

25 May 2017

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



Australian Institute of Architects

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 this opportunity to comment on the *Land Use Planning and Approvals Amendment (Tasmanian Planning Policies) Bill 2017* (the Bill) and draft Tasmanian Planning Policies (TPPs) and Overview, and for the feedback extension granted to us.

As noted in previous correspondence, the Institute generally supports the introduction of a statewide planning scheme, and its intention to clarify and simplify existing planning controls. The Institute endorses measures that create the climate for healthy, vibrant economic development and believes this can be achieved through the government's stated objectives of providing consistency, clarity and certainty for everyone through the planning scheme. It is our contention, moreover, that it is vital that planning processes remain agile and rigorous, ensuring the enhancement of the unique and diverse settlement character of the state and its consequent liveability; qualities that underpin investment and economic confidence in the Tasmanian 'brand'.

The Institute is concerned about the scope of the State Policies and how they sit with the draft TPPs. At this stage, the critical role of urban design is only dealt with under the draft Settlement and Liveable Communities Tasmanian Planning Policy. We believe this is inadequate and that the location, form and character of 'urban' development would be more appropriately addressed at both levels, with State Policy providing the context for settlement and helping to guide strategic planning decisions. Given the complex and often conflicting nature of the interactions between the TPPs and State Policies, we believe an integrated policy is needed to consider the place of settlement in relation to the landscape character of the state. We understand that the draft TPPs will be the subject of formal consultation later this year and we look forward to elaborating on these concerns at that time.

The Institute also has some concerns that the Bill, as it stands, grants discretionary power to the Planning Minister, with no guarantee of full or effective consultation. Section 12C of the Bill states that the Minister 'may' provide a draft policy to the Tasmanian Planning Commission, with no recourse for the Commission or the public if he or she does not. Further, section 12G gives the Minister sole power to make, amend and refuse planning policies in the manner 'he or she thinks fit'.

We believe this has the potential to lead to a lack of transparency and, importantly, it also creates an uncertain and confusing system, which goes against the Government's stated aims of providing consistency, clarity and certainty for everyone. The Institute would argue that TPPs must be developed in consultation with local councils and independent planners and architects.

We look forward to continuing our involvement in this process to ensure the success of the new planning scheme for the benefit of all Tasmanians. If we can be of any further assistance on the points outlined above, please don't hesitate to contact us.

Kind regards,

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

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