



City of **HOBART**

Memorandum: Lord Mayor
Deputy Lord Mayor
Elected Members

Response to Question Without Notice

OVERSHADOWING PROTECTION

Meeting: City Planning Committee

Meeting date: 19 October 2020

Raised by: Deputy Lord Mayor Burnet

Question:

Can the Director please advise how access to important sunlight can be protected in Development Applications considered for tall buildings in the inner city zones, where there is no public open space nearby?

Is the need for sunlight for those living or working in adjacent properties regarded as less important to those where there are protections from overshadowing?

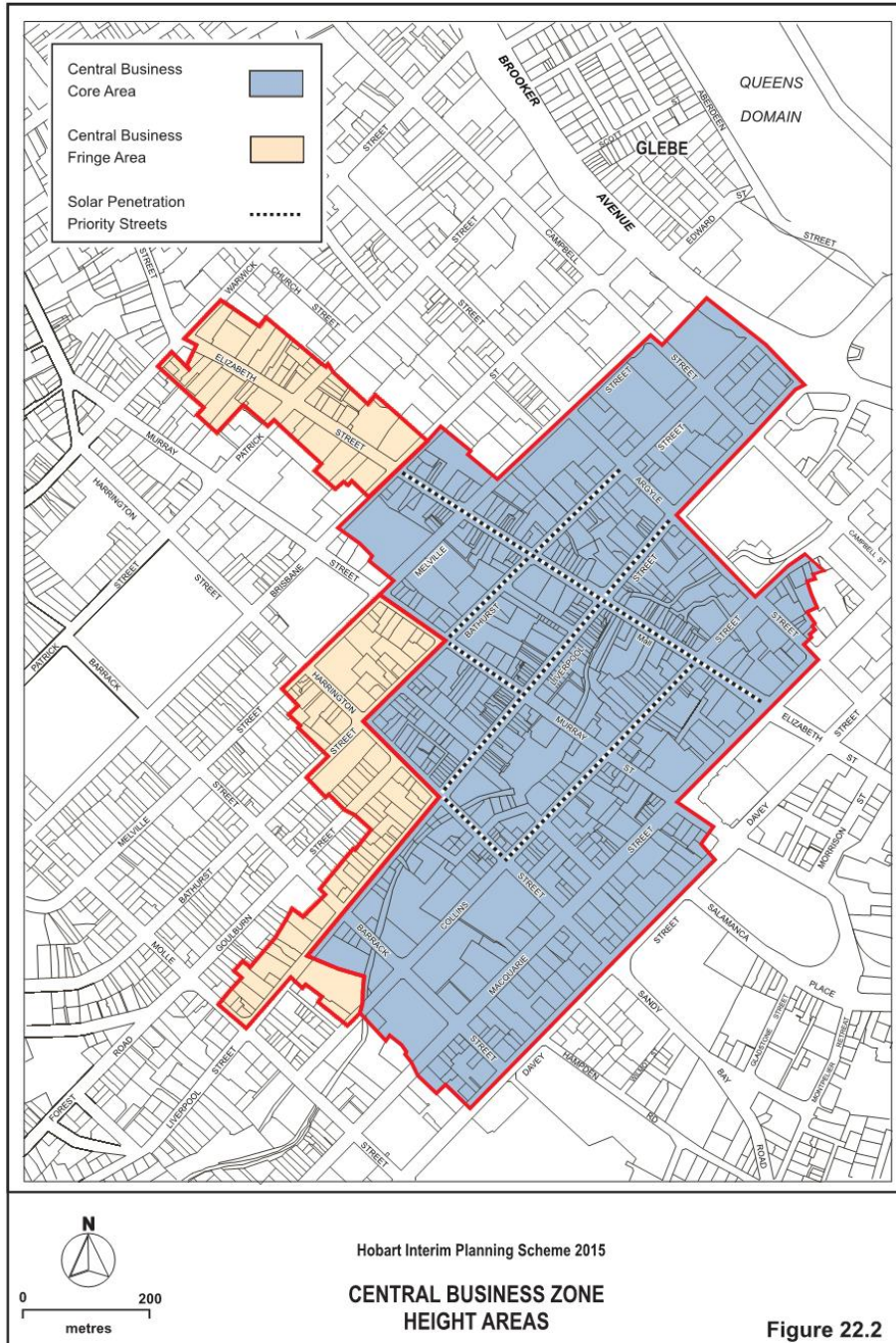
Will the Planning Scheme Amendments which become active in November be likely to address some of these issues?

Response:

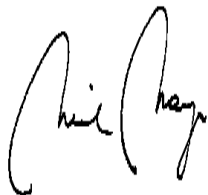
The current planning provisions that apply to the inner city zones protect access to sunlight for priority streets. These streets are outlined in figure 22.2 of the Hobart Interim Planning Scheme 2015 (see below).

Furthermore the recently introduced planning scheme amendments concerning *Residential and Visitor Accommodation Amenity* provide some protection to access to natural daylight for new dwellings and accommodation land uses. The amendments do not protect access to direct sunlight. The Planning scheme makes clear distinction so far as protecting access to sunlight between commercial and residential zones. The objectives for business/commercial zones are focused on commercial and business interests at the same time as providing *a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design*. Universal access to direct sunlight in these zones is not always compatible with the density and commercial purpose of the zones.

Residential zones on the other hand are much more focused on providing a high standard of residential amenity of which access to sunlight is a key component. People seeking high levels of residential amenity such as access to direct sunlight should therefore consider zones outside the inner central business and commercial zones.



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.

A handwritten signature in black ink, appearing to read 'Neil Noye', written in a cursive style.

Neil Noye
DIRECTOR CITY PLANNING

Date: 12 January 2021
File Reference: F20/114589; 13-1-10