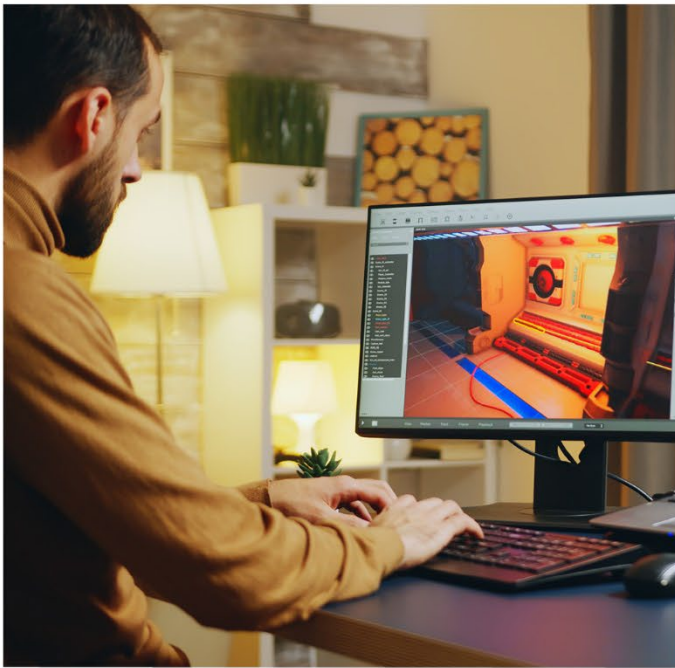


Consultation Summary

Submissions on the draft Medium Density Design Guidelines



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Introduction

The Medium Density Design Guidelines (Guidelines) are a non-statutory, advisory document developed as part of the implementation of the 30-Year Greater Hobart Plan. The 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.

The 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.

Consultation

The draft Guidelines were published on the Department of State Growth's public engagement website (<https://engage.stategrowth.tas.gov.au/>) on Saturday 15 July 2024.

Submissions closed on Friday 6 September 2024, with 35 submissions received during the consultation period.

In accordance with the Tasmanian Government's policy to publish the submissions received in response to public consultation processes, written submissions received during the consultation period were published on the Department of State Growth's website at the following web address:

www.stategrowth.tas.gov.au/about/divisions/ship/medium-density-design-guidelines.

Exceptions to this are five submissions in which the author requested that all or part of their submission be treated as confidential and not be published.

Your feedback

In addition to publishing individual submissions received, a summary of the key themes is provided below.

General Feedback

Written submissions received focused around the following key themes.

- Increasing density
- Application of the Guidelines
- Impacts of the natural environment
- Access and mobility
- Design

Increasing density

Overall, feedback was broadly supportive of increasing density in a considered and well-designed manner.

There were differing views on how increased density may impact liveability. Some submissions noted concerns that housing densification may lead to increased congestion in and around the Greater Hobart area.

Other submissions highlighted the potential benefits of increased housing density, including:

- increasing housing supply and affordability
- responsiveness to changing lifestyles and expectations
- encouraging more sustainable development practices
- supporting increased uptake of public and active transport.

Application of the Guidelines

A number of submissions raised concern with the non-statutory status of the Guidelines, claiming that this has the potential to cause confusion and uncertainty among stakeholders.

Submissions raised that the Guidelines should align with existing state policies including the Tasmanian Planning Policies, Regional Land Use Strategies and the State Planning Provisions.

Impacts of the natural environment

A significant amount of feedback was received on the natural environment. Feedback proposed that the Guidelines should consider both the impact of the natural environment on developments, and the impact that developments will have on the natural environment.

The Guidelines should consider:

- impacts of natural disaster and extreme weather events
- climate vulnerability and exposure
- the best use of deep soil zones
- trees and tree cover
- topography and site slope
- seasonal shade in open areas
- climate resilience.

Access and mobility

The majority of submissions noted that parking and access are vital considerations for medium density dwellings. Appropriate vehicle access and parking options must be considered, as should the encouragement of other forms of transport including active modes of transport.

Submissions noted that micromobility, and the requirements of micromobility devices such as time limited charging points for scooters and e-bikes should be considered in the Guidelines. Provision for a range of bicycle types and sizes should also be considered in bicycle parking and site storage guidance, allowing for children's bikes alongside larger or heavier cargo or e-bikes that cannot be easily lifted.

Design

The majority of submissions noted that the Guidelines are clear and provide useful design guidance.

Submissions raised that the design elements do not outline or discuss metrics in relation to design requirements, which may make it difficult to follow the Guidelines. It was also raised that design examples of a range of dwelling types should be included in the Guidelines.

A large number of submissions outlined specific design principles that should be included in the Guidelines, including ventilation, solar access, water sensitive design, landscaping and universal design among others.

Feedback Response

The feedback received has been used to inform the further review, amendment and improvement of the Guidelines.

The feedback was analysed and sorted into 179 line items, which have been considered and actioned as follows:

- 55 have been adopted
- 18 have been partially adopted
- 48 have not been adopted
- 14 are not applicable – these either respond to the Improving Residential Standards project, which is a separate project being undertaken as part of the review of the State Planning Provisions, or were assessed as not relevant
- 45 have been noted – these are often a comment rather than actionable feedback or relate to out-of-scope items such as the broader planning landscape.

Changes made in response to consultation feedback include:

- Recognition of the Guidelines as an evolving advisory resource that will be periodically reviewed to align with future updates to the planning system.
- Improved accessibility considerations, with a stronger focus on people with limited mobility in the streetscape context analysis and sloping site design.
- Enhanced wayfinding and site permeability guidance, ensuring clear building entries and improving walkability.
- New guidance to discourage repetitive building forms in large developments, supporting better integration into established neighbourhoods.
- Introduction of a "Thermal Comfort" section, emphasising energy efficiency and climate-responsive design.
- Inclusion of tree retention and deep soil areas as key considerations in designing for site cover.
- Incorporation of Crime Prevention Through Environmental Design (CPTED) principles, reinforcing safety and crime prevention through urban design.
- Emphasis on designing for active transport uptake, recognising its role in improving liveability and promoting sustainable mobility.
- Recognition of Palawa and European heritage in the site analysis process, particularly for conservation areas and heritage-listed properties.
- Minor wording changes throughout to enhance clarity, readability, and alignment with contemporary planning terminology.
- Improved document structure and organisation, with refinements to headings, section names, and content flow for easier navigation.
- Enhanced visual elements and layout adjustments, improving the presentation of diagrams, figures, and design principles.



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