



CITY OF HOBART

AGENDA

Council Meeting

Open Portion

Monday, 26 September 2022

at 5:00 pm

Council Chamber, Town Hall

REPORT UNDER SEPERATE COVER

ORDER OF BUSINESS

- 10. City Shaping Program Update..... 2**

10. City Shaping Program Update
File Ref: F22/90677; 19/79

Report of the Director City Futures of 23 September 2022 and attachment.

Delegation: Council

REPORT TITLE: CITY SHAPING PROGRAM UPDATE**REPORT PROVIDED BY:** Director City Futures**1. Report Purpose and Community Benefit**

- 1.1. The purpose of this report is to provide the Council with an update on the City Shaping program including the Greater Hobart Plan, the response to the engagement for the Central Hobart Precincts Structure Plan (CHPSP) discussion paper (refer **Attachment A**), along with an update on the progress of the CHPSP.
- 1.2. These reports benefit the community by ensuring that our City Shaping program including CHPSP provides for future development, public infrastructure, built form and public realm improvements that are guided by good governance, appropriate analysis and a planning framework that has had community and key stakeholder input.

2. Report Summary

- 2.1. The Greater Hobart Plan has been signed by the four Greater Hobart Mayors. A copy of the final document is available via the Greater Hobart Committee website or click here [Greater Hobart Plan](#)
- 2.2. The CHPSP is in its final stages of preparation.
- 2.3. It has been subject to significant analysis and two rounds of community consultation including on the Discussion Paper released in the last quarter of 2021.
- 2.4. A report into the engagement on the CHPSP Discussion Paper has been prepared (refer **Attachment A**) that summarises the form and key themes raised during the engagement.
- 2.5. It is proposed that the Council note the Engagement Report, particularly the key feedback points that will be incorporated into consideration of the final CHPSP.
- 2.6. Following a public meeting on 16 April 2019 into building height issues the Council resolved at its meeting on 17 June 2019 to note that the issues raised in the public meeting resolutions relating to building heights and design will be examined as part of the Central Hobart Precincts Plan project.
- 2.7. Along with other analysis as part of the preparation of the precincts plan, two projects have been undertaken that expressly consider the future built form in Central Hobart:
 - 2.7.1. One models the potential built form to a selection of specific blocks within Central Hobart of current planning scheme provisions as well as comparison to the provisions in the

amendment proposed to the planning scheme developed by Council officers following the Building Heights Standards Review; and

- 2.7.2. The other is an analysis of the social, economic and environmental impacts of the two sets of planning scheme provisions.
- 2.8. The findings from this analysis will be included in the draft for final consultation to be provided to Council in November 2022. Overall, the current market conditions will shape overall outcomes for Central Hobart over and above any proposed change to the planning scheme or the existing scheme. The SGS reports indicates these conditions will constrain delivery of the floor space possible under either option to be no more than 40% of its potential.
- 2.9. This report seeks to provide an update on the timeline for finalisation of the CHPSP and introduce the whole of City shaping program: Future Hobart, noting this is not a new 'major project' it is the collective governance and reporting mechanism for major projects that include precinct plans, implementation plans and major infrastructure projects.

3. Recommendation

That:

- 1. The report be received and noted.***
- 2. The Engagement Report on the CHPSP Discussion Paper be received and endorsed for release through the CHPSP projects page.***

4. Background

- 4.1. The Minister for Planning, the Hon. Roger Jaensch wrote to the Council on 4 March 2019 on the issue of building heights and suggested that it be covered under the City Deal by way of a strategic approach to urban growth through the development of comprehensive precinct plans.
- 4.2. Following a public meeting on 16 April 2019 into building height issues, the Council resolved at its meeting on 17 June 2019 to note that the issues raised in the public meeting resolutions relating to building heights and design will be examined as part of the Central Hobart Precincts Plan project.
- 4.3. Following some delays due to the COVID-19 pandemic the precincts plan is in its final stages.

- 4.4. The release of the Greater Hobart Plan provides Council with an opportunity to audit all of the major planning strategies for the city against the goals articulated in the Greater Hobart Plan and the city strategic priorities.
- 4.5. Council officers are gathering all approved and proposed master plans, precinct plans and strategies to create a single view of the LGA. They are also bringing together a shared view of planned activity to better understand future resource and capital requirements.
- 4.6. The CHPSP is a keystone structure plan in this single view and will be finalised ready for final public consultation by November 2022 and, once community consultation is complete in February 2023, the final document will be provided to Council for endorsement.
- 4.7. By bringing together master plans and structure plans, precinct plans and strategies we anticipate we will be able to provide an update to the incoming council on sequencing of key projects. This work will also help to confirm the forward capital works program for rest of the new council term. This approach is in line with Part D of the Strategy for Growth and Change in the Greater Hobart Plan, [Chapter 13 – City Shaping – Guiding Future Development](#).
- 4.8. Our aim with this work is to provide clarity on when projects will be started and when key infrastructure will be delivered. It will also bring together all internal and external major developments into a single view so council officers are able to identify funding synergies and provide opportunities for negotiating greater community infrastructure contributions on major works.
- 4.9. This consolidated view of the future story of the city will be referred to as *Future Hobart* and provide the authorising environment for the long term program of work, reported on bi-annually to council enabling clarity and visible progress for the council as representatives of the community.

