



CITY OF HOBART

SUPPORTING INFORMATION

THE HOBART WORKSHOP COMMITTEE MEETING

OPEN PORTION OF THE MEETING

MONDAY, 22 SEPTEMBER 2025

AT 4.00PM

VENUE: LADY OSBORNE ROOM

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LGBTIQA+ Reference Group proposed City of Hobart motion to LGAT

That Members note that a number of Tasmanian councils have taken action to foster inclusion and equal opportunities for LGBTIQA+ people, including establishing formal consultation mechanisms for consulting with the local LGBTIQA+ community, flying rainbow flags on days of significance to LGBTIQA+ communities, and developing local LGBTIQA+ action plans.

This includes Brighton, Burnie City, Clarence City, Derwent Valley, Glenorchy City, City of Hobart, Huon Valley, Kingsborough, City of Launceston, and Meander Valley.

This is because LGBTIQA+ people experience higher levels of discrimination, stigma, mental health risk, housing risk and other disadvantages over their life course, including at young ages as demonstrated by the University of Tasmania's *Telling Us The Story*¹ Report, the *Tasmanian Report*², La Trobe University's analysis of Tasmanian LGBTIQA+³ data from national surveys, and the current Inquiry into Discrimination and Bullying in Tasmanian Schools.⁴

LGAT has previously progressed work to support LGBTIQA+ communities. For example, on 5 June 2025, in conjunction with Equality Tasmania, it delivered the Pride and Progress Forum in Launceston. The forum highlighted the practical ways that councils can build inclusion with the LGBTIQA+ community at a local level. It brought together community members, local leaders, and advocates to share their voices, experiences, and insights on creating a more inclusive and supportive environment for everyone.

The City of Hobart has been a leader in this work and has for many years provided visible and practical support for LGBTIQA+ community members. Among many other actions this has included the implementation of the LGBTIQA+ Commitment 2021-2023 and the establishment of the LGBTIQA+ Reference Group. Very clear feedback from the Hobart community and relevant services is that the leadership demonstrated by the Council has had a positive impact on the lives of LGBTIQA+ community members. The City of Hobart's work in this area was recognised with a Dorothies Award in 2023 for 'Excellence in LGBTIQA+ Inclusive Practice in Local Government - Pioneering Change category',

In order to progress this and the work that a number of other Tasmanian councils are undertaking in this area, the City of Hobart proposes that:

1. All Tasmanian councils commit to consulting with, and fostering inclusion and equal opportunities for, LGBTIQA+ people.
2. All Tasmanian councils consider establishing an LGBTIQA+ Reference Group to provide strategic advice and feedback specific to each municipality and consider developing action plans based on that advice and feedback.
3. LGAT develop resources and provide workshops to support councils to connect with and act in support of their local LGBTIQA+ communities, including how to establish local LGBTIQA+ Reference Groups and develop action plans, and
4. LGAT work with the State Government to increase the resources available for LGBTIQA+ inclusion at a local level, including sharing and adapting resources developed by state government agencies such as DPFEM, Health and Justice.

¹ https://www.dpac.tas.gov.au/divisions/cpp/community-policy-and-engagement/lgbti_community/LGBTIQ-Tasmanians-Telling-Us-the-Story-Survey-Report-May-2022.pdf

² Tasmania Project identifies inequalities for LGBTIQ | University of Tasmania

³ https://opal.latrobe.edu.au/articles/report/LGBTQA_Mental_Health_and_Suicidality_Tasmania_Briefing_Paper/26242028?file=54343202

⁴ <https://www.parliament.tas.gov.au/committees/house-of-assembly/standing-committees/government-administration-committee-a/inquiries/discrimination-and-bullying-in-tasmanian-schools>

City of Hobart

Policy

Title: City of Hobart Volunteer Awards Policy

Category:

Date Last Adopted:

1. Purpose

The purpose of this policy is to define the criteria and process for the determination and delivery of the annual City of Hobart Volunteer Awards.

2. Scope

This policy applies to all City of Hobart staff in the Community and Economic Development Network who have responsibility for volunteers within their programs, or who are involved in supporting City of Hobart volunteers and ultimately aims to support all volunteers registered with the City of Hobart.

This policy does not apply to the City of Hobart Bushcare program that operates its own recognition process for the annual Bushcare Golden Secateurs Award.

3. Award Category

The City of Hobart Volunteer Awards formally recognise and celebrate the valuable contribution of volunteers who are registered with the City of Hobart and who participate in and help to deliver the full range of activities, events, projects, programs, services and venues facilitated by the City. The Years of Service Award recognise volunteers for their ongoing commitment by acknowledging significant milestones for their years of volunteering.

3.1. Years of Service Award

Volunteers will be recognised for their ongoing commitment and dedication at the following service milestones:

- 5 Years of Service

- 10 Years of Service
- 15 Years of Service
- 20 Years of Service
- 25 Years of Service

Program Coordinators are responsible for tracking volunteer service years.

Eligible volunteers will be identified and confirmed by each Program Coordinators prior to the annual awards.

4. Coordination and Timeframe

The Inclusive City Program Officer is responsible for coordinating the City of Hobart Volunteer Awards process, including:

- Liaising with all Program Coordinators to ensure timely submission of nominations for the Years of Service Awards.
- Managing the overall timeframe for nominations, selections, and preparations for the awards event.
- Organising the annual Volunteer Reception held in December to coincide with International Volunteer Day, including all administrative and logistical arrangements.

5. Annual Volunteer Recognition Event

The event will celebrate the achievements and contributions of all volunteers across all Community and Economic Development volunteer programs. Award recipients will be acknowledged at the annual Volunteer Reception.

Elected members invited to attend the volunteer reception.

6. Responsibilities

In addition to the Responsible Officer, noted in Section 9 of this Policy:

- **Inclusive City Program Officer:** Coordinates the awards process, manages timelines, supports Program Coordinators, and organises the Volunteer Reception.
- **Program Coordinators:** Track volunteer service, submit nominations, and ensure volunteers are informed about the awards process.
- **Business Support Team:** Provide support for the Annual Volunteer Reception, and support Volunteer Coordinators in the consistent implementation of this Policy.

7. Review



This policy will be reviewed annually or as required to ensure it remains current and effective.

8. Legislation, Terminology and References

City of Hobart Volunteer Management System

Responsible Officer:	Director Community and Economic Development
Policy first adopted by the Council:	
History	
Amended by Council	Not applicable
Next Review Date:	
File Reference:	

DRAFT

Hobart Design Guidelines

An urban and building handbook
for designers, developers and
the community

September 2025



City of **HOBART**

Accessibility

This document is available in various formats on yoursay.hobartcity.com.au. It can be provided in enlarged print or audio formats upon request for ease of reading.

The graphics in this document contain important information. For any explanation of these, please contact:

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Acknowledgement of Country

In recognition of the deep history and culture of this place, City of Hobart acknowledges the Palawa (Tasmanian Aboriginal people), and their Elders past and present as the traditional custodians of the skies, land and waterways of Lutruwita (Tasmania).

City of Hobart acknowledges the determination and resilience of the Palawa, who have survived invasion and dispossession and continue to maintain their identity, culture and rights.

City of Hobart also acknowledges all Aboriginal and Torres Strait Islander people who live on the Country of the Palawa.



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Foreword

Hobart is an incredible place to live, work and enjoy. Our city is loved by locals and visitors as a unique place in the world – a city set in a dramatic and pristine landscape on the southern tip of Australia. It was lived in and cared for by the Tasmanian Aboriginal people for thousands of years. It became the nation's second oldest European settlement.

We are a city that is continually evolving to meet our community's priorities and challenges and make the most of future opportunities. We want Hobart to be a city that:

- provides more well-designed housing close to employment and services,
- nestles in a green and biodiverse landscape, with plenty of great open spaces,
- is easier to get around and is less polluted,
- bustles with entrepreneurs, researchers and creative people,
- seeks to mitigate climate change.

All of this can happen in a way that learns from global best practice in architecture and urban design, while also being 'uniquely Hobartian' responding to our history, landscape and people.

That is precisely what Tasmania's first ever city design guidelines seek to achieve. They 'translate' our community's aspirations into practical design guidance for future development.

While the Hobart Design Guidelines are not a mandatory, we hope they will be valued and followed, as they set out a clear and inspiring vision for the wonderful city we proudly call home.



Anna Reynolds
Lord Mayor,
City of Hobart

Having already undergone significant change in recent years, Hobart is expected to continue to evolve, mostly because of the need to accommodate a growing population within our existing urban footprint. As a result, our service infrastructure and transport options will need to develop to support a better and more resilient future for our community.

We envision a city that is deeply rooted in its history and culture, and is vibrant, economically thriving, healthy, sustainable, loved by its citizens, and continues to be an exceptional place to live and visit. Urban design is the process by which we create urban spaces that embody these values – places that respond to and reflect the needs of all members of society.

The City of Hobart's Urban Design Advisory Panel provides independent professional advice on urban design for proposed projects across the city. By promoting good design and a high quality urban environment, the panel plays a vital role in Hobart's success – by designing a city where people want to live, work, visit and spend time.

The Panel strongly supports the Hobart Design Guidelines as a key strategic document that advocates for the future design of infrastructure, architecture and public spaces distinct that continue to contribute to Hobart's uniqueness and liveability.

Scott Balmforth
Chair,
Urban Design
Advisory Panel





Hobart's people and places

Hobart's origins and eras

Tasmania's capital city is situated on the lands of the Muwinina people of the South East Nation. Their ties to their ancestral homeland, Nipaluna (Hobart), went back millennia before European colonisation. And while now there are no living descendants of the Muwinina, other Palawa (Tasmanian Aboriginal people) now inhabit these lands.

Old Hobart Town is nestled between the foothills of Kunanyi / Mount Wellington and the estuary of Timtumul Minanya / River Derwent. The mountain is a constant presence, casting a rain shadow over inner Hobart, acting as a catchment for numerous waterways, and being itself the most popular natural tourist attraction in the state.

The navigable estuary of the river and the fresh water in the Hobart Rivulet, in great part why Hobart was founded in Sullivans Cove. Hobart's foundation, in 1804, making it the second oldest capital city in Australia after Sydney.

Colonial surveyor James Meehan's 1811 plan for Hobart Town shows a skewed grid radiating from Sullivans Cove, with Macquarie Street already a civic avenue and George's Square (a precursor to today's Franklin Square) laid out.

For some 50 years Hobart was the centre of colonial transportation, of convicts from Britain with over 70,000 convicts arriving in what was then called Van Diemen's Land. The period saw forced convict labour and terrible living conditions, as recorded in the now World Heritage-listed Cascades Female Factory.

Landmark buildings remain from the period, several of which were designed by the Colonial Architect John Lee Archer – such as Parliament House, the Treasury Building, and the Ordnance Stores in Salamanca Place. Apart from these salient examples most of the buildings in the early colonial period (from 1804 until approximately 1840) were simple and functional Georgian structures, reflecting the styles and needs of a small British outpost settlement far from Great Britain.

The Victorian era that followed saw a dramatic increase in the types and styles of buildings. It also saw the delivery of civic infrastructure, including the Queens Domain, established in 1860, and other parks and reserves that are still enjoyed today.

From 1890, the Federation and Inter War eras left a legacy of several iconic buildings, signifying Hobart's transition from a colonial town to a capital city. The iconic GPO (1905), designed by local architect Alan Cameron Walker, remains a significant feature in central Hobart's skyline to this day.

The end of World War II brought the transformation of Hobart's built form. Like most western cities the advent of affordable private vehicles meant that people could now travel into the city from further away and Hobart's neighbourhoods expanded outwards along existing corridors such as Sandy Bay Road. Leading to the once-extensive inner-city tram network eventually closed down.

Office buildings and towers from this period showcased the use of new technologies and architectural styles including Modernism. The Commonwealth Bank building, opened in 1954 at the corner of Liverpool and Elizabeth Streets, demonstrates the possibilities of reinforced concrete.

Despite all of these changes Hobart's growth remained modest when compared to most other Australian capital cities in the following decades.

The catastrophic 1967 bushfires demonstrated the city's vulnerability to natural disasters, and the collapse of the Tasman Bridge in 1975 highlighted the limitations of its transport network.

From the late 1970s into the 1990s sections of the waterfront, including Wapping and Salamanca, were regenerated. This is epitomised by the founding of The Salamanca Arts Centre in 1976 and The University of Tasmania's relocation of the Tasmanian School of Art to Hunter Street in 1984. The historic parts of the city were changing.

By 2001 the towering grain silos at Castray Esplanade had been repurposed into luxury apartments. These, and subsequent significant developments on the waterfront, have resulted in Sullivans Cove becoming a prime destination for both local people and visitors to the state.

Since the late 1990s to the late 2010s the city has developed rapidly, driven in large part by cultural and event-based tourism, significantly the Taste of Summer and Dark Mofo festivals. To accommodate this growth, several large hotels have been built in the city, Parliament Square's award-winning The Tasman among the most notable.

Hobart's city structure

Set in an 'amphitheatre', between Timtumili Minanya / the River Derwent to and the top of Kunanyi / Mount Wellington, means that Hobart is defined by its landforms and landscapes.

The oldest and most central streets sit along the course of the Hobart Rivulet towards its original meeting point with the River Derwent. Together with much of the original parts of Sullivans Cove, which are largely early reclaimed land for the port.

The network of creeks flowing from the mountain are another distinguishing feature of Hobart. Starting as natural systems, many have been diverted, channelled and covered. The Hobart Rivulet is a prime example of this, flowing openly through South Hobart it then runs underneath the central city blocks between Liverpool and Collins Streets before emerging not far from the Regatta Grounds. Inevitably the courses of the rivulets reveal themselves in the city streets during major floods events, such as those in 2018.

Hobart's residential neighbourhoods have spread upwards into the hills and valleys, many commanding panoramic views of the city centre and the river, taking in the eastern shore landforms beyond. The steep street networks often providing only one main road in and out, which can see poor traffic flows.

In addition to the topographic layering, there is the layering resulting from the different historic eras of growth. It has slowly led, over two centuries, to an eclectic mix of architecture and urbanism.

The city centre is characterised by a permeable pedestrian network. The structure of streets, as laid out by Meehan and others, was just the beginning. As the original lots were built upon and then subdivided it led to the formation of more streets and laneways.

To this day central Hobart has a considerable number of laneways that provide alternative access and circulation to the inside of the blocks. These have been complemented in the 20th century with a series of arcades that provide an enclosed shopping experience, mostly running east to west several built over the Hobart Rivulet. The Cat and Fiddle Arcade, which opened in 1962, is a prime example of this.

Hobart today

The municipality had an estimated 56,000 residents in 2023. Our population, having grown by 3% since 2018, is increasingly multicultural with 28% of residents having been born overseas. At the same time, our population profile is one of oldest when compared to that of other capital cities.

Typical of most capital cities, Hobart's main economic generators and employers are in professional services, health care, education, finance and public administration. The Hobart municipality alone generates approximately 22% of the Tasmania's gross regional product.

Hobart into the future

As the capital of Tasmania, Hobart is inextricably linked to Greater Hobart in terms of infrastructure, social and cultural capital and its leading economic role. This means that successful urban development within the City of Hobart has benefits for the whole region.

As Greater Hobart is located amidst valuable natural habitat and is close to productive agricultural land, we should build more in our existing urban areas rather than expanding further out. Hobart's extensive reserves and parklands, as well as our bushland neighbourhoods, should be valued and preserved.

The Tasmanian Government's 30-Year Greater Hobart Plan (August 2022) has a target that 70% of all new development be infill within Greater Hobart.

To achieve this our City's extensive reserves, parklands and the 'bushland neighbourhoods' should be preserved. Conversely, within the central city, there are large areas well suited to grow and develop including places around Argyle, Campbell and Melville Streets. They would be great places to live and work given their proximity to existing employment opportunities, education and health facilities, shopping, and many other key services and amenities.

Established business centres and corridors also exist in the 'inner neighbourhoods', such as those along Sandy Bay Road, Augusta Road, New Town Road and Macquarie Street. All provide potential for well-located and well-considered development.



City Centre
CBD, Waterfront, and most of North Hobart
Re-develop the inner city, adaptively reusing existing buildings and adding medium-rise housing, new shops, services and places for business and creativity.



Outer Neighbourhoods
South Hobart, Lenah Valley, Mount Stuart, Mount Nelson
Improve land use by extending houses, building second and ancillary dwellings where feasible.



Inner Neighbourhoods
West Hobart, New Town, Dynnyrne, Sandy Bay, Battery Point, Glebe
Add additional low-rise housing to existing lots, at a transitional scale bridging the city with the outer neighbourhoods.



Bushland Neighbourhoods
Fern Tree, Tolmans Hill, upper reaches of Mount Nelson
Improve access and movement options, carefully consider the risk of bushfires and minimise new development as they are located further away from services and workplaces.



Parks and Reserves
Such as Queen's Domain, Truganini Conservation Area, Waterworks Reserve, Wellington Park
Maintain bushland, parks and reserves for biodiversity and community use. Avoid development here.



City of Hobart local government boundary



Road network



Extent of Mount Wellington Park



Nominal threshold between city and bushland

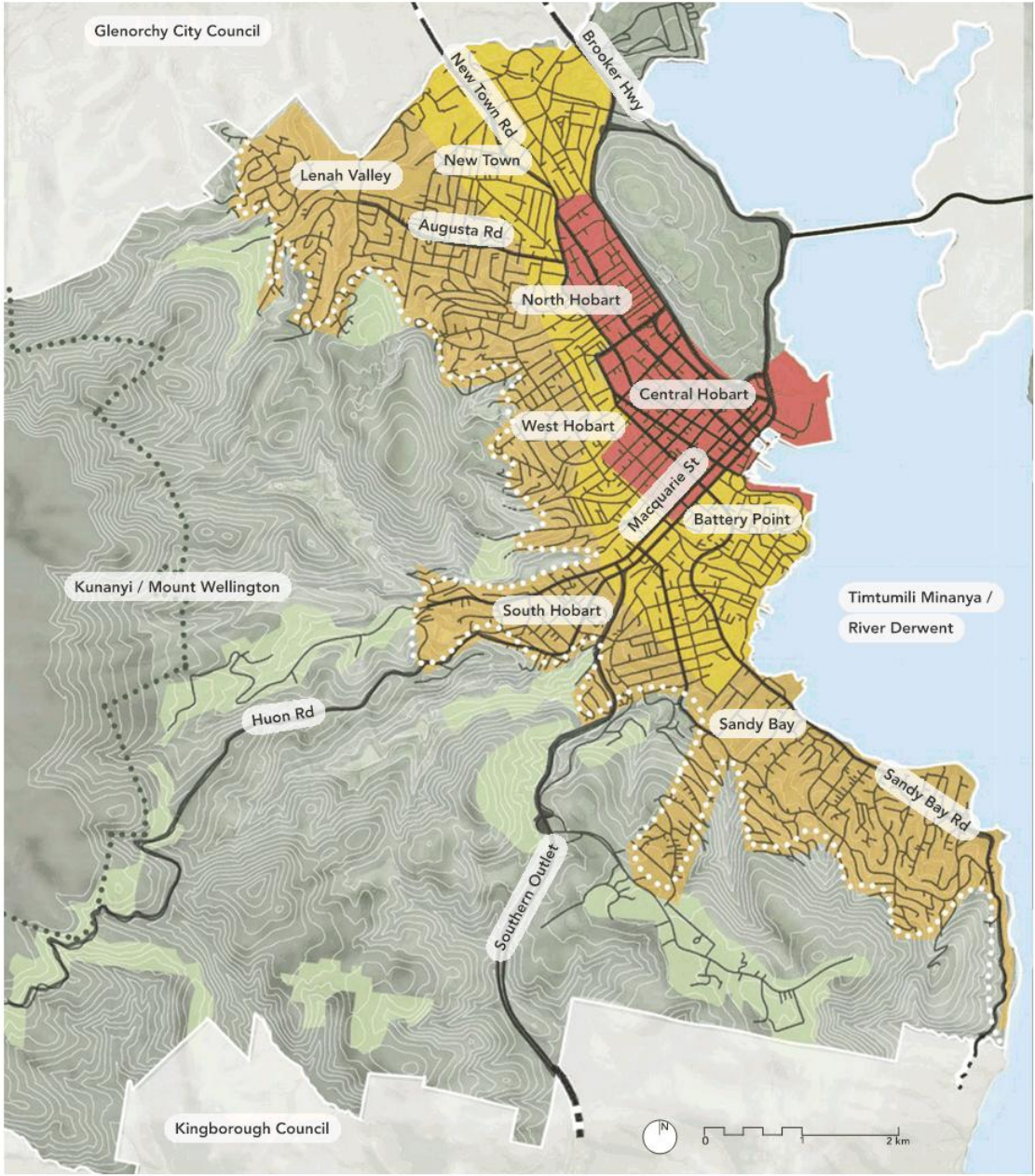


Figure 1. City structure – shows Hobart’s urban structure as determined by its topography, natural environment and historical development.

Introduction

What are the Hobart Design Guidelines?

The Hobart Design Guidelines are the City of Hobart's first ever place-inspired design handbook to guide both private and public development in the city. They are based on both our community's aspirations and professional best practice in architectural and urban design.

The Guidelines seek to retain the things we love and that make Hobart distinct, while applying proven architectural and urban design principles and guidelines so we can continue to successfully adapt to new challenges such as climate change. The community's vision for Hobart includes the statement that 'Connections between nature, history, culture, businesses and each other are the heart of our city' ([Community Vision](#), July 2018).

The Guidelines are presented under seven architectural and urban design principles, starting with Country, which considers the city's setting in relationship with a living landscape and deep indigenous history.

The seven principles provide direction for the development of Hobart in ways that recognise its setting and history, support its character, enhance its liveability, and make sustainability possible.

For each principle there are ten or so guidelines offering design approaches and practical advice to realise the aspirations in the principles.

The Guidelines are based on extensive background research and as a response to City of Hobart's existing policy and strategic framework. They further evolved through extensive professional and community engagements from 2023 to mid-2025.

Ultimately the Guidelines are to help developers and government, and their design teams, deliver better houses, accommodation, shops, offices, streets and open spaces that speak of Hobart's character and are aligned with community aspirations.

Why are they needed?

Our city has many exceptional attributes that make it a great place to live, work, visit and enjoy.

To keep it this way, we will need to address key challenges such as:

- limited housing choice and affordability
- employment opportunities to attract and retain young people
- limited space for urban greening and open space
- a geographically constrained road network
- making our generally narrow streets welcoming and accessible
- the significant impacts of climate change.

Good architectural and urban design will help us respond to these complex challenges as we seek to have a well-designed city for all.

Who are they for?

The Guidelines are for everyone with a role, a responsibility, or an interest in the development of our city, including:

- A. Developers and their design teams are encouraged to engage with the Guidelines at the beginning of their projects, both to be inspired by them and to specifically consider them in their proposals.
- B. City of Hobart staff, including assessors and advisors, will use the Guidelines to encourage better public and private project and development outcomes. In particular, the Urban [Design Advisory Panel](#) will use them to promote quality urban and architectural design when advising on development proposals and structure planning.
- C. The Guidelines will support decision makers, including the City of Hobart's Elected Members, in their roles in city leadership and planning above and beyond the statutory requirements.
- D. We hope that community members and groups will find the Guidelines useful for advocating for better design outcomes for their city. A reference to guide positive change in our city.


