



APPLICATION FOR BUILDING PERMIT

To:

Permit Authority:
Address:
Suburb/streetcode:

Applicant / Owner details:

Who can own or agent of the owner may make an application

Phone No:
Fax No:

Gender: Yes: (X if applicable) Email address:

to be authorised in writing by the owner

Details of building work:

Contract details:

existing building floor:
floor: walls:
work: \$ contract price
GST

Practitioner details:

Surveyor:

HOBART COUNCIL CENTRE 16 ELIZABETH STREET
TELEPHONE (03) 6336 1111 FAX (03) 6336 2187

Application for planning permit continued

ALL APPLICATIONS

Social inclusion principles for spatial planning in Tasmania



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About TasCOSS

TasCOSS is the peak body for the Tasmanian community services sector. Its membership comprises individuals and organisations active in the provision of community services to low income, vulnerable and disadvantaged Tasmanians. TasCOSS represents the interests of its members and their clients to government, regulators, the media, and the public. Through our advocacy and policy development, we hope to draw attention to the causes of poverty and disadvantage and promote the adoption by government of effective solutions to address these issues.

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EXECUTIVE SUMMARY

A discouraging range of Tasmanian statistics—on poverty, unemployment, housing stress, health outcomes, food insecurity—speak to the extent of social exclusion in Tasmania. Social exclusion is a process of being shut out from social, economic, political and cultural systems. It is often linked to poverty, and can be geographically clustered, but is not limited to disadvantaged areas or economically disadvantaged individuals.

Many of the factors contributing to social exclusion can be addressed by better planning in relation to land use, transport and services infrastructure, and urban design. All these areas often are grouped under the term “spatial planning,” an umbrella term for all planning that involves physical space.

Given the magnitude of the task of combating social exclusion, and the potential that good spatial planning holds for addressing some of the most basic issues underpinning social exclusion, it is vital that all Tasmanian bodies involved directly or indirectly in spatial planning prioritise social inclusion in all aspects of their work.

As detailed in this piece (see Overview on following pages), there are many things that spatial planners can do to:

1. Prioritise social inclusion
2. Incorporate good governance for social inclusion
3. Assess all spatial planning against diverse needs
4. Consider the social impact of development
5. Promote joined-up thinking across agencies and levels of government
6. Remove barriers to, and where possible promote, affordable housing
7. Promote good health and wellbeing for all
8. Provide the infrastructure for, and arrange development around, affordable and accessible transport
9. Bring basic services closer to people
10. Help socially excluded Tasmanians access employment
11. Help socially excluded Tasmanians manage the financial and logistical impacts of climate change
12. Encourage the activities of community service organisations.

This paper presents recommendations for action in relation to these goals for all levels of the Tasmanian spatial planning system, including for:

- Local government area planning schemes
- Local governments
- Regional planning frameworks and bodies
- State government
- The Tasmanian Planning Commission

This paper is a companion piece to *We Have A Plan!*, a guide for community service organisations to the Tasmanian spatial planning system. Both *We Have A Plan!* and this paper can be found on the TasCOSS website, www.tascoss.org.au.

Overview

SOCIAL INCLUSION GOALS AND ACTIONS FOR SPATIAL PLANNING IN TASMANIA

1. PRIORITISE SOCIAL INCLUSION

GOAL Harness the productive potential of good spatial planning to build social inclusion in Tasmania.

KEY ACTION Recognise social inclusion as a core objective of all spatial planning in Tasmania.

2. INCORPORATE GOOD GOVERNANCE FOR SOCIAL INCLUSION

GOAL Ensure that all Tasmanians have a full and equal say in the state's planning systems and processes and their outcomes.

KEY ACTION All spatial planning processes should prioritise best-practice early engagement, consultation, assessment, monitoring, evaluation and review processes designed to:

- Transparently communicate planning processes.
- Capture and engage with the ideas and views of all residents, included socially excluded individuals and groups.
- Equitably consider the needs and desires of all residents and interested parties.
- Ensure that outcomes are clearly explained and open to appeal.
- Ensure that outcomes are monitored, evaluated and reviewed for effectiveness for all residents.

3. ASSESS ALL SPATIAL PLANNING AGAINST DIVERSE NEEDS

GOAL Ensure that spatial planning works to facilitate the lives of all Tasmanians, regardless of age, gender, or levels of ability.

KEY ACTION All spatial planning processes should assess and evaluate all projects and proposals against diverse needs, including those of different age groups, genders, and levels of ability.
All planning processes should promote and where possible mandate the use of universal design principles to ensure that built environments are accessible to the widest possible range of individuals.

4. CONSIDER THE SOCIAL IMPACT OF DEVELOPMENT

GOAL Ensure that the social inclusion impact of development is understood, and that development does not negatively affect socially excluded Tasmanians.

KEY ACTION All spatial planning processes should require a cost-benefit assessment of social impact in their approvals process for major projects.

5. PROMOTE JOINED-UP THINKING ACROSS AGENCIES AND LEVELS OF GOVERNMENT

GOAL Ensure that all levels of the spatial planning system work effectively with each other and with relevant agencies at their own and other levels of government.

KEY ACTION All levels of spatial planning should establish, participate in and promote mechanisms for exchange of ideas, coordination and collaboration with each other and with relevant state and local government departments and community service organisations.

6. REMOVE BARRIERS TO, AND WHERE POSSIBLE PROMOTE, AFFORDABLE HOUSING

GOAL Encourage the construction and creation of affordable housing options, both public and private, for all ages and levels of ability in convenient, sustainable locations.

KEY ACTION All spatial planning processes should facilitate the provision of a range of affordable housing types for all ages, as well as of social housing stock for special needs groups, in convenient, sustainable locations.

7. PROMOTE GOOD HEALTH AND WELLBEING FOR ALL

- GOAL** Create and maintain the physical environment required for physical and mental health and wellbeing for all Tasmanians.
- KEY ACTION** All spatial planning processes should work to:
- Create opportunities for healthy activities for people of all ages, physical abilities and levels of socio-economic advantage.
 - Ensure that all individuals and communities receive equal protection from health hazards, including toxins, non-toxic pollutants, accident hazards, and other environmental-design-related health hazards.
 - Boost food security through appropriate spatial planning and urban design and through the protection of existing and potential agricultural land.
 - Create peaceful places where people of all ages, physical abilities and levels of socio-economic advantage can relax.
 - Create inclusive public spaces where people and communities can connect.

8. PROVIDE THE INFRASTRUCTURE FOR, AND ARRANGE DEVELOPMENT AROUND, AFFORDABLE AND ACCESSIBLE TRANSPORT

- GOAL** Provide a transport environment that gives all Tasmanians, regardless of income or physical ability, easy and affordable access to employment, services, education and recreation.
- KEY ACTION** All spatial planning processes should facilitate the provision of infrastructure that supports the growth of public and community transport options, as well as healthy options such as walking and cycling.
- All spatial planning bodies should link the location of future housing and business development to transport availability.

9. BRING BASIC SERVICES CLOSER TO PEOPLE

- GOAL** Bring basic services and people closer together.
- KEY ACTION** Recognise the promotion of social inclusion as a core objective of all spatial planning in Tasmania.

10. HELP SOCIALLY EXCLUDED TASMANIANS ACCESS EMPLOYMENT

- GOAL** Help socially excluded Tasmanians access employment.
- KEY ACTION** All spatial planning processes should play an active role in efforts to promote sustainable employment for socially excluded Tasmanians.

11. HELP SOCIALLY EXCLUDED TASMANIANS MANAGE THE FINANCIAL AND LOGISTICAL IMPACTS OF CLIMATE CHANGE

- GOAL** Help ensure that socially excluded Tasmanians can manage the financial and logistical impacts of climate change.
- KEY ACTION** All spatial planning processes should ensure that the impacts of climate change are factored into planning-related initiatives—for instance in the areas of housing or transport—designed to benefit socially excluded Tasmanians, as well as into community safety and risk reduction/management strategies.

12. ENCOURAGE THE ACTIVITIES OF COMMUNITY SERVICE ORGANISATIONS

- GOAL** Help community service organisations meet the needs of socially excluded Tasmanians.
- KEY ACTION** All spatial planning processes should:
- Ensure that planning schemes do not obstruct community service organisations in their activities or location.
 - Facilitate the provision of space for community service organisation premises and services.

Social inclusion principles for spatial planning in Tasmania

1. PRIORITISING SOCIAL INCLUSION

GOAL	Harness the productive potential of good spatial planning to build social inclusion in Tasmania.
KEY ACTION	Recognise social inclusion as a core objective of all spatial planning in Tasmania.

Despite recent years of economic growth, poverty and disadvantage remain a widespread problem in Tasmania.

- Tasmanian incomes are low, solidly below the national average. Over a quarter—27.1%—of Tasmanian households were classified as ‘low-income’ in 2009-2010.¹ A third of Tasmanian households are reliant on government pensions and allowances as their principle source of income, and another 10-15% are the ‘working poor.’²
- Tasmania has some of the poorest health outcomes in the nation—above only the Northern Territory in many indicators—and life expectancy in Tasmania remains lower than the national average.³ Levels of disability are also among the highest in the nation.⁴
- Housing affordability in Tasmania has been dropping sharply. Over the past five years, housing prices (including rents) have increased by 25%.⁵ Increasing numbers of Tasmanians are now experiencing housing stress—including 33.6% of private renters and 18% of first homeowners across the state.⁶

- Over the past five years, food prices in Tasmania have increased by 22%.⁷ Food prices, along with electricity prices, are consistently cited as the key cause of household financial crisis in the state.⁸
- Tough times are accelerating. Over the past 12 months, the number of Tasmanians accessing emergency relief (for help with the costs of housing, utilities, food etc.) increased by 52%, to more than 22,000 people.
- Cost of living pressures are extending to more Tasmanians, not just the traditional ‘disadvantaged’ populations and places. Over the past 5 years, the number of people accessing emergency relief in the state for the first time has risen 750% percent.⁹

Taken together, these statistics are testimony to the extent of social exclusion in Tasmania. Social exclusion is “the process of being shut out from the social, economic, political and cultural systems which contribute to the integration of a person into the community.”¹⁰ While social exclusion often has poverty (low income, lack of assets) at its heart, it may also be linked to:

- Poor physical or mental health
- Low levels of education
- Discrimination due to race, culture, age, gender identification, sexual preference, or any other perceived ‘difference’
- Physical or intellectual disability, including age-related and other mobility limitations
- Lack of affordable, adequate or appropriate housing

1 “Low income” is here defined as falling in the second and third deciles for mean equivalised disposable household income. *A Cost of Living Strategy for Tasmania* (Adams 2011), p. 30.

2 *A Cost of Living Strategy for Tasmania*, p. 9.

3 Australian Bureau of Statistics 2011, *Australian Social Trends 2011*, Cat. No. 4120.0, Data Cubes – Health, Table 2: Health State Summary.

4 Australian Bureau of Statistics (2009) Survey of Disability, Ageing and Carers.

5 *A Cost of Living Strategy for Tasmania*, p. 9

6 While there are many definitions of ‘housing stress,’ one definition is when those in the bottom two quintiles of income distribution pay more than 30 per cent of income in housing costs (Southern Tasmanian Councils Authority 2011, p. 21). In any policy or regulatory document, whether at the local, regional or state level, it will be necessary to clearly define “affordable housing,” and ensure that the definition is developed in consultation with key stakeholders. Without a common and accepted understanding, policies designed to increase affordable housing may be unsuccessful.

7 *A Cost of Living Strategy for Tasmania*, p. 9.

8 *A Cost of Living Strategy for Tasmania*, p. 31.

9 *A Cost of Living Strategy for Tasmania*, p. 14

10 See VicHealth 2005.

- Locational disadvantage in relation to employment opportunities or access to services such as health/mental health services, sources of healthy food, or pharmacies
- Transport disadvantage

These factors often are clustered. As the recently-released *Cost of Living* report has documented, 39 Tasmanian suburbs/towns show particularly poor socio-economic status; these include urban, regional and rural areas.¹¹ As the report documents, people living in such areas have a higher likelihood of experiencing low income, low educational outcomes, food insecurity, comparatively poorer health than people from other areas, transport disadvantage, educational disadvantage, and poorer standards of housing and access to medical services.¹² However, social exclusion is not limited to disadvantaged areas or economically disadvantaged individuals, nor is it an automatic consequence of economic disadvantage. Rather, it reflects a broader condition of exclusion or disconnectedness from many of the rights and benefits enjoyed by most Tasmanians.

In the face of these disheartening statistics, the Tasmanian government has committed itself to a program of building social inclusion. ‘Social inclusion’ is about people having access to the opportunities, capabilities and resources that enable them to contribute to and share in their communities and society at large—to learn, work, access services, connect with people and their communities, and have a voice in decisions that affect them.¹³

Notably, many of the factors contributing to social inclusion and exclusion can be addressed by better planning in relation to land use, transport and services infrastructure, and urban design. All these areas often are grouped under the term

‘spatial planning,’ an umbrella term for all forms of planning that involves physical space—for example, land use planning, urban planning, regional planning, transport planning, or other forms of infrastructure planning. Where social inclusion is concerned, spatial planning can play a powerful role for good—or the reverse. Many socially excluded Tasmanians in fact face problems related to past spatial planning decisions.

- Tasmania has a history of social planning decisions that have led to pockets of disadvantage—broad-acre public housing projects outside of Hobart and Launceston, for example, which are isolated from services and employment, “away from supportive networks, away from transport choices, away from industry and learning opportunities and away from key sporting, recreational and cultural facilities.”¹⁴ As of 2004, approximately 35% of public housing stock was still located in large housing estates on the periphery of urban centres, in areas such as Bridgewater, Gagebrook and Clarendon Vale.¹⁵
- The decline in housing affordability has been exacerbated by a passive bias in Tasmanian land use planning frameworks towards single-occupancy dwellings, despite the fact that the state already has both a higher than average percentage of sole occupancy households and the highest percentage of separate housing stock in the nation.¹⁶
- Tasmanian public and community transport networks are comparatively under-developed, a situation that disadvantages the state’s high (and growing) number of older people who may not be able to drive their own car, the higher-than-average number of residents who cannot afford to own or run a car, and residents of Tasmania’s expanding urban fringes, which are characterised by (among other things) higher unemployment, higher proportions of young people, and larger proportions of families with children, compared to urban and rural areas.¹⁷

11 The areas identified by the report are (in the order listed in the report) Gagebrook, Rocherlea, Clarendon Vale, Shorewell Park, Bridgewater, Pioneer, Ravenswood, Mayfield, Warrane, Mathinna, Goodwood, Waverley, Chigwell, Parattah, Rokeby, East Devonport, Risdon Vale, Waratah, Derby, St Marys, George Town, Railton, Eggs and Bacon Bay, Ouse, Maydena, Acton, Beaconsfield, Nietta, White Beach, Zeehan, Derwent Park, Hillcrest, Wivenhoe, Fingal, Invermay, Avoca, Primrose Sands, New Norfolk and Westerway. *Cost of Living in Tasmania: Companion Report 2* (Adams and Social Inclusion Unit 2011), p. 25.

12 *Cost of Living in Tasmania: Companion Report 2*, pp. 24-25.

13 Australian Social Inclusion Board 2010.

14 *A Social Inclusion Strategy for Tasmania* (Adams 2009), pp. 73-74.

15 Southern Tasmanian Councils Authority 2011, p. 22.

16 Office of the State Architect 2011, p. 3.

17 *Cost of Living in Tasmania: Companion Report 2*, p. 22.

- Many Tasmanian neighbourhoods lack infrastructure that encourages healthy activity, such as safe and well-connected footpaths, cycleways, or adequate public open space.

Given the magnitude of the task of combating social exclusion, and the potential that good spatial planning holds for addressing some of the most basic issues underpinning social exclusion, it is vital that all Tasmanian bodies involved directly or indirectly in spatial planning prioritise social inclusion in all aspects of their work. In referring to ‘spatial planners,’ this paper is referring not just to local government statutory and strategic land use planners, but to all those whose work influences the design of the built environment: transport planners, urban designers,

For social inclusion in Tasmania to improve, the state’s planning system must be an active partner in efforts to eliminate social exclusion.

Since Tasmania is currently undergoing comprehensive reform of land use planning, this is an excellent time for all entities to consider how new spatial planning frameworks can help overcome social exclusion and promote social inclusion. This can be done by prioritising a few basic principles, and by focusing on planning outcomes that can contribute to social inclusion.

Basic principles for social inclusion: In all aspects, spatial planners, spatial planning frameworks, and all levels of government should:

1. Incorporate good governance for social inclusion
2. Assess all spatial planning against diverse needs
3. Consider the social impact of development
4. Promote joined-up thinking across agencies and levels of government

Planning priorities: Applying these basic principles, spatial planners, spatial planning frameworks, and all levels of government should work to:

1. Remove barriers to, and where possible promote, affordable housing
2. Promote good health and wellbeing for all

3. Provide the infrastructure for, and arrange development around, affordable and accessible transport
4. Bring basic services closer to people
5. Help socially excluded Tasmanians access employment
6. Help socially excluded Tasmanians manage the impacts of climate change
7. Encourage the activities of community service organisations

This paper presents recommendations for all levels of the Tasmanian spatial planning system to help ensure that spatial planning processes and activities are harmonised and that blockages do not crop up at different levels. Options for various planning bodies and instruments and levels of government can be found in Appendices A and B, with Appendix A organised by issue area and Appendix B organised by level of government, including for:

- Local government area planning schemes (see page 56)
- Local governments (see page 59)
- Regional planning frameworks and bodies (see page 63)
- State government (see page 63)
- The Tasmanian Planning Commission (see page 67)

See page 40 for recommended actions by various planning bodies and levels of government related to prioritising social inclusion.

This paper is only a first contribution to the ongoing conversation on the future of the Tasmanian planning system. It focuses on how to make the existing Tasmanian planning system work to the best effect to improve social inclusion. It does not address wider questions of planning system reform, or broader philosophical questions of how spatial planning processes can act in a more redistributive fashion to encourage social inclusion. Similarly, it offers only limited direct comparisons with other planning systems in Australia or world-wide. These subjects are ones that warrant further discussion.

This paper is a companion piece to *We Have A Plan!*, a guide for community service organisations to the Tasmanian spatial planning system. Both *We Have A Plan!* and this paper can be found on the TasCOSS website, www.tascoss.org.au.

Basic principles

2. INCORPORATING GOOD GOVERNANCE FOR SOCIAL INCLUSION

GOAL	Ensure that all Tasmanians have a full and equal say in the state's planning systems and processes and their outcomes.
KEY ACTION	All spatial planning processes should prioritise best-practice early engagement, consultation, assessment, monitoring, evaluation and review processes designed to: <ul style="list-style-type: none">• Transparently communicate planning processes.• Capture and engage with the ideas and views of all residents, included socially excluded individuals and groups.• Equitably consider the needs and desires of all residents and interested parties.• Ensure that outcomes are clearly explained and open to appeal.• Ensure that outcomes are monitored, evaluated and reviewed for effectiveness for all residents.

Governance—the process of decision-making, and the process by which decisions are (or are not) implemented—has often been a vexed issue in Tasmania. The Progress Board for the state-government-sponsored Tasmania *Together* process, in its 2008 invitation for public comments on new and revised benchmarks for the process, cited a telephone survey of 2000 respondents which revealed that only 16.7% of Tasmanians were satisfied that government both listens to and acts on the wishes of the community.¹⁸ A common theme in community consultations, as the Social Inclusion Strategy, has observed, is that “governments can seem opaque, distant and cold.”¹⁹

Spatial planning processes are no exception to this situation. Indeed, spatial planning in Australia has tended to be top-down and the province of highly specialised bureaucratic cultures and operating systems. While state governments have improved institutional arrangements for better cooperation with local government, there has been comparatively little focus designing institutional arrangements that both deepen and broaden engagement with communities and build the capacity of communities to engage.²⁰

This situation runs contrary to the basic object of planning processes, which is to create environments that are pleasant, efficient and safe for all residents—a series of criteria that can only be judged by

Tasmanians themselves.²¹ Indeed, one of the objectives of the Tasmanian Resource Management and Planning System is “to encourage public involvement in resource management and planning.”²² In light of these commitments, Tasmanian spatial planners have a responsibility to ensure that the views of all Tasmanians, including socially excluded residents, are solicited, heard, considered, and responded to.

