

Medium Density Residential Development Standards

Draft Amendment 01/2019 of the State Planning Provisions

Terms of Reference

I, Roger Charles Jaensch, Minister for Planning, pursuant to section 30C(1) of the *Land Use Planning and Approvals Act 1993* ("the Act"), hereby issue these Terms of Reference for the preparation of draft amendment 01/2019 of the State Planning Provisions (SPPs).

Background

Tasmania, particularly Greater Hobart, is experiencing a high demand for housing with prices and competition for rental properties significantly increasing. As a result, there is a need to ensure the planning controls in the State Planning Provisions (SPPs) are able to provide for a diverse range of housing opportunities.

The residential development standards in the residential zones of current planning schemes and the SPPs are largely derived from *Planning Directive No. 4.1 – Standards for Residential Development in the General Residential Zone*, which are more tailored to single houses or villa unit/townhouse development in suburban areas. Planning controls are required to facilitate medium density residential development, such as apartments, particularly as infill development in appropriate locations.

In March 2019, the Premier of Tasmania announced that a new set of planning standards for medium density residential development would be prepared and implemented through the SPPs. Consequently, the implementation of the standards would rely on the Local Provisions Schedules being finalised and operational.

Scope of the draft amendment

Draft amendment 01-2019 of the SPPs is to implement medium density residential development standards which:

- provide appropriate Permitted and Discretionary pathways for the assessment of medium density residential development in the form of apartments, which encourage good quality design and liveable spaces;
- are suitable for application to relevant parts of central Hobart and other areas such as appropriate locations along the Hobart to Glenorchy transit corridor; and
- may be applied to appropriate areas within other major centres in Tasmania such as within existing major activity centres, in close proximity to major activity centres, or along other major transit corridors.

Statutory requirements for the draft amendment

The draft amendment is to be prepared in accordance with the requirements in Part 3, Division 2 of the Act.