site's best features or promote car dominance, all which lead to poor outcomes for the community in the long term.

Future improvements

The Draft Recommendations Report proposes a range of potential improvements to the existing subdivision standards. These are based around four themes:

- **Lot design**
  To enable increased housing choice through diversity in lot sizes
- **Urban greening**
  To improve design quality, liveability and climate resilience
- **Movement network**
  To design for all modes of transport including more sustainable choices
- **Services**
  To improve climate resilience through integrated water management

For more detail on the potential improvements to subdivision standards, see page 41 of the Draft Recommendations Report.

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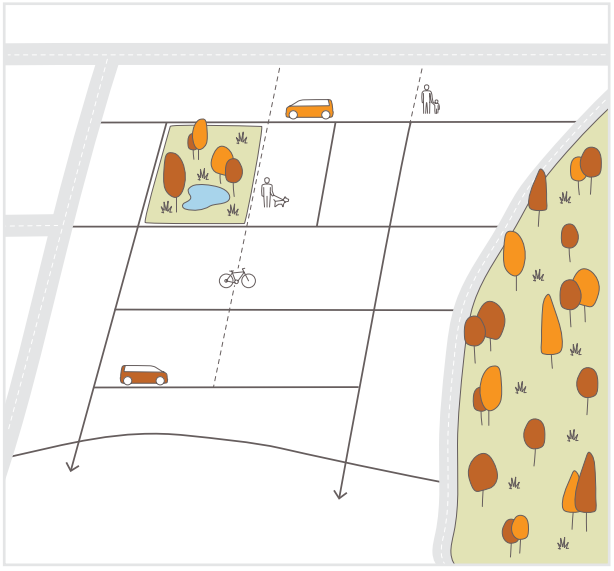
Lot design

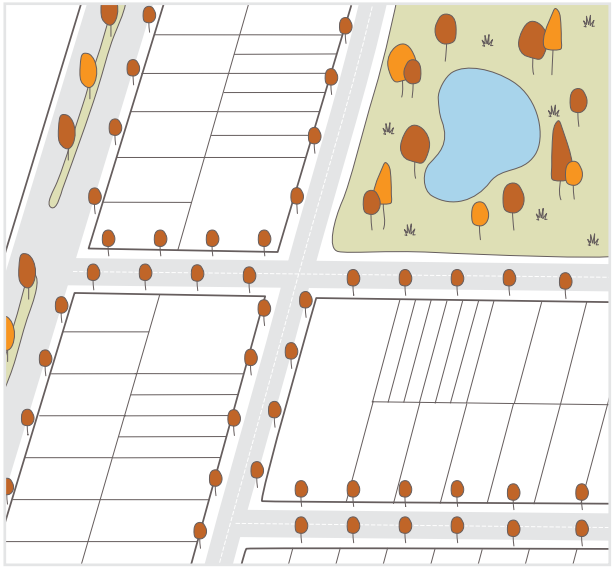
Improved housing choice begins at the subdivision stage. By creating diverse lot sizes within a subdivision, we can provide a greater variety of homes for Tasmanians. This is particularly important in areas with good access to transport options, community services and facilities.

The current lot design standards in the State Planning Provisions (SPPs) are effective at delivering subdivision for single dwellings. However, they lack the detail required to enable different housing types, such as small lot housing, grouped dwellings, townhouses, apartments and communal residences. Introducing lot size diversity would bring the SPPs in line with best practice in other Australian states and territories.

Lot size diversity is easier to achieve on bigger development sites where a balance of larger and smaller lot sizes is possible. There is potential to include requirements to deliver lot size diversity (as shown in the table below) for developments of 15 or more lots when within 800 m walking distance of a business zone or high frequency transit corridor.



Subdivision design
with modified grid layout, active transport links, public open space, and permeable street block dimensions.



Lot layout
with variable lot sizes to enable diverse housing types (e.g. large lots for multiple dwellings and small lots for townhouses.

Potential lot design parameters (permitted pathway)

	Inner Residential Zone	General Residential Zone
LOT SIZE MINIMUM	200 m^2 (160 m^2 for a townhouse)	450 m^2 (250 m^2 for a townhouse)
FRONTAGE WIDTH	3.6 m	12 m (10 m for a townhouse)
BUILDING AREA	8x12 m	10x15 m
SOLAR ORIENTATION	Long axis facing north	Long axis facing north
LOT SIZE DIVERSITY	15% of lots meet the minimum lot size, and 15% of lots are a minimum of 1000 m^2	

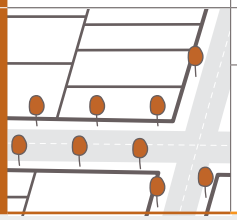
Urban greening

Providing residents with access to green spaces improves health, wellbeing and biodiversity outcomes. Green space should be well-distributed, multi-functional and cost effective. They may include regional or local parks, tracks and trails, and places to play, socialise and access nature.

Planning and delivery of public open space in residential subdivisions has been haphazard and inconsistent across Tasmania. There is no current mechanism in the SPPs to require the provision of public open space or landscaping in a subdivision proposal. A new residential subdivision standard is therefore required for urban greening.

The overarching objective of the urban greening standard is to provide public open space for active and passive recreation and ensure that the public realm of streets and open space features suitable hard and soft landscaping for the intended function.

Potential urban greening parameters (permitted pathway)

Applicable to all urban residential zones		
PUBLIC OPEN SPACE		10% land contribution for subdivisions creating 50+ lots Cash-in-lieu contribution for subdivisions less than 50 lots, or near existing or planned open space.
		Lots within 800 m walking distance of existing, planned or proposed public open space
LANDSCAPING		1 street tree for every 2 lots
		Landscape design of public realm meets the requirements of the approval authority

Movement network

Residential subdivision influences how a community will be connected to local amenities by a range of mobility options. Well-designed movement networks are people-focused and consider things like:

- permeability
- accessibility
- functionality
- the road hierarchy
- the comfort and safety of those moving through the network.

Beyond access and mobility, the movement network also provides space for utilities infrastructure and can improve ecological outcomes, including biodiversity and integrated water management.

The current road standards in the SPPs offer little guidance as to what an acceptable movement network may look like for a subdivision. Specifically, there is no permitted pathway for new roads in a subdivision, and road design through a performance-based solution is heavily influenced by engineering requirements.

The potential improvements to subdivision standards provide more direction on how to design for best practice road hierarchy, street block dimensions, and active and public transport needs.

Potential movement network parameters (permitted pathway)

	Applicable to all urban residential zones
LAYOUT	Rectilinear, modified or radiant grid preferred.
STREET BLOCKS	120-240 m long x 60-120 m wide; 600 m maximum street block perimeter (larger street blocks to be provided with mid-block pedestrian links)
CONNECTIVITY	Subdivision roads connect to existing and planned external roads
CUL DE SACS	Maximum 15% of lots front a cul-de-sac. Maximum cul-de-sac length of 150 m. Cul-de-sac heads to include pedestrian links where relevant.
LEGIBILITY	Lay out street blocks with direct and straight streets or use topography to improve opportunities for active travel.
ACTIVE TRAVEL	1.5 m min footpaths on all streets. 1.8 m wide shared pedestrian and cycling paths on both sides of streets in 400 m walking distance of public open space, high frequency transit corridors, and business zones. Safe crossing points for busy roads.
PUBLIC TRANSPORT	90% of lots in 800 m walking distance of an existing or potential public transport route. Provide direct, convenient pedestrian links from lots to public transport route.
ROAD HIERARCHY	Street design is based on a designated road type articulated through a road hierarchy plan in accordance with the requirements of the road authority or Tasmanian Standard Drawings.

Services

The current services standards for residential subdivision are clear and concise but limited in scope. While detailed servicing requirements for water and sewer are managed through the TasWater referral process, there is no mechanism in the SPPs to formally assess stormwater management issues. All other Australian states and territories include stormwater in planning assessment.

Currently these are resolved informally at the planning permit stage with councils falling back on the requirements of the *Urban Drainage Act 2013* at final plan stage. Including stormwater requirements in the SPPs at the subdivision stage has potential to better integrate meaningful water sensitive design in subdivision design.

Potential services parameters (permitted pathway)

Applicable to all urban residential zones

WATER, SEWER AND STORMWATER CONNECTIONS

Unchanged across all zones.

STORMWATER QUALITY AND QUANTITY (FOR SUBDIVISIONS CREATING 15+ LOTS)

Stormwater meets quality and quantity targets in State Stormwater Strategy 2010, including:

- 80% reduction in the average annual load of total suspended solids based on typical urban concentrations
- 45% reduction in the average annual load of total phosphorus and nitrogen based on typical urban concentrations
- Stormwater quantity in accordance with the requirements of local authority.

Subdivision integrates stormwater management into the public realm though water sensitive design features.

Provide your feedback

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Contact us

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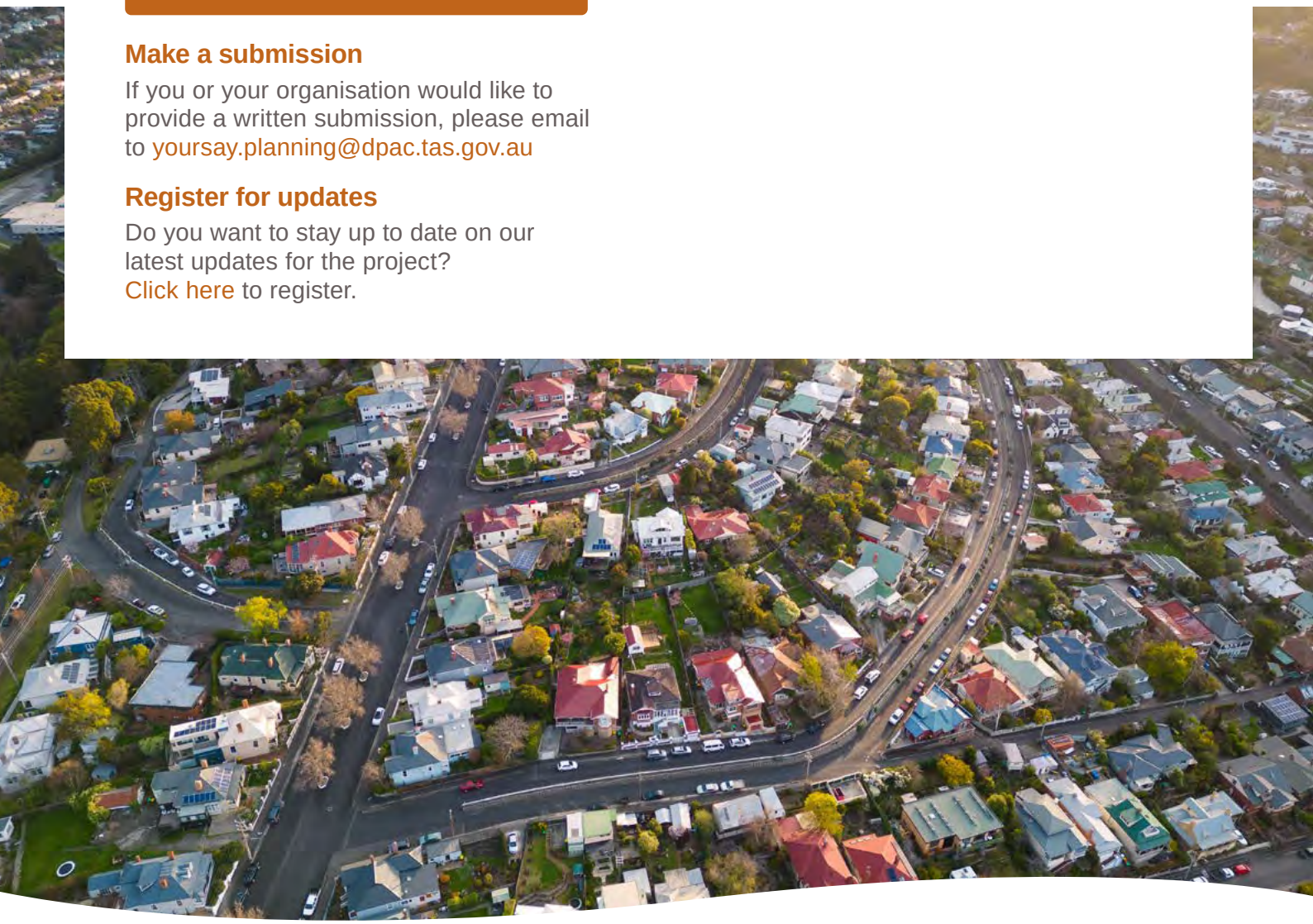
Email: yoursay.planning@dpac.tas.gov.au

Phone: 1300 703 977

Project webpage: planningreform.tas.gov.au



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Improving residential standards in Tasmania

Tasmanian Government

Implementing the improvements

Identifying the opportunity

The role of planning in housing delivery is strongly linked to place. This means our planning system must align housing delivery with infrastructure capacity, population trends and community needs to get the right housing in the right place.

Under the National Planning Reform Blueprint, the Tasmanian Government has a commitment to:

- Promote medium density housing in areas close to amenities, employment and public transport
- Undertake planning and zoning reforms to meet housing supply targets
- Improve design guidance to ensure the quality of new builds
- Update planning requirements to increase density and meet housing supply targets.

There is an opportunity to deliver on these commitments and encourage greater housing choice in Tasmania. The recommended improvements to the residential standards intend to do just this.

Implementation options

The recommended improvements can be implemented in many ways. This project has arrived at three options that focus on zones and codes, which are the key tools we have available through the State Planning Provisions. The three options are:

1. **Improvements through existing zones**
2. **Improvements through new zones and aligned zone application guidelines**
3. **Improvements through new codes**

The same set of improvements to the residential standards could be brought in under any of the implementation pathways. There may also be variations to the implementation options to align with priorities. For example, it may be preferable to deliver improvements in stages, some through the zoning suite but others through a new code.

For more detail on the potential implementation options, see page 62 of the Draft Recommendations Report.

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Option 1

Improvements through existing zones

This option delivers the recommended improvements through changes to the residential standards in the existing zones.

- There is no change to the policy intent of the existing zones under this option, or land where they are applied.
- This option presents a 'business as usual' implementation approach.

This option relies on improving development standards in both the Inner Residential Zone (IRZ) and General Residential Zone (GRZ) to build capacity for greater housing diversity and density. To deliver the housing we need, under this option there is greater reliance on the GRZ to achieve these results.

This is because the GRZ covers 60% of all urban residential zoned land, compared to 33% in the Low Density Residential Zone (LDRZ), 3% in the IRZ, and 4% in business zones.

This option will not require the preparation of new zoning maps, however, broader application of the IRZ in appropriate locations should be encouraged as a follow-up action to better promote medium density housing in the right locations. The business as usual approach will do little to address the existing similarities in built form outcomes between these zones.

For more detail on this option, see page 65 of the Draft Recommendations Report.

1 Greater Hobart, Greater Launceston, Burnie and Devonport

Option 2

Improvements through new zones and aligned zone application guidelines

- This option implements the recommended improvements through new zones.
- There is no difference between the recommended development standards under Option 1 and 2.
- The difference lies in the policy intent, where the zoning is applied and permitted housing types.

This option redefines where the IRZ and GRZ are applied in the major urban areas of Tasmania[1] to deliver more of the right housing in the right locations. This option provides a more balanced approach that recognises that the role of cities is different to neighbourhoods and regional areas.

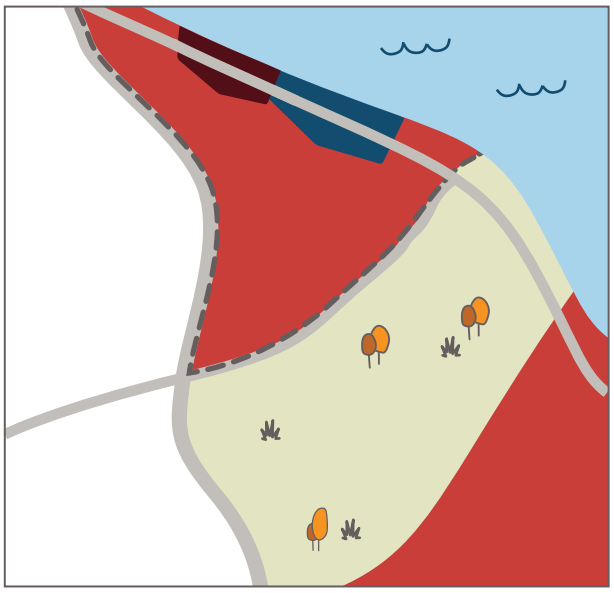
This option consolidates the GRZ and IRZ within the settlement boundaries of Tasmania's major urban areas[1] into a single new residential zone: the Urban Residential Zone (URZ). All remaining GRZ land outside of the major urban areas is converted into a Neighbourhood Residential Zone (NRZ).

The land to be converted to the URZ would be guided by the defined settlement boundaries for the major urban areas of Greater Hobart and Greater Launceston, which are established through the applicable regional land use strategy. In Burnie and Devonport, the change would be guided by a Council approved settlement strategy.

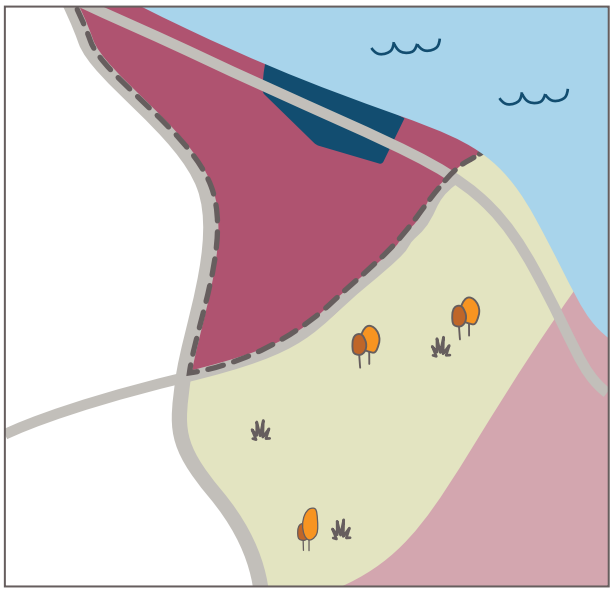
Where justified through strategic planning, there may be some circumstances where housing close to other major towns could be converted to the URZ.

For more detail on this option, see page 67 of the Draft Recommendations Report.

1 Greater Hobart, Greater Launceston, Burnie and Devonport



- Activity Centre
- Inner Residential Zone
- General Residential Zone
- Settlement boundary



- Activity Centre
- Urban Residential Zone
- Neighbourhood Residential Zone
- Settlement boundary

Option 3

Improvements through new codes

Option 3 implements the recommended improvements to the development standards through three new codes, the Medium Density Code, Apartment Code and Subdivision Code. The zoning of all land will remain unchanged, as will the policy intent of each zone.

There is no difference between the recommended development standards under Options 1, 2 and 3. The difference lies in the housing types that the standards apply to. An overview of these new codes is provided below:

Medium Density Code

The intent of the Medium Density Code is to provide tailored provisions for diverse housing types in good locations, while retaining the existing SPP provisions for single dwellings. The code would apply to communal residences and multiple dwellings within 400 m of a higher order activity centre or high frequency transit corridor, on land zoned IRZ or GRZ. It would not apply to the LDRZ or business zones.

The Medium Density Code has the potential to deliver more of the right housing in the right locations, irrespective of the zoning applying to the land. Therefore, zoning would no longer be the primary mechanism guiding spatial strategy.

Subdivision Code

A Subdivision Code is intended to improve the liveability of residential neighbourhoods through improved subdivision design. The code would apply to all subdivision development in the IRZ, GRZ, and LDRZ.

If a code was the preferred method to guide subdivision development and design, any subdivision standards in the residential zones would then be redundant and cause duplication. The code approach would deviate from TPS because the zone provisions would no longer be the primary tool directing subdivision development.

A standalone Apartment Code could be introduced under any implementation option because it aligns with drafting conventions for development standards in business zones.

Apartment Code

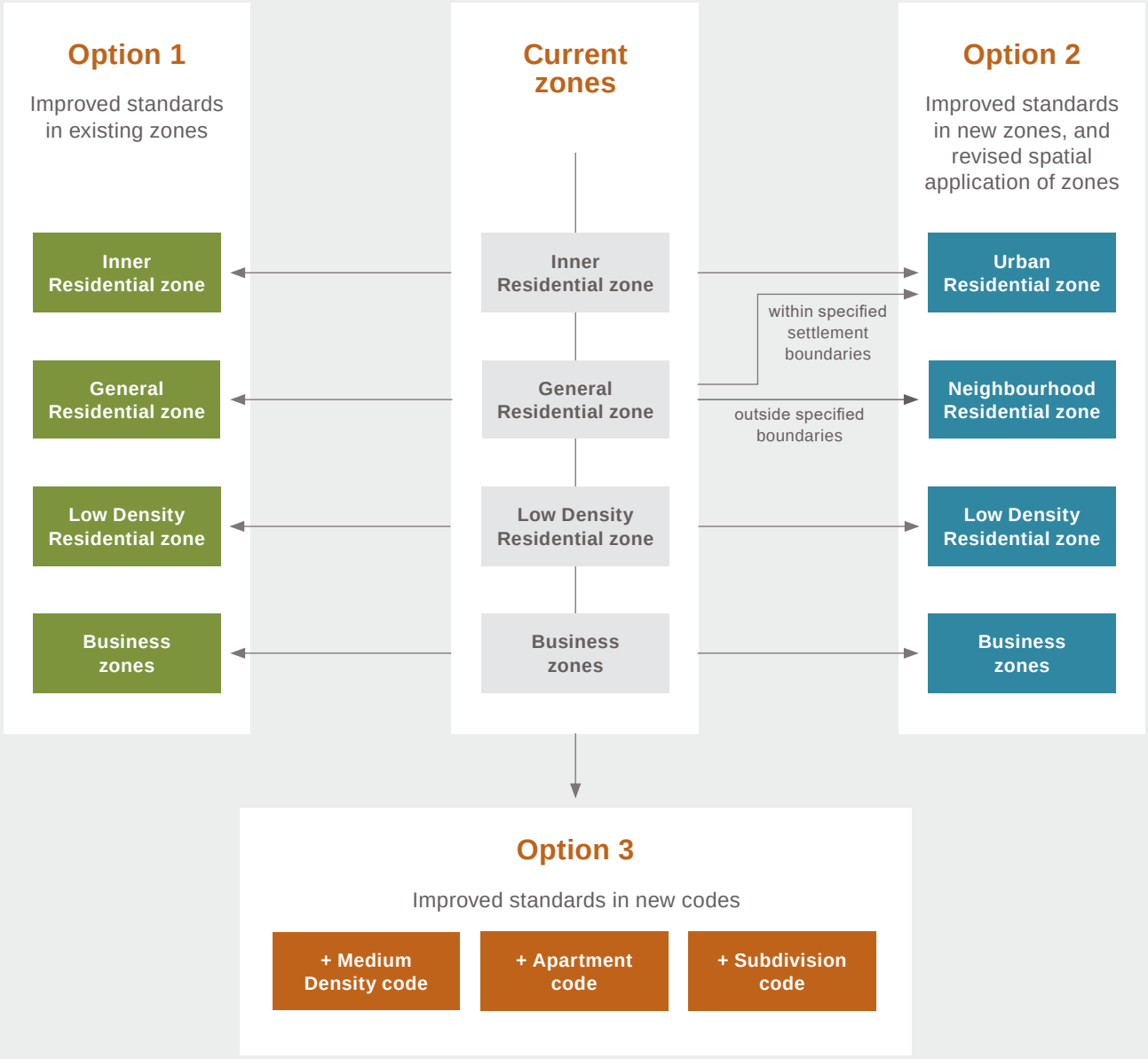
An Apartment Code is intended to improve the amenity and design quality of apartment development in business zones. The code would apply to all dwellings in a business zone. Typically, dwellings in business zones form part of a mixed-use building with a non-residential use at the ground floor. Such dwelling developments will often be of greater scale than housing in residential zones.

