

## Tasmanian Active Living Coalition



Tasmanian Housing Strategy  
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ATTN: Tasmanian Housing Strategy

**Subject: Tasmanian Housing Strategy Discussion Paper**

Thank you for the opportunity to provide feedback on phase one of the Tasmanian Housing Strategy Discussion Paper. On behalf of members of the Tasmanian Active Living Coalition please find a consultation submission attached in response to the Tasmanian Housing Strategy Discussion Paper.

The Tasmanian Active Living Coalition works together to influence and inform policies, decisions and strategies that encourage the creation of active living environments, food security and social inclusion that benefit health and wellbeing.

Yours sincerely

Associate Professor Verity Cleland  
TALC Chair

Date: 19 October 2022

# Tasmanian Active Living Coalition

Submission to Tasmanian Housing Strategy

Discussion Paper



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## Introduction

The Tasmanian Active Living Coalition (TALC) welcomes the opportunity to submit feedback to the Tasmanian Housing Strategy (THS) Discussion Paper.

The objective of TALC's submission is to embed health and wellbeing in the THS and its implementation. TALC proposes this can be achieved by putting a 'health in all policies' lens on the THS and including policy and plans that support and promote active living, access to open space, food security and social inclusion.

In late 2021, TALC was commissioned to provide a discussion paper to the Premier's Health and Wellbeing Advisory Committee - *Tasmania's Planning System – Opportunities for Health and Wellbeing*. Key issues with Tasmania's State Planning Provisions (SPPs) were raised in this discussion paper and have been included in this submission.

The rationale and supporting evidence for the recommended amendments is detailed throughout the submission with a reference list attached. Individual TALC members have contributed to this submission and may have also made separate submissions on behalf of their organisations.

This submission has been approved by TALC's Chair and endorsed by TALC's membership.

## About the Tasmanian Active Living Coalition

TALC is an independent, not-for-profit coalition made up of representatives from a broad range of non-Government and Government organisations with an interest in active living.

TALC members work together to influence and inform policies, decisions and strategies that encourage the creation of active living environments.

*TALC's aim is to lead, support and promote the creation of environments supporting active living, and to add value by providing a mechanism for an integrated approach and potentially drive behaviour change in relation to active living.*

TALC's purpose is to:

- translate evidence into policy and practice;
- build on existing partnerships and develop new partnerships as required;
- raise the profile of active living;
- support, advise and advocate for improvements in the built and natural urban environments including improved access to our parks and open spaces; and
- highlight the importance the built and natural urban environments play in active living.

The principal interest of TALC is for the THS to enhance (and not hinder) active living (including physical activity and active travel) and access to healthy food for community health and wellbeing.

Therefore, TALC advocates to have health and wellbeing as priority objectives and outcomes of the THS.

## Definitions

The following terms included in this submission are defined as follows.

**Active living** - a way of life that integrates physical activity into daily routines (Heart Foundation, 2016).

**Active travel** - travel modes that involve physical activity such as walking and cycling and includes the use of public transport that is accessed via walking or cycling and may allow for integration of multi-modal transport in the course of a day (Heart Foundation, 2016).

**Built environment** - the structures and places in which we live, work, shop, learn, travel and play, including land uses, transportation systems and design features (National Heart Foundation of Australia, 2017).

**Food security** - the ability of individuals, households and communities to physically and economically access food that is healthy, sustainable, affordable and culturally appropriate. The domains of food security include supply, demand, utilisation and access (financial and physical) (Heart Foundation, 2016).

**Health** - a state of complete physical, mental and social wellbeing and not merely the absence of disease (World Health Organization, 2022a).

**Liveability** - a liveable community is one that is safe, socially cohesive, inclusive and environmentally sustainable. Highly liveable areas provide affordable housing that is well serviced by public transport, walking and cycling infrastructure (Department of Agriculture Water and the Environment, 2021). They have good access to employment, education, shops and services, POSs, and social, cultural and recreational facilities (Department of Agriculture Water and the Environment, 2021).

**Physical activity** - any bodily movement produced by skeletal muscles that requires energy expenditure encompassing all movement during leisure time, for transport to get to and from places, or as part of a person's work (World Health Organization, 2022b).

**Social inclusion** – is a term used to describe how government, community, business, services and individuals can work together to make sure that all people have the best opportunities to enjoy life and do well in society. It is about making sure that no one is left out or forgotten in our community (Social Inclusion Unit, 2008).

**Wellbeing** – mental health is a state in which an individual can realise their own potential cope with normal stresses, work productively and contribute to their community (World Health Organization, 2022a)<sup>1</sup>.

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<sup>1</sup> TALC acknowledges Tasmania will likely develop its own definition of wellbeing as part of the development of Tasmanian Health and Wellbeing Framework.

# Response to Discussion Paper Questions

## Overview

### **Should the vision for the Strategy include other factors?**

Physical activity is a modifiable behaviour critical for the prevention and management of a range of common, chronic and costly conditions such as cardiovascular disease, type 2 diabetes, hypertension, obesity, depression, and anxiety (Bellew et al., 2020). Yet less than half of Australian adults (including Tasmanians) undertake physical activity at the levels recommended for good health (150 mins/week) (Australian Bureau of Statistics, 2018). Improving health and wellbeing by supporting Tasmanians to live active lives requires a coordinated approach across government agencies and sectors as called for in the World Health Organization's (WHO) 'Health in All Policies' approach to preventative health (World Health Organization, 2022c). In Tasmania, key existing policies which reference to active living and are relevant to the THS are listed under Appendix I to provide context and background to the existing policy landscape. Key Tasmanian policy relevant to the THS are highlighted as follows.

The *Tasmania Statement* supports the connection between health and wellbeing enhanced by natural open spaces. It further notes the opportunities available as Tasmania grows to plan communities to create healthy, liveable and connected spaces (Premier's Health and Wellbeing Advisory Council, 2021). *The Tasmania Statement* creates an authorising environment for the Tasmanian State Government to support health and wellbeing considerations within the planning scheme.

The *Healthy Tasmania Five Year Strategic Plan 2022-26* advocates for a health in all policies approach, including an analysis of the systems outside the health sector which influence the health status of populations (Department of Health and Human Services, 2022). The plan focuses on systems and supporting active living initiatives (Department of Health and Human Services, 2022). This builds on earlier work under *Tasmania's Plan for Physical Activity 2011-2021* which aimed to 'create built and natural environments that enable and encourage physical activity' (Department of Infrastructure, 2010).

In 2016, a Parliamentary Select Committee Inquiry into Preventative Health Report outlined key findings and recommendations.

### **Executive summary (page 2)**

*'The Committee recognises the link between health and the built environment. Liveability principles must be embedded in all Government policy decisions relating to the built environment including but not limited to transport, infrastructure and land use planning.'*

**Recommendation 3 (k) in relation to a preventative health strategy (page 4):**

*(k) The importance of active lifestyles, healthy eating and physical activity to improve the health and wellbeing of Tasmanians.*

**Recommendation 4 (page 4)**

*4. The Government's health and wellbeing policies are reflected in the Tasmanian Planning System and transport infrastructure policy.*

- a) Government adopts a state-wide planning policy that ensures liveability principles are embodied in all planning decisions;*
- b) Government ensures transport infrastructure planning and policy decisions embody liveability principles; and*
- c) Provisions in the new state-wide planning scheme give consideration to active travel links (eg walking and cycling), especially within and between urban communities.*

**Findings (page 8):**

*22. The built environment is a significant contributor to improving longer term health and wellbeing outcomes.*

*23. There is a need to recognise the link between health and the built environment, and this needs to be embodied into State policy and the Tasmanian Planning System.*

Health and wellbeing are embedded in the State Planning Provisions (currently under review) under *Schedule 1 Objectives of the Resource Management and Planning System (RMPS)* and specifically the *Land Use Planning and Approvals Act 1993 (LUPAA) Part 2 Objective (1)(f)*:

*'To promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation...'*

Furthermore, the Tasmanian Planning Policies are currently under development and will also be relevant to the THS.

The existing policy context in Tasmania provide clear recommendations that all future Government policy should adopt a *Health in All Policies approach*, which is directly relevant to the THS. Therefore, TALC recommends the vision includes reference to health and wellbeing.

For example:

*Every Tasmanian has access to safe, secure and affordable housing with access to the necessary infrastructure that supports health and wellbeing and sustainable communities.*

OR

*Every Tasmanian has access to safe, secure, healthy and affordable housing.*

### **Are there important issues not covered by the focus areas?**

TALC recommends the THS include a Health and Wellbeing focus area which has objectives and outcomes related to the built environment, active travel, public open space (POS), green spaces and liveability. The links between health and wellbeing and these factors are detailed as follows.

### **Housing and Health and Wellbeing**

Housing has a significant influence on health and wellbeing. In addition to providing shelter, safety, security and privacy, having affordable, sustainable and appropriate housing enables people to better participate in the social, economic and community aspects of their lives (Australian Institute of Health and Welfare, 2022). The construction and design of housing as well as the social and neighbourhood environment can affect physical and mental health and quality of life (Australian Institute of Health and Welfare, 2022).

The THS has an opportunity to contribute to improved health and wellbeing objectives by including outcomes which:

1. improve the built environment;
2. link housing with active travel infrastructure;
3. link housing with POS and green spaces; and
4. improve the liveability of housing.

### **The Built Environment**

The way the environment is planned, designed and built can directly affect the health and wellbeing of people who use and inhabit the space. The Lancet, one of the top-ranking medical journals in the world, published the series Urban Design and Transport to Promote Healthy Lives recognising the importance of the built environment for active living (Goenka and Andersen, 2016). The series recommends creating compact cities locating shops, schools, other services, parks and recreational facilities, as well as jobs near homes, and providing highly connective street networks making it easy for people to walk and cycle to places (Goenka and Andersen, 2016).

The Heart Foundation Australia's Healthy Active by Design framework (National Heart Foundation of Australia, 2017) notes 'planning for active living calls for a commitment to applying healthy planning principles to all levels of the planning system, at every stage of the planning process and in every planning project and policy initiative' (National Heart Foundation of Australia, 2017).

There are many co-benefits of improving planning for active living including reductions in greenhouse gas emissions, improved air quality, reduced traffic congestion, more sustainable infrastructure, increased economic productivity, improved social capital and more liveable towns and cities (Goenka and Andersen, 2016).

The COVID-19 pandemic has required people to stay close to home, further highlighting the importance of how the built environment can support health and wellbeing. The living with COVID-19 landscape provides a unique opportunity to prioritise the development of liveable built environments supportive of health and wellbeing by embedding these principles with key policy levers such as the THS.

TALC recommends the THS include outcomes related to the improvement of the built environment in which housing is provided/developed.

### **Active travel**

Active travel is the process of being physically active (usually walking or cycling) while moving from one place to another and can include multiple modes of transport in one trip. Active travel provides physical and mental health and wellbeing benefits, as well as reductions in greenhouse gas emissions and traffic congestion and less noise and air pollution (Australian Institute of Health and Welfare, 2016, Bellew et al., 2020).

Australian research indicates two key factors encourage walking for transport: 'the connectivity of streets (more intersections, fewer big blocks) and a high number of local living destinations, such as supermarkets, shops, parks and public transport, within 1600m' (Giles-Corti et al., 2017).

International research has led to recognised standard distances to a range of amenities of 400m - 800m about a 10 - 20 minute walk (Sallis et al., 2012). Other factors associated with increased active travel include safety from traffic, well-lit streets and the presence of footpaths (Australian Institute of Health and Welfare, 2016, Sallis et al., 2012). The Heart Foundation's *Support for a State Policy for Healthy Spaces* identifies some standards for walking infrastructure (Heart Foundation, 2019).

To optimise active travel opportunities investments should ensure that housing is situated in areas that have:

- Connected street networks (that include footpaths and cycling infrastructure)
- Easy access to a diversity of destinations and to public transport
- The housing (and therefore population) density required to make mixed use planning and public transport services viable (Bellew et al., 2020)

Mechanisms to achieve these might include:

- Subdivision standards in residential zones for planning schemes

- Provisions under the TPPs
- Retrofitting of existing neighbourhoods that do not currently meet standards through government grants and programs

Whilst these mechanisms fall outside the scope of the THS, TALC recommends locally relevant measurable standards are established under the THS for target distances to facilities as well as standards for adjacent foot paths and cycle ways.

## **Public Open Space and Green Space**

POS comprise spaces freely accessible to everyone such as streets, squares, parks, natural features, landmarks, building interfaces, green spaces, pedestrian and bike ways, and other outdoor places (National Heart Foundation of Australia, 2017). POS should not be seen in isolation but in the context of adjacent buildings including housing, its uses and location in a wider network of public and private spaces.

The quality of the POS influences how much time people spend being active or in nature, both of which directly influence health and wellbeing. Public areas which are aesthetically pleasing, safe, clean and comfortable attract people to the area thus leading to increased walking, cycling, and opportunities for social interaction. The Heart Foundation's Healthy Active by Design framework reports residents with a larger neighbourhood parks within 1600 m engage in 150 minutes more recreational walking per week than those with smaller parks (National Heart Foundation of Australia, 2017). Research links physical activity in or near green space to important health outcomes including obesity reduction, lower blood pressure and extended life spans (Davern et al., 2017). Sufficient provision of POS including parks and reserves, sporting facilities, community gardens and greenways is important in supporting opportunities for being active.

A growing body of evidence demonstrates urban green spaces, such as parks, playgrounds, and residential greenery, help keep cities cool, act as places of recreation, support physical activity and improve mental health (Byrne, 2021, National Heart Foundation of Australia, 2019, Davern et al., 2017). Research indicates urban greenery including trees, vegetation and green surfaces (eg roofs and facades) can act as mechanisms for cooling within cities, helping mitigate the urban heat island effect and climate change (Davern et al., 2017). Urban greenery can reduce temperatures by 1- 4 °C (Davern et al., 2017).

