



North Hobart Neighbourhood Plan

Discussion Paper Summary

September 2023



City of HOBART

Project Overview

What is a Neighbourhood Plan?

A Neighbourhood Plan is a guide for how a local area should develop and improve over time.



Neighbourhood Plans:

- plan for future population growth and community needs;
- identify how land could be developed; and
- provide a framework to guide Council when it comes to considering development proposals.

They influence major changes and investment in things like:

- Planning controls, how land is used and how buildings are developed;
- Future housing needs;
- Open space and greening, such as parks and trees;
- Streets and public spaces;
- Infrastructure and services; and
- Roads and transport links (including walking and cycling).

Neighbourhood Plans help communities grow in sustainable ways that harness what is good about an area. They do this by:

- Establishing a shared community vision;
- Providing certainty and confidence to local communities, developers, and government agencies about the direction of specific areas and what sort of development could be allowed;
- Ensuring the economic and social health of an area by making sure they have the services and infrastructure they need;
- Managing change by guiding it in positive directions to benefit the whole community;
- Making the best use of limited resources by understanding what the infrastructure priorities are for a particular community to support the growing population.

Your Feedback

The Discussion Paper identifies directions, ideas and opportunities for the North Hobart Neighbourhood Plan, which the community can now discuss in workshops, surveys and other forms of engagement throughout the month of September.

The North Hobart Neighbourhood Plan is being developed over three main stages and we will be seeking input from the community at each stage:

- Discussion paper;
- Draft Neighbourhood Plan; and
- Final Neighbourhood Plan.

The current stage of the project is community engagement on the Discussion Paper. Residents, visitors, students, workers of North Hobart, stakeholders and the wider community, are invited to participate.

Community engagement is your opportunity to provide feedback on the information presented in the Discussion Paper, as well as any ideas that you may have. Engagement will include face to face workshops, as well as a survey, pop up stalls, and consultation with school children.

Two public workshops will be held on September 20 and 21 and members of the North Hobart community are invited to register to attend this event. Please register for a workshop on the Your Say web page.



Housing

Idea 01: More housing for all.

Find places for different types of housing.
This includes social, and affordable housing.

What is this idea?