Hobart's community aspirations:

"As we grow, we remember what makes this place special"

'Hobart: A Community Vision for our island capital' (2018)


Delivered via design innovation led by:

- An engaged community
- Great developers and builders
- Creative design professionals
- Design advisors (Urban Design Advisory Panel)



HOBART DESIGN GUIDELINES

FOR A WELL-DESIGNED CITY FOR ALL



Underpinning regulations and legislation:

Structure Plans (Neighbourhood Plans)

Strategic planning documents for different parts of our city, used to ensure development reflects community visions

Tasmanian Planning Scheme

The requirements for development to manage amenity impacts, and for the protection of the environment and built heritage

Law and Rules for Construction

National Construction Code, Australian Standards, Federal and State legislation ensure safety for our buildings, infrastructure and compliance with the law.

Figure 2. Guidelines: from aspiration to legislation - shows how the Guidelines bridge the gap between the community aspirations and design innovation, which strive for a better city, with the regulations that ensure minimum standards of safety, amenity and performance are delivered.

How are they informed by other strategies and policies?

The Guidelines sit within a policy framework that has taken shape over the past decade. What follows are some of the key policies and strategies that describe how Hobart is seeking to change and develop in the future. Each has directly informed the Guidelines:

'A Community Vision' (2018) pillars:	City of Hobart strategies and policies	Hobart Design Guidelines - Principles	
		1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience
1. Sense of place	Country, Culture, People 2025-28 (2025) provides a responsive learning framework to build cultural safety and improve relationships and opportunities with Palawa and incorporates Country as one of three key areas.	1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience
2. Community inclusion, participation and belonging	Hobart: A city for all (2020) provides a framework to understand what access and inclusion means to our community and what are the priority projects, initiatives and partnerships.	1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience
3. Creativity and culture	Creative Hobart: a strategic framework (2012) articulates a vision for a 'dynamic, vibrant and culturally expressive' city in which creativity promotes Hobart's distinctive character, makes it a destination of choice, and contributes to economic outcomes.	1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience
4. City economies	City Economy Strategy 2023-2028 (2023) aims to position Hobart as an enviable place to visit, live and do business. This will be achieved through the promoting and leveraging the 'Hobart Difference'.	1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience
5. Movement and connectivity	Hobart Transport Strategy 2024 (2024) seeks to provide choices in how we move that are effective, safe, healthy and environmentally friendly.	1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience
6. Natural environment	City of Hobart Street Tree Strategy (2017) shows that away from the mountain and hill reserves, Hobart lacks trees. It has an aspirational target of 40% tree canopy cover in urban areas by 2046.	1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience
	2040 Climate Ready Hobart Strategy (2024) sets out goals and responsibilities for the City of Hobart and the community in response to the climate and biodiversity emergency.	1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience
7. Built environment	The City of Hobart develops master plans, most significantly land use and built form structure plans such as the approved Central Hobart Plan (2023), the North Hobart Neighbourhood Plan (2025) with others under development.	1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience
	Medium Density Design Guidelines (2025), developed by the Tasmanian Government as a key action from the 30-Year Greater Hobart Plan , offer designers, developers, and the community practical advice on achieving high-quality medium-density housing, such as terraces, townhouses and low-to-mid-rise apartments.	1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience
8. Governance and civic involvement	30-Year Greater Hobart Plan (2022), developed by the councils of Greater Hobart and the Tasmanian Government, seeks to guide urban growth, transport, housing and employment in the region into the coming decades.	1.Country 2.Form 3.Use	4.Movement 5.Amenity 6.Green 7.Resilience



Figure 3. View along Elizabeth Street from Bathurst Street, showing the eclectic mix of buildings and uses from churches to shop-top housing and a diversity of shops.

How do they relate to the planning scheme?

Development of land in Tasmania is regulated by planning schemes, which set out policies and legal requirements for development, mitigation of amenity impacts, protection of the environment and conservation of built heritage.

Planning schemes have limited capacity to provide design guidance as they are generally more about compliance than they are about encouraging better design outcomes. Instead, these Guidelines are about thinking creatively and innovatively how to design for our local context and with our community's aspirations in mind.

The Guidelines have taken cues from the strategic direction of the draft [Tasmanian Planning Policies](#) (March 2023). They include the urban design objective 'to create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community'. Followed by: 'Encourage the use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience'. These and related urban design strategies, have been captured in the Guideline's.

While the Guidelines are not intended as a regulatory document it is possible that over time, as they are used and refined, the Hobart Design Guidelines will inform future changes to the Hobart Local Provisions Schedule in the planning scheme.

How will they be used?

The Guidelines provide a useful tool for developers (both private and public), design professionals, the community and decision makers to deliver best practice urban and building design outcomes for the City of Hobart.

They will be used in four main ways:

- A. to create a common positive language about the future of the city that can be understood and used by everyone from community to developers and government.
- B. to inform future strategies and policies, in particular structure plans, by providing clearer direction for building and urban design.
- C. to inspire and guide the planning and design of public realm improvements, such as our streets, parks and playgrounds.
- D. to contribute to the pre-application process for development applications.



Figure 4. Entrance of luxury hotel Macq 01 on Hobart's waterfront. Designed by Circa Morris-Nunn Chua Architects.

Early in a development, project or strategy the proponent will be provided the Guidelines to consider the principles and guidance, in relation to their proposed contribution to the Hobart. This will happen before any formal processes such as planning scheme amendments, planning applications or formal adoption by Council, occurs.

Key to the pre-application process for significant developments is the independent professional input of the City's Urban Design Advisory Panel. The Guidelines will assist the Panel in providing clear and consistent design advice, helping proponents to contribute to a well-designed city.

The Guidelines are supported by a checklist to guide development proponents in how to apply them. It also provides opportunities for proponents to consider how the Guidelines will be applied in their development or project.

Where will they apply?

The Guidelines cover City of Hobart municipal area, and apply to both the private and public realms.

They will be particularly useful in the areas of the city where development is the most likely.

These areas of change include the city centre, with CBD and the waterfront, and the inner neighbourhoods (figure 1). These are all great places to live, work and visit as they are in close proximity to existing employment, educational and health facilities, major visitor attractions, entertainment and other services and infrastructure.

Structure plans, such as the Central Hobart Plan (2023) and the North Hobart Neighbourhood Plan (2025), will provide specific built form controls, such as building heights and setbacks, and expected open space and movement networks. The Hobart Design Guidelines will complement the structure plans by providing principles and guidelines for individual site development and public realm projects.



Figure 5. Woobys Lane, connecting historic Salamanca Place with the more contemporary Salamanca Square. The lane features the Georgian sandstone warehouses built in the 1830s to store maritime trade goods.

Design Principles

for the Hobart we love, we ask for:



1. Country

A city on country contributing to the health of lands, waters and skies for current and future generations

Country is the tangible and intangible, the attachment and connection we have to the place we live, its landscape, its ecosystems, its people – everything under the sky, from Kunanyi /Mountain Wellington to Timtumili Minanya / the River Derwent. Everything we excavate, build, create and plant in Nipaluna (Hobart) is on Country. We want dialogue and understanding with Tasmanian Aboriginal people (Palawa), a city where we can look up to a starry night, where waterways provide natural habitat and community enjoyment, where growth doesn't consume our beautiful landscape.



2. Form

A compact and cohesive city with well-designed buildings and places

Our city is distinctive for having retained its historic, small-scale, fine-grained character. New development should increase building density in the heart of the city and the inner neighbourhoods, decreasing the pressure for unsustainable urban sprawl. New buildings and open spaces should be examples of creative, thoughtful design that speaks to Hobart's historical context. Well-constructed buildings that sit comfortably within our townscape and provide opportunities to reconnect fragmented streetscapes. All contributing positively to a well-functioning, compact and cohesive city.



3. Use

A creative and productive city with an abundance of workplaces and housing for everyone

To grow our capital city's economy, we need spaces to be creative and productive. Hobart should have more workshops, studios, offices and laboratories for new and innovative businesses to seed and grow. We need a variety of housing types – for families, retirees, city workers, visitors, and many others in our community. We need social and affordable housing. We should encourage mixed use developments as they can efficiently combine business activity, community uses and housing.



4. Movement

An accessible and connected city, very walkable and bike-friendly

It should be easy to get around our city on foot, on a bike or scooter, or in a bus. Everything we need should be easily accessible, so we don't need to use our cars for everything. We should create more through-site pedestrian links to shorten journeys and provide pleasant experiences. A city that is inclusive because it is designed for all abilities.

Ample micromobility access and parking should be provided throughout. A more walkable city makes that makes for a healthier, happier and better-connected community.



5. Amenity

A caring and nurturing city that feels safe and comfortable

Our city needs to be designed to support and nurture our diverse community. We need good quality apartments and townhouses where we can live in peace and quiet. Our dwellings should have summer shade, winter sun and a decent view to landscape. A courtyard garden is our daily experience of green and enjoyment. We are happy with compact housing, but need enough space to live well and store our things. Our city should always feel safe and comfortable at night - even with a thriving nighttime economy.



6. Greening

A green and tree-filled city with plenty of quality public space and restored natural environments

We need more trees, gardens and places to meet and play. More trees will soften the city, provide shade and reduce the urban heat island effect in summer. More parks, forecourts, plazas and roof gardens provide places for movement, gardening, fresh air, gathering, and contemplation. Rewilded watercourses brings nature back into the city, and provide us with beautiful pathways between the city, the estuary, the hillside bushland and the mountain.



7. Resilience

An efficient and robust city with sustainable, durable and adaptable buildings

Our city needs to be designed to support and nurture our diverse community. We need good quality apartments and townhouses where we can live in peace and quiet. Our dwellings should have summer shade, winter sun, and a decent view into the landscape. A courtyard garden as our for a daily experience of nature. We are happy with compact housing, but we need enough space to live well and store our belongings. Our city should always feel safe and comfortable at night. We should nurture our nighttime economy to engage people positively in our city after dark.



1. Country

A CITY ON COUNTRY contributing to the health of lands, waters and skies for current and future generations.

Milaythina (Country)-centred urbanism

Country is the tangible and intangible, the attachment and connection we have to the place we live, its landscape, its ecosystems, its people – everything under the sky, from Kunanyi /Mountain Wellington to Timtumili Minanya / the River Derwent.

Everything we demolish, excavate, build, create, plant and grow in Nipaluna (Hobart) is on Country.

These are the traditional lands, waters and skies of the Muwinina people, who did not survive the British invasion, and whose lands were forever changed as a result of colonisation and all that has followed.

When the city grows we cause impacts to Country. The land has been consumed for development and infrastructure; the waterways contaminated, diverted and sometimes blocked off; and the sky polluted with light and emissions.

As a city community, as designers, developers and decision makers, we are responsible for the health of Country here in Nipaluna/Hobart.

We should focus on sustainable and regenerative practices for the land, water and skies. The health of our city as well as our own health, depend on the health of Country.

Planning, design and development can happen on Country in an authentic and regenerative way.

City of Hobart has worked with Tasmanian Aboriginal consultancy Milangkani Projects, along with design consultant REALMstudios, to develop a practical guidance document, [Nipaluna \(Hobart\) A City on Country Framework](#).

The Framework deeply informs the Hobart Design Guideline's Country principle and guidelines, and both should be considered together.

COUNTRY Design Guidelines

1.1 Seek advice early

From the early stages of a project, proponents should seek and consider the advice of Tasmanian Aboriginal people about how to connect to and regenerate Country and, where appropriate, how to respectfully and authentically celebrate Palawa stories and practices.

City of Hobart officers can assist with the process of starting with Country.

Not every project will need the same level of engagement and consideration but asking questions early will go a long way towards building understanding and trust.

A model to assist in this process is the *kanalaritja* (Palawa traditional shell necklace), a metaphor for how making a necklace, as a communal and evolving act, is similar to a project life cycle from an Aboriginal perspective. It is provided in the *Nipaluna (Hobart) A City on Country* (page 17)

1.2 Maintain a compact city

An effective way to minimise the impact of development on Country is to use the least possible amount of land.

Land that has never been developed should remain so, to decrease the need for new roads, water, sewer, and other infrastructure, and to avoid destroying natural habitat or productive farmland. Land that may have cultural meaning and remains from the Muwinina should remain untouched.

Refer to item 2.02 for additional guidance.

1.3 Darken our sky

'The sky is a library, and every star is a story'
Theresa Sainty

Light pollution is the consequence of excessive artificial lighting at night and has a significant, but generally underestimated, impact on people, wildlife and the climate. In addition to harmful physiological and environmental impacts, the sky-glow above Hobart obscures the stars, and the stories found within them.

Refer to item 5.09 for additional guidance.

1.4 Restore our waterways

Water is the life blood of Country, and Hobart's rivulets and estuarine environments are strongly defining elements of our city. Where possible, developments along their course should be set well back, and the shores and banks dedicated to public open space and environmental restoration.

Refer to item 6.08 for additional guidance.

1.5 Provide access to Country

We can facilitate cultural understanding by enabling the community to care for Country wherever relevant and appropriate. These can be places of ceremony, places of gathering and places of learning for all.

Refer to section Nipaluna (Hobart) A City on Country (page 23, principle 4.1) for additional guidance.

1.6 Incorporate storytelling

Through research and authentic engagement we can learn, and share knowledge, about the people and the environments that were before colonisation.

These narratives, and the knowledge shared, can then be incorporated into the design of a development, infrastructure and open public space.

Refer to item 2.03, and *Nipaluna (Hobart) A City on Country* (page 20, principle 2.3), for additional guidance.



Figure 6. Figure 6. Nighttime view of Nipaluna (Hobart) from then eastern shore of Timtumi Minanya / the River Derwent.

Country case study: UTAS Riawunna Garden – a place of welcome and ceremony

The University of the Tasmania (UTAS) established the Riawunna Centre for Aboriginal Education in 1991, with locations in both Sandy Bay, Hobart, and Newham, Launceston. The word Riawunna translating to circle in the language of the people of Bruny Island.

With the consolidation of the UTAS Launceston campuses the Riawunna Centre, and associated garden, sought to find a place in the reimagined Inveresk Campus masterplanned by architects Wardle Studio.

Before any design was undertaken for the Garden landscape architects ASPECT Studios started a dialogue with the staff at the Riawunna Centre and the broader Tasmanian Aboriginal community. This was a process of discovery to understand their connections to Country and the importance of cultural values and practices.

A key outcome of this dialogue was the inclusion in the design of a fire pit and the desire for a level of privacy to undertake cultural practices. These informed the site selection and the Garden's design.

The Garden, completed in 2023, has a curved path connecting three oval spaces. Those at either end designed as grassed places to sit and contemplate. The central space is pre-eminently for cultural practices and

gatherings. Key elements in these three spaces were designed by Palawa artists Genie Battese and Lynne Spotswood and then fabricated by T3D Studios.

The central oval has a covered metal ceremonial fire pit in the centre under a shelter. The fire pit is placed in a concrete circle with representations of the local rivers that converge in Launceston. The concrete itself is imbedded with shells from coasts around Lutruwita/Tasmania. The shelter, also made of metal, represents traditional basket weaving and has nine circles, one for each of the Tasmanian Aboriginal Nations.

All three spaces are partly shielded for privacy from the adjoining tram tracks by curved weathered steel screens. These have laser cutouts representing the local river reeds.

The resulting design brings together fire, water symbolism, ceremony and narratives. As significantly is that the design emerged from a deep and meaningful collaboration between knowledge holders, designers, fabricators and artists.



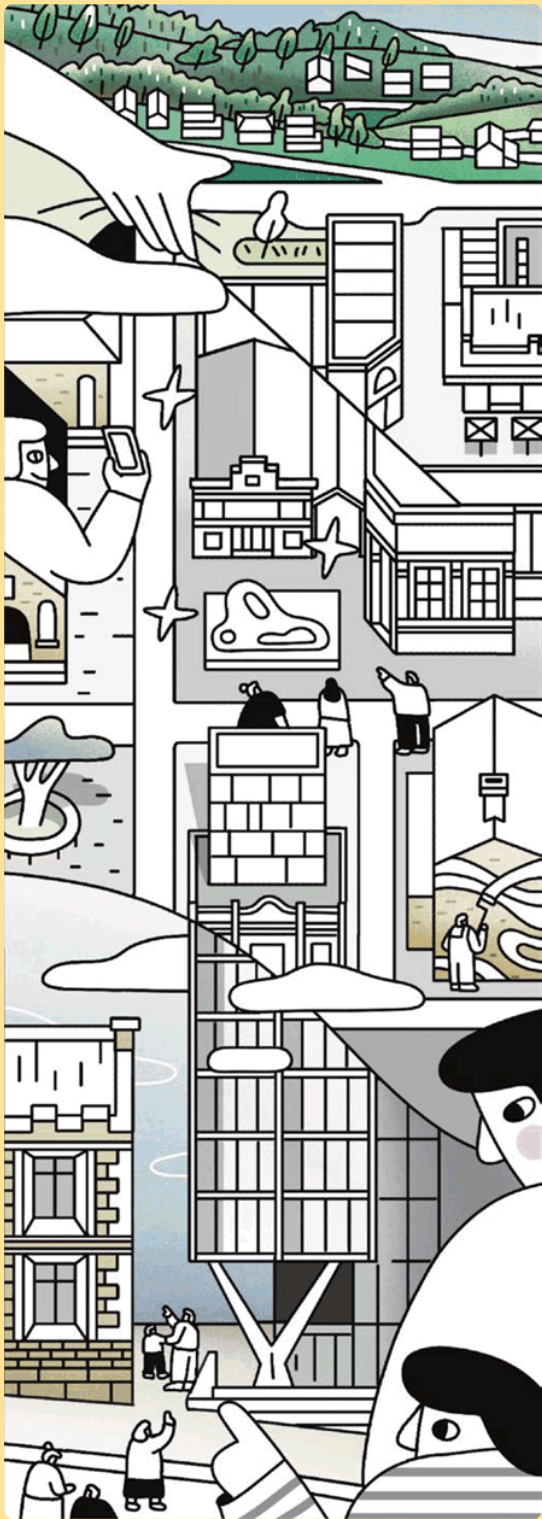
Figure 7. Central ceremonial space with fire pit, shelter and metal screen at the Riawunna Garden, UTAS Inveresk Campus, Launceston. Designed by Genie Battese and Lynne Spotswood with ASPECT Studios. Photo by John Gollings.



Figure 8. Riawunna Garden with three oval spaces connected by a central path, in between tram tracks and the River's Edge building. Garden designed by ASPECT Studios, building by Wardle Studio. Photo by John Gollings.



Figure 9. Riawunna Garden plan with three oval spaces connected by a central path, and the surrounding landscape. Garden designed by ASPECT Studios, building by Wardle Studio.



2. Form

A COMPACT AND COHESIVE CITY with well-designed buildings and places

Hobart has some of the best conserved cultural heritage in Australia and is famously located in a picturesque natural setting.

Many of our older buildings are modest but interesting. Many older houses sit on small lots within walking distance of the city centre or neighbourhood shops, schools and playgrounds.

While being stylistically different, our existing buildings are cohesive in scale and character, resulting in a fine-grained, human-scaled city where the parts work well together. This scale is fundamental to our sense of place and is highly prized by our community.

Rather than filling our river estuary and wild foothills with further urban sprawl, we need to 'grow inwards' by creating a compact, cohesive and thriving city. A challenging aspect of growing inwards is finding ways of building larger buildings next to older, smaller ones in a way that increases density without diminishing the prevailing character.



Figure 10. Brooke Street Pier, an innovative floating wharf, contributes additional retail and hospitality to Hobart's waterfront. The design of the pier references older wharf structures. Designed by Circa Morris-Nunn Chua Architects with engineering by Gandy and Roberts.

FORM Design Guidelines

2.1 Engage a qualified design team

The design of compact developments can be complex and challenging, so needs the expertise of qualified design professionals. Ideally, designers will have local knowledge and be able to respond to the city's history, architecture, landscape and community aspirations.

2.2 Build densely, intelligently

A compact city minimises urban sprawl, is more walkable and rideable, so people do not need to rely on cars, making it more sustainable and affordable.

We need to make better use of our inner-city land by creating compact and intelligently designed and arranged buildings on previously under-developed sites.

We can:

- maximise amenity for future occupants
- minimise impact on surrounding buildings and open spaces
- make the best possible use of a site for occupants and the city by building as much as is allowable will minimising off-site amenity impacts
- consider contributing back to the surrounding area with open space, pedestrian links, public art and many more to further improve Hobart's liveability.



Figure 11. Behind the 1840 sandstone Parliament House near the waterfront, Parliament Square adds taller, contemporary buildings to this civic historic precinct. The old Parliament building was designed by John Lee Archer; Parliament Square was designed by fjstudio.

2.3 Respond to context

Infill development resulting from creative and sensitive design can sit comfortably within the townscape, neighbourhood and site context.

Proposed development should demonstrate analysis, reflection and appropriate contemporary responses to context.

We consider:

A. Townscape

- the social history and stories of the site including Palawa, colonial and contemporary
- landform, topography, geology and drainage
- sun angles, weather patterns, wind direction and climate
- the relationship to the wider built and natural form of the townscape, including site location within Hobart's 'urban amphitheatre'.

B. Neighbourhood

- community demographics and local economy
- prevailing land uses
- its changing character, including approved plans and strategies
- celebrated and desirable features, characteristics and nuances.

C. Site context

- past uses, previous architecture, historic landscape and stories
- characteristics, qualities and historic rhythms of the streetscape
- adjoining street widths, space for pedestrians and cars, what is there and how it is used such as seating and planting
- scale, form, massing, setbacks and layout of buildings within and for neighbouring sites
- facade articulation, material detailing, palette and expression of neighbouring buildings.



Figure 12. A three-storey mid-century apartment block in Battery Square is similar in bulk and scale to the neighbouring Victorian house.

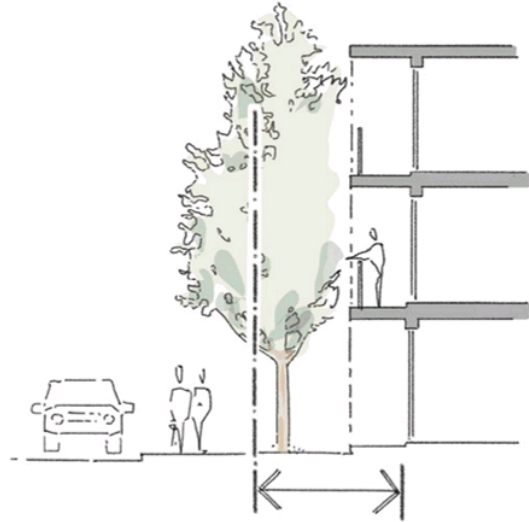


Figure 13. Setting buildings back from the footpath can create space for gardens and street trees, contributing positively to the street.

2.4 Re-imagine Hobart's character on a larger, denser scale

Hobart's local character has historically featured an eclectic mix of older, smaller buildings. They are enjoyed and cherished for their human scale, use of local materials, and often fine detailing and skilled craftsmanship.

Newer, larger buildings should seek to re-imagine and complement this existing local character rather than diminish it.