Engaging with socially excluded Tasmanians is not always easy, however. Socially excluded residents are less likely to participate in public policy processes, and “political disengagement and social exclusion appear to consolidate and drive each other.”²³

- Low-income and disadvantaged residents can feel as though ‘the system’ is biased against them, or lack literacy or numeracy skills.
- Older people can feel as though ‘progress’ is running away from them, and be intimidated by the perceived need to

18 Tasmania *Together* Progress Board (2008).

19 *A Social Inclusion Strategy for Tasmania*, p. 77.

20 Frost and McDonald 2011.

21 *Land Use Planning and Approvals Act 1993* (LUPAA), Schedule 1 Part 2.

22 LUPAA, Schedule 1 Part 1.

23 Electoral Commission (UK) 2005, p. 20.

engage with new technologies in order to have a say.

- Young people who do not yet have the right to vote often feel that their views are of no interest to those making decisions.

As a consequence, spatial planning processes must take extra care to follow good governance principles to ensure that the voices of socially excluded Tasmanians are heard.

UNESCAP qualities of good governance¹

Transparency
Accountability
Efficiency
Participation
Consensus-oriented quality
Equity
Adherence to the rule of law
Responsiveness

1 United Nations Economic and Social Commission for Asia and the Pacific (UNESCAP) 2009.

Key governance areas that are particularly important to social inclusion in planning processes include:

Participation: Most public policy development, including Tasmania's land use planning framework, now includes some form of public consultation. However, the comparative reluctance of many socially excluded individuals and groups to participate in consultation processes puts a particular onus on planning mechanisms to seek out the opinions of the socially excluded, in line with the National Compact for the Third Sector's objective to "find ways for people who are vulnerable and excluded to have a direct, strong voice in policy and planning processes."²⁴ This is especially the case in reference to strategic planning documents—even though this is admittedly a particularly difficult area for securing public engagement, and may be an appropriate area for the Tasmanian Planning Commission to take an active public education role.

Good consultation:

- Ensures that all are invited to participate and that consultation occurs in a fashion that does not disadvantage some groups. For example, a process that relies on reading through documents and making written submissions disadvantages less literate residents. Similarly, the timing and location of consultation meetings can be difficult for those who have caring responsibilities, who have mobility problems, or who lack access to transport.
- Occurs early, so that respondents are not put into a reactive, negative mode and fundamental issues are still open for discussion.
- Goes beyond simply disseminating information and permits people to contribute ideas, digest the consequences of different plans of action, and weigh up different alternatives.
- Provides space, and where necessary funding, for advocates to help represent communities on highly technical issues.
- Takes both quantitative and qualitative data seriously, in order to avoid giving more weight to expert assessments than to community concerns.

Some international examples of community involvement in planning for growth

A recent report by the Grattan Institute outlines some international examples of highly successful community involvement in planning for growth—instances where there has been "early, genuine, sophisticated and deep public engagement."¹ One is Vancouver, where a broad-scale, in-depth, highly participatory approach to public engagement gave each neighbourhood the opportunity to identify a set of values it wished to preserve and build on. Another is Seattle, where each neighbourhood was funded to hire the expertise it needed to develop its own approach to land use issues. In each instance, communities came away with clarity about the benefits of higher residential density, and a sense that change had occurred on their terms.²

1 Kelly 2011, p. 13.

2 Kelly 2011, pp. 12-13.

24 Commonwealth of Australia 2010, p. 5.

Participation and liveability

One of the most vexed issues in spatial planning is how to plan for 'liveability.' Liveability encompasses a wide range of objective characteristics such as built infrastructure, the existence of commercial and government services, environmental health, and transport.¹ However, it also encompasses subjective characteristics such as aesthetic qualities, community strength, and public participation.² As Tasmania's Social Inclusion Commissioner has written, "Liveability is all about our feelings and attitudes towards a place—the perceived quality of life—the 'vibe.' Liveability judgments... lead people to form views about the places they live and where they might want to live in the future."³

Boosting liveability is not just a feel-good exercise: often the drivers of liveability, of social inclusion, and of economic attractiveness coincide. For example, the combined availability of affordable and attractive housing, good transport and educational systems, and a range of attractive shopping and recreational amenities within walking distance not only combat social exclusion, but also have been cited as key factors in attracting and retaining skilled workforces.⁴

The concept of liveability is already enshrined, albeit in different terms, in the Tasmanian planning system via LUPAA 1993's objective for the planning process "to secure a *pleasant*, efficient and safe working, living and recreational environment for all Tasmanians."⁵ However, liveability issues have often fallen between two stools. Planning schemes and building codes have traditionally been the main regulatory mechanisms to determine the built environment, with building codes ensuring structural integrity and planning schemes focusing on development controls and managing the conflict between residential, commercial, agricultural and industrial sectors.

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- 1 *A Social Inclusion Strategy for Tasmania*, p. 71.
 - 2 *A Social Inclusion Strategy for Tasmania*, p. 71.
 - 3 *A Social Inclusion Strategy for Tasmania*, p. 71.
 - 4 *A Social Inclusion Strategy for Tasmania*; PlanSmart NJ 2011.
 - 5 LUPAA, Schedule 1 Part 2.

- Contains a post-project evaluative component—surveys, questionnaires, observations of people's behaviour, and focus groups—to ensure that objectives have been met, monitor project performance, and review, and where necessary adapt, decision-making processes.²⁵

25 Masuda, McGee & Garvin 2008, p. 374; Burton and Dargavel 1990, p. 141; Sanoff 2000, p. 39; Department of Public Works, Government of Queensland 2010.

Increasingly, however, governments are being called upon to address aspects of the built environment that fall outside of these two categories, including issues relating to pedestrian amenity, safety and the environmental quality of public spaces. The State Government is now beginning to address some of these problems through, for instance, Draft Planning Directive No. 4 (which sets standardised controls on suburban residential development), the *Tasmanian Open Space Policy and Planning Framework*, and the Draft Residential Development Strategy. The latter explicitly devotes substantial space to considerations of liveability, and provides an excellent series of directions and principles for future development.⁶

Because liveability is substantially subjective, and often intimately linked to community strength and public participation, it is vital that communities be consulted as to what they believe will make their areas liveable—not only what they consider essential, but what they find attractive, convenient, stimulating, or relaxing. This need for consultation over liveability issues will only increase with increased density, since the liveability of clustered housing depends heavily on how the spaces between buildings are handled.⁷

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- 6 Office of the State Architect 2011.
 - 7 Marcus, Cooper and Sarkissian 1986, p. 13.

As some have noted, public engagement can raise community expectations, and when those expectations are not met, it "often leads to higher distrust, increased frustration on the part of all stakeholders and more contentious outcomes."²⁶ It can also lead to a situation where "communities become disenfranchised by overly complex or bureaucratic processes, in which their ideas and aspirations become lost in a sea of professional jargon and abstract diagrams."²⁷ However, it appears that generally these situations result not from too much consultation, but from a lack of effective and inclusive consultation, and a failure to deliver on promises or manage expectations.²⁸ As the Grattan Institute has noted, effective consultation is not easy and does not come cheaply;²⁹ however, the payoffs, in terms of community-driven innovation and community satisfaction with outcomes, are high.

26 Masuda, McGee and Garvin 2008, p. 360.

27 Thompson 2004, p. 64.

28 Wood 2002, cited in Flanagan, p. 42.

29 During a particularly active period, around three quarters of Seattle's planning budget was spent on public engagement. Kelly 2011, p. 12.

Transparency: Transparency in negotiations between developers, politicians and planning authorities is particularly important in retaining public support for, and confidence in, projects and demonstrating adherence to democratic norms.³⁰ For example, public disclosure of all negotiations in relation to major projects could become a requirement in future processes to ensure that standards of public scrutiny and integrity are maintained.

Accountability: Planning processes are often highly complex and couched in technical language, making them difficult for many to understand. Spatial planners should clearly communicate the planning process, including what is open for negotiation and who will be the final decision maker, and to let participants know how and why (or why not) their views have been incorporated into decision-making.

Responsiveness: While the *Land Use Planning and Approvals Act 1993* and the *State Policies and Projects Act 1993* require that local government area planning schemes and State Policies be reviewed every five years, the processes for the implementation of this principle have yet to be codified, and few mechanisms exist for collecting public input between reviews. It is important that the governance processes for such mechanisms be established as soon as possible.

See page 41 for recommended actions by various planning bodies and levels of government related to good governance for social inclusion.

30 Falleth *et al.* 2010, p 741

3. ASSESSING ALL SPATIAL PLANNING AGAINST DIVERSE NEEDS

GOAL	Ensure that spatial planning works to facilitate the lives of all Tasmanians, regardless of age, gender, or levels of ability.
KEY ACTION	<ul style="list-style-type: none">• All spatial planning processes should assess and evaluate all projects and proposals against diverse needs, including those of different age groups, genders, and levels of ability.• All planning processes should promote and where possible mandate the use of universal design principles to ensure that built environments are accessible to the widest possible range of individuals.

The objective of spatial planning is to create the greatest good for the greatest number. In addressing this challenge, planners have historically worked with models of ‘average’ citizens. In recent years, however, planners have become increasingly attuned to the different needs of different social sub-groups. These include different age groups (children, young people, older people), the different genders, and people facing physical or intellectual disability.

Age groups

The ‘average’ citizen passes through a range of ages, each with their own spatial-planning-related needs.

Children: Young children particularly require mechanisms, such as wide footpaths, cycleways or pedestrian zones, to keep them separate from cars, whether at school or play, or getting from here to there. They also require safe, stimulating environments in which to play—an increasing priority as backyards shrink—and easy access to public facilities such as schools and libraries.³¹

Young people: Community consultations regularly highlight the need for better facilities for young Tasmanians. Vital issues include:

- Creating safe places where young people can be active—sports grounds, skate and cycling parks, bushwalking tracks.
- Creating safe, secure spaces for young people to congregate and socialise away from parents and schools—a function now often performed by shopping centres.

- Ensuring public transport to sites for activity, for instance bushwalking tracks, sporting venues, and shopping and service centres.
- Ensuring authentic input for young people into decision-making over the use of public space. The My City Too project, a campaign that gives young Londoners a voice about their present and future city, has been a model for similar projects in Coffs Harbour and Bendigo.³²

Making shopping centres work for all ages

Shopping areas are a basic service for all to purchase daily needs. But for young people, shopping centres are also important places to congregate and socialise away from parents and schools. Coercive approaches to young people gathering in shopping centres provoke conflict. Provision of flexible spaces in shopping centres specifically designed for young people to congregate without interfering with other pedestrian traffic, the provision of youth centres within shopping centres, including the placement of a youth worker; and clustering youth orientated businesses to create a ‘youth precinct’ can help reduce conflict and meet younger people’s needs.¹

1 Usien and Clancey 2007.

31 Urban Ecology Australia 2006.

32 <http://www.abc.net.au/radionational/programs/lifematters/young-design-ambassadors/3700886>

Older people: In 2008, 15% of Tasmanians were aged 65 years or over, the highest proportion of all the states and territories. By 2051 the percentage of the Tasmanian population aged 65 or over is predicted to rise to 33.8%.³³ Both the likelihood and the severity of disability increase with age. Spatial planning is critical to addressing many of the needs of older Tasmanians, both those who wish to remain at home and those who need or wish to enter differing levels of residential care. Vital issues include:

- Creating safe, attractive built environments—including buildings and building complexes, pedestrian environments, and public spaces—that are sensitive to the physical impacts of ageing (impaired mobility, sight, hearing, cognition, need for toilets, etc.).
- Creating safe, attractive built environments that promote healthy ageing, both physical and mental, such as age-friendly exercise and recreation facilities, walking networks, and places to socialise.
- Promoting the creation, whether through new construction or modification of existing premises, of affordable, attractive, suitably built residential complexes for older people (including innovative arrangements such as co-housing) and aged care facilities. These should be close to basic services and transport and safe from natural hazards and disasters.
- Bringing basic services into neighbourhoods for those who wish to stay at home, and creating different levels of residential care close to existing services.
- Ensuring age-friendly road and parking design, and creating age-friendly infrastructure for public and other transport alternatives for older people who no longer drive.
- Ensuring that older Tasmanians have a say in the planning, design and evaluation of all of these facilities and services.³⁴

33 Population Projections, Australia, 2002-2101 (ABS cat. no. 3222.0), 2003.

34 Australian Local Government Association (ALGA) 2006.

GREAT READS FOR PLANNERS AND POLICY PROFESSIONALS

Age-Friendly Built Environments: Opportunities for Local Government. http://www.alga.asn.au/policy/healthAgeing/ageing/resources/publications/Agefriendly_built_environment_paper.pdf

Gender Equality and Plan Making: The Gender Mainstreaming Toolkit. <http://www.rtpi.org.uk/download/765/Gender-Equality-and-Plan-Making-Mainstreaming-Toolkit.pdf>

Gender

Gender sensitivity tends to be a forgotten category in planning; beyond the issue of distribution of public toilets ('potty parity'), it can be very difficult to convince planners of its benefits. Experience in the European Union context, however, where gender mainstreaming is a legislated aspect of all government activity through the 1997 Treaty of Amsterdam, has brought to light the different needs and expectations women and men may have from the planning system, and the value of addressing these needs.³⁵ This cannot be done in isolation from other day-to-day aspects of planning; it is a matter of looking at existing and proposed planning through a 'gender lens'.³⁶ Vital issues include:

- Gaining a gendered understanding of issues of safety and security, in order to ensure that places and spaces feel safe for all.
- Gaining a gendered understanding of how people use space and places and what constitutes effective and useable design, in order to ensure that spaces and places work well for everyone.
- Gaining a gendered understanding of how people want to live their lives and what local facilities people need, in order to ensure that places and spaces are useful to all and incorporate the facilities everyone needs.³⁷

35 Burgess 2008.

36 Royal Town Planning Institute 2003.

37 Royal Town Planning Institute 2007.

The ubiquity of gender issues

Gender issues crop up across spatial planning-related areas, with implications for policy and service design. For example, British studies found women were less willing to ride bicycles in the midst of car traffic, as well as being less likely to use cycleways that appear to carry risks to personal safety, for instance due to poor lighting or surrounding vegetation that might hide attackers—factors that those laying out cycleways had not adequately taken into account. Other studies have noted that urban development policies favouring single-dwelling construction rather than divided units reduce the chances of single women obtaining housing in an inner area, as on average single women earn less than either their single male counterparts or couples.¹

1 Royal Town Planning Institute 2003.

Disability

Disability levels in Tasmania are high. In 2009, 22.7% of Tasmanians reported having a disability—a drop of less than one percent from the 2003 level, as compared to a drop of 1.5% nationally.³⁸ An additional 22% of the population has a long-term condition (lasting more than six months) affecting some area of function.³⁹ For individuals facing disability, the entire built environment, including the whole “transport chain,” has the potential to act as a barrier to all forms of social engagement.⁴⁰ Conversely, small improvements in the layout of the built environment can have big results, with studies showing high payoff for effective environmental intervention in people in poor physical or mental health.⁴¹

The issue thus is not whether planning for disabilities is necessary, but what approach to planning for disabilities planners should take. A ‘special needs’ approach to disability, with an emphasis on separate disabled-access facilities, perpetuates a distinction between mainstream society and minority groups. In fact, however, almost everyone experiences problems in using the built environment at some time in the prime of their adult lives due to injury, illness or pregnancy. By the same token, most of us will face multiple impairments,

38 Australian Bureau of Statistics (2009) *Survey of Disability, Ageing and Carers*.

39 *A Social Inclusion Strategy for Tasmania*, pp. 15-16.

40 Hanson 2004, p. 1

41 Cited in Hanson 2004, pp. 10-11.

particularly decreased mobility and visual/hearing impairments, as we age.⁴² Indeed, according to some studies, up to 25% of the population at any time—not just people suffering from permanent or temporary physical impairment, but also those carrying heavy loads or luggage or pushing prams or bicycles—can benefit from accessible features.⁴³

An inclusive approach to design therefore has the potential to bring benefits at one point or another to most residents, not just those designated as ‘disabled.’ Universal design principles—designs that are safe, easily adaptable to suit a diverse range of needs, and comfortable for people with varying abilities and at different stages of their lives—can also have mass appeal. For instance, users of skate boards and roller skates—who include both young people and people with an interest in healthy transport—share a common interest with wheel chair users in public space design that favours ramps over steps; meanwhile, detectable warning areas for visually impaired pedestrians—changes in pavement texture, for instance—can be made into decorative elements for pavements, improving aesthetic amenity for other users.⁴⁴ By the same token, some measures designed to promote social inclusion on a broad scale can have additional relevance to disabled groups; for instance, co-housing, in addition to boosting housing affordability, can be particularly valuable for individuals with mental illness or intellectual disabilities.⁴⁵

‘Potty parity’ is still important

Beyond the issue of gender, public toilets remain one of the greatest problem areas for people falling outside the physical ‘average.’ Standard public toilets disadvantage women (whose cubicles end up with less useable space due to sanitary waste disposal bins); people with prams and bags; and people accompanied by small children and disabled people; the elderly; people who need to be accompanied by carers of the opposite gender.¹ Social inclusion is best served by the provision of unisex public toilet facilities constructed using universal design principles.

1 Hanson 2004, p. 29.

42 According to some studies, up to 90% of elderly people suffer from multiple impairments (Hanson 2004, p. 10).

43 Deichmann 2004; Victorian Council of Social Service 2011, p. 4.

44 See Deichmann 2004.

45 Paul Johnston, architect, personal communication.

Marginalised cultural groups and groups at risk

Particularly in the planning of public spaces, it is important to get the perspectives of marginalised cultural groups and groups at risk of social prejudice. For instance, Aboriginal and migrant communities may have distinct ideas about where they would like to see public space located, or how they would like to see public space organised (provision of different types of sports grounds, for instance). Meanwhile, groups at risk of social prejudice—sexually and gender diverse people, for instance—may have safety concerns that need to be addressed.

Mechanisms for addressing diversity issues

In addressing diversity issues as a whole, two possible mechanisms are use studies and equality impact assessments.

- Use studies can give an idea of who is NOT using a space or service, which in turn can lead to surveys asking “What is it about the design of this that prevents you from using it?”
- Equality impact assessments can ask:
 - Is there any evidence of higher or lower participation or uptake by different groups?
 - Do different groups have different needs, experiences, issues and priorities in relation to the issue at hand?
 - Have consultations with relevant groups, organisations or individuals brought to light particular areas where policies could help overcome problems?
 - Have consultations with relevant groups, organisations or individuals indicated that particular policies create problems that are specific to them?⁴⁶

It also may be useful for one agency to act as a diversity-related information clearing house, as planners at every council cannot be expected to keep abreast of best-practice literature in all areas of diversity, especially at a time when information is expanding geometrically. For example, there has been some fascinating new work done on public planning for the deaf, which has not yet been broadly distributed.⁴⁷ Similarly, an innovative research project is currently examining spatial planning issues related to intellectual disability, with results due sometime in 2013.⁴⁸

See page 42 for recommended actions by various planning bodies and levels of government related to assessing spatial planning against diverse needs.

46 Royal Town Planning Institute 2007.

47 <http://www.abc.net.au/rn/allinthemind/stories/2011/3237008.htm>

48 Vizek 2011.

4. CONSIDERING THE SOCIAL IMPACT OF DEVELOPMENT

GOAL	Ensure that the social inclusion impact of development is understood, and that development does not negatively affect socially excluded Tasmanians.
KEY ACTION	All spatial planning processes should require a cost-benefit assessment of social impact in their approvals process for major projects.

Another aspect of assessing planning against diverse needs is assessment of socio-economic impact of proposed developments, particularly on the lives of socially excluded Tasmanians. Planning processes routinely examine the potential impact of proposed developments on a range of areas, for instance environmental impacts. However, development can also have a range of effects on the economic and social fabric of a community that can either benefit or harm socially excluded residents. For example, development can increase employment—but possibly not in areas where residents have skills; it can increase property values—and also rents, for those not lucky enough to own their own home; it can make an area more prosperous—and drive up the cost of living; it can bring in new residents—with whom established residents may click, or may clash.