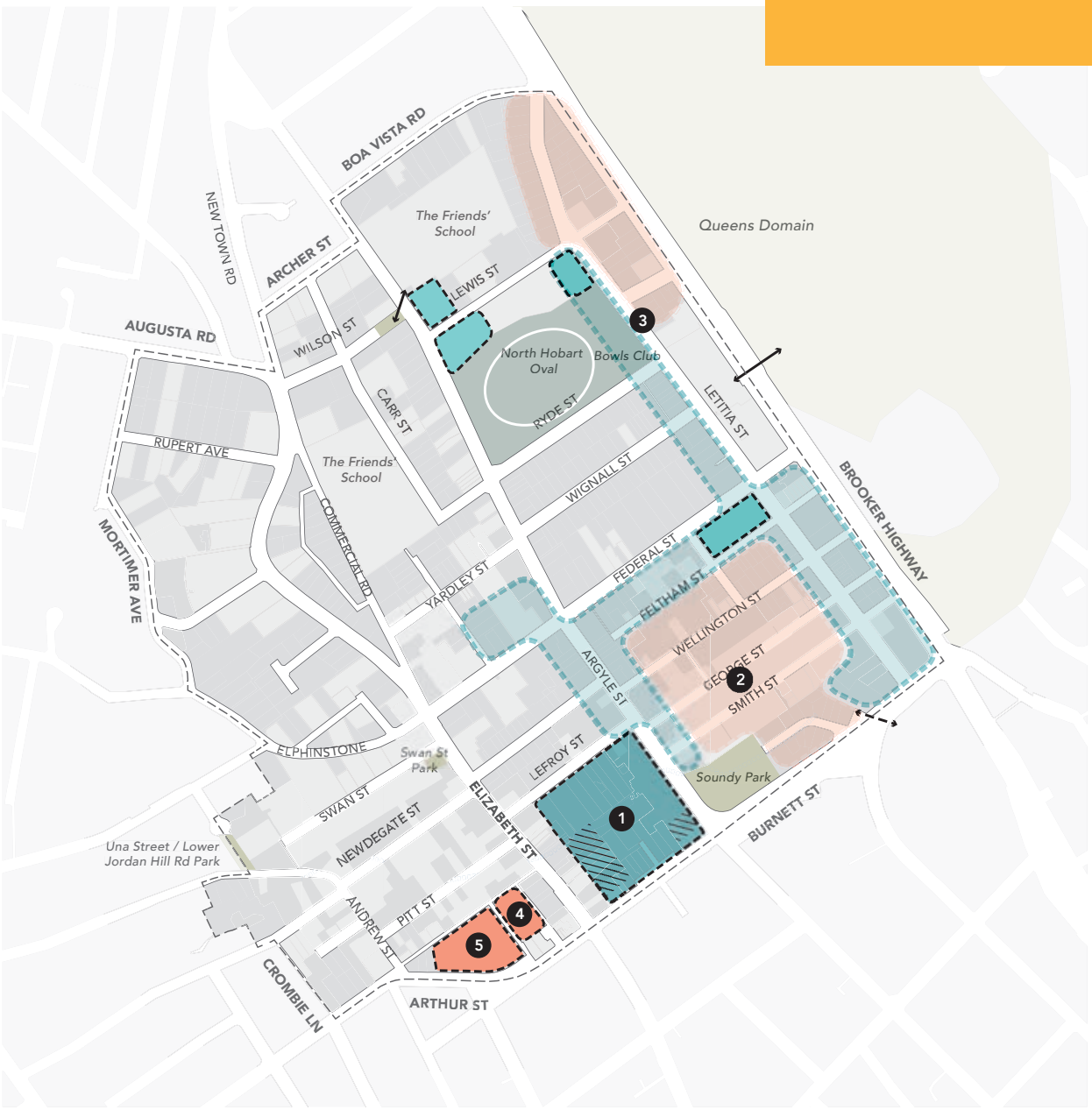
North Hobart will continue to be an inclusive and welcoming place to live. Well-designed infill housing in the right locations will provide a range of housing options for different needs and incomes while preserving North Hobart's beautiful heritage.

Why is this needed?

- Over the next 20 years, the suburbs of North Hobart, Glebe and Queens Domain area are expected to grow strongly with the combined population increasing by 2,128 people or 64 per cent by 2041. As there are limited opportunities for infill housing in Glebe and Queens Domain, most of this is expected to be in North Hobart.
- Infill housing in some areas of North Hobart are constrained by small and narrow lots, topography and overland flooding risk. This highlights the challenge for North Hobart and the need to identify the right areas for infill housing that conserves its heritage values.
- Affordable housing is a key issue in Hobart LGA, currently there is not enough affordable housing (both to rent and purchase) for residents. This also has an impact on the ability of businesses and industry to source key workers. This is important also for North Hobart, which has a high proportion of residents in key worker industries including education and hospitality.(Affordable Housing and Homelessness Commitment 2021-23, Draft Tasmanian Housing Strategy, March 2023).

For more detailed information, including the maps and potential opportunities for each idea, please refer to the website https://yoursay.hobartcity.com.au/ to read the Discussion Paper in full.

Housing



1. Investigate mixed-use renewal in the area behind Elizabeth Street.
2. Infill housing on sites that preserve character of heritage precinct.
3. Infill housing along Letitita Street.
4. Condell Place opportunity.
5. Opportunity to provide additional social housing.

Condell Place

What is this Opportunity?

Investigate Condell Place car park as an opportunity to deliver consolidated public car parking, new open space or plaza with housing at upper levels.

Why is this needed?