Currently, the Tasmanian Planning Scheme does not encourage urban greening as there is no requirement for landscaping to be provided in developments or subdivision in the residential zones. TALC recommends the THS include outcomes related to the provision of and/or access to POS and green space.

## **Liveability**

The Heart Foundation's 2020-21 What Australia Wants survey measured community sentiment around qualities of active neighbourhoods and support for initiatives to increase infrastructure for physical activity in and around neighbourhoods (National Heart Foundation of Australia, 2020).

Tasmanians expressed a desire to live close to shops and amenities, and in a safe area that is quiet/away from main roads. Tasmanians prioritise access to healthy food, housing diversity and a sense of place (that is, safety, community, natural elements as the most important design features) (National Heart Foundation of Australia, 2020). The report noted that 'a lower proportion of Tasmanians believe their neighbourhood helps them to be active (75 per cent compared to a national average of 80 per cent)' (National Heart Foundation of Australia, 2020). Compared with other jurisdictions, a sense of community was rated lower – with only 58 per cent scoring it as good/excellent – below items such as quality of sports facilities and footpaths (National Heart Foundation of Australia, 2020). These results highlight liveability, access to healthy food and local physical activity opportunities are important to Tasmanians.

In 2021, Place Score ran the Australian Liveability Census, the largest social research project in Australia which included 3 200 records gathered from community members in Tasmania (Malshe et al., 2021). The census explored what was most important in terms of neighbourhood liveability and current performance (Malshe et al., 2021). Ideas for improving local neighbourhoods were collected and included improving walkability to local amenities and open spaces (Malshe et al., 2021).

Nationally, walking/jogging/bike paths connecting housing to community amenity was selected as being most important to their ideal neighbourhood by 55 per cent of respondents and ranked third most important overall.

The COVID-19 pandemic has required people to stay close to home, further highlighting the importance of how the built environment can support health and wellbeing. The living with COVID-19 landscape provides a unique opportunity to prioritise the development of liveable built environments supportive of health and wellbeing by embedding these principles with key policy levers such as the THS.

TALC recommends the THS include outcomes related to improved liveability of housing locations.

## **Food Security**

Whilst TALC's primary interest in the THS is in reference to active living, the importance of a food system providing access to healthy and affordable food locally is acknowledged. A more accessible urban environment in which active travel can be used to access healthy local food provides a range of health, wellbeing and environmental benefits (4).

The *Joint Select Committee Inquiry Into Preventative Health Report* specifically references access to food under finding 30 'it is important that people have access to healthy affordable food' (18).

TALC is aware of the Heart Foundation's extensive recommendations relating to food security outlined in their *Representation to the final draft State Planning Provisions 2016* (1).

Whilst TALC notes adopting specific recommendations on food security are out of scope of the THS, the strategy can play a significant role in improving food security through the consideration of access to healthy food in areas of housing supply. TALC recommends reference is made to the role of the THS in food security in Tasmania.

### **Are there additional objectives that are important for Tasmanians and should be included?**

The TALC acknowledges the three existing objectives of the THS outlined in the Discussion Paper:

- Improved housing affordability in Tasmania
- Improved housing supply that meets the needs of Tasmanians now and into the future.
- Improved sustainability of housing into the future.

The principal interest of TALC is for the THS to enhance (and not hinder) active living (including physical activity and active travel) and access to healthy food for community health and wellbeing. As outlined under question two, the 'additional issues not covered by the focus areas' principally relate to health and wellbeing outcomes. Therefore TALC advocates to have health and wellbeing included as priority outcomes under the THS.

TALC proposes an additional objective relevant to health and wellbeing, for example:

- Improved health and wellbeing through housing.

### **Are there additional housing outcomes that are important for Tasmanians and should be included?**

As outlined in question 3, TALC recommends the addition of the objective:

- Improved health and wellbeing through housing.

Outcomes related to this additional objective may include:

- Homes are located within 1600 metres of amenities, centred around the '20 minute' neighbourhood concept.
- Homes are within 1600 metres of walking and cycling tracks to support active travel modes.
- Homes are within 1600 metres of POS and green spaces.
- Homes are in areas rated as highly liveable.

## Focus Area One: Affordable Housing

TALC makes the general observation that the outcome ‘more affordable housing for Tasmanians on low incomes’ could be further clarified to indicate whether the outcome is that existing stock of housing is more affordable or that additional affordable housing stock is made available.

### **What additional interventions could governments consider to improve housing affordability?**

TALC recommends investigation of interventions such as affordable housing offset schemes and developer contributions (i.e. in new greenfield developments), where five to 15 per cent of housing stock delivered as affordable housing by measures such as purchase price, affordable design features, and location. Such interventions could be led by Housing Tasmania in partnership with Local Governments and implemented through the TPS, allied policies and/or agreements under legislation (i.e. a Part 5 Agreement under the *Land Use Planning and Approvals Act 1993*).

Examples of offset schemes could be investigated and are interconnected with liveability are as follows:

- Section 62 Planning Permit Conditions of the *Planning & Environment Act 1987* (Victoria)
  - Planning permit conditions requiring payment for or provision of infrastructure can validly be imposed, where the permit condition requires, in the implementation of a payment-in-lieu of parking provision in accordance with a parking precinct plan approved for the relevant Planning Scheme.
  - The payment or provision of a POS contribution up to five per cent of the site value of the land in accordance with Section 18 of the *Subdivision Act 1988*.
  - The payment of an infrastructure levy in accordance with an approved Development Contribution Plan.
- Community Infrastructure Levies (CILs), the United Kingdom
  - CILs are a planning charge, introduced by the Government through the *Planning Act 2008*, to provide a fair and transparent means for ensuring that development contributes to the cost of the infrastructure it will rely upon (i.e. schools, roads).
  - The levy applies to most new buildings with charges based on the size and type of new floor space.
  - CIL, as a general levy on all development, is designed to raise funds for infrastructure needed generally as a result of an increase in development of an area and local Planning Authorities can use CIL money to provide or improve infrastructure, and to pay for the operation and maintenance of this infrastructure.
- Section 94 Development Contributions, New South Wales

- S. 94 provisions under the *Environment Planning and Assessment Act 1979* enable Councils to obtain development contributions as a means for funding local infrastructure and services that are required as a result of new development.
- Section 94 is an efficient means of reducing the impact of future development on the provision and financing of public amenities and services as it internalises the impacts to individual developments.

TALC recommends requirements for mandatory disclosure of energy ratings in residential development (ie as measured by the National House and Energy Rating Scheme under the National Construction Code) to generate accountability of the building industry to delivering more affordable stock, such as is implemented in the Australian Capital Territory.

### **What scope is there to increase the role of the private and community sectors in improving housing affordability?**

The National Housing and Homelessness Agreement (NHHA) provides funding and mechanisms for Strategy Preparation and cascading levers and partnerships with a range of stakeholders across the housing continuum, including the private sector (i.e. investors, market developers) and the community sector (i.e. community housing providers, supported accommodation services, and allied services, such as those for persons exiting homelessness and entering social or affordable housing accommodation).

The levers mentioned above (i.e. offset schemes, mandatory disclosure) are examples of policy levers that can be used to improve affordable housing outcomes through the private sector. The community sector has a continuum of competency and effectiveness depending upon the governance, funding mechanisms and maturity of the organisation. For instance, Community Housing Providers (CHPs) are ranked according to tier under National Legislation and this determines the sophistication of housing products that they can deliver, including health and wellbeing outcomes, good design, and liveability by location and other parameters (i.e. acquisition of property in central locations that can optimise liveable outcomes for vulnerable cohorts). Tier 1 CHPs, such as Anglicare, are major providers that may have more advanced development models and therefore have capacity to scale up to an increasingly holistic focus upon health, wellbeing and liveability outcomes for their clients (i.e. social housing tenants). However, Tier 3 providers may be smaller, fragmented not-for-profits less resilient to political cycles and subsequent funding changes, governance adjustments and staff turnover. In turn, their capacity to achieve resilience is less. Therefore, any focus upon improving design outcomes through design and development in community housing should focus upon Tier 1 providers with lessons and outcomes cascading down and building capacity of lower tiers.

TALC recommends the development of Design Guidelines tailored to the above stakeholders across the Housing Continuum, health, wellbeing, and liveability outcomes can be improved. Drafting of such guidelines is a common approach employed by State Housing Departments and Statutory Land Development Corporations to achieve such outcomes. For example, liveability and sustainability guidance was provided in the development of the Alkimos Beach Greenfield Development in Perth, Western Australia. This was facilitated by the State Government's Land Development arm.

**What other issues would you like to be considered regarding housing affordability?**

TALC acknowledges the speculative nature of the development industry within Australia and how this fundamentally compromises good, long term design outcomes in housing and has cascading effects on the health, wellbeing, and liveability outcomes of populations in both urban and regional areas. Currently, developers prioritise financial return over outcomes of sustainability and liveability. By adopting new development models, the severity of this impact can be reduced. Examples of such models, which seek to focus on housing as an urban provision and human right over a business model are able to achieve significant savings which then redirect costs into good design outcomes.

For instance, the Nightingale Model, founded by Jeremy McLeod of Breathe Architecture, redirects costs into good design through removing overheads commonly employed in development such as marketing teams, advertising fees, real estate agents, display suites and second or third bathrooms. Additions to improve savings of this Model include shared laundries, shared services to allow for bulk purchase (ie electricity), photovoltaic (pv) cells, and, where possible, retention of ground floor tenancies to provide an ongoing income for the owner's corporation (in turn, lowering owners corporation fees). This cascades down to greater outcomes in design features and liveability, such as rooftop and productive gardens, site acquisition near public transport corridors, and a focus on energy efficiency and carbon neutrality which in turn leads to a reduction of the Urban Heat Island Effect, a cleaner environment and, in turn, better health and wellbeing outcomes.

TALC recommends affordability is considered holistically, not only upfront purchase price, but the liveability and whole of life cycle costs and health outcomes due to design.

**Noting increased rental prices and decreased rental vacancies across Tasmania, what are some of the ways the challenges in the private rental sector, particularly around security of tenure, could be addressed?**

No comment.

**How could the effects of the short-stay accommodation industry on the rental sector be managed into the future?**

TALC recommends that policies which prioritise long-term accommodation outcomes across the housing continuum for all demographics within Tasmania be strengthened to protect spatial locations

in proximity to open space, public transport, activity centres, and services (i.e. schools, health facilities) where affordable rental and home ownership opportunities can be both retained and increased. These should be in accordance with the settlement and activity centre hierarchies specified within the *Southern Tasmania Regional Land Use Strategy 2010 – 2035*, with policy settings aligned with the other two regions of the State to a greater degree. Precedents and legislative frameworks of other jurisdictions could be reviewed to identify how these are balanced.

## Focus Area Two: Housing Supply

**What must be considered to make sure new housing meets diverse needs into the future?**

### **Social inclusion**

The *Joint Select Committee Inquiry Into Preventative Health Report* identified social inclusion as a key social determinant impacting on health (Parliament of Tasmania, 2016). The report highlighted the importance of a focus on implementation of measures increasing social inclusion across all government agencies (Parliament of Tasmania, 2016).

The way housing density is designed should account for the varying needs of different population groups. Designing and locating safe, affordable, well-connected, higher density housing options is important for different age groups to be able to access the housing market appropriate for their lifestyle and situation (The Department for Communities and Social Inclusion, 2013). Providing a diversity of housing options increases the likelihood people of lower socioeconomic backgrounds have convenient access to public transport, health services, schools and employment opportunities (The Department for Communities and Social Inclusion, 2013). Ensuring people can work close to where they live will provide more equitable access to employment and services.

### **Safety**

The quality of the public realm influences whether people feel safe and comfortable in that area as well as opportunities for social interaction, particularly for women and children. Design of housing and the surrounding public realm supports social inclusion through taking into account how that space operates during different times of the day, with different demographics using it, and across all seasons of the year (Hulse et al., 2011).

Feeling unsafe in public spaces has a significant impact on whether residents, specifically women, the elderly and young children are prepared to use them. Designing spaces which support activities attract more people and promote the perception they are orderly and peaceful, can be important for social groups in enhancing active living opportunities, and support overall community liveability (Hulse et al., 2011).

### **Accessibility**

It is important to consider the role of the built environment on mobility limitations and disability to ensure accessible movement networks are created and maintained. This will support older adults to age in place and improve quality of life through the encouragement of participation in physical activity, exposure to the natural environment, and social interaction with friends and neighbours (Hulse et al., 2011).

## **Equity of access to physical activity opportunities**

Access to local opportunities for physical activity for exercise, recreation or active travel supports social inclusion and builds a sense of community connectedness beneficial to health and wellbeing (National Heart Foundation of Australia, 2019, National Heart Foundation of Australia, 2017). The Heart Foundation's *Healthy Active by Design* resource asserts 'an essential part of good governance is embedding a socially inclusive and respectful approach to older people into policies and processes' (National Heart Foundation of Australia, 2017). This principle could equally be applied to how the THS impact all social determinants of health and wellbeing. The design of the places we live, work and play must be inclusive of all community members.

The THS can act as a mechanism to enhance social inclusion by providing safe, affordable, well-connected, higher density housing options, access to public open/green space, safe and enjoyable active travel networks to a variety of destinations with a focus on equity and inclusion (Heart Foundation, 2016, National Heart Foundation of Australia, 2019, Hulse et al., 2011). TALC recommends considering how the THS can improve social inclusion, accessibility, safety and equitable access to physical activity opportunities.

## **How can housing supply respond rapidly to changing social and economic environments?**

No comment.