Because the primary purpose of the business zones is for non-residential use, applying the Apartment Code will retain the TPS drafting conventions where zoning is the primary tool for guiding spatial strategy.

Combining the dwelling standards of the Medium Density Code with the Apartment Code is possible, but it would add to assessment complexity, muddy the intent of each code, and again deviate from drafting conventions.

For more detail on this option, see page 70 of the Draft Recommendations Report.

Implementation framework options



Comparing the options

The table below provides a comparative summary of each option.

	Option 1	Option 2	Option 3
POLICY INTENT	Retains policy intent of existing zones.	Policy intent aligns with new zones to encourage efficient use of urban land without compromising characteristics of other settlements.	Retains policy intent of existing zones.
SPATIAL APPLICATION	Consistent with existing planning framework, limiting the efficient use of urban land.	Consolidates IRZ and GRZ land within designated settlements to encourage high-quality medium density development in key locations.	Improves housing choice across all zones through the application of new codes.
SCHEME AMENDMENT PROCESS	Does not require rezoning.	Requires rezoning to consolidate IRZ and GRZ within designated settlements.	Does not require rezoning. Requires a code insertion process including new overlays and/or text-based application.
DIFFERENTIATION BETWEEN ZONES	Differentiation between IRZ and GRZ less pronounced than option 2 but more pronounced than option 3 (i.e. equivalent to status quo).	Differentiation between large urban areas and other residential settlements more pronounced than other options (i.e. improvement to status quo).	Differentiation between IRZ and GRZ less pronounced than other options (i.e. worse than status quo).
COMPLEXITY	A simpler implementation approach compared to other options.	A more complicated implementation approach to option 1, but less complex than option 3.	A more complicated implementation approach to other options. Useability once implemented is also more complex.
IMPACT ON HOUSING CHOICE	Moderate improvement on housing choice. Implementation process does not ensure that councils will apply more IRZ land. Limited spatial application of IRZ would limit capacity for housing choice.	High improvement on housing choice. Implementation process facilitates better alignment in urban areas with policy and strategic framework consistent with National Housing Accord and draft national urban policy. Greater spatial application of provisions that support medium density housing would maximise the capacity for housing choice.	High improvement on housing choice. Implementation process ensures that housing choice is applied in appropriate locations by text-based application, providing for an applicant led process with no reliance on rezoning. Greater ability for housing choice irrespective of zoning.

Potential implementation approach

ZONES	Introduce improvements through a new zoning suite based on the spatial redistribution of the IRZ and GRZ, detailed in option 2.
CODES	Introduce a new apartment code to apply to dwellings in business zones, detailed in option 3.

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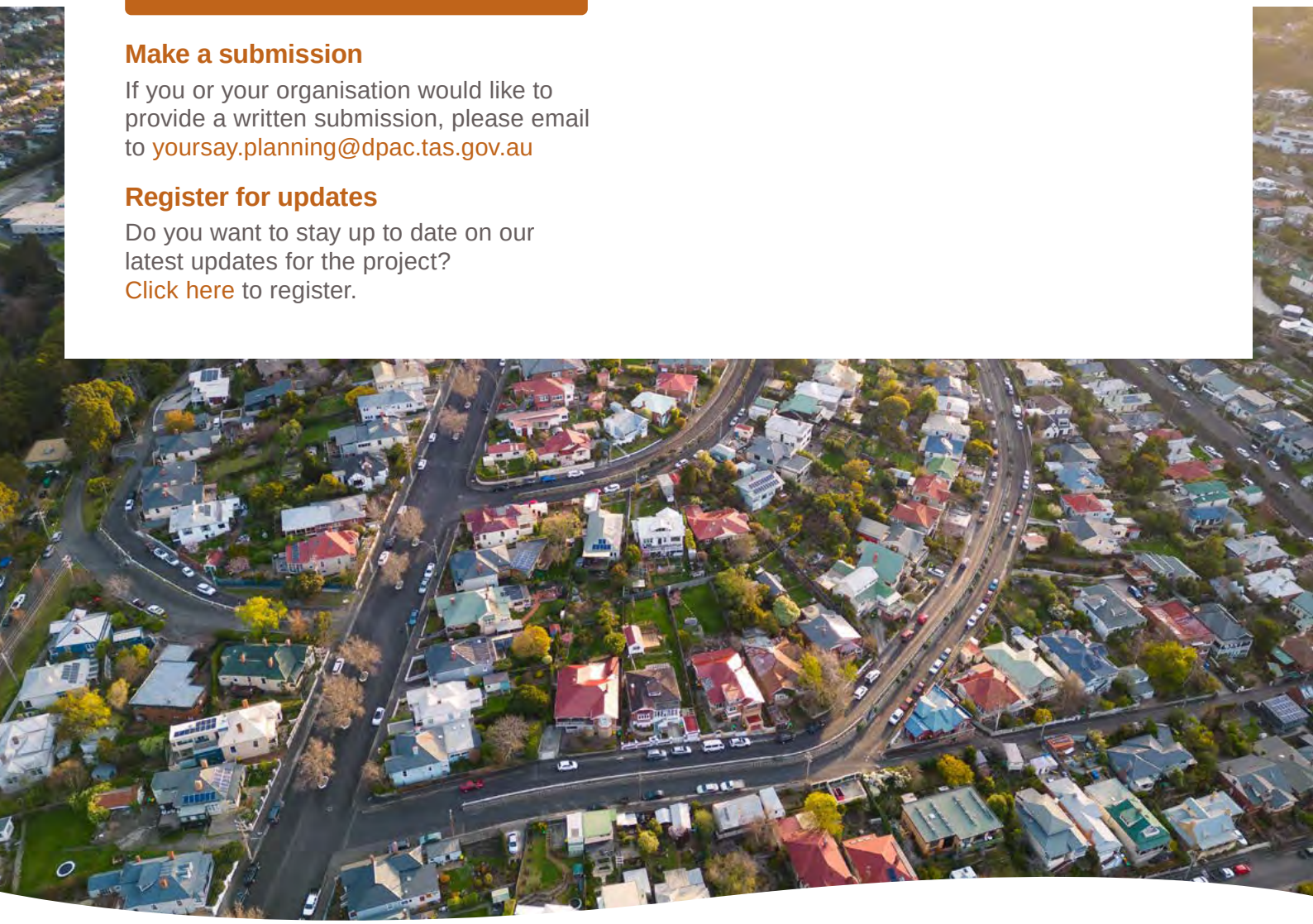

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Appendix C Draft recommendations

Draft Recommendations

	Recommendation	Report reference	Priority
	Definitions and terms		
1	New and amended definitions to be inserted into Table 3.1 of the SPPs. The improved definitions detailed in Section 3 of this report are critical to the optimal functioning of the residential standards as they relate to other recommended improvements. The final definitions will be dependent on final drafting of the improved standards.	Section 3	High
2	A nesting table for the residential use class to be inserted as an explanatory figure providing guidance for the new and existing residential sub-classes, as shown indicatively in Figure 7 of this report.	Section 3, Figure 7	Medium
	Development standards in residential zones		
3	Substitute the suite of residential development standards in the IRZ, GRZ and LDRZ by implementing the improvements detailed in Section 4.2.3 of this report, summarised as: (a) Replace the density standards at clause 8.4.1, 9.4.1 and 10.4.1 with a new plot ratio standard. (b) Replace the setback and building envelope standards at clause 8.4.2, 9.4.2 and 10.4.3, separating provisions into a new height standard, a new setback standard, and new plot ratio standard. (c) Replace the site coverage and private open space standards at clause 8.4.3, 9.4.3, and 10.4.4 with a new landscaping standard. (d) Consolidate the sunlight to private open space standards at clause 8.4.4, and 9.4.4 and solar access provisions from the setback and building envelope standards at clauses 8.4.2, 9.4.2, and 10.4.3, and add new provisions into a new solar access standard. (e) Consolidate the width of openings for garages standards at clause 8.4.5 and 9.4.5, and frontage fences standard at clause 8.4.7, 9.4.7, and 10.4.5 into a new frontage elevation clause. (f) Add dwelling storage provisions into the waste storage standards at clause 8.4.8, and 9.4.8, creating a new storage standard.	Section 4.2.3	High
4	Substitute the suite of residential subdivision standards in the IRZ, GRZ and LDRZ by implementing the improvements detailed in Section 4.2.4 of this report, summarised as: (a) Add lot size diversity provisions into the lot design standards at clause 8.6.1, and 9.6.1. (b) Replace the roads standards at clause 8.6.2, 9.6.2, and 10.6.2 with a new movement network standard. (c) Include a new standard for urban greening, including provisions for public open space and landscaping of the public realm. (d) Add stormwater management provisions into the services standard at clause 8.6.3, 9.6.3 and 10.6.3.	Section 4.2.4	High
	Development standards in business zones		
5	Substitute the suite of residential development standards in the UMZ, LBZ, GBZ and CBZ by implementing the improvements detailed in Section 5.2.1 of this report, summarised as: (a) Replace the private open space provisions in the dwellings standards at clause 13.4.6, 14.4.6, 15.4.6, 16.4.6 with a new landscaping standard. (b) Include a new standard for solar access, including parameters for solar access to habitable rooms, solar access to private open space, solar access to common open space, and impacts to adjoining dwellings solar access needs. (c) Include a new standard for privacy, including parameters for visual privacy, acoustic privacy, and dwelling separation.	Section 5.2.1	Medium

	Recommendation	Report reference	Priority
	(d) Replace the dwelling storage provisions in the dwellings standards at clause 13.4.6, 14.4.6, 15.4.6, 16.4.6 with a new storage standard, including parameters for dwelling storage and waste storage. (e) Include a new standard for dwelling mix, including parameters for dwelling mix and liveable housing.		
	Implementation of improved development standards		
6	Improvements to standards in residential zones to be implemented via Option 2 detailed in Section 6.2.2 of this report, summarised as introducing a new suite of urban residential zones with a revised policy intent and spatial application of the IRZ and GRZ. Note: the same suite of improvements to development standards in the business zones is intended to apply irrespective of the implementation pathway chosen.	Section 6.2.2	Medium
7	Improvements to standards in business zones to be implemented via the including of a new apartment code detailed in Option 3 in Section 6.2.3 of this report. Note: the same suite of improvements to development standards in the business zones is intended to apply irrespective of the implementation pathway chosen.	Section 6.2.3	Medium
	Other improvements		
8	Insert a new general provision at clause 7.0 of the SPPs permitting subdivision occurring along a zone boundary; detailed in Section 7.2.1.1 of this report.	Section 7.2.1.1	Low
9	Prepare and/or include the following design guides as incorporated documents in the SPPs detailed in Section 7.2.1.2 of this report, summarised as: (a) Medium density design guidelines (finalisation of draft guidelines required) (b) Subdivision design guidelines (new guidelines required) (c) Liveable housing design guidelines (existing guidelines by Liveable Housing Australia)	Section 7.2.1.2	High
10	Amend Table C2.1 of the Parking and Sustainable Transport Code to reduce the minimum onsite parking rates for the right housing in the right place, such as social housing and development close to activity centres; detailed in Section 7.2.1.3 of this report.	Section 7.2.1.3	Medium
11	Insert new application requirements for subdivision at clause 6.0 of the SPPs, including landscaping and street design plans; detailed in Section 7.2.1.4 of this report.	Section 7.2.1.4	Low
12	Adopt tools to assist with the implementation, interpretation, and useability of the new standards, including those detailed in Section 7.2.1.5 of this report, summarised as: (a) Fact sheets (utilise fact sheets supplementing this report) (b) Technical guides with explanatory figures (new technical guides required; part of Improved Guidance Project) (c) Model conditions (new model conditions required; part of Development Manual Project)	Section 7.2.1.5	Medium
13	Expand the scope of universal statewide requirements for data collection of residential development applications to enable consistent analysis and monitoring of outcomes over time; detailed in Section 7.2.1.6 of this report.	Section 7.2.1.6	Medium
	Additional considerations		
14	Undertake additional work to investigate opportunities and feasibility for inclusionary zoning; detailed in Section 7.2.2.1 of this report.	Section 7.2.2.1	Medium
15	Undertake additional work to investigate opportunities and feasibility for development contributions; detailed in Section 7.2.2.2 of this report.	Section 7.2.2.2	Medium

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MEDIUM DENSITY DESIGN GUIDELINES

DRAFT JULY 2024

Tasmanian Government

Acknowledgment of Country

We recognise the deep culture and history of this island and acknowledge and pay respect to the Tasmanian Aboriginal people; the past and present custodians of this land.

Tasmanian Government

This publication was produced by the Department of State Growth.

The Department of State Growth wish to acknowledge the expertise provided by representatives from Councils in the Greater Hobart region. Their role in the Project Working Group has been fundamental in shaping the Medium Density Design Guidelines.

Cover image: Goulburn Street Housing by Cumulus Studio. Photography by Adam Gibson

Habitat on Juers by Refresh Studio for Architecture. Photography by Ravens At Odd

Contents

Introduction

The Medium Density Design Guidelines (guidelines) is a non-statutory document developed as part of the implementation of the Greater Hobart Plan. The 30-year Greater Hobart Plan aims to deliver a compact city that caters for a growing population by providing the right development in the right places. It also aims for improved liveability, and affordable and diverse housing.

Delivering affordable, well-located housing is an aspiration for all Tasmania's cities and major towns. To achieve this, increased density in urban areas will be necessary, particularly in areas close to activity centres and key transport corridors.

These guidelines have been prepared for a diverse audience and are intended to facilitate a higher standard of medium density residential development in Tasmania, particularly Greater Hobart. The guidelines aim to:

- Support innovative design in medium density housing development
- Promote housing that caters to different ages and needs, including small family, large family and non-family households
- Encourage development that sets a good precedent and contributes to a positive community perception of medium density housing
- Promote designs that respond to the natural and built features of the area and, for precincts undergoing transition, the desired character as stated in the local planning framework and relevant strategic planning strategies
- Encourage development that is appropriate in scale and minimises impacts from building bulk, overlooking, and overshadowing
- Improve liveability by designing for:
  - Sufficient sunlight and natural ventilation
  - High quality private open space and communal open space
  - Climate resilience and resource efficiency
  - A strong sense of ownership, privacy and security for residents
  - Appropriate vehicle access and parking options
  - Locally appropriate landscaping and urban greening.

How to use the guidelines

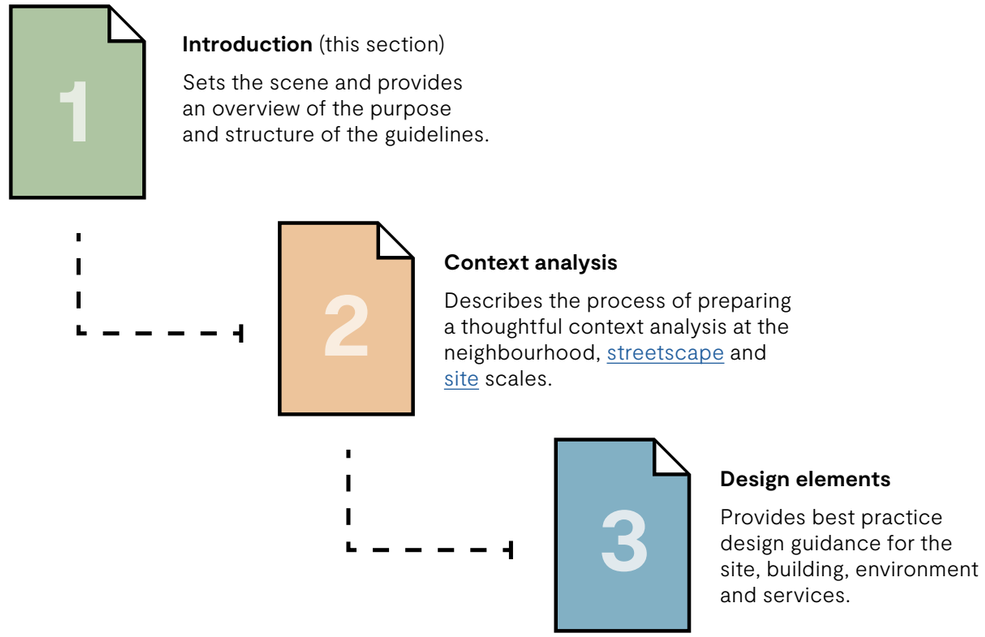
WHO ARE THE GUIDELINES INTENDED FOR?

The guidelines have been prepared for:

- Developers, planners, architects, designers, builders and other professionals who are designing and constructing medium density residential development
- Planning professionals in local government who are encouraging quality development applications for medium density residential development
- The community, to better communicate the design expectations of government in medium density development.

STRUCTURE OF THE GUIDELINES

The document is divided into three sections, each representing a sequential stage in the design thinking process.



What is medium density housing?

The Tasmanian Planning Scheme does not currently define medium density housing, but it does refer to 'multiple dwelling' development, particularly where two or more dwellings are proposed on a single lot. These dwellings can range from small lot housing through to terraces, townhouses and low to mid-rise apartment buildings.

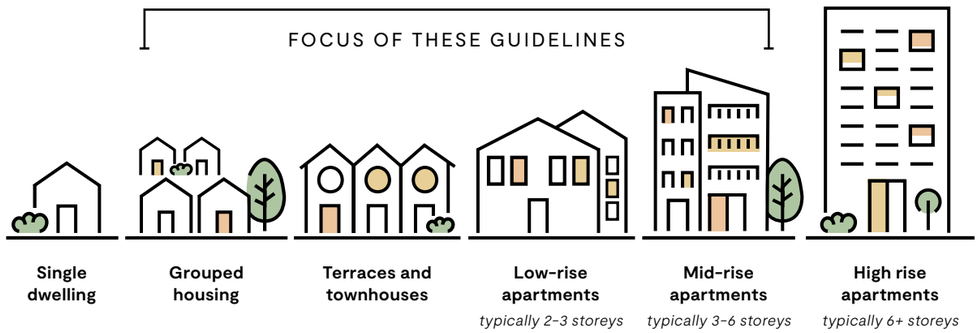
These guidelines are intended to influence residential development outcomes at the neighbourhood, streetscape and site scale. Their primary focus is on built form and dwelling components, and their relationship to the surrounding built and natural landscape. They also provide guidance on the interface between the private and public realm – a key element in creating desirable housing, streets and neighbourhoods.

These guidelines can be used anywhere in Tasmania, but their focus is on urban areas where increased density is a strategic policy priority, particularly where townhouse and low to mid-rise apartments are encouraged.

These urban areas have the services and infrastructure to support a growing community. Focussing here, we can enable a gentle increase in urban density where it is best suited, while also limiting urban sprawl which can stretch service provision, produce poor health and wellbeing outcomes, and impact our natural areas.

The figure below illustrates the housing types which may be considered medium density in Tasmania. These may also extend to mixed use development where residential and non-residential uses co-exist.

SPECTRUM OF HOUSING TYPES



What is good design?

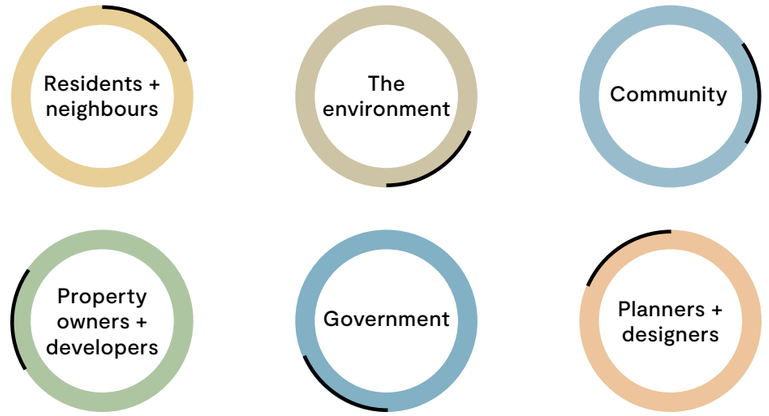
Good housing design is achieved through the design process, taking into account and responding to the neighbourhood, streetscape and site characteristics. Good designers appreciate the responsibility that comes with the transformation of a community's density and why raising the bar on design quality is an important pursuit.

As we look to gently increase density in our urban areas, we have a responsibility to consider existing communities and their local values, while also considering future trends and needs. Good design refines the purpose and aspirations of a project early on. It also improves how the development functions by responding to local context and the desires of future residents. Good design contributes to affordability, and prioritises liveability and the natural environment, taking a conscious approach to resource use. It creates a sense of ownership, a place that people enjoy living in, and creates other benefits including:

- Assisting the integration of new development into existing areas and improving support for gentle density and urban change
- Making spaces that are durable, sustainable, adaptable and that improve quality of life
- Supporting community life and social interaction between residents and neighbours
- Improving environmental outcomes and creating healthy spaces through site greening, quality landscaping and water sensitive urban design
- Creating homes that support diverse living needs for modern households, and communities of all ages and abilities
- Enhancing economic outcomes through lower running costs (such as maintenance and energy consumption) or by attracting new people and business to an area
- Enhancing visual quality and build quality and positive contributions to place.

WHO BENEFITS FROM GOOD DESIGN?

It is evident that future residents are the first to benefit from good housing design. However, all Tasmanians can benefit from the positive outcomes associated with high-quality places and spaces.



Context analysis

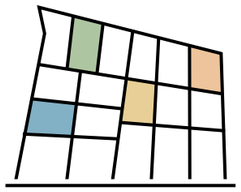
Good design starts with understanding the development site and the surrounding built and natural environment, climate and community. This is what is called a 'context analysis' – the first stage in establishing an appropriate design response.

Context analysis occurs at a range of scales, starting with the surrounding neighbourhood and streetscape, through to a detailed investigation of the development site and those adjoining. The context analysis should consider how the site sits in the planning framework, including the zoning, overlays and relevant standards that apply to the site and the neighbourhood. The level of detail provided in a context and site analysis should match the scale and complexity of the proposed development.

Exploring various building design options in relation to the surrounding context is essential for identifying the most suitable development response for a site. Housing types, site and streetscape conditions, dwelling yield and feasibility should all contribute to the decision making process.

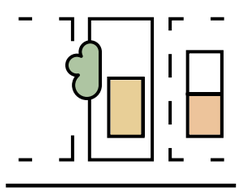
It is recommended that development applications for medium density housing be accompanied by a written explanation that outlines how the development and the design responds to the context. This approach to documentation may extend to technical inputs from experts like landscape architects, sustainability specialists, and arborists.

SCALES OF CONTEXT ANALYSIS



Neighbourhood

Streetscape



Site

Aerial view of Hobart. Photography by Spencer Chow

Neighbourhood

Neighbourhood context shows how urban blocks, streets and transport links are arranged. This includes open space, heritage areas, and the location of civic and social infrastructure such as schools and hospitals.

Context analysis at this scale should cover the relevant controls for land use and zoning, and the physical features of the neighbourhood such as built form, topography and landscape patterns that may impact the design process. This includes details about street layout, drainage and vegetation patterns, and open space and transport networks. It should also cover infrastructure and service requirements and any local landmarks or heritage areas.

