

Improving residential standards in Tasmania

Implementing the improvements

Identifying the opportunity

The role of planning in housing delivery is strongly linked to place. This means our planning system must align housing delivery with infrastructure capacity, population trends and community needs to get the right housing in the right place.

Under the National Planning Reform Blueprint, the Tasmanian Government has a commitment to:

- Promote medium density housing in areas close to amenities, employment and public transport
- Undertake planning and zoning reforms to meet housing supply targets
- Improve design guidance to ensure the quality of new builds
- Update planning requirements to increase density and meet housing supply targets.

There is an opportunity to deliver on these commitments and encourage greater housing choice in Tasmania. The recommended improvements to the residential standards intend to do just this.

Implementation options

The recommended improvements can be implemented in many ways. This project has arrived at three options that focus on zones and codes, which are the key tools we have available through the State Planning Provisions. The three options are:

1. Improvements through existing zones
2. Improvements through new zones and aligned zone application guidelines
3. Improvements through new codes

The same set of improvements to the residential standards could be brought in under any of the implementation pathways. There may also be variations to the implementation options to align with priorities. For example, it may be preferable to deliver improvements in stages, some through the zoning suite but others through a new code.



For more detail on the potential implementation options, see page 65 of the Final Recommendations Report.

Option 1

Improvements through existing zones

This option delivers the recommended improvements through changes to the residential standards in the existing zones.

- There is no change to the policy intent of the existing zones under this option, or land where they are applied.
- This option presents a 'business as usual' implementation approach.

This option relies on improving development standards in both the Inner Residential Zone (IRZ) and General Residential Zone (GRZ) to build capacity for greater housing diversity and density. To deliver the housing we need, under this option there is greater reliance on the GRZ to achieve these results.

This is because the GRZ covers 60% of all urban residential zoned land, compared to 33% in the Low Density Residential Zone (LDRZ), 3% in the IRZ, and 4% in business zones.

This option will not require the preparation of new zoning maps, however, broader application of the IRZ in appropriate locations should be encouraged as a follow-up action to better promote medium density housing in the right locations. The business as usual approach will do little to address the existing similarities in built form outcomes between these zones.



For more detail on this option, see page 68 of the Final Recommendations Report.



Option 2

Improvements through new zones and aligned zone application guidelines

- This option implements the recommended improvements through new zones.
- There is no difference between the recommended development standards under Option 1 and 2.
- The difference lies in the policy intent, where the zoning is applied and permitted housing types.

This option redefines where the IRZ and GRZ are applied in the major urban areas of Tasmania¹ to deliver more of the right housing in the right locations. This option provides a more balanced approach that recognises that the role of cities is different to neighbourhoods and regional areas.

This option consolidates the GRZ and IRZ within the settlement boundaries of

Tasmania's major urban areas¹ into a single new residential zone: the Urban Residential Zone (URZ). All remaining GRZ land outside of the major urban areas is converted into a Neighbourhood Residential Zone (NRZ).

The land to be converted to the URZ would be guided by the defined settlement boundaries for the major urban areas of Greater Hobart and Greater Launceston, which are established through the applicable regional land use strategy. In Burnie and Devonport, the change would be guided by a Council approved settlement strategy.

Where justified through strategic planning, there may be some circumstances where housing close to other major towns could be converted to the URZ.

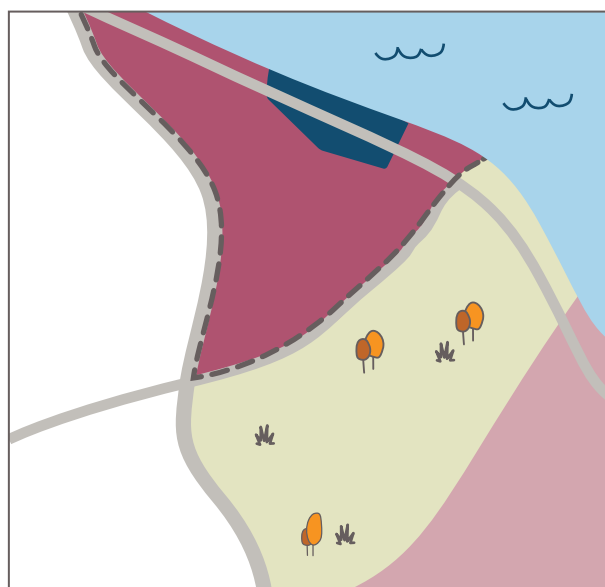


For more detail on this option, see page 70 of the Final Recommendations Report.