5. Background of timeline of Central Hobart Precincts Structure Plan

September 2017	Council endorsed the preparation of a report on the necessary scheme amendments and the time it would take to set a limit on height to a non-discretionary maximum of 45 metres in the area covered by the <i>City of Hobart Interim Planning Scheme</i> .
October 2017	Council resolved that the preparation of the further report in relation to the planning scheme amendments concerning building heights within the CBD, also consider non-discretionary maximum height controls.
October 2017	Council endorsed the project brief and the invitation to Leigh Woolley to submit a quotation to undertake

Building Height Standards Review - Hobart Interim
Planning Scheme 2015 - Sullivans Cove Planning
Scheme 1997

September 2018	Council endorses <i>Building Heights Standard Review</i> report
Oct/Nov 2018	Public comment on report and proposed planning scheme amendments to implement recommendations.
December 2018	Council resolves to commission social, environmental and economic impact assessment of proposed height restrictions.
January 2019 and February 2019	Council received a petition – Building Heights - Public Meeting. The Council resolved to receive and note the petition and refer it to the appropriate committee.
March 2019	The Council resolved to facilitate the public meeting in accordance with the requirements of the Local Government Act 1993.
April 2019	Public Meeting held
April 2019	Following consideration of assessment brief and letter received by the Minister for Planning, Council resolves to progress consideration of building heights through a precinct plan for central Hobart.
May 2019	Council engaged with the TEC to conduct an elector poll.
July 2019	Elector Poll held.
August 2019	Council considered Building Heights – Elector Poll Results - an absence of a resolution from the Council, meant no further action was required.
October 2019	Implementation Plan for Hobart City Deal released with Central Hobart Precinct Plan as key action.
March 2020	Precinct plan project formally and publicly commenced with release of Baseline Report and Economic, Demographic and Employment Study (HillPDA report).
May 2020	Precinct Plan project paused due to uncertainty of social and economic impacts arising from COVID-19 pandemic.
March 2021	Precinct Plan project recommenced with COVID-19 update to HillPDA report underway.
July 2021	Report to Council on development feasibility impact

	assessment of potential building height standards as well as state-wide apartment standards.
October 2021	Report to Council on draft Discussion Paper for community engagement.
Oct/Nov 2021	Community engagement on Discussion Paper component for the Precinct Plan project.
May 2022	Report to Council Workshop on approach for more technical stakeholder consultation of the urban design framework and draft structure plan.
Jun/Sept 2022	Stakeholder workshops on draft Precinct Plan.
Sept/Oct 2022	Finalise the Precinct Plan ready for endorsement by Council
November 2022	Final Draft Precinct Plan with implementation strategy endorsed by Council.
November 2022	Final Draft Precinct Plan shared for public comment
February 2023	Final Precinct Plan endorsed by Council

6. Engagement

Due to feedback on the Discussion Paper, changes have been made to the approach to preparing the precincts plan including:

- 6.1. Structuring to be comprised of two separate but interrelated parts - a Structure Plan and an Urban Design Framework;
- 6.2. Adjusting the boundaries of the five precincts; and
- 6.3. Further consideration of the future land use potential for the area including increased residential development, the civic and cultural heart of the city and also how the innovation economy might need to be addressed due to proximity of the Hospital, medical and other research facilities in the area.
- 6.4. A report into the engagement on the Discussion Paper has been prepared which summarises the key themes from engagement from:
 - 6.4.1. 3,100+ visits to YourSay;
 - 6.4.2. 200 YourSay survey responses;
 - 6.4.3. 88 participants in 4 workshops;
 - 6.4.4. 23 meetings with stakeholder group;

- 6.4.5. 20 Stakeholder submissions received;
 - 6.4.6. 7 presentations to CoH advisory and reference groups; and
 - 6.4.7. 63 organisations presented to or received feedback from.
- 6.5. It is proposed that the Council note the themes arising from the engagement and the key considerations that have shaped the next iteration of the CHPSP. This engagement report will be published to the CHPSP project page and available for viewing by those that have contributed to the engagement on this project.