Under Tasmania's land use planning framework, the assessment of projects of both regional and state significance provides the opportunity to consider the 'triple bottom line' of economic, social and environmental impact. However, social impact frequently does not receive equal attention, possibly in part due to presumptions of a negative, adversarial process.⁴⁹ A more positive approach to social impact assessments might focus on their potential to promote community development and empowerment, build capacity, and develop social capacity (social networks and trust) through participatory, democratic processes.⁵⁰ In all instances,

- Requirements need to be clearly defined, and the purpose of social impact assessments made adequately clear to assessors, regulators and developers.
- Social impact assessments need to extend below the regional and state level, and should apply to significant commercial and public developments at the council level as well.

- Social impact assessments need to take a full cost-benefit approach including both best- and worst-case scenarios and extending across all social groups, avoiding a bias towards best-case scenarios and benefits for the already advantaged.
- There is a need to regularise measures for the mitigation of social impact, along the lines of conditions placed on developers to address the environmental impacts of projects. The nature of possible programs or payments should be defined as much as possible in order to provide certainty to developers. For example, greenfield housing developments could be required to include a minimum percentage of affordable dwellings; a commercial centre development could be required to contribute towards the cost of establishing a youth facility.

See page 44 for recommended actions by various planning bodies and levels of government related to assessing and addressing the social impact of development.

49 Vanclay 2005.

50 Vanclay 2005, p. 2.

5. PROMOTING JOINED-UP THINKING ACROSS AGENCIES AND LEVELS OF GOVERNMENT

GOAL	Ensure that all levels of the spatial planning system work effectively with each other and with relevant agencies at their own and other levels of government.
KEY ACTION	All levels of spatial planning should establish, participate in and promote mechanisms for exchange of ideas, coordination and collaboration with each other and with relevant state and local government departments and community service organisations.

For the planning system to become an active partner in efforts to eliminate social exclusion, spatial planning issues cannot be addressed in isolation from the policy areas they support. In addressing social exclusion, and the spatial planning processes that can perpetuate or combat it, it is crucial that all parties involved in spatial planning and in combating social exclusion work together.

One way through which spatial planning can be linked in to social inclusion-related policy and program design and delivery is through better whole-of-government thinking. As noted by the Tasmanian Government's guide to whole-of-government action, *Collaboration: A Tasmanian Government Approach*, whole-of-government thinking and action can:

- Lead to better understanding and creative approaches to complex issues that straddle issue areas, such as access to basic services.
- Capture issues that fall between the silos of departments and services, such as food security.
- Help to ensure that departments are working towards a common set of policy goals—or at least not working at cross purposes.⁵¹

Better integration of spatial planning into all policy areas, and vice versa, will help to ensure that the Tasmanian built environment furthers the full range of government policy objectives in all areas. To this end, it will be necessary to focus on creating institutional arrangements that enable integration between planners and State government departments as well as shared decision-making between state and local governments.

Spatial planners can also achieve better social inclusion outcomes, and save themselves work in the process, by including community service organisations in their planning process. As noted above, socially excluded individuals and groups are among the least likely to engage with public consultation processes, making it hard for planners to hear their points of view. Thanks to their on-the-ground, client-focused activities, however, community service organisations have a fine-grained understanding of the interconnected and compounding nature of factors leading to economic disadvantage and social exclusion. Community service organisations therefore have the potential to serve a unique function as a bridge between Tasmania's spatial planning system and some of the state's most marginalised individuals, families and communities. With their detailed knowledge, community service organisations have the potential to help planners:

- Understand specific local issues contributing to disadvantage and social exclusion
- Avoid potential problems in existing and proposed planning approaches and schemes
- Develop innovative approaches towards overcoming existing and potential barriers to social inclusion and community well-being.

The community service sector should be consulted in the planning stages of major developments to ensure that there is adequate time to respond to their feedback and concerns. Strategic advisory groups—which can meet on an ad hoc basis—may be the best way to get planners, community development officers, and community service organisations together.

51 Department of Premier and Cabinet 2010.

An example of effective engagement

One example of effective engagement between planning bodies and the community services sector is the Hobart City Council's Community Sector Reference Group (CSRG). The CSRG was established to monitor and provide feedback to Hobart City Council (HCC) on the implementation of its social inclusion strategy; to identify new and emerging social inclusion issues; and where appropriate, to propose strategies to address issues in an effective and collaborative manner. The CSRG includes HCC officers and representatives of around 18 community service organisations. HCC provides secretarial and other administrative support and chairs meetings, which occur twice a year, with task-related sub-groups convened where required.

See page 44 for recommended actions by various planning bodies and levels of government related to promoting joined-up thinking.

Planning priorities for social inclusion

As noted above, a number of key policy areas exist in which spatial planning mechanisms have a particularly strong potential role to play in overcoming social exclusion. These include:

- Affordable housing
- Health and wellbeing
- Accessible, affordable transport

- Access to basic services
- Employment opportunities
- Climate change adaptation
- Community service sector involvement

In relation to these key areas, spatial planning mechanisms should apply the basic principles outlined above to:

6. REMOVING BARRIERS TO, AND WHERE POSSIBLE PROMOTE, AFFORDABLE HOUSING

GOAL Encourage the construction and creation of affordable housing options, both public and private, for all ages and levels of ability in convenient, sustainable locations.

KEY ACTION All spatial planning processes should facilitate the provision of a range of affordable housing types for all ages, as well as of social housing stock for special needs groups, in convenient, sustainable locations.

After decades of low prices, Tasmania's housing affordability has dropped sharply in recent years. Housing prices have been rising across the board—25% over the past five years.⁵² As a consequence, it currently costs 6.6 times the median Tasmanian annual household income to purchase a house at the median Tasmanian annual sale price.⁵³ In a related development, the size of houses has increased considerably—31% over the past 15 years—putting upward pressure on prices; meanwhile, the range of housing sizes available has decreased.⁵⁴ Indeed, prices of smaller, more affordable residences in areas close to services and transport appear to have risen disproportionately, due to higher demand for such dwellings (as the population ages and housing prices overall increase) and to their dwindling supply (due to renovation/extension/demolition and replacement by larger dwellings as well as to constraints faced by developers, including issues of land supply, cost of construction, delays in planning, holding costs of land, developer charges for electricity, water and sewerage services, and local and state government fees and charges).

As a consequence, as noted above, increasing numbers of Tasmanians are now experiencing housing stress—including 33.6% of private renters and 18% of first homeowners across the state.⁵⁵ Although Hobart and Launceston are high in the pack for overall levels of housing stress (an average of 14.5% over the greater Hobart area, 16.6% in Launceston, according to modelling), the issue is not confined to the larger urban areas, particularly where rentals are concerned: modelling suggests that 44% of private renters in George Town council, for instance, are under rent stress, with the figure for 20 other council areas coming in over 35%.⁵⁶

55 While there are many definitions of 'housing stress,' one definition is when those in the bottom two quintiles of income distribution pay more than 30 per cent of income in housing costs (Southern Tasmanian Councils Authority 2011/14: 21). In any policy or regulatory document, whether at the local, regional or state level, it will be necessary to clearly define 'affordable housing,' and ensure that the definition is developed in consultation with key stakeholders. Without a common and accepted understanding, policies designed to increase affordable housing may be unsuccessful.

56 Australians for Affordable Housing 2011a, 2011b. Other council areas with percentages of private renters under rent stress of over 35% are Break O'Day, Tasman, Huon Valley, Derwent Valley, Devonport, Burnie, Kentish, Latrobe, Glamorgan/Spring Bay, Central Coast, Waratah/Wynyard, Meander Valley, Northern Midlands, and West Tamar, as well as Sorell, Brighton, Glenorchy, Kingborough and Clarence in the greater Hobart area and also Launceston.

52 *A Cost of Living Strategy for Tasmania*, p. 11.

53 National Centre for Social and Economic Modelling 2011.

54 Royal Australian Institute of Architects (Tasmanian Chapter) 2007; Paul Johnston, architect, personal communication.

While the numbers of Tasmanians facing housing stress include many who would not otherwise be classed as disadvantaged, those most affected by housing stress are those living on low incomes, who face not only higher prices, but also a lack of supply of private rental properties (particularly in well-serviced and rural areas) and a dwindling stock of public housing.

The 2009 Council of Australian Governments (COAG) National Affordable Housing Agreement (NAHA), to which Tasmania is a signatory, makes it clear that the states and territories have responsibility for land use and supply, urban planning, and the development of policy and leadership for housing and homelessness policy. All other Australian states have at least some mechanisms in the land use planning regulatory frameworks to encourage the development of affordable housing. For instance:

- South Australia has a target of 15% affordable housing (5% high needs, 10% affordable) in all new residential developments.
- Queensland plans to encourage housing diversity and affordability in developments by having graduated planning standards that allow different requirements for allotment sizes, private open space and car parking for different dwelling types.
- Western Australia allows higher density developments on some land as long as some units are to be sold to eligible low income buyers, and ensures they will remain affordable by placing restrictions on the Certificate of Title and Strata Management Scheme.⁵⁷

.....
GREAT READS FOR PLANNERS AND POLICY PROFESSIONALS

Affordable Housing National Leading Practice Guide and Tool Kit. <http://www.housing.nsw.gov.au/NR/rdonlyres/D3B288EA-6BDA-49C3-AA4E-E96CD35CDF49/0/AHNationalGuideandKitv2.pdf>

Creating Market and Non-Market Affordable Housing: A Smart Growth Toolkit for BC Municipalities. http://www.smartgrowth.bc.ca/Portals/0/Downloads/SGBC_Affordable_Housing_Toolkit.pdf

57 Gurrán 2008.

Spatial planning strategies that promote housing affordability include:⁵⁸

Mixing land uses. By their nature, mixed-use developments, which bring together residential and commercial use, encourage the development of diverse and smaller housing forms, as it is attractive for developers to maximise the number of households who may patronise new retail and business premises.

Building well-designed compact neighbourhoods. Compact neighbourhoods are better logistically and economically suited to supporting diversity in housing form, such as smaller units, secondary suites, duplexes/triplexes/fourplexes, townhouses,

Affordable housing deserves good design

All too frequently, affordable housing—whether social housing or private stock—has been built for quantity, not quality. Poor design not only traps disadvantaged Tasmanians in unattractive surroundings, but also complicates later efforts to create mixed-tenancy occupancy, as well as fuelling neighbourhood resistance to moves towards higher density development, whether public or private.¹ In designing new mixed-tenancy development, seamless tenure—where tenure is not readily identifiable by housing type, design or location—is critical to overcoming the stigma associated with public housing and to maintaining diversity in a community.² Private developments of smaller, higher-density housing also have to be held to high design standards if neighbourhood opposition to their construction is to be overcome and if they are to be seen as a safe investment by prospective purchasers, especially owner-occupiers.³ As noted by the Grattan Institute, however, the smaller-scale builders involved in small-scale redevelopments often have even greater trouble than larger companies in dealing with complex and uncertain planning processes, and find it harder to adopt new designs, technologies and processes to cut costs and improve quality; as a consequence, they will require assistance, whether through less complex planning processes or through design and technology advice, to develop good-quality complexes.⁴

1 See Kelly 2011, p. 25.
2 Johnston 2010.
3 See Kelly 2011, p. 8.
4 Kelly 2011, p. 25, 29.

58 Guran 2008; Metro Vancouver 2007; SmartGrowthBC 2008.

row houses, ground-oriented apartments, and (in more urban areas) higher rises. They also minimise the need for costly new infrastructure.

Removing barriers to the construction of full-secondary suites (cottages, granny flats) in residential zoning areas. As opposed to larger-scale developments, these do little to change the character of residential neighbourhoods; as they are created and maintained at the discretion of homeowners, they typically experience minimal public opposition.

Prioritising the development of affordable housing in the sale or redevelopment of public land, whether at the local or state government level. When public land is sold or redeveloped, the notion of the 'highest and best use' for a property should incorporate the contribution the property might make to the achievement of the local or state government's social inclusion objectives, which should be given weight equal to calculations of the level of financial return.

Requiring that new structures be energy efficient. It is important to note that the true measure of affordability of housing includes not only its pricing, but utility charges relating to its energy efficiency. Building codes should require high energy efficiency ratings for new dwellings.

Increasing affordable, convenient transportation choices. As with energy efficiency, the true measure of affordability of housing includes not only its pricing, but transport costs relating to the dwelling's location relative to employment and services. Reducing the cost and increasing the convenience of transport can increase the affordability and liveability of outlying locations. Decreasing reliance on cars also decreases associated household costs, leaving more income for housing and other expenses.

See page 45 for recommended actions by various planning bodies and levels of government related to promotion of affordable housing.

Liveability under higher density

With the state government aiming to foster efficient provision of infrastructure by encouraging higher residential densities and limiting growth at the margins, the need for good spatial planning will grow as residents live in closer contact with each other.¹ In particular, there will be a need for clear policies around the needs of residents in higher density environments. Principles and issues for the design of higher density residential development identified by various researchers and government bodies include, for instance, views and vistas; consolidation of sites and empty sites; light and shade; architectural quality and landscape architecture; privacy; variety in design; noise; community facilities; private and communal open space; transport access; pedestrian segregation from vehicles; delineated public, community and private space; life-cycle clustering; special needs of ground floor dwellings; unobtrusive form and colours; design of private open space; rubbish storage and disposal; and safety.² Most of these issues fall well outside the areas covered by building codes and most planning schemes,³ and will require strong consultative mechanisms as well as new policy and regulatory frameworks—for instance, a State Liveability Plan—to address.

1 House of Representatives Standing Committee on Environment and Heritage 2005.

2 Victorian Department of Sustainability and Environment 2004; Marcus, Cooper and Sarkisian 1986, p. 13.

3 Draft Planning Directive No. 4, while a good start, only sets standards for single dwellings, and does not consider controls for multiple dwelling buildings.

7. PROMOTING GOOD HEALTH AND WELLBEING FOR ALL

GOAL	Create and maintain the physical environment required for physical and mental health and wellbeing for all Tasmanians.
KEY ACTION	All spatial planning processes should work to: <ul style="list-style-type: none">• Create opportunities for healthy activities for people of all ages, physical abilities and levels of socio-economic advantage.• Ensure that all individuals and communities receive equal protection from health hazards, including toxins, non-toxic pollutants, accident hazards, and other environmental-design-related health hazards.• Boost food security through appropriate spatial planning and urban design and through the protection of existing and potential agricultural land.• Create peaceful places where people of all ages, physical abilities and levels of socio-economic advantage can relax.• Create inclusive public spaces where people and communities can connect.

Ill health is one of the leading triggers of social exclusion—and Tasmania has poor health figures.

- On the physical level, life expectancy in Tasmania remains lower than the national average. In particular, Tasmania has the second-highest rate of cardiovascular disease in Australia (107 per 100,000 people, compared to the national rate of 95 per 100,000); 15.4% of Tasmanians over 18 years of age have high blood pressure compared to 11.85% of all Australians; and the rate of cancer as the main cause of death in Tasmania is 198 per 100,000 compared to a national rate of 174 per 100,000.⁵⁹ Mortality rates for diabetes were also significantly higher than the Australian average.⁶⁰
- On the emotional level, around 29.7% of Tasmanians aged 18 and over reported moderate/high/very high levels of psychological distress.

There is a clear gradient in health status and outcomes between the most disadvantaged and the most advantaged groups in society, with social exclusion being associated with higher disability levels, higher premature death rates, poorer health, a higher incidence of chronic conditions and higher levels of health care use. Meanwhile, poor

health status also can exacerbate social exclusion through limitations on mobility and independence; the extra expense of medical care, treatment and equipment; and decreased ability to participate in social, recreational, educational and employment activities.

Spatial planning has the potential to play a strong role in promoting better health among Tasmanians, particularly at the preventive level. Spatial planning can help:

- Create opportunities for healthy activities for people of all ages, physical abilities and levels of socio-economic advantage
- Ensure that areas of socio-economic disadvantage receive equal protection from health hazards, including toxins, non-toxic pollutants, and accident hazards
- Boost food security and access to fresh food
- Create peaceful places where people of all ages, physical abilities and levels of socio-economic advantage can relax
- Create inclusive public spaces where people and communities can connect

59 Australian Bureau of Statistics 2011, *Australian Social Trends 2011*, Cat No 4120.0, Data Cubes – Health, Table 2 Health State Summary.

60 National Heart Foundation 2009, p. 12.

The Healthy Spaces and Places checklist

Healthy Spaces and Places, an Australian national guide to designing places for healthy living, identifies a number of key design principles to plan for healthy communities, including:

- Active transport: travel modes that involve physical activity, such as walking and cycling, including the use of public transport that is accessed via walking or cycling.
- Aesthetics: the attractiveness of a place or area, which affects the overall experience and use of a place (e.g. walking, cycling, viewing and talking).
- Connectivity: the directness of links and the number of connections in a path, street or road network, and the ease with which people can walk and cycle around a neighbourhood and between places.
- Environments for all people: places that are safe and easily accessible for everyone, regardless of age, ability, culture or income, with a suitable range of facilities and services that are available to all.
- Mixed density and land use: complementary uses, such as houses catering to every stage of life, shops, schools, offices, libraries, open space and cafes, co-located to promote active transport to and between different activities. People are more likely to walk, cycle or take public transport when they can conveniently undertake multiple activities at one destination.
- Parks and open space: land reserved for passive recreation, sport and recreation, preservation of natural environments, green space and/or urban stormwater management.
- Safety and surveillance: perceptions of safety that influence the nature and extent that people use spaces and places. Design that aims to reduce crime can enhance the physical, mental and social wellbeing of a community.
- Supporting infrastructure: facilities that encourage regular and safe physical activity, such as walking (footpaths, lighting, water fountains and signs), cycling (bike paths, bike lockers, signs and showers), public transport (safe shelter, lighting and signs), social interaction (seating, shade, shelter and toilets) and recreation (seating, play equipment and facilities).¹

1 Planning Institute of Australia, Australian Local Government Association, and National Heart Foundation 2009.

Healthy activity

Many Tasmanians are chronically inactive. The 2007-2008 National Health Survey found that approximately 71.7% of Tasmanians aged 15 years and over reported sedentary or low exercise levels, and around 64% of Tasmanians 18 and older were found to be overweight or obese.⁶¹ Physical inactivity doubles the risk of cardiovascular disease and type 2 diabetes, and increases the risk of breast and bowel cancer. In addition, lack of physical activity has been linked to depression and anxiety.⁶² Inactivity is a problem that knows no social boundaries. However, low-income and disadvantaged Tasmanians are more likely to have other health and lifestyle issues that compound the problems associated with lack of activity.

Spatial planning has the potential to play a positive role in promoting healthy activity through the provision of:

- Healthy public spaces
- Active transport infrastructure

Healthy public spaces: Sports grounds, parks, walking and cycling tracks, bushwalking trails, and other recreational facilities provide opportunities for people to be active. The Heart Foundation recommends a good quality public open space contribution of at least 5%, and preferably more, from new subdivisions. The Foundation further notes that it is “necessary and vital” to uphold this allocation in each subdivision, rather than negotiating a cash allocation to be invested in open space elsewhere, if communities are to meet the ideal of having to walk no further than 500 metres to a local park.⁶³

The Tasmanian government has already begun to take steps towards addressing the health benefits of opportunities for physical activity through its draft Tasmanian Open Space Policy and Planning Framework. The document provides the foundations for an open space strategy that considers the needs of the community and provides recommendations on how to overcome the various regulatory barriers to the provision of adequate open space, including those of the land use planning system; however, it has not been finalised.