This stage of the process is also an ideal time to consider if there are any specific housing needs that have been identified for the area. This may include suitability for densification or housing types that cater to specific demographics.

Each development site can typically support a variety of residential housing types and land tenure arrangements. At the neighbourhood scale, the suitability of a development proposal can be determined by considering both the current and anticipated future development in the area.

CONTEXT QUERIES

- [ ] How is the proposed development aligned with the zone purpose?
- [ ] What are the desired future outcomes for this neighbourhood?
- [ ] Is the site affected by any planning codes or overlays? For example, bushfire or flooding?
- [ ] What facilities, services and public open spaces are accessible in the neighbourhood? For example, schools, daycare, health services, and sporting fields.
- [ ] How well is the neighbourhood serviced by public and active transport routes? For example, are bus services accessible and frequent?
- [ ] Is the neighbourhood serviced by water, sewerage and telecommunication infrastructure?

NEIGHBOURHOOD CONTEXT PLAN

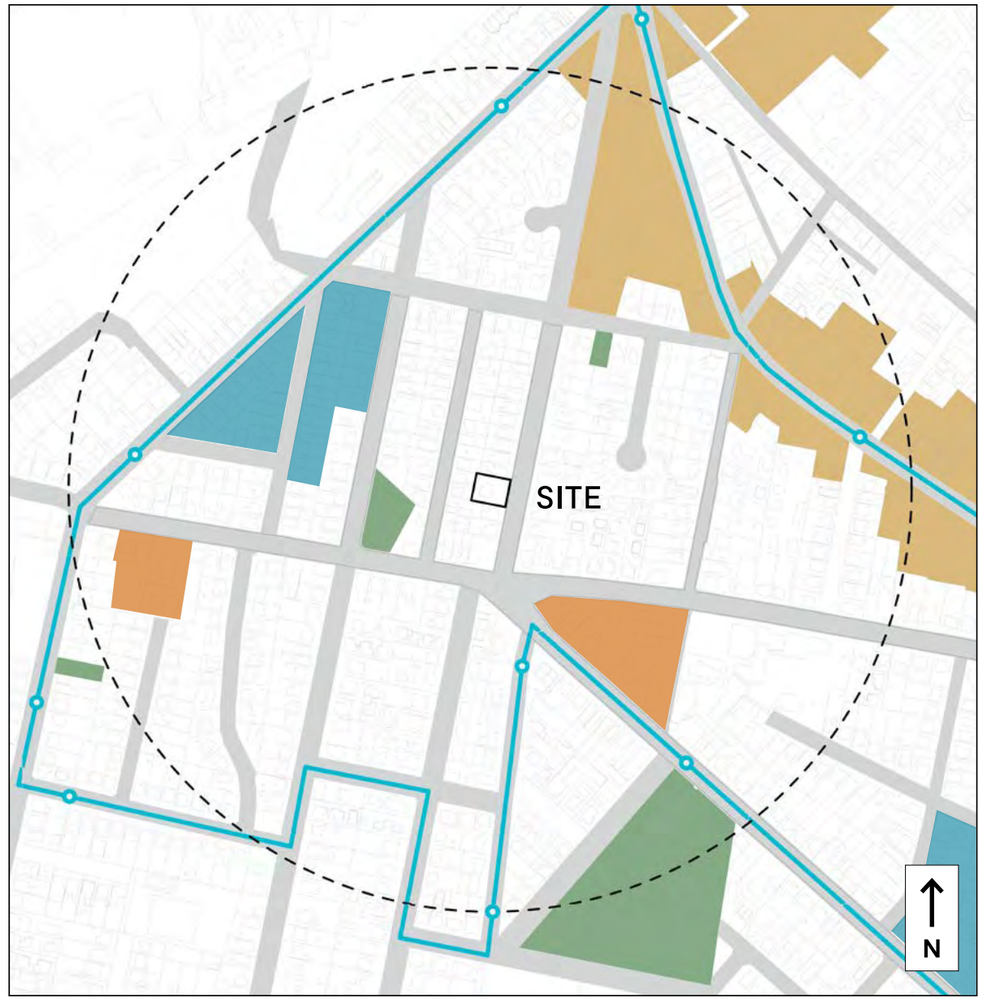


Fig 1. Context plan at the neighbourhood scale showing the broader urban structure, landscape setting and the site's proximity to services, facilities, and open space.

KEY

- Activity centre
- Social infrastructure
- Public open space
- Heritage area
- Bus route/stops
- 400m walking radius

Streetscape

Streetscape context looks at features in the immediate vicinity of the site and helps to assess how future development will affect the street environment. It includes details such as nearby land uses, street design, subdivision and movement patterns, building scale, and existing street trees.

Evaluating the streetscape involves looking at the local planning requirements, which may indicate a desired character or local area objective. In areas experiencing change, development might need to align with the planned future character rather than the current streetscape. Where character is not defined, the streetscape analysis should be used to guide a thoughtful evaluation of the locality and an appropriate design response.

CONTEXT QUERIES

- [ ] How is the development compatible with surrounding land uses?
- [ ] Are there any nearby sources of noise, light or odour that may impact residential amenity? For example, vehicular traffic or industrial activity.
- [ ] What is the setback and subdivision pattern of the street?
- [ ] What housing types exist in the immediate area?
- [ ] What housing types are needed to support the local community, now and into the future?
- [ ] How do vehicles, pedestrians, cyclists, and people with prams navigate the street?
- [ ] What are the vegetation and landscape features of the street? For example, are there established street trees; is a notable slope present?
- [ ] Does the street contain any heritage places or elements of cultural significance?
- [ ] What kinds of streetscape elements are present? For example, footpaths, verge plantings or certain fencing treatments?

STREETSCAPE CONTEXT PLAN

Fig 2. Context plan at the streetscape scale showing the surrounding built form, prevailing street setback, open spaces, and access patterns.

KEY

Street and footpath
Traffic direction
Contour
Private open space
Public open space
Heritage places
Existing trees
Average setback

Site

Site context evaluates the individual site and its adjacent properties including neighbouring development and the interface with the street.

Relevant site conditions to consider include existing vegetation and trees, fences and street walls, footpath treatments, and on-street parking. At this scale, it is important to understand site orientation in relation to sun and wind. The site's slope and geology should inform potential earthworks and drainage arrangements.

This is an important stage to also identify any infrastructure or access easements, and relevant stormwater management arrangement to inform a site responsive design. This information is best sought via a detailed survey of the land.

CONTEXT QUERIES

- [ ] Has a detailed site survey been undertaken by a qualified professional?
- [ ] Has a Before You Dig Australia search been done to identify the location of infrastructure on the site. For example, stormwater, water, sewerage and gas lines?
- [ ] What is the orientation of the site and neighbouring development?
- [ ] What slope or level changes are present on the site?
- [ ] How does the site receive sunlight and what is the prevailing wind direction?
- [ ] Are there any significant views to and from the site, or neighbouring sites?
- [ ] How can mature trees be prioritised for retention?
- [ ] How have the active and passive areas on adjoining lots been considered?
- [ ] What building materials and finishes are used in surrounding developments?
- [ ] What is the composition of the adjoining footpath and verge?
- [ ] What on-street parking and car share opportunities are available?

SITE CONTEXT PLAN

Fig 3. Context plan at the site scale showing the immediate context of the site, the street, and surrounding properties.

Design elements

This chapter has four sections, each covering a core element of the design process for medium density housing development.

The site

This chapter seeks to create a site design that responds to the context analysis and contributes to the surrounding neighbourhood.

The chapter covers the following topics:

SITE LAYOUT

- Site cover
- Setbacks
- Building separation

SITE STRUCTURE

- Building mass
- Building form
- Building scale
- Sloping sites

STREETSCAPE

- Building entries
- Public domain interface

The building

This chapter seeks to provide a functional and comfortable living environment for residents, visitors, and the community.

The chapter covers the following topics:

DWELLING DESIGN

- Dwelling mix
- Dwelling layout
- Material selection
- Facade design
- Roof design
- Universal design
- Flexibility and adaptability

DWELLING AMENITY

- Solar and daylight access
- Natural ventilation
- Acoustic privacy
- Visual privacy

The environment

This chapter seeks to create a development that incorporates site greening and quality open spaces and is responsive to a changing climate.

The chapter covers the following topics:

LANDSCAPING

- Deep soil zones
- Tree plantings
- Views to greening
- Landscape design

OPEN SPACE

- Communal open space
- Private open space

CLIMATE RESILIENCE

- Stormwater management
- Sea level rise and flood risk
- Urban heat and bushfire

The services

This chapter seeks to enable safe and equitable access for all transport modes and well considered service design.

The chapter covers the following topics:

PARKING AND ACCESS

- Circulation and access
- Bicycle parking
- Car parking

SITE SERVICES

- Utilities
- Storage
- Waste management

The site

The way a site is structured and arranged contributes to how residents interact with the natural and built environment and how they go about their day-to-day lives. It also influences how well a development fits in the streetscape. It's important to remember that the development is just one part of a street or neighbourhood.

Many existing urban and residential areas are characterised by single dwelling lots. While some existing areas are intended to retain their existing character others are changing urban environments. Evolving the built character of an area over time requires a thoughtful design approach.

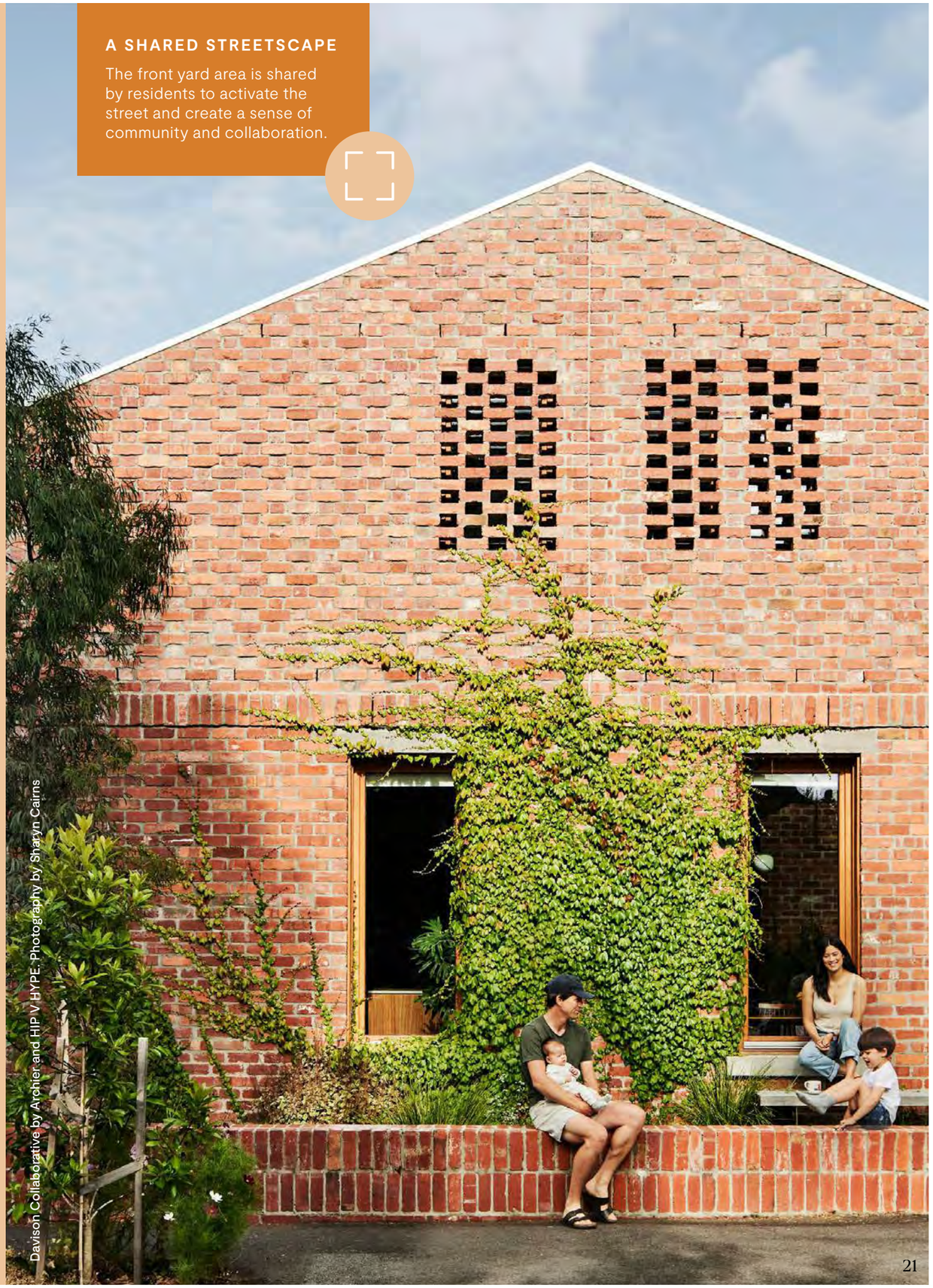
In established residential areas, larger developments in particular, need diversity in dwelling size, type and design. The larger the site in comparison to surrounding sites, the more important diversity becomes in achieving good design outcomes.

DESIGN PROMPTS

- ☐ Has the scale and siting of the development maintained important views to prominent natural and built features?
- ☐ How does the development reinforce positive elements of the locality and contribute to the desired future character?
- ☐ How does the mass and scale of the development respond positively to adjoining streets and neighbouring buildings?
- ☐ Does the site design allow for equitable future development of adjoining sites?
- ☐ How does the development respond to the site's topography?
- ☐ How does the development respond to the site's opportunity for solar access and prevailing winds?
- ☐ On larger sites, does the development provide sufficient diversity in dwelling size, typology and design?
- ☐ How well does the development engage with the street interface?

A SHARED STREETSCAPE

The front yard area is shared by residents to activate the street and create a sense of community and collaboration.



Davison Collaborative by Archier and HIP V HYPE. Photography by Sharyn Cairns

Site layout

Site layout refers to where key features such as buildings, open space and car parking are located on a site, how they are accessed by residents and visitors, and how they are perceived by neighbours and the public.

Site layout guides how the development footprint responds to its local context and the surrounding built and natural environment. Site layout provides the core building blocks of the design process and is an important early step in creating a well-informed design response.

SITE COVER

Site cover relates to the portion of a site covered by built form. It should respond to neighbouring buildings and the surrounding streetscape and will influence the massing and scale of a development.

Design response:

- Ensure site cover allows for important elements such as communal open space, landscaping and deep soil areas.
- Ensure site cover helps to achieve good solar access and natural ventilation.
- Explore the balance of scale and site cover in response to local context, such as more compact development in urban areas.
- Ensure site cover is informed by private open space, communal open space, and car parking considerations.

SETBACKS

Setbacks refer to the alignment of buildings along the street (front setback), and to neighbouring properties (side and rear setbacks). They play an important role in spatially defining the relationship between a new development and its surroundings, including heritage places.

Design response:

- For front setbacks, respond to the prevailing street pattern and maintain consistency where it positively contributes to the streetscape.
- In areas experiencing change and increased density, align front setbacks with the desired future character of the street.
- Where front setbacks are required, design them to give something back to the public domain; improve streetscape quality and enable passive surveillance by providing plantings or a place to pause.
- For side and rear setbacks, prioritise visual and acoustic privacy, tree planting and retention; use the development's mass and scale to inform setbacks.

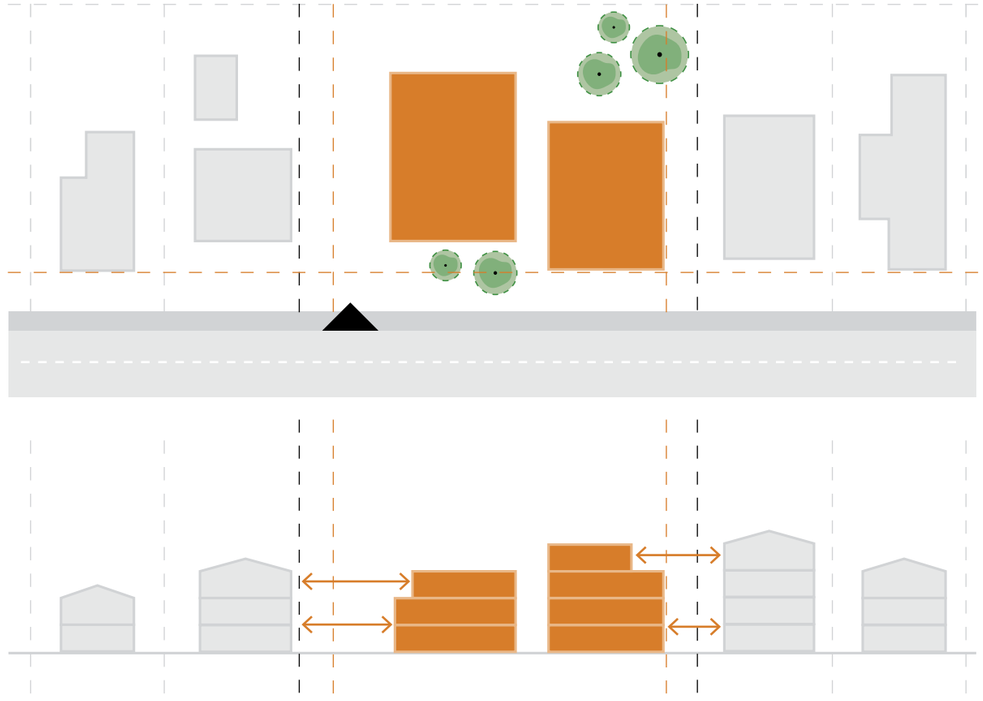


Fig 4. Site cover and building separation responding to the context and scale of neighbouring development and opportunities for tree retention.

KEY

- Lot boundary
- Required setbacks
- Building separation
- Vehicle crossover
- Trees

BUILDING SEPARATION

Building separation is the horizontal distance between buildings within a site, or from those on adjoining sites. It can be achieved by locating open space, access ways and car parking between buildings.

Appropriate separation is critical to ensuring resident amenity and land-use compatibility. It improves ventilation and acoustic and visual privacy while allowing sunlight to reach the ground plane.

Design response:

- Provide separation distances to facilitate daylight access, solar access and visual privacy between buildings within a site, and on neighbouring sites.
- Ensure separation in proportion to building height and the location of open space.
- Separation should be guided by adjoining land uses and should prioritise compatibility; an access or landscape buffer provides good separation opportunities.

Site structure

Site structure guides how the mass, scale and form of a building responds to its local context and the topography and landscape it sits within.

Site structure establishes the suitable scale for future development, considering the size and height in relation to the streetscape, as well as block and lot dimensions. Site structure is an important early step in creating a well-designed place for residents to enjoy and neighbours to interact with.

BUILDING MASS

Building mass refers to its three-dimensional form, separating the interior from the exterior. Massing exercises can inform appropriate site densities by responding to local context, the streetscape, open spaces, and lot size.

Design response:

- Demonstrate that the design thinking process goes beyond planning scheme requirements and creates an appropriate future mass, scale and siting.
- Respond to special characteristics such as heritage, views and topography.
- Massing should consider interactions with neighbouring buildings and the future development potential of adjoining lots.

BUILDING FORM

The form of a building refers to its physical shape, structure and overall appearance. The form is a critical aspect of architectural design. It contributes to the building's aesthetic and the way it is perceived in the surrounding context.

Design response:

- Consider the relationship of the form to the existing context, urban patterns and desired future character of the locality.
- Use contextually appropriate forms as a way of mitigating the effects of scale, massing, and site cover.
- Design building form to maximise sunlight from the north.

BUILDING SCALE

Building scale refers to the combined wall and roof height of a building. It shapes the way a development relates to its setting and topography and defines the physical proportions of our streets and public spaces.

Design response:

- Ensure scale responds to the existing context and desired future character of the street and locality.
- Set a scale that limits impacts on solar access and visual privacy in neighbouring sites.
- Ensure the relationship between scale and mass is considered on sites with complex built and natural features (e.g. landforms or steep topography).
- Ensure the relationship between scale and site cover encourages tree retention and deep soil zones.

THE ROLE OF SCALE

While building scale often dominates planning discussions, it is not the most significant factor impacting our neighbourhoods. Taller buildings that are well designed and respond to their context through siting, setbacks, articulation of form, landscaping and materiality can deliver significantly better outcomes for residents and neighbours than ill considered, lower scale buildings which do not respond to their context.

SLOPING SITES

Development on sloping sites comes with extra complexity. The design process should work with the natural topography of the land and visually limit extensive earthworks which can affect the site's natural drainage and water flows, soil stability, and increase engineering requirements for retaining walls.

Design response:

- Work with the natural characteristics of sloping sites to reduce the amount of cut and fill required.
- Site the development in response to slope and potential for overshadowing and overlooking.
- Where external level changes are needed, consider using a terraced approach and incorporate plantings to screen retaining walls.
- Ensure water management and drainage solutions are designed to effectively manage flow direction and mitigate surface erosion.
- Consider vehicle entry and garage location to minimise cut and fill.

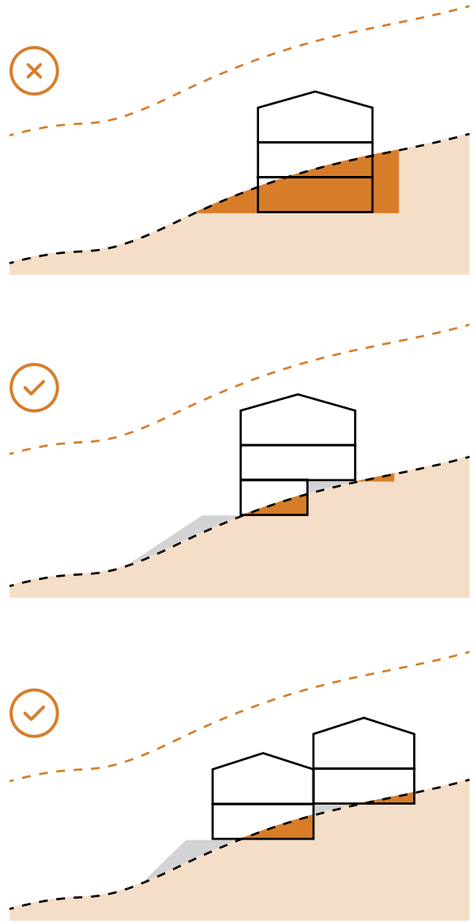


Fig 5. Approaches to development on sloping sites and resulting earthworks.

Streetscape

A well-designed frontage welcomes visitors, improves public safety and access, and delivers overall benefits to future residents and the community.

The way landscaping, fencing and access points present to and interact with the street are all important considerations when achieving an active and pleasing transition between public and private space.

BUILDING ENTRIES

Building entries that consider the relationship between landscaping, privacy, and access are better placed to address the street in a unique and personalised manner. These considerations help to create an identity for each dwelling which fosters a sense of ownership for residents while contributing variety and interest to the streetscape.

Design response:

- Clearly define building entries and make them visible from key access points.
- Ensure building entries are of a sufficient size to allow community connections and informal interactions between residents, neighbours and the public.
- Ensure the form and treatment of entries fosters a sense of security and opportunities for passive surveillance.
- Prioritise weather protection and privacy and provide visual interest when designing building entries.

