



City of **HOBART**

Memorandum: Lord Mayor
Deputy Lord Mayor
Elected Members

Response to Question Without Notice

PLANNING SCHEMES - URBAN DESIGN GUIDELINES

Meeting: City Planning Committee

Meeting date: 19 April 2021

Raised by: Lord Mayor Reynolds

Question:

Can the Director outline if there are Australian examples of Planning Schemes with urban design guidelines embedded in them?

Response:

Some planning schemes in other Australian states do incorporate urban design guidelines, or are intending to. Some examples are detailed below (but are not intended to be an exhaustive list):

- The City of Perth incorporates a Planning Policy Manual into its planning scheme. This Planning Policy Manual includes provisions that are (in conjunction with other parts of the planning scheme) used as a basis for assessing and determining development applications. The Planning Policy Manual includes 'City Development Design Guidelines' which are a set of urban design principles and guidelines for the design of buildings and spaces to achieve an enhanced urban environment. The 'City Design Guidelines' can be accessed via this link:
[file:///C:/Users/crawfords/Downloads/41%20City%20Development%20Design%20Guidelines%20\(1\).pdf](file:///C:/Users/crawfords/Downloads/41%20City%20Development%20Design%20Guidelines%20(1).pdf)
- The City of Melbourne has prepared a planning scheme amendment that intends to introduce urban design policies into the scheme to ensure high quality human scale streets and public spaces. This amendment represents the first comprehensive review of existing urban design related policies in the Melbourne Planning Scheme since 1999. The proposed Design and Development Overlay 1 (DDO1) will be part of the Melbourne Planning Scheme itself and sets objectives, application requirements, exemptions and design outcomes and requirements for various topics (such as Urban Structure, Site Layout, Building Mass, Public Interfaces and Design Detail).

Additionally, there is a Central Melbourne Design Guide that is included as a reference document in the planning scheme that acts as an illustrated guide showing how the provisions of DDO1 can be achieved. This additional guide is non-statutory, but it covers only content that is within the scope of the statutory DDO1 policies.

More information on this amendment can be found here:

<https://participate.melbourne.vic.gov.au/amendmentc308/amendment-overview>

Victoria also has some general 'Urban Design Guidelines for Victoria', which are cited in the Victorian planning schemes as a non-statutory reference document for consideration where relevant.

- The South Australian planning system, following recent planning reform, now allows for 'Design Standards' to be introduced that support the Planning and Design Code (the planning scheme). However, it appears that to date no Design Standards have been prepared.

Some other planning schemes (such as Brisbane) refer to design frameworks, but they are non-statutory documents that assist in guiding development design.

It is worth noting that the planning systems and structure of planning schemes are different for different states. Some other states include a higher level of capacity to include guiding principles rather than the more rigid Acceptable Solution/Performance Criteria model of Tasmanian planning schemes.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



Sarah Crawford
DEVELOPMENT PLANNER



Karen Abey
ACTING DIRECTOR CITY PLANNING

Date: 26 May 2021
File Reference: F21/41378; 13-1-10