



CENTRAL HOBART PRECINCTS PLAN

KEY ISSUES

A number of key issues will be considered during the preparation of the Central Hobart Precincts Plan. The issues have been identified through the analysis of the current conditions, as well as the future economic, demographic and employment projections for the Central Hobart area.

All key issues are presented in the Baseline Report available at yoursay.hobartcity.com.au/central-hobart-precincts-plan

This document is a summary of Chapter 5 of the Baseline Report. For full details, please refer to the report, pp. 63–79.

BUILT FORM AND PLANNING CONTROLS

The built form within the study area varies widely, from single-storey detached dwellings to multi-storey office and hotel buildings and low, large floor plate commercial buildings. Heights generally transition down from the centre of the Central Business Zone to surrounding areas, reflecting the history of settlement, zoning and land use, as well as the natural topography of Hobart.

Recent increases in tourism, population and economic growth have resulted in rising interest in higher and denser development in Central Hobart. As development pressure accelerates, there are a number of issues to be considered to guide the planning of the built form and use of this part of the city:

- The need to manage significant development pressure and a high rate of growth in Central Hobart to ensure it enhances – rather than detracts – from the city.
- Planning scheme amendments that resolve the issue of building heights in Central Hobart, which has been the topic of significant public interest.
- The potential of the large redevelopment sites owned by the University of Tasmania, particularly along the spine of Melville Street, to significantly alter the built form of Central Hobart.
- The capacity of the Central Business Zone to accommodate high buildings.
- The prospects for the two distinct Commercial Zone areas (one being primarily centred around Murray and Harrington streets and another around Argyle and Campbell streets) to accommodate an overall increase in the density of their built forms.



The project is conducted in partnership between the City of Hobart and the Tasmanian Government.

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