PUBLIC DOMAIN INTERFACE

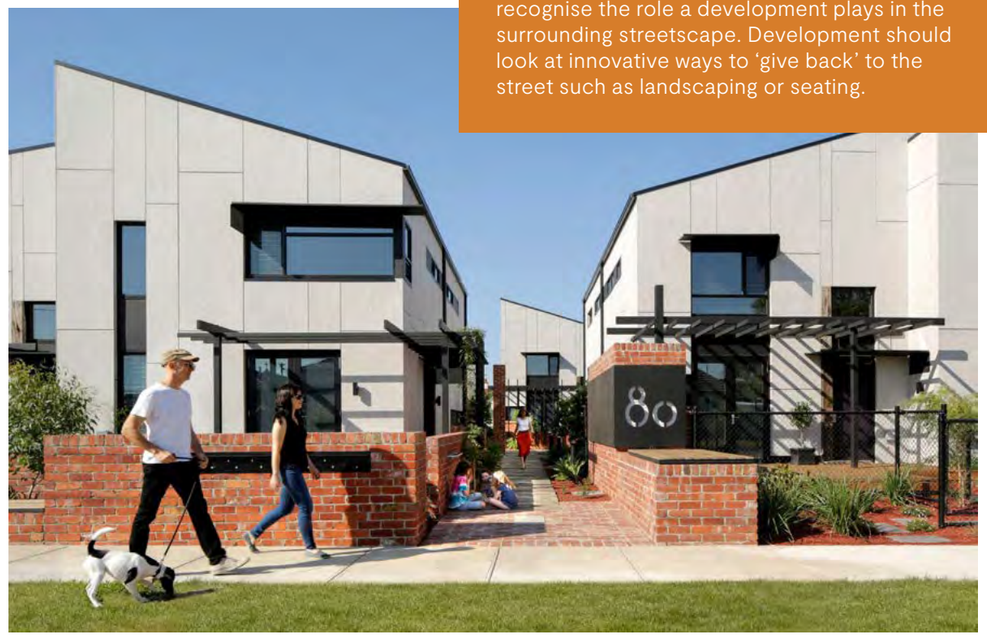
The public domain interface is a transition area and refers to the space where development meets public land. The interface is an important contributor to the streetscape and a place where residents and the community can interact.

Design response:

- Consider the development's relationship with adjoining properties and public space, and how pedestrians will feel when passing by.
- Ensure the development contributes to the vibrancy and safety of the public domain, maximising opportunity for passive surveillance.
- Integrate vehicle access with the streetscape rather than letting it dominate through bulky garages and excessive hardstand.
- Consider how material, landscape and colour selection can improve how the development is viewed from the street.

GIVING BACK TO THE STREET

As densities increase, it is important to recognise the role a development plays in the surrounding streetscape. Development should look at innovative ways to 'give back' to the street such as landscaping or seating.



Open entry treatment provides an attractive view towards the dwellings and communal gardens.

Frontage landscaping, visually permeable fencing, and overall building form contributes to the streetscape, while considered changes in materials connect to the surrounds.

Top: Clyde Mews by Six Degrees Architects. Photography by Alice Hutchison. Bottom: North Street by HIP V. HYPE. Photography by Tess Kelly.

The building

Built form, design details and internal layout are essential ingredients in creating great places for people to live. The relationship between these ingredients is even more important as we look to increase density.

Thoughtfully designed residential buildings optimise orientation and provide a connection to the outdoors. When done well, this can facilitate solar access, natural ventilation and an appealing outlook, which in turn contribute to resident amenity and building performance. In addition, high-quality design considers future redevelopment opportunities on neighbouring sites to ensure the benefits of well-designed built outcomes can be equally shared. Future residents and their neighbours will benefit from residential design done well.

DESIGN PROMPTS

- [ ] Has an appropriate density and yield been achieved without compromising dwelling function and resident and neighbour amenity?
- [ ] How does the overall layout share amenity equitably among the proposed dwellings?
- [ ] How does the internal layout of the building provide for the functional needs of the intended number of occupants?
- [ ] What types of internal and external storage spaces have been provided for residents?
- [ ] How do shared amenities and circulation spaces help build a sense of community among residents?
- [ ] What universal design principles have been applied to the dwelling design?
- [ ] How has the design process considered adaptive reuse or repurposing materials?
- [ ] How has the design process considered the Livable Housing Design Guidelines?

LINKING DESIGN AND AMENITY

Providing access to sunlight and a considered materials palette helps to create buildings that prioritise collective amenity and quality design.

Slate, Brighton by Maynard Architects. Photography by Tess Kelly.

Dwelling design

As we look to increase housing densities, we must also ensure that we create efficient, flexible, and high amenity spaces for future residents, and their changing needs.

A well-designed dwelling provides functional benefits such as sunlight and fresh air in key living spaces, adequate privacy and comfort in private open spaces, and a sense of address.

DWELLING MIX

A mix of dwelling types and sizes provides better housing choice and supports housing diversity. By accommodating a range of household types, medium density development can support the needs of the community now and into the future. This is particularly important for apartment buildings which are often a long term part of our urban areas and have less opportunity to be renovated.

Design response:

- Design for flexible configurations to support diverse household types and stages of life including single person households, families, multi-generational families and group households.
- Consider social and affordable housing demand and the needs of different cultural and socioeconomic groups.
- Provide a mix of dwelling sizes in larger developments.
- Prioritise larger apartments on the ground floor or roof level where there is potential for more open space, or on corners where more building frontage is available.

DWELLING LAYOUT

Dwelling layout refers to the location and arrangement of rooms in a dwelling. It shapes the way we move through a space and the way different rooms function; it also considers their intended use, their size and the spaces that join them.

Dwelling layout is an important factor in providing resident amenity as it dictates how a design can deliver sunlight, fresh air, and privacy. It is important that dwelling layout also considers open space connections and outlook.

Design response:

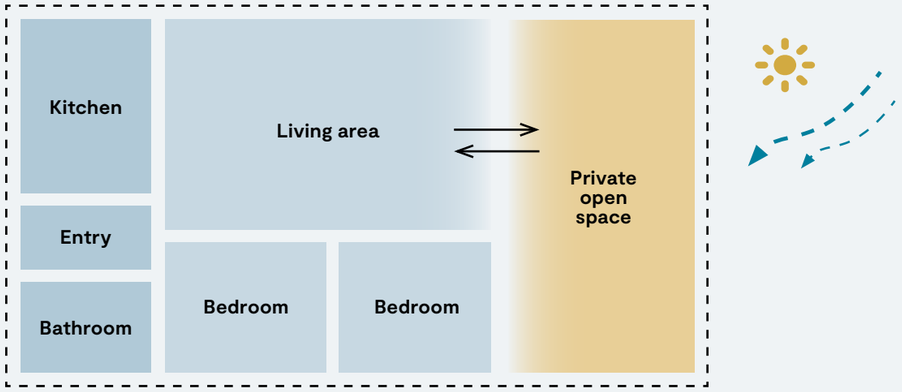
- Balance resident privacy and opportunities for indoor-outdoor connections.
- Minimise long corridors and ensure circulation areas are efficient, and where possible, design them to serve more than one function, including resident interaction.
- Prioritise north-facing dwellings and actively minimise south-facing dwellings.
- Provide multiple opportunities for aspect to dwellings in order to maximise daylight and allow for cross ventilation.
- Consider the size and arrangement of spaces in relation to varying performance levels under the Livable Housing Design Guidelines.

Ferrars & York by Six Degrees Architects and HIP V. HYPE. Photography by Tess Kelly Samee Lapham.

Dwelling layout prioritises flexibility, opportunities for solar access and ventilation while connecting internal and external spaces.

DWELLING LAYOUT

Fig 6. The internal and external layout of dwellings can be considered in zones relating to how they're used by residents. This will influence how each zone is positioned to receive sunlight and ventilation, to provide privacy, and to connect to open space.



MATERIAL SELECTION

Good design uses an informed approach to material selection that considers texture, colour, durability, climate and visual appeal. It is important to remember that material selection goes beyond the building facade. It should be considered when designing fences and street walls and parking, waste and storage areas.

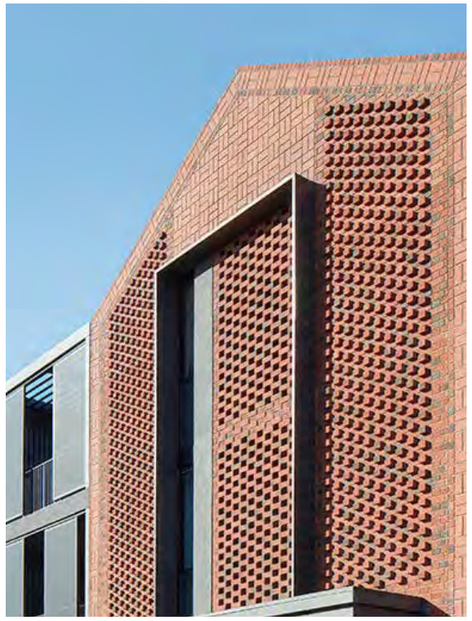
Material selection contributes to the development's carbon impact; robust materials that maintain their visual appearance and structural integrity are generally more sustainable throughout the life of the development.

It is also important that development considers opportunities for adaptive reuse of existing building fabric to reduce the embodied energy and waste impact associated with demolition and new construction. This is particularly relevant in heritage areas.

Design response:

- Use local, sustainably sourced or recycled materials where possible, particularly those reflective of the Tasmanian landscape.
- Reinforce the residential use of the building through material selection; avoid treatments that are common in commercial construction such as overtly prefabricated panels or flat untextured surfaces.
- Provide an illustrated materials schedule with a development application; specify the material type, finish and colour, and where it will be used.
- Use materials that respond to surrounding development in a positive and complementary way.
- Ensure the design of individual dwellings within a development provides a clear sense of address and home coming for residents.
- Avoid large areas of high reflectivity on facades.
- Balance visual interest through a limited selection of different materials without creating visual clutter.

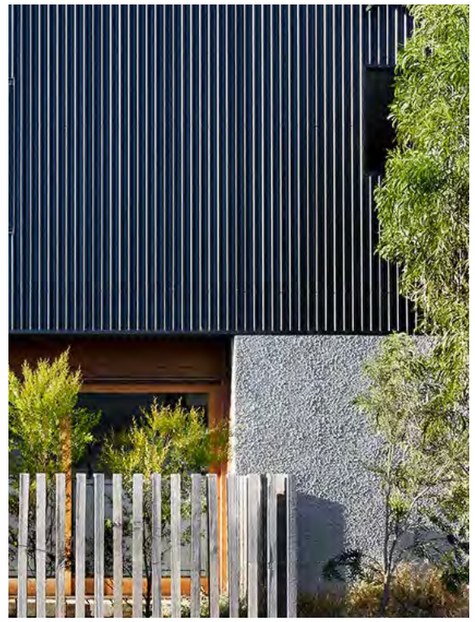
Timber battens provide vertical and horizontal expression and respond to natural settings.



Textured brick treatments provide depth and shadow to the facade.

Top: Heller Street Residence by Six Degrees Architects. Photography by Patrick Rodriguez. Bottom: Clifton Central by MJA Studio. Photography by Jack Lovel.

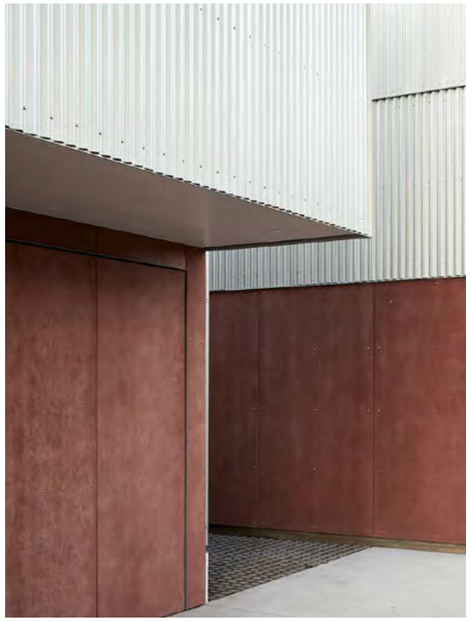
Brick finishes are complementary to local heritage and provide durability.



Materials allow for connections between residents and passers-by.

Top: Goulburn Street Housing by Cumulus Studio. Photography by Adam Gibson. Bottom: North Street by HIP V. HYPE. Photography by Tess Kelly.

Colours and materials seamlessly integrate with landscape features.



Practical and durable materials change with shifting light and shadows.

Top: Anne Street Garden Villas by Anna O'Gorman. Photography by Christopher Frederick Jones. Bottom: Maggie Street by Curious Practice. Photography by Alex McIntyre.

FACADE DESIGN

Front facades create an important contribution to the streetscape, while side and rear facades can influence the amenity of neighbouring sites.

Facade design should be cohesive and articulate the building form and design elements in a contextually appropriate way. A simple and considered approach provides residents and visitors with a legible development that is welcoming and accessible.

Design response:

- Design facades to reflect the layout and structure of internal dwellings.
- Provide shadow and depth to a facade through articulation of doors and windows without creating visual clutter.
- Avoid blank facades without windows facing a street or public space, including visually obtrusive garage entries.
- Integrate or screen services and utilities so as not to dominate the facade design or roof silhouette.

ROOF DESIGN

The roof is an important element of the overall design and structure of a building. It should be approached as a design opportunity that can positively contribute to the local context and outlook. As densities increase, roofs can provide opportunities for additional loft dwellings or communal open space.

They can add to the environmental sustainability of buildings through optimising orientation for solar panels and water capture. Roof forms can also be used to respond to the surrounding context and reduce the perceived height of buildings.

Design response:

- Use roof treatments that integrate well into the building design and respond positively to the streetscape.
- Design roof forms that are simple, uncluttered and visually appealing.
- In larger developments, consider subtle but consistent variations in roof form to add visual interest to the streetscape.
- Orientate solar panels towards a northerly aspect where possible to maximise efficiency.

UNIVERSAL DESIGN

Tasmania is home to a diverse population with changing needs. Employing universal design principles in housing development ensures we can provide for an aging population, young children and families, and people living with a disability.

Incorporating universal design principles as we increase housing densities helps to deliver more inclusive and robust housing stock. It ensures that simple and practical design features are incorporated into new buildings that would be difficult and costly to retrofit at a later date.

Design response:

- Consider how a range of users might access a dwelling and promote dignified access for a community with different needs (e.g. wheelchairs, mobility scooters, prams and bicycles).
- Design with the core principles of universal design in mind; these include level access, ample doorway widths, and opportunities for ground level dwellings or lifts.
- Design to allow for retrofitting of mobility aids (e.g. grab rails) in the future.
- For two storey dwellings with three bedrooms or more, consider how needs can be met on the ground floor.

LIVABLE HOUSING DESIGN GUIDELINES

According to the Australian Bureau of Statistics, approximately 26.8% of Tasmanians are living with disability, a significantly higher proportion than the national average of 17.7%.

Adhering to the **Livable Housing Design Guidelines** enables new dwellings to better meet the needs of the Tasmanian community.

FLEXIBILITY AND ADAPTABILITY

As housing tenure and profiles change, so do the needs of residents and the way we use our homes. It is important to consider how dwelling design and layout can facilitate different and flexible uses, both now and into the future. This can span working from home offices, storage needs, and intergenerational family units.

Design response:

- Design the location of load bearing walls to facilitate a more flexible arrangement of future spaces.
- Provide internal storage to accommodate larger items such as sports equipment, bicycles, mobility devices and prams.
- Consider the mobility and accessibility needs of different generations and design spaces that can be easily modified to accommodate them.

Dwelling amenity

Buildings that prioritise universal design, thermal comfort and amenity are key to creating healthy and comfortable spaces for people to call home.

Design approaches that allow buildings to respond naturally to the seasons can result in reduced greenhouse gas emissions and lower operational costs for residents. Similarly, using universal design principles can make homes suitable to a range of resident needs and abilities, and futureproof housing stock.

SOLAR AND DAYLIGHT ACCESS

Solar access and daylight access refers to the amount of direct and indirect sunlight a dwelling receives, without interference from other structures. It relates to seasonality and when to prioritise 'heat seeking' (winter) or 'shade seeking' (summer).

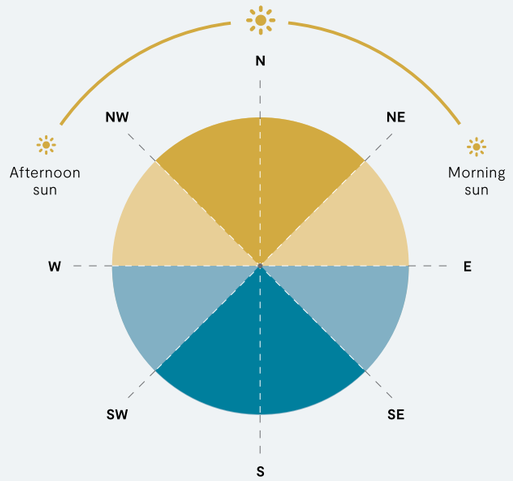
Orientating dwellings for optimal solar access and warmth can greatly improve energy efficiency, particularly in the Tasmanian climate. Good solar access also reduces reliance on energy intensive heating and improves overall dwelling comfort.

Design response:

- Prioritise access to sunlight in key living spaces and open spaces.
- Use shading devices to improve indoor comfort during summer (particularly westerly aspects), while allowing sunlight and warmth during winter.
- Design developments to allow solar access on neighbouring sites.
- Provide windows directed towards multiple aspects to maximise dayight in living areas.
- Ensure room depths allow for good daylight penetration and avoid dark interior spaces. A maximum depth of 7 meters is recommended for living areas and kitchens.

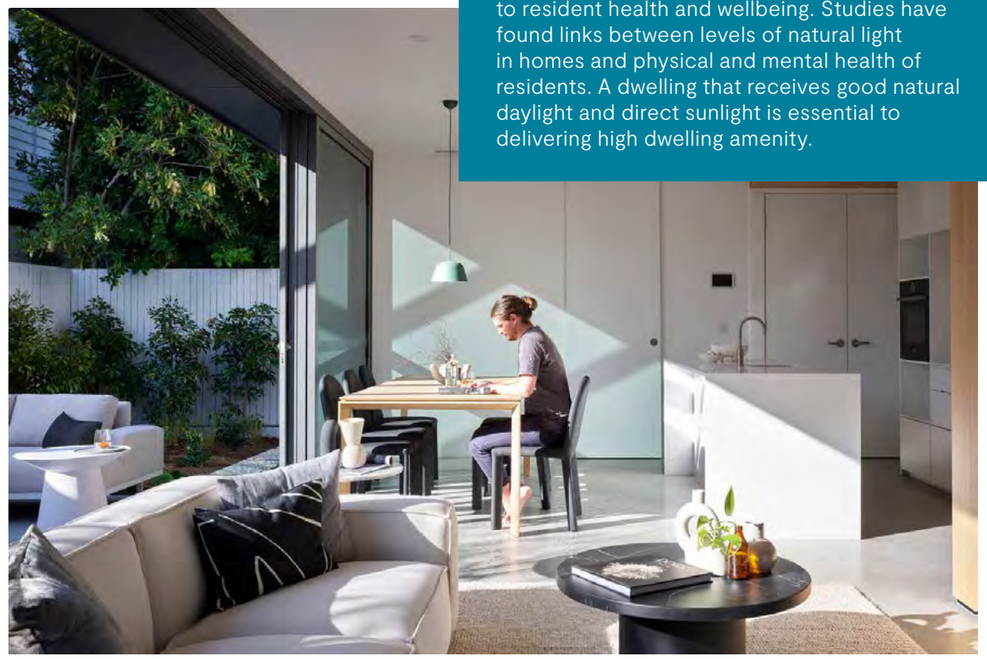
PATH OF THE SUN

Fig 7. Sun path diagram showing the way window orientation affects solar access.



LET THE SUN SHINE IN

Access to adequate daylight is vitally important to resident health and wellbeing. Studies have found links between levels of natural light in homes and physical and mental health of residents. A dwelling that receives good natural daylight and direct sunlight is essential to delivering high dwelling amenity.



Bottom: Habitat on Juers by Refresh Studio for Architecture. Photography by Ravens At Odds / Scott Burrows.
Top: Hawthorn Siblings by Refresh Design. Photography by Scott Burrows

NATURAL VENTILATION

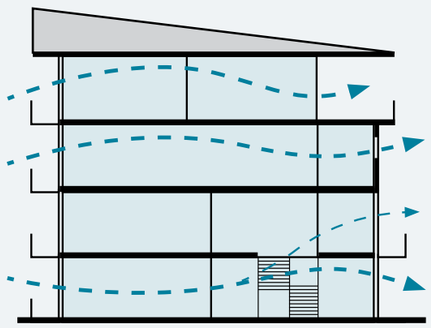
Natural ventilation is the flow of air between the outside and the inside of the building. Effective ventilation and passive cooling are important to reducing a dwelling's energy consumption in response to changing seasons.

Design response:

- Locate windows to enable natural air flow, and provide multiple aspects to enable cross ventilation.
- Balance ventilation with requirements for acoustic privacy and protection from strong prevailing winds.
- Ensure alternative sources of ventilation can be provided to dwellings in noise affected environments such as busy roads or adjacent to industry.
- Consider noise impacts where mechanical ventilation is proposed, such as the use of heat pumps.

BUILDING VENTILATION

Fig 8. The location of windows and openings affects ventilation throughout a building. Providing dual aspect ventilation encourages air flow from prevailing winds.



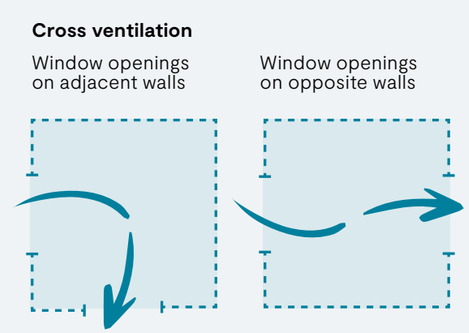
THERMAL COMFORT

Thermal comfort refers to air quality and temperature and has a direct impact on resident health and wellbeing, as well as the amount of energy used for heating and cooling a dwelling.

Access to fresh air and natural breezes should be prioritised in living rooms and bedrooms to enhance overall dwelling amenity.

ROOM VENTILATION

Fig 9. Window placement within a room affects the level of ventilation provided, and influences how air moves through a space.



ACOUSTIC PRIVACY

Acoustic privacy is achieved by managing the way sound travels between apartments and communal areas and between apartments within a building. Designing for acoustic privacy considers the site context, surrounding uses, building separation and how internal spaces are arranged in a building.

Design response:

- Locate window and door openings away from noise sources.
- Limit the acoustic impact of service infrastructure on sleeping and living areas.
- Locate storage and circulation areas to buffer noise from external sources.
- Use appropriate acoustic treatments for horizontal or vertical separation between dwellings.

VISUAL PRIVACY

Visual privacy ensures private spaces can be enjoyed without overlooking between dwellings and neighbouring sites. It is influenced by site structure and topography, and what is occurring on neighbouring sites. Good design ensures that the need for privacy is balanced with important design outcomes including outlook, natural ventilation and solar access.

Design response:

- Encourage the provision of adjustable privacy devices (such as fins, louvres, and balustrades) that allow for occupant choice in moderating their desired level of comfort.
- Where buildings are sited close together, position windows to look away from rather than towards existing neighbouring windows.
- Consider the location of windows and outdoor spaces on adjacent sites when situating balconies and openings.
- Provide privacy and safety for residents while maintaining the same for neighbours.
- Consider the needs and experiences of residents to ensure privacy and safety are provided accordingly.