## **What additional interventions could governments consider to improve housing supply?**

The THS Discussion Paper outlines strategies for the provision of housing supply though both new stock and the retention of the current stock. Whilst the discussion paper acknowledges the loss of stock to non-residential uses, TALC proposes strategies to address this issue could be strengthened and expanded. TALC notes this has been a long term issue, particularly for urban centres in Tasmania where a considerable number of houses have been lost to other uses. Historically, this loss has been to services such as doctors' surgeries, car yards, offices, parking lots etc. However, the latest is the change of residential use to visitor accommodation (eg Airbnb). Lost housing stock is often in the better serviced areas where there is good transport and ready access to amenities. Where housing stock is changed from residential to other use, residents may be required to move to locations where housing supply is more readily available though less well serviced by amenities and public transport. To date, policy has been in support of visitor accommodation (see 'Planning Directive No. 6 Exemptions and standards for visitor accommodation in planning schemes').

TALC recommends the Government develop policies and strategies that retaining housing stock for residential use, including strong measures to prevent the loss of housing stock through a change to non-residential use.

The THS Discussion Paper identifies the roles and responsibilities of governments (page 8, Table 1). TALC asserts the roles and responsibilities of local government are significantly understated. The Discussion Paper outlines plans related to local government in terms of ‘streamlining planning processes’ and ‘making rezoning applications easier’. There is an absence of policy relating to improving urban environments.

TALC recommends specific provisions under the THS which specify responsibility of local government for the approval of design and management of streets, pedestrian paths and cycle paths, the provision of POS and liveability.

### **What other interventions could improve housing supply?**

TALC recommends the THS include measures to retrofit the public spaces (e.g. streets and POS) of existing housing areas of low amenity. Retrofitting the public realm of low amenity housing areas will provide the incentive for private investment in additional housing in these areas.

### **What can be done further to improve planning processes in Tasmania, particularly in the context of the delivery of social and affordable housing and increased density via infill development?**

The following TALC publications (see appendix 2 and 3) related to improving planning processes in Tasmania, are relevant to the development of the THS.

- Tasmanian Active Living Coalition, *Tasmania’s Planning System – Opportunities for Health and Wellbeing, 2021*.
- Tasmanian Active Living Coalition, *Submission to State Planning Provisions Review, Phase 1 – Scoping Paper, August 2022*.

### **What scope is there to increase the role of private developers and local government in improving housing supply?**

No comment

### **How can we bring whole communities along to promote the benefits of social and affordable housing in local areas?**

No comment

## Focus Area 3: Housing Sustainability

### What actions are needed to improve sustainability of housing?

#### Urban Greening

A growing body of evidence demonstrates urban green spaces, such as parks, playgrounds, and residential greenery, help keep cities cool, act as places of recreation, support physical activity and improve mental health (Byrne, 2021, National Heart Foundation of Australia, 2019, Davern et al., 2017).

TALC notes a lack of opportunities to encourage green infrastructure under the Tasmanian Planning System. Research indicates urban greenery including trees, vegetation and green surfaces (eg roofs and facades) can act as mechanisms for cooling within cities, helping mitigate the urban heat island effect and climate change (Davern et al., 2017). Urban greenery can reduce temperatures by 1- 4 C (Davern et al., 2017).

TALC recommends the THS include outcomes related to urban greening such as landscaping requirements for multiple dwellings, vegetation, and green surfaces, and consider access to green POS where housing is located.

### What Government assistance programs could help young people and people with changed life circumstances access affordable home ownership?

See comments under housing affordability focus area.

### What can be done to improve the energy efficiency of existing and new homes?

TALC recommends the THS include ambitious targets for energy efficiency ratings (e.g. 8 star) especially for social housing (for example by ensuring requirements north facing windows etc).

### What else can be done by stakeholders to improve sustainability?

TALC's principle interest is health and wellbeing through active living, which can be supported by the THS through integration with existing active living infrastructure as well as the provision of new infrastructure in new and existing housing to support residents to use active and public transport. Key mechanisms relevant to the THS are detailed below.

#### Liveable Streets Code

TALC has previously supported the Heart Foundation's recommendation for the development of a Liveable Streets Code under their 2016 *Representation to the Final Draft State Planning Provisions* (Heart Foundation, 2016). The submission recommends of the development of a Liveable Streets Code. A Liveable Streets code, or similar, would provide measurable standards to the assessment of permit applications (Heart Foundation, 2016).

A Liveable Streets Code would support active travel through provisions including standards for footpaths suitable for walking and requirements for safe cycling infrastructure, which is directly relevant to the liveability of housing in Tasmania.

TALC recommends the THS reference and support the development of a Liveable Streets Code under the current review of the SPPs and development of the Tasmanian State Policies.

### **Parking and Sustainable Transport Code**

TALC has previously highlighted car parking space requirements in both residential and commercial settings are excessive and do not encourage other forms of sustainable transport (eg public and active travel) which impacts on liveability.

TALC has previously recommended, under its *Submission to State Planning Provisions Review, Phase 1 – Scoping Paper*, revising the Parking and Sustainable Transport Code to comprehensively treat 'sustainable transport' as a component of active travel. This recommendation is relevant to the development of new and existing housing in Tasmania.

TALC is also supportive of Bicycle Network Tasmania's recommendations, under its submission to the SPPs, for the provision of bike parking and end of trip facilities in workplaces as well as introduction of provisions for bike parking in apartment buildings.

TALC recommends the THS include outcomes related to the provision of active travel infrastructure within new and existing housing as well as links to active travel infrastructure (eg bike paths and footpaths).

## Summary of TALC Recommendations

1. The vision includes reference to health and wellbeing.
2. Include a health and wellbeing focus area with an objective and outcomes relevant to health and wellbeing through housing.
3. Development of policies and strategies that retaining housing stock for residential use, including strong measures to prevent the loss of housing stock through a change to non-residential use.
4. Include outcomes related to the improvement of the built environment in which housing is provided/developed.
5. Development of locally relevant measurable standards under the THS for target distances to facilities as well as standards for adjacent foot paths and cycle ways.
6. Include outcomes related to the provision of and/or access to POS and green space.
7. Include outcomes related to improved liveability of housing locations.
8. Reference the role of the THS in food security in Tasmania.
9. Investigation of interventions such as affordable housing offset schemes and developer contributions and their application in Tasmania.
10. Requirements for mandatory disclosure of energy ratings in residential development.
11. Development of Design Guidelines tailored to health, wellbeing, and liveability outcomes.
12. Affordability is considered holistically, not only upfront purchase price, but the liveability and whole of life cycle costs and health outcomes due to design.
13. Consider how the THS can improve social inclusion, accessibility, safety and equitable access to physical activity opportunities.
14. Specific provisions under the THS which specify responsibility of local government for the approval of design and management of streets, pedestrian paths and cycle paths, the provision of POS and liveability.
15. Include measures to retrofit the public spaces (streets, POS) of existing housing areas of low amenity.
16. Include outcomes related to urban greening such as landscaping requirements for multiple dwellings, vegetation, and green surfaces, and consider access to green POS where housing is located.
17. Include ambitious targets for energy efficiency ratings (eg 8 star) especially for social housing (for example by ensuring requirements north facing windows etc).
18. Reference and support the development of a Liveable Streets Code under the current review of the SPPs and development of the Tasmanian Planning Policies.
19. Include outcomes related to the provision of active travel infrastructure within new and existing housing as well as links to active travel infrastructure (eg bike paths and footpaths).

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# Appendix I – Summary of Active Living Policies

## Tasmanian

Tasmania Statement – Working Together for the Health and Wellbeing of Tasmanians (Premier’s Health and Wellbeing Advisory Council, 2021)

Healthy Tasmania Five-Year Strategic Plan 2022-26 (Department of Health and Human Services, 2022)

Joint Select Committee Inquiry Into Preventative Health Report (Parliament of Tasmania, 2016)

Heart Foundation Representation to the final draft State Planning Provisions 7 March 2016 (Heart Foundation, 2016)

Tasmania’s Walking and Cycling for Active travel Strategy 2011-2021 (Department of Infrastructure, 2010)

Hobart City Deal (Commonwealth of Australia, 2019)

The Southern Tasmanian Regional Land Use Strategy (STRLUS) 2010-2035 – Regional Policies 10, 11, 13, 18 and 19 (State Planning Office, 2010)

## National<sup>2</sup>

National Preventative Health Strategy 2021-30 (Department of Health, 2021)

National Obesity Strategy 2022-32 (Commonwealth of Australia, 2022)

Getting Australia Active III – a Systems Approach to Physical Activity for Policy Makers (Bellew et al., 2020)

National Heart Foundation - Blueprint for an Active Australia (National Heart Foundation of Australia, 2019)

National Heart Foundation – Healthy Active by Design (National Heart Foundation of Australia, 2017)

## International

Global Action Plan on Physical Activity 2018-30 (World Health Organization, 2018)

International Society for Physical Activity and Health- Eight Investments that Work for Physical Activity (International Society for Physical Activity and Health, 2020)

United Nations Sustainable Development Goals (UN General Assembly, October 2015)

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<sup>2</sup> There is no **National Physical Activity Plan** to provide an overarching framework for addressing physical inactivity and guide future action. In 2020, the Australian Prevention Partnership Centre published [Getting Australia Active III : A systems approach to physical activity for policy makers](#) which identifies eight key areas for action to address physical inactivity. This serves as a guide for policy makers in Australia in the absence of a national plan.

# Appendix 2 – TALC Discussion Paper: Tasmania’s Planning System – Opportunities for Health and Wellbeing

## Discussion Paper Tasmania’s Planning System – Opportunities for Health and Wellbeing



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FINAL

# I. Introduction

## The Built Environment and Health and Wellbeing

The design of the built environment has typically not included the consideration of health and wellbeing outcomes. Factors such as the return on investment and provision of road networks has often characterised urban developments. The growth of these developments has often been out of step with public transport options, local employment and more generally the concept of the '20-minute neighbourhood'. The location of affordable homes on the outskirts of metropolitan areas without the provision of alternative transport options has seen an increase in private vehicle usage for work and other necessities. While the impact of rapid development on systems such as transport is well documented, the impact on health and wellbeing is less well known. Work is being undertaken to develop a greater understanding of the impact planning systems have on health and wellbeing outcomes and this paper outlines key knowledge and recommendations in a Tasmanian context.

*The Healthy Tasmania Five Year Strategic Plan* advocated for a health in all policies approach, including an analysis of the systems outside the health sector which influence the health status of populations. The plan identified transport and the creation of environments which support people to make healthier choices as key focus areas. The second *Healthy Tasmania Plan* will focus on systems and supporting active living initiatives. This builds on earlier work under *Tasmania's Plan for Physical Activity 2011-2021* which included the goal to 'Create built and natural environments that enable and encourage physical activity'. The Built Environment Working Group of the Premier's Physical Activity Council worked directly towards this purpose.

The highly respected medical journal *The Lancet* published a series on 'Urban design and transport to promote healthy lives' in 2016, providing further recognition of the importance of the built environment for active living. This series defined the built environment features that increase activity. The series recommended creating compact cities that locate shops, schools, other services, parks and recreational facilities, as well as jobs near homes, and providing highly connective street networks making it easy for people to walk and cycle to places<sup>3</sup>. There are many co-benefits of improving planning for active living including reductions in greenhouse gas emissions, improved air quality, reduced traffic congestion, more sustainable infrastructure, increased economic productivity, improved social capital and more liveable towns and cities<sup>4</sup>.

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<sup>3</sup> Goenka S, Anderson L Urban Design and transport to promote healthy lives, *The Lancet*, Vol 388, Issue 10062, Dec 2016

<sup>4</sup> : Bellew B, Nau T, Smith B, Bauman A (Eds.) *Getting Australia Active III: A systems approach to physical activity for policy makers*. Sydney, Australia. The Australian Prevention Partnership Centre and The University of Sydney. April 2020

The way the environment is planned, designed and built can directly affect the health and wellbeing of people who use and inhabit the space. As noted by the Heart Foundation's *Healthy Active by Design* framework 'planning for active living calls for a commitment to applying healthy planning principles to all levels of the planning system, at every stage of the planning process and in every planning project and policy initiative. These principles can be applied no matter what the scale, in metropolitan or regional contexts, from neighbourhoods in regional, rural and remote communities to large-scale centres'.

The recently re-signed Healthy Tasmania Statement supports the connection between health and wellbeing enhanced by natural open spaces. It further notes the opportunities available as Tasmania grows to plan communities to create healthy, liveable and connected spaces. The Tasmania Statement creates an authorising environment for the Premier's Health and Wellbeing Advisory Council ('the Council') to support health and wellbeing considerations within the planning scheme.

The COVID-19 pandemic has required people to stay close to home, highlighting the importance of improving understanding of how the built environment can support health and wellbeing. This provides a unique opportunity for groups such as the Tasmanian Active Living Coalition (TALC) to leverage off the greater awareness of the benefits of supportive environments.

This paper was produced upon request from the Council but it has also been made available to TALC members for general use.

## **The Built Environment and Physical Activity**

Physical activity is a core health behaviour of interest to TALC, and hence is the focus of this discussion paper. Physical activity is fundamental for good physical and mental health and wellbeing. Physical activity can help prevent heart disease, type 2 diabetes, numerous cancers, dementia, weight gain, gestational diabetes, and anxiety and depression. Being physically active improves sleep and improves brain function at all ages. Despite this, almost half of all Tasmanians aged 18 and over do not do enough physical activity for good health. Tasmania is below the national average and is ranked sixth out of the eight states and territories.

There are many reasons why people are not active enough. At a population level, the environments where people live, work and play (the built environment) can have a significant impact on physical activity levels. Towns and cities, neighbourhoods, public spaces and places, shopping areas and town and neighbourhood centres designed appropriately for all stages of life can result in increased physical activity levels. For example, designing neighbourhoods which offer public transport reduces private vehicle use and results in more active communities. Places that are supportive of walking and cycling have well designed streets (including footpaths

for all ages and abilities), street connectivity, mixed density, and mixed land use. People walk more if they perceive streets are safe and aesthetically pleasing<sup>5</sup>.