- The Condell Place car park, owned by the City of Hobart, supports local traders, businesses and community groups by providing parking within a short walk to Elizabeth Street.
- The MRCagney study prepared as part of the Place Vision work in 2021 analysed existing parking in North Hobart and developed a series of recommendations for the future of the site. Recommendations were informed by parking analysis, as well as community engagement. The report concluded that the centre was adequately serviced by parking and that the site could be considered for other uses.
- Strategically located near public transport routes, schools, and employment opportunities in nearby central Hobart, the site has good potential for development, as it is not identified as flood prone.
- There are historic workers cottages lining Little Arthur Street, a narrow one-way street to the north.
- Housing to the west is owned by Homes Tasmania.
- There is an opportunity to advocate for change on the adjacent Homes Tasmania site to create a vibrant, inclusive higher/medium density urban village delivering attractive and high quality built form, open space and placemaking outcomes in the longer term.

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Condell Place



0 10 20 40

- Site boundary
- Potential new open space or plaza/square or both
- Potential consolidated multi-level car park
- Potential site for medium density housing development
- Strategic opportunity (infill) for additional social housing
- Renewed public space
- Street canopy trees
- Sensitive interface
- Active street frontage
- Existing pedestrian route
- Potential new pedestrian route
- Indicative access to car park
- Signalised intersection (new)
- Signalised inersection (upgrade)

Draft design principles

1 Consolidate parking into a smaller footprint; consider below ground parking
2 Identify opportunities for new open space and greening; design for high amenity and high-quality spaces that are safe, welcoming and complement other open spaces of North Hobart.
3 Increase site activation with ground floor retail/hospitality; design of frontages and entries to support natural surveillance and weather protection.
4 Investigate upper level uses such as affordable or social housing.
5 Renew pedestrian connections along Burnett Place and Condell Place and consider improving connections through to Burnett Street
6 Ensure the interface along Little Arthur Street and adjoining residential lots is sensitively designed with regards to setbacks, height and heritage.
7 There is an opportunity to provide additional social housing on this site through a staged increase in density.

Jobs & Services

Idea 02: Nearby necessities.

Make sure there are jobs, services and day-to-day necessities and conveniences within walking distance.

What is this idea?