We can:

- take cues from the form, patterning, detailing and material palette of older, smaller buildings
- reflect the human scale, massing and fine-grain features of the city by not overwhelming existing smaller buildings
- consider how to creatively and sensitively deal with shifts in scale, for example by avoiding large blank walls on new developments.

2.5 Retain and improve quality buildings

The character of Hobart derives from its eclectic stock of buildings from various periods, including those that are not heritage listed. There is also inherent value in the spaces, materials and labour embodied in them. Some buildings will not be fit for future use, while others have the capacity to live on.

We can:

- demonstrate, where demolition is proposed, that it is absolutely necessary.
- consider retaining and adapting existing buildings, incorporating them into new developments
- retain the character of the older building.

2.6 Respect the natural topography

Located on the foothills of Kunanyi / Mount Wellington, many of Hobart's streets and sites are sloping and steep. Conventionally developments have used 'cut and fill', levelling the ground, sometimes with adverse environmental and stormwater impacts.

We can:

- design buildings to match the topography by stepping or breaking them along the slope and building parallel to the contour lines
- maximise the onsite use of any excavated soil to decrease its transportation and disposal.



Figure 14. Shops in small buildings on Elizabeth Street have been designed to the human scale. Parklets provide pleasant outdoor dining spaces while still retaining ample space for pedestrians. This was an initiative of the City of Hobart.

2.7 Interface well with the street and public open spaces

How a building or non built-up lot interacts with the street and public open spaces has a significant effect on the broader public realm.

We can:

- consider prevailing street and building patterns
- if complementary to the existing or future desired character, set buildings back to create gardens to the street
- provide visual connection from the building to the street and public open spaces to enable passive surveillance
- provide easy access from the street to ground floor commercial uses such as shops and restaurants
- extend awnings over footpaths to provide shade and shelter for people entering or passing by the building
- create comfortable entryways (see 4.03)
- consider the full-grown canopy size of any trees so awnings, and other parts of the building, can be designed to allow them to grow.
- avoid blank facades
- respond, for corner sites, to Hobart's tradition for entryways and visually prominent architecture on main street junctions.
- provide visual interest and fenestration when interfacing with public open spaces to increase the perception of safety.

2.8 Incorporate public art, historical interpretation and other civic gestures

New development can bring depth and meaning to the public realm through the inclusion of public art, historical and cultural interpretation and other civic gestures.

We can:

- research the historical and cultural stories of the site and surrounds
- support artists and designers to provide publicly accessible art, interpretations or other civic gestures.
- in the early stages of planning, bring together a range of stakeholders – including developers, designers, community groups, artists and city planners – to consider suitable art or other types of commissions.

Form case study: Berea Street – density in historic areas

Central Hobart and the inner neighbourhoods have many historic streets and buildings. These are also the areas where new infill developments will benefit most from existing infrastructure, employment and services.

Over the decades some larger lots have been subdivided, and older buildings demolished for new. The result is an eclectic mix of form, style and function.

A good example of successful variety in building forms and uses is Berea Street, a narrow street, approximately 6 metres wide, in the inner city. Berea Street runs between Liverpool and Collins Streets, with an approximate South-East to North-West orientation.

The street has many historic buildings, some well over a century old, the majority of which are heritage listed. The mostly warehouse-type buildings sit at the Berea Street intersections with the larger and busier Liverpool and Collins Streets. These warehouses are occupied by commercial businesses and community uses, which benefit from the access and exposure the location provides.

The inner part of the street contains mostly newly built residential uses. These buildings are generally two storeys, both attached and detached. Most enjoy a small street setback and/or a rear courtyard.

The newer developments are similar in height and scale, but with contemporary styling.

The detailing and construction of most of the Berea Street buildings is simple and robust, from the older stone buildings, through brick and timber, to contemporary concrete construction.

This diversity in style, form and function showcases how development can happen within the city's older areas in a way that responds to context while providing for a more compact and cohesive city.



Figure 15. An 1858 map of Hobart Town by map maker Richard Jarman with Berea Street highlighted in a red box.



Figure 16. A cross-section of Berea Street from Collins Street to Liverpool Street. The buildings in red are newer, with those in yellow being historic. It illustrates different architectural styles and the mix of residential and commercial uses.



Figure 17. A photo from 2 Berea Street towards the North-West, showing the architecture of different periods and the relationships of the various buildings to the simple, asphalted street.



3. Use

A CREATIVE AND PRODUCTIVE CITY with an abundance of workplaces and housing for everyone

Our city is our island capital; a thriving home of niche industries, renowned hospitality venues and entertainment events, and small businesses. Our city contains some of Tasmania's best-loved cultural institutions, vital educational and public services, and cutting edge scientific and medical research facilities. As a result, the city is home to a significant number of artists, authors, musicians, scientists, educators, medical professionals among many others.

As we grow our city, we need to think about how we intend to use it. While visitor accommodation is important for tourism, it should not prevent land uses that contribute to our economy in other ways. We need to build the city which can best support our economy. But above all, we need to provide more affordable and accessible housing for our diverse community.



Figure 18. The Commons apartments were conceived as a zero emissions co-housing development. Some public open space and shop spaces are provided at street level, with communal resident facilities such as a laundry on the rooftop. Designed by Core Collective Architects for Small Giants Developments

USE Design Guidelines

3.1 Build more housing for everyone

Hobart has an urgent need for housing. Developers should consider housing to accommodate diverse types of households – young people, downsizing empty-nesters, families, the city's key workers – and all types of needs, including social housing, affordable private housing, short and long short-term rentals.

Property development is a form of social investment.

We can:

- develop housing for young and old, single people and families, people who are able bodied and those living with disabilities
- provide ancillary dwellings, generally a low-cost and low-impact way of increasing urban density
- collaborate with Homes Tasmanian and other community housing organisations to provide affordable and social housing
- provide open space, community facilities and transport infrastructure across all Hobart neighbourhoods to prevent an uneven and unfair distribution of infrastructure.

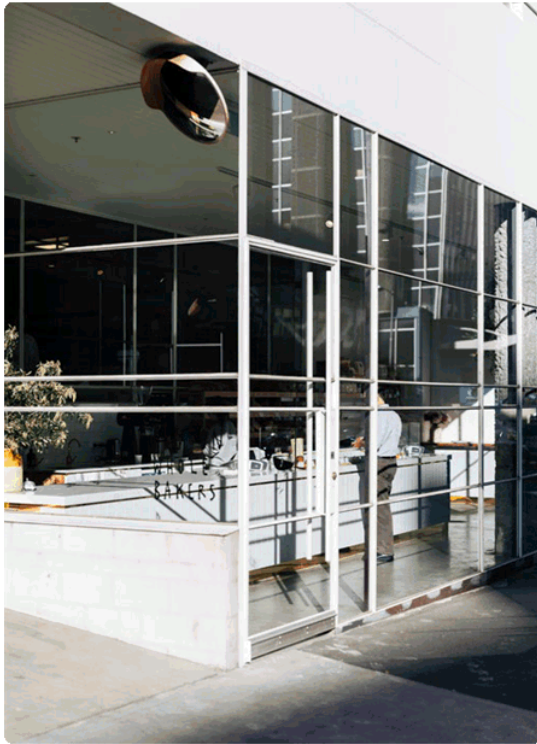


Figure 19. The large windows at Pigeon Whole Bakers in Argyle Street bring activity to an otherwise uninteresting streetscape. Designed by Core Collective Architects.



Figure 20. Hobart has a well-established nighttime economy, particularly during events such as the now iconic Dark Mofo winter festival.

3.2 Prioritise mixed use development

New housing development should not displace high-level services in the city. Conversely, low-intensity, commercial uses with low public benefit could make way for housing.

We can:

- design apartment buildings with businesses on the ground floor
- where available develop shop-top spaces for other uses such as housing
- provide legible, safe and functional access for both commercial and residential uses
- allocate any parts of a site with poor housing amenity (e.g. insufficient sunlight) to more suitable uses
- consider how laneways and arcades can be used as business fronts and for different types of housing.

3.3 Use street frontages productively

The vibrancy, and associated sense of safety, in our city's main streets greatly depends on the uses and treatments of street frontages.

We can:

- incorporate ground floor uses that activate the street, such as shops and hospitality venues
- avoid blank frontages by locating or screening plant rooms, service cupboards and parking away from the street or screened with active uses
- avoid long expanses of glass that are not see through and with no access doors as they have been found to have poor legibility and can feel like a blank wall.



Figure 21. Our streetscape and our community benefit from public art and artist-run spaces. Picture of Bathurst St mural *Everyone is beautiful* by Sarah Wells.

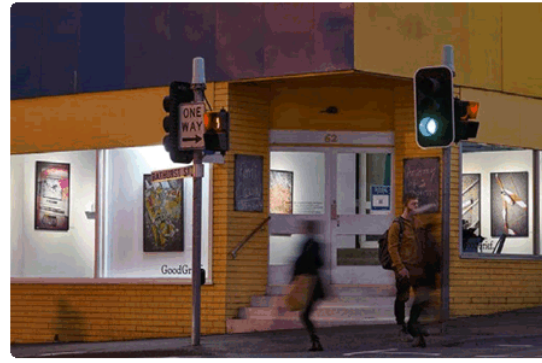


Figure 22. Good Grief Studios occupies a former automotive workshop on the corner of Bathurst and Argyle Streets.

3.4 Design for flexibility

Interiors should be able to respond to changes in occupant needs. For example, during COVID many people set up home offices, which has resulted in more people working from home.

We can:

- create spaces that can be joined or separated in response to changes in occupant needs
- explore how building design can incorporate small flexible workspaces with residential and other uses.

3.5 Enable the nighttime economy considers residential amenity

Hobart's nighttime economy is an important part of our identity and contributes significantly to the tourism industry activity. Essential services such as hospitals operate day and night. Nighttime activity and residential uses must be considered together.

We can:

- ensure hospitality and entertainment venues have good acoustic and operational separation from nearby housing
- for new residential uses ensure they are designed with good acoustic insulation from nearby nighttime uses
- design places for nighttime uses that feel safe for both their patrons and nearby residents.

3.6 Provide infrastructure for events

Our city is home to several year-round markets as well as countless community events and festivals. Some, such as the weekly Salamanca Market or the annual Taste of Summer, are renown throughout Australia.

We can:

- incorporate infrastructure and services that allow for public uses when a development includes or interfaces with existing public open space
- include provision of three phase power, potable water and toilets to support public outdoor events.

3.7 Create 'third' places for all

Places that are not home or work can be enjoyed by everyone and help create a sense of community.

Our city enjoys and continues to add these 'third places' where people can find their own space as well as connect with others.

In designing buildings and spaces, we should consider the needs and wants of different age groups, cultures, interests and abilities.

We can:

- create places that are age-friendly, with comfortable seating, quiet areas, and spaces for socialising
- integrate opportunities for physical exercise for different interests and abilities
- create places where young people can gather, connect with others and enjoy activities
- consider cultural practices and languages to make third places inclusive for our diverse community.



Figure 23. Basketball half court in the Hytten Hall UTAS Hobart Apartments on Elizabeth Street. The court is located on the edge of an undeveloped site and is available to the public. Design by nettletontribe. Photo: Natasha Mulhall.



Figure 24. La Sardina Loca, a small bar and restaurant set in an historic courtyard and accessed from Elizabeth Street through a short laneway.

3.8 Design for reuse

Buildings should be capable of being used for a number of different purposes and adaptable to future changes in use.

We can:

- provide sufficient floor to floor height for a change in use; consider for example that parking structures with low ceilings limits their adaptability and that commercial uses generally need more floor to floor height than residential uses
- use structural grids, such as columns and beams, that allow for the reconfiguration of the floor space
- consider the additional load of potential future uses in the design of the structure.

3.9 Allow use of vacant buildings and land

Buildings and sites often sit unused pending a new development.

Vacant spaces may offer ideal opportunities for trialling new business ideas and giving exposure to start-ups; housing public displays, art exhibitions and performances; or providing studio and teaching spaces for artists and other creatives.

We can:

- investigate making vacant buildings and sites and open spaces available for temporary uses.

3.10 Provide spaces for co-working and making

Our city economy benefits from small business, start-ups, makers, artists and not-for-profit organisations all needing affordable, well-designed and well- located workspaces, including meeting facilities such as those at the Salamanca Arts Centre

We can:

- allow for flexible workspaces in offices and mixed-use developments, with private work areas and places to meet, gather and share ideas
- explore opportunities for creative studios in large flexible spaces such as former warehouses.

Use case study: The Rox – sensitive, mixed-use development

Designed by Core Collective Architects and completed in 2021, The Rox Apartments in Hobart is an inner-city mixed-use development that includes 15 high-quality apartments of various sizes, and flexible commercial space at street level.

The simple, stepped form of the rendered, brick-clad building responds thoughtfully and deferentially to the heritage-listed Roxburgh House next door.

A mix of two- and three-bedroom apartments of varying sizes and arrangements offers a variety of dwellings.

Private terraces are sited for solar access and views and are softened by the integrated planter boxes.

The generously proportioned ground floor commercial space is accessed from a small forecourt that sensitively separates The Rox and its heritage neighbour.

On street level, generous timber-framed windows create good visibility from and into the street and a deep awning offers protection from sun and weather.

The commercial space is occupied by a car dealership and a small restaurant, which operate at different times of day, a good example of commercial symbiosis that extends the usefulness of a single space.

While presenting as an entirely new building, part of The Rox is, in fact, an adaptive reuse of a building that formerly housed a cleaning supplies shop.

- 1 Restaurant - refer to 3.02
- 2 Retail with good visual connectivity to the street - refer to 3.03
- 3 Awning to provide weather protection to passers by - refer to 2.06
- 4 Shop-top residential - refer to 3.02
- 5 Private outdoor space on roof terraces - refer to 6.04

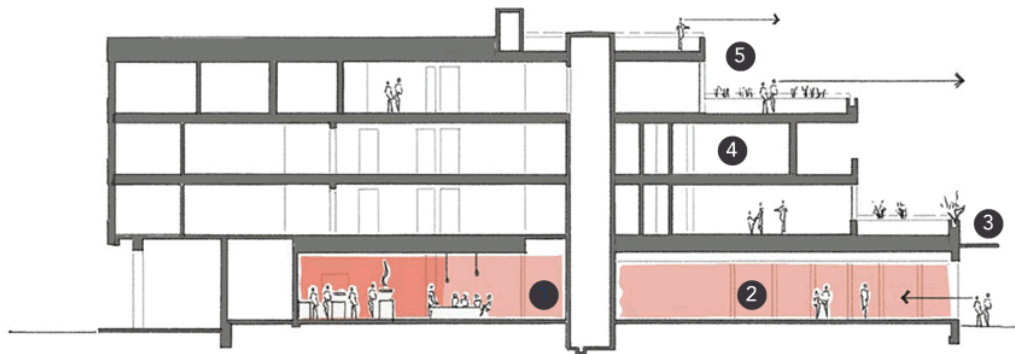


Figure 25. Cross-section of The Rox, parallel to Brisbane Street, illustrating how the building accommodates different uses.



Figure 26. A photo of The Rox Hobart looking along Brisbane Street crossing Elizabeth Street. This project contributes to housing density while responding to the scale and form of its surroundings including the heritage-listed Roxburgh House next door on Elizabeth Street.



4. Movement

AN ACCESSIBLE AND CONNECTED CITY, highly walkable and bike-friendly

In our compact and well-resourced city, inner city residents can find most of their everyday living needs within walking or cycling distance.

With 50% of Hobart's carbon emissions coming from transport we need to find ways to decrease our reliance on private cars.

We need to encourage active travel. Walking, cycling and scootering improve city amenity and community wellbeing through reduced road congestion, improved air quality and increased physical activity. A choice strongly supported in the [Hobart Transport Vision 2024](#) vision.

New development should seek to add to the city's opportunities for active travel, to its pedestrian and cycle infrastructure. Convenient through-site links and improving the quality and accessibility of existing streets will encourage a walkable city. Internal circulation, within private open space and in and out of buildings should be easy, safe and pleasant. Together with ample micromobility parking, it will all make for a city with great active travel.



Figure 27. Built in 1839, Kelly's Steps is an historic through-site link between Salamanca Place and Battery Point, in Hobart.

Movement Design Guidelines

4.1 Create through-site links with internal spaces

Despite its small size, our city is arranged in large urban blocks within a widely spaced grid of streets. With significant volumes of traffic flowing through the city centre, and given our mostly narrow footpaths, it can feel hostile to pedestrians and cyclists. Laneways, arcades and courtyards offer places of retreat and exploration.

Hobart would benefit from more permeable city blocks with through-site links and internal spaces as short cuts. These through-site links or laneways also provide places for small businesses that are generally more affordable and away from the traffic.

We can:

- provide publicly accessible through-site links for both daytime and nighttime access
- design for good passive surveillance
- avoid areas of entrapment
- limit areas to daytime access where safety could be a major concern at night.

4.2 Design for different abilities

Inclusiveness is fundamental to good design as only cities that are designed for everyone are functional and welcoming.

We can:

- ensure the siting, layout and circulation of a building or space enables everyone to move around comfortably and safely
- aim for a proportion of our new dwellings to meet at least a silver level under the [Livable Housing Design Standard \(Australia, 2022\)](#) to enable dwellings to better meet the needs of the community, including older people and people with mobility limitations.

4.3 Create comfortable entryways

Building entryways are extensions of the public realm and should be pleasant, safe and convenient to move through. Transitional spaces between the street and internal circulation can help achieve this. The design of entryways is context dependent and could, for example, be a glazed lobby with a recessed front door or an entry forecourt.

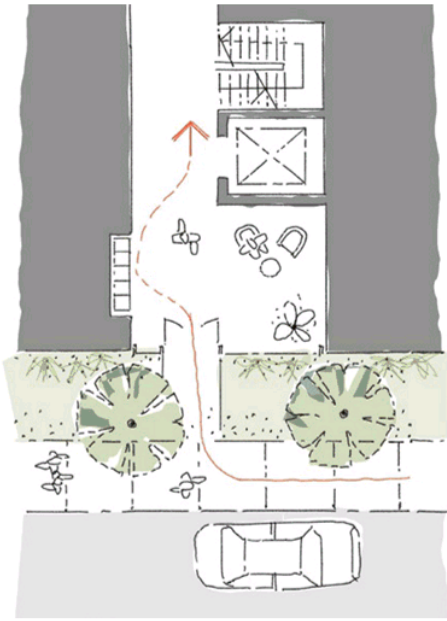


Figure 28. Building entryways should provide generous circulation space and include places for siting.



Figure 29. Generous micromobility parking at the Institute of Marine and Antarctic Studies on Castray Esplanade, Hobart.

We can:

- provide good sightlines, sufficient outdoor lighting and minimise the risk of entrapment
- provide ample space for people to stop and chat and to manoeuvre prams, deliveries, etc.
- consider space for seating for people to wait

4.4 Provide generous internal circulation

Internal circulation areas, such as hallways, stairwells and lobbies, are civic spaces that allow people to move comfortably into and between places. As they are usually small, they need to be carefully designed.

We can:

- provide weather protected circulation spaces
- consider designing open circulation spaces when they front to an internal courtyard, as they can provide fresh air, natural light and passive surveillance
- enhance the amenity of circulation spaces with comfortable seating and design elements such as plants and art works.

4.5 Provide ample micromobility access and parking

We want Hobart to be a micromobility-friendly city, where cars are not needed for everyday journeys.

We can:

- provide convenient, secure parking for micromobility vehicles in or near buildings considering the likely number of building occupants and visitors
- ensure micromobility parking is weather protected, step-free and close to entryways
- provide end-of-trip facilities such as change rooms and showers
- provide electric charging facilities, and places for vehicle repair or maintenance.



Figure 30. Salamanca Mews provides a pleasant through-site link between Gladstone Street and St Davids Park. It has places to sit, access to the surrounding apartments and a well-landscaped environment.

4.6 Improve and de-clutter footpaths

Movement within the city must be safe and convenient for everyone, especially those who are less mobile.

High quality footpaths are essential for people using wheelchairs or walking with assistance, wheeling delivery trolleys, or pushing prams or strollers.

The City of Hobart may contribute to a new development with footpath upgrades and other public realm improvements such as street furniture.

We can:

- coordinate with the City of Hobart so that new streets meet the appropriate standards and the public realm design requirements.
- integrate footpaths with the street network to be continuous and avoid dead ends
- provide footpaths on both sides of the street
- ensure footpaths are sufficiently wide and level for all users to pass safely and comfortably

- add street trees and plant them in deep soil, so they grow faster and live longer
- include seating in comfortable locations and at frequent intervals to enable people to rest.
- place civic infrastructure such as seating, signage and bins away from footpath traffic wherever possible. A-frame signs and loose furniture should be avoided other than in areas away from the path of travel.

4.7 Enable shorelining

Vision impaired pedestrians using canes may use the edges of buildings, fences and kerbs to navigate within built up areas, this is known as shorelining. This technique helps people find specific places, identify where paths intersect, or maintain a desired direction.

We can:

- provide clear, continuous and unobstructed ground floor building edges against which vision impaired or blind pedestrians can shoreline.



Figure 31. The streetscape upgrade on New Town Road, in Hobart, includes a new bus shelter, a raised pedestrian threshold, bike parking, planting and seating, which is also a visually engaging artwork. Design and project delivery by the City of Hobart.

4.8 Minimise the impact of car parking

Off-street parking requirements, particularly on small sites, can result in a ground plane dominated by parking spaces, driveways and vehicle crossings. This can have a deadening effect on the public realm.

Car parking is also expensive as it occupies areas that could otherwise be developed, reducing affordability.

We can:

- minimise on-site parking spaces, for example by including car share schemes in new developments
- sleeve parking fronting a street or park with other uses, such as shops and offices, and/or landscape
- separate vehicle and pedestrian entryways, or recess vehicle entryways
- use quality garage doors that operate quietly and conceal parking areas from other uses
- use only necessary lighting, controlled by sensors and minimise light spill into other areas to decrease light pollution
- include electric vehicle charging infrastructure in new developments and refurbished buildings. This is preferable to on street charging solutions that add clutter and decrease useable street space.

4.9 Ensure pedestrian amenity and safety at crossovers

Crossovers are at vehicle entryways, are usually a concrete ramp with an increased cross-fall when compared to the rest of the footpath. These are typically constructed in materials that are visually different to the footpath at either side. Although pedestrians have priority of movement, the design of crossovers often implies the opposite.

We can:

- reduce the width of crossovers to the minimum required for vehicles to access the building or site
- ensure the cross fall of crossovers is as minimal as possible to make it easy for all pedestrians to cross
- highlight pedestrian priority over crossovers by using the same or similar materials to the footpath on either side.

Movement case study: Mathers Place – refuge and connection

A unique and charming urban condition can be found in Mathers Place, a pleasant and interesting open space between Liverpool, Bathurst and Criterion Streets in Hobart's city centre. It is accessible at all times from all three directions.

A narrow pedestrian walkway, Mathers Arcade runs between Liverpool Street and Mathers Place. The arcade is protected from rain and hot summer sun by a glazed roof. The arcade houses small shops and eateries that are not often found in Hobart's larger streets.

A narrow open laneway runs into the area from Criterion Street, providing access to amenities at either end.