61 Australia Bureau of Statistics (December 2010), Tasmanian State and Regional Indicators: Health. <http://www.abs.gov.au/AUSSTATS/abs@.nsf/Lookup/1307.6MaIn+Features13Dec+2010>

62 National Heart Foundation 2009, p. 11.

63 National Heart Foundation 2009, p. 18.

GREAT READS FOR PLANNERS AND
POLICY PROFESSIONALS

Healthy by Design.® A Guide to
Planning and Designing Environments
for Active Living in Tasmania. [http://
www.heartfoundation.org.au/
SiteCollectionDocuments/Tasmania-
healthy-by-design.pdf](http://www.heartfoundation.org.au/SiteCollectionDocuments/Tasmania-healthy-by-design.pdf)

*Food-Sensitive Planning and Urban
Design: A Conceptual Framework for
Achieving a Sustainable and Healthy Food
System.* [http://www.ecoinnovationlab.
com/uploads/attachments/article/417/
HF-FSPUD-LRFINAL.pdf](http://www.ecoinnovationlab.com/uploads/attachments/article/417/HF-FSPUD-LRFINAL.pdf)

*Parks and Other Green Environments:
Essential Components of a Healthy
Human Habitat.* [http://www.nrpa.org/
uploadedFiles/Explore_Parks_and
Recreation/Research/Ming%20\(Kuo\)%20
Reserach%20Paper-Final-150dpi.pdf](http://www.nrpa.org/uploadedFiles/Explore_Parks_and_Recreation/Research/Ming%20(Kuo)%20Reserach%20Paper-Final-150dpi.pdf)

*Healthy spaces and places: a national
guide to designing places for healthy
living.* [http://www.healthyplaces.org.au/
userfiles/file/HS&P%20An%20overview.
pdf](http://www.healthyplaces.org.au/userfiles/file/HS&P%20An%20overview.pdf)

Active transport infrastructure: Being able to walk or cycle to work, the shops, schools or child care, or any other destination not only is good exercise, but saves money, cuts down on traffic on the roads, and reduces emissions. While the typical pedestrian catchment is around ten minutes/800 metres, the Heart Foundation notes that good pedestrian connectivity and permeability (the “directness of links and the density of connections in a transport network”) can greatly increase the distance people are willing to walk (depending on a variety of factors).⁶⁴ Notably, research in Victoria indicates that proximity to public transport stops increases not only the use of public transport, but also healthy activity.⁶⁵

Freedom from health hazards

Toxins: Barriers and effective space management can play a crucial role in protecting residents from the toxins found in air, water and soil pollution, in particular the fine and ultra-fine particles found in motor vehicle emissions. Children, people with asthma, pregnant women, older people, and those already suffering from poor health are particularly susceptible to the health effects of poor air quality.

Non-toxic pollutants: Non-toxic pollutants such as noise, light and odour pollution are often treated primarily as ‘liveability’ issues. However, these pollutants should be recognised by planners as health hazards as well.

Noise pollution and its direct effects—problems in following speech, sleep disturbance, annoyance—have been identified by the World Health Organisation as having direct as well as cumulative adverse health effects, including hypertension, ischaemic heart disease, and mental illness, particularly in people in hospitals or rehabilitating at home; people with sight and/or hearing impairment; babies and young children; and older people.⁶⁶

Light pollution is an under-recognised health hazard, particularly for older people, who are most susceptible to glare when driving and to sleep disturbance.⁶⁷

Odour pollution and resultant annoyance are linked to headaches, shortness of breath and nausea, especially in asthma sufferers and pregnant women.⁶⁸

Accident hazards. As noted above, children are particularly at risk of accidents associated with increased traffic, particularly heavy vehicle traffic.⁶⁹

Other environmental-design-related health hazards: Planners should be alert to the potential of other health impacts from the built environment. For instance, heat build-up in urban areas (an issue that has the potential to grow under conditions of climate change) is particularly hazardous for older people—whose proportion of the Tasmanian population, as noted above, is likely to continue to grow. Green spaces can help regulate heat build-up.

64 National Heart Foundation 2009, ‘Connectivity and Permeability,’ p. 1.
65 Boyce 2011.

66 World Health Organisation n.d.
67 Chepesiuk 2009.
68 Shusterman 1999.
69 Spencer 1996.

Food security

Many Tasmanians do not eat healthily. In particular, most Tasmanians—over 87% of Tasmanians aged 15 and older—do not eat enough fruit and vegetables.⁷⁰ While to some extent these figures reflect personal choice, a range of community sector reports have identified the cost of food as being a significant burden in rural and peri-urban communities.⁷¹ Indeed, over the past five years food prices in Tasmania have increased on average by 22%.⁷² Food prices, along with electricity prices, are consistently cited as the key cause of household financial crisis in the state.⁷³ The 2009 Tasmanian Population Health Survey found that more than one-quarter (28.4%) of Tasmanian adults claimed cost as the reason for not purchasing food, and 10% of adults in the lower income households reported that they ran out of food in the last 12 months.⁷⁴ A 2009 TasCOSS report found that people hardest hit by cost of living pressures consistently go without food, and/or substitute low-cost items for more nutritious but more expensive options, in order to meet other basic living costs, such as housing, utilities, medical expenses and transport.⁷⁵ Beyond the questions of social justice that it raises, food insecurity is an issue with health implications: income-based food insecurity has been linked in Australia to the increase of obesity as well as disease.⁷⁶

Food insecurity is not simply related to the finances or choice of individual households: some entire areas in Tasmania already are, or are at risk of becoming, “food deserts.” The key characteristics of a food desert are places where:

- Access to food is difficult (e.g. limited shops, limited transport options);
- Quality of food is low (i.e. the available food is not fresh or nutritious)
- Quantity/range of food is restricted or not culturally appropriate, offering limited choice;
- Food is not affordable (due either to high prices or low incomes).⁷⁷

70 National Heart Foundation 2009, p. 12.

71 *Cost of Living in Tasmania: Companion Report 2*, p. 26.

72 *A Cost of Living Strategy for Tasmania*, p. 9

73 *A Cost of Living Strategy for Tasmania*, p. 31.

74 Cited in *Cost of Living in Tasmania: Companion Report 2*, p. 8.

75 TasCOSS 2009.

76 Burns 2004.

77 *A Cost of Living Strategy for Tasmania*.

As noted by the *Cost of Living* report, access to reasonably priced fresh food is often the most limited in urban fringe and rural areas—precisely the places where disadvantaged Tasmanians move because of low housing costs.⁷⁸

Spatial planners, particularly those focused on urban areas, can give limited attention to food security issues due to perceptions that the food system is not directly linked to the management of the built environment and that the food system is dominated by the private sector.⁷⁹ However, food insecurity also results from lack of equity in retail access and lack of equity in access to land where people can grow or raise their own food—issues amenable to being addressed through spatial planning. In addition, the cost of growing food at home is affected by, among other things, the price of water—a cost that has the potential to be increased by current restrictions in many council areas on the recycling of household greywater.

Quiet natural places to relax

Australian and international literature reviews indicate that rigorous studies are beginning to pile up showing a strong positive relationship between greener neighbourhoods—neighbourhoods that offer green open spaces providing a respite from noise and an opportunity to be in contact with the natural environment—and better physical and mental health outcomes.⁸⁰ This is the case even when income and other advantages associated with greener neighbourhoods are taken into account and non-‘nature lovers’ are included in studies: people of the same socio-economic status who have greater access to nature have better physical health outcomes.⁸¹ These benefits extend beyond the cardiovascular benefits associated with exercise, to include improved immune system functioning, lower levels of attention deficit/hyperactivity disorder (ADHD), and lower levels of stress and anxiety, as measured not only by self-reporting but also by nervous system and endocrine system activity.⁸² Green spaces closer to home appear to play a far more significant role in improved health outcomes than ones some distance away—a finding

78 *Cost of Living in Tasmania: Companion Report 2*, p. 27.

79 Victorian Local Government Association 2009.

80 Townsend and Weerasuriya 2010; World Health Organisation n.d.

81 Kuo 2010; Townsend and Weerasuriya 2010.

82 Kuo 2010.

particularly noticeable among people who spend time closer to home, including not only children and the elderly, but also people of lower socio-economic status.⁸³ In urban environments, green space requirements can to some degree be addressed through innovative design features such as roof-top lawns and gardens.⁸⁴

Inclusive public spaces where people and communities can connect

One of the key factors differentiating social exclusion from simple poverty is social isolation, which consistently has been linked to poor mental and physical outcomes. For instance, a range of studies have shown strong correlations between social isolation and depression, mental illness and dementia; another series of studies have found significant correlations between social isolation and mortality from almost every cause of death.⁸⁵

In both of these instances, it is vital that people have places in which to connect, as well as the ability to reach them. Spatial planners can help create the conditions for social interaction by ensuring that communities have facilities for socialising and community connection—community halls, libraries with open spaces for socialising, facilities for community-based organisations, spaces for co-location of government and community sector services and cafes, indoor sports areas—and that these are connected to transport routes and are centrally located where possible. Protection may also be necessary for spaces currently performing social functions, such as school buildings or churches: for instance, the STCA has suggested that school sites be zoned Community Use, “reflecting their importance in the broader community and providing them with a base level of protection from inappropriate development... [as well as reflecting] the use of those sites within regional areas where often they play a more significant role.”⁸⁶

See page 49 for recommended actions by various planning bodies and levels of government related to promotion of good health and wellbeing.

83 Maas *et al.* 2009.

84 See, for example, the design for the Sherwin Building, Jackson Hole, WY. (Casselman 2007).

85 VicHealth 2005, pp. 3-5.

86 Southern Tasmanian Councils Authority 2010a, p. 14.

Planning for social capital

Beyond the issue of individual isolation, another factor with implications for both mental and physical health is the social strength of communities—what has been shorthand as ‘social capital.’¹ ‘Social capital’ refers to the extent of trust and shared standards of behaviour between people in a community—the sense of community, social cohesion, or extent to which people know and trust each other.² Social capital can be measured to some degree by the extent of participation in civic organisations (such as sporting clubs, gardening groups, etc.), as well as by political participation and ‘neighborly’ behaviour. Intriguingly, social capital has mental and physical health implications.³ In particular, although community connections are not enough in themselves to buffer the negative impact of socio-economic factors on mental health, lack of community connection is nonetheless tied to poorer mental health outcomes.⁴

Social capital is rarely planned for separately. Rather, planning for social capital encompasses the kinds of issues discussed in this paper: good transport, good community spaces, affordable and attractive housing and a good range of services contributing to stable communities. However, three spatial planning-related factors appear to be particularly strongly linked to good social capital:

- ‘Walkability,’ as assessed by the availability of footpaths, amount of auto traffic, safety, and amenities such as shade trees—probably because walking around a neighbourhood brings people into contact with each other and increases their familiarity and sense of connection with the neighbourhood environment.
- Mixed-use development, which provides people with multiple opportunities (commercial, recreational, neighbourly) to meet.
- Availability of public transport, which reduces the amount of time spent by individuals commuting alone by automobile—an activity that has been shown to reduce trust, possibly due to fewer opportunities to get to know neighbours.⁵

Beyond these issues, one of the key generators (as well as measures) of social capital is the presence of civic or community-based organisations, which provide opportunities for local people to address their own shared concerns. By promoting the activities of community-based organisations—for instance through helping them find premises and including them fully in planning processes—spatial planners can help strengthen the health of the communities these organisations both represent and serve.

1 Design for Health 2008.

2 VicHealth 2005.

3 Design for Health 2008.

4 VicHealth 2005, pp. 5-6.

5 Design for Health 2008, p. 5.

8. PROVIDING THE INFRASTRUCTURE FOR, AND ARRANGE DEVELOPMENT AROUND, AFFORDABLE AND ACCESSIBLE TRANSPORT

GOAL	Provide a transport environment that gives all Tasmanians, regardless of income or physical ability, easy and affordable access to employment, services, education and recreation.
KEY ACTION	<ul style="list-style-type: none">• All spatial planning processes should facilitate the provision of infrastructure that supports the growth of public and community transport options, as well as healthy options such as walking and cycling.• All spatial planning bodies should link the location of future housing and business development to transport availability.

The lack of affordable and accessible transport in Tasmania is consistently raised in consultations with government bodies by many community service organisations, as well as by people living on low incomes. In 2006, 22.5% of lowest-income Tasmanians could not easily get to the places they needed to go.⁸⁷ Indeed, as of 2009, 9% of Tasmanian households did not have a vehicle registered to their address.⁸⁸ Key themes from the submissions to the Social Inclusion Strategy discussion paper included:

- Inability to afford the cost of travel, either on public transport or privately;
- Lack of accessible and appropriate transport for people with particular needs (such as travelling with prams or with a disability);
- Lack of safe transport (unsafe vehicles, unsafe waiting areas for public transport, unsafe public transport);
- Lack of transport operating at times and over routes that permit people to participate in social activities and access a full range of services.⁸⁹

In some cases, transport disadvantage is related to low income; in other cases, it is related to geographic isolation; in some cases, it is related to disability; in many cases, it is related to all three.

- As noted above, social exclusion in Tasmania is often spatially clustered on the fringes of cities and towns, away from transport choices.⁹⁰

- Housing affordability issues continue to push people out of urban areas into cheaper rural and regional areas.
- Most Tasmanian towns and cities have underemphasised public transport while emphasising infrastructure construction focused on automobiles.
- Many Tasmanians do not have the option of driving themselves—either because they have never had a license, because they have lost their license temporarily or permanently, because they are temporarily or permanently incapacitated, or because they do not have access to a vehicle.
- Automobile dependency is expensive, particularly as vehicles, fuel, registration and maintenance all cost more in Tasmania than in many parts of Australia. The RACT's 2010 Vehicle Operating Costs survey found that the least expensive car in the survey cost \$5922 per annum on average to own and operate—nearly half of the annual Newstart single allowance of \$12,641 per annum.⁹¹
- The expense of automobile ownership often results in compromises over vehicle reliability, and safety, as well as insurance. As of January 2011, 28% of the passenger vehicles registered in Tasmania were manufactured before 1995—the highest percentage of any state or territory.⁹² Meanwhile, three out of four of the state's cars are over 10 years old.⁹³

87 Australian Bureau of Statistics (2007) General Social Survey, Tasmania, 2006 (cat. No. 4159.6.55.001), cited in *Cost of Living in Tasmania: Companion Report 2*, p. 12.

88 Australian Bureau of Statistics (2010, December), *Tasmanian State and Regional Indicators*.

89 *A Cost of Living Strategy for Tasmania*, p. 32

90 *A Social Inclusion Strategy for Tasmania*, pp. 73-74.

91 http://www.ract.com.au/uploaded/9/19952_81vehicleoperatingcostssu.pdf

92 Australian Bureau of Statistics (2011), *Motor Vehicle Census 9309.0*

93 <http://www.abc.net.au/news/2011-11-08/20111108-tassie-cars-27clapped-out27/3651858?section=tas>

These problems are likely to become more acute if, as widely predicted, fuel and housing costs continue to rise.

By shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, spatial planning can reduce the need for car-dependent travel, both by reducing travel distances to essential services and by providing the infrastructure for a choice of sustainable travel modes including walking and cycling.⁹⁴

See page 51 for recommended actions by various planning bodies and levels of government related to promoting affordable, accessible transport.

Keeping track of diverse transport needs

Transport is one of the issues where the diversity of needs of different groups within the Tasmanian population becomes most visible.

Young people: TasCOSS research has shown younger people on lower incomes consistently raise lack of affordable and reliable transport as a barrier to social inclusion.¹ Younger people require public transport networks to provide access to currently inaccessible activity sites—for instance, bushwalking tracks—and to employment sites. They also require infrastructure that can accommodate bikes, scooters, as well as linkages between active transport (biking, skating, scooting) and public transport.

Older people: Older people have a strong need for public transport, particularly to medical centres, surgeries, and shops—but also have greater issues of accessibility related to public transport vehicles and infrastructure.² Older people and people with visual impairments also have different road safety needs, including dedicated left-turn lanes and signals, large, easy-to-read road signs, regularly placed streetlights, central medians and raised reflectors.³

1 TasCOSS 2011.

2 Queensland Government Department of Housing 2004, p. 11.

3 Australian Local Government Association 2006.

Gender: Gendered differences in transport needs frequently result from women playing a disproportional share of caring roles. A series of British studies found that a high proportion of women's car use (40%, compared with 11% in the case of men) was for multi-stop, round-trip family-related escort purposes such as taking children or other family members to school, the shops, doctors and leisure activities. In contrast, men were more likely to make an uninterrupted journey to work, sometimes with an en-route stop-off on the way home. Transport policies and public transit systems that favour the needs of commuters making simple mono-purpose journeys to and from work thus may prove impractical for many women with more complex travel patterns. Similarly, land use zoning and policies of dispersal and decentralisation that exaggerate the division of residential and business areas were found to impose greater transport burdens on women than on men.⁴ Meanwhile, people pushing prams—again, disproportionately women—often find busses and other forms of public transport particularly difficult to access.⁵

Disability: Travel is a start-to-finish process. If a journey does not provide a continuously accessible path from beginning to end, then it cannot be undertaken, regardless of how many pieces of compliant infrastructure exist along the way.⁶ Thus, as VCOSSE puts it, in a discussion of accessible public transport that has wider application, "transport planners, designers and operators need to move away from designing... transport for a 'representative person'—who has a preconceived set of presumed capabilities, travel times, destinations, and journey purposes—and instead design for adaptable and multi-use public transport that can cater for a wide variety of people and purposes that are likely to change over time... This means understanding the range of requirements necessary for [all] transport users, and examining the best way to cater to everyone."⁷

4 Royal Town Planning Institute 2003.

5 Victorian Council of Social Service 2007.

6 Victorian Council of Social Service 2011, p. 4.

7 Victorian Council of Social Service 2011, p. 4.

94 Southern Tasmanian Councils Authority 2010b, p. 45.

9. BRINGING BASIC SERVICES CLOSER TO PEOPLE

GOAL	Bring basic services and people closer together.
KEY ACTION	Recognise the promotion of social inclusion as a core objective of all spatial planning in Tasmania.

Improving transport to get people to services is only one side of the coin; of equal priority is bringing services closer to the communities that depend on them. Researchers have noted that proximity to local services related to education, employment and health (the latter including sources of healthy food) is more important for low income people than for the wider population because of their lower rates of mobility, financial resources and car ownership.⁹⁵ However, in recent years, service development has largely been left to market forces, leaving significant gaps and inequalities.⁹⁶ Many coastal and rural areas in Tasmania also have seen residential growth occurring in an *ad hoc* manner, with some small settlements growing into permanent residential populations in the absence of physical, social and community infrastructure.⁹⁷

Beyond these market forces, spatial planning has to some extent been implicated in keeping services away from those who rely on them through a reliance on the principle of zoning, or keeping different uses separate. Initially designed to improve public health through the segregation of residential areas from noxious industry, zoning-led approaches to planning have more recently been criticised for leaving many communities heavily dependent on cars to access shops and other services.⁹⁸

There are several things that spatial planners can do to help reverse the zoning-driven trend towards dispersal. One is through the promotion of mixed-use development: for example, the Southern Regional Land Use Strategy promotes the creation of networks of mixed-use local activity centres to help ensure appropriate access to food, medical care, government services, employment and education at the local, neighbourhood, and town levels.

Another is by promoting infill development, which can stimulate market forces by creating the critical mass necessary to attract a range of services.⁹⁹ Creation of services in turn can stimulate private development, leading to a greater pool of customers, leading to greater business viability—and so onward. Even within a zoning-based approach, mixing of residential and commercial (or activity-based) land uses can be enabled through, for instance, ‘predominant-use’ zoning, in which a range of other land uses, along with the predominant use, are permissible at the discretion of planning authorities.¹⁰⁰

See page 52 for recommended actions by various planning bodies and levels of government related to bringing services closer to people.

95 Hulse *et al.* 2010, p. 28.

96 Smyth 2008.

97 Southern Tasmanian Councils Authority 2011, p. 18.

98 Ko 2009

99 Rogers 2005.

100 Ko 2009, p. 48.

10. HELPING SOCIALLY EXCLUDED TASMANIANS ACCESS EMPLOYMENT

GOAL	Help socially excluded Tasmanians access employment.
KEY ACTION	Spatial planning processes should play an active role in efforts to promote sustainable employment for socially excluded Tasmanians.

A key issue for many socially excluded Tasmanians is lack of appropriate, accessible employment. As of September 2010, 9% of Tasmanian workers classed themselves as under-employed, and there were an estimated 35,600 Tasmanians not participating in the labour force who wanted to work.¹⁰¹ Indeed, as of October 2011, the Tasmanian labour force participation rate was 60.2%, the lowest of any state or territory.¹⁰²

There has been much talk of how Tasmania's spatial planning systems have inhibited 'development,' and hence jobs. Planning systems can facilitate economic development—but as noted above, the wrong kind of development can have perverse effects for socially excluded residents. New enterprises may not require the skills of local residents or offer appropriate training. Meanwhile, the presence of new businesses may lead to higher housing costs, or the replacement of affordable shops by more expensive and exclusive ones.