The environment

Well designed housing provides residents with opportunities for outdoor recreation as an extension of the dwelling, and a visual and physical connection to the natural environment and climate. These connections provide opportunities for access to natural light and ventilation, food production, water management and biodiversity needs.

As we increase dwelling density, providing residents with meaningfully landscaped areas through a mix of communal and private open spaces becomes more important. Larger, consolidated outdoor spaces also provide environmental benefits through tree retention, biodiversity, and water management.

These spaces can take many forms, from a private balcony or courtyard, through to a shared roof terrace or communal garden. Importantly, these spaces work together to inform site planning and design processes that prioritise site greening and tree canopy.

DESIGN PROMPTS

- [ ] Does the landscape design respond to the local climate and natural biodiversity?
- [ ] Does the landscape provide spaces for play and recreation?
- [ ] Are open spaces functional, fit-for-purpose and easy to maintain?
- [ ] Is there adequate provision for deep soil and mature canopy trees?
- [ ] Has planting selection considered the local climate?
- [ ] Are communal areas safe, welcoming and fit for purpose?
- [ ] Does the landscape integrate with the built form?
- [ ] How is water managed across the site?
- [ ] Have climate impacts been managed effectively?

Clyde Mews by Six Degrees Architects. Photography by Alice Hutchison

INTEGRATING THE NATURAL ENVIRONMENT

Access and exposure to green spaces and mature trees provide endless benefits. Designs that actively prioiritise warm, welcoming green spaces are encouraged.

Landscaping

Thoughtful landscape design enhances the natural features of a site and contributes to overall site amenity.

Landscape design that is considered early in the development process and responds to the local context improves sustainability and amenity outcomes for residents, neighbours and the public. The best results come from a collaboration between designers, developers and builders to ensure that landscaping is a design priority, and never an afterthought.

DEEP SOIL ZONES

Deep soil zones are areas of soft landscaping with no obstructions above or below ground. They have sufficient area to support mature tree growth and natural drainage.

Design response:

- Identify deep soil zones during the context analysis and site planning phases to prioritise tree retention and co-location with communal and private open space.
- Ensure deep soil zones are suited to larger, long living shade trees and maximise tree canopy coverage.

TREE PLANTINGS

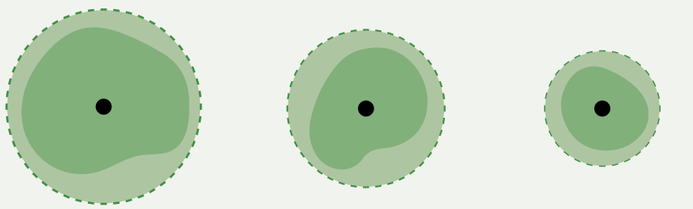
Tree retention and new tree plantings not only improve site resilience and amenity, they also deliver positive biodiversity and amenity outcomes for the surrounding neighbourhood.

Design response:

- Prioritise the retention of existing moderate and high value trees with input from a suitably qualified arborist to ensure viability.
- Plant species that are climate resilient, and those that can provide shade in summer and access to sunlight in winter.
- Select species that suit the region's soil conditions and rainfall.

DEEP SOIL AREA

Fig 10. The approximate deep soil area required to support different sized trees at maturity.



Large tree
Height: over 12m
Spread: over 9m
Deep soil area: 64m²

Medium tree
Height: 8–12m
Spread: 6–9m
Deep soil area: 36m²

Small tree
Height: 3–8m
Spread: 2–6m
Deep soil area: 9m²

VIEWS TO GREENING

Site greening in common view lines provides residents with a natural outlook and reduces the visual dominance of built form.

Design response:

- Prioritise site greening along driveways and at ends, and where it can be viewed from access points and open space areas.
- Provide opportunities for internal living spaces to have a green outlook and connection to nature.
- On sites with views to iconic or significant natural features, protect and enhance views.

LANDSCAPE DESIGN

The approach to landscape design should consider the needs of future residents, including their comfort, safety, and capacity for ongoing maintenance. It should also consider the site's existing natural setting, climate and topography.

Design response:

- Engage the services of a suitably qualified landscape architect to provide a well-considered landscape plan which clearly specifies hard and soft landscaping elements.
- Select materials that are robust and sustainable, particularly for driveways, open space, and high use areas. Where possible, prioritise the use of permeable pavements.
- Prioritise soft plantings in common areas to create buffers between dwellings, parking areas and open space.
- Ensure lighting arrangements promote resident safety and limit impacts to dwellings and neighbouring development.

CONTRIBUTING TO CANOPY COVER

The City of Hobart has an ambitious target of increasing tree canopy cover across its urban areas to 40% by 2046. The benefits of urban greening and canopy cover are vast – not only for the environment but also for the economy, for physical and mental health, and for future generations.

Open space

Open spaces can take many forms, from shared gardens and rooftops to private courtyards and balconies. They provide residents with green outlooks and connections to nature, and they enhance opportunities for an indoor-outdoor lifestyle.

Communal open spaces play a key role in supporting resident communities. They should be located, designed and managed in a way that allows residents to interact, to socialise and to play safely. Private open spaces that are well-designed and sited can expand primary living spaces and improve dwelling flexibility. The design of these spaces should prioritise functionality, comfort and amenity while also seeking to enhance the environmental performance of the dwelling.

The balance of communal and private open spaces within a development will be informed by a site's location and existing environment. Balconies may be appropriate for smaller sites when complemented by access to larger communal spaces or nearby public recreation areas. Larger sites may present opportunities to create shared food gardens in tandem with larger scale private terraces.

Outdoor living spaces are most functional when they can accommodate seating and landscaping relative to the size of the dwelling and are sited to respond to climate and site conditions. Where possible, these spaces should be orientated to a northerly or westerly aspect to obtain access to sunlight and shelter from prevailing winds.

COMMUNAL OPEN SPACE

Communal open space is an important component that contributes to the liveability of multiple dwelling developments. It provides residents with areas to socialise and recreate beyond their dwellings and private gardens.

These spaces provide a connection to the natural environment and important breathing room between dwellings. They also enhance the appeal of a development and the general wellbeing of residents.

Design response:

- Design spaces to be flexible enough to adapt to resident needs and connect to high-quality landscaping and deep soil zones.
- Ensure the scale, siting and design of communal open space responds to the density of the development and how many people it needs to serve.
- Design the enclosure and coverage of communal open space to respond to the local climate and provide good solar access.
- Incorporate flexible shelter systems so spaces can have indoor and outdoor functions depending on the seasons.
- Consider material and surface treatments to distinguish between private and public spaces.
- Consider how the use of communal open space will be managed or maintained by residents or body corporate.
- Consider increasing communal open space in line with a reduction in private open space in instances where communal living or co-housing is intended (e.g. student accommodation). Such space should be designed to facilitate social interaction, be easily accessible and feature quality landscaping.

OPEN SPACE AND RESIDENT WELLBEING

Shared spaces provide a range of important social benefits. They promote a sense of belonging and enable community resilience, social engagement, and social support. Time spent in well designed communal areas enhances the way residents value these spaces and each other.

Buildings that offer generous shared spaces, such as communal laundries, food gardens and outdoor cooking areas provide more opportunities for neighbours to meet and create community.

Habitat on Juers by Refresh Studio for Architecture. Photography by Ravens At Odds / Scott Burrows

PRIVATE OPEN SPACE

Private open spaces, such as balconies and courtyards should create a safe and private space for residents to enjoy. The size, siting, and design of private open space will be influenced by a range of factors including dwelling size, orientation, and connections to landscaping and views.

Design response:

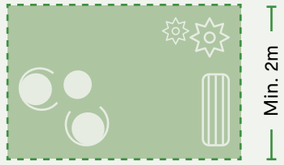
- Design the space to be of sufficient size and configuration to provide residents with flexibility and functionality.
- Prioritise direct physical and visual connections between private open space and primary living areas.
- Find a good balance between privacy and an appealing outlook from the dwelling to external spaces.
- Ensure privacy screening devices do not compromise the outlook and daylight to private open spaces.
- Respond to the Tasmanian climate when designing private open space: glazed or semi-enclosed spaces may be more suitable than exposed ones where facing south, or toward a prevailing wind.
- Avoid locating services such as air conditioning units on balconies. Alternatively, increase the size of the balcony by 1.5m² to maintain functionality.

BALCONIES AND COURTYARDS

Fig 11. The recommended private open space areas to be provided for different sized dwellings and the types of features they should accommodate. These figures are most applicable to apartment balconies and ground floor courtyards.

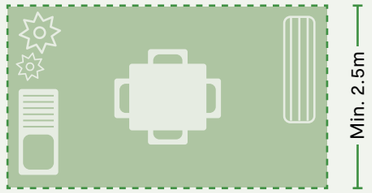
One bedroom (8–10m²)

Two-person seating area and clothes drying.



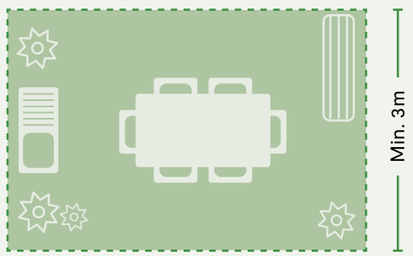
Two bedrooms (10–12m²)

Four-person table and seating area, planting, BBQ, and clothes drying.



Three + bedrooms (12–15m²)

Six-person table and seating area, planting, BBQ, and clothes drying.



Top left: Habitat on Juers by Refresh Studio for Architecture. Photography by Ravens At Odds / Scott Burrows. Bottom left: Ferrars & York by Six Degrees Architects and HIP V. HYPE. Photography by Tess Kelly Samee Lapham. Top right: Umarkoo Wayi – Ganbu Guljin by Breathe. Photography by Andrew Wuttke. Bottom right: Clifton Central by MJA Studio. Photography by Jack Lovel.

Climate Resilience

The global climate is changing, and while Tasmania has a traditionally temperate climate, there are areas across the state that are already experiencing the impacts of changing weather patterns.

By the end of the century, Tasmania will experience warmer average temperatures, additional extreme hot weather days, and more intense rainfall events. Given buildings are designed to last well over 50 years, they should be designed with these trends in mind to ensure they meet the needs of both the existing and future climate.

Effective and sustainable design must also consider the climate change risk to a site arising from land hazards such as coastal inundation, flooding and bushfire. Additionally, as the climate changes there is a need to consider the water cycle at all stages of the design process. This includes early site planning that prioritises deep soil zones for drainage, the design of dwellings and circulation spaces that can capture and recycle stormwater and wastewater, and landscaping that is appropriate for local and future rainfall patterns.

STORMWATER MANAGEMENT

Best practice water management considers all aspects of the water cycle including drinking water, rainwater, groundwater and wastewater. It also considers how a development may impact the quantity and quality of site runoff.

The correct management of stormwater can prevent potential impacts to people and property in flood events, minimise soil erosion, and limit pollution of local waterways.

Excessive use of hard surface materials such as concrete, bitumen and paving can increase stormwater runoff across a site as well as reduce stormwater quality. In comparison, permeable surfaces enable water to be absorbed directly into the ground and help filter pollutants, creating a development that is gentler on the water cycle.

Design response:

- Design buildings to reduce the need for potable water for irrigation of landscaped areas. Consider rainwater tanks which will also deliver improvement to stormwater quality.
- Integrate swales and rain gardens in the landscaping design or other water sensitive urban design measures (WSUD) to support natural stormwater management.
- Ensure WSUD measures respond to the site's soil conditions and local climate and weather patterns.
- Avoid expansive concrete driveways which encourage stormwater runoff. These also become heat sinks in summer (see urban heat and bushfire).
- Use permeable systems and materials in shared spaces such as car parks, terraces or pedestrian paths.
- Break up large areas of impermeable surfaces with landscaping or other permeable surface treatments.

RAIN WATER CAPTURE

Rain water tanks come in a range of shapes and sizes to integrate with built form. They are also an excellent way to help manage stormwater quality and reduce potable water use.

Stevens Street by Officer Woods Architects. Photography by Robert Frith, Acorn

SEA LEVEL RISE AND FLOOD RISK

The effects of climate change increase the potential for water from the coast, rivers and other drainage lines to inundate land during rainfall events and high tides. A resilient development is one which mitigates risk to people and property arising from these events.

Design response:

- Consider available data. Contact your local Council or review publicly available mapping through websites such as the LIST Map to understand whether your site may be impacted in the future.
- Include contingency in your design response to flood risk including raising finished floor levels for added protection, and siting development and infrastructure to avoid areas of risk.
- Where potential inundation areas on a site cannot be avoided, consider responses such as waterproofing with flood resistant barriers or materials such as concrete or tiles.

URBAN HEAT AND BUSHFIRE

As the climate warms and Tasmania experiences extended summer periods, the design process will need to place a greater focus on cooling solutions.

Design response:

- Consolidate shared hardstand surfaces and increase areas for soft landscaping to reduce heat absorption and keep the site cool in summer.
- Specify light coloured horizontal surfaces to reduce potential for trapping urban heat.
- Provide flexible or adjustable shade protection for large north and west facing windows.
- Consider vegetation location and choice near large windows to offer protection during summer and solar access across the colder months.

The services

The use and functionality of a dwelling extends beyond the built form. The way we access our homes and shared spaces is an important design consideration, whether on foot, cycling or in a vehicle.

Access and movement in medium density development should safely cater to multiple resident groups and transport modes; best practice puts pedestrians at the top of the movement hierarchy.

Our homes require site services to keep the lights on, keep water running and to keep us safe and connected. They are an important part of all residential development, and their location and design should be well integrated into the streetscape to have a positive impact on resident amenity and the public domain.

DESIGN PROMPTS

- [ ] Is pedestrian access easy to find and safely connected to the public domain?
- [ ] Are vehicular access points sited and designed to minimise streetscape impacts?
- [ ] Has safe and accessible parking been provided for alternative modes of transport?
- [ ] Are waste management areas screened from the public domain?
- [ ] Are site services suitably screened from neighbouring properties and the streetscape?
- [ ] Do waste management areas consider other resource recovery streams to divert additional resources from landfill?

DRIVEWAYS AS SHARED SPACES

The cobblestone driveway treatment emphasises the shared nature of the space, elevating pedestrian priority and slowing vehicle movements.

Ruskin Elwood by HIP V. HYPE and Fieldwork Architects. Photography by Tess Kelly

Parking and access

By its nature, medium density housing will provide for a diverse resident base with a range of transport needs – from private vehicle, bicycles and motorbikes to car shares, electric vehicles (EVs), prams and mobility scooters. Importantly, parking and access should be informed by the needs of residents and their visitors.

As densities increase, the space required to meet on-site parking allocations can be significant. This may compromise the space and quality afforded to living areas, outdoor space and landscaping. It is important to prioritise an efficient and integrated parking and access arrangement that can contribute to site safety and amenity, rather than reduce it.

CIRCULATION AND ACCESS

Circulation and access relate to the way vehicles, bicycles and pedestrians enter, exit and move through a site. Circulation and access should be an early consideration in the design process to enable safe vehicle and pedestrian movements.

Design response:

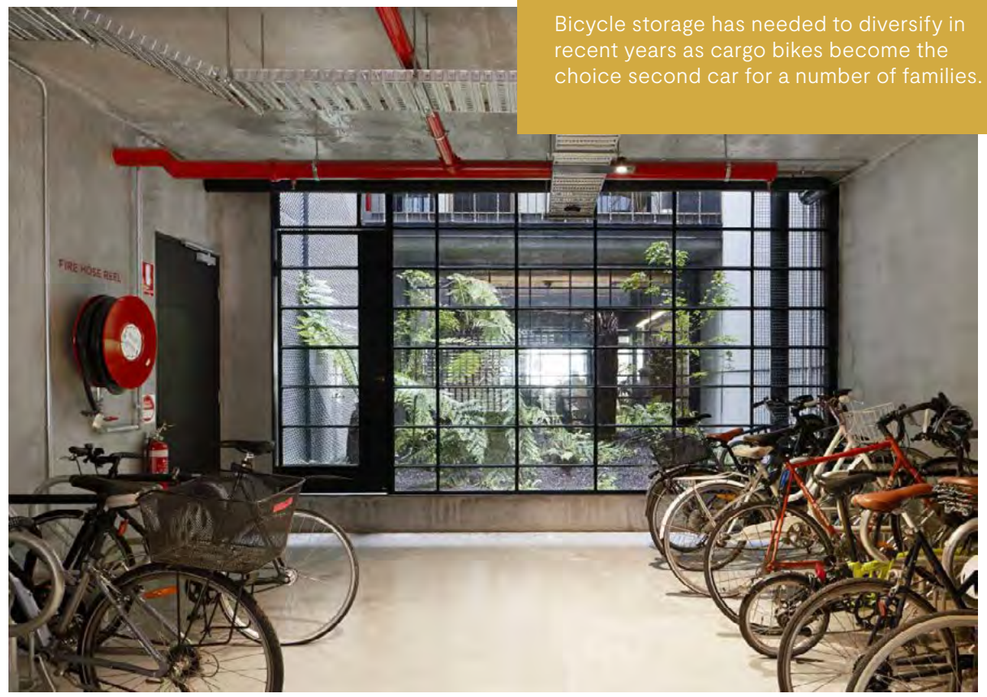
- Separate pedestrian and vehicle access and provide clear sight lines between them and to the street.
- Ensure common circulation areas are well lit, accessible and easy to identify from building entries.
- Design driveways as shared spaces using alternative materials and soft landscaping that promote slow vehicle movement and prioritise pedestrians.
- Ensure circulation spaces provide adequate access and turning space for service vehicles such as waste removal trucks and emergency services.
- Consider the Tasmanian climate when designing pedestrian access and incorporate weather protection in areas such as walkways and building entrances.

BICYCLE PARKING

The design and provision of bicycle parking and associated facilities should respond to the type and scale of development. The key aim is to ensure facilities are accessible, secure, and fit-for-purpose. To cater to a range of residents, consider parking for other modes such as cargo bikes, scooters, mobility devices and prams.

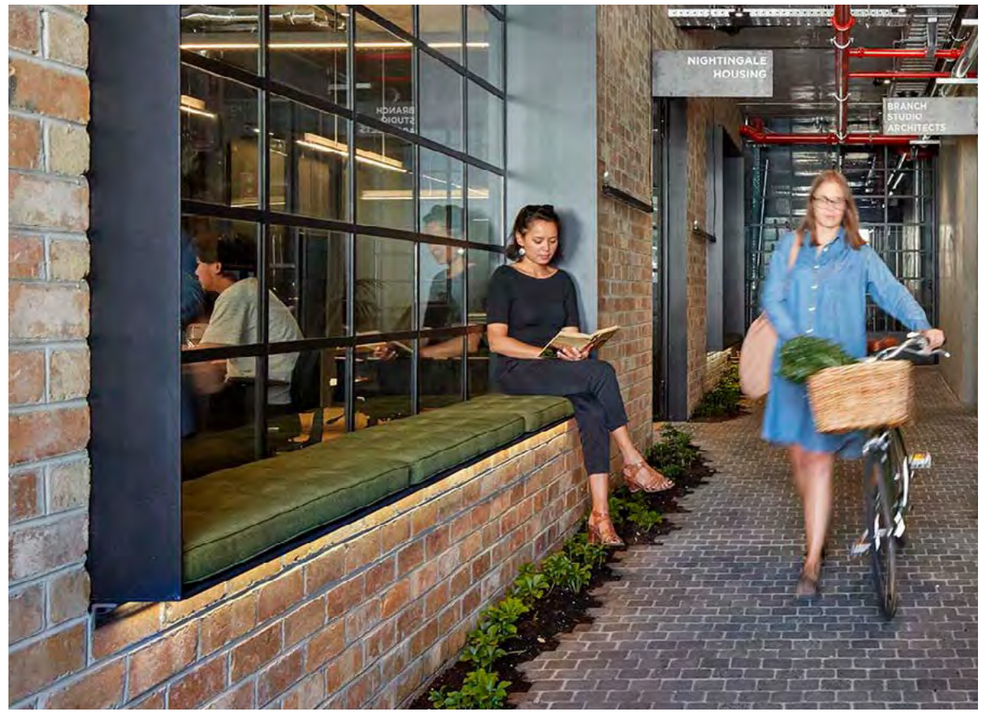
Design response:

- Provide parking in a designated and secure area that enables residents to easily access their bikes.
- Where parking is provided in a car park or garage, ensure bikes and cars can move safely and independently.
- Provide appropriate shelter for parking areas and locate them near dwelling entries.
- Provide universally accessible charging points for e-bikes and mobility scooters.
- Provide for a range of bicycle types and sizes, including smaller childrens bikes as well as larger heavier cargo or e-bikes which cannot easily be lifted.



BICYCLE STORAGE

Bicycle storage has needed to diversify in recent years as cargo bikes become the choice second car for a number of families.



Nightingale 1.0 Breathe Architecture. Photography by Shannon McGrath.

PARKING DESIGN

Parking design should be informed by broader strategic planning initiatives. It should also reflect future transport trends and a site s proximity to services and infrastructure.

Carrington Street Terraces by MDC Architects. Photography by Dion Robeson

CAR PARKING

Car parking design should provide a balanced response to a range of factors, including site topography, housing type, resident and visitor needs, and the location of private and shared open space.

Beyond the site, considerations include the proximity and availability of public and active transport infrastructure and broader streetscape and local amenity impacts. Parking should also be considered as part of the landscape design process with a strong preference for tree planting and permeable materials.

Design response:

- Reduce car dominance by minimising the length of driveways and avoiding individual parking entries for each dwelling.
- Consolidate or cluster parking areas to allow for additional landscaping or other uses, such as recreation and play, when cars are not present. This is particularly applicable to visitor parking.
- Where individual garages are provided, prioritise adaptability and access to natural light and ventilation.
- Where car parking is external to the building form, consider integrating the car parking into the landscaping to reduce its dominance.
- Incorporate car share spaces for larger developments and EV charging capacity in parking areas.
- Consider how parking interacts with the streetscape and avoid parking and hardstand in front setback areas.

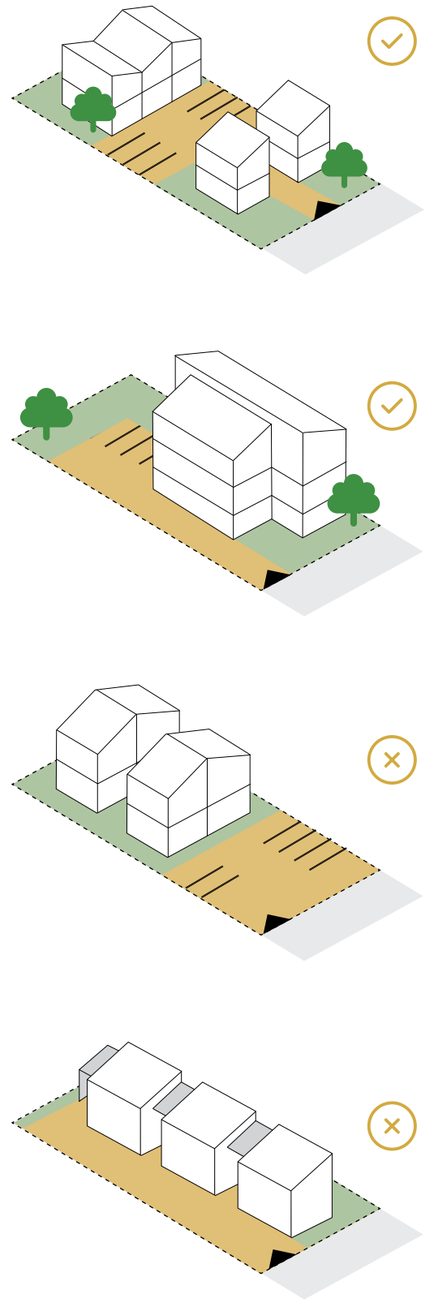


Fig 12. Car parking that creates more space for landscaping and deep soil areas should be encouraged.