7. Social, Economic and Environmental Impact of building height scenarios

- 7.1. Along with other analysis as part of the preparation of the precincts plan, two projects have been undertaken that expressly consider the future built form in Central Hobart:
- 7.1.1. One by Preston Lane Architects, in conjunction with a quantity survey and a valuer, involved modelling the potential built form from current planning scheme provisions as well as those for an amendment proposed to the planning scheme developed by Council officers following the Building Heights Standards Review (the Woolley Report). The standards are designed to protect key views and to provide for better sunlight access to streets within Central Hobart.
 - 7.1.2. The other is an analysis of the social, economic and environmental impacts of the two sets of planning scheme provisions by SGS Economics.
- 7.2. The first report provided significant input to the second report.
- 7.3. The SGS report specifically addresses the social, economic and environmental impact of current planning scheme provisions in comparison to proposed planning scheme amendments prepared following the Building Heights Standards Review and findings that will be considered for the final draft of the CHPSP are:
- 7.3.1. The main finding in relation to the proposed planning scheme amendments is that the underlying floor space capacity and feasibility analysis suggests there is very little difference in development potential from the current to the proposed planning scheme amendments.
 - 7.3.2. Due to the similarity in development potential, the potential future productivity performance of Central Hobart is very similar too.
 - 7.3.3. The most significant constraint to commercial development in Central Hobart is set by the current market conditions. The unfavourable conditions may linger for some time as

development projects in Tasmania compete for scarce resources.

- 7.3.4. Overall, the current market conditions will shape overall outcomes for Central Hobart over and above any proposed change to the planning scheme or the existing scheme the SGS report indicates these conditions will constrain delivery of the floor space possible under either option to be no more than 40% of its potential.
- 7.3.5. Due to this there is a greater need to focus on more granular development of specific opportunities that will enable the highest and best use outcomes for a range of the blocks identified for development in the CHPSP. This will be included in the CHPSP implementation plan as a critical next step.
- 7.4. The findings of both the Preston Lane and the SGS Economics studies have been used to inform the preparation of the draft CHPSP.
- 7.5. It is anticipated that a planning scheme amendment to the Local Provisions Schedule, once it is in effect in 2023, will implement amended built form and envelope provisions that will create increased certainty for the community and developers. This would be informed by a further round of public consultation on a draft of the CHPSP.
- 7.6. Further work with developers will provide greater certainty as market conditions continue to be challenging. A more proactive and entrepreneurial approach by the City will be needed to achieve the best possible outcomes economically, socially and financially for the city centre in light of these market conditions.

8. Strategic Planning and Policy Considerations

- 8.1. Future Hobart, the CHPSP and associated engagement and analysis are relevant to the community aspirations for the future of Hobart as articulated in: *Hobart: A community vision for our island capital*.
- 8.2. The CHPSP and the engagement undertaken as part of its development assist in the achievement of the strategic outcomes of all Pillars of the Capital City Strategic Plan 2019-2029 and particularly:
- 8.3. Pillar 1. Sense of Place
 - 8.3.1. Hobart keeps a strong sense of place and identity, even as the city changes.
 - 8.3.2. Hobart's city scape reflects the heritage, cultural and natural environment that make it special.
 - 8.3.3. In City decision-making we consider how different aspects of Hobart life connect and contribute to sense of place.

8.4. Pillar 7. Built Environment

8.4.1. Development enhances Hobart's unique identity, human scale and built heritage.

8.4.2. Community involvement and an understanding of future needs help guide changes to Hobart's built environment.

8.5. Pillar 8: Governance and civic involvement

8.5.1. Hobart is a city of best practice, ethical governance and transparent decision-making.

9. Financial Implications

9.1. Funding Source and Impact on Current Year Operating Result

9.1.1. The project is jointly funded under the City Deal with the State Government contributing.

9.2. Impact on Future Years' Financial Result

9.2.1. The CHPSP will outline a strategic approach to future infrastructure requirements that may require funding in future years.

9.3. Asset Related Implications

9.3.1. Future Hobart will provide greater clarity of future asset renewal plans.

9.3.2. The asset related implications of the CHPSP will be addressed in an implementation plan.

10. Legal, Risk and Legislative Considerations

10.1. The CHPSP will require implementation through changes to the planning scheme. This will be subject to a further consideration by Council once the plan is finalised.

10.2. Future Hobart will also track and action key legal, risk and legislative considerations.

11. Environmental Considerations

11.1. Environmental impacts of future development options and consideration of sustainable buildings and precinct design, have been addressed while drafting the precincts plan. Climate change is a key driver for consideration of options broadly across the precincts plan.

11.2. Future Hobart will include a plan for key environmental strategies

12. Social and Customer Considerations

- 12.1. A broad range of Council social policies have been considered in the preparing the precincts structure plan as has Council's Community Engagement Policy and Framework.
- 12.2. Future Hobart will include a consolidated view of social and community policies and strategies and their implementation and renewal dates.

13. Marketing and Media

- 13.1. There are no marketing implications. There may be some media interest in the social, economic and environmental impacts report.

14. Community and Stakeholder Engagement

- 14.1. A detailed Stakeholder Engagement Plan has been developed. Engagement occurred with the release of a Baseline Report in early 2020; establishment of a reference group for the project; wide consultation with officers from all divisions of the Council; and the community and key stakeholders by way of engagement on a Discussion Paper in late 2021 and early 2022.
- 14.2. Since the engagement on the Discussion Paper, engagement has occurred with key stakeholders and it is proposed that a further round of community engagement occur prior to finalising the plan.

15. Delegation


- 15.1. This matter is delegated to the Council.

