Local Government Association Tasmania

Our Ref: ME | SJ

13 September 2024

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Department of State Growth
GPO Box 536, Hobart TAS 7001

Via email: contact@greaterhobart.tas.gov.au

Dear David

Draft Medium Density Design Guidelines

Thank you for the opportunity to provide a submission on the Draft Medium Density Design Guidelines (MDDG).

We welcome the investment in the Draft Guidelines that will position Tasmania to support three key outcomes:

1. Improved housing diversity and design, responding to our housing crisis.
2. Improved housing density, adding to Tasmania's lifestyle options and supporting efficient urban living.
3. Improved guidance for development proponents, improving compliance and supporting the statutory development assessment process.

The Local Government Association of Tasmania (LGAT) has been advocating for all of these, but particularly for completion of our planning framework with helpful best practice guidelines to assist proponents[1].

Our submission is focused on recommendations around communicating this guideline to the public and to proponents. We will leave councils, who host substantial planning expertise, to comment on the specific elements within the MDDG.

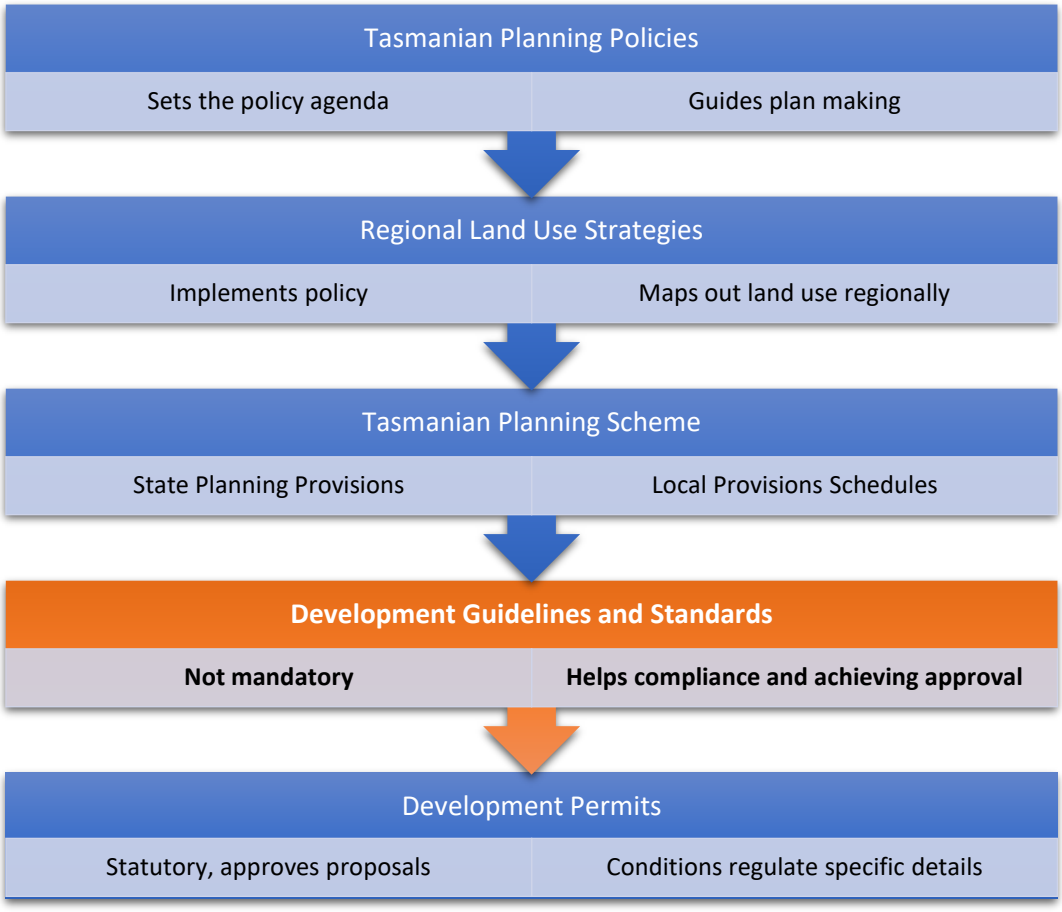
We recommend that the MDDG better communicate its non-statutory role in the planning system, in particular what it can and cannot do, or be used for. In its

[1] See: LGAT's State Budget Priority Statement 2024-25

introduction on pages 6-7, the Guidelines should explain what it means to be non-statutory, especially that they:

- Are intended to support the statutory development assessment system, improve certainty and the likelihood of favourable assessment against the Tasmanian Planning Scheme.
- Are not intended to be used as the basis of a refusal – i.e. the MDDG does not preclude alternate design options being proposed and approved, where they meet planning scheme requirements.

The Guidelines should communicate where they sit within the planning system, ideally in a straightforward and visual way. This helps convey how it relates to other planning instruments. For example:



We welcome additional development guidelines and standards, such as these, alongside the core, statutory planning instruments. It is important that these are presented together so proponents are aware of them and can incorporate them into their designs. At present, these documents are hosted by the agencies that produce them, fragmented across a range of websites. For example, the Tasmanian Municipal Standards, the Department of Natural Resources and Environment's Conservation Assessments and

Development Planning, the Department of State Growth's Standard Drawings, TasWater Technical Standards, and TasNetworks Developer's Toolkit.

We are currently developing the Tasmanian Development Manual and are looking at ways to properly connect disparate documents and convey this information efficiently and helpfully to proponents. We invite the Tasmanian Government to collaborate with us and councils in doing this.

Thank you again for the opportunity to provide comments. Please contact Michael Edrich if you have any questions or would like further information, at michael.edrich@lgat.tas.gov.au or (03) 6146 3740.

Yours sincerely



Dion Lester
CHIEF EXECUTIVE OFFICER