Key national frameworks (*Getting Australia Active III: A systems approach to physical activity for policy makers*; the Heart Foundation's *Blueprint for an Active Australia*) and international frameworks (World Health Organisation's *Global Action Plan for Physical Activity*) highlight the importance of the built environment, including urban and transport planning, walking and cycling infrastructure, public open spaces and recreational spaces, on health outcomes.<sup>6</sup>

## 2. Aims

The three key aims of this discussion paper are to:

1. Provide an overview of the Tasmanian planning system and how it relates to health and wellbeing.
2. Highlight planning system gaps and barriers to improving the health and wellbeing of Tasmanians.
3. Identify opportunities through planning system reform to improve the health and wellbeing of Tasmanians.

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<sup>5</sup> Jerome R, J Rozek J, Villanueva K, Gunn I, Giles-Corti B. Evidence supporting the health benefits of Movement Networks. National Heart Foundation of Australia 2021

<sup>6</sup> Bellew B, Nau T, Smith B, Bauman A (Eds.) *Getting Australia Active III: A systems approach to physical activity for policy makers*. Sydney, Australia. The Australian Prevention Partnership Centre and The University of Sydney. April 2020

### 3. Impediments and Actions

Prepared by Rob Nolan, Planning Institute of Australia Tasmanian division

#### Overview

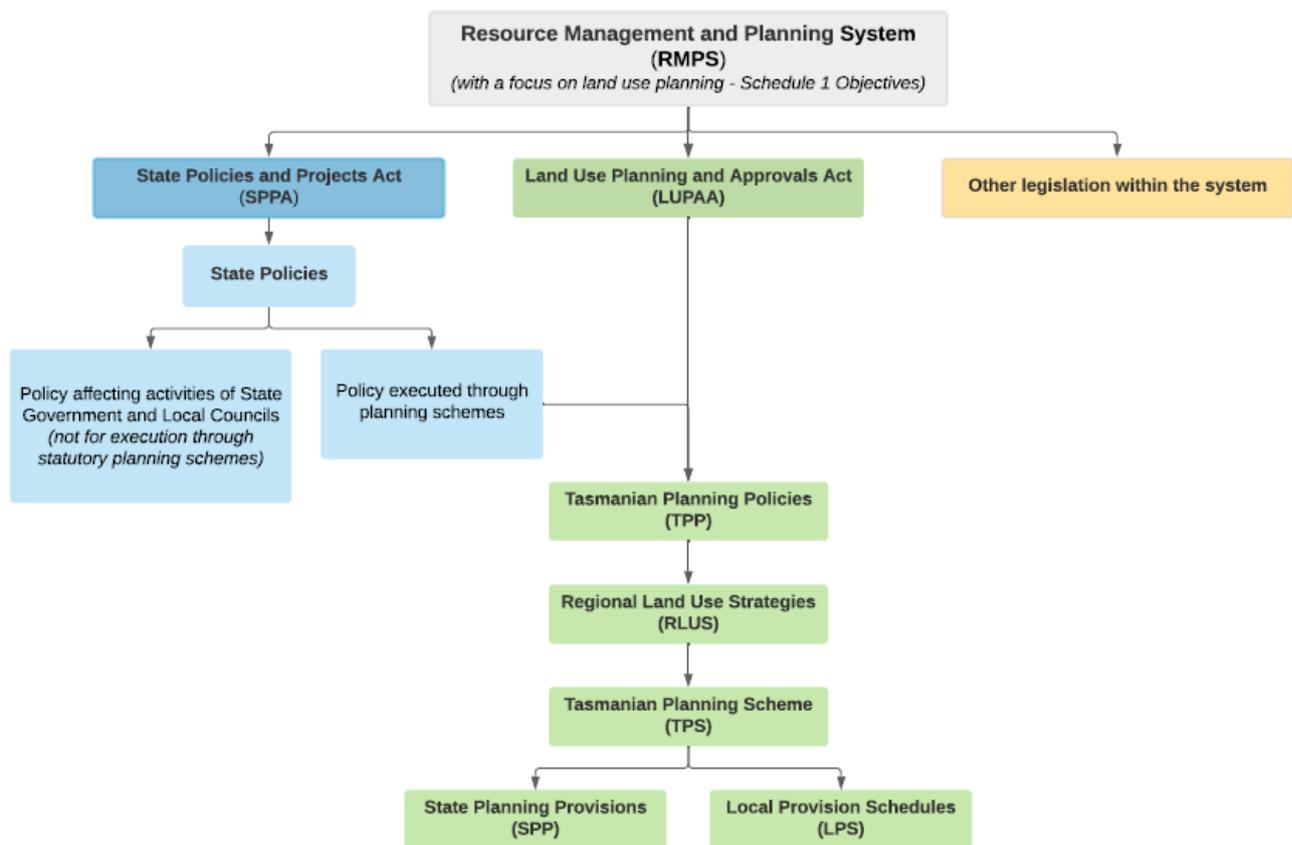
A first principle is that planning (or town planning) has through the ages been rooted in health improvement and wellbeing with legislation to support activism for healthier built environments. The current Tasmanian planning system is the Resource Management and Planning System (RMPS). The RMPS was primarily introduced through 1993 legislation that captured many existing and new Acts<sup>7</sup> under a common set of objectives being the 'Objectives of the Resource Management and Planning System of Tasmania'. These objectives are predominately contained in Schedule 1 of each Act and are based on sustainable development, defined in legislation as:

'managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their *health and safety* while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.'

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<sup>7</sup> comprises some 19 pieces of legislation



## The Planning System and Health and Wellbeing

The planning system offers opportunities to improve population health and wellbeing outcomes that remain to be fully realised.

Specific legislative authority that enables a health and wellbeing focus on the built environment can be found in:

- RMPS objectives – based on sustainable development defined with reference to ‘*cultural wellbeing and health and safety*’.
- *Land Use Planning and Approvals Act 1993 (LUPAA), Schedule 1, part 2 - ‘Objectives of the Planning Process Established by this Act’.*
  - *sub clause (f): to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation.*
- *Land Use Planning and Approvals Act 1993 (LUPAA) s.12B – contents of Tasmanian Planning Policies.*
  - (2)(c) liveability, health and wellbeing of the community.

## **Planning System Instruments for Health and Wellbeing Intervention for the Built Environment**

There are three key planning system instruments that can influence the built environment to improve population health and wellbeing outcomes.

### ***State Policy and Projects Act 1993***

Under the Premier, this Act provides for the making of Tasmanian Sustainable Development Policies (State Policies) that apply to the activities of State Government and Councils. State Policies may direct policy and desired outcomes or indirectly give effect to policy through the provisions in planning schemes. In this way a State Policy can be a critical element for pursuing health and wellbeing outcomes. The *State Policy and Projects Act 1993* also provides for 'State of the Environment Reporting'. State of Environment Reporting (SOE) can be a valuable reference for monitoring outcomes of health and wellbeing policies. It has been many years since a State Policy was made with the most recent being the 2009 *State Policy on the Protection of Agricultural Land*. The most recent SOE report was also in 2009.

### ***Land Use Planning and Approvals Act 1993***

**Under the Minister for Planning, this Act provides for Tasmanian planning policies, regional land use strategies, planning schemes, and through planning schemes the regulation framework for use and development and the granting of permits. Tasmanian Planning Policies**

Tasmanian Planning Policies are being prepared with public involvement and are intended for release in 2022. In comparison to the wide scope afforded State Policies, the Tasmanian Planning policies limit their scope to affecting the content of regional land use strategies and planning schemes. Tasmanian Planning Policies therefore provide a contemporary mechanism for embedding health and wellbeing policy in the built environment through the regional strategies and planning schemes. At the applied level, Tasmanian Planning Policies will work to set standards for the regulation of use and development.

### **Regional Land Use Strategies**

Regional land use strategies exist for the three Tasmanian regions (south, north, northwest). They are due for review by the State Government after completion of the making of the Tasmanian Planning Policies. Planning schemes must be consistent with the regional strategies.

### **Planning Schemes**

The completed Tasmanian Planning Scheme will comprise the State Planning Provisions, common to all planning schemes, and local provisions schedules that provide content relevant to individual municipalities. The planning scheme is required to embody all the policies and interests of State Government and Councils into a statutory framework that is applied to the assessment of applications for permits to change the use of land or develop land.

## **Local Government (Building and Miscellaneous Provisions) Act 1993**

Although not part of the RMPS, this Act has the provisions for taking public open space and littoral (coastal) and riparian (edge of river) reserves. Public open space and coastal and river reserves are critical for recreation and conservation. The merit of local public parks and reserves came to the forefront during the COVID-19 pandemic when travel for recreation was severely restricted. The provisions in legislation for public reserves has been neglected since 1993. The legislation has been proposed for replacement since 1993. In their current state, the legislated provisions for the taking of public open space and reserves do not maximise the positive influence these assets could have on population health and wellbeing.

## **Planning System Guidelines and Directives for the Built Environment**

Planning system guidelines and directives affecting elements of the built environment which impact on health and wellbeing are extensive. They include:

### **Planning Directive No.4.1 – Standards for Residential Development in the General Residential Zone.**

This planning directive sets out the planning standards for houses covering matters such as housing density, building envelopes and boundary setbacks, the provision of private open space, building orientation and overshadowing. Although the planning directive covered some aspects of streetscape (eg fencing) it made no mention of the design of streets, which is the critical component of the residential built environment. The General Residential Zone is where most of the housing activity happens in Tasmania. The standards in the Planning Directive have now been incorporated into the State Planning Provisions.

### **LGAT Tasmanian Subdivision Guidelines October 2013 and Tasmanian Standard Drawings 2020.**

The subdivision guidelines and standard drawings apply to participating Tasmanian councils and prepared in conjunction with the Institute of Public Works Engineering Australia. The standard drawings provide detailed design of roads and in-road infrastructure. These guidelines tend to focus on motor vehicles with minimum regard for active travel and lead to a repetitive standard of roads in subdivisions.

## **Positive Provision Policy for cycling infrastructure Tasmania 2013**

The policy places onus on the State road authority to show why cycling infrastructure should not be provided on State roads as opposed to having to justify its provision.

## **Planning System Opportunities for Improving the Built Environment for Health and Wellbeing**

There are five key opportunities for advocacy within the planning system to improve the built environment so that it better supports health and wellbeing: State Policy, Tasmanian State Coastal Policy, Tasmanian Planning Policies, Regional land use strategies, and the Tasmanian Planning Scheme.

### **1 State Policy**

Advocate for the making of a State Policy with a focus on health and wellbeing and the built environment that affects the activities of State Government and councils (for example, see the [National Heart Foundation, Tasmania Draft for a State Policy for Healthy Spaces and Places](#)).

### **2 Tasmanian State Coastal Policy 1996**

Advocate for amendments to the Policy to cover the provision and management of littoral and riparian reserves for their contribution as key components for active living. This should also include policies providing contemporary responses to climate change, sea level and storm surge all of which have health and wellbeing implications.

### **3 Tasmanian Planning Policies**

Contribute to the preparation of the policies for a focus on health and wellbeing and the built environment that directly affect the content of regional land use strategies and planning schemes.

### **4 Regional land use strategies**

Contribute to the review of the regional land use strategies for a sharper focus on health and wellbeing through strategies for the structure of cities and towns, the provision of public open space and reserves and the transportation networks.

## 5 Tasmanian Planning Scheme

Contribute to the review of the State Planning Provisions for a sharper focus on health and wellbeing outcomes through amendments to the use and development standards for the zones and codes.

### Issues and Actions for Health and Wellbeing

The following provides some examples of issues and specific actions for better health and wellbeing with a focus on the State Planning Provisions of the Tasmanian Planning Scheme.

#### General

##### State Planning Provisions – Purpose and Objective Statements

Issues:

- Prepared in a policy vacuum on health and wellbeing outcomes.
- No reference to health.
- No reference to wellbeing.
- No reference to mental health.

Actions:

- State Planning Provisions, Planning Scheme Purpose, clause 2.1 include a statement of outcomes within the framework of the RMPS objectives with specific reference to health and wellbeing.
- Include in the purpose and the objectives for each zone, use standard, development standard and code the desired health and wellbeing outcome from the implementation of the specific provision.

#### Active Living

Issues:

- Loss of 'public' in open space.
- Public open space being viewed as a tradable commodity.
- Loss of favour of small parks in preference for mega structures (theme parks mainly accessed by car).
- Lost legislation requiring the provision of riparian and littoral reserves.
- Planning lacking for lifecycle changes in neighbourhoods (i.e., differing requirements as residents age and young families replace).
- Limited strategic planning for public open space.

## Actions Within the State Planning Provisions for Active Living

- Insert use and development standards that focus on community led housing models for increasing residential density.
- Include standards for the provision of public open space and littoral and riparian reserves.
- Leverage off opportunity of COVID with a renewed interest in local parks and recreation locally.

## Active Travel

Issues:

- Lack of provisions/design guidelines for streets that are inclusive for all users.
- Permeability, limited connectivity of streets, dead end culs-de-sac and paths.
- Regulations preventing narrow streets, zero setbacks, shop top housing, main street shopping.
- *LGAT Tasmanian Subdivision Guidelines October 2013* and *Tasmanian Standard Drawings 2020* that are not helpful for active travel where they intrude on planning and design for streets rather the keeping to a focus on engineering detail.