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

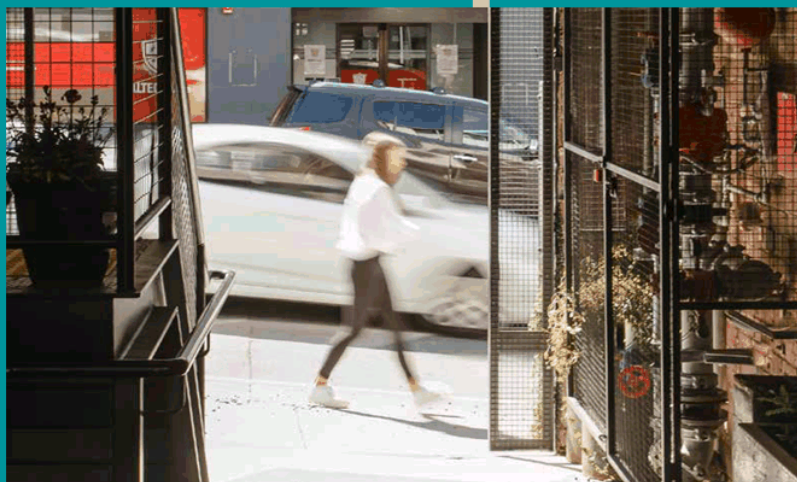


Katy Cooper
DIRECTOR CITY FUTURES

Date: 23 September 2022
File Reference: F22/90677; 19/79

Attachment A: Central Hobart Precincts Plan Discussion Paper Engagement Report August 2022 ↓ 

Central Hobart Precincts Plan Discussion Paper



Engagement Report



How we engaged Key numbers



What you said Key themes



*Includes advisory and reference groups

Introduction and methodology

In October 2021, the City of Hobart released a Discussion Paper to explore the future of Central Hobart. The discussion paper outlined the drivers influencing change in Hobart and put forward five city-shaping goals, each with their own set of potential future directions, and five potential precincts, each with their own characteristics and potential.

The purpose of the engagement was to seek feedback from the community and stakeholders on the ideas put forward in the Discussion Paper.

The objectives of the engagement were to gather feedback on the city-shaping goals and potential future directions of the Discussion Paper, understand the level of support for the proposed precincts, and to identify any further precinct-specific issues and opportunities.

Engagement opportunities

The City offered the following engagement opportunities:

- an online survey via the Your Say Hobart platform
- a series of in-person workshops for the community, property owners, businesses, stakeholder organisations and staff
- a series of stakeholder briefings and the opportunity for stakeholder organisations to provide written submissions
- the opportunity for individuals to provide written feedback

The engagement was open for over seven weeks from 26 October to 17 December 2021.

Promotion

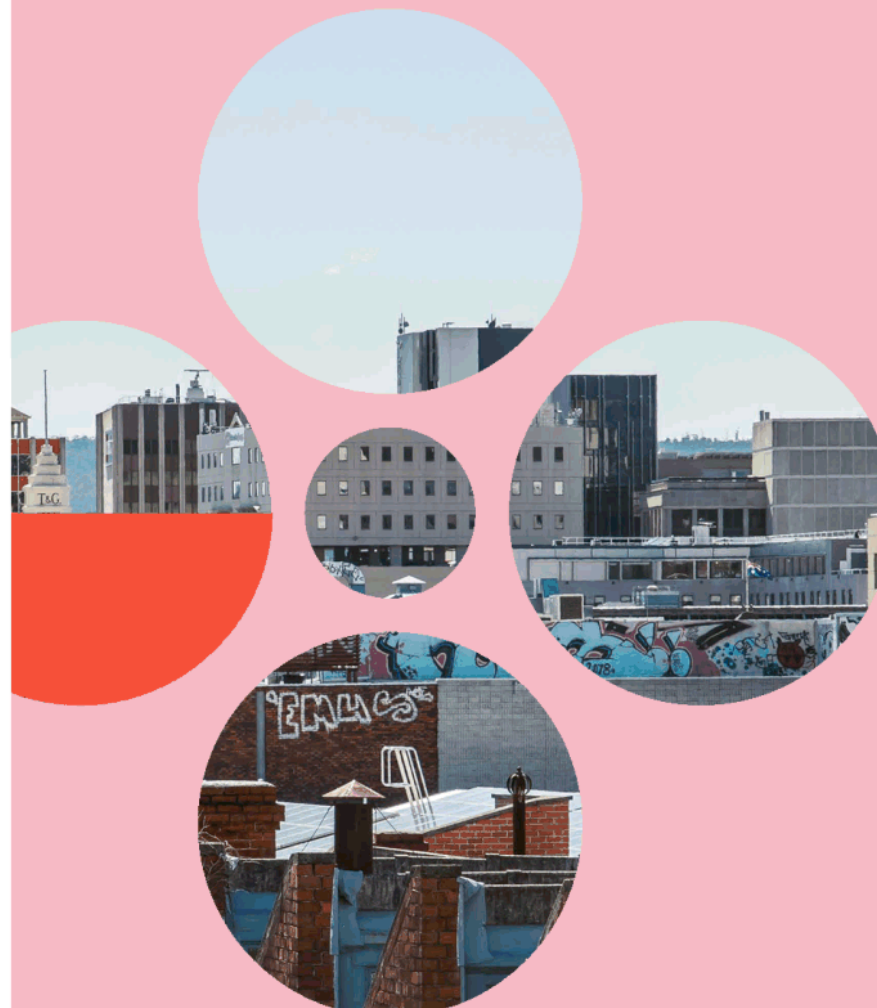
The Lord Mayor launched the Discussion Paper on 26 October 2021. Engagement opportunities were promoted through a variety of media and communication channels including:

- **Social media** activity on the City of Hobart corporate Facebook page
- **E-newsletters** to both the City's Your Say Hobart subscribers (over 3000 recipients) and Hello Hobart subscribers made up of local businesses.
- **A letter** delivered to almost 4000 residents, businesses and property owners in the study area.
- **A letter** to owners of the larger properties within the study area
- **Over 200 emails** to stakeholder organisations

Limitations

As a result of the COVID-19 pandemic, there was a significant gap between the first stage of engagement, based on Baseline Report (February 2020), and engagement on the Discussion Paper. This resulted in a loss of momentum and knowledge about the project amongst both stakeholders and the broader community. As a result significant efforts were required to re-engage with stakeholder in the Discussion Paper, as well as the need for increased promotion to inform the broader community.

Key findings from engagement activities



The following summarise the community engagement activities undertaken during the Discussion Paper stage.

Online Survey

The survey received 200 responses via the Your Say Hobart page, which sought to understand the support for the city-shaping goals and future directions, and identify the assets and opportunities for five proposed precincts. The full results of the online survey can be found in the Online Survey Report.

Workshops

A total of 88 participants attended four workshops in November 2021 aimed at community members, stakeholders and business and property owners. The workshops sought feedback from participants on the Discussion Paper, through both facilitated discussion and small group work. The full results from the workshops are presented in the Workshop Report.

Stakeholder meetings and submissions

A broad range of stakeholders were identified, representing State Government departments and utilities, and a range of sectors and stakeholders within the study area. The project team presented to seven of the City of Hobart's advisory and reference groups and held a series of meetings with stakeholders on the project. In total, the project team presented to 70 stakeholder organisations and received 20 stakeholder submissions.

Key findings

In addition to feedback received through the City's engagement channels, the City also received a variety of comments about the project through emails, letters, submissions and social media comments.

Key themes that have been highlighted across all engagement activities include:

- Increasing pressure on Hobart's transport system and the need to think strategically about all forms of transport including improvements to active travel
- Provision of quality housing to support all parts of the community
- Continued provision of a range of community services in Central Hobart
- Development of a clear direction and focus of Central Hobart's economy
- Provision of additional local green space and plantings
- Requirement for new developments to add value to the City and benefit the community

- Protection of Hobart's character and connection to place
- Retention of Hobart's diversity in its economy, community and built form
- Design guidelines and apartment standards that provide flexibility, amenity and quality
- The need for the Central Hobart Precincts Plan to align with other strategies and for continued collaboration with other levels of government, developers and organisations.





Feedback on the city shaping goals



City-shaping goal 1: A world-class capital city

Engagement around Goal 1 highlighted the following themes.

Transport

The need for improvements to the transport system to support an accessible and pedestrian-friendly city that prioritises active travel. It was acknowledged that vehicle transport can be an issue within the study area, with some concerns raised that there needs to be a reduction of vehicles, while others called for improved access and parking facilities.

Housing

The provision of a variety of housing options and densities (including the retention of, and possibly additional, social and affordable housing). Feedback called for the development of an inclusive housing strategy that supported the whole community and for developer incentives that encourage affordable housing to be considered.

Amenity

Concern was raised around the impacts on residential amenity, such as noise and access to sunlight, as the population increases.

Community benefit

The opportunity for increased community benefits and services, including the provision of the arts, culture, events and recreation, additional green space and a consideration of affordable food (for example through community-led food resilience).

Economy

Issues and concerns raised about the Hobart economy included:

- The location of the night-time economy
- The view that small business needs were underrepresented in the Discussion Paper
- Small and independent specialised retail should be encouraged (as well as chain stores)
- Central Hobart should be reserved for traders and focus on being an economic hub
- An increased residential population will boost the Central Hobart economy and provide additional civic revenue
- Local shopping precincts must be supported, and marketing the attractiveness of city shopping areas is vital



Some questions were raised about the need for Hobart to be “world-class”, and how “world class” is defined. Some respondents preferred to focus on what makes Hobart special rather than comparing it to other cities.

There were some questions raised about the increases in residential and commercial populations – are they targets or predictions?

Access

The need for greater consideration to be given to equitable access to community services and the provision of safe spaces for the community, particularly vulnerable groups and those living with a disability.

The need to consider the study area as a place of creativity and culture.

The potential for inner-city mixed-use settlements with access to services and active transport.