These types of risks are acknowledged by the authors of the Tasmanian Economic Development Plan, which has as one of its goals "social sustainability"—sharing the benefits of economic development and not leaving some in the community behind.¹⁰³ In particular, the authors of the Plan have noted the need for it to support the Tasmanian Social Inclusion Strategy.¹⁰⁴

More broadly, the Plan recognises the importance of a triple bottom-line approach to economic development, which "means that economic growth is not undertaken at the cost of foregone social sustainability and environmental benefit."¹⁰⁵

To help boost the employment prospects of socially excluded Tasmanians, spatial planners can:

Help attract employers through liveable environments. Spatial planning's role in boosting private enterprise in Tasmania overall is linked not just to removing obstacles to setting up a business, but also to creating the kind of local environments in which businesses feel confident that they can retain workers. Boosting the liveability of an area—which, as noted above, is linked to planning-related issues such as the availability of affordable housing, good transport systems, and healthy and agreeable public spaces—is an important way to attract investment to an area, and to attract and retain workers. These issues affect not only new businesses, but also existing enterprises located in areas where housing affordability is shifting: unless employees can afford to live close to where they work, employers will have difficulty meeting their staffing needs. Establishment of transport infrastructure also can play a role in guiding businesses towards particular localities.

Help locationally isolated potential workers get to training and jobs. Strategies for overcoming long-term and intergenerational unemployment emphasise the importance of overcoming locational disadvantage—distance from potential places of employment or training—by means such as improved public and community transport.¹⁰⁶ Transport planning should relate new routes, including cycleways and public transport routes, to employment and training sites;

101 Tasmania *Together* 2020, Progress Report for Goal: Work Opportunities, <http://www.ttbenchmarks.com.au/report/goalprogressdetail/ID/9>; State of Tasmania 2011b, p. 4.

102 Australian Bureau of Statistics, State and Territory Statistical Indicators, Cat. No. 1367.0, <http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by+Subject/1367.0-2011-Main+Features-Labour+Force+Participation+Rate-7.5>

103 State of Tasmania 2011.

104 State of Tasmania 2011b, p. 3.

105 State of Tasmania 2011b, p. 3.

106 Vinson 2009.

public and community transport providers should ensure that schedules are convenient for part-time or shift workers.

Lend a helping hand to social enterprises. Social enterprises are “businesses where all profits are reinvested in the enterprise or redistributed to develop services and resources that are often unmet in a community.”¹⁰⁷ They tend to be based in communities, rather than requiring expensive commuting; they have more flexible models of employment that take into account diversities of physical, intellectual and emotional abilities, special scheduling needs, needs for child and elder care, and other issues that can be barriers to participation in the more traditional labour force. Social enterprises can be highly appropriate forms of economic development for some socially excluded Tasmanians. However, social entrepreneurs sometimes report difficulties in navigating local planning systems, particularly when trying to set up activity designed to be close to their employees or clients in residential zones.¹⁰⁸ A supportive and flexible approach that acknowledges the potential benefit that social enterprises can bring to communities and helps to guide fledgling social entrepreneurs through the planning system, rather than raising obstacles, can mean the difference between success and failure.¹⁰⁹

Make the planning system an active partner in the government’s economic development policy. Drawing on the British model, the potential exists for planning authorities to use Planning Agreements to target the employment impacts of new developments (in both the construction and end-use phases) at populations who have the highest levels of unemployment and associated disadvantage. For British authorities, the use of Planning Agreements to achieve socio-economic outcomes is a logical extension of ‘joined-up thinking,’ under which all elements of government policy are expected to work together towards key government objectives such as sustainable development designed to ensure a better quality of life for present and future generations.¹¹⁰

.....
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“Local jobs from local development: the use of Planning Agreements to target training and employment outcomes.” <http://www.jrf.org.uk/sites/files/jrf/185935310x.pdf>
.....

See page 53 for recommended actions by various planning bodies and levels of government related to bringing appropriate employment to disadvantaged individuals and communities.

107 State of Tasmania 2011b, p. 6.

108 Ko 2009, p. 48.

109 See, for instance, Eversole and Eastley 2011, p. 68.

110 MacFarlane 2000.

11. HELPING SOCIALLY EXCLUDED TASMANIANS MANAGE THE FINANCIAL AND LOGISTICAL IMPACTS OF CLIMATE CHANGE

GOAL	Help ensure that socially excluded Tasmanians can manage the financial and logistical impacts of climate change.
KEY ACTION	All spatial planning processes should ensure that the impacts of climate change are factored into planning-related initiatives—for instance in the areas of housing or transport—designed to benefit socially excluded Tasmanians, as well as into community safety and risk reduction/management strategies.

As governments around the world are acknowledging, spatial planning will be vital to the mitigation of climate change and to adaptation to its effects.¹¹¹ Tasmania faces a number of meteorological consequences of climate change, including more frequent and more intense extreme rainfall events, more and more prolonged hot summer days and heat waves, and a growing disparity in rainfall between wet and dry regions of the state.¹¹² In addition, projected sea level rises will leave coastal communities vulnerable to increased storm surges as well as to the already pressing issue of coastal erosion.

As researchers have pointed out, these issues have social justice as well as general social and economic considerations. The physical impacts of climate changes and attendant rising food, water, energy and fuel costs are likely to exacerbate existing social inequalities across a stunningly wide range of areas, including physical and mental health and employment and financial security.¹¹³

Of particular relevance to planners, climate change is likely to create:

- *Additional pressure on housing stocks* as people move from areas vulnerable to natural hazards and disasters such as coastal erosion and flooding.
- *Additional pressure on the affordability of housing* as utility bills and transport costs rise due to rising energy and fuel prices.¹¹⁴
- *Additional pressure on food and water security* as prices for both rise due to declines in mainland Australian food production and regional disparities in water supply.¹¹⁵
- *Additional pressure on the affordability of transport* as fuel costs rise.¹¹⁶

Beyond these points, an additional issue of particular relevance to planning is the potential for losses of property (dwellings, outbuildings, private infrastructure) to natural hazards and natural disasters—in Tasmania’s case, most probably coastal erosion, bushfires, storm surges, wind damage, and floods.¹¹⁷ This issue will be particularly important for low-income Tasmanians, many of whom cannot afford home insurance as well as occupying lower-quality housing stock. As a CSIRO study has noted, “[i]nequality of wealth, particularly between regions, makes certain populations more vulnerable to losses from natural disasters. This is particularly the case in economically disadvantaged communities... that cannot afford adequate risk reduction measures and are unable to move to lower risk areas (which often have higher prices).”¹¹⁸

111 Norman 2010. See, for instance, the ESPACE (European Spatial Planning Adapting to Climate Events) project, <http://www.espace-project.org/>

112 White 2010.

113 Edwards and Wiseman 2010.

114 For the impact of climate change of Hydro Tasmania’s power generation ability, see Bennett *et al.* 2010.

115 Bennett *et al.* 2010.

116 Garnaut 2008.

117 Maunsell Australia Pty Ltd 2008.

118 Attorney-General’s Department 2002.

Planning schemes therefore will need to be vigilant in controlling the construction of new homes in areas likely to be subject to natural hazards and disasters.

See page 53 for recommended actions by various planning bodies and levels of government related to helping socially excluded Tasmanians cope with the impacts of climate change.

Bringing climate change into initiatives to improve social inclusion

All too often, spatial planning strategies designed to address social inclusion issues are based on existing municipal planning schemes that assume a stable climate.¹ For example, the Blue Mountains City Council's Accessible Housing Strategy has a good methodology for calculating the number of accessible housing units that could be developed in a particular area. Notably, however, the formula is based on current assessments of land suitability, and does not exclude land vulnerable to the effects of climate change, including natural disasters, from its calculations.² Many such initiatives will have to be revisited at a later date unless climate change issues are factored in up front.

1 Measham *et al.* 2010.

2 Blue Mountains City Council 2002, pp. 13-20.

12. ENCOURAGING THE ACTIVITIES OF COMMUNITY SERVICE ORGANISATIONS

GOAL	Help community service organisations meet the needs of socially excluded Tasmanians.
KEY ACTION	All spatial planning processes should: <ul style="list-style-type: none">• Ensure that planning schemes do not obstruct community service organisations in their activities or location.• Facilitate the provision of space for community service organisation premises and services.

Community service organisations (community service organisations) are non-government, not-for profit organisations that provide human, health, community and social services. These organisations operate within a broader context that also includes services provided by government agencies, for-profit organisations, and informal household carers. Community service organisations provide services in a range of areas. These include:

- Community services and community development
- Disability services
- Aged and community care services
- Youth services
- Children and family services
- Culturally and linguistically diverse (CALD), migrant and refugee services
- Alcohol and other drug services
- Indigenous services
- Housing and homelessness services
- Education and training
- Health
- Justice
- Advocacy
- Mental health

Community service organisations play a critical role in addressing the needs of socially excluded Tasmanians, and planning systems should be geared towards encouraging their activities and ensuring that they can reach clients in the locations the most convenient to them. In particular, planning schemes and spatial planners should:

- Avoid obstructing community service organisation activities
- Use spatial planning mechanisms to help facilitate community service organisation premises

Avoid obstructing activities: At the moment, for example, no use class exists for community service organisation activities, which often fall between the stools of the existing use classes of “business and professional services,” “community meeting and entertainment,” and “sports and recreation.” Since activities that do not fall under the rubric of a “permitted” use in a particular zone are treated as discretionary, community service organisations activities are left vulnerable to exclusion. For the Tasmanian Planning Commission to add a “community service activity” use class to the list of use classes codified in the newly published *Planning Directive 1: The Format and Structure of Planning Schemes*, and for councils to designate this as a “permitted” use in all appropriate zones, would remove uncertainty for community service organisations and their clients.

Using spatial planning mechanisms to help facilitate community service organisation accommodation: At the moment, many organisations in the community service sector are struggling to find appropriate, long-term premises. Government bodies can help identify public land for purpose-built accommodation and provide incentives for commercial and not-for-profit developments that provide space for community service organisation accommodation or services, for instance in the form of reduced rates and taxes.

See page 55 for recommended actions by various planning bodies and levels of government related to promotion of the activities of community service organisations.



Conclusion

Good spatial planning has the potential to benefit all Tasmanians, not just those experiencing social exclusion. For Tasmania's most vulnerable residents, however, socially inclusive spatial planning—with the stable housing, better health, and better access to employment, services and community connections that it can deliver—has the potential to be life-changing.

It is important to note that although many issues related to social inclusion are interlinked, addressing one will not automatically fix all others: for instance, better transport will not in itself solve the issue of lack of adequate facilities for young people. It therefore remains for all levels and departments of government and the planning system to work together to implement harmonised reforms that have at their heart the needs of socially excluded Tasmanians.

Appendix A: Actions for planning instruments/ bodies and levels of government by issue area

PRIORITISING SOCIAL INCLUSION

GOAL	Harness the productive potential of good spatial planning to build social inclusion in Tasmania.
KEY ACTION	Recognise social inclusion as a core objective of all spatial planning in Tasmania.

LOCAL GOVERNMENT AREA PLANNING SCHEMES can:

- Identify social inclusion as one of the planning scheme's objectives.

LOCAL GOVERNMENT can:

- Identify social inclusion as one of their priorities.
- Adopt council-level Social Inclusion Strategies which identify planning schemes as one of the vehicles for achieving social inclusion objectives.
- Include individuals with social inclusion skills on spatial planning decision and appeal bodies.

REGIONAL PLANNING FRAMEWORKS can:

- Identify social inclusion as one of the framework's objectives.

REGIONAL PLANNING BODIES can:

- Identify social inclusion as one of their priorities.
- Include individuals with social inclusion skills on spatial planning decision bodies.

THE STATE GOVERNMENT can:

- Develop a Social Inclusion Action Plan and Implementation Strategy to ensure that:
 - Social inclusion is established as a whole-of-organisation priority for all government agencies and departments, including in spatial planning-related areas;
 - All agencies' and departments' activities to promote social inclusion are harmonised and leveraged, including in relation to spatial planning;
 - Agencies and departments do not unwittingly act at cross purposes, including in spatial planning-related areas.

- Fund the Social Inclusion Unit to coordinate and facilitate a Local Government Group to promote thinking around social inclusion at the local government level, including on planning-related issues, and to offer training in social inclusion skills to councillors, aldermen and council staff, with the long-term goal of helping all Tasmanian councils draft local Social Inclusion Strategies which identify planning schemes as one of the vehicles for achieving social inclusion objectives.
- Promote necessary legislative change to see the promotion of social inclusion identified as one of the objectives of the Resource Management and Planning System.
- Require the inclusion of individuals with social inclusion skills on all planning decision and appeal bodies.
- Promote whole-of-government, 'joined-up' thinking and work to ensure that spatial planning issues and social inclusion are considered at all stages of policy and project formulation, including through the establishment a Planning and Coordination Committee made up of heads of departments to ensure integration across agencies.
- Amend legislation to require the Tasmanian Planning Commissioner, any assessment panels convened under the Land Use Planning and Approvals Act 1993 or the State Policies and Projects Act 1993, local government and regional planners to take into consideration social inclusion and the special needs of low income and disadvantaged individuals and groups in the development or review of local or regional planning schemes or strategic plans.

THE TASMANIAN PLANNING COMMISSION

can:

- Identify social inclusion as one of the objectives of the Resource Management and Planning System.
- Introduce a State Policy on Planning for Social Inclusion that mandates social-inclusion-related planning principles (see sections below).
- Include individuals with social inclusion skills on planning decision and appeal bodies to improve the social effectiveness of integrated impact statements.
- Serve as an information clearing house for best-practice strategies for incorporating social inclusion objectives into local, regional, and state-level planning.

Basic principles

GOOD GOVERNANCE

GOAL

Ensure that all Tasmanians have a full and equal say in the state's planning systems and processes and their outcomes.

KEY ACTION

All spatial planning processes should prioritise best-practice early engagement, consultation, assessment, monitoring, evaluation and review processes designed to:

- Transparently communicate planning processes.
- Capture and engage with the ideas and views of all residents, included socially excluded individuals and groups.
- Equitably consider the needs and desires of all residents and interested parties.
- Ensure that outcomes are clearly explained and open to appeal.
- Ensure that outcomes are monitored, evaluated and reviewed for effectiveness for all residents.

LOCAL GOVERNMENT AREA PLANNING SCHEMES

can:

- Make reference in their objectives to the National Compact for the Third Sector's objective to "find ways for people who are vulnerable and excluded to have a direct, strong voice in policy and planning processes."¹¹⁹
- Identify best-practice early engagement and consultation, including processes specifically designed to be accessible to socially excluded Tasmanians and the community sector organisations that serve them, as one of the scheme's objectives and a condition for major project approval.
- Identify early community and community service sector involvement in problem identification and project scoping as one of the scheme's objectives.

LOCAL GOVERNMENT

can:

- Ensure best-practice public engagement processes are specifically required, funded and included in all project plans, if necessary making such processes a requirement for project approval.
- Ensure early community involvement in problem identification and project scoping, with mechanisms and tools—for instance, 3D visualisation tools—specifically designed to obtain the views of less educated and socially excluded residents.¹²⁰
- Create neighbourhood notification schemes by compiling directories of neighbourhood organisations and contact people to ensure early communication with communities.
- Consider the use of post-occupancy studies, or similar methods, to focus public engagement in the early stage of planning processes.

119 Commonwealth of Australia 2010, p. 5.

120 Kelly 2011, p. 14.

- Provide annual opportunities for public input into ongoing evaluation of the effectiveness of planning schemes, and formalise the governance of five-yearly reviews.

STATE GOVERNMENT can:

- Ensure best practice public engagement processes are specifically required, funded and included in all project plans, if necessary making such processes a requirement for project approval.
- Develop Tasmanian State Service policy and guidelines for best practice public engagement methods, including a prescription of the minimum public engagement requirements for different projects.
- Ensure early community involvement in ‘problem identification’ and project scoping.
- Consider the use of post occupancy studies, or similar methods, to focus public engagement in the early stage of planning processes.
- Fund an advocate to engage socially excluded Tasmanians and to represent their interests in Tasmania’s land use planning reforms and in relation to spatial planning processes.
- Provide annual opportunities for public input into ongoing evaluation of the effectiveness of State Policies, and formalise the governance of five-yearly reviews.
- Pursue with the Commonwealth Government the recommendation by

the Grattan Institute to establish a Commonwealth-state Liveability Fund to fund Neighbourhood Development Corporations as mechanisms for community and private sector engagement in planning for growth.¹²¹

THE TASMANIAN INTEGRITY COMMISSION can:

- Review the public disclosure requirements around political negotiation with developers in relation to projects requiring land use planning approval to ensure that they are adequate.

THE TASMANIAN PLANNING COMMISSION can:

- Ensure best practice public engagement processes are specifically required, funded and included in all project plans, if necessary making such processes a requirement for project approval.
- Review Tasmania’s Resource Management and Planning System to ensure that community groups are not prevented from appealing decisions out of fear of costs being awarded against them.
- Engage in educational campaigns designed to raise public awareness of the importance of strategic planning documents and the need for public engagement in strategic planning exercises, and to build community capacity to participate in spatial planning processes.

121 Kelly 2011, p. 21.

DIVERSE NEEDS

GOAL	Ensure that spatial planning works to facilitate the lives of all Tasmanians, regardless of age, gender, or levels of ability.
KEY ACTION	<ul style="list-style-type: none"> • All spatial planning processes should assess and evaluate all projects and proposals against diverse needs, including those of different age groups, genders, and levels of ability. • All planning processes should promote and where possible mandate the use of universal design principles to ensure that built environments are accessible to the widest possible range of individuals.

LOCAL GOVERNMENT AREA PLANNING SCHEMES can:

- Require all new public and commercial development to meet universal design criteria, and incorporate universal design into all community renewal projects.

- Require the application of Crime Prevention through Environmental Design (CPTED) principles to any design or approval process.
- Encourage the inclusion in planning schemes of wording that facilitates the provision of services, such as shops selling basic daily needs and health services, within walking distance of public, social and affordable housing and aged care facilities, and that ensures that public, social and aged housing developments are established in well-serviced locations.
- Encourage the provision of adequate age-friendly public infrastructure to support ageing at home.
- Ensure that younger, older and disabled Tasmanians have a say in the planning, design and evaluation of all of these facilities and services.
- Create a Crime Prevention Through Environmental Design design guide for new private and public projects.
- Apply CPTED design to all works on public land.

LOCAL GOVERNMENT can:

- Create an equality impact assessment framework for addressing diversity issues—age, gender, disability, cultural background—within the planning process.
- Develop strategies for positive ageing, young people, people with disabilities, families, people from culturally and linguistically diverse backgrounds that integrate the needs of all groups, in urban and community planning, particularly housing, transport, health and social services.
- Collect use data by gender, age, level of physical ability, cultural background. Large discrepancies in use statistics may suggest a flaw in the relevant strategy. If necessary commission surveys and prepare fact sheets by equality group in preparation for plan-making.
- Disseminate information outlining age-, gender-, disability- and culturally-friendly principles and requirements to local design professionals, builders and developers, for instance through brochures and information sessions.
- Encourage the inclusion in planning schemes of wording that facilitates the provision of a range of housing sizes, including smaller residential housing suitable for older persons, particularly in areas close to basic services, to ensure that affordable and appropriate housing is available for all.

REGIONAL PLANNING BODIES can:

- Promote incorporation of universal design principles into the Building Code of Australia to ensure that future construction is suitable to all ages.

THE STATE GOVERNMENT can:

- Develop strategies for positive ageing, young people, people with disabilities, families, people from culturally and linguistically diverse backgrounds that integrate the needs of all groups, in urban and community planning, particularly housing, transport, health and social services.
- Ensure that younger, older and disabled Tasmanians have a say in the planning, design and evaluation of all of these facilities and services.
- Establish appropriate mechanisms that will give prospective users and their carers the opportunity to provide input into community design issues and the planning and location of facilities such as aged housing developments, mental health halfway houses, etc.

