

## **Building Height Standards Review – Australian Institute of Architects, Tasmanian Chapter Submission**

- The Tasmanian Chapter of the Australian Institute of Architects (the Institute) commends the Hobart City Council for undertaking the Central Hobart Building Heights Standards Review Project and is supportive of the recommended proposed planning scheme amendments.
- The Institute supports the Urban Design Advisory Panel consideration, proposing that the K2VI model includes the view cone data and is made available to prospective applicants.
- With regards to the Urban Context Report requirements, proposed to be required for applications that do not meet the acceptable solution for height in height areas 1 – 4, the Institute is supportive of a rigorous design process that respects and responds to the specific characteristics of each site and surrounding areas. To enable this, we support the further development of a reliable and accurate 3D city model and database, to both assist proponents prior to and during the design process, and to further assist with the assessment of developments.
- While planning scheme amendments are being suggested in relation to the central city, the Institute encourages the HCC to consider amendments to the scheme to enable an appropriate increase in residential density in the inner suburbs to meet the current housing demand. We note the implication of recent Tribunal decisions (Henry Designs etc) and the Supreme Court decision (Boland v Clarence City Council [2018] TASSC 43). The intent of the scheme and the provisions of the scheme must be clarified to facilitate smaller scale and medium-density residential developments that are currently at risk.
- We would appreciate any updates on future developments or related matters. If we can be of any further assistance, please don't hesitate to contact us.