## Actions Within the State Planning Provisions for Active Travel:

- Resolve the confusing provisions over streets and roads.
- Remove the exemption status from planning scheme permit requirements for upgrading of streets/roads to allow active travel to be realised.
- Insert a streets code that supports active travel through provisions that include standards for footpaths suitable for walking and requirements for safe cycling infrastructure.
- Revise the *Parking and Sustainable Transport Code* to comprehensively treat 'sustainable transport' as a component of active travel.
- Through LGAT and Institute of Public Works Engineering Australia revise the *Tasmanian Subdivision Guidelines October 2013* and *Tasmanian Standard Drawings* to delete aspects of the guidelines that intrude on planning and design of streets that have limited regard for active travel and to confine their content to engineering detail.

## Food Security

While food security is considered a critical component of health and wellbeing, it is not directly within the remit of TALC.

Issues:

- Non-food related use and development intruding on agricultural activities including fettering those activities.

- State Planning Provisions that prohibit urban farming (qualified agricultural use in the resource development use class).
- Application of the *State Policy on the Protection of Agricultural Land 2009* limited to land not previously zoned for another use.
- Opportunity for policy and guidelines relating to competing land uses for reasons of community health (eg fast food outlets close to schools).

Actions:

- Review and amend the *State Planning Provisions* where they prohibit urban farming (qualified agricultural use in the resource development use class).
- Review the application of the *State Policy on the Protection of Agricultural Land 2009* to contemporary policies on food security and application of the policy to protect agricultural land in the peri-urban areas.

## **Mental Health and Wellbeing**

This section is under development.

## 4. The Tasmanian Planning System in Practice – a Case Study

*Prepared by David Allingham, Manager, Development Services, Brighton Council*

Brighton Council is on the northern fringe of Greater Hobart. Brighton Council's population is expected to grow by 33 per cent to 2042, which is the fastest growing Council in percentage terms across Tasmania.

The suburbs of Bridgewater, Gagebrook, and Herdsmans Cove are characterised by poorly designed and disconnected public housing suburbs with an under-developed public realm. Recently, Housing Tasmania have contracted Community Housing Provider, Centacare Evolve Housing, to build hundreds more social housing units in these suburbs placing more people with complex needs in an area without supporting infrastructure.

With rapid growth in public and private housing, Brighton Council needs a planning system that delivers a high-quality built environment and the social infrastructure needed to provide communities with good liveability and health and wellbeing outcomes.

In April 2021, Brighton Council became the third Council in Tasmania to operate under the Tasmanian Planning Scheme (TPS). All Tasmanian Councils will operate under the TPS in the coming months.

The Manager of Development Services of Brighton Council is responsible for both statutory and strategic planning. A typical week involves the statutory planning team reviewing current Development Applications.

Planning staff express frustration that the State Planning Provisions (SPPs) do not have the tools to deliver good liveability and health and wellbeing outcomes compared to the Interim Planning Schemes (in place from 2015-2021). These small changes have important implications for how residential settlements are built. This is particularly pertinent for Brighton Council where mainly social and affordable housing is being built and developers are trying to build low-cost housing, particularly multiple dwelling units.

### Site and Building Design

Having access to sunlight, outdoor areas and quality green space is critical for health and wellbeing in the home. This has become increasingly important during restrictions in response to the COVID-19 pandemic. Yet broadly, design standards have been removed from the State Planning Provisions, for example:

- There are no requirements for north facing windows.
- There are no requirements for private open space to be accessed directly from living areas.
- There are no requirements for landscaping.

## Subdivision Design

Well-designed subdivisions are critical to active living and active travel. Compact neighbourhoods, provision of housing choice and diversity, way-finding and public open space are critical for promoting access to services and active living. Well-designed neighbourhoods that provide opportunities for healthy living have become increasingly more important during the COVID-19 pandemic. Many subdivision standards that provide health and wellbeing outcomes have been removed from the State Planning Provisions, for example:

- The Southern Tasmanian Regional Land Use Strategy (STRLUS) sets a target of 15 dwellings per hectare. This was an objective in the General Residential Zone standards in interim schemes, as was promotion of higher densities closer to services, facilities and public transport corridors and planning controls to achieve this.
- The SPPs provide no density targets and no standards to require higher densities closer to services (minimum lot size of 450m<sup>2</sup> and no maximum lot size). For example, a developer could be advised by a real estate agent that 700m<sup>2</sup> lots are selling best and therefore deliver only lots at this size (approximately 10 dwelling per hectare).
- Ways and Public Open Space requirements have been removed from State Planning Provisions. Interim schemes had provisions for the provision of high-quality open space and way-finding. This now falls back to the *Local Government (Building and Miscellaneous) Act 1993* individual Council Policies, which lacks consistency and transparency for stakeholders. It is far clearer for developers and Councils to have public open space requirements as a subdivision standard in the planning scheme.

Key actions could address these issues:

- Re-instate design standards as per the Interim Planning Schemes the above into the Residential Zones in the State Planning Provisions.
- Urgently review General Residential Zone Development and Subdivision standards from the SPPs with liveability and health and well-being at front of mind.

## Urban Greening

Another issue that is consistently raised by planning staff is the lack of opportunities to encourage green infrastructure under the SPPs. Brighton Council has a *Greening Brighton Strategy* which aims to increase trees across Brighton's urban areas through strategic tree planting, including in private developments and subdivisions.

However, implementation of the *Greening Brighton Strategy* under the SPPs is extremely difficult, given they do not promote urban greening at all. There are no landscaping requirements for units, commercial developments, streets or vegetation retention (except if priority vegetation).

To address the failings of the SPPs, Council tried to introduce a Landscaping Specific Area Plan as part of its Local Provisions Schedule (LPS) for the TPS, but it was rejected by the Tasmanian Planning Commission (TPC).

Urban green spaces, such as parks, playgrounds, and residential greenery, can promote mental and physical health, and reduce morbidity and mortality in urban residents by providing psychological relaxation and stress alleviation, stimulating social cohesion, supporting physical activity, and reducing exposure to air pollutants, noise and excessive heat.

Key action that could address this issue:

- The State Planning Provisions need landscaping requirements for multiple dwellings and commercial and industrial use and require street trees in new subdivisions.

## Multiple Dwelling Units

Brighton Council is seeing a significant increase in multiple dwelling units on large sites as opposed to subdivisions. It can be assumed that in part this is to do with avoiding public open space contribution fees and other subdivision costs (e.g. utility connections). Multiple dwelling units are generally smaller and have less private open space thus increasing demand for quality public open space provision. Multiple dwelling units are also often inward facing and have poor passive surveillance to street frontages. They have no public land and when developed on larger sites often block potential connectivity to surrounding land. Body Corporates can be problematic on larger sites and include ongoing costs for the owner that are effectively passed on by the developer in choosing strata over subdivision.

Key action that could address this issue:

- Standards in the State Planning Provisions are needed which encourage subdivision instead of strata where possible and ensure there is equity in public open space contributions, improved passive surveillance and connectivity.

## Infrastructure Contributions

Trunk infrastructure provides critical services for communities, and usually includes:

- Transport (e.g., roads, pathways, ferry terminals and bus stops).
- Storm water (e.g., pipes and water quality treatment devices).
- Water supply and wastewater (e.g., reservoirs, pipes and sewage treatment plants).
- Public parks (e.g., parks and sporting facilities).
- Land for community facilities (e.g., land for libraries and community centres).
- Other infrastructure depending on the area.

Fragmented land ownership and the significant cost of trunk infrastructure means it may not be feasible for any one developer, landowner, or government entity to fund the trunk infrastructure required to service the area.

In other jurisdictions there are infrastructure contributions frameworks that provide for the cost of trunk infrastructure to be shared equitably between the users of the infrastructure based on forward planning (eg structure plans). Currently there is no infrastructure contributions framework in Tasmania. In the absence of an infrastructure contributions framework, it is generally a 'first user pays' system, which is costly and inequitable. There is a reluctance for first movers to invest in liveability elements if they are paying for utility infrastructure that will benefit future developers. There is also a lack of forward planning about what social infrastructure is needed in existing and greenfield development areas.

Key action that could address this issue:

- Creating a State Government Infrastructure Policy would lead to more equitable infrastructure costs, greater certainty, and better infrastructure outcomes, including social infrastructure.

## **Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS)**

Council is required to regularly meet with developers or elected members about issues with the outdated STRLUS. The STRLUS is a 'broad policy document that will facilitate and manage change, growth, and development within Southern Tasmania over the next 25 years'<sup>8</sup>. STRLUS was declared in 2011 and has not been updated since. The STRLUS uses data from the 2006 ABS Census and therefore does not capture significant changes in the region in the intervening years (e.g. the opening of MONA).

Council regularly meets with stakeholders about the need to extend the urban growth boundary to allow more development on the urban fringe. Whether or not this is appropriate is unknown because there is a lack of recent data about supply and demand for housing.

Section 5A(6) of LUPAA requires that 'The Minister must keep all regional land use strategies under regular and periodic review.' In the last 10 years the regional land use strategies have not had a comprehensive review.

The STRLUS also has a suite of policies that promoted health and well-being were being implemented through the interim planning schemes. For example, Policy ROS 1.6 is to 'Ensure subdivision and development is consistent with principles outlined in *Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania*'. However, these policies are not being implemented through the SPPs.

Key actions could address these issues:

- Amend LUPAA to require the Minister review the regional land use strategies at least every five years.
- Review the regional land use strategies as a matter of urgency.

## 5. Opportunities for Action

Creating environments that support health and wellbeing through active living and active travel is challenging and requires collaboration across multiple agencies and authorities but has the potential to have significant population health impacts. This paper has described the relationship between the built environment and health and wellbeing, provided an overview of the Tasmanian Planning System, and highlighted opportunities for where the planning system could better and more equitably support the health and wellbeing of Tasmanians, with a particular focus on the link with physical activity.

Through the *Tasmanian Government's Planning Reforms Work Program 2021-2024* (see Attachment 1), there are many opportunities to shape planning system policies. As planning reform occurs over many years, bodies such as the Council and TALC must ensure that health and wellbeing remains a priority in these processes. Key opportunities within, and outside of the planning reform process that could be leveraged are detailed below.

### Opportunities Within the Tasmanian Government's Planning Reform Agenda

#### 1. Tasmanian Planning Policies

- 1.1. Define in submission(s) to the Government the meaning and application of the requirements for 'liveability, health and wellbeing in the community' (LUPAA s.12B(2)(c)) during the coming period of policy preparation.
- 1.2. Advocate for health and wellbeing policies on land subdivision setting, residential/lot density, and public open space, and a policy preference for separate lots rather than the strata.

#### 2. Regional land use strategies

- 2.1. Contribute to the review of the regional land use strategies for a sharper focus on health and wellbeing through strategies for the structure of cities and towns, density of residential development, the provision of public open space and reserves, and transportation networks.
- 2.2. Advocate for short-term fixes to the STRLUS (and presumably the northern and northwest coast strategies) to emphasise the application of health and wellbeing policies.
- 2.3. Advocate for the need for timely reviews of the regional land use strategies including shorter legislated time frames.

#### 3. Tasmanian Planning Scheme (State Planning Provisions) – advocate for

- 3.1. Clause 2.1 purpose to state how the RMPS objectives give effect to health and wellbeing.

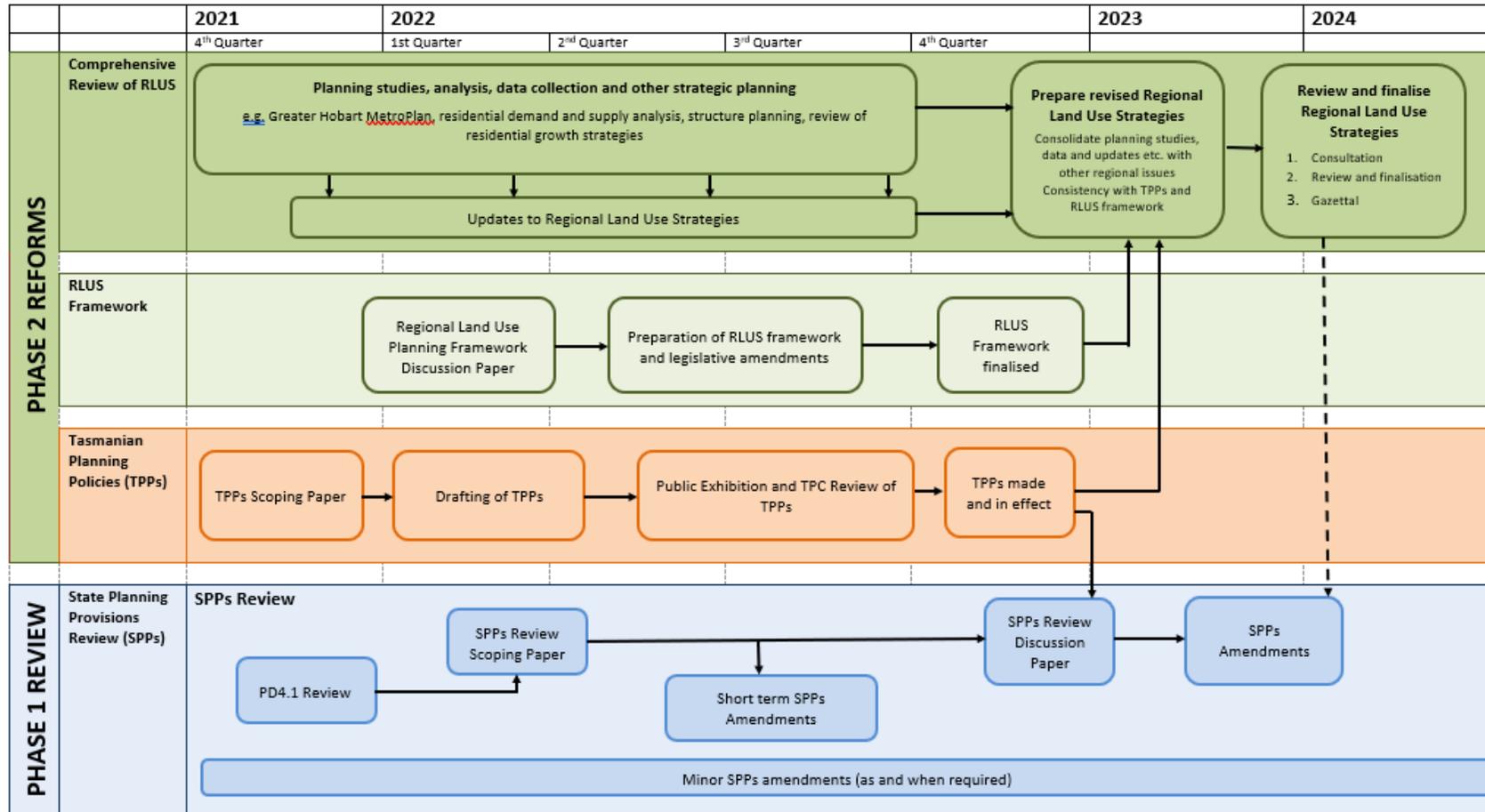
- 3.2. Inclusion in the purpose and the objectives for each zone, use standard, development standard, and code the desired health and wellbeing outcomes from the implementation of the specific provision.
- 3.3. Insertion of use and development standards that focus on community led housing models for increasing residential density derived from a review of Planning Directive No.4.1. The review to have specific reference to aspects of design standards for liveability including sun aspect, private open space, and landscaping.
- 3.4. Inclusion of standards for the provision of public open space and littoral (coastal) and riparian (edge of river) reserves.
- 3.5. Resolution of the confusing provisions over streets and roads.
- 3.6. Removal of the exemption status from planning scheme permit requirements for upgrading of streets/roads to allow active travel to be realised.
- 3.7. Insertion of a streets code that supports active travel through provisions that include standards for footpaths suitable for walking, requirements for safe cycling infrastructure, and landscaping.
- 3.8. Revision of the Parking and Sustainable Transport Code to comprehensively treat sustainable transport as a component of active travel.
- 3.9. Revision and amendment of the use and development provisions where they prohibit urban farming (qualified agricultural use in the resource development use class).

