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Australian Institute of Architects

2 October 2017

Planning Policy Unit Department of Justice
GPO Box 825
Hobart Tas 7001

To whom it may concern,

On behalf of the Tasmanian Chapter of the Australian Institute of Architects (the Institute), I would like to thank you for the opportunity to provide feedback on the Land Use Planning and Approvals Amendment (Major Projects) Bill 2017.

The Institute is supportive of the measures contained in the Bill. We believe the proposed changes have the potential to achieve the stated objectives of providing greater certainty for proponents, while ensuring a rigorous assessment process with existing high levels of protection for the environment, cultural and heritage assets and local amenity. We strongly support the 'no reasonable prospect' test as a means to provide greater certainty, predictability and efficiency, leading to greater investor and public confidence.

To achieve well-designed, coordinated, high-quality major project outcomes with optimal value for the state and all stakeholders, the Institute believes:

- a major project declaration must trigger a good design review within the assessment process which
 - adheres to good design guidelines;
 - ensures the location, form and character of the development is addressed, and
 - promotes good design as integral to state identity.
- the assessment panel must comprise suitably qualified, interdisciplinary experts, and
- architects and urban design specialists have the complex problem-solving skills required to assess major projects and should comprise the substantial and inherent part of the assessment panel.

A well designed built environment encourages development suited to the people and the place and is therefore sustainable. The Institute believes that the development of good design guidelines and the application of good design criteria for the procurement and assessment of Major Projects will ensure the best outcomes for those projects, for development of our unique environment, for the community, and for economic growth.

Good design is an investment in our future. It requires skilled application within the design process of specialised analytical ability, practical understanding, and technical knowledge in addition to creative

vision and flair. Good design resolves and extends the functional brief to achieve beneficial, value adding outcomes that:

- integrate and develop the unique characteristics of physical and heritage context,
- promote the health and well-being of our community,
- reflect and develop community aspirations for the present and the future,
- support equity in access and opportunity,
- identify and integrate unforeseen opportunities and efficiencies at all scales of a project, and promote broader economic benefit and growth.

A clear good design framework applied in the early stages of any project creates certainty, reduces risk and develops investment confidence. Other Australian states are actively determining and regulating clear good design development procedures, and are reaping significant tangible benefits in their built environments and economies as a consequence. To ignore the value of regulated good design requirements in both the procurement and the assessment of the design of our Major Projects and Projects of State Significance could risk Tasmania missing the opportunity for valuable benefits such regulation supports.

As stated in previous correspondence, the Institute is concerned that, at present, the critical role of urban design is only dealt with under the draft Settlement and Liveable Communities Tasmanian Planning Policy.

The Institute reiterates the importance of having an overarching State Planning Policy to provide the context for settlement and help guide strategic planning decisions including determinations made in relation to major projects. In the absence of an integrated policy, we are at risk of losing the character that is essential to our sense of place and identity, and which has played such a crucial role in Tasmania's tourism boom and the economic benefits that have flowed from that.

The New South Wales draft urban design policy, *Better Placed*, recognises 'The urban environment is where most of us live, work and recreate. A city, town or urban locality should be designed to be of its location, connected to its landscape setting, and integral with local people and cultures. In this way, it will be distinctive, relevant and engaging.'

The Tasmanian landscape offers a distinctive scale and pattern of settlement, from small cities to individual buildings in hamlets. The form, character and hierarchy of settlement sets Tasmania apart nationally. A State Planning Policy which addresses the unique character of the Tasmanian landscape and its settlement is critical.

Developments such as MONA and the Henry Jones Art Hotel, which have been instrumental in attracting so many visitors to Tasmania and have generated local development, demonstrate the benefit of value adding good design within the context of landscape and built environment. By addressing good design, settlement and landscape at the appropriate levels, we can encourage development and economic growth, protect and enhance the essence of the state's appeal, and build on our reputation as a high-quality destination, which will attract population growth, allow the tourism industry to continue to thrive, as well as provide the best quality living environment for our own communities.

The Institute continues to support agile and rigorous planning processes, which encourage the enhancement of the unique and diverse settlement character of the state, appropriate high quality contemporary development and its consequent liveability; qualities that underpin investment and economic confidence in the Tasmanian 'brand'. We look forward to ongoing involvement in achieving a successful planning scheme that benefits all Tasmanians.

Kind regards,

A handwritten signature in black ink, reading "Yvette Breytenbach" with a period at the end. The signature is written in a cursive, flowing style.

Yvette Breytenbach RAIA
President, Tasmanian Chapter,
Australian Institute of Architects