“Hobart as an identity transcends Hobart as a city and it’s really important that we keep that.”
– Workshop participant



City-shaping goal 2: Public spaces to engage and enjoy

Engagement around Goal 2 highlighted the following themes.

Active travel

Support for improving the transport system, particularly enhancing active travel opportunities (pedestrian amenity, cycling, e-scooters and public transport).

Environment and open space

The need to green streets through the provision of more street trees and planting and increased access to more local green spaces (rather than relying on the Rivulet Park, Queens Domain and Knocklofty).

Consideration of development contributions in the provision of public space.

The need for open space to be designed to be safe for all community members.

The need to maintain physical and visual connections to the mountain and river.

The opportunity to use passive recreation (including play spaces) and universal design principles to ensure a “fun city.”

Design considerations

The need to design for climate change threats (bushfire and flooding) and to design for increased stormwater capacity.

Central Hobart Precincts Plan

The open space design needs to consider possible impacts on heritage building facades and sight lines (particularly with street trees).

Community benefit

Consideration of mental health benefits for workers by providing additional open and/or green space.

Some concerns about the narrowing of streets to create parklets.

“Large public open space, not just small pocket parks, must be planned within the precincts to ensure that the increased population (residential and commercial/retail/tourists) has access to best practice open space requirements (including within walking distance).”

– Survey respondent



City-shaping goal 3: Sustainable buildings with character

Engagement around Goal 3 highlighted the following themes.

Building design

The desire for design excellence and quality buildings to complement Hobart's existing heritage buildings and streetscapes.

The opportunity for new developments to be sustainable, and for consideration of reduced fees for developments that exceed standards.

"Hobartians need to be proud of their city as a heritage place of note. Here it is possible to still see streets that reflect a time past...Tourists don't come to see what they've left behind elsewhere"

– Workshop participant

Building heights

Some support to cap building heights to retain access to sunlight and view lines.

Some support for strategic masterplanning, rather than setting building height limits, to lead to a better urban design outcome. Acknowledgment that building heights relate to commercial viability.

The need to define "medium density" and "character."

Housing

The opportunity to provide housing above commercial properties i.e. shop top living.

Developer contributions

Interest and support for the idea of developer contributions to provide community benefit and infrastructure.

The misalignment of state and local government regulations resulting in different benchmarks.

Impact on road network

Questions around site amalgamations and the impacts on road networks from new developments.

Community expectations

The view that future developments should add to the city's character.

Concern that the design of new developments do not meet community expectations.





City-shaping goal 4: Connected and accessible city

Engagement around Goal 4 highlighted the following themes.

Active travel

The potential to improve active travel infrastructure and reduce vehicle use.

Congestion and infrastructure

The desire to provide solutions to traffic congestion, parking and current road infrastructure issues.

“The role of public transport in the CHPP goals should not be overlooked - to be effective, reliable, and attractive, it needs dedicated road space and high amenity infrastructure.”
– Survey respondent

The need to improve infrastructure for cars and motorbikes, which would also enable business and service accessibility.

Concerns that congestion and traffic issues are likely to increase as the population in Central Hobart grows.

Public transport

The need for increased public transport investment.

Support for the development of a Network Operations Plan to identify key active transport routes and key public transport routes

The desire to retain Macquarie, Davey, Elizabeth, Collins, Argyle and Liverpool streets as critical arterial routes for public transport.

Collins Street

The desire to designate Collins Street as an active transport route (all ages and abilities).

Other

Other traffic solutions, including a free CBD bus, rapid transit, re-opening Elizabeth St Mall to vehicles, peripheral car parking (connected by shuttle services), and a transit hub.

City-shaping goal 5: Investment-ready and innovative

Engagement around Goal 5 highlighted the following themes.

Strategic planning

A desire for the City of Hobart to play a strategic role in masterplanning.

The desire for developments to provide a community benefit, such as developer contributions providing public space amenity or transport infrastructure.

Some concerns around the relationships between the City of Hobart and developers, citing that developers may have too much influence over the City.

The need to consider inclusionary zoning as a strategy to increase the supply of social and affordable housing.

Design guidelines and building standards

The development of design guidelines would be valuable and should be flexible enough to allow for creativity, should ensure access to open sky and sunlight, should prevent the creation of wind tunnels and should include the provision of bicycle parking and maintenance areas. Additionally, the guidelines should be developed with inputs from architects who understand successful infill design for heritage areas and with reference to the Tasmanian Heritage Council's Works Guidelines.

The development of standards for apartment buildings should:

- ensure high living amenity
- include bicycle parking
- not restrict flexibility for different models of housing



Land use and development

The use of zoning to encourage other land uses and/or to reduce parking with new developments.

The need for incentives for landowners to develop underutilised sites.

The need for development and infrastructure plans to consider expected population increases.

The need to consider other levers (not just developer contributions) such as land tax and rates through State Government collaboration.

"With growth on the way, we cannot afford to miss out on the opportunities of development contributions. These need to be bedded into the planning scheme."