# Opportunities Outside the Tasmanian Government's Planning Reform Agenda

## 4. State Policies – advocate for

- 4.1. The creation of a State Policy on health, wellbeing and the built environment.
- 4.2. Amendments to the *Tasmanian State Coastal Policy 1996* to cover the provision and management of littoral (coastal) and riparian (edge of river) reserves and to provide contemporary responses to climate change, sea level, and storm surge.
- 4.3. A State Government Infrastructure State Policy on physical and social infrastructure, equitable infrastructure costs and contributions, greater certainty, and better infrastructure outcomes.
- 4.4. State of the Environment Reporting for the evaluation and monitoring of health and wellbeing policies.
- 4.5. Amendment to the *Local Government (Building and Miscellaneous Provisions) Act 1993*, or alternative legislation, providing for the taking of public open space and littoral (coastal) and riparian (edge of river) reserves.
- 4.6. Amendments to the LGAT Tasmanian Subdivision Guidelines October 2013 and Tasmanian Standard Drawings 2020 to provide for active travel for components of the documents that concern the design of streets and to have those aspects concerning the design of streets removed.
- 4.7. A review of the application of the State Policy on the Protection of Agricultural Land 2009 for contemporary policies on food security and application of the policy to protect agricultural land in the peri-urban areas.

**PHASE 2 PLANNING REFORMS WORK PROGRAM**  
(indicative timeframes only)



# Appendix 3 – TALC Submission to State Planning Provisions Review

**Tasmanian Active Living Coalition**



State Planning Office  
Department of Premier and Cabinet  
GPO Box 123  
Hobart TAS 7001

To the State Planning Office

**Subject: State Planning Provisions Review**

Thank you for the opportunity to provide feedback on phase one of the State Planning Provisions Review. On behalf of members of the Tasmanian Active Living Coalition please find a consultation submission attached in response to the State Planning Provisions Review Scoping Paper.

The Tasmanian Active Living Coalition works together to influence and inform policies, decisions and strategies that encourage the creation of active living environments, food security and social inclusion that benefit health and wellbeing.

Yours sincerely

Associate Professor Verity Cleland  
TALC Chair

Date: 19 October 2022

# **Tasmanian Active Living Coalition**

## **Submission to State Planning Provisions Review**

### **Phase I – Scoping Paper**



**Tasmanian Active Living Coalition**

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## Introduction

The Tasmanian Active Living Coalition (TALC) welcomes the opportunity to submit feedback to the State Planning Provisions (SPPs) Review Scoping Paper under phase one of the review process.

The objective of TALC's submission is to embed health and wellbeing in the SPPs and the future Tasmanian Planning Policies. TALC proposes this can be achieved by putting a 'health in all policies' lens on the SPPs and including improved or additional provisions that support and promote active living, access to open space, food security and social inclusion.

In late 2021, TALC was commissioned to provide a discussion paper to the Premier's Health and Wellbeing Advisory Committee - *Tasmania's Planning System – Opportunities for Health and Wellbeing*. A number of key issues with Tasmania's State Planning Provisions were raised in this discussion paper and have been included in this submission.

The rationale and supporting evidence for the recommended amendments is detailed throughout the submission with a reference list attached. Individual TALC members have contributed to this submission and may have also made separate submissions on behalf of their organisations.

This submission has been approved by TALC's Chair and endorsed by TALC's membership.

## About the Tasmanian Active Living Coalition

TALC is an independent, not-for-profit coalition made up of representatives from a broad range of non-Government and Government organisations with an interest in active living.

TALC members work together to influence and inform policies, decisions and strategies that encourage the creation of active living environments.

TALC's aim is to lead, support and promote the creation of environments supporting active living, and to add value by providing a mechanism for an integrated approach and potentially drive behaviour change in relation to active living.

TALC's purpose is to:

- translate evidence into policy and practice;
- build on existing partnerships and develop new partnerships as required;
- raise the profile of active living;
- support, advise and advocate for improvements in the built and natural urban environments including improved access to our parks and open spaces; and
- highlight the importance the built and natural urban environments play in active living.

The principal interest of TALC is for the SPPs to enhance (and not hinder) active living (including physical activity and active transport) and access to healthy food for community health and wellbeing.

Therefore TALC advocates to have *health and wellbeing* as priority outcomes from land use planning as regulated through the Tasmanian Planning System.

## Definitions

The following terms included in this submission are defined as

**Active living** - a way of life that integrates physical activity into daily routines (Heart Foundation, 2016).

**Active travel** - travel modes that involve physical activity such as walking and cycling and includes the use of public transport that is accessed via walking or cycling and may allow for integration of multi-modal transport in the course of a day (Heart Foundation, 2016).

**Built environment** - the structures and places in which we live, work, shop, learn, travel and play, including land uses, transportation systems and design features (National Heart Foundation of Australia, 2017).

**Food security** - the ability of individuals, households and communities to physically and economically access food that is healthy, sustainable, affordable and culturally appropriate. The domains of food security include supply, demand, utilisation and access (financial and physical) (Heart Foundation, 2016).

**Health** - a state of complete physical, mental and social wellbeing and not merely the absence of disease (World Health Organization, 2022a).

**Liveability** - a livable community is one that is safe, socially cohesive, inclusive and environmentally sustainable. Highly liveable areas provide affordable housing that is well serviced by public transport, walking and cycling infrastructure (Department of Agriculture Water and the Environment, 2021). They have good access to employment, education, shops and services, POSs, and social, cultural and recreational facilities (Department of Agriculture Water and the Environment, 2021).

**Physical activity** - any bodily movement produced by skeletal muscles that requires energy expenditure encompassing all movement during leisure time, for transport to get to and from places, or as part of a person's work (World Health Organization, 2022b).

**Social inclusion** – is a term used to describe how government, community, business, services and individuals can work together to make sure that all people have the best opportunities to enjoy life and do well in society. It is about making sure that no one is left out or forgotten in our community (Social Inclusion Unit, 2008).

**Wellbeing** – mental health is a state in which an individual can realise their own potential cope with normal stresses, work productively and contribute to their community (World Health Organization, 2022a)<sup>9</sup>.

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<sup>9</sup> TALC acknowledges that Tasmania will likely develop its own definition of wellbeing as part of the development of Tasmanian Health and Wellbeing Framework.

## Active Living Overview

The SPPs are a key mechanism for applying healthy planning principles to the built environment in Tasmania to create liveable locations which promote physical activity, healthy eating and social connection. TALC provides the following overview of key aspects of active living which are directly related to implementation of the SPPs.

### The Built Environment

The way the environment is planned, designed and built can directly affect the health and wellbeing of people who use and inhabit the space. A series in *The Lancet*, one of the top-ranking medical journals in the world, *Urban Design and Transport to Promote Healthy Lives* recognises the importance of the built environment for active living (Goenka and Andersen, 2016). The series recommends creating compact cities that locate shops, schools, other services, parks and recreational facilities, as well as jobs near homes, and providing highly connective street networks making it easy for people to walk and cycle to places (Goenka and Andersen, 2016). The Heart Foundation of Australia's *Healthy Active by Design* framework (National Heart Foundation of Australia, 2017) notes 'planning for active living calls for a commitment to applying healthy planning principles to all levels of the planning system, at every stage of the planning process and in every planning project and policy initiative' (National Heart Foundation of Australia, 2017).

There are many co-benefits of improving planning for active living including reductions in greenhouse gas emissions, improved air quality, reduced traffic congestion, more sustainable infrastructure, increased economic productivity, improved social capital and more liveable towns and cities (Goenka and Andersen, 2016).

### Physical Activity

Physical activity is fundamental for good physical and mental health and wellbeing. Physical activity can help prevent heart disease, type two diabetes, numerous cancers, dementia, weight gain, gestational diabetes, and anxiety and depression (Bellew et al., 2020). Being physically active improves sleep and improves brain function at all ages (Bellew et al., 2020).

Despite this, almost half of all Tasmanians aged 18 and over do not do enough physical activity for good health (Australian Bureau of Statistics, 2016). Tasmania is below the national average and is ranked sixth out of the eight states and territories (Australian Bureau of Statistics, 2016).

The International Society for Physical Activity and Health outline eight investments that work to address physical inactivity (International Society for Physical Activity and Health, 2020). The eight investment areas are the evidence-based domains where Governments and organisations can get the best return on investment to improve health and wellbeing through increasing physical activity. Of the

eight identified domains, those that can be directly influenced by the SPPs include: active transport, active urban design and workplaces (International Society for Physical Activity and Health, 2020).

The Heart Foundation's *Blueprint for an Active Australia* states 'reshaping the built environments in which most Australians live, work, learn and recreate can significantly increase daily physical activity levels. Community and neighbourhood design impacts on local walking, cycling and public transport use, as well as on recreational walking and physical activity' (National Heart Foundation of Australia, 2019).

## **Liveability**

The Heart Foundation's 2020-21 What Australia Wants survey measured community sentiment around qualities of active neighbourhoods and support for initiatives to increase infrastructure for physical activity in and around neighbourhoods (National Heart Foundation of Australia, 2020). Tasmanians expressed a desire to live close to shops and amenities, and in a safe area that is quiet/away from main roads. Tasmanians prioritise access to healthy food, housing diversity and a sense of place (that is, safety, community, natural elements as the most important design features) (National Heart Foundation of Australia, 2020). The report noted that 'a lower proportion of Tasmanians believe their neighbourhood helps them to be active (75 per cent compared to a national average of 80 per cent)' (National Heart Foundation of Australia, 2020). Compared with other jurisdictions, a sense of community was rated lower – with only 58 per cent scoring it as good/excellent – below items such as quality of sports facilities and footpaths (National Heart Foundation of Australia, 2020). These results highlight that liveability, access to healthy food and local physical activity opportunities are important to Tasmanians. However, the results also indicate that these attributes are not always accessible to Tasmanians and should be embedded within the planning system.

In 2021, Place Score ran the Australian Liveability Census, the largest social research project in Australia which included 3 200 records gathered from community members in Tasmania (Malshe et al., 2021). The census explored what was most important in terms of neighbourhood liveability and current performance (Malshe et al., 2021). Ideas for improving local neighbourhoods were collected and included improving walkability to local amenities and open spaces (Malshe et al., 2021).

Nationally, walking/jogging/bike paths that connect housing to community amenity was selected as being most important to their ideal neighbourhood by 55 per cent of respondents and ranked third most important overall.

The COVID-19 pandemic has required people to stay close to home, further highlighting the importance of how the built environment can support health and wellbeing. The living with COVID-19 landscape provides a unique opportunity to prioritise the development of liveable built

environments supportive of health and wellbeing by embedding these principles within key policy levers such as the SPPs.

## Integrated Policies in Active Living

Improving health and wellbeing by supporting Tasmanians to live active lives requires a coordinated approach across government agencies and sectors as called for in the World Health Organization's (WHO) 'Health in All Policies' approach to preventative health (World Health Organization, 2022c). In Tasmania, key existing policies which reference active living and are relevant to the SPP review are detailed as follows to provide context and background to the existing policy landscape.

The *Tasmania Statement* supports the connection between health and wellbeing enhanced by natural open spaces. It further notes the opportunities available as Tasmania grows to plan communities to create healthy, liveable and connected spaces (Premier's Health and Wellbeing Advisory Council, 2021). The *Tasmania Statement* creates an authorising environment for the Premier's Health and Wellbeing Advisory Council to support health and wellbeing considerations within the planning scheme.

The *Healthy Tasmania Five Year Strategic Plan 2022-26* advocates for a health in all policies approach, including an analysis of the systems outside the health sector which influence the health status of populations (Department of Health and Human Services, 2022). The plan focuses on systems and supporting active living initiatives (Department of Health and Human Services, 2022). This builds on earlier work under *Tasmania's Plan for Physical Activity 2011-2021* which aimed to 'create built and natural environments that enable and encourage physical activity' (Department of Infrastructure, 2010).