THE TASMANIAN PLANNING COMMISSION can:

- Promote the incorporation of universal design principles into the Building Code of Australia.
- Draft a Planning Directive on universal design for residential and non-residential architecture and public space design.

SOCIAL IMPACT

GOAL	Ensure that the social inclusion impact of development is understood, and that development does not negatively affect socially excluded Tasmanians.
KEY ACTION	All spatial planning processes should require a cost-benefit assessment of social impact in their approvals process for major projects.

LOCAL GOVERNMENT can:

- Require social impact assessment statements.
- Include equity impact statements in social impact assessments to ensure the impacts of developments on socially excluded people are made explicit to the community.
- Include individuals with social inclusion skills on planning decision and appeal bodies considering social impact statements.

THE STATE GOVERNMENT can:

- Promote necessary legislative change to see social impact included in the determination of development applications through amendment of the *Land Use Planning and Approvals Act 1993*.
- Amend the *Land Use Planning and Approvals Act 1993* and *State Policies and Projects Act 1993* to allow assessment panels to impose conditions on developers to mitigate social impact.

- Include equity impact statements in social impact assessments to ensure the impacts of developments on socially excluded people are made explicit to the community.

THE TASMANIAN PLANNING COMMISSION can:

- Ensure all local planning schemes allow for the consideration of social impacts in the determination of development applications, through Planning Directive 1 or amendment to the *Land Use Planning and Approvals Act 1993*.
- Include equity impact statements in social impact assessments for projects of regional and state significance to ensure the impacts of developments on socially excluded people are made explicit to the community.
- Help formulate and regularise potential conditions that can be placed on developers to mitigate social impact.

JOINED-UP THINKING

GOAL	Ensure that all levels of the spatial planning system work effectively with each other and with relevant agencies at their own and other levels of government.
KEY ACTION	All levels of spatial planning should establish, participate in and promote mechanisms for exchange of ideas, coordination and collaboration with each other and with relevant state and local government departments and community service organisations.

LOCAL GOVERNMENT can:

- Work to break down organisational barriers between planning and community development staff to ensure a whole-of-government approach at the local level.
- Seek out federal funding for projects involving collaboration with the state government and community sector on social-inclusion-related spatial planning issues.

- Engage with community service organisations early in planning processes.
- Create databases of local community service organisations interested in contributing to planning processes, for instance through an e-mail survey of all local community service organisations.

REGIONAL PLANNING AUTHORITIES can:

- Facilitate coordination and collaboration mechanisms between state government agencies and local government staff around spatial planning issues, making sure to include relevant agencies.
- Create databases of local community service organisations interested in contributing to planning processes, for instance through an e-mail survey of all local community service organisations.

THE STATE GOVERNMENT can:

- Establish coordination and collaboration mechanisms between state government agencies and local government staff around key social inclusion issues, making sure to include spatial planners in all instances.
- Mandate the inclusion in state government agency objectives of a reference to the National Compact for the Third Sector's goal of building "authentic consultation and genuine collaboration" between the community service sector and government.¹²²

122 Commonwealth of Australia 2010, p. 3.

- Create a central database, available to all state government agencies, of local community service organisations interested in contributing to planning processes, for instance through an e-mail survey of all local community service organisations.

THE TASMANIAN PLANNING COMMISSION can:

Sponsor regular state-wide meetings of planners across the local and state levels to discuss social-inclusion-related spatial planning issues.

- Play an educational role in informing government agencies of the relevance of spatial planning to their activities and keeping agencies abreast of spatial planning issues of relevance to their areas of interest.

Planning outcomes for social inclusion

AFFORDABLE HOUSING

GOAL

Encourage the construction and creation of affordable housing options, both public and private, for all ages and levels of ability in convenient, sustainable locations.

KEY ACTION

All spatial planning processes should facilitate the provision of a range of affordable housing types for all ages, as well as of social housing stock for special needs groups, in convenient, sustainable locations.

Local government area planning schemes can:

- Make reference in their objectives to the COAG *National Affordable Housing Agreement* objective that "all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation."¹²³

- Contain an objective to encourage a range of dwelling types and sizes within local neighbourhood areas.
- Contain an objective to maintain existing overall levels of affordable housing, and five- and ten-year targets for higher affordable housing levels.
- Ensure that there are no impediments to the development of a greater range of dwelling types and sizes, such as smaller houses and granny flats, in both greenfield and infill developments in all zones, but especially in centrally located areas. For example, planning schemes might permit

123 Tasmania is a party to the 2009 COAG National Affordable Housing Agreement.

cottage, low-density or cluster housing by measuring density by floor space ratio, rather than by number of dwellings, subject to housing agreements ensuring that new units remain permanently available as affordable housing, rather than becoming holiday accommodation or second homes.¹²⁴

- Encourage an increase in the total share of smaller housing, particularly around transport interchanges, and collocated with services such as health and retail, for instance by reducing parking requirements for new housing stock located in areas with good access to public transport.¹²⁵
- Permit density increases in rural and rural residential zones through the construction of cluster housing (small nodes of single family dwellings or low-density attached housing), designed to increase density of occupation while minimising environmental impact, and of “micro-villages” of low-density attached dwellings scattered over large parcels—again, subject to housing agreements that ensure that these remain available as affordable housing.
- Permit density increases in commercial zones if the development combines residential and commercial development.
- Eliminate differentiation between private, public and social residential development.
- Require proponents to undertake social impact assessments for discretionary development that would result in the loss of a significant quantity of affordable housing to non-residential discretionary use, particularly in well-serviced locations.
- Direct affordable housing development designed for low-income clients away from locations that carry high associated costs (transport, energy).

124 For a broader discussion of some ways of improving rural housing affordability, see Islands Trust 2003.

125 See, for example, *The 30-Year Plan for Greater Adelaide*, Housing Mix, Affordability and Competitiveness, Policy 5 (Department of Planning and Local Government 2010).

Housing Agreements in British Columbia

In British Columbia, housing agreements are a tool which allows local governments to ensure that development which is intended for a specific housing population—in this case, those in core housing need—remains permanently available to that population (instead of returning to the general market). They are, in effect, a type of covenant which is placed on the title of a property, and the statutes of the agreement are binding to current and future owners of the land. These agreements may specify the occupancy of housing units regarding form of tenure (e.g. rental or leasehold), the class of person to which the housing is available (e.g. seniors or special needs), administration of the units, and price of housing. The agreement may also determine the rate at which rental, lease, sale and share prices increase over time, according to a formula or predetermined levels. Rather than acting as a planning tool, such housing agreements are a support for whatever strategy is undertaken by Local Trust Committees, from density bonuses to the creation of a land trust. By all accounts, they offer a broad, flexible, and powerful tool in determining availability of affordable housing.¹

1 Islands Trust 2003, pp. 13-14.

LOCAL GOVERNMENT can:

- Develop Affordable Housing Strategies and action plans, and annual reporting processes to review their progress.
- Conduct an audit of council-owned land to identify property located close to services, employment and education that could be appropriate for affordable housing development, and prioritise the development of affordable housing when considering the sale/redevelopment of council property.
- Conduct a survey of both private and public land to ensure that opportunities for future residential development in areas well serviced by physical and social infrastructure are recognised and a strategic approach to potential future development is pursued.
- Include affordable housing projects in major development assistance/incentives policies in recognition of future direct and indirect gains to the community.
- Where appropriate, adopt inner city/town development plans that incorporate

- a residential growth plan in order to guide planning policy and other initiatives in encouraging appropriate residential growth and identifying suitable areas for such growth.
- Provide planning-scheme-related financial incentives for affordable housing developments, such as waiving planning and building application fees for projects that provide affordable housing and providing generous energy-efficient-dwelling rebates for applicable affordable housing developments—in all instances, subject to clear and transparent eligibility criteria.
- Create strategic partnership arrangements to develop affordable housing on council-owned land.
- Investigate the feasibility of one-off planning scheme amendments and formal development agreements as mechanisms to facilitate affordable housing development.
- Actively support not-for-profit community-based and -funded intentional community initiatives such as co-operatives (where property and dwellings are owned collectively) and co-housing projects (where property and common buildings are owned collectively but dwellings are owned privately).
- Create land banks or land trusts which accumulate land (or cash for the purchase of land) that will ultimately be used for the construction of new affordable housing units.
- Actively support the creation of community land trusts that acquire and earmark land for affordable housing.¹²⁶
- Waive development application fees for non-profit rental housing, supportive housing and other forms of rental housing where affordability is secured for a minimum of 20 years.
- Develop a package of incentives to encourage homeowners to create secondary suites, including:
 - Permitting new dwellings in all zones to include secondary suites, and legalising existing suites in all zones;
 - Creating a density bonus mechanism specifically for creating secondary suites in new development;
 - Removing financial and logistical disincentives to creating secondary suites, for example by setting additional rates for secondary suites at a level not exceeding 50% of the rates for the principal dwelling; imposing no additional parking requirements for new or legalised suites; and permitting external changes to an existing building to accommodate a new suite or bring an existing suite up to Building Code standards.
 - Providing web-based resources on creating secondary suites;
 - Considering improvement grants to permit owners to bring secondary suites up to safety standards.

REGIONAL PLANNING BODIES can:

- Draw up regional Settlement Strategies, incorporating a survey of both private and public land, to ensure that opportunities for future residential development in areas well serviced by physical and social infrastructure are recognised and a strategic approach to potential future development is pursued.
- Establish and manage a Regional Affordable Housing Trust Fund.

THE STATE GOVERNMENT can:

- Adopt in full the Directions and Liveability Development Principles laid out in the Draft Residential Development Strategy.
- Re-develop its Affordable Housing Strategy, in lines with its commitments to the 2009 Council of Australian Government (COAG) National Affordable Housing Agreement (NAHA), which includes target figures for affordable housing construction in all new residential areas and an annual reporting process to review its progress.
- Amend the *Land Use Planning and Approvals Act 1993* to explicitly acknowledge the need for affordable housing and to enable regional and local planning schemes to contain provisions designed to increase the supply of affordable housing.
- Consider incentives—for instance, land tax concessions or discounted headworks charges to utility companies—to parties

¹²⁶ For examples, see, for instance, the Lopez Community Land Trust (<http://www.lopezclt.org/>), the OPAL Community Land Trust (<http://opalclt.org/>), or the San Juan Community Home Trust (<http://hometrust.org/>), all located in rural areas of the state of Washington, U.S.A.

willing to develop affordable housing in infill developments in well-serviced areas close to employment and educational opportunities.

- Conduct an audit of state-owned land to identify property located close to services, employment and education that could be appropriate for affordable housing development, and prioritise the development of affordable housing when considering the sale/redevelopment of council property.
- Draw up a state-wide Settlement Strategy, incorporating a survey of both private and public land, to ensure that opportunities for future residential development in areas well serviced by physical and social infrastructure are recognised and a strategic approach to potential future development is pursued.
- Actively support the intentional community movement, incorporating not-for-profit community-based and -funded intentional community initiatives such as co-operatives and co-housing projects.
- Earmark a percentage of stamp duties on property sales for creation of a land bank or land trust which accumulate land (or cash for the purchase of land) that will ultimately be used for the construction of new affordable housing units.
- Provide 'density bonuses,' for instance by reducing land tax, to developments that increase the number of households housed on a lot (subject to size and square footage limits).
- Reduce or eliminate land tax for units covered by housing agreements (covenants) ensuring long-term affordability.

- Make funding available to support the development and implementation of local government Affordable Housing Strategies and action plans.
- Amend the Local Government Act to provide councils with the ability to collect a development cost levy for the purpose of creating affordable rental housing.
- Waive land tax for non-profit rental housing, supportive housing and affordable housing that is secured for a minimum of 20 years.
- Draft a State Liveability Plan that addresses liveability issues raised by higher density development, as well as establishing public liveability consultation mechanisms.
- Promote innovation in affordable housing design through competitions or commissions to produce prototypes.

THE TASMANIAN PLANNING COMMISSION can:

- Promote a Building Code that requires high energy efficiency in new dwellings.
- Consider developing a Small Redevelopment Housing Code, along the lines of Planning Directive 4 (Standards for Single Dwellings), establishing a code for small redevelopments in order to reduce the costs resulting from long planning approval processes while protecting existing residents from obtrusive and badly-designed developments.¹²⁷

¹²⁷ See Kelly 2011, pp. 26-27 for a full discussion of provisions and caveats associated with the development of such Codes.

HEALTH AND WELLBEING

GOAL

Create and maintain the physical environment required for physical and mental health and wellbeing for all Tasmanians.

KEY ACTION

All spatial planning processes should work to:

- Create opportunities for healthy activities for people of all ages, physical abilities and levels of socio-economic advantage.
- Ensure that all individuals and communities receive equal protection from health hazards, including toxins, non-toxic pollutants, accident hazards, and other environmental-design-related health hazards.
- Boost food security through appropriate spatial planning and urban design and through the protection of existing and potential agricultural land.
- Create peaceful places where people of all ages, physical abilities and levels of socio-economic advantage can relax.
- Create inclusive public spaces where people and communities can connect.

LOCAL GOVERNMENT AREA PLANNING SCHEMES can:

- Include the creation of inclusive, healthy public spaces as one of the scheme's objectives.
- Incorporate provisions for the allocation of public open spaces where people of all ages, genders, physical abilities and levels of socio-economic advantage can engage in healthy activities such as walking, cycling and gardening, as well as peaceful places where people can relax.
- Ensure walking and cycling infrastructure are criteria included in major development approval applications.
- Ensure adequate street setbacks for all infill and greenfield development to enable street plantings and universally accessible footpaths.
- Boost pedestrian connectivity by ensuring that new footpaths:
 - Are built to universal accessibility standards;
 - Are installed on both sides of every street (excepting narrow alleyways);
 - Enable pedestrian connectivity between cul-de-sacs;
 - Connect directly to arterial networks that enable access to public transport and major pedestrian and cycling arteries.
- Mandate the inclusion of buffer zones and landscaping—for instance, the use of trees and other vegetative landscaping that helps to absorb or filter pollutants.
- Avoid locating long-term health care facilities, aged care facilities, rehabilitation centres, and public and social housing developments close to areas of air, noise, light, or odour pollution.
- Include noise, odour and light in environmental impact assessments.
- Remove barriers to community gardens and entrepreneurial urban agriculture by establishing them as permitted uses in all zones.
- Require new subdivisions to retain open space in appropriate sites (north-facing, unshaded, good drainage) for potential community gardens.
- Promote 'hand-print' development patterns that leave spaces for agricultural production between 'fingers' of residential development.
- Include the creation of attractive, inclusive spaces where people can connect as one of the scheme's objectives.
- Encourage the creation in municipal areas of places that encourage social interaction for people of all ages and physical abilities, for instance through proximity of cafes, libraries, and community facilities.

LOCAL GOVERNMENT can:

- Make the Tasmanian Government's *Open Space Policy and Planning Framework* and *Walking and Cycling for Active Transport Strategy*, the Heart Foundation's *Healthy By Design: Tasmanian Update*, and VEIL/VicHealth's *Food-Sensitive Planning and Urban Design* the centrepieces of

approaches to developing public open spaces and built environments, streets, and active and public transport networks.¹²⁸

- Ensure that planning and community development staff work together to draw up Recreation Plans and to help guide the provision of settings, services and programs to support participation.
- Prepare open space strategies to specify the public open space contributions expected from subdividers.
- Create walking and cycling routes that link major work and retail centres, popular focal points (such as shops, schools, parks and community centres), residential areas, and bus stops.
- Retrofit to provide better connectivity, for instance by connecting existing scattered routes, linking cul-de-sacs, and removing obstructions to pedestrian passage.
- Increase pedestrian and cycling amenity through street plantings, traffic calming measures such as speed bumps, and bicycle racks at popular focal points.
- Ensure that protection from pollutants is incorporated into strategies for positive ageing.
- Adopt the Health Guidelines for Community Noise values as targets to be achieved in the long-term.
- Adopt the Australian Standard AS 4282 - 1997 'Control of the obtrusive effects of Outdoor Lighting,' which takes account of light falling on surrounding properties, the brightness of the luminaries in the field of view of nearby residents, and glare to users of adjacent transport systems.
- Collect data on community food systems to help planners identify zones of actual or potential food insecurity, and draw up Food Security Strategies.
- Facilitate the establishment of local food policy councils to draft food policy, encourage community participation, and collaborate with other agencies and organisations.
- Take the availability of places to buy fresh food into account when considering the location and business mix of proposed and potential shopping centres.
- Relax restrictions on greywater recycling in relation to home gardens.

REGIONAL PLANNING BODIES can:

- Conduct audits of good quality open space, as well as assessments of networks and linkages in existence and identification of gaps.

THE STATE GOVERNMENT can:

- Provide adequate funding for the implementation of the *Tasmanian Open Space Policy and Planning Framework*, with priority given to the provision of open space to communities experiencing concentrations of social exclusion.
- Provide adequate funding for and implement the projects, programs and strategies laid out in the *Tasmanian Walking and Cycling for Active Transport Strategy* (DIER).
- Work to ensure integrated transport and land use planning.
- Adopt the *Health Guidelines for Community Noise* values as targets to be achieved in the long-term.
- Acknowledge the place of urban agriculture in the *Tasmanian Open Space Policy and Planning Framework*.
- Codify food production as one of the objectives of the *Land Use Planning and Approvals Act 1993*.
- Review the State Policy on the Protection of Agricultural Land 2009's existing *Land Capability Handbook*-based approach to take into account the importance of protecting existing and potential agricultural land that is not currently classified as 'prime' but that is close to urban areas and suitable for food production.

THE TASMANIAN PLANNING COMMISSION

can:

- Include provisions in a State Policy on Universal Design and Social Inclusion that mandate:
- Connectivity capability, especially for access to essential services, open spaces, and joint use facilities (especially schools and other public infrastructure);
- The provision of communal spaces for food production, gardening-friendly architecture (appropriately-aspected balconies, for example) and water storage as design criteria for infill housing.

¹²⁸ See National Heart Foundation 2009, VEIL and VicHealth 2011.

AFFORDABLE, ACCESSIBLE TRANSPORT

GOAL

Provide a transport environment that gives all Tasmanians, regardless of income or physical ability, easy and affordable access to employment, services, education and recreation.

KEY ACTION

- All spatial planning processes should facilitate the provision of infrastructure that supports the growth of public and community transport options, as well as healthy options such as walking and cycling.
- All spatial planning bodies should link the location of future housing and business development to transport availability.

LOCAL GOVERNMENT AREA PLANNING SCHEMES can:

- Identify access to affordable and healthy transport as one of the scheme's objectives.
- Ensure that new subdivision layouts are designed with the needs of public and community transport and healthy transport alternatives in mind, for instance through the provision of cycleways, universally accessible footpaths, and park-and-ride facilities, by adding these features to the list of criteria for development approval.
- Give priority to increasing densities and designating types of services, such as retail, around existing transport interchanges and planned transport upgrades, as for example put forward in the *30-Year Plan for Greater Adelaide* (Transport, Policy 6).
- Apply prescriptive zones or overlays with associated controls to create transit-oriented development (TOD) areas.
- Ensure that road and parking design takes into account the needs of older and disabled drivers.
- Ensure that new aged/ other care facilities and social/ aged housing are located and developed in conjunction with accessible public transport infrastructure.

LOCAL GOVERNMENT can:

- Identify areas appropriate for transit-oriented development (TOD), and make these the subject of master plans that identify the types of development desired in each TOD area.
- Ensure that infill social and public housing developments are located close to public transport routes operating seven days a week.

- Work with Metro Tasmania to ensure that other in-fill affordable housing developments are serviced by public transport routes operating seven days a week.
- Provide new weather-proof, universally accessible infrastructure for public and community transport, such as bus shelters and park-and-ride facilities for users of public and community transport, in existing neighbourhoods.
- Update existing roadside public transport infrastructure to comply with universal design principles and offer weather-proofing.
- Conduct road safety inventories to ensure that age- and vision-impaired-friendly principles are reflected.
- Consider proximity to transport options when considering large-scale residential and business development proposals.