– Survey respondent



Other themes

Other themes raised throughout the engagement relevant to the five city-shaping goals include:

Concerns about the University of Tasmania's move into the city, in particular the Melville St proposal (since put on hold), doubts about the student demographic having a positive economic impact, the potential for vacant UTAS buildings, and the impact of the move on Hobart's transport system.

Protection of Hobart's values and heritage

The desire for Hobart to retain a diversity of its community, built form, and economy.

The desire for Hobart to retain its human scale.

The value of heritage to be better emphasised and considered for its contribution to the economy and tourism.

For some cities around the world to be considered as examples of what not to do.

Lack of trust in the City of Hobart and the community engagement process for this project and the hope that the Plan will align with the Community Vision.

The need for the City of Hobart to collaborate with other levels of government and other Councils to progress this project.

The need for the Plan to maintain consistency and alignment with other strategic planning efforts.

Clarity around how the City of Hobart should work with developers.

How this project fits in with other plans and strategies, including:

- Greater Hobart Vision and MetroPlan
- Local Provisions Schedule
- RACT's Greater Hobart Mobility Vision

The desire for clear governance to provide a framework for private developers.



Feedback on
the proposed
precincts



Central

The heritage and built form of the Central Precinct are considered assets. However, the presence of traffic congestion detracts from the heritage values, and community feedback noted that the area also has examples of poor building design. It was suggested that design (including consideration of a cap on building heights) could be used to soften the area with a diversity of buildings, as it can feel cold, hard and paved and lacking daylight.

It was noted that while there have been changes in the economy in this precinct, local businesses and access to services were still considered assets. Support for businesses was considered an opportunity to support the economy in this precinct.

Active transport, including intermodal transport, was considered a key opportunity in the precinct, while vehicle transport was considered an issue to be dealt with – either through an increase in car and motorcycle parking or the removal or relocation of parking to make it less convenient for vehicle use. A review of the parking policy was raised as a need. It was noted that Central Hobart is an important tourist hub and transit node.

“Maintain retail and businesses that flourish and draw people into the heart of the city.”
– Survey respondent

Another opportunity identified for the Central Precinct was the need to improve vibrancy, either through events or support for creative industries, as well as the provision of spaces for young people to gather. An open space strategy to increase greening in the area was also raised as an opportunity.



Elizabeth Midtown

The key assets identified by participants were the local businesses, culture and entertainment, and built heritage. Access to businesses, parking and the congestion of Elizabeth St were considered key issues, along with some criticism around the design of some new developments in the area.

It was suggested that active transport, particularly pedestrian amenity, could be improved and improvements to parking amenity to facilitate access to small businesses in the area.

There was a desire for increased open space and a reduction in "hard space" in the area, and a retention of open sky. It was noted that there could be increased residential density by providing a diversity of housing, including shop-top housing. Community feedback also indicated that development contributions could provide public infrastructure.



"I love the feeling of community here and the quirky businesses that have opened up around Melville Street Student accom. I think there is an opportunity for more medium density housing here and some pleasant open spaces to serve the community."

– Survey respondent

Trinity Campbell

Heritage and built form, along with vehicle access and active travel connections were considered assets in this precinct. It was noted that this area can be a "heat island" and that additional parks, open spaces and greening would be opportunities to improve this.

Feedback suggests that this precinct has the greatest opportunity to re-create itself as a new neighbourhood, featuring an increased residential population, mixed use medium density developments, active travel improvements and additional affordable/social housing. It was suggested that some of the larger blocks in this area could be developed with higher density in the centre of the blocks, with parks and/or open space on the edges.

There was some consideration of separating out Trinity from the name of the Trinity Campbell precinct.



"This area would be brilliant to provide housing, particularly for older people who might like places with relatively flat access, that are near services and the life of the city. Use it for mixed housing/business use and create some attractive public areas."

- Workshop participant

Wapping

It was noted that culture and entertainment, heritage and built form and active travel (such as the connections to Macquarie Point) were the most important assets in this precinct. However, it was noted that there is little creative expression for a cultural precinct, and its current built form and dominance of vehicles is unwelcoming.

Suggestions for improvements included increased ground floor activation, enhanced historical interpretation throughout the area and open space improvements, particularly around the Hobart Rivulet (although it was noted that flooding is an issue).

It was also suggested that development contributions could provide community benefits by activating some underutilised sites (for example, providing space for creative industries in City Hall) and that retail and hospitality uses would attract more people to the area.



"More space for pedestrians and cyclists and bus passengers to access this great cultural area. The current situation feels disproportionately focused on moving cars, yet there is the hospital, the concert spaces and theatre spaces."