Mathers Place is an open courtyard with trees, grass and seating. It is a popular lunch spot and meeting place and is frequently used for community events.

Mathers Lane links the open spaces of Mathers Place to Bathurst Street, where the Farm Gate Market is enjoyed on Sundays.

A colourful mural on the side of a café, a blackboard for free expression close to Mathers Arcade and a billboard dedicated to rotating art and idea sharing, on the State Library's wall, provide visual interest to the otherwise blank walls.

The community buildings Criterion House and Mathers House are operated by the City of Hobart and offer a range of spaces and services, the city's Positive Ageing program among them.

Criterion Street shops and cafes, the Playhouse Theatre and the State Library add further interest and activity in this compact precinct.

A sense of safety is created at night by quality lighting, some activated buildings and a high level of presentation and cleanliness.



Figure 32. Cafe seating, a raised garden and tree canopy make Mathers Place a quiet, shaded haven, away from city bustle.

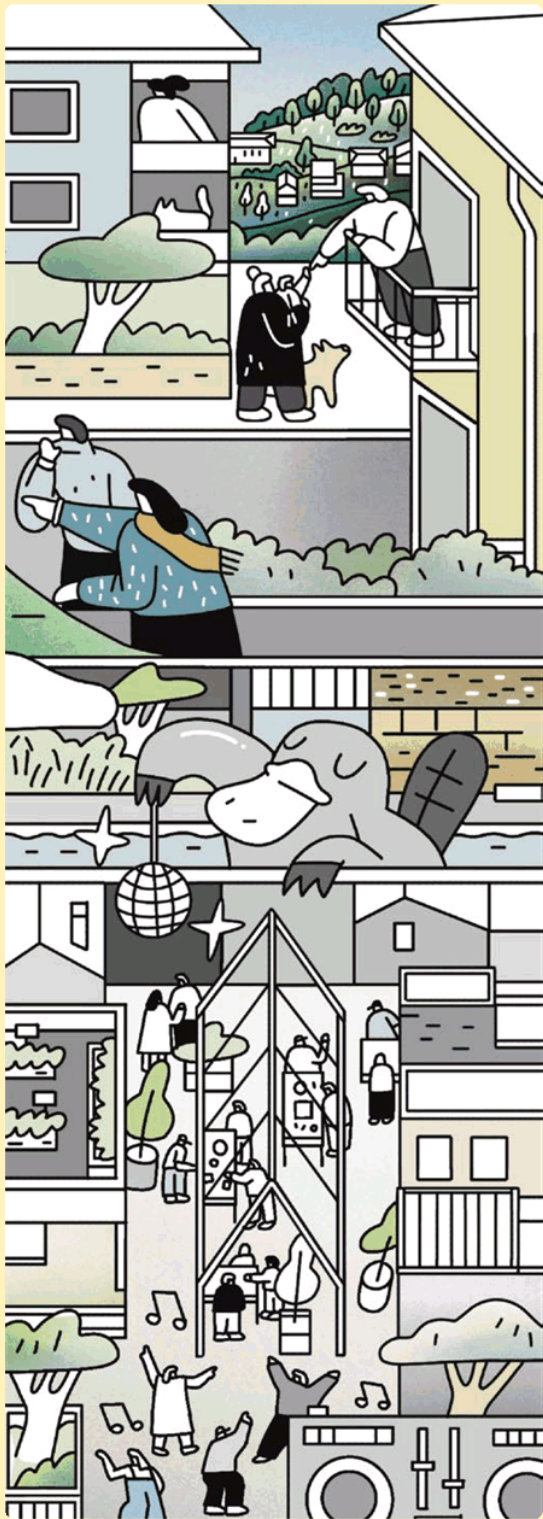


Figure 33. Lined with small shops and eateries, Mathers Arcade is a sheltered through-site link in an inner-city block.



- ① Mathers Lane - refer to 4.01
- ② Criterion Lane - refer to 4.01
- ③ Mathers Arcade - refer to 4.01
- ④ Mathers Place - refer to 6.01
- ⑤ Mathers House - refer to 3.08

Figure 34. A plan Mathers Place shows its interconnecting laneways and arcades that provide pedestrian access, open spaces, and business opportunities in the centre of the city. It also shows how this part of the city is connected to adjoining blocks providing strong inner-city permeability.



5. Amenity

A CARING AND NURTURING CITY that feels safe and comfortable

Amenity refers to the qualities, conditions and factors that combine to make a place or building accessible, useable or harmonious, and pleasant. Good amenity contributes to a sense of wellbeing among residents and visitors, and makes for a better, more liveable city. Poor amenity can have significant negative impacts on the functioning of neighbourhood and on people's health.

Most detached dwellings in low density urban settings achieve amenity by being set apart from the neighbouring buildings. Occupants typically enjoy

good lighting, natural airflow, and private open space such as backyards. Many enjoy vistas to the city's built and natural landscapes.

Dwellings in higher density settings rely on good design strategies to achieve this amenity. Likewise, offices need to be designed for good natural light, flexible uses, reasonable sound attenuation and outlooks.

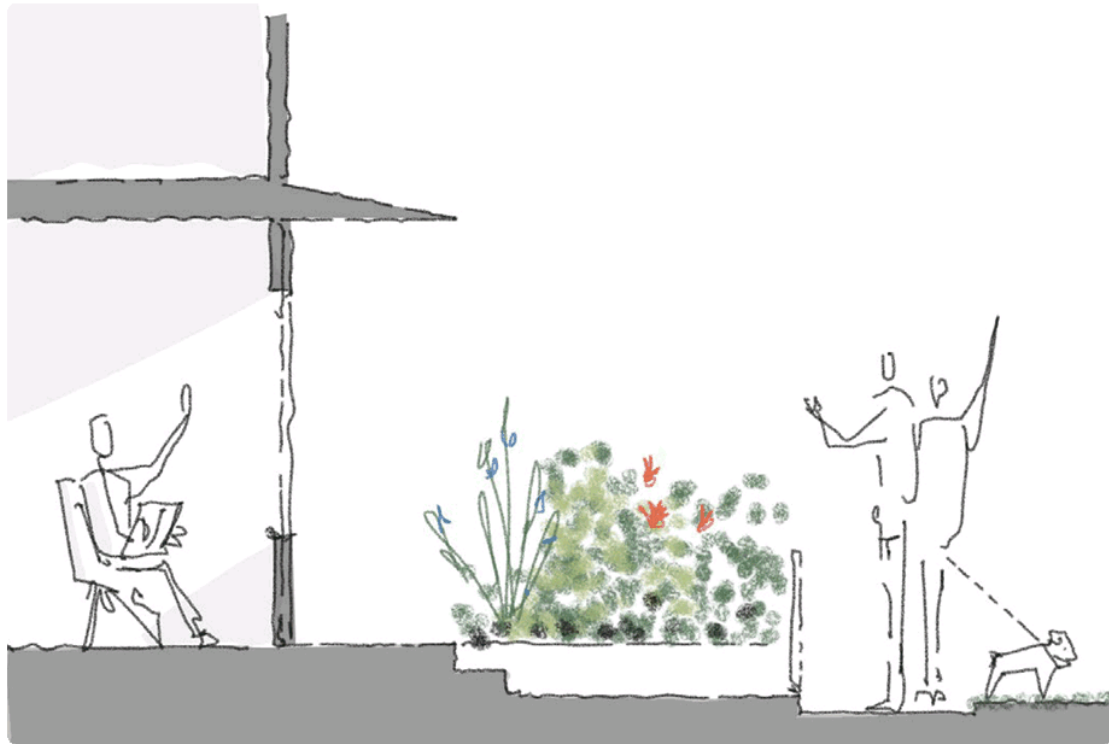


Figure 35. Views from ground floor apartments to the street contribute passive surveillance and opportunity for chance encounters. However, these habitable spaces should still be designed to afford privacy to the occupants.

AMENITY Design Guidelines

5.1 Share sun and views with your neighbours

Developments should consider impacts on existing and potential future neighbours.

We can:

- configure new buildings so sun and views can be shared with the occupants of nearby buildings and nearby open space
- undertake solar access and view studies to optimise the proposed building envelope to balance amenity impacts on nearby buildings and open space and development capacity on the site.

5.2 Design for safety

The city should feel safe and comfortable during day and night. New development should use Crime Prevention through Environmental Design (CPTED) strategies.

We can:

- ensure spaces are sufficiently well lit to allow us to see the faces of people approaching us, but not over-lit to cause glare and light pollution
- provide for good passive surveillance with clear lines of sight from dwellings into circulation areas, and private and public open spaces.
- control access and clearly delineate between public and private areas.

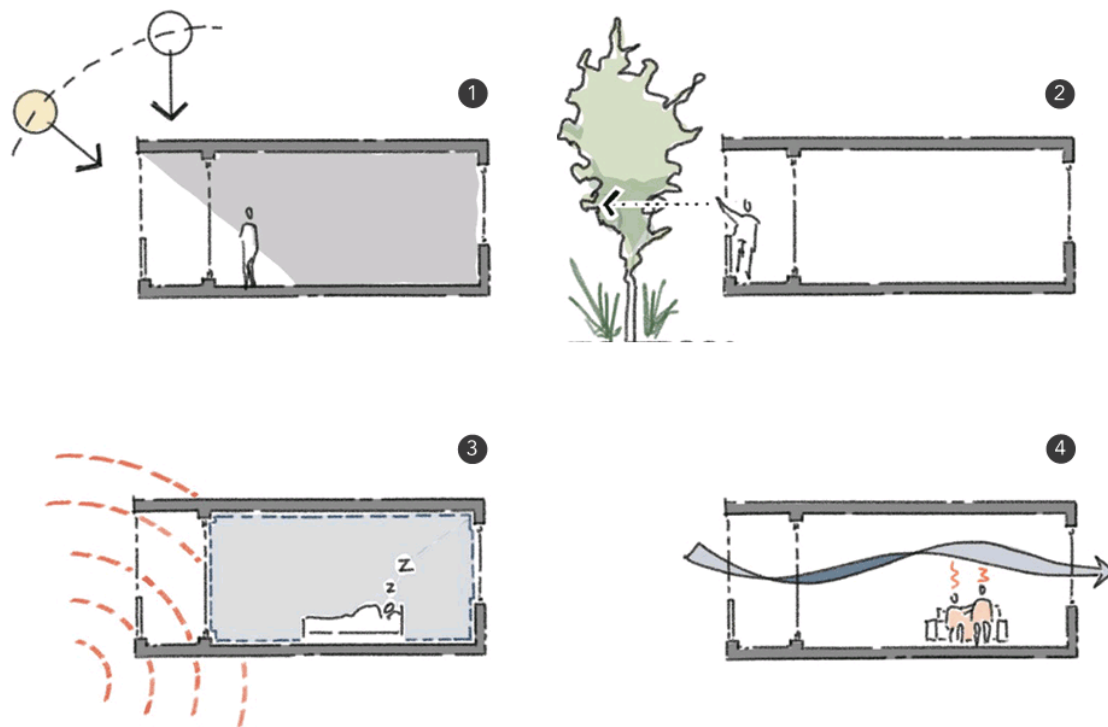


Figure 36. An illustration of designing for shade in summer and sun in winter (1); views to trees and gardens (2); acoustic separation (3); and cross-ventilation (4).

5.3 Provide storage, utility and comfort

Comfortable, well-provided dwellings enhance the experience of higher-density inner city living. By providing ample storage, utility and comfort, inner city apartments can be more attractive to families than a home in the outer suburbs.

We can:

- provide adequate living space and storage, with good bathroom and cooking facilities to meet daily needs
- consider how rooms might be configured and furnished by a range of different households
- consider the inclusion of small home office space, separate to bedrooms and main living areas.

5.4 Provide natural airflow

Natural ventilation and airflow are important for the health of building occupants. This is particularly useful in Hobart because it has several months of mild weather and generally very good air quality.

We can:

- design dwellings to be naturally cross-ventilated, with operable windows on more than one external wall
- install windows that can be locked slightly open for both trickle ventilation and security.



Figure 37. Inner-city apartments with sunny, private outdoor space and access to gardens. Goulburn Street Housing designed by Cumulus Studio.

5.5 Provide for both sun and shade

All developments should adopt passive solar design principles.

We can:

- design buildings to admit winter sun for warmth and to shade against overheating in summer
- undertake sun angle analysis, and fit awnings, slats and louvers to suit
- design buildings so that living spaces face north
- as much as is reasonable preserve solar access to adjoining neighbours

5.6 Provide visual and acoustic privacy

Dwellings should be afforded good visual and acoustic privacy. This also helps mitigate any conflicts of use with local businesses and our city's vibrant night life.

We can:

- design dwellings to have some outlook without others being able to see into private areas,
- consider how dwellings are viewed from above, as Hobart's topography means that neighbouring hillsides can look down into private areas
- ensure acoustic separation between and within dwellings
- shield mechanical plant and locate it away from bedrooms and adjoining lots to minimise disturbance from noise and vibration
- ensure suitable visual and acoustic protection for residential developments near bars, restaurants and music venues.

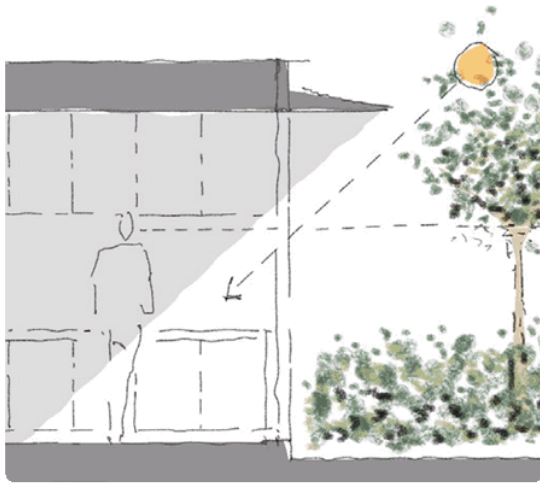


Figure 38. A view from a private room into a small courtyard greatly improves amenity of the dwelling or office.



Figure 39. Well-furnished, naturally lit, small spaces like this reading nook can enhance a dwelling. House in Lower Jordan Hill Road. Designed by Taylor and Hinds Architects.

5.7 Provide quality private outdoor space

Outdoor spaces associated with private dwellings should contribute usefulness and amenity for residents and their visitors.

We can:

- provide outdoor spaces for people to sit, talk, eat and drink, garden, read, work, or just enjoy the view
- follow further guidelines under Design principle 6: Greening.

5.8 Design for views

Regardless of location or orientation, dwellings, offices and other uses should have a pleasant outlook.

We can:

- try to incorporate mountain or river vistas into new buildings
- anticipate that views could be compromised by a nearby new development
- use views into courtyards and gardens for dwellings with no other outlooks
- consider also designing for privacy; a view out should not always be a view in.

5.9 Control lighting

While good lighting is important for nighttime safety it needs to be carefully designed. If we can provide our city with a 'dark sky' we will get better sleep, disturb animals and plants less, see more stars, and reduce our energy consumption.

We can:

- ensure lighting is warm (less than 3,000K), well controlled, and provides luminance sufficient for safe access and to be able to see peoples' faces
- minimise the use of glary and coloured lighting
- use sensors or timers to activate lighting only when needed
- engage suitably qualified consultants to ensure lighting not only meets Australian Standards, but also avoids over-lighting and helps create an attractive and safe nighttime environment.

Amenity case study: Brisbane Street Housing – simple, peaceful apartments

Designed by Morrison & Breytenbach Architects, the Brisbane Street Housing development is a great example of simple, peaceful and durable inner-city apartments.

Set on either side of a leafy courtyard, two buildings provide 35 spacious one- and two-bedroom apartments in 40 Brisbane Street, Hobart, two blocks away from the heart of the city.

The pedestrian entry to the building is through a generous, landscaped forecourt that leads to an attractive slatted timber gate.

Vehicle access and parking is separate providing increased safety.

Each apartment is accessed from a covered external walkway with sufficient space for micromobility parking.

Each apartment receives sun, achieves natural ventilation and has a view into the landscape.

Materials and finishes are simple and robust.



Figure 40. A well-designed entryway features attractive plantings, a low wall suited to seating, and sufficient space to move through or to stop and talk. Designed by Morrison & Breytenbach Architects.

- ① Services are easily accessed for maintenance.
- ② Communal courtyard - refer to 6.02 Entry court - refer to 4.03
- ③ Generous open air circulation spaces - refer to 4.04
- ④ A separate parking area - refer to 4.08
- ⑤ Example of solar access - refer to 5.05
- ⑥ Cross ventilation - refer to 5.04
- ⑦ Solar hot water storage - refer to 7.06

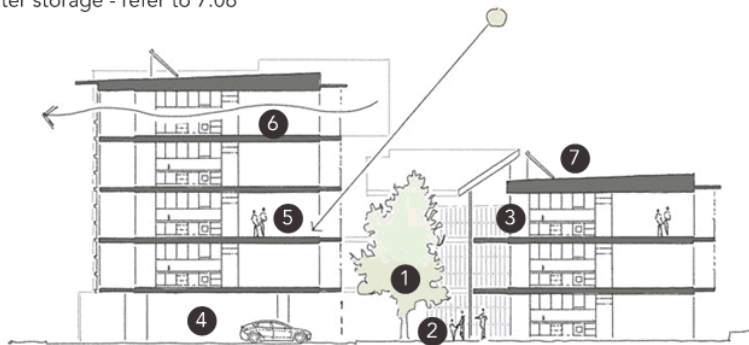


Figure 1. A cross section through the two buildings, roughly west to east, reveals how the apartments relate to the central courtyard.



Figure 41. The communal courtyard offers bike parking, raised garden beds and trees to look out onto. Designed by Morrison & Breytenbach Architects.



6. Greening

A GREEN AND TREE-FILLED CITY with plenty of quality public space and restored natural environments

While our city enjoys a considerable amount of surrounding bushland, there is limited tree canopy within the urban areas. Trees make an important contribution to our economy, climate resilience and quality of life, which is why the City of Hobart is pursuing [40% tree coverage by 2046](#).

Our community's health and wellbeing benefits from urban trees and accessible green open space. Biodiverse ecosystems depend on restored, supported and expanded natural habitat.

Wherever possible, new developments should contribute trees and gardens to the public realm, as open space accessible to the public, and to communal and secluded private space.

Hobart is also a blue city. We live on the edge of Timtumili Minanya / the River Derwent and near a multitude of smaller waterways including rivulets. The waterways offer significant environmental and open space opportunities for new, sensitive developments.



Figure 42. Salamanca Square offers shady tree canopy in summer, plenty of seating and an attractive fountain



Figure 43. A through-site link connects Hytten Hall UTAS Hobart Apartments (student accommodation) to Elizabeth Street. Designed by nettletontribe.

GREENING Design Guidelines

6.1 Provide public open space

Development on larger lots should include an amount of publicly accessible open space. Forecourts, plazas, courtyards, laneways and pocket parks are acts of civic generosity that connect to and extend the public realm offering places to rest, socialise, find refuge from summer heat and enjoy.

We can:

- coordinate with the City of Hobart to identify sites and/or streets where open space contributions can become part of the strategic network of public open space
- design public open space and surrounding buildings to allow for winter sun
- incorporate CPTED strategies, such as good passive surveillance and lighting focused on paths, so that people feel safe day and night
- incorporate elements to provide amenity such as drinking fountains, seating, public art, landscaping, shelter, etc.

6.2 Include courtyards and gardens

Building occupants and visitors benefit from access to both private and communal courtyards and gardens with quality landscaping.

Flowers, vegetables, herbs, shrubs and larger trees can enhance front and back yards, internal courtyards, patios, balconies and rooftops.

We can:

- include shade for summer, and a winter sun access
- incorporate quiet spaces for people to sit, and other spaces for children to play
- consider if some private spaces can be publicly accessible
- design and manage these spaces to feel safe by using CPTED strategies, such as good passive surveillance and targeted quality lighting
- construct for the structural load of landscaping and deep soil tree plantings at full growth
- include drought tolerant plants, and irrigation as needed



Figure 44. Red Square at Macquarie Point, Hobart, is a pop-up open space with a brewery and food trucks. It incorporates moveable timber planter boxes and picnic tables. Photo: Hobart Brewing Company

- consider views into these spaces from surrounding streets and buildings
- provide separation and privacy screening between private, communal and public open space.

6.3 Allow for sport and play

By providing for physical activity and social interaction, specialised outdoor spaces can enhance the wellbeing of users and the broader community by providing opportunities for physical activity and social interaction for young and old.

We can:

- incorporate into open spaces simple, safe, easy to
- maintain and flexible areas for sport and play
- consider community demand for specialised facilities and equipment such as small sports courts and outdoor gyms
- allow for sport and play that doesn't unreasonably disturb building occupants or neighbouring uses.

6.4 Include open space on roofs

Our city rooftops can be seen from uphill neighbourhoods as well as from taller buildings, so are integral to our townscape.

Rooftops offer opportunity for additional open space in the city centre, where it is most needed.

We can:

- improve vistas from above by creating functional and well-designed rooftops
- consolidate rooftop plant and equipment to maximise the available space for other uses
- design rooftop gardens with productive beds, grasses, flowers, bushes and even trees
- explore opportunities for beekeeping and other insect habitat
- incorporate shelter and places to sit
- consider possible additional uses for rooftops such as bars, community gardens, barbecues, viewing areas, communal laundries.



Figure 45. Trees, shrubs and grasses in large raised planters soften the hard edges in Parliament Square. Design by fjstudio.

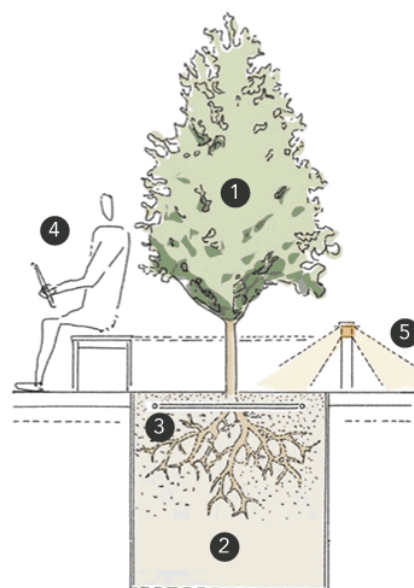


Figure 46. Drought tolerant trees (1) require deep soil for root growth (2), and irrigation when newly planted (3). Landscaping can include places to sit (4) and subtle lighting (5).

6.5 Protect and increase trees

Tree canopies moderate the temperature of the city, provide shade for people and reduce the rate of soil evaporation, thereby improving the drought resilience of other plants. Trees soften areas of concrete and asphalt, creating privacy and pleasing vistas.

We can:

- seek specialist horticultural and/or arborist advice on retaining existing trees and selecting new trees for planting
- accommodate healthy established trees in new developments where possible
- plant as many new trees as possible
- select suitable species based on the site, drought tolerance and specialist horticultural and arborist advice
- consult with infrastructure owners to ensure trees do not conflict with roads and services
- consider planting deciduous trees for solar access in winter
- plant trees in high-quality deep soil to facilitate their health and growth
- ensure they can be properly maintained, including pruning, watering, etc.

6.6 Provide deep soil for planting

Deep soil areas are those with significant depth of soil that can accommodate full grown plantings, including mature trees. They are important for the health of plants as they provide conditions that are more similar to natural environments.