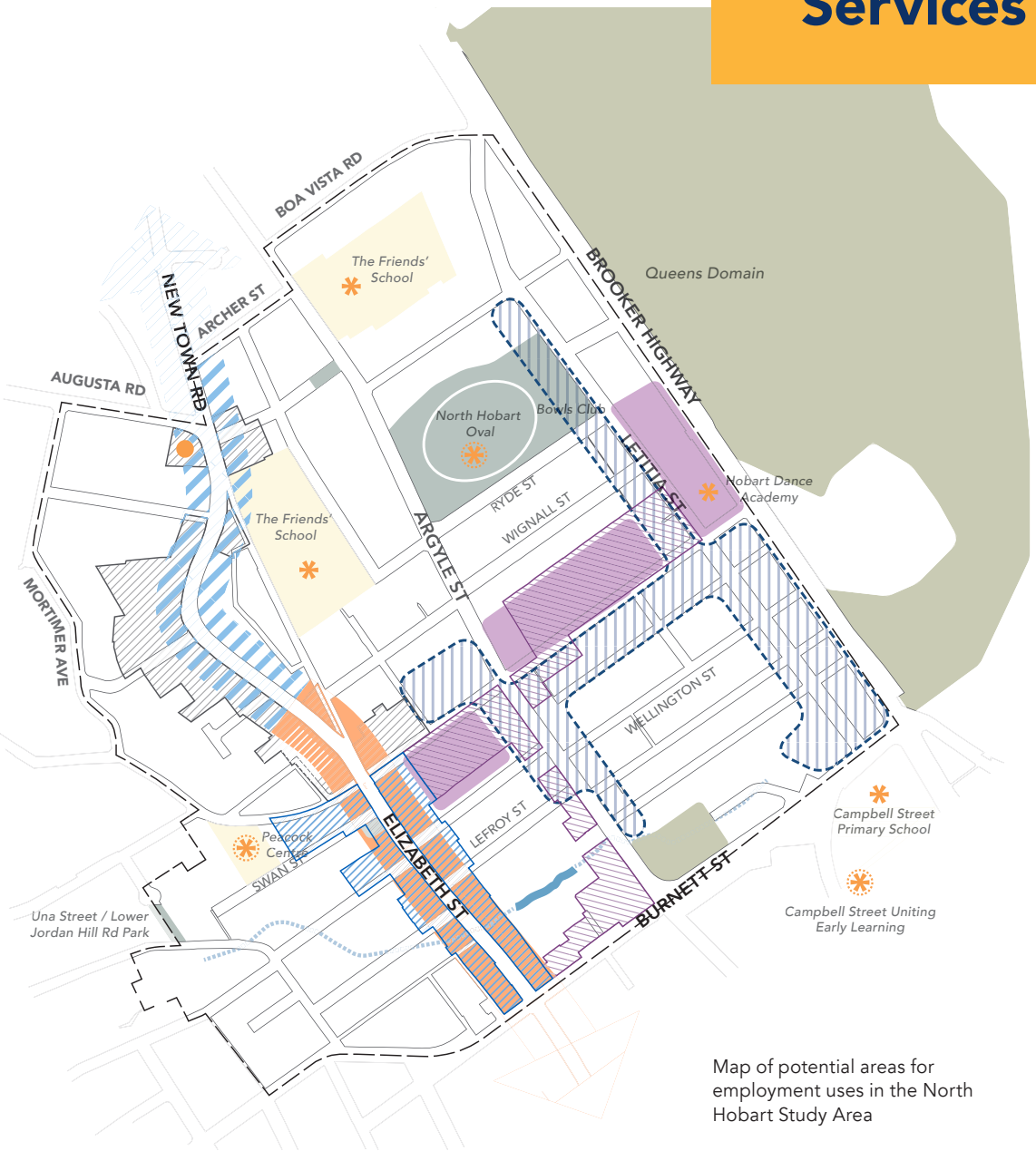
North Hobart is an attractive and exciting place to work with a diversity of spaces for businesses and enterprises as a secondary hub to nearby central Hobart. Employment areas are close to Elizabeth Street and other destinations with services, transport and everyday conveniences just a walk away.

Why is this needed?

- The study area provides industrial and urban services to the community, eg. car repair, maintenance, and warehouse space.
- The study area provides affordable business space close to Hobart.
- Jobs are spread across North Hobart with around 38% of floorspace used for non-retail employment located within a residential area.
- This idea explores how employment uses could be supported in locations with good access to public transport and local amenities, as there is a chance that employment spaces could be replaced by infill housing.
- A wide range of small businesses are located on George, Wellington and Feltham Streets. This area is now zoned Inner Residential. It is important to plan for the future use and character of these areas.
- An important part of North Hobart's character and identity is created by the businesses including cafes, restaurants and pubs.
- Projections estimate a demand for an **additional 24,000m², or 41% growth, in non-retail floor space** for the study area including:
  - Commercial/knowledge intensive space: 5,600m2
  - Industrial/urban service-related space: 3,900 m2
  - Other employment including health, and education: 14,500 m2
- The study area does not have a supermarket. Providing a convenience grocery store, or small format supermarket could meet the daily needs of residents and workers in walking or cycling distance. A supermarket would increase the amount of money kept in the area and have positive effects on surrounding businesses, through increased passing trade.

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Jobs & Services



Map of potential areas for employment uses in the North Hobart Study Area

- Study Area
- Open space
- Sports and recreation
- Rivulet (open)
- Rivulet (stormwater pipe)

Existing zones

- Light Industrial Zone
- Urban Mixed-Use Zone
- General Business Zone

Employment and housing areas

- Existing mixed use
- Potential employment-focus
- Investigation area for mixed-use
- Elizabeth St 'High Street'

- Education
- Community and child care centre
- Hill St Grocer (New Town)

Built Form

Idea 03: Building guidelines.

Create clear rules to ensure buildings are well designed, sustainable and complement North Hobart's heritage.

What is this idea?