¹ Greater Hobart, Greater Launceston, Burnie and Devonport



- Activity Centre
- Inner Residential Zone
- General Residential Zone
- Settlement boundary



- Activity Centre
- Urban Residential Zone
- Neighbourhood Residential Zone
- Settlement boundary

Option 3

Improvements through new codes

Option 3 implements the recommended improvements to the development standards through three new codes, the Medium Density Code, Apartment Code and Subdivision Code. The zoning of all land will remain unchanged, as will the policy intent of each zone.

There is no difference between the recommended development standards under Options 1, 2 and 3. The difference lies in the housing types that the standards apply to. An overview of these new codes is provided below:

Medium Density Code

The intent of the Medium Density Code is to provide tailored provisions for diverse housing types in good locations, while retaining the existing SPP provisions for single dwellings. The code would apply to communal residences and multiple dwellings within 400 m of a higher order activity centre or high frequency transit corridor, on land zoned IRZ or GRZ. It would not apply to the LDRZ or business zones.

The Medium Density Code has the potential to deliver more of the right housing in the right locations, irrespective of the zoning applying to the land. Therefore, zoning would no longer be the primary mechanism guiding spatial strategy.

Subdivision Code

A Subdivision Code is intended to improve the liveability of residential neighbourhoods through improved subdivision design. The code would apply to all subdivision development in the IRZ, GRZ, and LDRZ.

If a code was the preferred method to guide subdivision development and design, any subdivision standards in the residential zones would then be redundant and cause duplication. The code approach would deviate from TPS because the zone provisions would no longer be the primary tool directing subdivision development.



A standalone Apartment Code could be introduced under any implementation option because it aligns with drafting conventions for development standards in business zones.

Apartment Code

An Apartment Code is intended to improve the amenity and design quality of apartment development in business zones. The code would apply to all dwellings in a business zone. Typically, dwellings in business zones form part of a mixed-use building with a non-residential use at the ground floor. Such dwelling developments will often be of greater scale than housing in residential zones.

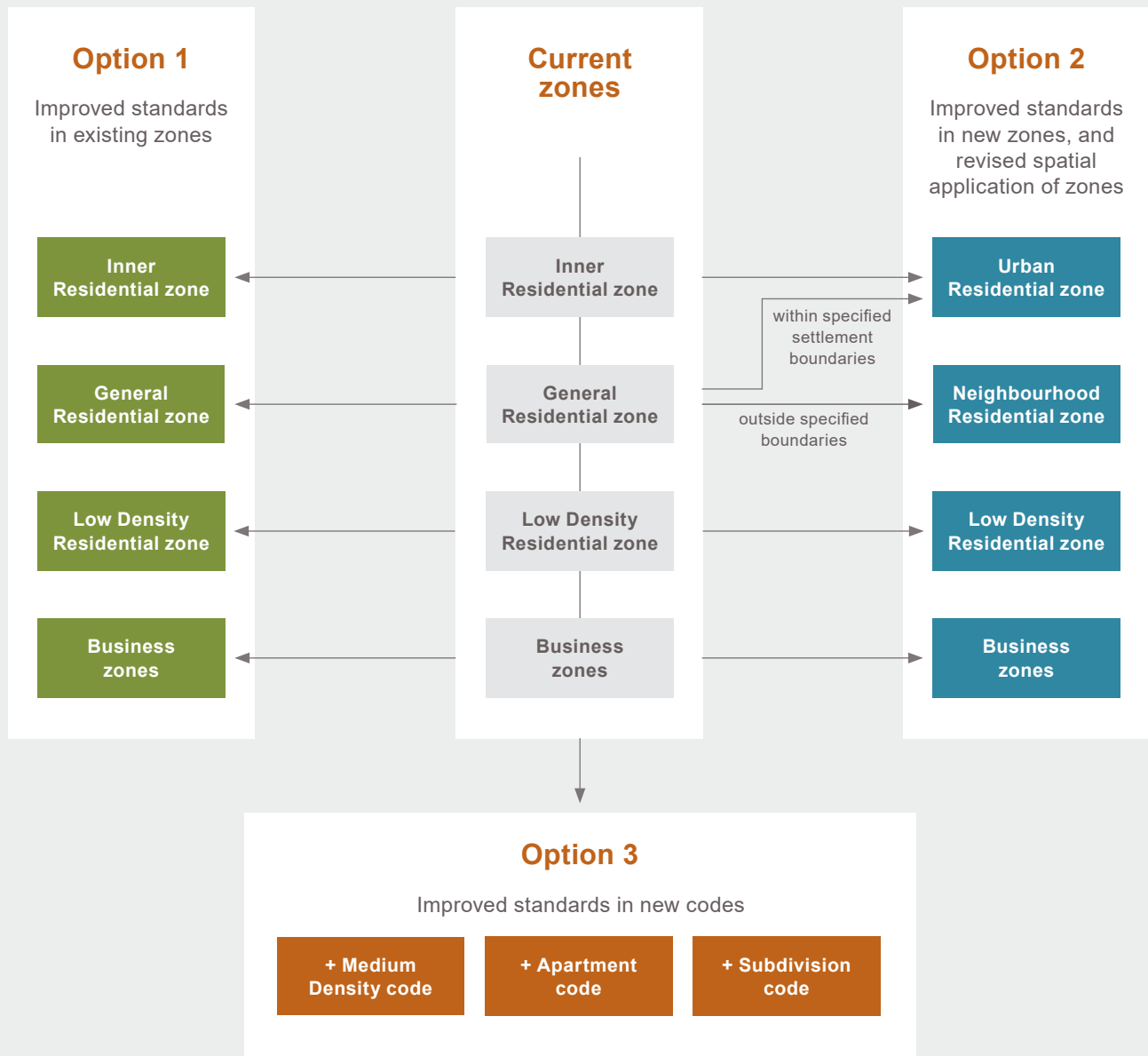
Because the primary purpose of the business zones is for non-residential use, applying the Apartment Code will retain the TPS drafting conventions where zoning is the primary tool for guiding spatial strategy.