We can:

- consider early in the design process how areas of deep soil can be maximised
- ensure the obstructions above areas of deep soil don't limit the growth of trees
- use the areas of deep soil to plant as many trees as possible.

6.7 Include planters

Deep soil planting can't always be provided in all sites and developments. In these places, planter boxes can create visual amenity and provide opportunities for planting that would otherwise not exist.

We can:

- include raised planter boxes for compact gardens in apartment terraces and rooftop. Select plants suited to the types of landscaping found in small gardens such as herbs, vegetables and flowers.



Figure 47. The Hobart Rivulet near Degraives Street in South Hobart has been altered with stone retaining wall, but the watercourse otherwise retains much of its natural form.

- choose planters that can be easily maintained, including their watering and drainage
- If they are movable ensure they can be secured safely and, when needed, moved with minimal effort.

6.8 Slowdown and improve stormwater

Water sensitive urban design (WSUD) is the design of urban stormwater infrastructure to improve water quality in the environment. These strategies can decrease and improve the quality of runoff, improve the natural water cycle in catchments and support green space and landscaping by getting water into the ground.

We can:

- use water-absorbing soft landscaping
- use permeable options when paving, concrete or asphalt is needed
- incorporate rain gardens and stormwater detention swales.

6.9 Restore and engage with waterways

Our waterways are important ecological, geographic and cultural features of our city.

Some parts of our waterways have been restored and sustain wildlife, while other parts are lost to culverts and flow under our city.

Some are already iconic recreation spaces, such as the Hobart Linear Rivulet Park in South Hobart and Long Beach in Sandy Bay, while others are opportunities waiting to happen.

We can:

- allow for open space and walkways on sites adjacent to waterways to improve public access and act as a buffer against flooding
- use waterways as through-site pedestrian and micromobility links in the city
- face developments onto waterways to increase passive surveillance and make places feel safer
- integrate developments adjoining Timtumi Minanya / the River Derwent into the existing waterfront and provide public access.

Green case study:

Kingston Park – a place in nature to walk, cycle, meet and play

Designed by Playstreet for Kingborough Council, Kingston Park is a wonderful example of public open space as the setting for an inclusive, adventurous playground with interconnecting trails and a raft of other public uses.

Kingston Park is the centrepiece of the long-term planning and delivery of the *(Former) Kingston High School Site Development Plan*. It demonstrates the value of the public and private sectors working together to develop a town centre into a quality mixed-use precinct with open space at its heart.

A radical departure from conventional playgrounds, Kingston Park is arranged around a path that leads to nine distinct area of play, each designed around the theme of an endemic animal. The whole design is deeply imbued with a consideration for Country.

The park incorporates Dark Sky approved lighting fixtures to minimise glare, light spill and skyglow. This minimises both impacts on wildlife and disturbance to surrounding residents, while remaining safely lit.

Custom designed play equipment is embedded in the landscape and is designed to challenge and engage children.

The project was also an opportunity to further restore Whitewater Creek, improve the existing walking trail, and provide the community and visitors with an amenable place in nature near the town centre.



Figure 48. Whitewater Creek Track connects Kingston's northern neighbourhoods with the commercial centre. It accommodates walking and cycling along the restored Whitewater Creek, and intersects with the Kingston Park Playground area. The track employs Dark Sky fixtures providing safety at night while minimising glare and light spill.

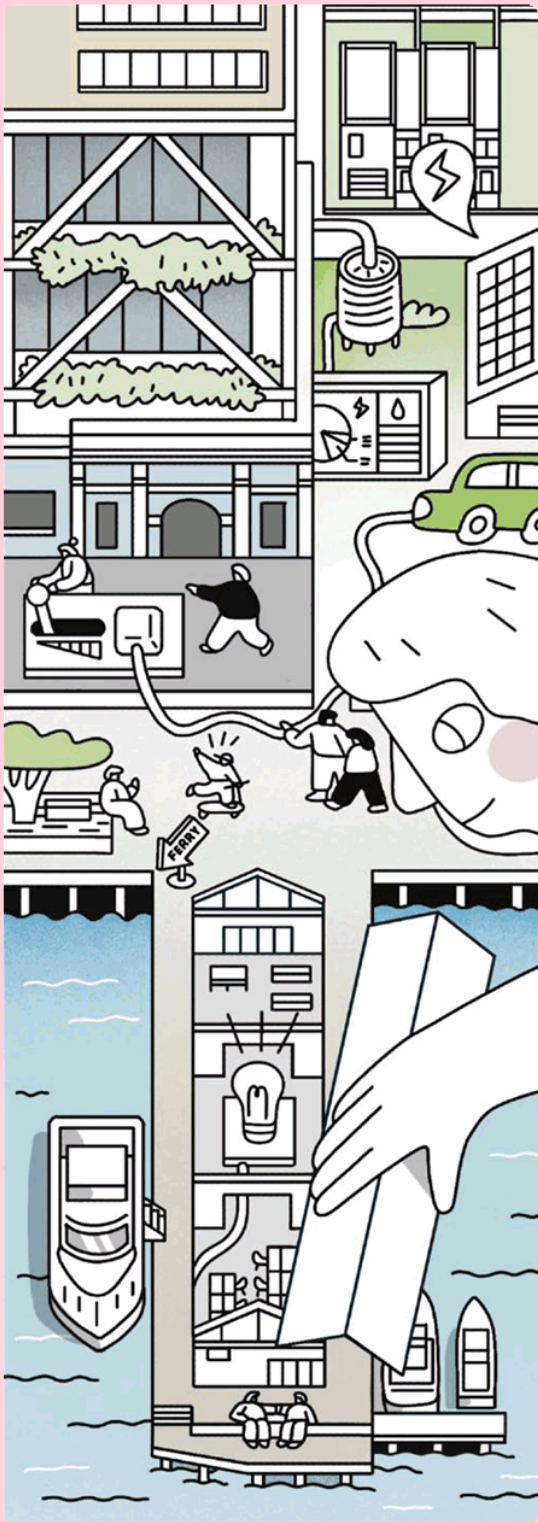


Figure 49. Kingston Park Playground is designed to encourage problem solving and physical activity. Designed by Playstreet

- | | |
|---|---|
| 1 Play space - refer to 6.01 | 6 Whitewater Creek restoration area - refer to 6.07 |
| 2 Community lawn - refer to 3.09 | 7 Exercise and event lawn - refer to 3.06 |
| 3 Kingborough Community Hub - refer to 3.08 | 8 Community amphitheatre |
| 4 Youth area - refer to 6.03 | 9 Stone gathering circle |
| 5 Path network - refer to 6.08 & 1.04 | 10 Future development - refer to 1.06 |



Figure 50. Kingston Park Master Plan, Kingborough Council. Designed by Playstreet.



7. Resilience

AN EFFICIENT AND ROBUST CITY with sustainable, durable and adaptable buildings

Resilience and resourcefulness are strong components of our community identity. Our isolation and small population require these to survive and thrive.

We need to be well-prepared and well-resourced for the changing climate. We are already seeing the impacts of climate change with drought, bushfire, storms, floods, strong winds, storm surges and sea level rise.

The buildings, infrastructure and open space that make up our city must be energy efficient, durable, and caring of Hobart's people.

The [2040 Climate Ready Hobart Strategy](#) (2024) is our city's plan for climate action and helps guide the development of our built environment. Our aim for a resilient, zero emissions Hobart requires high-performance buildings that are robust, efficient, and adaptable, and help us reduce our resource consumption.



Figure 51. Murdolo Apartments on Macquarie Street, Hobart, are an example of an old building with a contemporary extension and robust detailing. Designed by Rosevear Stephenson.

RESILIENCE Design Guidelines

7.1 Design for longevity, repair, repurposing, disassembly and reuse

The design and construction of buildings should consider their service life and how they could contribute to the circular economy.

We can:

- design new buildings with a long service life to maximise the value of embodied energy and resources
- design buildings capable of being repurposed, modified and repaired
- design buildings that can be disassembled into reusable components.

7.2 Use robust detailing and durable, sustainable materials

Architectural detailing and materials should contribute to building sustainability and resilience.

We can:

- seek to maximise the lifespan of a building and its components
- use materials that are environmentally friendly, durable, sustainable sourced and, ideally, locally obtained
- minimise failure risk and calls for maintenance
- incorporate eaves, flashings and other details that protect from the weather
- use robust fittings and fixtures
- provide for maintenance and servicing
- avoid complex proprietary systems that rely on the availability of imported spare parts
- avoid reliance on sealants and adhesives that can fail
- avoid factory-finished materials that cannot be readily restored on site.

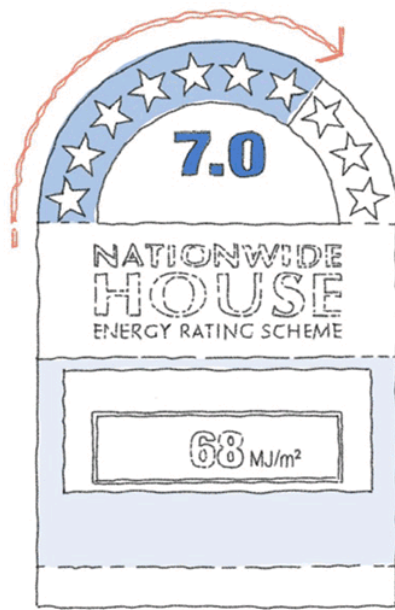


Figure 52. New and renovated houses should be designed to achieve at least a 7-star NatHERS energy rating.

7.3 Maximise thermal efficiency

New buildings should be designed to require little or no mechanical heating or cooling to maintain thermal comfort for the occupants.

Buildings should incorporate passive solar design as the primary means of optimising thermal efficiency and comfort.

Bulk insulation, taped air and weather barriers, and high-quality glazing reduce unwanted heat gain or loss.

We can:

- incorporate the highest possible levels of thermal insulation and air-tightness in buildings.
- orient and size windows to allow low winter sun to penetrate into living spaces and heat them
- fit durable and adjustable shading over windows to reduce solar penetration during summer
- incorporate high thermal mass that is insulated externally but exposed to habitable spaces to stabilise internal air temperatures in buildings
- aim for at least 7-star [NatHERS](#) ratings (above the minimum 6-star requirement in Tasmania).

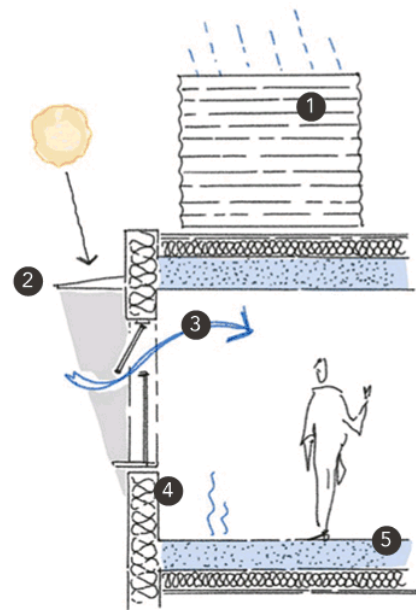


Figure 53. Illustration showing how buildings can be energy efficient. Collect water (1). Shade windows from summer sun (2). Provide cross-ventilation (3). Include high levels of insulation (4). Include thermal mass to regulate internal air temperature (5).

7.4 Optimise water efficiency

Water is a precious resource and should be used thoughtfully and efficiently.

We can:

- incorporate rainwater storage tanks for flushing toilets and irrigating gardens, thereby reducing the stormwater entering our municipal system
- plant drought-tolerant gardens
- minimise hard paving
- use high efficiency rated water fittings and appliances.

7.5 Electrify buildings

We are moving away from burning fossil fuels and wood to heat our buildings.

Using only electricity in our buildings is better for the health of the occupants, reduces energy bills and avoids greenhouse gas emissions when powered by renewable energy.

We can:

- choose electrical heating and cooling, and cooking equipment
- choose equipment and appliances with high energy efficiency ratings.



Figure 54. The design of these apartments is in keeping with the surrounding terrace houses. Roofs are angled northward for the solar hot water collectors and to provide summer shading above windows. Designed by Morrison & Breytenbach Architects.



Figure 55. Rooftop solar heating and photovoltaic panels on a house in North Hobart.

7.6 Collect and store renewable energy

To reduce cost of energy bills and have more resilient and distributed energy generation Buildings should incorporate solar photovoltaic panels for renewable electricity. There are also other useful technologies that can complete energy generation such as batteries.

We can:

- include electric vehicle charging in new and refurbished buildings
- explore the installation of large batteries to store renewable energy
- design for bidirectional charging between electric vehicles and households
- investigate community-based renewable energy solutions including batteries, micro-grids and virtual power plants.

7.7 Prepare our city for the impacts of climate change

Our buildings and open spaces need to be capable of performing under future adverse environmental conditions as we are already seeing a greater frequency and severity of bushfires, heatwaves, floods and storm surges.

We need our city to be able to withstand these adverse effects of climate change.

A. Bushfires

We can:

- design and maintain buildings and landscaping for bushfire resilience, considering for example that wind-borne embers can ignite fires well away from a fire front
- consider preparing properties in accordance with the Tasmanian Fire Service [Bushfire Safety Guide](#), even outside of Bushfire Prone Areas
- seek the advice of accredited bushfire hazard practitioners.



Figure 56. Buildings that are sound and useful solid should be retained and repaired. This old car bodyworks was converted into a design studio. Design and photograph by 1+2 Architects.

B. Heatwaves

We can:

- use good thermal insulation and internal thermal mass to keep rooms cool during heatwaves
- use awnings and external blinds to shade windows
- use drought-resistant landscaping strategies for more resilient open spaces
- provide shaded outdoor space for the summer months
- collect and store rainwater for irrigation.

C. Flood risk

We can:

- use on-site stormwater detention such as water storage tanks
- incorporate good surface drainage around building thresholds
- increase our use of water-permeable surfaces
- use flood risk areas for public open space rather than for buildings.

D. Sea-level rise and storm surge

We can:

- design for projected sea level rise, the increased impacts of storm surges, and changes to the groundwater and salinity
- use areas at risk of sea-level rise and storm surge for public open space rather than for buildings.

Resilience case study: St Lukes Health – less carbon in our buildings

Situated in central Launceston, the new state headquarters of St Lukes Health designed by Terroir, are Tasmania's most sustainable multi-storey development to date.

The building hosts office spaces, end-of-trip facilities, a cafe, and versatile commercial and community spaces, all intended to foster a healthy community.

The building is capped by an expansive 'outdoor room' on the upper two levels that incorporates a Tasmanian native garden – a 'landscape in miniature' to be experienced in conjunction with the wider Launceston landscape beyond.

The project employed mass timber construction, which successfully removed 7,665 tonnes of carbon from the atmosphere. A life cycle plan informed the configuration of the timber structure, to enable re-engineering and re-purposing at the end of its current use.

The timber structure minimises the need for additional interior cladding materials such as plaster.

According to a study by industry and institutional experts, the building has an embodied carbon 55% below a 'high embodied carbon' office building.

The development retains the existing structure and facades of the locally listed heritage warehouse at 83-93 Cimitiere Street. Significantly the interior structure, including the timber trusses, were refurbished and the new building was carefully 'inserted' mostly in the adjoining less notable warehouse.

This new development retains the scale and rhythm of the original streetscape while allowing for a contemporary office building bringing additional vibrancy and activity to this once-industrial precinct.

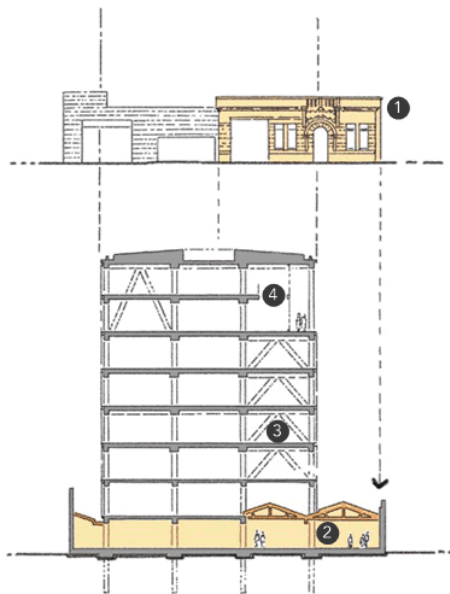


Figure 57. The new building retains the facade of the heritage warehouse at 89-93 Cimitiere Street and reuses some of the structure, including the expressive wooden trusses.

- 1 89-93 Cimitiere Street, a heritage warehouse - refer to 2.05
- 2 Internal space, reception area with cafe, as shown in figure 58 - refer to 4.03
- 3 Mass timber structure that is fast to assemble on site, stores carbon and can be re-purposed - refer to 7.01 and 7.02
- 4 Double storey 'outdoor room' with greenery and places to sit - refer to 6.04



Figure 58. A repurposed section of the heritage warehouse at 89-93 Cimitiere incorporates St Lukes reception area as well as a cafe open to the public.



Figure 59. St Lukes Health state headquarters incorporates the front facade and some of the internal structures of the historic warehouses that characterise this inner-city streetscape, while helping regenerate the former industrial area. Designed by Terroir. Glossary and references

Glossary

Amphitheatre to the Cove

The layering of rising ground from the water plane to the landform horizon, climbing away from the earlier rivulet outfalls as the low point into Sullivans Cove, incorporating adjacent hills and ridges, especially to the west and northwest, and also flanked by distinct headlands.

This concept assists in understanding Hobart's distinctive townscape and how development should respond to it.

See also: Urban amphitheatre, Townscape

Source: Hobart Interim Planning Scheme (page 28)

Amenity

Any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.

Source: [Tasmanian Planning Scheme](#) – State Planning Provision definitions (page 7)

Ancillary dwelling

A small building, no bigger than 60 m² and must share all services, access and parking with the main dwelling.

Source: tpso.planning.tas.gov.au/tpso/external/tasmanian-planning-scheme

Milaythina (Country)

Milaythina is the palawa kani (Tasmanian Aboriginal language) word for Country.

We are Country; Country is us.

Country is not necessarily just nature. In fact, Country is both the tangible and intangible. She is what we see; but also what we know to be – what we feel.

It holds everything within the landscape, including Sky, Earth, Sea and Fresh Water Country, as well as people, plants, animals, and the stories that connect them. From the mountain top of Kunanyi from where lightening came, the life-sustaining rivulets of clear, fresh water that flow into Timtumili Minanya; and our Star Ancestors that we have looked to since the beginning of time.

Source: *Nipaluna (Hobart) A City on Country* framework (page 10).

Crime Prevention Through Environmental Design (CPTED)

A multi-disciplinary approach that uses urban and architectural design, and the management of built and natural environments to improve the sense of safety and decrease the opportunity for crime.

Source: www.police.qld.gov.au/safety-and-preventing-crime/safety-in-public-space

Greater Hobart

A geographic area defined by the Australian Bureau of Statistics that incorporates the municipalities of Glenorchy, Brighton, Clarence, Sorell, Hobart and most of Kingborough. It had a total population of 247,000 in the 2021 Census.

Source: www.abs.gov.au/census/find-census-data/quickstats/2021/IQS6GHOB

Human scale

The design of places to be naturally suited to human anatomy and senses. Generally, in towns and cities, this refers to environments that are easy to interact with while we are either walking or sitting.

Livable Housing Design Standards

A set of technical provisions for dwellings to best meet the needs of the community, particularly older people and those with mobility limitations. They also provide for adaptability as an occupant's needs change during their lifetime.

These are nationally agreed guidelines: ncc.abcb.gov.au/resource/standard/livable-housing-design-standard

Fine grain

The urban quality created by a predominance of small buildings and a variety of uses and activities. They can assist in providing opportunities for a greater number of more affordable tenancies. It contrasts with more monolithic 'coarse grain' structures or buildings.

Legibility

A core principle of urban design, legibility means the possibility of organising an environment within an imageable and coherent pattern.

This is the vital for people to understand and successfully 'navigate' cities and towns.

Source: doi.org/10.1016/j.sbspro.2011.10.231

Liveability

Liveable communities are safe, socially cohesive and inclusive, and environmentally sustainable. They have affordable housing linked via public transport, walking and cycling infrastructure, to employment; education; shops and services; public open space; and social, cultural and recreational opportunities.

Source: auo.org.au

Micromobility

Forms of transport in small vehicles designed for short, lightweight travel and usually powered by human or low- power electric motors. The term most commonly refers to scooters and bicycles.

Passive solar design

Uses solar energy to keep buildings warmer in winter and cooler in summer through appropriate building orientation, choice of materials and design of windows, thereby minimising dependency on mechanical systems, electricity and fossil fuels.

Passive or natural surveillance

The condition achieved through maximising visibility over public spaces through clear sight lines, effective lighting and having active edges along buildings. Passive or natural surveillance makes people feel safer and reduces crime.

Source: Crime Prevention Through Environmental Design – Guidelines for Queensland (2021) mypolice.qld.gov.au/news/2021/12/14/queensland-police-launch-updated-crime-prevention-through-environmental-design-guidelines

Permeability

1. The ease of movement by people into and out of buildings and through the city.
2. The capacity of a material to let water and other liquids through.

Public realm

Publicly owned places that can be accessed and used by everyone.

Rewilding

A form of ecological restoration aimed at increasing biodiversity and restoring natural processes.

Source: an academic article from RMIT University www.rmit.edu.au/news/all-news/2020/jan/rewilding-cities

Streetscape

The visual quality of a street, created by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setbacks of buildings and structures from the lot boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve.

Source: Central Hobart Plan (2023) definitions www.hobartcity.com.au/Projects/City-shaping-projects/Central-Hobart-Plan

Thermal mass

The ability of a material to absorb, store and release heat and thereby stabilise internal air temperatures.

Third places

A term from sociology that refers to social environments we use and inhabit in addition to our two principal social environments, which are our homes (first places) and workplaces (second places). Examples include public squares, parks and reserves, sportsgrounds, shops, libraries, cafes, bars, and restaurants.

Townscape (also Cityscape)

The urban form of the city and the visual quality of its appearance, it includes the urban landscape and visual environment of the city. As a concept it strives to give order to the form of the city, the pattern of landscape and development of the urban landscape.

See also: Amphitheatre to the Cove; Urban amphitheatre

Source: Hobart Interim Planning Scheme (page 39).

Urban amphitheatre

The setting of central Hobart including the layered rise of landforms rising from the water plane datum to the landform horizons.

Considering Hobart's setting within an urban amphitheatre helps understand its distinctive character (townscape) and how development should respond to it.

See also: Amphitheatre to the Cove; Townscape/Cityscape Source: Hobart Interim Planning Scheme (page 40).

Urban design

Urban design is concerned with the arrangement, appearance and function of our suburbs, towns and cities. It is both a process and an outcome of creating localities in which people live, engage with each other, and the physical place around them.

Urban design involves many different disciplines including planning, development, architecture, landscape architecture, engineering, law and finance.