– Survey respondent

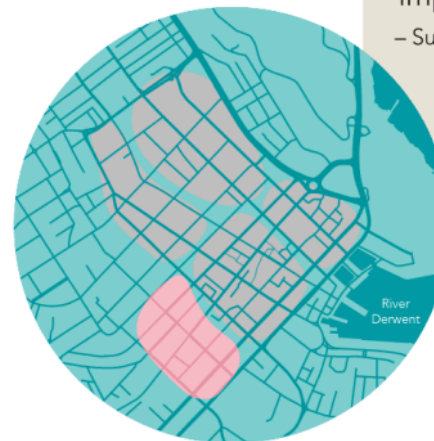
Rivulet

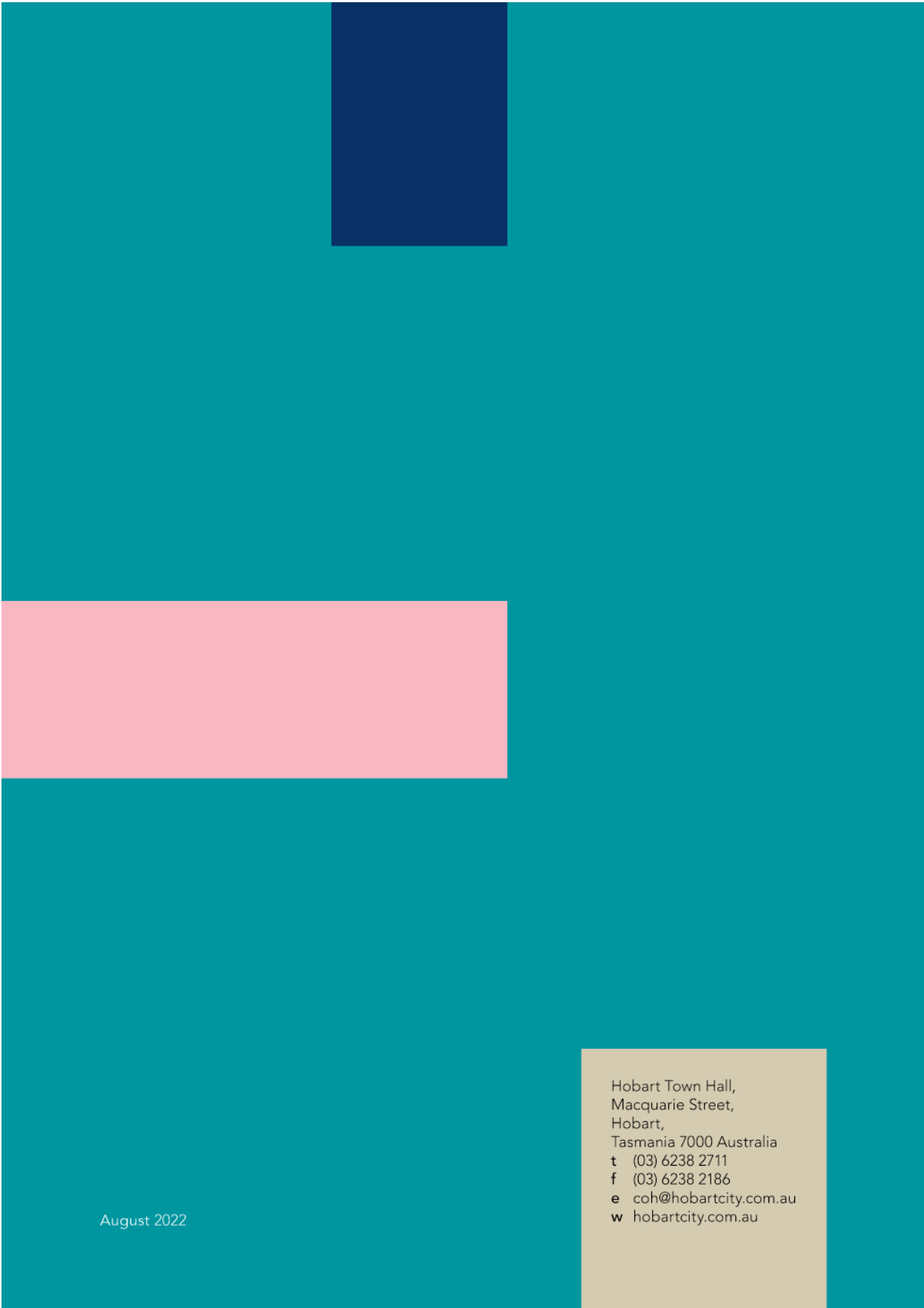
Rivulet's natural assets, open space and active travel connections were considered its greatest assets. It was noted that there are several dangerous intersections in this area that impact active travel use and that the transport connectivity could be improved (particularly along Collins St).

It was suggested that there needs to be more open space and connection with the Hobart Rivulet. There is an opportunity for mixed-use and medium-density housing to be provided in this area, given the number of underutilised sites. There was a desire for a diversity of land uses and for safer well-lit public spaces.

"I think there's lots of potential for the Rivulet to act as a form of green corridor through Hobart, and obviously this would start with a reimagining of the space at the top. Retaining the character of the area is also of utmost importance."

– Survey respondent





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Hobart Town Hall,
Macquarie Street,
Hobart,
Tasmania 7000 Australia
t (03) 6238 2711
f (03) 6238 2186
e coh@hobartcity.com.au
w hobartcity.com.au