THE STATE GOVERNMENT can:

- Ensure that in-fill affordable housing developments are located close to public transport routes operating seven days a week.
- Work with Metro, private bus operators and regional and local planners and councils to:
- Ensure that all new roads and significant upgrades include the installation of universally accessible roadside public transport infrastructure that meets community needs; and
- Ensure that the placement and type of new infrastructure meets future public transport needs, calculated with reference to population and cost of living projections and settlement strategies.

ACCESS TO BASIC SERVICES

GOAL	Bring basic services and people closer together.
KEY ACTION	Recognise the promotion of social inclusion as a core objective of all spatial planning in Tasmania.

LOCAL GOVERNMENT AREA PLANNING SCHEMES can:

- Identify access to basic services one of the scheme's objectives.
- Encourage the provision of services, such as shops selling basic daily needs and health services, within walking distance of public, social and affordable housing and aged care facilities.
- Adopt activity centre models designed to bring together residential, commercial, service and retail development.
- Encourage higher density development within walking distance of existing local shops and health services.
- Ensure that public, social and aged housing developments are established in well-serviced areas.

LOCAL GOVERNMENT can:

- Provide rates holidays for beneficial commercial and social enterprise development projects in disadvantaged areas.
- Promote the creation of local activity centres to help ensure appropriate access to food, medical care, government services, employment and education at the local, neighbourhood, and town levels.

REGIONAL PLANNING FRAMEWORKS can:

- Promote the creation of networks of local activity centres as well as regional activity centres to help ensure appropriate access to services at the regional level and also to reduce inefficient infrastructure and service provision.

THE STATE GOVERNMENT can:

- Support access to social services by integrated planning between State Government departments responsible for hard infrastructure, social services and regional and local council strategic and settlement planning.
- Promote efforts by social enterprises to establish basic services in underserved residential areas.
- Explore co-location of social services with basic services.

THE TASMANIAN PLANNING COMMISSION can:

- Introduce a State Policy on Universal Design and Social Inclusion that requires the early provision of social infrastructure as part of development proposals.

EMPLOYMENT OPPORTUNITIES

GOAL	Help socially excluded Tasmanians access employment.
KEY ACTION	Spatial planning processes should play an active role in efforts to promote sustainable employment for socially excluded Tasmanians.

LOCAL GOVERNMENT AREA PLANNING SCHEMES can:

- Ensure that planning scheme zone use statements include social enterprise operation as discretionary in all zones in order to create the possibility of bringing employment opportunities directly to people who may have been excluded from the work force due to health and disability issues.

LOCAL GOVERNMENT can:

- Consult with businesses to find out liveability and transport issues affecting their employees.
- Map employment sites in their localities to help work out present and future employment-related transport needs.
- Include social enterprises, particularly in disadvantaged areas, in major development assistance/incentives policies in recognition of future direct and indirect gains to the community.

- Create strategic partnership arrangements to develop social enterprises on council-owned land.
- Provide planning-scheme-related financial incentives for social enterprises, such as waiving planning and building application fees—subject to clear and transparent eligibility criteria.
- Explore the potential for using Planning Agreements to obtain training and employment outcomes.

THE STATE GOVERNMENT can:

- Work with public, community and private transport providers to ensure that employment centres are prioritised in route development and that timetables consider the needs of shift workers.
- Hire and train local apprentices and workers for infrastructure projects and activities related to land use, such as parks.

THE TASMANIAN PLANNING COMMISSION can:

- Facilitate a discussion on the potential for using Planning Agreements to obtain training and employment outcomes.

CLIMATE CHANGE ADAPTATION

GOAL	Help ensure that socially excluded Tasmanians can manage the financial and logistical impacts of climate change.
KEY ACTION	All spatial planning processes should ensure that the impacts of climate change are factored into planning-related initiatives—for instance in the areas of housing or transport—designed to benefit socially excluded Tasmanians, as well as into community safety and risk reduction/management strategies.

LOCAL GOVERNMENT AREA PLANNING SCHEMES can:

- Identify climate change adaptation as a core planning scheme objective.
- Apply prescriptive zones, overlays with associated controls, and/or design or siting guidelines to ensure that new residential areas—particularly social, public and affordable housing and special purpose developments such as aged care

- facilities—are not located in areas at future risk of natural hazards linked to climate change (flooding, bushfires, or coastal storm surges).
- Apply risk management approaches when reviewing redevelopment proposals, such as upgrading existing development to current standards (for example, increasing a building's elevation in flood-prone areas).
- Ensure that new residential construction,

particularly of affordable housing, is held to the highest appropriate construction standards in relation to wind and soil stability issues.

LOCAL GOVERNMENT can:

- Review existing planning schemes, policies, and other guidance related to spatial planning for their responsiveness to the issue of climate change impacts.
- Assess the vulnerabilities to changing climate across all spatial planning policy areas, and identify spatial planning policies and measures to manage the risks identified.
- Combine change and risk management approaches for integrating adaptation into spatial planning.
- Annually review planning scheme prescriptions related to climate change impacts (sea level rise and potential for storm surges, for instance) to ensure that they accommodate the most recent scientific predictions.
- Work to improve the information base for key climate change adaptation issues, such as storm surge/flood modelling for local areas, to provide specific information to which planning processes can respond.
- Adopt organisational strategies to ensure that climate adaptation/mitigation is recognised and treated as a cross-sectoral issue, including a social inclusion issue.

THE STATE GOVERNMENT can:

- Adopt a cross-sectoral approach that treats climate adaptation/mitigation as, among other things, a social inclusion issue.
- Incorporate climate-change-scenario analyses into housing and transport policy formulation and planning processes.
- Adopt risk management objectives and approaches at the strategic spatial planning stage, particularly in relation to coastal erosion, storm surges, and flooding.

- To provide local governments with the legal basis for adjusting planning guidelines:
 - Develop a state-level Climate Change Adaptation Plan on 50- and 100-year time horizons.
 - Prioritise the redrafting of the Draft State Coastal Policy, based on the latest climate science.
- Support local governments in hazard mapping.
- Draw up a state-wide Settlement Strategy, incorporating a survey of both private and public land, to identify new locations for settlement that may be required to accommodate the relocation of existing populations affected by climate change impacts (in particular coastal inundation).
- Help mitigate the costs for low-income and disadvantaged Tasmanians of retrofitting or relocating due to increased threats from bushfire, flooding and coastal storm surges through in line with the recommendations from the Commonwealth Government's forthcoming Natural Disaster Insurance Review.
- Amend the *Land Use Planning and Approvals Act 1993* to make adaptation to climate change one of the Act's objectives.
- Mandate disclosure of all known and predicted risk data to property purchasers during property conveyance and title search processes to ensure that less educated residents are fully informed of climate-change-associated risks.¹²⁹

THE TASMANIAN PLANNING COMMISSION

can:

- Develop guidelines for integrating adaptation to sea level rise into planning schemes.
- Conduct an annual review of changes in climate change predictions to inform local and state government s of any need to change planning scheme or Coastal Policy prescriptions.

¹²⁹ Insurance Council of Australia 2008.

COMMUNITY SECTOR INVOLVEMENT

GOAL	Help community service organisations meet the needs of socially excluded Tasmanians.
KEY ACTION	All spatial planning processes should: <ul style="list-style-type: none">• Ensure that planning schemes do not obstruct community service organisations in their activities or location.• Facilitate the provision of space for community service organisation premises and services.

LOCAL GOVERNMENT AREA PLANNING SCHEMES can:

- Ensure that zoning guidelines permit community service organisations to locate themselves, and to conduct activities, in locations that are convenient and accessible to their clients.

LOCAL GOVERNMENT can:

- Create a register of council land appropriate for purpose-build accommodation for community service organisations.
- Provide incentives for commercial and not-for-profit developments that provide space for community service organisation accommodation or services, for instance in the form of reduced rates.
- Pursue mechanisms to secure access for community service organisations to commercial space vacated by incoming tenants of new A grade commercial developments.

THE STATE GOVERNMENT can:

- Provide space for community service organisation accommodation or services in new government facilities.
- Provide incentives for commercial and not-for-profit developments that provide space for community service organisation accommodation or services, for instance in the form of reduced land tax.
- Help foster innovation in co-location of community services with other services, such as aged care facilities or arts facilities.
- Create a register of state land suitable for purpose-built community service organisation accommodation.

THE TASMANIAN PLANNING COMMISSION can:

- Amend *Planning Directive 1* to create a use class for community service organisation activity.

Appendix B: Actions for planning instruments/ bodies and levels of government by instrument/body/level of government

OPTIONS FOR LOCAL GOVERNMENT AREA PLANNING SCHEMES

OPTIONS FOR LOCAL GOVERNMENTS

OPTIONS FOR REGIONAL PLANNING FRAMEWORKS AND PLANNING BODIES

OPTIONS FOR THE STATE GOVERNMENT

OPTIONS FOR THE TASMANIAN PLANNING COMMISSION

OPTIONS FOR THE TASMANIAN INTEGRITY COMMISSION

LOCAL GOVERNMENT AREA PLANNING SCHEMES CAN...

Prioritising social inclusion

- Identify social inclusion as one of the planning scheme's objectives.

Good governance

- Make reference in their objectives to the National Compact for the Third Sector's objective to "find ways for people who are vulnerable and excluded to have a direct, strong voice in policy and planning processes."¹³⁰
- Identify best-practice early engagement and consultation, including processes specifically designed to be accessible to socially excluded Tasmanians and the community sector organisations that serve them, as one of the scheme's objectives and a condition for major project approval.
- Identify early community and community service sector involvement in problem identification and project scoping as one of the scheme's objectives.

Diverse needs

- Require all new public and commercial development to meet universal design criteria, and incorporate universal design into all community renewal projects.
- Require the application of Crime Prevention through Environmental Design (CPTED) principles to any design or approval process.

- Encourage the inclusion in planning schemes of wording that facilitates the provision of services, such as shops selling basic daily needs and health services, within walking distance of public, social and affordable housing and aged care facilities, and that ensures that public, social and aged housing developments are established in well-served locations.

Affordable housing

- Make reference in their objectives to the COAG *National Affordable Housing Agreement* objective that "all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation."¹³¹
- Contain an objective to encourage a range of dwelling types and sizes within local neighbourhood areas.
- Contain an objective to maintain existing overall levels of affordable housing, and five- and ten-year targets for higher affordable housing levels.
- Ensure that there are no impediments to the development of a greater range of dwelling types and sizes, such as smaller houses and granny flats, in both greenfield and infill developments in all zones, but especially in centrally located areas. For example, planning schemes might permit cottage, low-density or cluster housing by measuring density by floor space

130 Commonwealth of Australia 2010, p. 5.

131 Tasmania is a party to the 2009 COAG National Affordable Housing Agreement.

ratio, rather than by number of dwellings, subject to housing agreements ensuring that new units remain permanently available as affordable housing, rather than becoming holiday accommodation or second homes.¹³²

- Encourage an increase in the total share of smaller housing, particularly around transport interchanges, and collocated with services such as health and retail, for instance by reducing parking requirements for new housing stock located in areas with good access to public transport.¹³³
- Permit density increases in rural and rural residential zones through the construction of cluster housing (small nodes of single family dwellings or low-density attached housing), designed to increase density of occupation while minimising environmental impact, and of “micro-villages” of low-density attached dwellings scattered over large parcels—again, subject to housing agreements that ensure that these remain available as affordable housing.
- Permit density increases in commercial zones if the development combines residential and commercial development.
- Include provisions preventing the unreasonable restriction of residential developments, or the use of residential properties, for public or social housing purposes.
- Require proponents to undertake social impact assessments for discretionary development that would result in the loss of a significant quantity of affordable housing to non-residential discretionary use, particularly in well-serviced locations.
- Direct affordable housing development designed for low-income clients away from locations that carry high associated costs (transport, energy).

Health and wellbeing

- Include the creation of inclusive, healthy public spaces as one of the scheme’s objectives.
- Incorporate provisions for the allocation of public open spaces where people of all ages, genders, physical abilities and levels

of socio-economic advantage can engage in healthy activities such as walking, cycling and gardening, as well as peaceful places where people can relax.

- Ensure walking and cycling infrastructure are criteria included in major development approval applications.
- Ensure adequate street setbacks for all infill and greenfield development to enable street plantings and universally accessible footpaths.
- Boost pedestrian connectivity by ensuring that new footpaths:
 - Are built to universal accessibility standards;
 - Are installed on both sides of every street (excepting narrow alleyways);
 - Enable pedestrian connectivity between cul-de-sacs;
 - Connect directly to arterial networks that enable access to public transport and major pedestrian and cycling arteries.
- Mandate the inclusion of buffer zones and landscaping—for instance, the use of trees and other vegetative landscaping that helps to absorb or filter pollutants.
- Avoid locating long-term health care facilities, aged care facilities, rehabilitation centres, and public and social housing developments close to areas of air, noise, light, or odour pollution.
- Include noise, odour and light in environmental impact assessments.
- Remove barriers to community gardens and entrepreneurial urban agriculture by establishing them as permitted uses in all zones.
- Require new subdivisions to retain open space in appropriate sites (north-facing, unshaded, good drainage) for potential community gardens.
- Promote ‘hand-print’ development patterns that leave spaces for agricultural production between ‘fingers’ of residential development.
- Include the creation of attractive, inclusive spaces where people can connect as one of the scheme’s objectives.
- Encourage the creation in municipal areas of places that encourage social interaction for people of all ages and physical abilities, for instance through proximity of cafes, libraries, and community facilities.

¹³² For a broader discussion of some ways of improving rural housing affordability, see Islands Trust 2003.

¹³³ See, for example, *The 30-Year Plan for Greater Adelaide*, Housing Mix, Affordability and Competitiveness, Policy 5 (Department of Planning and Local Government 2010).

Affordable, accessible transport

- Identify access to affordable and healthy transport as one of the scheme's objectives.
- Ensure that new subdivision layouts are designed with the needs of public and community transport and healthy transport alternatives in mind, for instance through the provision of cycleways, universally accessible footpaths, and park-and-ride facilities, by adding these features to the list of criteria for development approval.
- Give priority to increasing densities and designating types of services, such as retail, around existing transport interchanges and planned transport upgrades, as for example put forward in the *30-Year Plan for Greater Adelaide* (Transport, Policy 6).
- Apply prescriptive zones or overlays with associated controls to create transit-oriented development (TOD) areas.
- Ensure that road and parking design takes into account the needs of older and disabled drivers.
- Ensure that new aged/ other care facilities and social/ aged housing are located and developed in conjunction with accessible public transport infrastructure.

Access to basic services

- Identify access to basic services one of the scheme's objectives.
- Encourage the provision of services, such as shops selling basic daily needs and health services, within walking distance of public, social and affordable housing and aged care facilities.
- Adopt activity centre models designed to bring together residential, commercial, service and retail development.
- Encourage higher density development within walking distance of existing local shops and health services.
- Ensure that public, social and aged housing developments are established in well-serviced areas.

Employment opportunities

- Ensure that planning scheme zone use statements include social enterprise operation as discretionary in all zones in order to create the possibility of bringing employment opportunities directly to people who may have been excluded from the work force due to health and disability issues.

Climate change adaptation

- Identify climate change adaptation as a core planning scheme objective.
- Apply prescriptive zones, overlays with associated controls, and/or design or siting guidelines to ensure that new residential areas—particularly social, public and affordable housing and special purpose developments such as aged care facilities—are not located in areas at future risk of natural hazards linked to climate change (flooding, bushfires, or coastal storm surges).
- Apply risk management approaches when reviewing redevelopment proposals, such as upgrading existing development to current standards (for example, increasing a building's elevation in flood-prone areas).
- Ensure that new residential construction, particularly of affordable housing, is held to the highest appropriate construction standards in relation to wind and soil stability issues.
- Community sector involvement
- Ensure that zoning guidelines permit community service organisations to locate themselves, and to conduct activities, in locations that are convenient and accessible to their clients.

Prioritising social inclusion

- Identify social inclusion as one of their priorities.
- Adopt council-level Social Inclusion Strategies which identify planning schemes as one of the vehicles for achieving social inclusion objectives.
- Include individuals with social inclusion skills on spatial planning decision and appeal bodies.

Good governance

- Ensure best-practice public engagement processes are specifically required, funded and included in all project plans, if necessary making such processes a requirement for project approval.
- Ensure early community involvement in problem identification and project scoping, with mechanisms and tools—for instance, 3D visualisation tools—specifically designed to obtain the views of less educated and socially excluded residents.¹³⁴
- Create neighbourhood notification schemes by compiling directories of neighbourhood organisations and contact people to ensure early communication with communities.
- Consider the use of post-occupancy studies, or similar methods, to focus public engagement in the early stage of planning processes.
- Provide annual opportunities for public input into ongoing evaluation of the effectiveness of planning schemes, and formalise the governance of five-yearly reviews.

Diverse needs

- Create an equality impact assessment framework for addressing diversity issues—age, gender, disability, cultural background—within the planning process.

- Develop strategies for positive ageing, young people, people with disabilities, families, people from culturally and linguistically diverse backgrounds that integrate the needs of all groups, in urban and community planning, particularly housing, transport, health and social services.
- Collect use data by gender, age, level of physical ability, cultural background. Large discrepancies in use statistics may suggest a flaw in the relevant strategy. If necessary commission surveys and prepare fact sheets by equality group in preparation for plan-making.
- Disseminate information outlining age-, gender-, disability- and culturally-friendly principles and requirements to local design professionals, builders and developers, for instance through brochures and information sessions.
- Encourage the inclusion in planning schemes of wording that facilitates the provision of a range of housing sizes, including smaller residential housing suitable for older persons, particularly in areas close to basic services, to ensure that affordable and appropriate housing is available for all.
- Encourage the provision of adequate age-friendly public infrastructure to support ageing at home.
- Ensure that younger, older and disabled Tasmanians have a say in the planning, design and evaluation of all of these facilities and services.
- Create a Crime Prevention Through Environmental Design design guide for new private and public projects.
- Apply CPTED design to all works on public land.

Social impact

- Require social impact assessment statements.
- Include equity impact statements in social impact assessments to ensure the impacts of developments on socially excluded people are made explicit to the community.
- Include individuals with social inclusion skills on planning decision and appeal

¹³⁴ Kelly 2011, p. 14.

bodies considering social impact statements.

Joined-up thinking

- Work to break down organisational barriers between planning and community development staff to ensure a whole-of-government approach at the local level.
- Seek out federal funding for projects involving collaboration with the state government and community sector on social-inclusion-related spatial planning issues.
- Engage with community service organisations early in planning processes.
- Create databases of local community service organisations interested in contributing to planning processes, for instance through an e-mail survey of all local community service organisations.

Affordable housing

- Develop Affordable Housing Strategies and action plans, and annual reporting processes to review their progress.
- Conduct an audit of council-owned land to identify property located close to services, employment and education that could be appropriate for affordable housing development, and prioritise the development of affordable housing when considering the sale/redevelopment of council property.
- Conduct a survey of both private and public land to ensure that opportunities for future residential development in areas well serviced by physical and social infrastructure are recognised and a strategic approach to potential future development is pursued.
- Include affordable housing projects in major development assistance/incentives policies in recognition of future direct and indirect gains to the community.
- Where appropriate, adopt inner city/town development plans that incorporate a residential growth plan in order to guide planning policy and other initiatives in encouraging appropriate residential growth and identifying suitable areas for such growth.
- Provide planning-scheme-related financial incentives for affordable housing developments, such as waiving planning

and building application fees for projects that provide affordable housing and providing generous energy-efficient-dwelling rebates for applicable affordable housing developments—in all instances, subject to clear and transparent eligibility criteria.