Site services

Few things make a building more unappealing than obtrusive services sticking out on balconies, roofs, facades or frontages, not integrated into alcoves, or without covers or screening.

By thinking about services upfront, and incorporating room for them into the design, you are able to reduce their visual impact, in some cases making them disappear from view altogether.

UTILITIES

Medium density development may need a range of utilities and services, including home batteries, drainage pipes, heat pumps, meters, substations, fire hose reels and hydrants. Good design ensures that such items are located to maximise operational efficiently and well integrated to minimise streetscape impacts while making them safe to access and maintain.

Design response:

- Consult with service providers early in the design process to ensure services are accessible and compliant.
- Restrict energy infrastructure to electricity only, to maximise Tasmania's natural advantage in renewable energy and to reduce carbon emissions.
- Ensure sustainability infrastructure, such as solar panels and rainwater tanks, are optimally located to respond to local climate to maximise their performance.
- Screen utilities located in the front setback, or soften them with landscaping, fencing or covers.

STORAGE

Adequate storage is an important factor in medium density development. Storage areas should be functional, secure and easily accessible, whether from shared spaces or in individual dwellings.

Design response:

- Provide storage space in proportion to dwelling size and that is capable of housing bulky items, such as sports equipment.
- Ensure storage areas located in shared spaces, such as car parks, are well lit and have good passive surveillance and security.
- Provide adequate storage space for household goods in internal spaces such as kitchens and laundries.

DWELLING STORAGE

Fig 13. The recommended storage space to be provided for different sized dwellings. This is in addition to storage provided in kitchens, bathrooms and bedrooms.

One bedroom | Two bedrooms | Three or more bedrooms

WASTE MANAGEMENT

Effectively managing and minimising waste is important for achieving good amenity and environmental outcomes. Like all services, waste management should be considered early in the design process to ensure adequate space and access can be provided.

Design response:

- Engage with local council to understand and plan for the relevant waste requirements.
- Prepare a waste management plan that addresses the construction and operational phases of the development.
- Show dedicated waste storage and collection areas on plans and ensure they are large enough for the required number of rubbish, recycling and green waste bins based on local requirements.
- Position waste areas in a secure and convenient location which is readily accessible for residents and waste collection services.
- Design waste areas to be well ventilated and screened from the public domain and open space areas.
- Include composting facilities for communal open spaces that incorporate food gardens.
- Consider the recovery of additional streams including e-waste, textiles and soft plastics.

ORGANIC WASTE SYSTEMS

Councils have introduced Food Organics and Garden Organics (FOGO) bins as part of their commitment to reducing waste and promoting sustainability. Where available, FOGO bins should be provided in new residential developments.

BIN STORAGE

Fig 14. The approximate bin storage requirements for different sized bins.

Standard three bin system requires approximately 1.5 square metres of space.

Standard two bin system requires approximately one square metre of space.

Glossary

Accessibility

The measure of how safely and efficiently a person of any age, ability or income, can access or move through a space.

Acoustic privacy

A measure of sound insulation between dwellings, between dwellings and communal areas, and between external and internal spaces.

Activity centre

A place that provides a focus for retail, commercial, services, employment, and social interaction in cities and towns.

Adaptable housing

Housing that is designed and built to accommodate future changes to suit occupants with mobility impairment or life cycle needs.

Adaptive reuse

The renovation and reuse of pre-existing buildings for new purposes.

Affordable Housing

Housing that is affordable for households on low to moderate incomes, when housing costs are low enough to enable the households to meet other basic long-term living costs.

Amenity

Qualities that make or contribute to making a place, building or dwelling harmonious, pleasant or enjoyable.

Building height

The vertical distance from existing ground level at any point to the uppermost part of a building directly above that point, excluding protrusions such as aerials, antennae, solar panels, chimneys and vents.

Canopy tree

A tree which at its expected mature size is capable of providing summer shade for a person.

Car share

A commercial system providing access to a shared pool of cars on demand for rent.

Circulation space

The common areas of a building used by residents such as foyers, corridors and stairwells.

Communal open space

The indoor or outdoor areas of a development which are for the exclusive and shared use of residents.

Daylight

Consists of both skylight (diffuse light from the sky) and sunlight (direct beam radiation from the sun). Daylight changes with the time of day, season and weather conditions.

Design response

Explanation and demonstration of how a proposed building development or public space design is informed by and responds to the site and context analysis.

Dwelling

A building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

Embodied energy

Embodied energy is a calculation of all the energy that is used to produce a material or product, including mining, manufacture and transport.

Facade

The external face of a building, generally facing a public street or space.

Frontage

The property boundary of a lot which abuts a road.

Hard landscaping

Non-plant material in landscape design, such as driveways, steps, walkways, and fencing.

Hardstand

A paved area often used for vehicle parking, typically made of concrete, asphalt, or compacted gravel.

Landscaped area

An area of a site containing plants, trees and pervious surfaces, located to enhance the streetscape and natural qualities of a development.

Mixed use development

A range of complementary uses within the same building or site. The different uses typically include residential, commercial or retail.

Passive surveillance

Observation from the public space or adjacent buildings by fellow users of the space or those with a view of the space. Also referred to a ‘eyes on the street’.

Private open space

An outdoor area for exclusive use by occupants of that single dwelling, excluding areas proposed or approved for vehicle access or vehicle parking.

Public open space

Land for public recreation or public gardens or for similar purposes.

Rain garden

Specially-designed garden beds that filter stormwater runoff from surrounding areas or stormwater pipes.

Sense of address

Ensuring a building or dwelling is recognisable, and has a clear identity, often through outward orientation and marked entries. This assists individual dwellings to be identified from the street, thus enhancing a sense of ownership for residents.

Setback

The distance from any lot boundary to a building on the lot.

Sight line

Lines of clear, uninterrupted sight from a viewer's location to other locations and distances.

Site

The lot or lots on which a use or development is located or proposed to be located.

Site analysis

Detailed description and examination of the features of a site, to determine how these features will effect and contribute to the design of a proposed development. A site analysis directly informs the design response.

Sloping site

A site with a slope of 15% or greater.

Soft landscaping

Natural elements such as trees, shrubs, grass, mulch and soil.

Solar access

The ability of a building to continue to receive direct sunlight without obstruction from other buildings or impediments, not including trees.

Storey

The part of a building between floor levels, excluding a mezzanine level. If there is no floor above, it is the part between the floor level and the ceiling.

Streetscape

The visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve.

Sunlight

A direct beam radiation from the sun.

Swale

A vegetated channel used to convey stormwater and manage runoff.

Utilities

Utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunication lines, gas pipelines or electricity substations and power lines.

Vehicular access

The land over which a vehicle enters or leaves a road from land adjoining a road.

Water sensitive urban design

Integrating and managing the water cycle in an area through collection, treatment and reuse to minimise environmental impacts and improve aesthetic and recreational appeal. It includes managing potable water use, and stormwater, groundwater and wastewater.

Improving residential standards in Tasmania

Tasmanian Government

Subdivision standards

Why it's important

A well-designed subdivision considers the local landscape, climate and weather conditions, natural features and future urban character. It guides the type and size of homes that will be created, and also how residents move around and enjoy their neighbourhood.

Decisions made at the subdivision stage have long-term effects on the design and performance of a development and can lock in important features such as lot sizes, streets, services, and open space. Improved subdivision standards can ensure that important design decisions are considered early in the design process. They can also maximise the community benefits that a well-designed subdivision can provide.

Current challenges

Business as usual residential subdivisions in Tasmania fall short when it comes to lot diversity, service infrastructure, trees and landscaping, and overall amenity and liveability. Current challenges include limited choice in lot sizes, a lack of landscaping and public open space, and designs that undermine the site's best features or promote car dominance, all which lead to poor outcomes for the community in the long term.

Future improvements

The Draft Recommendations Report proposes a range of potential improvements to the existing subdivision standards. These are based around four themes:

- **Lot design**
  To enable increased housing choice through diversity in lot sizes
- **Urban greening**
  To improve design quality, liveability and climate resilience
- **Movement network**
  To design for all modes of transport including more sustainable choices
- **Services**
  To improve climate resilience through integrated water management

For more detail on the potential improvements to subdivision standards, see page 41 of the Draft Recommendations Report.

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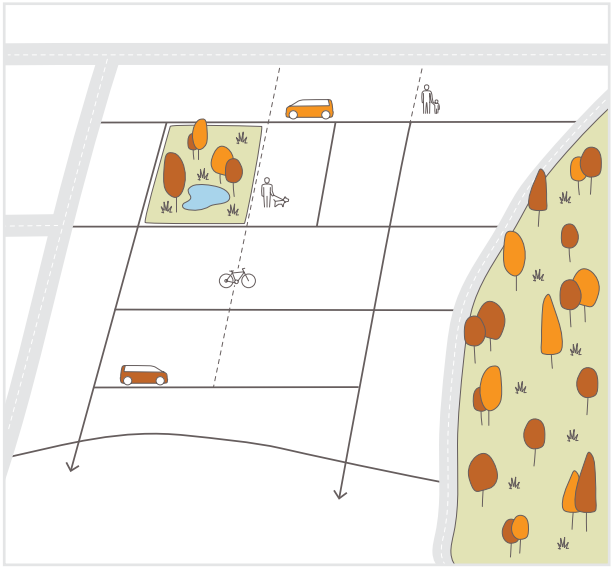
Lot design

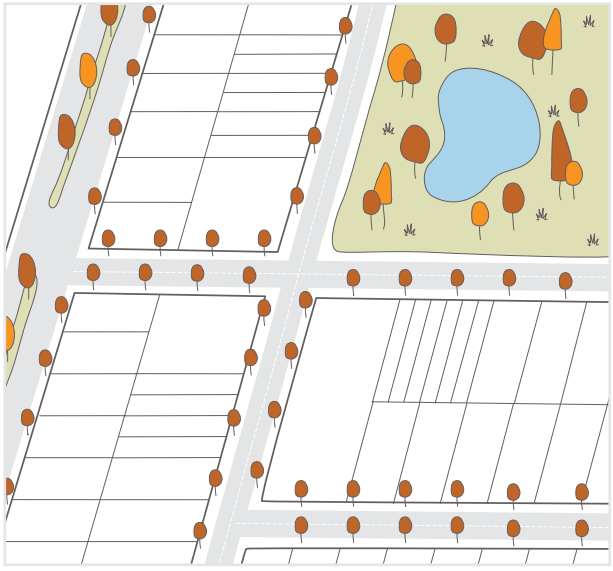
Improved housing choice begins at the subdivision stage. By creating diverse lot sizes within a subdivision, we can provide a greater variety of homes for Tasmanians. This is particularly important in areas with good access to transport options, community services and facilities.

The current lot design standards in the State Planning Provisions (SPPs) are effective at delivering subdivision for single dwellings. However, they lack the detail required to enable different housing types, such as small lot housing, grouped dwellings, townhouses, apartments and communal residences. Introducing lot size diversity would bring the SPPs in line with best practice in other Australian states and territories.

Lot size diversity is easier to achieve on bigger development sites where a balance of larger and smaller lot sizes is possible. There is potential to include requirements to deliver lot size diversity (as shown in the table below) for developments of 15 or more lots when within 800 m walking distance of a business zone or high frequency transit corridor.



Subdivision design
with modified grid layout, active transport links, public open space, and permeable street block dimensions.



Lot layout
with variable lot sizes to enable diverse housing types (e.g. large lots for multiple dwellings and small lots for townhouses.

Potential lot design parameters (permitted pathway)

	Inner Residential Zone	General Residential Zone
LOT SIZE MINIMUM	200 m^2 (160 m^2 for a townhouse)	450 m^2 (250 m^2 for a townhouse)
FRONTAGE WIDTH	3.6 m	12 m (10 m for a townhouse)
BUILDING AREA	8x12 m	10x15 m
SOLAR ORIENTATION	Long axis facing north	Long axis facing north
LOT SIZE DIVERSITY	15% of lots meet the minimum lot size, and 15% of lots are a minimum of 1000 m^2	

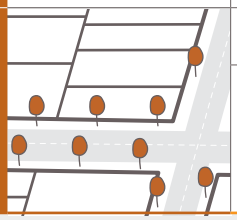
Urban greening

Providing residents with access to green spaces improves health, wellbeing and biodiversity outcomes. Green space should be well-distributed, multi-functional and cost effective. They may include regional or local parks, tracks and trails, and places to play, socialise and access nature.

Planning and delivery of public open space in residential subdivisions has been haphazard and inconsistent across Tasmania. There is no current mechanism in the SPPs to require the provision of public open space or landscaping in a subdivision proposal. A new residential subdivision standard is therefore required for urban greening.

The overarching objective of the urban greening standard is to provide public open space for active and passive recreation and ensure that the public realm of streets and open space features suitable hard and soft landscaping for the intended function.

Potential urban greening parameters (permitted pathway)

Applicable to all urban residential zones		
PUBLIC OPEN SPACE		10% land contribution for subdivisions creating 50+ lots Cash-in-lieu contribution for subdivisions less than 50 lots, or near existing or planned open space.
		Lots within 800 m walking distance of existing, planned or proposed public open space
LANDSCAPING		1 street tree for every 2 lots
		Landscape design of public realm meets the requirements of the approval authority

Movement network

Residential subdivision influences how a community will be connected to local amenities by a range of mobility options. Well-designed movement networks are people-focused and consider things like:

- permeability
- accessibility
- functionality
- the road hierarchy
- the comfort and safety of those moving through the network.

Beyond access and mobility, the movement network also provides space for utilities infrastructure and can improve ecological outcomes, including biodiversity and integrated water management.

The current road standards in the SPPs offer little guidance as to what an acceptable movement network may look like for a subdivision. Specifically, there is no permitted pathway for new roads in a subdivision, and road design through a performance-based solution is heavily influenced by engineering requirements.

The potential improvements to subdivision standards provide more direction on how to design for best practice road hierarchy, street block dimensions, and active and public transport needs.

Potential movement network parameters (permitted pathway)

	Applicable to all urban residential zones
LAYOUT	Rectilinear, modified or radiant grid preferred.
STREET BLOCKS	120-240 m long x 60-120 m wide; 600 m maximum street block perimeter (larger street blocks to be provided with mid-block pedestrian links)
CONNECTIVITY	Subdivision roads connect to existing and planned external roads
CUL DE SACS	Maximum 15% of lots front a cul-de-sac. Maximum cul-de-sac length of 150 m. Cul-de-sac heads to include pedestrian links where relevant.
LEGIBILITY	Lay out street blocks with direct and straight streets or use topography to improve opportunities for active travel.
ACTIVE TRAVEL	1.5 m min footpaths on all streets. 1.8 m wide shared pedestrian and cycling paths on both sides of streets in 400 m walking distance of public open space, high frequency transit corridors, and business zones. Safe crossing points for busy roads.
PUBLIC TRANSPORT	90% of lots in 800 m walking distance of an existing or potential public transport route. Provide direct, convenient pedestrian links from lots to public transport route.
ROAD HIERARCHY	Street design is based on a designated road type articulated through a road hierarchy plan in accordance with the requirements of the road authority or Tasmanian Standard Drawings.

Services

The current services standards for residential subdivision are clear and concise but limited in scope. While detailed servicing requirements for water and sewer are managed through the TasWater referral process, there is no mechanism in the SPPs to formally assess stormwater management issues. All other Australian states and territories include stormwater in planning assessment.

Currently these are resolved informally at the planning permit stage with councils falling back on the requirements of the *Urban Drainage Act 2013* at final plan stage. Including stormwater requirements in the SPPs at the subdivision stage has potential to better integrate meaningful water sensitive design in subdivision design.

Potential services parameters (permitted pathway)

Applicable to all urban residential zones

WATER, SEWER AND STORMWATER CONNECTIONS

Unchanged across all zones.

STORMWATER QUALITY AND QUANTITY (FOR SUBDIVISIONS CREATING 15+ LOTS)

Stormwater meets quality and quantity targets in State Stormwater Strategy 2010, including:

- 80% reduction in the average annual load of total suspended solids based on typical urban concentrations
- 45% reduction in the average annual load of total phosphorus and nitrogen based on typical urban concentrations
- Stormwater quantity in accordance with the requirements of local authority.

Subdivision integrates stormwater management into the public realm though water sensitive design features.

Provide your feedback

We're interested in understanding the community views around Tasmania on how the residential standards can be improved to encourage diversity, liveability, equity, healthy spaces and sustainability.

As you consider your feedback, we ask that you draw on your professional or community experience, your industry and your location. Reflect also on your experience as a resident in the broader Tasmanian housing landscape.

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Next steps

All feedback received will help inform the next stage of the project and will shape the final recommendations for improving Tasmania's residential standards. Stakeholders will be afforded further opportunities to provide input during future planning scheme amendment processes.

Contact us

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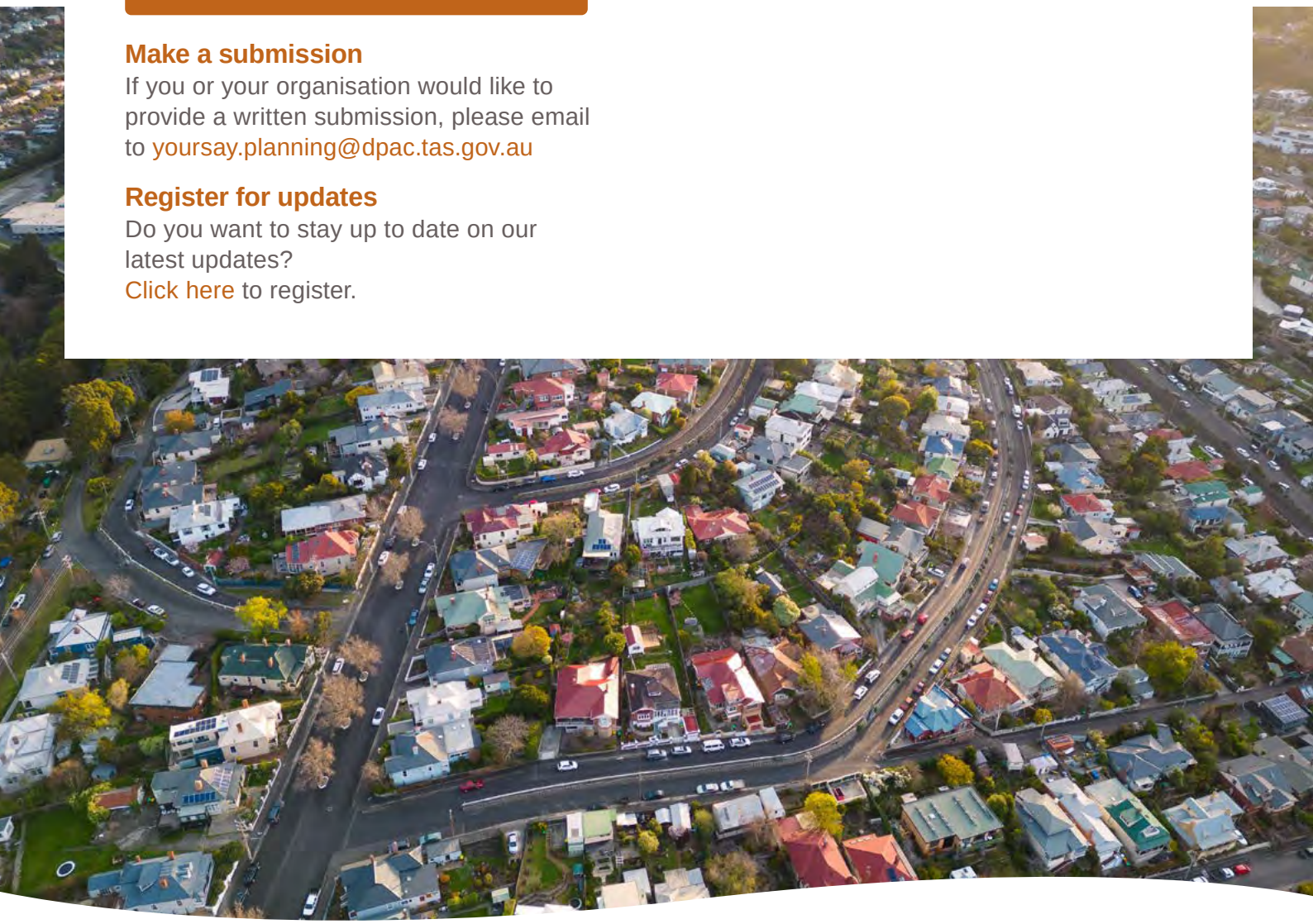
Email: stateplanning@dpac.tas.gov.au

Phone: 1300 703 977

Project webpage: planningreform.tas.gov.au



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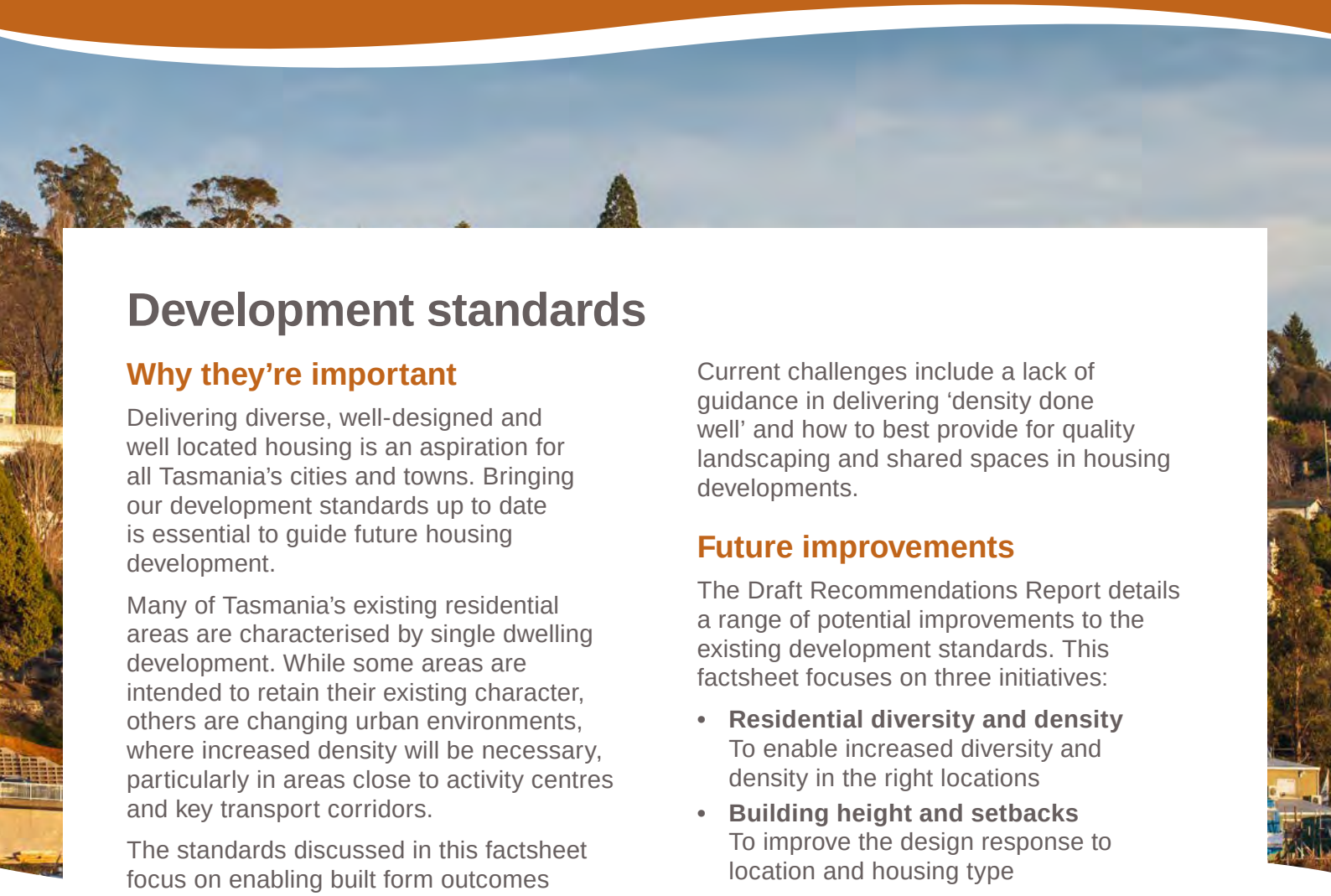

Development standards

Why they're important

Delivering diverse, well-designed and well located housing is an aspiration for all Tasmania's cities and towns. Bringing our development standards up to date is essential to guide future housing development.