Source: www.infrastructureaustralia.gov.au/publications/creating-places-people-urban-design-protocol-australian-cities

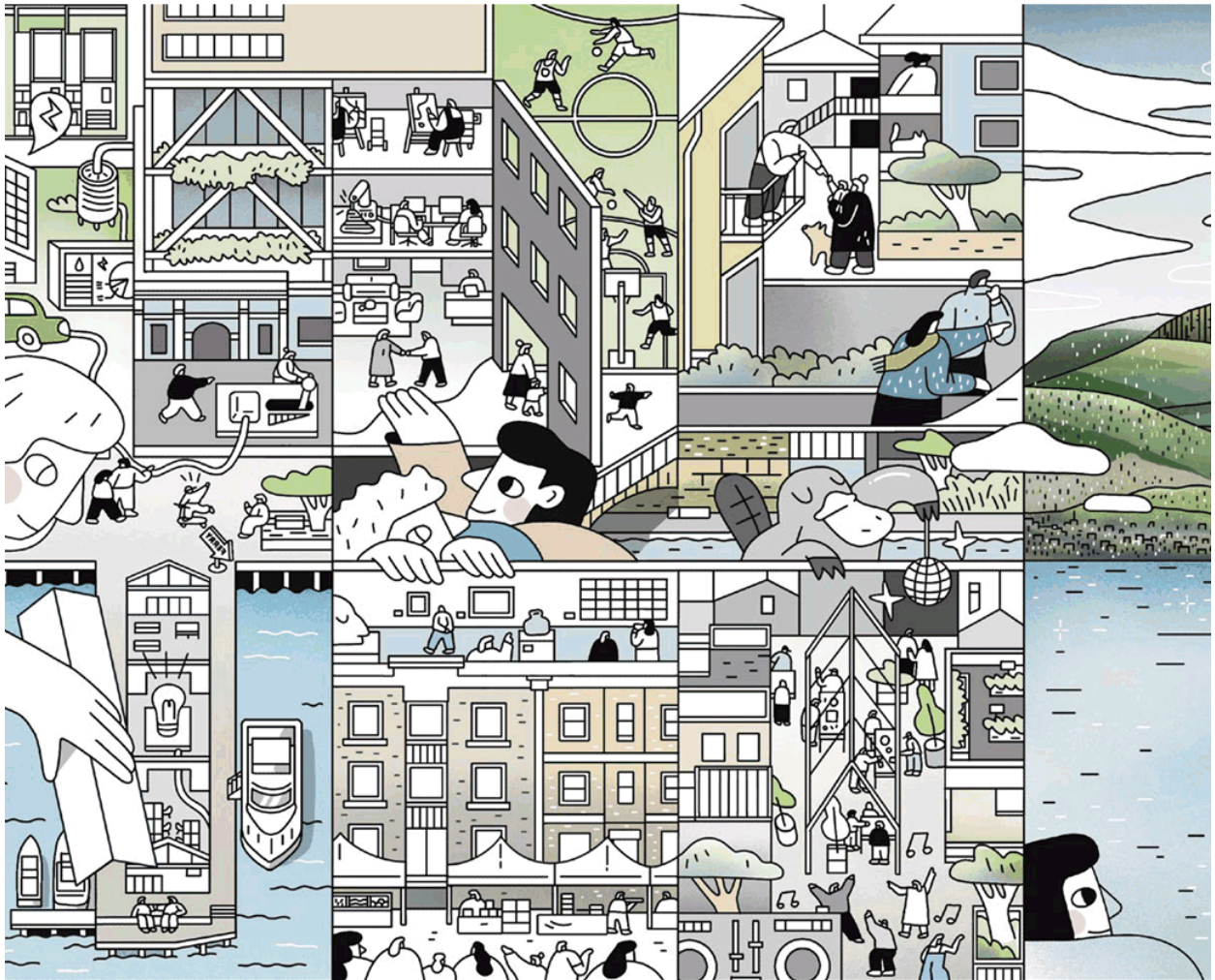
Water-sensitive urban design (WSUD)

An approach to urban stormwater management that integrates natural hydrological and ecological systems into urban planning, design and management. WSUD can be implemented at any scale from single projects on individual lots, to interconnected waterway projects at a regional or landscape scale.

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Figure 60. Opened in 2019 the Bridge of Remembrance provides a pedestrian pathway across the busy Tasman Highway, linking the Queens Domain and the Cenotaph. The bridge provides a spectacular gateway into the city centre from the north and east. Designed by Denton Corker Marshall.



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Engagement Summary Report

Hobart Design Guidelines

Date of Report: September 2025

Prepared By: The City of Hobart Community Engagement Team

HDGs – Engagement Report

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Executive Summary

What we did

This engagement project aimed to inform community members about the Hobart Design Guidelines, the principles contained in them, and to generate opportunities for the community to provide feedback and preferences on the guidelines.

The engagement period ran from **May 6 – 17 June 2025**, and included:

- **196 survey participants (in person and online)**
- **85 people participated in an external presentation or workshop**

Engagement activities included online and in-person surveys, written submissions, forums, 'city-walks', a pop-up, workshops and stakeholder meetings.

What we heard

- **Community support** for Hobart Design Guidelines: 71% of survey participants support the Guidelines.
- **Urban Greening** was the most popular principle: "A landscaped and tree-filled city with quality public space".
- Participants emphasised **inclusive design** on city streets: wider footpaths, greenery, building height, transport access, and parking.
- Maintaining **character and liveability**: community wants thoughtful development that preserves Hobart's character, including medium density growth and sensitivity to neighbourhood impacts.
- Questions were raised about the Guidelines' enforceability and integration with planning regulations.
- There is a desire for clearer, more usable and inclusive features that expand the guidelines accessibility.
- Challenges were raised about peak-time traffic, parking, and unreliable public transport as key functioning elements of a well-designed city. Participants want better mobility and less congestion.

Next Steps

This engagement report will inform final changes to the Hobart Design Guidelines. It will also accompany the finalised Hobart Design Guidelines to a 'Hobart workshop', before going to a Council meeting for endorsement, at which point, the Hobart Design Guidelines implementation will begin.

CITY OF HOBART

ENGAGEMENT SNAPSHOT

HOBART DESIGN GUIDELINES

SEPTEMBER 2025

HOW WE ENGAGED

Throughout the engagement period, activities included: face-to-face and online surveys, forums, a pop-up, immersive walks, forums, presentations, workshops, written submissions and an interactive activity.



196

Survey participants



85

Attendees across 9 external presentations or workshops



95

Public Forum attendees

9

Written submissions



WHAT WE HEARD



Which principles do you think are the most important?

24%



Green: A green and tree-filled city with plenty of quality public space.

20%



Movement: an accessible and connected city, walkable and bike-friendly

18%



Liveability: a compact and cohesive city, and thoughtful development that preserves Hobart's character

Do you support the ideas in the Hobart Guidelines?

71%



Support

29%



Not in support or unsure

131



Additional comments

ENGAGEMENT TOOLS

751



LinkedIn views

350



Fold out brochures distributed

43



Interactive activity participants

31



'City Walks' Attendees



City of HOBART

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1. Introduction

1.1 Project Background

One of the key priorities of the Central Hobart Plan- a key document reflecting the community's aspirations for the city- is to develop 'Urban Design Guidelines'.

The Hobart Design Guidelines, once finalized, are set to be the City of Hobart's first ever place-inspired design handbook to guide development, both private and public. They are based on established professional best practice and our community's aspirations for the future of the city.

The Guidelines are about capturing what makes Hobart distinct, then applying proven architectural and urban design principles and lessons so we can continue to successfully adapt to new challenges, such as climate change, while retaining what we love, which is a sense of "connection to nature, history, culture, businesses and each other" (Community Vision, page 23).

The guidelines aim to help developers and their design teams deliver better housing, shops, offices and open space that speaks of Hobart's character and are aligned with community aspirations.

1.2 Project Timeline

Year	Activity
2022	- 'Soft' launch workshop to begin conversation
2023	- 11 workshops and several individual meetings on principles - Initial workshop with the Urban Design Advisory Panel - Urban Design Guidelines draft Principles Framework
2024	- Stage 2 internal engagement with Urban Design Advisory Panel, Executive Leadership Team, Council Workshop, Portfolio Committees and staff workshops
2025	- Draft Hobart Design Guidelines (HDGs) key stakeholder (industry) and public consultation - September 2025: seek adoption of the HDG's by Council

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1.3 Project Team

Name	Project Role	Team
Jaime Parsons	<i>Project Lead – Principal Advisor Urban Design</i>	Place Design, Sport and Recreation Group
Roy Liu	<i>Project Support – Graduate Urban Design Officer</i>	
Abby McKibben	<i>Manager</i>	Strategic Communications and Marketing
Monty Jacka	<i>Media and Marketing Communications</i>	
Dominica Roebuck	<i>Sr. Adv. Community Engagement</i>	Community Engagement
Isabela Izidro	<i>Community Engagement Lead</i>	

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Engagement Background

1.3.1 Engagement Objectives

The engagement objectives define why the City of Hobart is doing engagement. In considering the IAP2 spectrum, the engagement team decided that the highest level of engagement that could be promised for this project was 'consult'.

The reflection of this engagement promise to the community is:

We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

The community engagement project for the Hobart Design Guidelines aimed to:



Inform community members about the Hobart Design Guidelines, and the principles contained in them.



Generate opportunities for different cohorts in the community to indicate their thoughts, feedback and preferences on the guidelines.



Create events and experiences that enable diverse community members to understand the purpose and impact of the guidelines.



To understand community priorities for implementation of the guidelines.

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1.4 Engagement Limitations

There are some limitations that should be acknowledged in the context of this report.

- The community engagement team has reported on information that has been shared by participants, and they have interpreted the information to represent the views of participants as accurately as possible.
- The engagement period offered numerous opportunities for participants to contribute. Some individuals may have participated in multiple activities, such as completing the survey and joining a presentation. Consequently, their views might have been recorded more than once.
- There were some examples where participants did not respond to all survey questions. This means some questions have fewer responses than others. Demographic data was captured in the survey, but not in any other engagement activities.
- Those who chose to participate in the engagement opted in. This report reflects that engagement. Many efforts were made to gather the views of multiple stakeholders, it is important to note that the information in this report doesn't reflect a representative sample.
- Despite some efforts from the engagement and project team, there were gaps in diverse community representation on this project (see 4.3). Community engagement done well means that the City is hearing from, and speaking with representatives from the entire community. The Hobart Local government area has a rich and diverse community, and it is pivotal that future community engagement on this project makes an informed, continual and culturally safe effort to engage 'hardly reached' communities.

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2. Engagement tools

A diverse range of engagement tools were utilized during the engagement period.

Engagement Period: 6 May– 17 June 2025

Tool	Description
Your Say Hobart	<p>An online webpage for the Hobart Design Guidelines was established on Your Say Hobart (https://yoursay.hobartcity.com.au/hobart-design-guidelines). This webpage serves as a comprehensive resource, providing project information, the survey, a downloadable copy of the guidelines, and a lifecycle of the project including engagement activities. The website was also updated.</p> <p>Throughout the engagement period, the Hobart Design Guidelines Your Say page received 1,374 views, 908 visits (clicked on at least one interactive tool), and 195 unique visitors (engaged in the survey or virtual guestbook)</p>
Posters	A poster was developed, including a QR code to the survey and webpage. This poster was distributed at every pop-up.
Social media promotions	<p>Facebook</p> <p>Post 1: 8 May 2025 3k reach 114 engagements 626 link clicks</p> <p>Post 2: 15 May 2025 14k reach 436 link clicks</p> <p>LinkedIn</p> <p>Post 1: 8 May 2025 2.7k reach 671 engagements 605 link clicks</p> <p>Post 2: 10 June 2025 1.6k reach Video views: 991</p>

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132 engagements
100 link clicks

'Your Say' newsletters Roughly in the middle of the engagement period, one newsletter was sent out to Your Say subscribers, notifying them of the Hobart Design Guidelines Engagement project and providing opportunities to participate.

The first newsletter was sent to 3,484 people, with approximately 2,371 of these readers opening the newsletter (68%). 311 people (8.8%) clicked on a link contained in the e-mail.

The second newsletter was sent to 3,263 people, with approximately 1,900 opening the newsletter (54%). 240 people (6.8%) clicked on a link contained in the email.

Fold out brochure

A fold out engagement brochure was produced by the Marketing and Communications team for distribution throughout the engagement period. This brochure contained a QR code, and a summary of the seven key principles.

Approximately 300 brochures were distributed throughout the engagement period.

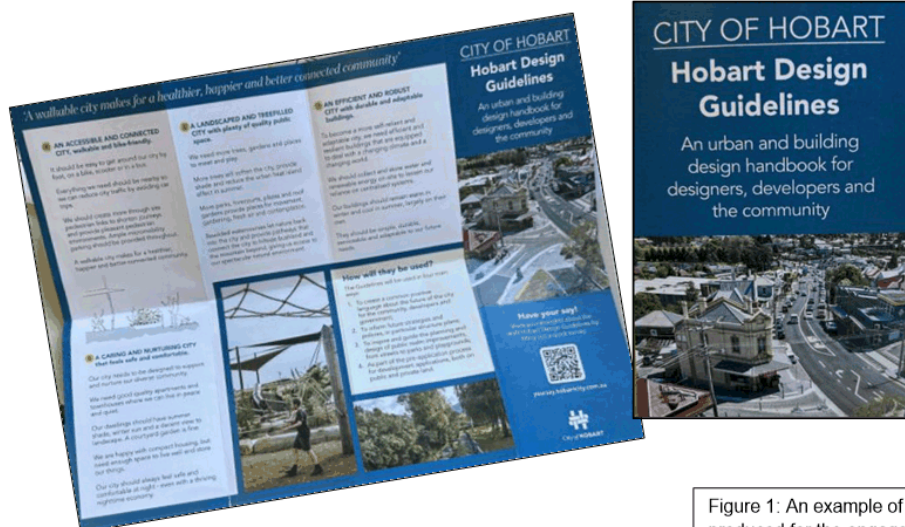


Figure 1: An example of the fold-out flyers produced for the engagement period.

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3. Engagement activities

This table provides details about the engagement activities undertaken to seek feedback on the Hobart Design Guidelines.

Tool	Description
Online survey	<p>The online survey was the main method for gathering feedback on the strategy. It contained 13 key questions, with some demographic questions at the end. It was accessible via the Hobart Design Guidelines Engagement Your Say Page.</p> <p>Throughout the engagement period, the online survey received 187 responses online.</p>
Intercept survey	<p>The intercept survey was a secondary method for gathering face-to-face feedback on the strategy. It contained the same 13 key questions and demographic questions. It took approx. 5-7 mins to complete on an I-pad.</p> <p>9 responses were completed at a pop-up.</p>
Public and Professional Forums	<p>There were two forums throughout the engagement period, where the project team led the audience through a presentation of the guidelines. The forums also featured some light engagement, including a 'mentimeter' tool (digital engagement) and Q&A session.</p> <p>The public forum at Shambles Brewery attracted 35 attendees. The professional forum at Brickworks attracted 60 attendees.</p>
'City Walks'	<p>The Place design team created their own engagement event titled 'City Walks', which provided community members with the opportunity to experience the guidelines in a practical way. There were three guided walks throughout the engagement period, held in the below locations:</p> <ul style="list-style-type: none"> - Midtown and surrounds - CBD edge and the rivulet - Salamanca and Sullivans Cove <p>In total, 31 participants registered and participated in the City Walks.</p>
Pop-Up	<p>Throughout the engagement period the project team, along with the Community Engagement team, delivered one pop-up on May</p>

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	<p>11 at. This featured an opportunity to complete the survey, read through some project materials, and speak to the project experts.</p> <p>There was a total of 30 in-depth conversations at the pop-up.</p>
Interactive Map	<p>As part of the online Your Say page, there was an interactive map where participants could pin drop locations, and add comments in response to prompting questions.</p> <p>There was a total of 9 contributors to the interactive map, and 64 place based contributions between them.</p>
Interactive Activity	<p>The project team developed an interactive paper based activity that embedded the design guidelines into a mock development scenario. Participants were to imagine they were reviewing development applications from locations in the city, using the design guideline principles to assess the application.</p> <p>43 participants engaged in this activity, which was primarily offered in the workshops and committees.</p>
Committee Presentations	<p>Presentations about the Hobart Design Guidelines, and information about the engagement period, were held with the (convened by the City) below City of Hobart established committees:</p> <ul style="list-style-type: none"> • City Heritage Committee • City Transport Committee • Place and Wellbeing Committee • City Economy Portfolio Group • Climate Sustainability and Biodiversity • Access Advisory Committee • LGBTQIA+ Committee • Urban Design Advisory Panel July 8 <p>There were 75 attendees across these presentations.</p>
Committee Workshops (external)	<p>The Project Team delivered a presentation and workshop to the below committees:</p> <ul style="list-style-type: none"> • Council of Hobart Community Associations: Monday May 2. <p>There were 10 attendees to this presentation.</p>
External submissions and meetings	<p>The Project team received 7 submissions from representative bodies and professionals:</p>

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-
- Homes Tasmania
 - Streets People Love Hobart
 - Australian Institute of Architects
 - University of Tasmania (Human Geography and Planning)
 - Niche Planning Studio
 - Council of Hobart Community Associations
 - South Hobart Sustainable Community

In addition, debrief meetings and responses were provided to the organisations below, creating an opportunity for the submissions and other feedback to be considered more deeply by submitters and City of Hobart staff:

- Homes Tasmania
- Australian Institute of Architects
- Niche Planning Studio
- Department of State Growth

Staff engagement	<p>The project team ran multiple workshops which gave staff the opportunity to give feedback from their field of expertise on the guidelines.</p> <ul style="list-style-type: none"> - 29 July: Workshop (16 attendees) - 31 July: Workshop (9 attendees)
-------------------------	---

4. Summary of participants

Feedback via the Your Say Hobart project page survey (face-to-face using iPads and online) was received from **196 participants**.

Approximately **75 attendees** participated in a presentation or focus group regarding the strategy, which may have resulted in them completing a survey.

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4.1 Age

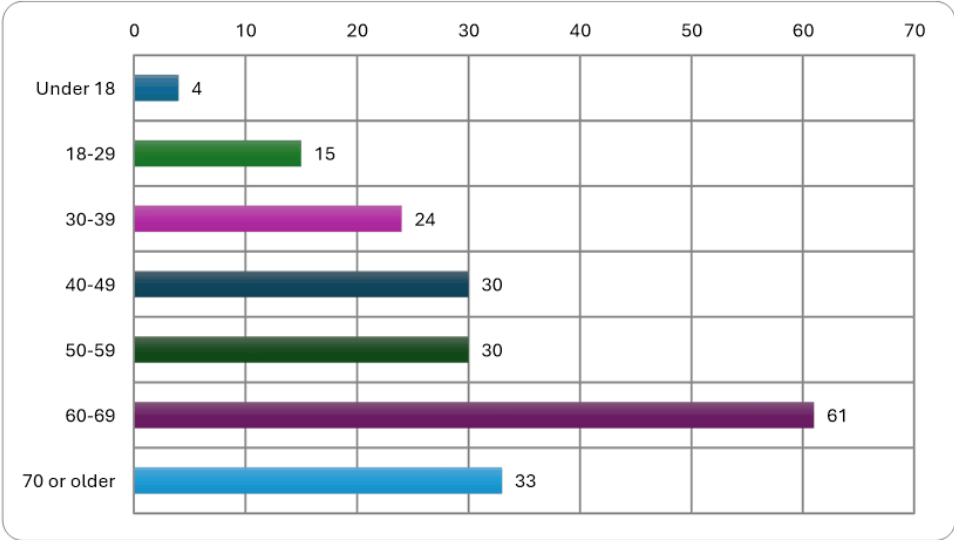


Figure 2. Question 'Please tell us your age range' (n=187)

As shown in Figure 1, there was a spread of age groups represented in the survey. The largest proportion was represented by age 60–69 years (30%), followed by 70+ (16%) and equally proportionate 40-49 (15%) and 50-59 (15%).

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4.2 Connection to city

The following questions were only responded to by participants in the online survey (187 participants).

4.2.1 Ratepayers

Figure 2 shows a high percentage of online survey participants (74%) answering yes to 'Are you a City of Hobart ratepayer?'

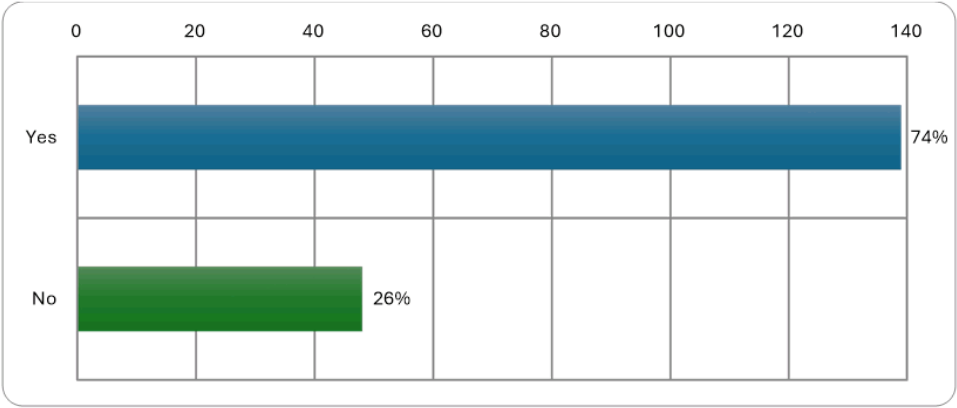


Figure 3. Question 'Are you a City of Hobart ratepayer' (n=187)

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4.2.2 Hobart life

To the question, “How do you participate in Hobart life” a significant percentage of survey respondents not only live in Hobart, but participate in a range of other ways by ‘working’ (79%), ‘playing eg leisure, recreation, entertainment’ (77%) and shopping (71%).

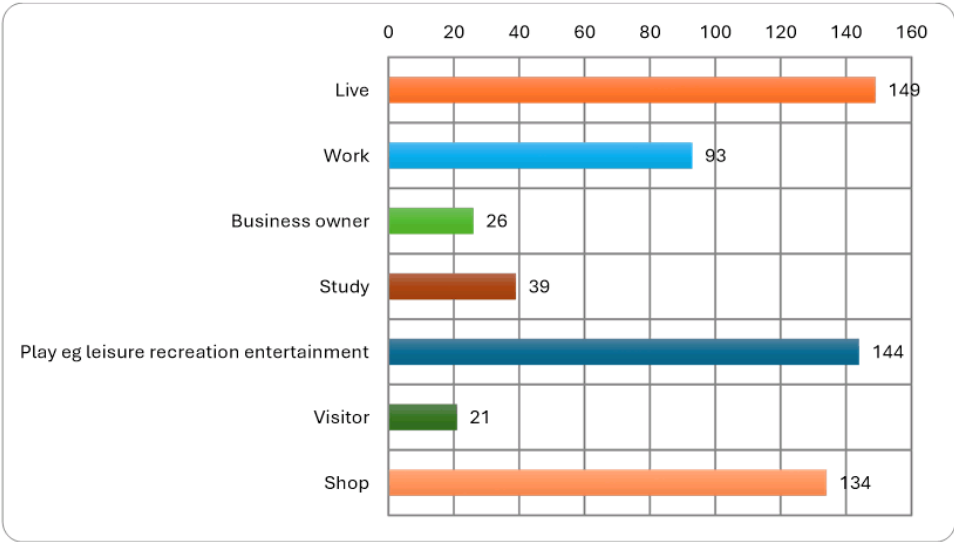


Figure 4. Question 'How do you participate in Hobart life?'