In 2016, a Parliamentary Select Committee Inquiry into Preventative Health Report outlined key findings and recommendations. The Heart Foundation previously highlighted the report's key findings and recommendations in relation to active living in its 2016 *Representation to the Final Draft State Planning Provisions* as follows (Heart Foundation, 2016):

### **Executive summary (page 2)**

*'The Committee recognises the link between health and the built environment. Liveability principles must be embedded in all Government policy decisions relating to the built environment including but not limited to transport, infrastructure and land use planning.'*

### **Recommendation 3 (k) in relation to a preventative health strategy (page 4):**

*(k) The importance of active lifestyles, healthy eating and physical activity to improve the health and wellbeing of Tasmanians.*

### **Recommendation 4 (page 4)**

4. *The Government's health and wellbeing policies are reflected in the Tasmanian Planning System and transport infrastructure policy.*

- d) *Government adopts a state-wide planning policy that ensures liveability principles are embodied in all planning decisions;*
- e) *Government ensures transport infrastructure planning and policy decisions embody liveability principles; and*
- f) *Provisions in the new state-wide planning scheme give consideration to active transport links (e.g. walking and cycling), especially within and between urban communities.*

**Findings (page 8):**

22. *The built environment is a significant contributor to improving longer term health and wellbeing outcomes.*

23. *There is a need to recognise the link between health and the built environment, and this needs to be embodied into State policy and the Tasmanian Planning System.*

Health and wellbeing are embedded in the SPPs under *Schedule 1 Objectives of the Resource Management and Planning System (RMPS)* and specifically the *Land Use Planning and Approvals Act 1993 (LUPAA) Part 2 Objective (1)(f)*:

*'To promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation...'*

Whilst the SPP Review Scoping Paper is limited specifically to the five-year review of the SPP implementation, it will be important to subsequently review the SPPs for compatibility with Tasmanian Planning Policies currently under review. Examples of how a further detailed review of SPPs might be improved to meet Schedule 1, Part 2 Objective are comprehensively set out in the *Heart Foundation Representation to the final draft State Planning Provisions 7 March 2016* (Heart Foundation, 2016).

# Summary of Active Living Policies

## Tasmanian

Tasmania Statement – Working Together for the Health and Wellbeing of Tasmanians (Premier’s Health and Wellbeing Advisory Council, 2021)

Healthy Tasmania Five-Year Strategic Plan 2022-26 (Department of Health and Human Services, 2022)

Joint Select Committee Inquiry Into Preventative Health Report (Parliament of Tasmania, 2016)

Heart Foundation Representation to the final draft State Planning Provisions 7 March 2016 (Heart Foundation, 2016)

Tasmania’s Walking and Cycling for Active Transport Strategy 2011-2021 (Department of Infrastructure, 2010)

Hobart City Deal (Commonwealth of Australia, 2019)

The Southern Tasmanian Regional Land Use Strategy (STRLUS) 2010-2035 – Regional Policies 10, 11, 13, 18 and 19 (State Planning Office, 2010)

## National<sup>10</sup>

National Preventative Health Strategy 2021-30 (Department of Health, 2021)

National Obesity Strategy 2022-32 (Commonwealth of Australia, 2022)

Getting Australia Active III – a Systems Approach to Physical Activity for Policy Makers (Bellew et al., 2020)

National Heart Foundation - Blueprint for an Active Australia (National Heart Foundation of Australia, 2019)

National Heart Foundation – Healthy Active by Design (National Heart Foundation of Australia, 2017)

## International

Global Action Plan on Physical Activity 2018-30 (World Health Organization, 2018)

International Society for Physical Activity and Health- Eight Investments that Work for Physical Activity (International Society for Physical Activity and Health, 2020)

United Nations Sustainable Development Goals (UN General Assembly, October 2015)

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<sup>10</sup> There is no **National Physical Activity Plan** to provide an overarching framework for addressing physical inactivity and guide future action. In 2020, the Australian Prevention Partnership Centre published [Getting Australia Active III : A systems approach to physical activity for policy makers](#) which identifies eight key areas for action to address physical inactivity. This serves as a guide for policy makers in Australia in the absence of a national plan.



# TALC Response to Scoping Paper Questions

## 1. Which parts of the SPPs do you think work well?

No comment.

## 2. Which parts of the SPPs do you think could be improved?

### Health in All Policies

The Parliament of Tasmania *Select Committee Inquiry Into Preventative Health Report* recommended Government 'adopt a 'Health in All Policies' approach to improving the health and wellbeing of Tasmanians' (Parliament of Tasmania, 2016). The SPPs review provides an opportunity to better align the SPPs with a 'Health in All Policies' approach.

In a broader policy context, it is important to consider how the Tasmanian Planning Policies will be developed and integrated with current Government initiatives including development of a Sustainability Strategy, Wellbeing Framework and Review of Local Government.

### SPP Purpose Statements clause 2.1

Currently, the Planning Scheme Purpose simply refers to the Resource Management Planning System (RMPS) objectives. The SPPs lack statements about desired outcomes, which leave the contents of the SPPs in a policy vacuum. Specifically, they do not currently reference their relationship to population health or wellbeing.

TALC recommends under the SPPs Planning Scheme Purpose clause 2.1 to include a statement of outcomes within the framework of the RMPS objectives with specific reference to health and wellbeing.

Furthermore, TALC recommends inclusion in the purpose and the objectives for each zone, use standards, development standards and codes, the desired health and wellbeing outcomes from the implementation of the specific provision.

The mechanisms by which the SPPs will further the Schedule 1 Objectives related to health and wellbeing should be explicit. For example, provisions should improve food security, social inclusion the quality of the public realm to optimise walkability, reduce travel distances between locations, improve air quality, safety, comfort, and increase active travel opportunities.

## Active Living

The SPPs should focus on active living through the built environment. A key aspect of active living is the provision of public open space (POS). TALC notes the following issues relating to the provision and retention of POS:

- POS being viewed as a tradable commodity since legislation removed the requirement that POS be held in perpetuity;
- A preference away from small neighbourhood parks towards centralised playgrounds (mainly accessed by car);
- Loss of legislation requiring the provision of riparian and littoral reserves, as was the case for pre 1993 legislation;
- Planning lacking for lifecycle changes in neighbourhoods (i.e., differing requirements as residents age and young families replace); and
- Limited strategic planning for POS.

TALC proposes the following actions related to the SPPs which can have a positive impact on active living:

- Leverage off the opportunity of the COVID-19 pandemic with a renewed interest in local parks and recreation locally;
- Review the Local Government of Tasmania (LGAT) *Tasmanian Subdivision Guidelines October 2013* and *Tasmanian Standard Drawings 2020*. These documents should enhance (and not hinder) planning and design for streets which promote active travel, rather than simply focusing on engineering detail; and
- Identify elements of each Regional Land Use Strategy that relate to active living principles and align the SPPs with these. For example, taking the STRLUS, TALC recommends alignment with regional Policies 10, 11, 13, 18 and 19 (11).

TALC recommends the following provisions within the SPPs to improve active living:

- Insert use and development standards focusing on community-led housing models for increasing residential density; and
- Include standards for the provision of POS and littoral and riparian reserves.

## Active Travel

TALC recommends the SPPs make specific provisions for streets that are inclusive for all users to improve active travel through:

- Permeability and connectivity of streets and paths, and limiting dead end cul-de-sacs; and

- Reviewing standards that prevent or are averse to varying street widths, alignment etc to suit the street function with reference to public transport, walking and cycling provision, zero building setbacks, shop top housing, and main street shopping.

## Climate Change

Key State, National and International policies reference the link between health and wellbeing and climate change. The *Tasmania Statement* refers to climate change and health, stating ‘we need to continue to take practical action on climate change and poverty because they impact on the health and wellbeing of current and future generations of Tasmanians’ (Premier’s Health and Wellbeing Advisory Council, 2021). Australia is a signatory to the United Nations 2030 Agenda for Sustainable Development which includes 17 Sustainable Development Goals which include addressing climate change (UN General Assembly, October 2015). The robust research evidence and direct reference in the *Tasmania Statement* create a call to action to consider climate change across all policies and is critically relevant in reviewing the SPPs.

The Medical Journal of Australia’s 2021 report on the health impacts of climate change found that ‘Australians are increasingly exposed to and vulnerable to excess heat and that this is already limiting our way of life, increasing the risk of heat stress during outdoor sports, and decreasing work productivity across a range of sectors’ (Paul J Beggs et al., 2021). In addition, the report notes that ‘other weather extremes are also on the rise, resulting in escalating social, economic and health impacts’ (Paul J Beggs et al., 2021).

The Heart Foundation’s *Blueprint for an Active Australia* asserts ‘emphasising urban resilience, through inclusive, safe and sustainable design is critical to addressing climate change. Also, the national and international uptake of renewable energy can also help propel a required energy efficiency mode-shift toward more public transport and active transport modes’ (National Heart Foundation of Australia, 2019). *Getting Australia Active III: A systems approach to physical activity for policy makers* highlights the policy co-benefits for active transport and PA including climate change mitigation (Bellew et al., 2020). This policy guide asserts interventions to promote active transport need to be implemented in conjunction with interventions that address the built form and land use to achieve co-benefits of health and climate change mitigation (Bellew et al., 2020).

Throughout this submission, TALC recommends provisions which support active and public transport, urban greening and public open space all of which address the impact of climate change on health and wellbeing (see summary of TALC recommendations numbers 5, 8, 9, 12 and 16). TALC recommends prioritising these provisions which provide contemporary responses to climate change.

### **3. What improvements do you think should be prioritised?**

TALC recommends prioritising improvements supporting:

1. Provision and prioritisation of active travel modes (eg walking, cycling, public transport) and the transport infrastructure that is inclusive for all users;
2. Provision of quality footpaths and cycleway networks;
3. Access to quality POS; parks; playgrounds with shade and shelter;
4. Liveability;
5. Food security;
6. Social inclusion;
7. Climate change; and
8. Workplace health and wellbeing.

### **4. Are there any requirements that you don't think should be in the SPPs?**

No comment.

### **5. Are there additional requirements that you think should be included in the SPPs?**

TALC asserts that compared to the Interim Planning Schemes (in place from 2015-2021), the SPPs do not have the tools to deliver good outcomes for health and wellbeing, liveability, food security, social inclusion, climate change and workplace health and wellbeing. The following additional requirements are proposed as mechanisms for the SPPs to address the priorities outlined under question three.

#### **Site and Building Design**

Design standards have been removed from the SPPs around access to sunlight, outdoor areas, and quality green space, which is critical for health and wellbeing in the home. This has become increasingly important during restrictions in response to the COVID-19 pandemic.

TALC recommends reviewing provisions around site and building designs including:

- Requirements for north facing windows;
- Requirements for private open space to be accessed directly from living areas; and
- Requirements for landscaping.

## Subdivision Design

Many subdivision standards that provide health and wellbeing outcomes have been removed from the SPPs. Well-designed subdivisions are critical to active living and active travel. Compact neighbourhoods, provision of housing choice and diversity, wayfinding and POS are critical for promoting access to services and active living. Well-designed neighbourhoods that provide opportunities for healthy living have become increasingly more important during the COVID-19 pandemic.

TALC notes the following omissions around subdivision design:

- The STRLUS sets a target of 15 dwellings per hectare. This was an objective in the General Residential Zone standards in interim schemes, as was promotion of higher densities closer to services, facilities and public transport corridors and planning controls to achieve this; and
- The SPPs provide no density targets and no standards to require higher densities closer to services (minimum lot size of 450m<sup>2</sup> and no maximum lot size). For example, a developer could be advised by a real estate agent that 700m<sup>2</sup> lots are selling best and therefore deliver only lots at this size (approximately 10 dwelling per hectare).

TALC recommends the following key actions to address these issues:

- Re-instate design standards as per the Interim Planning Schemes into the Residential Zones in the SPPs; and
- Urgently review General Residential Zone Development and Subdivision standards from the SPPs with liveability and health and well-being at front of mind.

## Public Open Spaces Code

Ways and POS requirements have been removed from the SPPs. Previous interim schemes included provisions for high-quality POS and wayfinding. This now falls to individual Council Policies under the *Local Government (Building and Miscellaneous) Act 1993*, which lacks consistency and transparency for stakeholders. The SPPs offer an opportunity to significantly enhance POS. This can be through improving the value and use of existing POS, such as parks and natural areas, through ensuring they are useable, accessible and have sufficient facilities to encourage maximum utilisation (such as public toilets, seating, play equipment, and shade). There is also opportunity the provision of new POS including parks and natural areas, greenways, landscaping and planting, community gardens, and areas that foster a sense of community whilst providing a greater connection with nature.

POS comprise spaces that are freely accessible to everyone such as streets, squares, parks, natural features, landmarks, building interfaces, green spaces, pedestrian and bike ways, and other outdoor places (National Heart Foundation of Australia, 2017). POS should not be seen in isolation but in the context of adjacent buildings, its uses and location in a wider network of public and private spaces.

The quality of the POS influences how much time people spend being active or in nature, both of which directly influence health and wellbeing. Public areas that are aesthetically pleasing, safe, clean and comfortable attract people to the area thus leading to increased walking, cycling, and opportunities for social interaction. The Heart Foundation's *Healthy Active by Design* framework reports that residents with a larger neighbourhood parks within 1600 m engage in 150 minutes more recreational walking per week than those with smaller parks (National Heart Foundation of Australia, 2017). Research links physical activity in or near green space to important health outcomes including obesity reduction, lower blood pressure and extended life spans (Davern et al., 2017). Sufficient provision of POS including parks and reserves, sporting facilities, community gardens and greenways is important in supporting opportunities for being active.