- Create strategic partnership arrangements to develop affordable housing on council-owned land.
- Investigate the feasibility of one-off planning scheme amendments and formal development agreements as mechanisms to facilitate affordable housing development.
- Actively support not-for-profit community-based and -funded intentional community initiatives such as co-operatives (where property and dwellings are owned collectively) and co-housing projects (where property and common buildings are owned collectively but dwellings are owned privately).
- Create land banks or land trusts which accumulate land (or cash for the purchase of land) that will ultimately be used for the construction of new affordable housing units.
- Actively support the creation of community land trusts that acquire and earmark land for affordable housing.¹³⁵
- Waive development application fees for non-profit rental housing, supportive housing and other forms of rental housing where affordability is secured for a minimum of 20 years.
- Develop a package of incentives to encourage homeowners to create secondary suites, including:
 - Permitting new dwellings in all zones to include secondary suites, and legalising existing suites in all zones;
 - Creating a density bonus mechanism specifically for creating secondary suites in new development;
 - Removing financial and logistical disincentives to creating secondary suites, for example by setting additional rates for secondary suites at a level not exceeding 50% of the rates for

¹³⁵ For examples, see, for instance, the Lopez Community Land Trust (<http://www.lopezclt.org/>), the OPAL Community Land Trust (<http://opalclt.org/>), or the San Juan Community Home Trust (<http://hometruster.org/>), all located in rural areas of the state of Washington, U.S.A.

the principal dwelling; imposing no additional parking requirements for new or legalised suites; and permitting external changes to an existing building to accommodate a new suite or bring an existing suite up to Building Code standards.

- Providing web-based resources on creating secondary suites;
- Considering improvement grants to permit owners to bring secondary suites up to safety standards.

Health and wellbeing

- Make the Tasmanian Government's *Open Space Policy and Planning Framework* and *Walking and Cycling for Active Transport Strategy*, the Heart Foundation's *Healthy By Design: Tasmanian Update*, and VEIL/VicHealth's *Food-Sensitive Planning and Urban Design* the centrepieces of approaches to developing public open spaces and built environments, streets, and active and public transport networks.

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- Ensure that planning and community development staff work together to draw up Recreation Plans and to help guide the provision of settings, services and programs to support participation.
- Prepare open space strategies to specify the public open space contributions expected from subdividers.
- Create walking and cycling routes that link major work and retail centres, popular focal points (such as shops, schools, parks and community centres), residential areas, and bus stops.
- Retrofit to provide better connectivity, for instance by connecting existing scattered routes, linking cul-de-sacs, and removing obstructions to pedestrian passage.
- Increase pedestrian and cycling amenity through street plantings, traffic calming measures such as speed bumps, and bicycle racks at popular focal points.
- Ensure that protection from pollutants is incorporated into strategies for positive ageing.
- Adopt the Health Guidelines for Community Noise values as targets to be achieved in the long-term.

- Adopt the Australian Standard AS 4282 - 1997 'Control of the obtrusive effects of Outdoor Lighting,' which takes account of light falling on surrounding properties, the brightness of the luminaries in the field of view of nearby residents, and glare to users of adjacent transport systems.
- Collect data on community food systems to help planners identify zones of actual or potential food insecurity, and draw up Food Security Strategies.
- Facilitate the establishment of local food policy councils to draft food policy, encourage community participation, and collaborate with other agencies and organisations.
- Relaxing restrictions on greywater recycling.

Affordable, accessible transport

- Identify areas appropriate for transit-oriented development (TOD), and make these the subject of master plans that identify the types of development desired in each TOD area.
- Ensure that infill social and public housing developments are located close to public transport routes operating seven days a week.
- Work with Metro Tasmania to ensure that other in-fill affordable housing developments are serviced by public transport routes operating seven days a week.
- Provide new weather-proof, universally accessible infrastructure for public and community transport, such as bus shelters and park-and-ride facilities for users of public and community transport, in existing neighbourhoods.
- Update existing roadside public transport infrastructure to comply with universal design principles and offer weather-proofing.
- Conduct road safety inventories to ensure that age- and vision-impaired-friendly principles are reflected.
- Consider proximity to transport options when considering large-scale residential and business development proposals.

136 See National Heart Foundation 2009, VEIL and VicHealth 2011.

Access to basic services

- Provide rates holidays for beneficial commercial and social enterprise development projects in disadvantaged areas.
- Promote the creation of local activity centres to help ensure appropriate access to food, medical care, government services, employment and education at the local, neighbourhood, and town level s.

Employment opportunities

- Consult with businesses to find out liveability and transport issues affecting their employees.
- Map employment sites in their localities to help work out present and future employment-related transport needs.
- Include social enterprises, particularly in disadvantaged areas, in major development assistance/incentives policies in recognition of future direct and indirect gains to the community.
- Create strategic partnership arrangements to develop social enterprises on council-owned land.
- Provide planning-scheme-related financial incentives for social enterprises, such as waiving planning and building application fees—subject to clear and transparent eligibility criteria.
- Explore the potential for using Planning Agreements to obtain training and employment outcomes.

Climate change adaptation

- Review existing planning schemes, policies, and other guidance related to spatial planning for their responsiveness to the issue of climate change impacts.

- Assess the vulnerabilities to changing climate across all spatial planning policy areas, and identify spatial planning policies and measures to manage the risks identified.
- Combine change and risk management approaches for integrating adaptation into spatial planning.
- Annually review planning scheme prescriptions related to climate change impacts (sea level rise and potential for storm surges, for instance) to ensure that they accommodate the most recent scientific predictions.
- Work to improve the information base for key climate change adaptation issues, such as storm surge/flood modelling for local areas, to provide specific information to which planning processes can respond.
- Adopt organisational strategies to ensure that climate adaptation/mitigation is recognised and treated as a cross-sectoral issue, including a social inclusion issue.

Community sector involvement

- Create a register of council land appropriate for purpose-build accommodation for community service organisations.
- Provide incentives for commercial and not-for-profit developments that provide space for community service organisation accommodation or services, for instance in the form of reduced rates.
- Pursue mechanisms to secure access for community service organisations to commercial space vacated by incoming tenants of new A grade commercial developments.

REGIONAL PLANNING FRAMEWORKS CAN...

Prioritising social inclusion

- Identify social inclusion as one of the framework's objectives.
- Access to basic services
-
- Promote the creation of networks of local activity centres as well as regional activity centres to help ensure appropriate access to services at the regional level and also to reduce inefficient infrastructure and service provision.

REGIONAL PLANNING BODIES CAN...

Prioritising social inclusion

- Identify social inclusion as one of their priorities.
- Include individuals with social inclusion skills on spatial planning decision bodies.

Diverse needs

- Promote incorporation of universal design principles into the Building Code of Australia to ensure that future construction is suitable to all ages.

Joined-up thinking

- Facilitate coordination and collaboration mechanisms between state government agencies and local government staff around spatial planning issues, making sure to include relevant agencies.
- Create databases of local community service organisations interested in contributing to planning processes, for instance through an e-mail survey of all local community service organisations.

Affordable housing

- Draw up regional Settlement Strategies, incorporating a survey of both private and public land, to ensure that opportunities for future residential development in areas well serviced by physical and social infrastructure are recognised and a strategic approach to potential future development is pursued.
- Establish and manage a Regional Affordable Housing Trust Fund.

Health and wellbeing

- Conduct audits of good quality open space, as well as assessments of networks and linkages in existence and identification of gaps.

STATE GOVERNMENT CAN...

Prioritising social inclusion

- Develop a Social Inclusion Action Plan and Implementation Strategy to ensure that:
 - Social inclusion is established as a whole-of-organisation priority for all government agencies and departments, including in spatial planning-related areas;
 - All agencies' and departments' activities to promote social inclusion are harmonised and leveraged, including in relation to spatial planning;
 - Agencies and departments do not unwittingly act at cross purposes, including in spatial planning-related areas.
- Fund the Social Inclusion Unit to coordinate and facilitate a Local Government Group to promote thinking around social inclusion at the local government level, including on planning-related issues, and to offer training in social inclusion skills to councillors, aldermen and council staff, with the long-term goal of helping all Tasmanian councils draft local Social Inclusion Strategies which identify planning schemes as one of the vehicles for achieving social inclusion objectives.
- Promote necessary legislative change to see the promotion of social inclusion identified as one of the objectives of the Resource Management and Planning System.
- Require the inclusion of individuals with social inclusion skills on all planning decision and appeal bodies.
- Promote whole-of-government, 'joined-up' thinking and work to ensure that spatial planning issues and social

inclusion are considered at all stages of policy and project formulation, including through the establishment a Planning and Coordination Committee made up of heads of departments to ensure integration across agencies.

- Amend legislation to require the Tasmanian Planning Commissioner, any assessment panels convened under the *Land Use Planning and Approvals Act 1993* or the *State Policies and Projects Act 1993*, local government and regional planners to take into consideration social inclusion and the special needs of low income and disadvantaged individuals and groups in the development or review of local or regional planning schemes or strategic plans.

Good governance

- Ensure best practice public engagement processes are specifically required, funded and included in all project plans, if necessary making such processes a requirement for project approval.
- Develop Tasmanian State Service policy and guidelines for best practice public engagement methods, including a prescription of the minimum public engagement requirements for different projects.
- Ensure early community involvement in 'problem identification' and project scoping.
- Consider the use of post occupancy studies, or similar methods, to focus public engagement in the early stage of planning processes.
- Fund an advocate to engage socially excluded Tasmanians and to represent their interests in Tasmania's land use planning reforms and in relation to spatial planning processes.
- Provide annual opportunities for public input into ongoing evaluation of the effectiveness of State Policies, and formalise the governance of five-yearly reviews.
- Pursue with the Commonwealth Government the recommendation by the Grattan Institute to establish a Commonwealth-state Liveability Fund to fund Neighbourhood Development Corporations as mechanisms for community and private sector engagement in planning for growth.¹³⁷

Diverse needs

- Develop strategies for positive ageing, young people, people with disabilities, families, people from culturally and linguistically diverse backgrounds that integrate the needs of all groups, in urban and community planning, particularly housing, transport, health and social services.
- Ensure that younger, older and disabled Tasmanians have a say in the planning, design and evaluation of all of these facilities and services
- Promote the incorporation of universal design principles into the Building Code of Australia to ensure that future construction is suitable to all ages.
- Establish appropriate mechanisms that will give prospective users and their carers the opportunity to provide input into community design issues and the planning and location of facilities such as aged housing developments, mental health halfway houses, etc.

Social impact

- Promote necessary legislative change to see social impact included in the determination of development applications through amendment of the *Land Use Planning and Approvals Act 1993*.
- Amend the *Land Use Planning and Approvals Act 1993* and *State Policies and Projects Act 1993* to allow assessment panels to impose conditions on developers to mitigate social impact.
- Include equity impact statements in social impact assessments to ensure the impacts of developments on socially excluded people are made explicit to the community.

Joined-up thinking

- Establish coordination and collaboration mechanisms between state government agencies and local government staff around key social inclusion issues, making sure to include spatial planners in all instances.
- Mandate the inclusion in state government agency objectives of a reference to the National Compact for the Third Sector's goal of building "authentic consultation and genuine collaboration" between the community service sector and government.¹³⁸

137 Kelly 2011, p. 21.

138 Commonwealth of Australia 2010, p. 3.

- Create a central database, available to all state government agencies, of local community service organisations interested in contributing to planning processes, for instance through an e-mail survey of all local community service organisations.

Affordable housing

- Adopt in full the Directions and Liveability Development Principles laid out in the Draft Residential Development Strategy.
- Re-develop its Affordable Housing Strategy, in lines with its commitments to the 2009 Council of Australian Government (COAG) National Affordable Housing Agreement (NAHA), which includes target figures for affordable housing construction in all new residential areas and an annual reporting process to review its progress.
- Amend the *Land Use Planning and Approvals Act 1993* to explicitly acknowledge the need for affordable housing and to enable regional and local planning schemes to contain provisions designed to increase the supply of affordable housing.
- Consider incentives—for instance, land tax concessions or discounted headworks charges to utility companies—to parties willing to develop affordable housing in infill developments in well-serviced areas close to employment and educational opportunities.
- Conduct an audit of state-owned land to identify property located close to services, employment and education that could be appropriate for affordable housing development, and prioritise the development of affordable housing when considering the sale/redevelopment of council property.
- Draw up a state-wide Settlement Strategy, incorporating a survey of both private and public land, to ensure that opportunities for future residential development in areas well serviced by physical and social infrastructure are recognised and a strategic approach to potential future development is pursued.
- Actively support the intentional community movement, incorporating not-for-profit community-based and -funded intentional community initiatives such as co-operatives and co-housing projects.
- Earmark a percentage of stamp duties on property sales for creation of a land bank or land trust which accumulate land (or cash for the purchase of land) that will ultimately be used for the construction of new affordable housing units.
- Provide ‘density bonuses,’ for instance by reducing land tax, to developments that increase the number of households housed on a lot (subject to size and square footage limits).
- Reduce or eliminate land tax for units covered by housing agreements (covenants) ensuring long-term affordability.
- Make funding available to support the development and implementation of local government Affordable Housing Strategies and action plans.
- Amend the Local Government Act to provide councils with the ability to collect a development cost levy for the purpose of creating affordable rental housing.
- Waive land tax for non-profit rental housing, supportive housing and affordable housing that is secured for a minimum of 20 years.
- Draft a State Liveability Plan that addresses liveability issues raised by higher density development, as well as establishing public liveability consultation mechanisms.
- Promote innovation in affordable housing design through competitions or commissions to produce prototypes.

Health and wellbeing

- Provide adequate funding for the implementation of the *Tasmanian Open Space Policy and Planning Framework*, with priority given to the provision of open space to communities experiencing concentrations of social exclusion.
- Provide adequate funding for and implement the projects, programs and strategies laid out in the Tasmanian Walking and Cycling for Active Transport Strategy (DIER).

- Work to ensure integrated transport and land use planning.
- Adopt the *Health Guidelines for Community Noise* values as targets to be achieved in the long-term.
- Acknowledge the place of urban agriculture in the *Tasmanian Open Space Policy and Planning Framework*.
- Codify food production as one of the objectives of the *Land Use Planning and Approvals Act 1993*.
- Review the State Policy on the Protection of Agricultural Land 2009's existing *Land Capability Handbook*-based approach to take into account the importance of protecting existing and potential agricultural land that is not currently classified as 'prime' but that is close to urban areas and suitable for food production.

Affordable, accessible transport

- Ensure that in-fill affordable housing developments are located close to public transport routes operating seven days a week.
- Work with Metro, private bus operators and regional and local planners and councils to:
- Ensure that all new roads and significant upgrades include the installation of universally accessible roadside public transport infrastructure that meets community needs; and
- Ensure that the placement and type of new infrastructure meets future public transport needs, calculated with reference to population and cost of living projections and settlement strategies.

Access to basic services

- Support access to social services by integrated planning between State Government departments responsible for hard infrastructure, social services and regional and local council strategic and settlement planning.
- Promote efforts by social enterprises to establish basic services in underserved residential areas.
- Explore co-location of social services with basic services.

Employment opportunities

- Work with public, community and private transport providers to ensure that employment centres are prioritised in route development and that timetables consider the needs of shift workers.
- Hire and train local apprentices and workers for infrastructure projects and activities related to land use, such as parks.

Climate change adaptation

- Adopt a cross-sectoral approach that treats climate adaptation/mitigation as, among other things, a social inclusion issue.
- Incorporate climate-change-scenario analyses into housing and transport policy formulation and planning processes.
- Adopt risk management objectives and approaches at the strategic spatial planning stage, particularly in relation to coastal erosion, storm surges, and flooding.
- To provide local governments with the legal basis for adjusting planning guidelines:
 - Develop a state-level Climate Change Adaptation Plan on 50- and 100-year time horizons.
 - Prioritise the redrafting of the Draft State Coastal Policy, based on the latest climate science.
- Support local governments in hazard mapping.
- Draw up a state-wide Settlement Strategy, incorporating a survey of both private and public land, to identify new locations for settlement that may be required to accommodate the relocation of existing populations affected by climate change impacts (in particular coastal inundation).
- Help mitigate the costs for low-income and disadvantaged Tasmanians of retrofitting or relocating due to increased threats from bushfire, flooding and coastal storm surges through in line with the recommendations from the Commonwealth Government's forthcoming *Natural Disaster Insurance Review*.
- Amend the *Land Use Planning and Approvals Act 1993* to make adaptation to climate change one of the Act's objectives.

- Mandate disclosure of all known and predicted risk data to property purchasers during property conveyance and title search processes to ensure that less educated residents are fully informed of climate-change-associated risks.¹³⁹

139 Insurance Council of Australia 2008.

THE TASMANIAN PLANNING COMMISSION CAN...

Prioritising social inclusion

- Identify social inclusion as one of the objectives of the Resource Management and Planning System.
- Introduce a State Policy on Planning for Social Inclusion that mandates social-inclusion-related planning principles.
- Include individuals with social inclusion skills on planning decision and appeal bodies to improve the social effectiveness of integrated impact statements.
- Serve as an information clearing house for best-practice strategies for incorporating social inclusion objectives into local, regional, and state-level planning.

Good governance

- Ensure best practice public engagement processes are specifically required, funded and included in all project plans, if necessary making such processes a requirement for project approval.
- Review Tasmania's Resource Management and Planning System to ensure that community groups are not prevented from appealing decisions out of fear of costs being awarded against them.
- Engage in educational campaigns designed to raise public awareness of the importance of strategic planning documents and the need for public engagement in strategic planning

Community sector involvement

- Provide space for community service organisation accommodation or services in new government facilities.
- Provide incentives for commercial and not-for-profit developments that provide space for community service organisation accommodation or services, for instance in the form of reduced land tax.
- Help foster innovation in co-location of community services with other services, such as aged care facilities or arts facilities.
- Create a register of state land suitable for purpose-built community service organisation accommodation.

- exercises, and to build community capacity to participate in spatial planning processes.

Diverse needs

- Promote the incorporation of universal design principles into the Building Code of Australia.
- Draft a Planning Directive on universal design for residential and non-residential architecture and public space design.

Social impact

- Ensure all local planning schemes allow for the consideration of social impacts in the determination of development applications, through Planning Directive 1 or amendment to the *Land Use Planning and Approvals Act 1993*.
- Include equity impact statements in social impact assessments for projects of regional and state significance to ensure the impacts of developments on socially excluded people are made explicit to the community.
- Help formulate and regularise potential conditions that can be placed on developers to mitigate social impact.

Joined-up thinking

- Sponsor regular state-wide meetings of planners across the local and state levels to discuss social-inclusion-related spatial planning issues.
- Play an educational role in informing government agencies of the relevance of spatial planning to their activities and keeping agencies abreast of spatial planning issues of relevance to their areas of interest.

Affordable housing

- Promote a Building Code that requires high energy efficiency in new dwellings.
- Consider developing a Small Redevelopment Housing Code, along the lines of Planning Directive 4 (Standards for Single Dwellings), establishing a code for small redevelopments in order to reduce the costs resulting from long planning approval processes while protecting existing residents from obtrusive and badly-designed developments.¹⁴⁰

Health and wellbeing

- Include provisions in a State Policy on Universal Design and Social Inclusion that mandate:
 - Connectivity capability, especially for access to essential services, open spaces, and joint use facilities (especially schools and other public infrastructure);
 - The provision of communal spaces for food production, gardening-friendly architecture (appropriately-aspected balconies, for example) and water storage as design criteria for infill housing.

¹⁴⁰ See Kelly 2011, pp. 26-27 for a full discussion of provisions and caveats associated with the development of such Codes.

Access to basic services

- Introduce a State Policy on Universal Design and Social Inclusion that requires the early provision of social infrastructure as part of development proposals.

Employment opportunities

- Facilitate a discussion on the potential for using Planning Agreements to obtain training and employment outcomes.

Climate change adaptation

- Develop guidelines for integrating adaptation to sea level rise into planning schemes.
- Conduct an annual review of changes in climate change predictions to inform local and state governments of any need to change planning scheme or Coastal Policy prescriptions.

Community sector involvement

- Amend *Planning Directive 1* to create a use class for community service organisation activity.

THE TASMANIAN INTEGRITY COMMISSION CAN...

- Review the public disclosure requirements around political negotiation with developers in relation to projects requiring land use planning approval to ensure that they are adequate.

Appendix C: Objectives of Tasmania's Resource Management and Planning System

Schedule 1

Part 1

1. The objectives of the resource management and planning system of Tasmania are –

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and

(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and

(c) to encourage public involvement in resource management and planning; and

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

2. In clause 1(a), “sustainable development” means 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.

Part 2

The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –

(a) to require sound strategic planning and co-ordinated action by State and local government; and

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

(i) to provide a planning framework which fully considers land capability.

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