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4.3.3 Local Government Area

A high percentage of online survey participants live within the City of Hobart Local Government Area. The suburbs receiving the highest representation in the online survey included:

City of Hobart Suburb	Percentage
Sandy Bay	20%
West Hobart	15%
South Hobart	11%
Hobart	10%

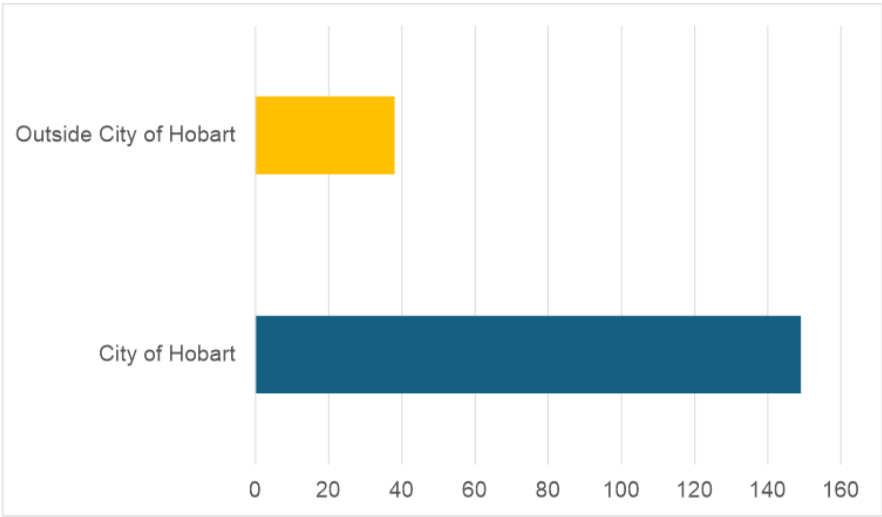


Figure 5. This is a graph summary of the question 'Suburb'. (n=187)

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4.3 Representation from 'Hardly Reached' communities

All community engagement that is done well has been informed by a rich and diverse community. Their varied skills, experience and knowledge comes together to provide unique insights that shape the future of projects like the Hobart Design Guidelines.

The term '*hardly reached*' communities refers to groups or individuals who face barriers to engagement with mainstream services. The term 'vulnerable' or 'marginalised' could also be used. There are 7 key groups identified in the cities [Social Inclusion Policy](#), and the [Community Inclusion and Equity Framework](#). This is a non-exhaustive list of groups whose needs must be considered and carefully designed for in engagement projects from the outset.

- Palawa (Aboriginal) People
- Children and Young People
- People experiencing homelessness
- LGBTQIA+ communities
- Multicultural communities
- Older people
- People with disabilities

One of the limitations in this engagement project was the lack of broader engagement with '*Hardly Reached*' groups. The Community Engagement team attempted to coordinate engagement activities in the below ways which was unsuccessful:

- TAFE Migrant Language English Program

The below 'Hardly Reached' groups were engaged with the project team.

'Hardly reached' group	Engagement Activity
People with lived experience of disability in Hobart	Access Advisory Committee
Elderly people	Council of Hobart Community Associations Meeting
LGBTQIA+	LGBTQIA+ Committee

Any future engagement must consider a deeper focus for 'Hardly Reached' groups.

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5. Engagement Data

The following findings summarise the feedback and ideas collected throughout the entire engagement process. Percentages are approximated based on nearest figure.

For a more detailed breakdown of data, speak to the Community Engagement Team.

5.1 Hobart Design Guidelines Survey

5.1.1 Question 1

Participants in the survey were asked 1-2 key questions associated with each of the seven principles. The first question asked about participants perspectives on the principle 'Form: A Compact City'. When asked how important it was for Hobart to 'stay compact', approximately 81% (159 participants) answered either 'very important' or 'important'

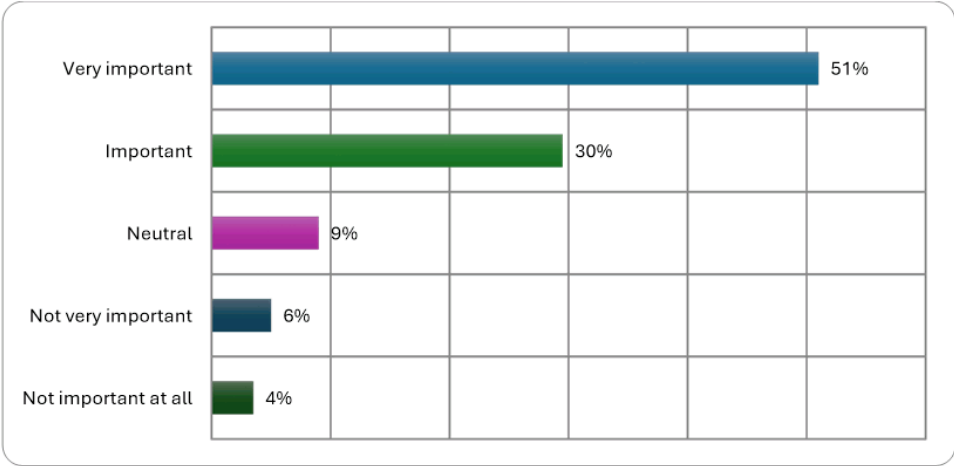


Figure 6. Respondents to Question 1: "An idea in the Hobart Design Guidelines is to make the city more compact by building more in the CBD and inner suburbs, instead of spreading out. The Guidelines say buildings and public spaces should be designed to fit into their surroundings. How important is it for Hobart to stay compact?"

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5.1.2 Question 2

The second and third question asked about participants perspectives on the principle ‘Use: A Creative and Productive City’. When asked how important it was for Hobart to ‘have more housing options, including social and affordable housing’, approximately 82% (165 participants) answered either ‘very important’ or ‘important’, while approximately 10% (20 participants) answered not important at all, or not very important.

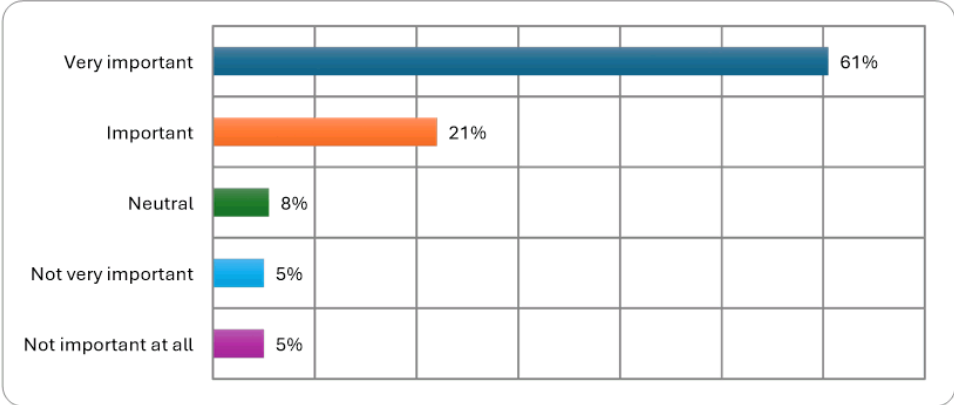


Figure 7. Respondents to Question 2: “...Another important idea in the guidelines is to have lots of space for workplaces, like studios and offices, and to build more types of housing, including social and affordable housing. It also suggests mixing some housing and workplaces in the same buildings. How important is it that Hobart has more housing options, including social and affordable housing?”

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5.1.3 Question 3

When asked how important it was for Hobart to ‘have more buildings that contain both housing and workspaces’, approximately 63%% (124 participants) answered either ‘very important’ or ‘important’, while approximately 23% answered neutrally. 14% (26 participants) answered not important at all, or not very important.

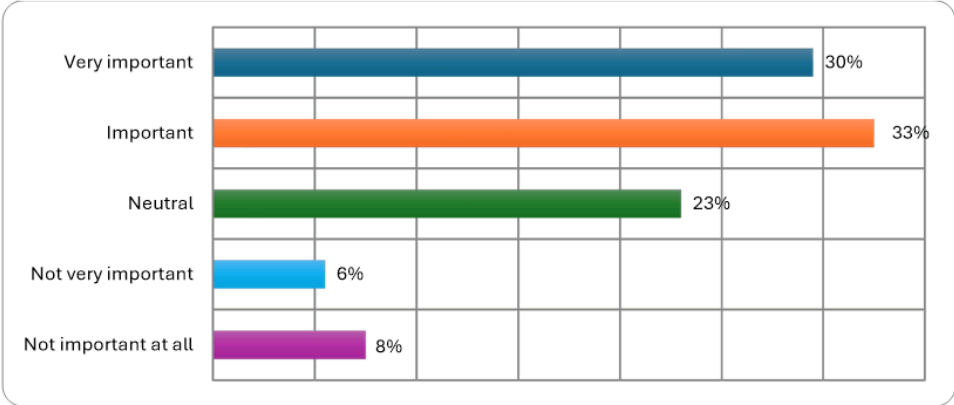


Figure 8. Respondents to Question 3: “How important is it that Hobart has more buildings that contain both housing and workspaces?”

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5.1.4 Question 4

The fourth question asked about participants perspectives on the principle ‘Movement: An Accessible and Connected city’. When asked how important it was for Hobart to be ‘made easier to get around for people who aren’t driving’, approximately 12% (22 participants) answered ‘not very important’ or ‘not important at all’, while approximately 82% (162 participants) answered either ‘very important’, or ‘important’. 6% (12 participants) answered neutrally.

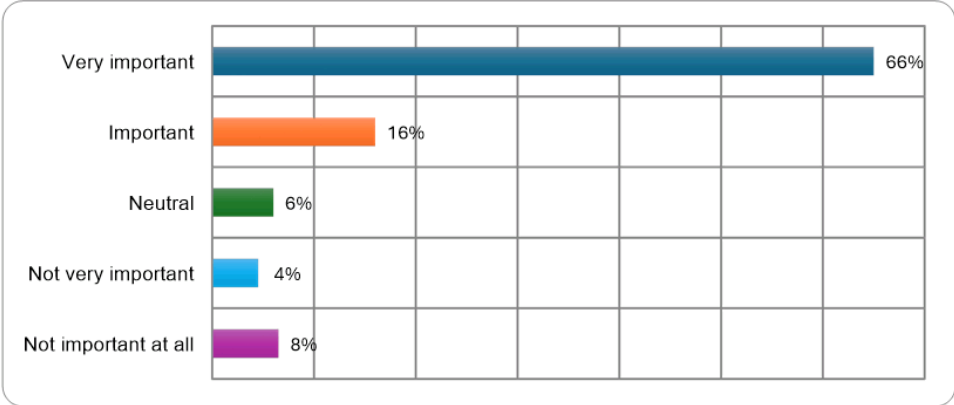


Figure 9. Respondents to Question 4: “The Guidelines also suggest making it easier for people to walk, cycle, scooter to get around the city, reducing the need for car trips. They suggest making shortcuts for pedestrians and providing more parking for bikes and scooters within buildings. How important is it that Hobart is made easier to get around for people who aren’t driving?”

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5.1.5 Question 5

The fifth question asked about participants perspectives on the principle ‘Amenity: A Caring and Nurturing City’. When asked how important it was for amenity features to be ‘prioritised in buildings and public spaces’, approximately 4% (7 participants) answered ‘neutral’, ‘not very important’ or ‘not important at all’. while approximately 96% (197 participants) answered either ‘very important’, or ‘important’.

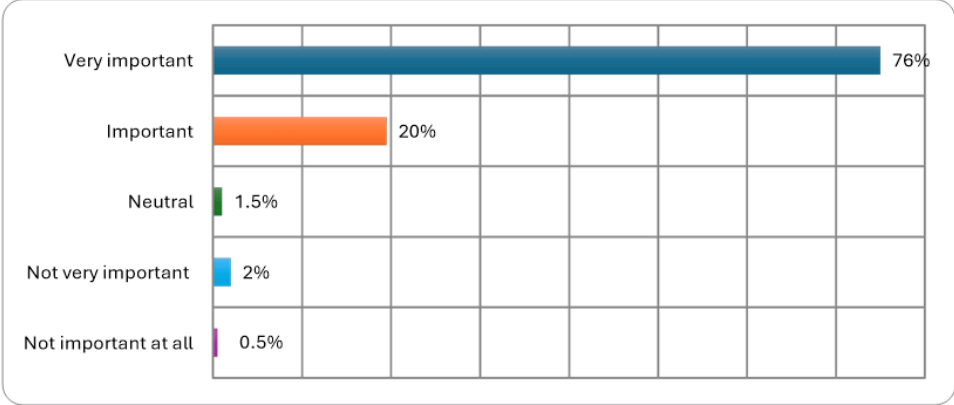


Figure 10. Respondents to Question 5: “Also there is an idea in the Guidelines that buildings and open spaces should be designed to feel safe, comfortable and supportive for a wide range of people. For example, it suggests that buildings should prioritise features like natural light, gardens, enough living space and a safe environment at night. How important is it that these kinds of features are prioritised in buildings and public spaces?”

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5.1.6 Question 6

The sixth question asked about participants perspectives on the principle ‘Green: A Green and Tree-filled City’. When asked how important it was for Hobart to have ‘*more trees, gardens and public spaces*’, approximately 91% (180 participants) answered ‘important’ or ‘very important’, while approximately 6% (10 participants) answered either ‘not very important’, or ‘not important at all’. 3% (6 participants) answered neutral.

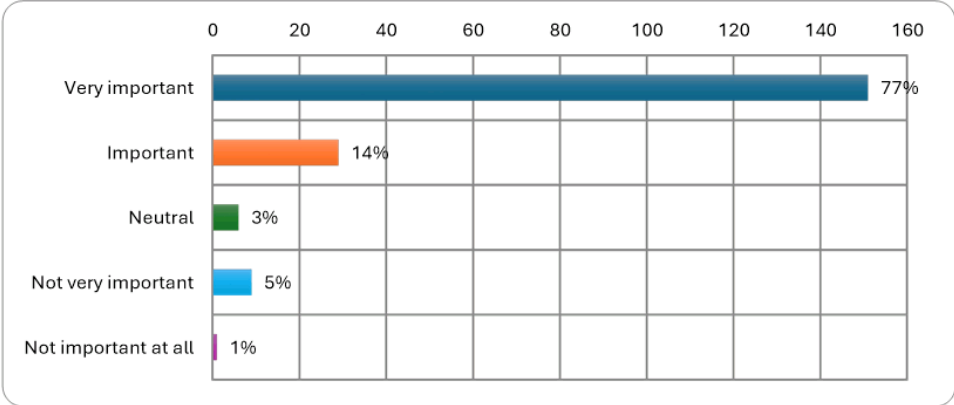


Figure 11. Respondents to Question 6: “There is an idea to increase the number of trees, gardens, parks and public spaces in and around the city. It also suggests creating areas like roof-top gardens, plazas and rewilding watercourses to help connect the city to nature. How important is it that Hobart has more trees, gardens and public spaces?”

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5.1.7 Question 7

The seventh question asked about participants perspectives on the principle 'Resilience: An Efficient and Robust City'. When asked how important it is that the buildings in Hobart are '*designed to be resilient, efficient and adaptable*', approximately 91% (180 participants) answered 'important' or 'very important', while approximately 4% (7 participants) answered either 'not very important', or 'not important at all'. 5% (9 participants) answered neutral.

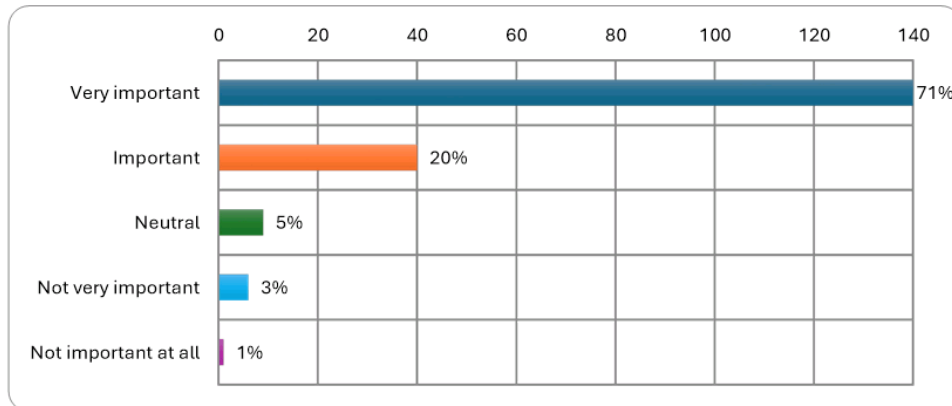


Figure 12. Respondents to Question 7: "The guidelines also suggest that we create buildings that are efficient, durable and adaptable to a changing climate and the users future needs. It suggests, among other matters, that buildings should be able to collect and store water and renewable energy, and stay warm in winter or cool in summer with minimal energy use. How important is it that Hobart's buildings are designed to be resilient, efficient and adaptable?"

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5.1.8 Question 8

The eighth question focused on one of the key foundational elements of the Hobart Design Guidelines, that being 'Milaythina (Country) centred urbanism'. Participants were presented with a range of design guidance 'strategies' in the below question:

'In Hobart, everything we build or change happens on Country – the land, water and sky of the Muwinina people (Tasmanian Aboriginal people from the South East Nation). Country is more than just a physical place. It includes the stories, connections, and care that have existed here for thousands of years. This means using land wisely, reducing pollution, restoring waterways, and designing in ways that reflect Aboriginal knowledge and culture. What are the best ways this can be achieved?'

Select up to 3 from the strategies below.

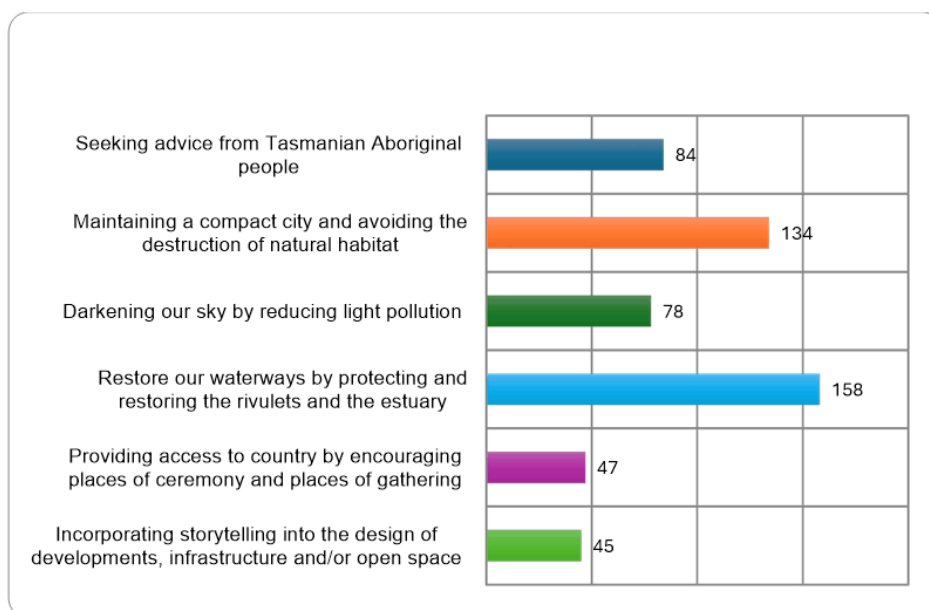


Figure 13: Respondents to Question 8.

The two most popular responses to this question were 'Restore our waterways by protecting and restoring the rivulets and the estuary' (27% of responses) and 'Maintaining a compact city and avoiding the destruction of natural habitat' (23% of responses). The least popular answers for this question was 'incorporating storytelling into the design of developments' (8% of responses) and 'providing access to country by encouraging places of ceremony and places of gathering' (9% of responses).

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5.1.9 Question 9

The ninth question asked “Do you support the ideas in the Hobart Design Guidelines?”. A high majority of participants (71% of respondees) answered ‘Yes’, in support of the guidelines, whilst 9% of responses answered ‘No’ (approximately 16 responses). Approximately 20% of participants answered ‘Unsure’.

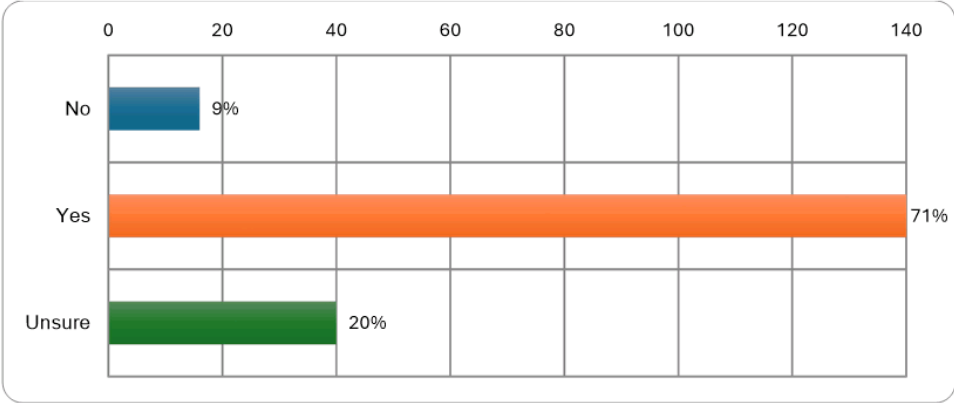


Figure 14: Respondents to Question 9.

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5.1.10 Question 10

The tenth question received 551 answers, and asked participants to nominate their top three principles. The most selected principle was 'Green: a green and tree-filled city' with plenty of quality public space (24%), followed closely by 'Movement: An accessible and connected city, walkable and bike-friendly' (approximately 20% of responses) and 'Form: A compact and cohesive city with plenty of workplaces and housing for everyone' (approximately 18% of responses). The least selected principles were 'Resilience: An efficient and robust city with durable and adaptable buildings' (approximately 9% of responses) and 'A city of country' (approximately 4% of responses).

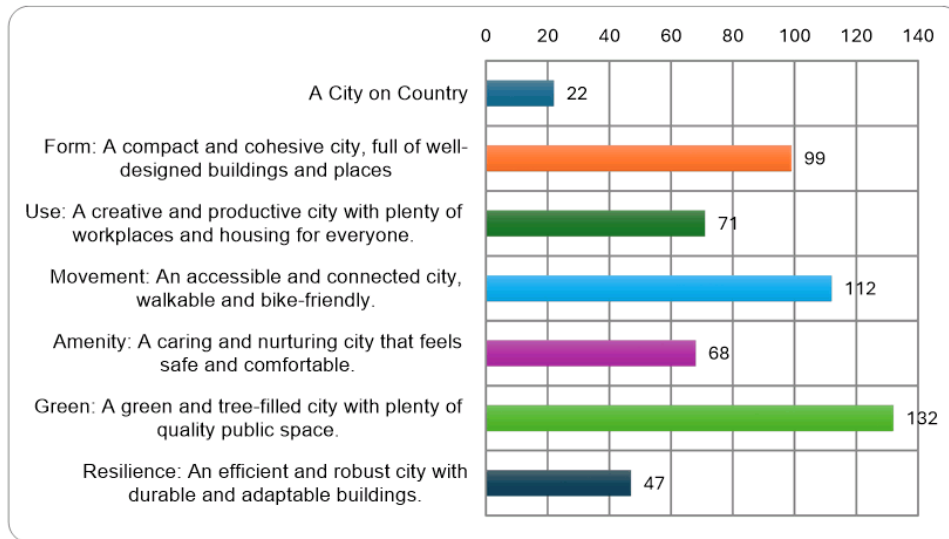


Figure 15. Respondents to Question 10, "Which principles in the Hobart Design Guidelines do you think are most important? (choose your top three?)"

