



Future skyline

Central Hobart Plan

A structure plan to guide growth & development

Key elements of the draft 'Plan' have been summarised into fact sheets. Please refer to the full draft structure plan available at yoursay.hobartcity.com.au

Currently there is no maximum height limit for development in Central Hobart included in the Planning scheme. The Plan proposed certainty for building heights in Central Hobart that respects view lines and heritage whilst helping address the growth pressures for Hobart (see Section 3.4 of the draft Plan).

Building height is a key determinant in the overall scale, form and preferred character of the streets and of Central Hobart. Preferred maximum building heights have been established to promote building typologies that support the land use vision while responding to the valued landform, viewlines, heritage attributes and streetscapes of Central Hobart.

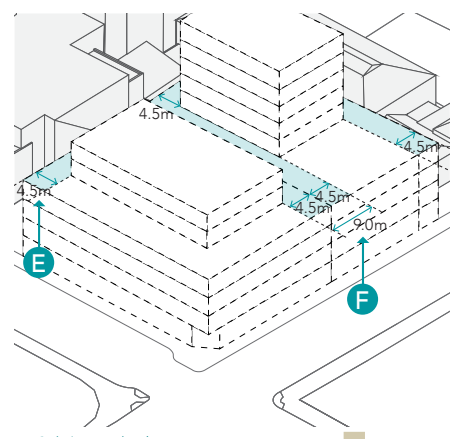
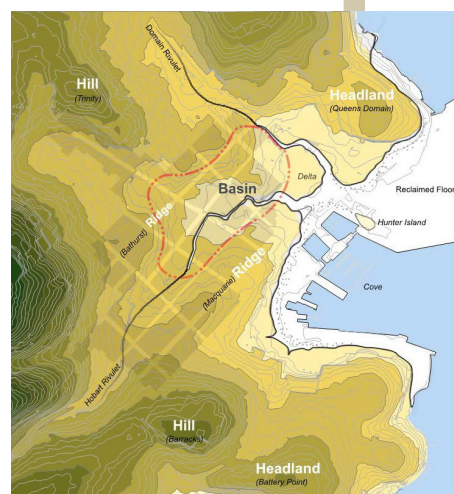
The building height plan represents the maximum height. Constraints such as lot size inform the appropriate height for each individual lot. Maximum height proposals must demonstrate exceptional design quality delivering significant public benefits.

The natural topography of Central Hobart influences the way in which building heights are perceived and where it is logical for taller built form to be located without impacting views and amenity.

Development heights should reinforce the layered landform rise from the waterfront or Cove, with greater heights in the 'basin' area, and a reduction in scale towards the Queens Domain, the Domain headlands (i.e. the Hobart Cenotaph), Battery Point Headland and the natural rise to Barracks Hill.

Some past taller developments have muddled this topographic reading of the townscape, and careful consideration must be taken when assessing where height should occur now and into the future to protect the character of Central Hobart.

Please refer to the full structure plan for more information.



City of **HOBART**



Tasmanian
Government

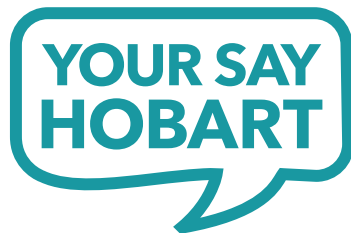
The draft Plan will be open for feedback throughout April.

Go to yoursay.hobartcity.com.au

Feedback closes 30 April 2023



yoursay.hobartcity.com.au



yoursay.hobartcity.com.au

Have your say

Online: <https://yoursay.hobartcity.com.au/>

Phone: 03 6238 2711

**In person: at the pop-up events and/or by
arranging a meeting with the project team**

Feedback closes 30 April 2023

Accessibility:

This document is located on yoursay.hobartcity.com.au where it is also available as a Word, accessible PDF, etc.

Please contact the City of Hobart if you need this document in another accessible format such as enlarged print or audio version. In addition, due to the important information contained in the graphics of the document, please also contact us if you would like these to be explained at:

Customer Service Centre
16 Elizabeth Street, Hobart
03 6238 2711
coh@hobartcity.com.au



City of **HOBART**



Tasmanian
Government