Many of Tasmania's existing residential areas are characterised by single dwelling development. While some areas are intended to retain their existing character, others are changing urban environments, where increased density will be necessary, particularly in areas close to activity centres and key transport corridors.

The standards discussed in this factsheet focus on enabling built form outcomes that have a positive relationship to the surrounding built and natural landscape, while providing the flexibility needed to deliver the right housing in the right location.

Current challenges

Tasmania's planning system ranks highly in Australia for measures of efficiency and consistency. Despite these positives, many important residential standards seen in other states and territories are not currently covered by the planning system in Tasmania.

Current challenges include a lack of guidance in delivering 'density done well' and how to best provide for quality landscaping and shared spaces in housing developments.

Future improvements

The Draft Recommendations Report details a range of potential improvements to the existing development standards. This factsheet focuses on three initiatives:

- **Residential diversity and density**
  To enable increased diversity and density in the right locations
- **Building height and setbacks**
  To improve the design response to location and housing type
- **Landscaping and common space**
  To improve liveability, climate resilience, and design quality.

For more detail on the potential improvements to development standards, see page 29 of the Draft Recommendations Report.

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Residential density

As our cities and neighbourhoods grow and change, it is important that we make more efficient use of land for housing, preserve the environment, landscapes and agricultural land, and that we optimise infrastructure use. To achieve this, increased density in urban areas will be necessary.

Tasmania's current residential density standards manage the maximum number of dwellings allowed on a site with limited consideration to built form outcomes or whether the density is appropriate for the site, its context and characteristics. At the same time, housing densities in Tasmania are also well below targets set through the strategic land use planning framework and are not encouraging housing diversity. Together this means that Tasmania is not achieving the housing we need in the right locations.

Plot ratio is a tool that manages the scale and coverage of built form and is proposed as an alternative to the current density controls.

Plot ratio

Plot ratio is the ratio of floor area to site area, calculated by dividing gross floor area by site area.

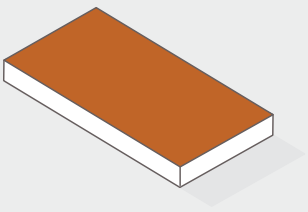
When combined with other built form controls the shape and siting of buildings can be varied to help deliver a broader range of housing types and densities to ensure that the overall bulk and scale is appropriate to the site and its surrounds. The diagram below shows how other built form controls affect the resulting development.

A plot ratio of 1.0 means that the floor area of the building is equal to the site area, whereas a plot ratio of 0.5 means that the floor area is equal to 50% of the site area. In the urban residential zones, a plot ratio ranging between 0.3 to 1.0 is considered appropriate. This echoes provisions in similar locations in other Australian jurisdictions.

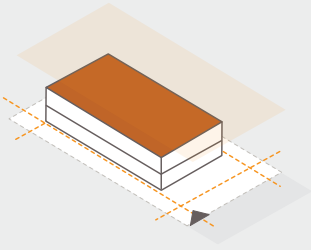
Potential plot ratio parameters (permitted pathway)

	Inner Residential	General Residential	Low Density Residential
OBJECTIVE	To ensure that the overall bulk and scale of development is appropriate for the existing and planned character of the area.		
PLOT RATIO	1.0	0.6	0.4
SOCIAL HOUSING BONUS^	+10%	+10%	NA
DWELLING DIVERSITY BONUS^	+10% for townhouses and apartments within 400m of a business zone		NA
SOCIAL HOUSING BONUS^	+20% for social housing development within 400m of a business zone or high frequency transit corridor.		

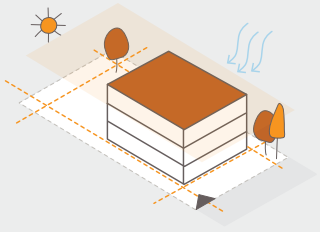
^ Only 1 bonus available per development



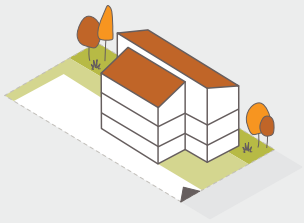
Plot ratio 1.0
full site coverage



Plot ratio 1.0
setbacks and height applied



Plot ratio 1.0
considering the environment (solar access, vegetation and wind)



Plot ratio 1.0
landscaping, deep soil, access and parking applied

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Building height and setbacks

Currently building height and boundary setbacks are managed by a building envelope clause. This means there is no opportunity to meet the Acceptable Solution for building height if permitted setbacks are not achieved; the reverse is also true.

By separating height and setback standards, the assessment process is simplified. Greater flexibility will lead to more appropriate designs. While building height often dominates development discussions, it is not always the most significant factor impacting our neighbourhoods. Taller buildings that are well designed with sensitive siting, setbacks, solar access, landscaping and materials can deliver much better outcomes for residents and neighbours than ill-considered, lower scale buildings which do not respond to their surroundings.

The current building height controls do not allow for modern needs, particularly in higher density developments such as apartments, where more ceiling height improves access to natural light and sense of space.

For side and rear setbacks, the current controls are more appropriate for lower intensity development like single and grouped dwellings. To enable greater housing diversity with appropriate building separation, side and rear setbacks should be relative to the type of housing proposed.

Potential height parameters (permitted pathway)

	Inner Residential Zone	General Residential Zone
OBJECTIVE	To ensure that the height of development is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
MAXIMUM HEIGHT^	• 9.5 m for single dwellings, grouped dwellings and non-dwellings • 11 m for townhouses and apartments	• 8.5 m for all buildings

^Note: maximum height unchanged from existing SPP requirements for the General Residential Zone and for single and grouped dwellings in the Inner Residential Zone.

Potential setback parameters (permitted pathway)

	Inner Residential Zone	General Residential Zone
OBJECTIVE	To ensure that the siting of development is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
FRONT^	• 3 m (primary) • 2 m (secondary), or equal to adjoining building	• 4.5 m (primary) • 3 m (secondary) or equal to adjoining building
SIDE	• 0 m (for shared walls of townhouses)^^ • 1.5 m (up to 2 storeys) • 3 m (>2 storeys)	
REAR	• 1.5 m (up to 2 storeys) • 3 m (>2 storeys)	

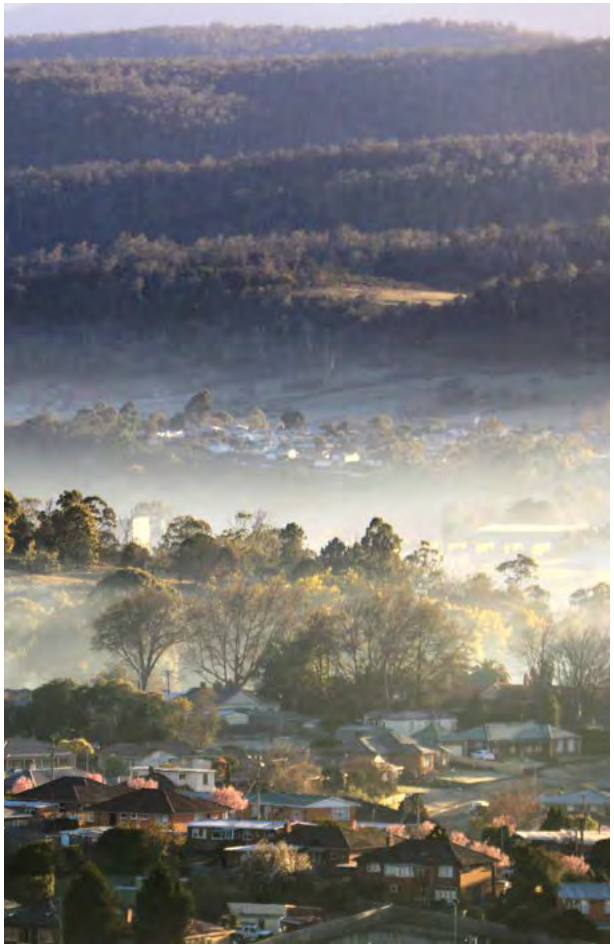
^Note: front setback and garage setback unchanged from existing SPP requirements in the Inner Residential Zone and General Residential Zone. ^^If not more than 2/3 length of shared wall boundary.

Landscaping and open space

Landscaping, including private and common open space, is an important factor in housing development and how they are enjoyed by residents. As dwelling density increases, and as we experience a changing climate, the availability of meaningful landscaped areas through a mix of common and private open space becomes more important.

There are currently no landscaping requirements in Tasmania's residential standards and no clear consideration for common open space needs. Therefore, a new standard is required to cover the elements that contribute to improved liveability, climate resilience and design quality of future housing.

This includes controls for landscaping and deep soil area, tree retention and the provision of both private and common open space areas.



Potential landscaping and open space parameters (permitted pathway)

PRIVATE OPEN SPACE (PRINCIPAL AREA)

- **Single dwelling:** 40 m^2 (4 m min dimension)
- **Grouped dwelling/ Townhouse:** 24 m^2 (3 m min dimension)

Apartment:

- 8 m^2 for 1 bed (2 m min dimension)
- 10 m^2 for 2 beds (2.5 m min dimension)
- 12 m^2 for 3+ beds (3 m min dimension)
- 15 m^2 for ground floor apartments (3 m min dimension)

COMMON OPEN SPACE

Grouped dwelling, townhouse, apartment: 5 m^2 per dwelling when providing more than 10 dwellings/independent living units up to a total of 300 m^2 common open space

LANDSCAPING AREA

All housing types: 25% of site area

DEEP SOIL AREA^

All housing types: 10% of site area or 7% of site area if retaining an existing large or medium tree (3 m x 3 m min dimension and 90% permeable to water)

TREE PROVISION^

- **Single dwelling:** 1 large tree or 1 existing tree retained
- **Grouped dwelling/ Townhouse:** 1 medium tree or 2 small trees per dwelling (minus any existing trees retained
- **Apartment:** 1 large tree, 2 medium trees, or 3 small trees per site + 1 small tree for every 10 dwellings (minus any existing trees retained)

^ For tree provision, deep soil areas equate to a minimum of 9 m^2 for a small tree (3-8 m height), 36 m^2 for a medium tree (8-12 m height) and 64 m^2 for a large tree (over 12 m height).

Note: Landscaping, deep soil and open space areas can be overlapping. For example, a common open space area can also be a deep soil area and contribute towards the overall site landscaping area.

Provide your feedback

We're interested in understanding the community views around Tasmania on how the residential standards can be improved to encourage diversity, liveability, equity, healthy spaces and sustainability.

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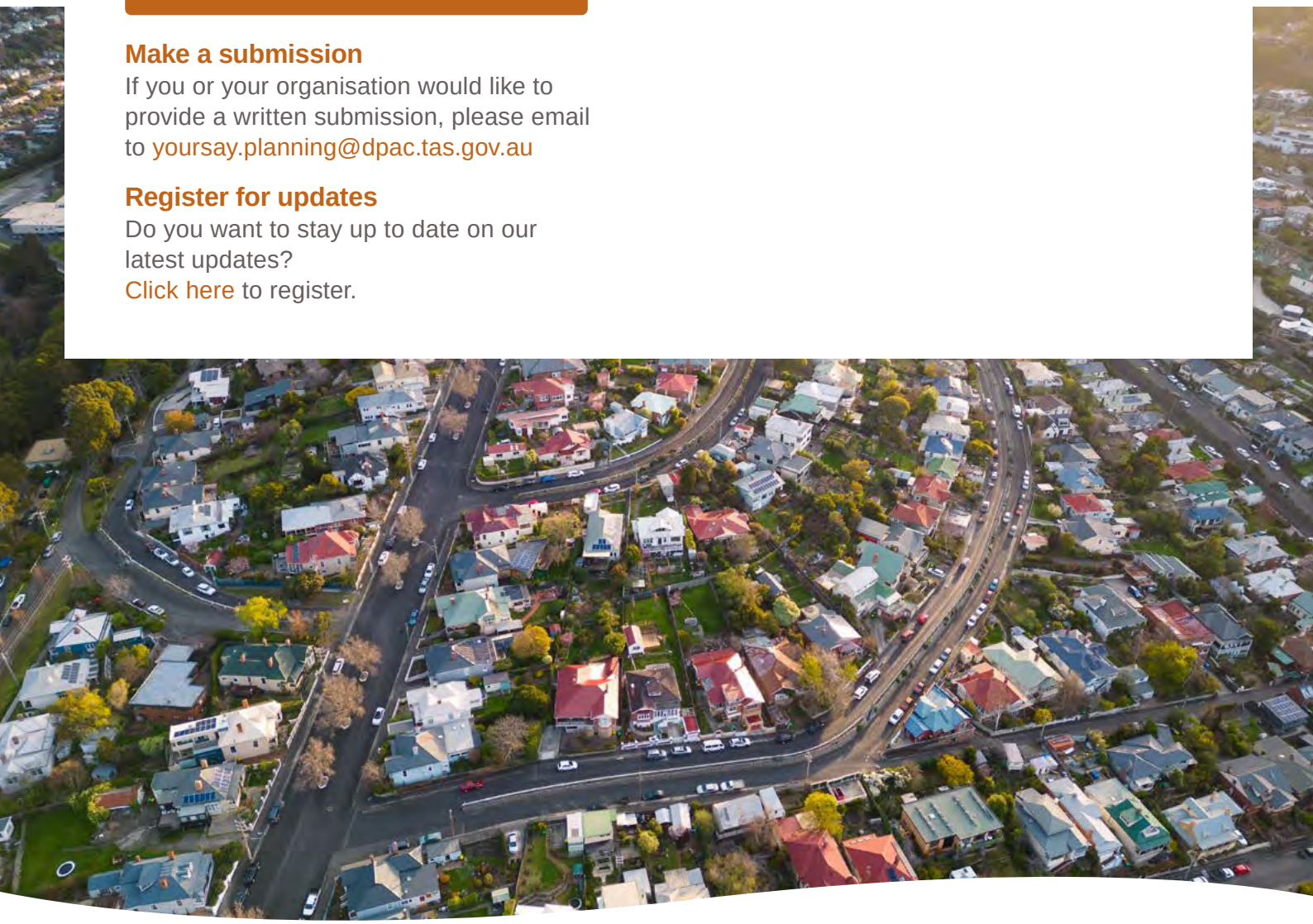
Project webpage: planningreform.tas.gov.au



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Improving residential standards in Tasmania

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Implementing the improvements

Identifying the opportunity

The role of planning in housing delivery is strongly linked to place. This means our planning system must align housing delivery with infrastructure capacity, population trends and community needs to get the right housing in the right place.

Under the National Planning Reform Blueprint, the Tasmanian Government has a commitment to:

- Promote medium density housing in areas close to amenities, employment and public transport
- Undertake planning and zoning reforms to meet housing supply targets
- Improve design guidance to ensure the quality of new builds
- Update planning requirements to increase density and meet housing supply targets.

There is an opportunity to deliver on these commitments and encourage greater housing choice in Tasmania. The recommended improvements to the residential standards intend to do just this.

Implementation options

The recommended improvements can be implemented in many ways. This project has arrived at three options that focus on zones and codes, which are the key tools we have available through the State Planning Provisions. The three options are:

1. **Improvements through existing zones**
2. **Improvements through new zones and aligned zone application guidelines**
3. **Improvements through new codes**

The same set of improvements to the residential standards could be brought in under any of the implementation pathways. There may also be variations to the implementation options to align with priorities. For example, it may be preferable to deliver improvements in stages, some through the zoning suite but others through a new code.

For more detail on the potential implementation options, see page 62 of the Draft Recommendations Report.

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Option 1

Improvements through existing zones

This option delivers the recommended improvements through changes to the residential standards in the existing zones.

- There is no change to the policy intent of the existing zones under this option, or land where they are applied.
- This option presents a 'business as usual' implementation approach.

This option relies on improving development standards in both the Inner Residential Zone (IRZ) and General Residential Zone (GRZ) to build capacity for greater housing diversity and density. To deliver the housing we need, under this option there is greater reliance on the GRZ to achieve these results.

This is because the GRZ covers 60% of all urban residential zoned land, compared to 33% in the Low Density Residential Zone (LDRZ), 3% in the IRZ, and 4% in business zones.

This option will not require the preparation of new zoning maps, however, broader application of the IRZ in appropriate locations should be encouraged as a follow-up action to better promote medium density housing in the right locations. The business as usual approach will do little to address the existing similarities in built form outcomes between these zones.

For more detail on this option, see page 65 of the Draft Recommendations Report.

1 Greater Hobart, Greater Launceston, Burnie and Devonport

Option 2

Improvements through new zones and aligned zone application guidelines

- This option implements the recommended improvements through new zones.
- There is no difference between the recommended development standards under Option 1 and 2.
- The difference lies in the policy intent, where the zoning is applied and permitted housing types.

This option redefines where the IRZ and GRZ are applied in the major urban areas of Tasmania[1] to deliver more of the right housing in the right locations. This option provides a more balanced approach that recognises that the role of cities is different to neighbourhoods and regional areas.

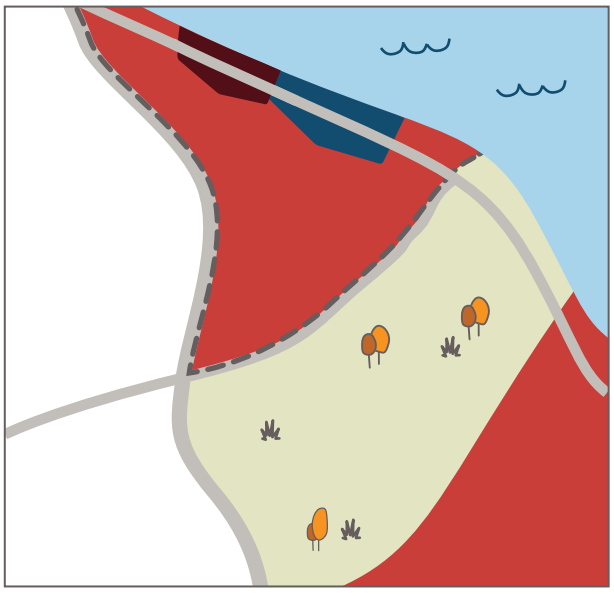
This option consolidates the GRZ and IRZ within the settlement boundaries of Tasmania's major urban areas[1] into a single new residential zone: the Urban Residential Zone (URZ). All remaining GRZ land outside of the major urban areas is converted into a Neighbourhood Residential Zone (NRZ).

The land to be converted to the URZ would be guided by the defined settlement boundaries for the major urban areas of Greater Hobart and Greater Launceston, which are established through the applicable regional land use strategy. In Burnie and Devonport, the change would be guided by a Council approved settlement strategy.

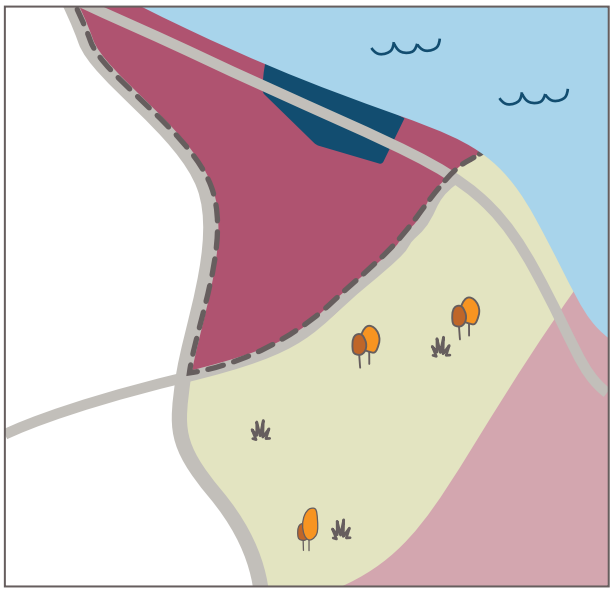
Where justified through strategic planning, there may be some circumstances where housing close to other major towns could be converted to the URZ.

For more detail on this option, see page 67 of the Draft Recommendations Report.

1 Greater Hobart, Greater Launceston, Burnie and Devonport



- Activity Centre
- Inner Residential Zone
- General Residential Zone
- Settlement boundary



- Activity Centre
- Urban Residential Zone
- Neighbourhood Residential Zone
- Settlement boundary

Option 3

Improvements through new codes

Option 3 implements the recommended improvements to the development standards through three new codes, the Medium Density Code, Apartment Code and Subdivision Code. The zoning of all land will remain unchanged, as will the policy intent of each zone.

There is no difference between the recommended development standards under Options 1, 2 and 3. The difference lies in the housing types that the standards apply to. An overview of these new codes is provided below:

Medium Density Code

The intent of the Medium Density Code is to provide tailored provisions for diverse housing types in good locations, while retaining the existing SPP provisions for single dwellings. The code would apply to communal residences and multiple dwellings within 400 m of a higher order activity centre or high frequency transit corridor, on land zoned IRZ or GRZ. It would not apply to the LDRZ or business zones.

The Medium Density Code has the potential to deliver more of the right housing in the right locations, irrespective of the zoning applying to the land. Therefore, zoning would no longer be the primary mechanism guiding spatial strategy.

Subdivision Code

A Subdivision Code is intended to improve the liveability of residential neighbourhoods through improved subdivision design. The code would apply to all subdivision development in the IRZ, GRZ, and LDRZ.

If a code was the preferred method to guide subdivision development and design, any subdivision standards in the residential zones would then be redundant and cause duplication. The code approach would deviate from TPS because the zone provisions would no longer be the primary tool directing subdivision development.

A standalone Apartment Code could be introduced under any implementation option because it aligns with drafting conventions for development standards in business zones.