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5.1.11 Question 11

The eleventh optional question asked participants *“Is there anything missing from the Hobart Design Guidelines that you would like added? If there is, why do you think it is important for the future of Hobart?”* Out of 196 responses, 131 added a response to this question.

Some of these responses are captured below.

“Concerned about the lack of mention and engagement with property developers as key stake holders. Profitability of these sites will drive new supply of commercial and residential property - concerned that increasing the overall environmental, social, and aesthetic requirements of property development will continue to put cost pressures on...”

“I would like to see an aspirational timeline added suggesting when (ideally) key principles and aspects of the Design Guidelines could be introduced into legislation (LEP/LPS). The sooner our Planning System comes to terms with these progressive and laudable guidelines, the better our environmental, social and economic future will be, for all life...”

“Tree planting must take priority ,particularly larger tree species (long term much great canopy spread and effectiveness) . Road engineering must make tree retention and create more underground and overground space for these trees, so an engineering / design about face...”

“I think there needs to be a focus on affordable entertainment options in order to provide options for youth. Also building active street fronts to promote safety like what they have in Melbourne...”

“New buildings must adhere to a height, must not block views of Mt Wellington, cenotaph, mess around with TSO, views of our working harbour. Buildings must be attractive and fit in tune with our heritage buildings and Hobart as a unique city. Keep the dark sky. Encourage arts actively, encourage kindness to each other. Be safe, healthy and attractive.”

“Housing, housing, housing. Not just social but multi story inner city apartments for city workers. Bring the people into the city to live and business/ restaurants/ culture will follow.”

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5.1.11 Survey Mapping Tool

'Your favourite buildings, streets and open spaces'

Purpose: This online activity was designed to create a quick interactive way for participants to give feedback, without having to go through the longer survey. It provided the opportunity for online participants to identify their favourite locations in the city. A series of questions prompted them to identify the design elements influencing their experience of the space. Participants did not have to be registered to use this tool.

Participants were asked to tag places on the map, within the Hobart Local Government Area, that suited the below categories:

- Favourite buildings
- Favourite streets
- Favourite open spaces

Participants were asked follow up questions, including:

- What aspects do you find the most attractive, useful or functional?

Findings:

- **75 pins** across Hobart region.
- **14 participants**
- The **most popular area** for pins was the Salamanca area, followed by the Hobart CBD, the waterfront area, and Liverpool Street.
- Some of the key places mentioned in responses:
 - Central areas that prioritise pedestrian access and pleasant pedestrian experience are preferred (e.g. Paths around Salamanca waterfront)
 - Smaller 'pocket parks' like the South Hobart Rivulet feature, as well as small courtyards, community gardens
- Some of the key aspects that users notes as attractive, useful or functional include:
 - Wide footpaths with aesthetic features and intentional layout (urban greenery in particular), close to the river also.

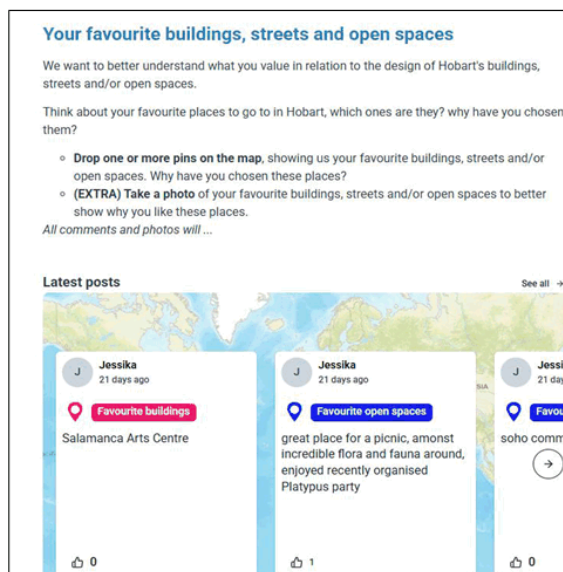


Figure 16: Interactive mapping tool from YourSay page, active from 6 May to 19 June.

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→ Buildings (old and new) that have a particular character, maintaining their heritage within the urban landscape

Some participants also took the opportunity to express concerns around greater development and housing affordability in Hobart. Some examples of responses:

- *“Renaturalisation of the beach and New Town Rivulet... will make them even better parks in the city”*
- *“[Sandy Bay is] one of the densest parts of Nipaluna/Hobart, it has a grid with old multi-storey cottages... and some commercial (where former tram lines went)..Being dense relatively, however, means it's still very low density, which is at the core of the city's housing affordability issues.”*
- *“Mathers Lane, cute little laneways, great environment for small businesses, little courtyard works great especially during the market, one of not many spaces I will let my kid run free in the CBD...”*
- *“Salamanca is a great open space that prioritises pedestrian access over vehicles, which is a big step in the right direction for Hobart. Now we just need a better pedestrian connection to the city.”*

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5.2 'Future Hobart' Forums

Purpose: During the engagement period there were two forums, a public forum and a professional forum, held at the Shambles Brewery and Brickworks respectively.

The public forum was open to the public and actively promoted on City of Hobart's website and social media channels.

The purpose of these forums was to give a broad overview of the guidelines in the context of Hobart as a future city, and the strategic context from which they've arisen.

Both forums presented a panel of industry leaders, including planners, architects, developers, and other professionals whose work and approach shapes the future of design in the city.



Figure 17 (From left to right): Neil Noye, Director Strategic and Regulatory Services, opening the first forum and a range of engagement materials on display



Figure 18 (From left to right): Speaker panel at the professional forum, attendees watching the presentation

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While the first forum was targeted to members of the community who had an interest in design, and wanted to learn more about the guidelines, the second forum was more targeted for designers, planners, developers, government and institutions.

At these forums, members of the project team facilitated a presentation on the guidelines as well as a Q&A.

Findings:

The 'Future Hobart' Forums were a fantastic opportunity for the project team to present the design guidelines publicly and with professionals, to see how they would be received, and what sort of questions would be asked of them. Attending the

At the public forum, the panel consisted of architects, business academics, a Palawa researcher, architect, urban developer and a Regional planner. There was lots of informal conversation after the event, in particular conversation around what makes a city friendly for young people. There was strong support for the principles and what the guidelines are trying to achieve.

In the professional forum, the panel consisted of representatives from the Planning Institute, the Australian Institute of Architecture, the Australian Institute of Landscape Architects, and the chair of the Urban Design Advisory Panel. There was discussion around the importance of including developers in the conversation, a desire to make the guidelines statutory tools, and how to overcome the constraints of the planning scheme to make a better designed city. There was a strong desire for a greener city expressed.

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5.3 'Future Hobart' City Walks

Purpose: The purpose of the City walks was to give the Hobart Design Guidelines a grounding in a practical, accessible experience. They were designed for anyone who had an interest in design and urban planning. They involved three walks, in three separate locations, running for approximately one hour. These locations were chosen for their unique design and aesthetic. The project team attended these walks, and using their expertise, shared insights around how the city could be designed to deliver buildings, streets and public spaces that reflect what makes Hobart special.

The three locations were:

- City Walk 1 – Midtown and surrounds: Thursday 12 June (12 participants)
- City Walk 2 – CBD edge and the Rivulet: Monday 16 June (6 participants)
- City Walk 3 – Salamanca and Sullivans Cove: Monday 16 June (12 participants)

Findings:

The City Walks were an exploratory, creative opportunity for participants to understand the Hobart Design Guidelines in practice. The Project Team led these walks, choosing unique locations as 'conversation starters'. The team would walk to different locations, and stop there, sharing knowledge, prompting reflection, and touching on the Hobart Design Guidelines as a platform to embed intentional design in the city.

Some of the key locations that attracted the most group conversation were:

- The interstitial space between the Rox and Roxburgh House, talking about how contemporary architecture can respond to context.
- Elizabeth St's Midtown, and its reinvention as a 'human scaled' destination.
- The diversity of uses and connecting spaces at Mathers Place
- The integrated active travel and engaging street design in Morrison Street together with iconic Brook St Pier



Figure 19 (From top to bottom): Participants in the city walks on Harrington Street, participants at the Rox building.

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5.4 Interactive activity

Hobart Design Guidelines - Engagement activity (small site development opportunity)

Instruction

We have provided you with a site that may very well develop within the next 10 years.
1/ Please select the top five guidelines that you believe are the most important for this site.

Country

- ☐ 1.01 Seek advice
- ☐ 1.02 Maintain a compact city >
- ☐ 1.03 Darken our city
- ☐ 1.04 Restore our waterways
- ☐ 1.05 Provide access to Country
- ☐ 1.06 Incorporate storytelling

Form

- ☒ 2.01 Engage a qualified design team <
- ☐ 2.02 Build densely, intelligently >
- ☐ 2.03 Respond to context <
- ☐ 2.04 Re-imagine Hobart character on a larger, denser scale
- ☐ 2.05 Retain and improve quality buildings
- ☐ 2.06 Respect the natural topography >
- ☐ 2.07 Interface well with the street >
- ☐ 2.08 Incorporate public art

Use

- ☐ 3.01 Build more housing for everyone
- ☐ 3.02 Prioritise mixed use development >
- ☐ 3.03 Use street frontages productively
- ☐ 3.04 Design for flexibility <
- ☐ 3.05 Enable the nighttime economy, provide safety at night
- ☐ 3.06 Provide infrastructure for events
- ☐ 3.07 Create places for all ages and cultures >
- ☐ 3.08 Design for reuse <
- ☐ 3.09 Allow use of vacant buildings and land
- ☐ 3.10 Provide spaces for co-working and making

Movement

- ☐ 4.01 Create in-between spaces and through-site links <
- ☐ 4.02 Design for different abilities
- ☐ 4.03 Create comfortable entryways
- ☐ 4.04 Provide generous internal circulation
- ☐ 4.05 Provide ample micromobility parking
- ☐ 4.06 Improve and de-clutter footpaths
- ☐ 4.07 Enable shorelining >
- ☐ 4.08 Minimise the impact of cars
- ☐ 4.09 Ensure pedestrian amenity and safety at crossovers

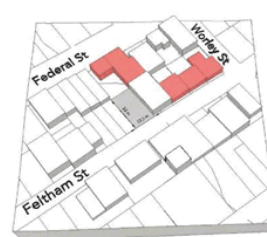
Amenity

- ☐ 5.01 Share sun and views with your neighbours <
- ☐ 5.02 Provide safety
- ☐ 5.03 Provide storage, utility and comfort
- ☐ 5.04 Provide airflow <
- ☒ 5.05 Provide sun and shade >
- ☐ 5.06 Provide visual and acoustic privacy >
- ☐ 5.07 Provide quality private outdoor space >
- ☐ 5.08 Provide views
- ☐ 5.09 Provide controlled lighting

Plan



Model



Heritage
Project Site

2/ Why did you choose these?

My aim is to seek out the high-level principles first, after which others may follow.

3/ Are there other design considerations that should be included?

Wildlife + pollinators.
Streetscapes.

Reference: For additional information please read *Hobart Neighbourhood Plan*

Figure 20: Interactive engagement activity reflecting the Hobart Design Guidelines (focused on the K&D site between Brisbane and Melville street.

Purpose: The purpose of this activity was to make the Hobart Design Guidelines into a practical example, to see how they could impact future development in Hobart. The project team created these materials, selecting two hypothetical locations that could be developed in the next ten years. At the conclusion of learning about the design guidelines in a workshop setting, participants were asked to go through this activity, and select the top five guidelines that they believed were the 'most important' for each site. There were some supplementary questions probing participants to reflect on why they chose specific principles.

31 participants engaged in this activity throughout the engagement period.

Findings:

The most popular design principle in this activity, across all workshops, was 'Use: A creative and productive city with plenty of housing for everyone'. Other most selected principles in this activity included 'Green: A landscaped and tree filled city with plenty of

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quality public space and *'Form: A compact and cohesive city full of well-designed buildings and places'*.

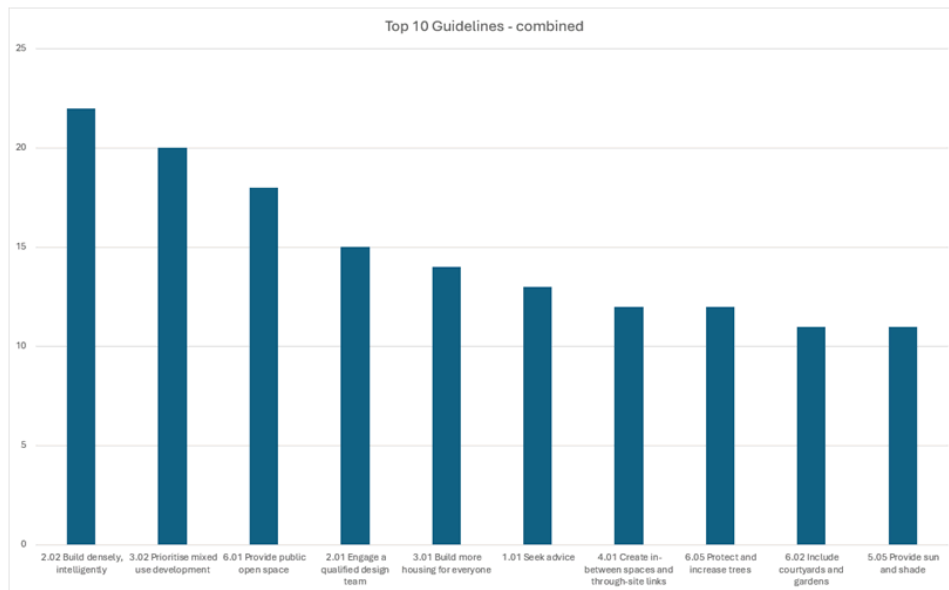


Figure 21: Most popular guidelines from the interactive activity.

The main themes that arose in response to the question “Why did you choose these [principles]?” were:

- Balancing functional design with aesthetic design is important, considering public amenity.
- Sustainability and future-proofing must be achieved together. Plan for long term-use and adaptability, maximise potential of larger sites, but also ensure they have high standards for the environment/ climate change adaptation.

Some of the key design considerations suggested by participants in this activity:

- Preservation of Heritage buildings in the context of development
- Keeping environmental efficiency top of mind (including climate change adaptation)
- Designing for integration. with the surrounding neighbourhood and streetscape in mind
- Balancing cost and benefits in projects to ensure economic viability

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Figure 22: Margaret Taylor from Mt Nelson Community Association speaking to the activity at the Council of Hobart Community Association Workshop in early June.

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5.5 Submissions

Throughout the engagement period, organisations and committees were invited to share submissions in regard to the Hobart Design Guidelines, what they achieve and how they could be improved.

The below sent through written submissions. Analysis of their submissions are included in the Summary of findings.

- **Homes Tasmania**
- **Council of Hobart Community Associations**
- **Streets People Love Hobart**
- **South Hobart Sustainable Community**
- **Australian Institute of Architects**
- **University of Tasmania (Human Geography and Planning)**
- **Niche Planning Studio**
- **Urban Design Advisory Panel**

Note: There were 2 general complaints that came through the Customer Service Centre, regarding the guidelines. All submissions were considered for the overall analysis in the summary of findings.

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5.6 Presentations

The following groups, committees and organisations were delivered an adapted summary of the Hobart Design Guidelines.

Date	Group
November and December 2024	Staff Workshops
8 April 2025	City Heritage Committee
15 April 2025	Place and Wellbeing Committee
29 April 2025	City Economy Committee
7 May 2025	Access and Advisory Committee
13 May 2025	City Transport Committee
21 May 2025	Future Hobart Public Forum
27 May 2025	Climate, Sustainability and Biodiversity Committee
2 June 2025	Council of Hobart Community Associations Workshop
4 June 2025	Future Hobart Professional Forum

The presentations featured some or all of the below:

- General overview of the context / story behind the design guidelines and how they have emerged
- Introduction of the draft Hobart Design Guidelines
- Interactive activity (See 5.4)
- Interactive 'mentimeter' to capture participants experience of urban design in Hobart, including the questions:
 - *What examples in your neighbourhood demonstrate a 'well designed city'?*
 - *What makes this particular place 'well designed'?*
- Discussion questions regarding the guidelines:
 - *Where do you think the guidelines are successful?*
 - *Where are the missing gaps in the guidelines?*
 - *Do you have any clarification questions for the guidelines?*



Figure 22: Members of the Council of Hobart Community Association group participating in a mentimeter engagement

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→ **Key Findings:**

Each committee focused more on the principles that were relevant to their area of interest, and were able to give specific feedback on how the guidelines should address those areas.

There were various suggestions regarding how to make the design guidelines more accessible, and the response to the interactive activity was positive in this regard.

→ **Appreciation of good-design:**

When prompted to reflect on the elements that make a well-designed city, participants often referenced green space, as well as pedestrian friendly paths and spaces in urban areas that create inviting, welcoming neighbourhoods. Participants acknowledged the links between these design features and how they achieve accessibility, emphasizing the importance of urban design that puts people at the center.

1. What examples in your neighbourhood demonstrate 'a well-designed city'?

clear marked lines white
convenient transport
raised threshold crossings
trees
nature greenspace
green space
wide flat footpaths trees
overpasses to city and ce

→ **Gaps in the guidelines:**

Some participants questioned the legitimacy of 'guidelines' to be able to achieve anything substantial, having no statutory power or binding nature in the context of future development proposals.

Some contributors to the workshops suggested that the role of neighbourhood pollinators (bees, insects, butterflies, moths) could feature more in the principles, as their thriving is inextricably linked to the biological flourishing of our neighbourhoods.

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One participant in the Council of Hobart Community Associations workshop suggested that the guidelines could focus more on 'streets' and 'streetscapes' as central to bringing communities together, "*understanding the whole street...this needs to be reinstated as a way to bring everyone and everything together...*" (Participant, CHCA workshop).

→ **Opportunities for the guidelines:**

Some contributors to the workshops suggested that more visual indications (pictures, diagrams) of what the guidelines are trying to achieve would be helpful, making some of the more abstract concepts imaginable in the context of Hobart and the neighbourhoods that make it up.

Some participants referenced the medium-density infill guidelines that the State Government have recently completed, and questioned whether or not these would be equally applicable.

In the Council of Hobart Community Associations workshop, one participant suggested that the City of Hobart consider sharing the Hobart Design Guidelines with other Local Government Areas.

5. Conclusion

5.1 Summary of findings

The below includes a non-exhaustive list of some key findings that emerged in the survey and broader engagement period. All of these findings indicate opportunities and areas of focus that the Hobart Design Guidelines can respond to:

Social license for 'good design'

71% of survey participants answered 'Yes' to the question "Do you support the ideas in the Hobart Design Guidelines". The intent and overall format of the Guidelines received strong support from the professional forums and submissions. The submissions from broader community groups, as well as face-to-face engagements, garnered similar and recognition for the impact of good design.

Urban Greening

The most popular principle in the survey was principle number 6, '*A landscaped and tree filled city with plenty of quality public space*'. Participants throughout the engagement period continually referenced an appreciation for existing green urban spaces (eg. 'Pocket parks' like the Rivulet, Domain) in the city, and also acknowledged wanting more. Links between these urban green spaces and the broader health of the community was referenced. These findings reflect similar sentiments that emerged in the engagement period for the upcoming Urban Tree Strategy.

Streets for everyone

When speaking about good design, participants often prioritized design elements (footpath width, greenery, appropriate building height, proximity to active transport modes, access to parking) that make moving through public space (in whatever mode) more enjoyable, useful, safe and user-friendly for everyone- particularly vulnerable groups such as adults over 60, young people, and people with a disability. Participants referenced current spaces that are achieve this (eg. Salamanca area) as well as spaces that need to consider this more.

Climate Ready and Resilient Hobart

A high amount of participants, particularly in the submissions, resonated with the importance of incorporating climate change resilient impacts into city design. The results of Question 7 shows participants support for the 'Resilience' principle, and there was a further range of comments from submissions and survey contributions across all of the principles that spoke more broadly about features of a 'climate resilient city', from

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comments regarding electrification of vehicles (including public transport), to design features of climate resilient architecture (eg. Surface permeability, biodiversity corridors, transport links) and communities. These findings have strong links to the 'Climate Ready Hobart' strategy. (Priority 1.1, 5.2, 6, 6.1, 6.2 and 1.1)

Maintain character and 'liveability' as the city evolves

It was evident in the sentiment analysis of comments that community care about future built development in Hobart, and the impact it will have on the aesthetic and growth of the city, as well as the various communities within. Some people are conscious of how these changes are playing out in different neighbourhoods, and acknowledged that they want these changes to happen thoughtfully (eg. Prioritise medium-density), even if they are inevitable.

Non-statutory

Throughout the workshops and in the sentiment analysis of comments, there were questions around the 'legitimacy' and 'power' of the guidelines to affect change. There were also questions from the participants about the links between the guidelines and zoning and whether they can be incorporated more concretely into planning regulation (eg. Local provision schedule). Some participants expressed concern that developers only achieve 'bare minimum', and therefore would not engage with the guidelines. It was noted in some of the submissions that the Department of State Growth have released Medium Density Guidelines, and that the city should consider how to reference and or incorporate these.

Make the guidelines more practical and accessible

It was particularly evident in workshops and other face-to-face engagement that any opportunity to make the guidelines more practical should be considered- not only from an accessibility perspective, but to encourage their active use. Some suggestions were to increase the use of imagery and diagrams, plainer English language, and incorporate easy-to-use checklists.

Urban congestion

A high amount of participants indicated that a well-designed city is a city where people can move through and around freely, without congestion. For example, many participants in the sentiment analysis spoke about the difficulty of congestion when driving into and parking in Hobart at peak times. Similarly, participants referenced the lack of public transport options, as well as the unpredictability of the current bus timetable.

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5.2 Next Steps

Based on the comprehensive engagement project conducted by the City's Community Engagement Team, the following recommendations are proposed to ensure the community's feedback is effectively integrated.

1. **Debrief with the Community Engagement Team:** The Hobart Design Guidelines Community Engagement Team will meet with the project team and conduct a debrief, considering the engagement objectives.
3. **Complete draft 'Hobart Design Guidelines':** The project team will finalise the draft Hobart Design Guidelines, considering the findings of this engagement report in the principles and how they might influence the actions and principles of the strategy.
5. **Guidelines presented to Council with engagement report:** The finalised guidelines will then be presented to Council for endorsement. At endorsement, implementation of the Hobart Design Guidelines will begin.
6. **Close the Loop:** The Community Engagement Team will contact those who participated in the engagement period, and share how their feedback was incorporated. An official launch of the Hobart Design Guidelines will occur. The Community Engagement Team will also conduct a broader reflection on the challenges and successes of this engagement project, to share more broadly within the organization.