TALC recommends the development of a specific Public Open Spaces Code which includes detailed provisions on POS within the Tasmanian planning system.

## **Urban Greening**

A growing body of evidence demonstrates that urban green spaces, such as parks, playgrounds, and residential greenery, help keep cities cool, act as places of recreation, support physical activity and improve mental health (Byrne, 2021, National Heart Foundation of Australia, 2019, Davern et al., 2017).

TALC notes a lack of opportunities to encourage green infrastructure under the SPPs. TALC's Discussion Paper - *Tasmania's Planning System – Opportunities for Health and Wellbeing* demonstrated difficulties in providing green spaces under the SPPs through a case study of Brighton Council's *Greening Brighton Strategy* (the Strategy). The Strategy aims to increase trees across Brighton's urban areas through strategic tree planting, including in private developments and subdivisions.

Implementation of the Strategy under the SPPs is extremely difficult, given the provisions do not promote urban greening at all. There are no landscaping requirements for units, commercial developments, streets, or vegetation retention (except if priority vegetation). To address the limitations of the SPPs, Council tried to introduce a Landscaping Specific Area Plan as part of its Local Provisions Schedule (LPS), but it was rejected by the Tasmanian Planning Commission. This case study demonstrates the roadblocks created by the SPPs for local government in providing green spaces.

Research indicates that urban greenery including trees, vegetation and green surfaces (eg roofs and facades) can act as mechanisms for cooling within cities, helping mitigate the urban heat island effect and climate change (Davern et al., 2017). Urban greenery can reduce temperatures by 1- 4 °C (Davern et al., 2017).

TALC recommends the SPPs include provisions for urban greening such as landscaping requirements for multiple dwellings and commercial or industrial use, street trees, vegetation and green surfaces, and green POS.

## **Multiple Dwelling Units**

Multiple dwelling units are generally smaller and have less private open space thus increasing demand for quality POS provision. Multiple dwelling units are also often inward facing and have poor passive surveillance to street frontages. They have no public land and when developed on larger sites often block potential connectivity to surrounding land. Body Corporates can be problematic on larger sites and include ongoing costs for the owner that are effectively passed on by the developer in choosing strata over subdivision.

A local example of increasing multiple dwelling units can be seen in Brighton Council on large sites as opposed to subdivisions. It can be assumed that in part this is to do with avoiding POS contribution fees and other subdivision costs (eg utility connections). This impacts on the liveability of these residential areas as they lack access to POS, connectivity through active and public transport and reduced passive surveillance.

TALC recommends the SPPs include provisions which encourage subdivision instead of strata where possible and ensure there is equity in dwelling density settings, POS contributions, improved passive surveillance and connectivity.

## **Social inclusion**

The *Joint Select Committee Inquiry Into Preventative Health Report* identified social inclusion as a key social determinant that impacts on health (Parliament of Tasmania, 2016). The report highlighted the importance of a focus on implementation of measures increasing social inclusion across all government agencies (Parliament of Tasmania, 2016).

The way density is designed should account for the varying needs of different population groups. Designing and locating safe, affordable, well-connected, higher density housing options is important for different age groups to be able to access the housing market appropriate for their lifestyle and situation (The Department for Communities and Social Inclusion, 2013). Providing a diversity of housing options increases the likelihood that people of lower socioeconomic backgrounds have convenient access to public transport, health services, schools and employment opportunities (The Department for Communities and Social Inclusion, 2013). Ensuring people can work close to where they live will provide more equitable access to employment and services.

The quality of the public realm influences whether people feel safe and comfortable in that area as well as opportunities for social interaction, particularly for women and children. Design of the public

realm supports social inclusion through taking into account how that space operates during different times of the day, with different demographics using it, and across all seasons of the year (Hulse et al., 2011).

Feeling unsafe in public spaces has a significant impact on whether residents, specifically women, the elderly and young children are prepared to use them. Designing spaces which support activities attract more people and promote the perception that they are orderly and peaceful, can be important for social groups in enhancing active living opportunities, and support overall community liveability (Hulse et al., 2011).

It is important to consider the role of the built environment on mobility limitations and disability to ensure accessible movement networks are created and maintained. This will support older adults to age in place and improve quality of life through the encouragement of participation in physical activity, exposure to the natural environment, and social interaction with friends and neighbours (Hulse et al., 2011).

Access to local opportunities for physical activity for exercise, recreation or active transport supports social inclusion and builds a sense of community connectedness beneficial to health and wellbeing (National Heart Foundation of Australia, 2019, National Heart Foundation of Australia, 2017). The Heart Foundation's *Healthy Active by Design* resource asserts that 'an essential part of good governance is embedding a socially inclusive and respectful approach to older people into policies and processes' (National Heart Foundation of Australia, 2017). This principle could equally be applied to how the SPPs impact all social determinants of health. The design of the places we live, work and play must be inclusive of all community members.

The SPPs can act as a mechanism to enhance social inclusion by providing safe, affordable, well-connected, higher density housing options, access to public open/green space, safe and enjoyable active travel networks to a variety of destinations with a focus on equity and inclusion (Heart Foundation, 2016, National Heart Foundation of Australia, 2019, Hulse et al., 2011).

## **6. Are there any issues that have previously been raised on the SPPs that you agree with or disagree with?**

### **Liveable Streets Code**

TALC is aware of and supports the Heart Foundation's previous recommendation of the development of a Liveable Streets Code in their 2016 *Representation to the final draft State Planning Provisions* (Heart Foundation, 2016). A Liveable Streets code, or similar, would provide measurable standards to the assessment of permit applications (Heart Foundation, 2016).

In addition, a Liveable Streets Code would support active travel through provisions that include standards for footpaths suitable for walking and requirements for safe cycling infrastructure.

Specifically, TALC recommends such a code address the following issues:

- Resolve confusing provisions over streets and roads; and
- Remove the exemption status from planning scheme permit requirements for upgrading of streets/roads to allow active travel to be realised.

## **C2.0 Parking and Sustainable Transport Code**

Under section C2.0 'general comments' in the *Summary of Issues Previously Raised on the SPPs* document, TALC agrees with the comment that car parking space requirements are excessive and do not encourage other forms of sustainable transport (e.g. public transport and active transport) and impacts on liveability.

TALC recommends revising the Parking and Sustainable Transport Code to comprehensively treat 'sustainable transport' as a component of active travel.

TALC is aware of and supports Bicycle Network Tasmania's recommendations for the provision of bike parking for both visitors and employees, provision of safe and secure bike parking, end of trip facilities as well as introduction of provisions for bike parking in apartment buildings.

## **Workplace health**

The Heart Foundation's 'Blueprint for an Active Australia' outlines evidence on the importance of being active in the workplace.

*The workplace is increasingly being recognised (nationally and internationally) as a priority high reach setting for health behaviour interventions, extending from a labour-based approach to a public health 'healthy workers' approach (National Heart Foundation of Australia, 2019).*

*In general, a physically active workforce can improve physical and mental health, reduce absenteeism and increase productivity, thereby providing important benefits to individuals and workplaces (National Heart Foundation of Australia, 2019). Workplaces should see the implementation of physical activity programs as a strategic business enhancement opportunity (National Heart Foundation of Australia, 2019).*

TALC is aware of and supports the Heart Foundation's previous detailed recommendations related to workplace health in their 2016 *Representation to the final draft State Planning Provisions* (Heart Foundation, 2016). The representation asserts that workplaces can 'support increased levels of physical activity through the design of a building's circulation system, encouragement of stair use, the provision of end-of-trip facilities (such a secure bicycle storage and change facilities), and there is convenient and safe access to public transport' (Heart Foundation, 2016). In addition, 'safe access to workplaces by active travel is enhanced where buildings provide for natural surveillance of outside spaces and the street' (Heart Foundation, 2016).

The SPPs provide a mechanism for supporting healthy workplaces through provisions that address these barriers and enablers to physical activity in the workplace and during commutes. TALC recommends reviewing provisions related to workplaces to enhance physical activity in line with recommendations previously made by the Heart Foundation in 2016 (Heart Foundation, 2016).

## **Food Security**

Whilst TALC's primary interest in the SPP review is in reference to active living, the importance of a food system that provides access to healthy and affordable food locally is acknowledged. A more-accessible urban environment in which active travel can be used to access healthy local food provides a range of health, wellbeing and environmental benefits (Department of Agriculture Water and the Environment, 2021).

The *Joint Select Committee Inquiry Into Preventative Health Report* specifically references access to food under finding 30 'it is important that people have access to healthy affordable food' (Parliament of Tasmania, 2016).

TALC is aware of the Heart Foundation's extensive recommendations relating to food security outlined in their *Representation to the final draft State Planning Provisions 2016* (Heart Foundation, 2016). Whilst comments to this level of detail are out of scope for this submission, TALC is supportive of the Heart Foundation's food security recommendations.

## **7. Are there any of the issues summarised in the Review of Tasmania's Residential Development Standards – Issues Paper that you agree or disagree with?**

### **3.2 Planning Directive No. 4.1 and the SPPs**

In reference to the revision of prescriptions for north facing windows: TALC recommends this directive is revisited and considered in tandem with other energy efficient aspects of building design. While a north facing window is not a discrete measure of success, it is one element that contributes to energy performance of a dwelling alongside other measures.

### **4.3 Detailed comments on residential development standards**

TALC recommends redrafting of Residential Development Standards to reference open space in relation to access, dimensions, permeable surfaces, green areas, privacy, and solar access. Providing direct access to open space from habitable rooms can encourage biophilic design and connection with nature, enhancing the indoor-outdoor relationship. Incorporating these principles within urban

infill environments and higher density residential developments enhance liveability and active living (Department of Agriculture Water and the Environment, 2021).

### **4.3.6 Standards for garage and carport opening widths**

TALC recommends in the case of multiple dwellings and group developments, consideration be given to laneways, rear access, and grouping of driveways to reduce the number of crossings and maximise pedestrian access.

### **4.3.8 Frontage fences**

Fence height and transparency contributes towards crime prevention through environmental design by allowing sightlines between habitable rooms and the street ('eyes on the street') (Australian Institute of Criminology, 2012). This supports active living through enabling people to transverse public spaces at different times of the day with passive surveillance in turn reducing crime (Australian Institute of Criminology, 2012).

## **4.4 Other issues**

Tandem or jockey car parking spaces are not supportive of active living unless in a policy environment supportive of electric vehicles. TALC recommends individual parking spaces should be reduced, and public transport and other active forms of travel prioritised.

## Summary of TALC recommendations for SPP review

1. Consider how the Tasmanian Planning Policies will be developed and integrated with existing relevant policies and planned policies (eg Sustainability Strategy, Wellbeing Framework and Review of Local Government).
2. Reference health and wellbeing outcomes in the SPPs including:
  - 2.1. Clause 2.1 purpose to state how the RMPS objectives give effect to health and wellbeing.
  - 2.2. Inclusion in the purpose and the objectives for each zone, use standard, development standard, and codes the desired health and wellbeing outcomes from the implementation of the specific provision.
  - 2.3. Detail the mechanisms by which the SPPs will further the Schedule 1 Objectives related to health and wellbeing.
3. Insert use and development standards focusing on community led housing models for increasing residential density.
4. Include standards for the provision of POS and littoral and riparian reserves.
5. Improve provisions for active transport which provide:
  - 5.1. Permeability and connectivity of streets and paths;
  - 5.2. Limited dead end cul-de-sacs; and
  - 5.3. Varying street widths and alignment to suit the street function.
6. Review provisions around site and building designs including:
  - 6.1. Requirements for north facing windows;
  - 6.2. Requirements for private open space to be accessed directly from living areas; and
  - 6.3. Requirements for landscaping
7. Review of provisions for subdivision design including:
  - 7.1. Re-instate design standards as per the Interim Planning Schemes into the Residential Zones in the SPPs; and
  - 7.2. Urgently review General Residential Zone Development and Subdivision standards from the SPPs with liveability and health and well-being at front of mind.
8. Development of a specific Public Open Spaces Code which includes detailed provisions on POS within the Tasmanian planning system.
9. Revise provisions related to urban greenery including:
  - 9.1. Landscaping requirements for multiple dwellings and commercial or industrial use;
  - 9.2. Require street trees in new subdivisions; and
  - 9.3. Provisions for access to open green space.
10. Revise provisions related to multiple dwelling units to:
  - 10.1. Encourage subdivision instead of strata where possible;
  - 10.2. Ensure equity in dwelling density settings;

- I0.3.Ensure POS contributions; and
- I0.4.Improve passive surveillance and connectivity.
- I1. Social Inclusion - consider how the SPPs can promote social inclusion.
- I2. Development of a Liveable Streets Code in line with the Heart Foundation's 2016 *Representation to the final draft State Planning Provisions* (Heart Foundation, 2016).
- I3. Review of the Parking and Sustainable Transport Code to:
  - I3.1.Comprehensively treat 'sustainable transport' as a component of active travel; and
  - I3.2.Include provisions for safe and secure bike parking, end of trip facilities as well as introduction of provisions for bike parking in apartment buildings.
- I4. Workplace health and wellbeing - reviewing provisions related to workplaces to enhance physical activity in line with recommendations previously made by the Heart Foundation in 2016 (Heart Foundation, 2016).
- I5. Food security – review of the Heart Foundation's extensive recommendations relating to food security outlined in their *Representation to the final draft State Planning Provisions 2016* (Heart Foundation, 2016).
- I6. Further review of the Residential Development Standards including:
  - I6.1.provision of POS;
  - I6.2.Provisions for laneways, rear access, and grouping of driveways to maximise pedestrian access in multiple dwellings and group developments;
  - I6.3.Requirements for parking spaces and provisions for secure bicycle parking;
  - I6.4.Provision of north facing windows;
  - I6.5.Consideration of crime prevention through environmental design principles; and
  - I6.6.Prioritising active transport modes and limiting individual car parking spaces.

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