Apartment Code

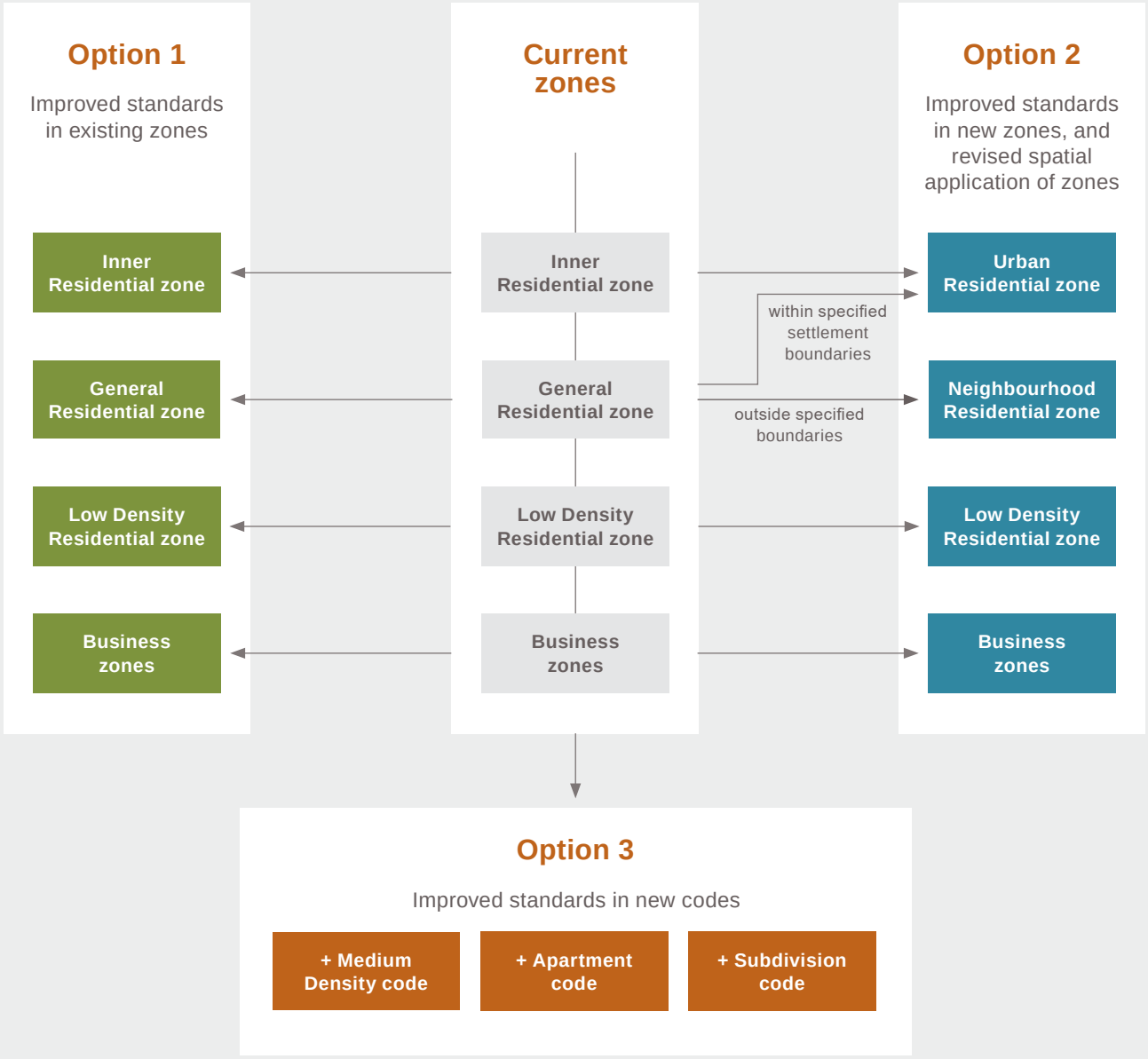
An Apartment Code is intended to improve the amenity and design quality of apartment development in business zones. The code would apply to all dwellings in a business zone. Typically, dwellings in business zones form part of a mixed-use building with a non-residential use at the ground floor. Such dwelling developments will often be of greater scale than housing in residential zones.

Because the primary purpose of the business zones is for non-residential use, applying the Apartment Code will retain the TPS drafting conventions where zoning is the primary tool for guiding spatial strategy.

Combining the dwelling standards of the Medium Density Code with the Apartment Code is possible, but it would add to assessment complexity, muddy the intent of each code, and again deviate from drafting conventions.

For more detail on this option, see page 70 of the Draft Recommendations Report.

Implementation framework options



Comparing the options

The table below provides a comparative summary of each option.

	Option 1	Option 2	Option 3
POLICY INTENT	Retains policy intent of existing zones.	Policy intent aligns with new zones to encourage efficient use of urban land without compromising characteristics of other settlements.	Retains policy intent of existing zones.
SPATIAL APPLICATION	Consistent with existing planning framework, limiting the efficient use of urban land.	Consolidates IRZ and GRZ land within designated settlements to encourage high-quality medium density development in key locations.	Improves housing choice across all zones through the application of new codes.
SCHEME AMENDMENT PROCESS	Does not require rezoning.	Requires rezoning to consolidate IRZ and GRZ within designated settlements.	Does not require rezoning. Requires a code insertion process including new overlays and/or text-based application.
DIFFERENTIATION BETWEEN ZONES	Differentiation between IRZ and GRZ less pronounced than option 2 but more pronounced than option 3 (i.e. equivalent to status quo).	Differentiation between large urban areas and other residential settlements more pronounced than other options (i.e. improvement to status quo).	Differentiation between IRZ and GRZ less pronounced than other options (i.e. worse than status quo).
COMPLEXITY	A simpler implementation approach compared to other options.	A more complicated implementation approach to option 1, but less complex than option 3.	A more complicated implementation approach to other options. Useability once implemented is also more complex.
IMPACT ON HOUSING CHOICE	Moderate improvement on housing choice. Implementation process does not ensure that councils will apply more IRZ land. Limited spatial application of IRZ would limit capacity for housing choice.	High improvement on housing choice. Implementation process facilitates better alignment in urban areas with policy and strategic framework consistent with National Housing Accord and draft national urban policy. Greater spatial application of provisions that support medium density housing would maximise the capacity for housing choice.	High improvement on housing choice. Implementation process ensures that housing choice is applied in appropriate locations by text-based application, providing for an applicant led process with no reliance on rezoning. Greater ability for housing choice irrespective of zoning.

Potential implementation approach

ZONES	Introduce improvements through a new zoning suite based on the spatial redistribution of the IRZ and GRZ, detailed in option 2.
CODES	Introduce a new apartment code to apply to dwellings in business zones, detailed in option 3.

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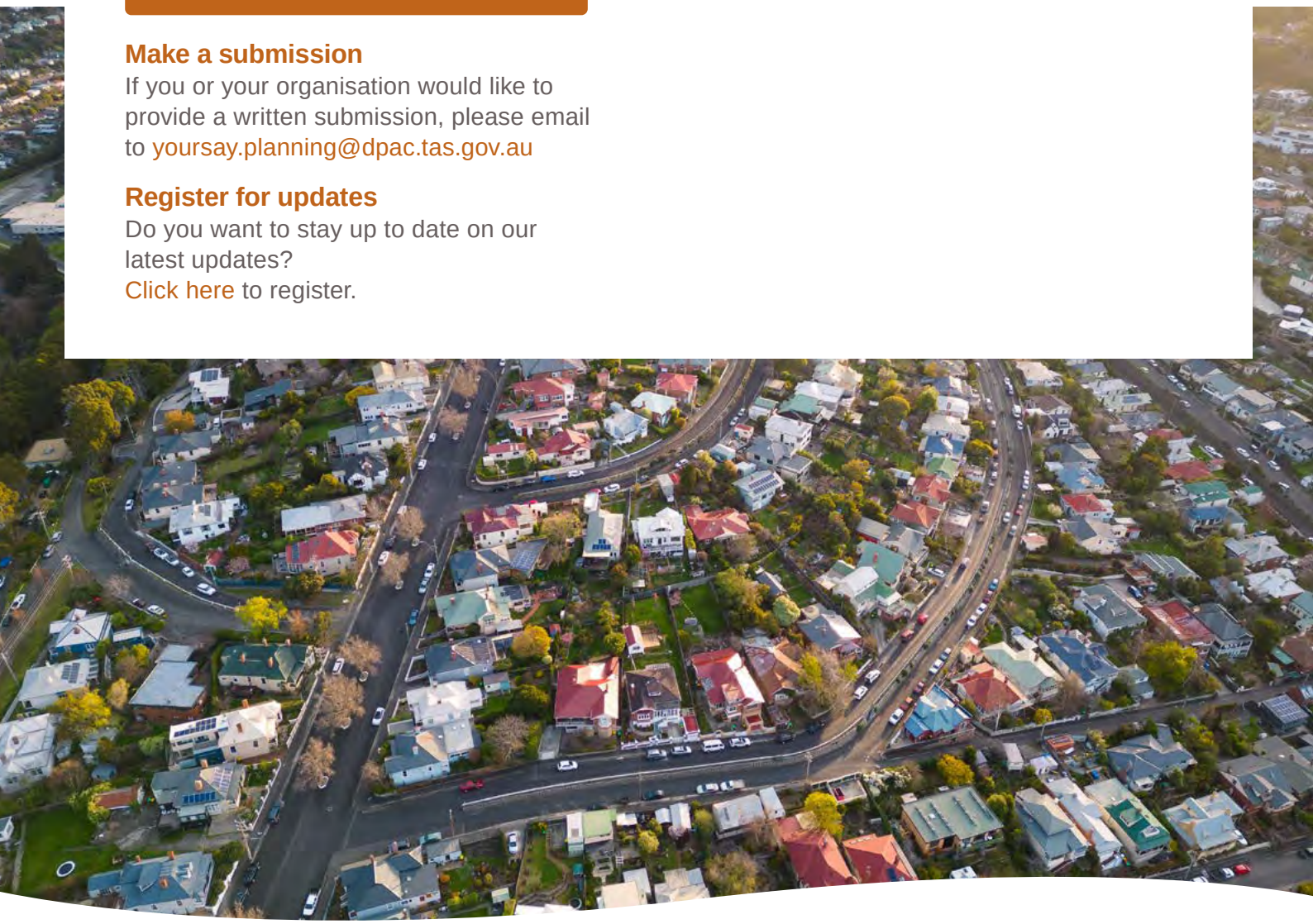

State Planning Office
Department of Premier and Cabinet

Tasmanian Government

PROJECT OVERVIEW | JULY 2024

Improving residential standards in Tasmania

Tasmanian Government

About the project

The project aims to improve housing supply, affordability and diversity, by reviewing planning controls for residential development in Tasmania.

Run by the State Planning Office, the project is one of the outcomes of the five-yearly review of the State Planning Provisions (SPPs). Regular review of planning requirements is necessary to make sure that planning standards respond to contemporary issues.

The project has identified opportunities to make sure the standards are fit for purpose, and can improve liveability, equity, healthy spaces and sustainability.

Who's involved?

The State Planning Office in the Department of Premier and Cabinet leads the project. It is supported by a Technical Reference Group (TRG) to provide expert knowledge and local experience.

The TRG includes members from:

- Australian Institute of Architects
- Homes Tasmania
- local government
- Planning Institute of Australia
- Department of State Growth.

The State Planning Office engaged ERA Planning and Environment to lead the project team who meet with the TRG at key touchpoints during the project.

Work done to date

The project started in September 2023 and has involved:

- detailed background research
- data analysis, and
- stakeholder engagement.

This helped to understand the current state of housing in Tasmania and identify potential opportunities for improvements. Feedback was sought from the TRG, and from representatives of local and state government and from established community and industry groups.

This feedback has been used to prepare the Draft Recommendations Report, which is currently open for community consultation

For more information about the project, or to read the Draft Recommendations Report, visit planningreform.tas.gov.au

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Project timeline

STAGE 1	Project initiation	September 2023
STAGE 2	Background analysis	December 2023
STAGE 3	Draft Recommendations Report	May 2024
STAGE 4	**Community and stakeholder engagement**	**July 2024**
STAGE 5	Final Recommendations Report	Late 2024

What we've heard so far

Previous engagement outcomes form the basis for developing improvement options and have been built on during the project. Key matters raised during previous engagement include:

- **Statewide approach to standards:** There are both pros and cons to a consistent state wide approach to the planning system.
- **Drafting concerns:** How standards are interpreted, varied levels of complexity and prescription in some standards, and some that are not achieving their intended outcomes.
- **Development standards:** Including multiple dwelling densities, setbacks, building envelope, site coverage, open space, garage and carport design, privacy, fencing and waste storage.

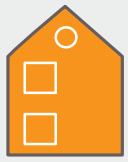
Housing in Tasmania

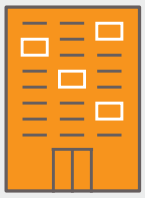
Understanding the housing we currently have in Tasmania and what we need in the future are critical to the project. Existing demand for social housing is significant, with 4,500 applications on the social housing register in July 2023. Forecasts show that 32% of total demand will be from low-income households (around 12,500 households).

Over the last twenty years, housing in Tasmania has become less dense and less diverse, going against the national trend. Housing demand over the coming years will be greatest in Southern Tasmania, including the need for higher density dwellings, such as apartments and townhouses. To date, there are mixed views on how to achieve this change.

Twenty-year change in dwelling diversity, 2001-2021

Source: Tasmanian Housing Strategy

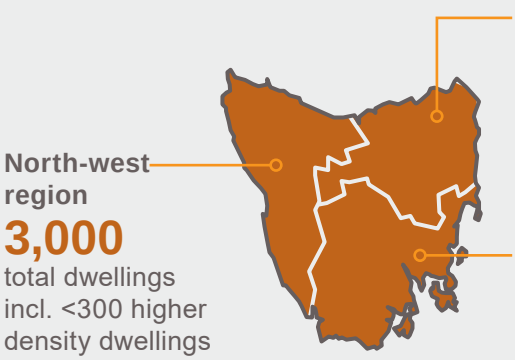




	Separate house		Medium density		High density	
	2001	2021	2001	2021	2001	2021
Greater Hobart	81.9% ▲	83.8%	14.7% ▼	13.2%	2.1% ▼	2.0%
Tasmania	85.5% ▲	86.8%	11.3% ▼	10.8%	1.1% ▼	1.0%
Australia	74.8% ▼	70.3%	16.1% ▲	17.3%	6.3% ▲	11.0%

Dwelling demand to 2041

High series projections from the Tasmanian Housing Strategy indicate that housing demand over the coming years will be greatest in Southern Tasmania. This includes a proportional increase in demand for higher density dwellings, such as apartments and townhouses.



North-west region
3,000
total dwellings
incl. <300 higher density dwellings

Northern region
6,500
total dwellings
incl. 4,000 higher density dwellings

Southern region
29,000
total dwellings
incl. 16,000 higher density dwellings

The role of planning in housing

The role of planning in housing delivery is fundamentally a spatial task: to coordinate a pipeline of housing aligned with infrastructure capacity, population trends and housing preferences, and to encourage the right housing in the right place. The Planning Institute of Australia has identified three overarching principles that planning systems should adopt to support housing delivery:

- Enabling housing for those in need
- Encouraging more housing diversity and good design
- Improving decision-making systems and strategies.

Best practice planning

The Business Council of Australia's national review of planning systems shows that Tasmania's system ranks well among the other states and territories. Specifically, its speedy approval timeframes, and consistent statewide standards.

Despite these positives, there are some omissions in residential standards in Tasmania when compared to other states and territories.

What needs improvement through the planning system?

Based on research and engagement to date, there are some fundamental themes that can be addressed through improvements to Tasmania's residential standards (the SPPs.) While not all are entirely resolved through improvements to planning scheme provisions, the residential standards can make a notable contribution. .

We need to improve:

Housing choice, including affordability, diversity and density

Design quality, looking for opportunities for innovation and design excellence

Subdivision, improving the layout and liveability of new neighbourhoods

Spatial application of zones, promoting greater application of zones that allow more density and diversity of housing in the right locations

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Draft recommendations report

About the report

The State Planning Office and project team have been working with key stakeholders to refine a set of recommendations that will achieve improved residential development outcomes for proponents, regulators and the Tasmanian community. These now form the basis of the Draft Recommendations Report, which has been prepared to engage more broadly with the Tasmanian community.

The Draft Recommendations Report looks to facilitate improved planning requirements for a variety of housing options which balance the need to increase housing supply in a way that also encourages liveability and affordability for Tasmanian communities.

What's in the report?

The draft report introduces the project and its context, outlines the draft improvements, and the community engagement process that will inform the final report and recommendations. For quick reference, the report can be navigated through the following sections.

SECTION 1-2	**Introduction**	Introduces the project, background context, and feedback opportunities
SECTION 3	**Definitions and terms**	Outlines the improvements to definitions and terms
SECTION 4	**A mature suite of residential standards**	Outlines the improvements to use, development and subdivision standards
SECTION 5	**Homes in business zones**	Outlines the improvements to residential standards in business zones
SECTION 6	**The right housing in the right location**	Details the implementation framework for delivering improvements
SECTION 7	**Other improvements**	Outlines improvements to miscellaneous matters

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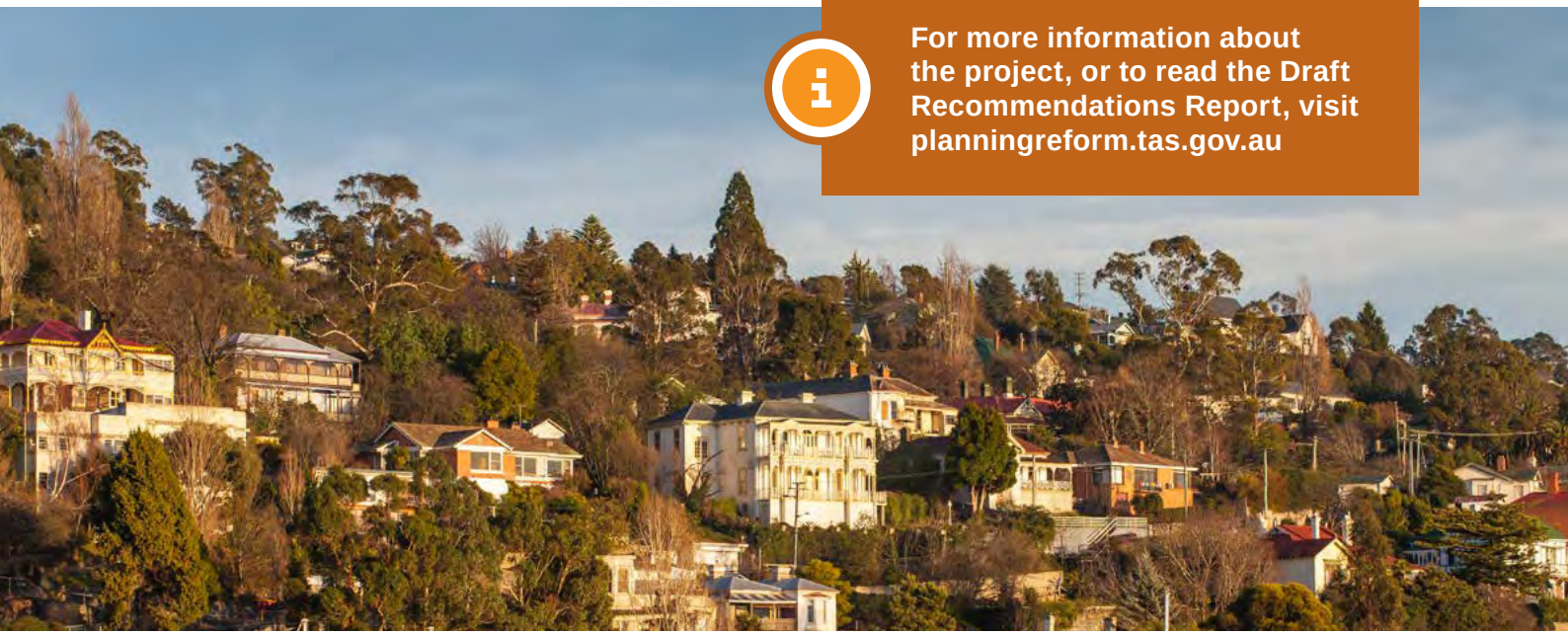

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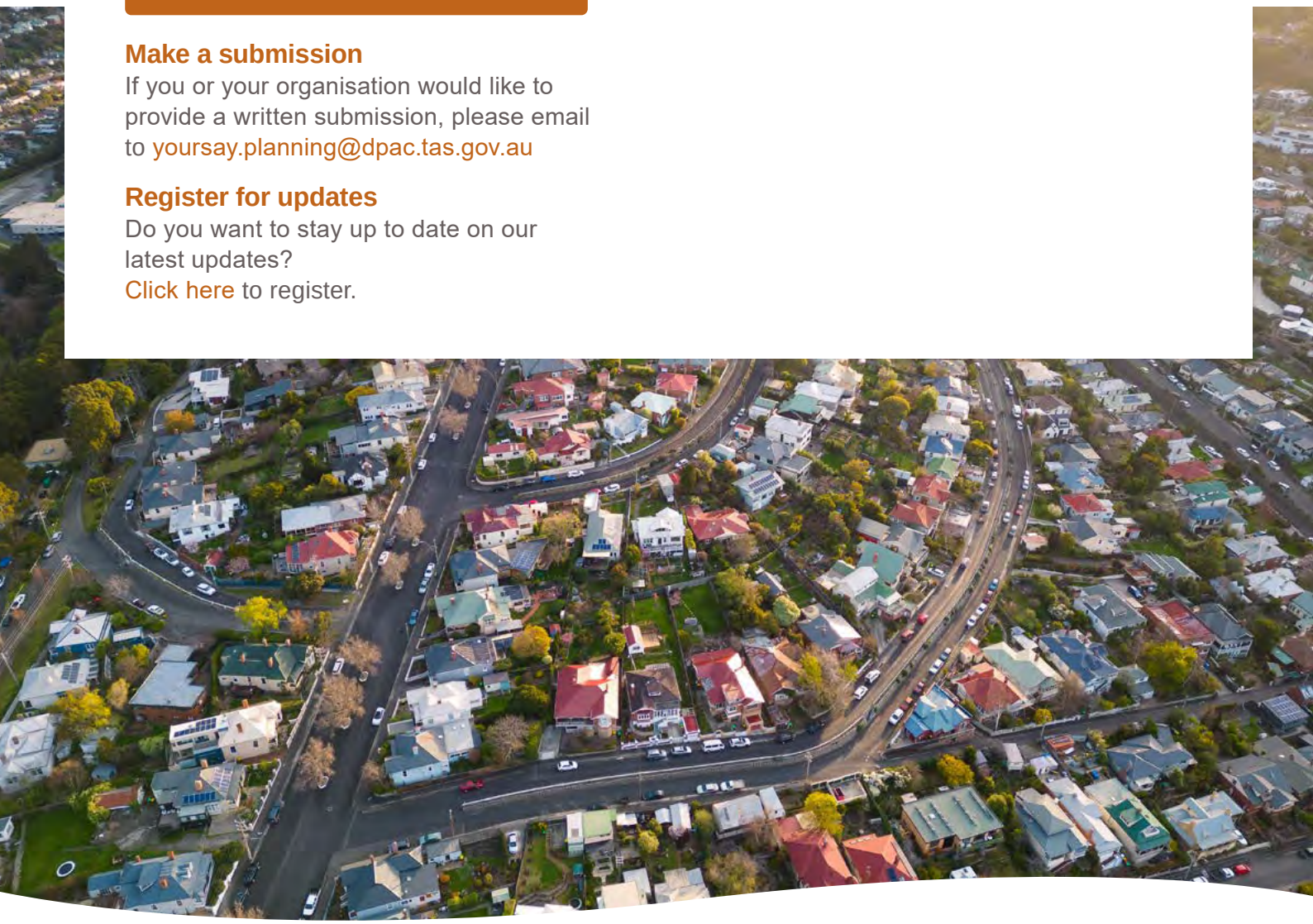

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