Combining the dwelling standards of the Medium Density Code with the Apartment Code is possible, but it would add to assessment complexity, muddy the intent of each code, and again deviate from drafting conventions.



For more detail on this option, see page 73 of the Final Recommendations Report.

Implementation framework options



Comparing the options

The table below provides a comparative summary of each option.

	Option 1	Option 2	Option 3
POLICY INTENT	Retains policy intent of existing zones.	Policy intent aligns with new zones to encourage efficient use of urban land without compromising characteristics of other settlements.	Retains policy intent of existing zones.
SPATIAL APPLICATION	Consistent with existing planning framework, limiting the efficient use of urban land.	Consolidates IRZ and GRZ land within designated settlements to encourage high-quality medium density development in key locations.	Improves housing choice across all zones through the application of new codes.
SCHEME AMENDMENT PROCESS	Does not require rezoning.	Requires rezoning to consolidate IRZ and GRZ within designated settlements.	Does not require rezoning. Requires a code insertion process including new overlays and/or text-based application.
DIFFERENTIATION BETWEEN ZONES	Differentiation between IRZ and GRZ less pronounced than option 2 but more pronounced than option 3 (i.e. equivalent to status quo).	Differentiation between large urban areas and other residential settlements more pronounced than other options (i.e. improvement to status quo).	Differentiation between IRZ and GRZ less pronounced than other options (i.e. worse than status quo).
COMPLEXITY	A simpler implementation approach compared to other options.	A more complicated implementation approach to option 1, but less complex than option 3.	A more complicated implementation approach to other options. Useability once implemented is also more complex.
IMPACT ON HOUSING CHOICE	Moderate improvement on housing choice. Implementation process does not ensure that councils will apply more IRZ land. Limited spatial application of IRZ would limit capacity for housing choice.	High improvement on housing choice. Implementation process facilitates better alignment in urban areas with policy and strategic framework consistent with National Housing Accord and draft national urban policy. Greater spatial application of provisions that support medium density housing would maximise the capacity for housing choice.	High improvement on housing choice. Implementation process ensures that housing choice is applied in appropriate locations by text-based application, providing for an applicant led process with no reliance on rezoning. Greater ability for housing choice irrespective of zoning.

Potential implementation approach

ZONES	Introduce improvements through a new zoning suite based on the spatial redistribution of the IRZ and GRZ, detailed in option 2.
CODES	Introduce a new apartment code to apply to dwellings in business zones, detailed in option 3.