North Hobart will retain its rich and diverse built heritage, sitting in the valley with views to landmarks. Updated building guidelines will provide requirements and guidance to ensure that future development is well-designed, supports the vision for North Hobart and preserves the prominence of heritage places and precincts.

Why is this needed?

- North Hobart is valued for its heritage and streetscape character. This includes low-rise scale of buildings, laneways, and views.
- Local heritage places and precincts are identified in the draft LPS for the Tasmanian Planning Scheme.
- As North Hobart grows, there is a need to ensure that new development responds to heritage and protects the predominant character.
- Developments should consider elements such as heights, setbacks, materials and architectural expression.
- The mixed use character of North Hobart has changed over time and is highly valued.
- Designers should be encouraged to provide interesting new developments which reflect the diversity of buildings in North Hobart.

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Built Form



Housing & Tourism

Idea 04: Housing use.

Create a good balance between short-term accommodation and long-term housing options.

What is this idea?

North Hobart will continue to attract visitors to stay and enjoy the local heritage character and destinations, such as the North Hobart Oval and Elizabeth Street. Managing the balance between the number of visitor accommodation choices in North Hobart and the availability of housing for residents ensures the character, identity and social cohesion of North Hobart is preserved.
Visitors play an important role contributing to North Hobart's local economy and the renewal of traditional hotel and motel accommodation around the North Hobart Oval will support the future role of this precinct.

Why is this needed?

- North Hobart is an attractive location for accommodation, including Short Stay Visitor Accommodation, as it is in close proximity to central Hobart, with good dining and entertainment options, events, and facilities at the North Hobart Oval precinct.
- Traditional accommodation options in North Hobart include the Argyle Motor Lodge, Black Buffalo Hotel, Rydges and Rose and Queens Head Hotel. Projections estimate an additional 1,000m2 accommodation floor space will be required by 2041, excluding Short Stay Visitor Accommodation.
- Between 2017 and 2022, over 57 applications for a change of use to visitor accommodation in North Hobart (suburb) have occurred. Fifty-four of these applications sought the conversion of existing dwellings with 50 being granted approval. There are 250 properties listed on the 'Airbnb' website for visitor accommodation within North Hobart (suburb), and 62 properties within the study area. (Airbnb, Inside Airbnb)
- It is important to monitor the growth and impacts of Short Stay Visitor Accommodation within North Hobart and the proportion located in the study area. Up-to-date data can help with managing the balance between the benefits of supporting the visitor economy with the need to preserve housing choice and community cohesion.



Celebrating Culture

Idea 05: Celebrating culture.

Identify opportunities for cultural expression, including connection to Country throughout North Hobart and the Providence Valley

What is this idea?

The study area is well used by the palawa community and accessed for similar purposes as the non-Aboriginal community.
The study area is considered to hold great opportunities for acknowledgement of palawa people, as it is considered a gateway to the central business district of nipaluna (Hobart) and connected to the broader cultural landscape.

Why is this needed?

- The palawa feel that the food and entertainment venues are spaces that are reflective of a multi-cultural location, but not specifically reflective of palawa / Tasmanian Aboriginal culture. These spaces lack the presence of or recognition of palawa history, cultural expression or palawa community inclusion in festivals or events.
- The area contains spaces where palawa feel welcome and see opportunities for truth telling and cultural immersion experiences.
- The project area showcases many opportunities to recognise the cultural aspects that palawa today feel are still important links to the traditional cultural landscapes and provide avenues for strengthening and supporting palawa culture. These links remain regardless of the overwhelming urbanisation of the area.



Creative Heart

Idea 06: A creative neighbourhood.

Develop North Hobart's creative heart. Provide spaces for people to innovate, experiment and create together.

What is this idea?

North Hobart is a diverse and neighbourly community and a welcoming place of creativity and culture. It is home to a rich variety of venues, arts, cultural and community spaces and facilities that draw locals and visitors to events and festivals. Its new and improved spaces, streets and laneways provide places for people to create, connect, discover and to showcase North Hobart's diverse history, culture and contemporary arts.

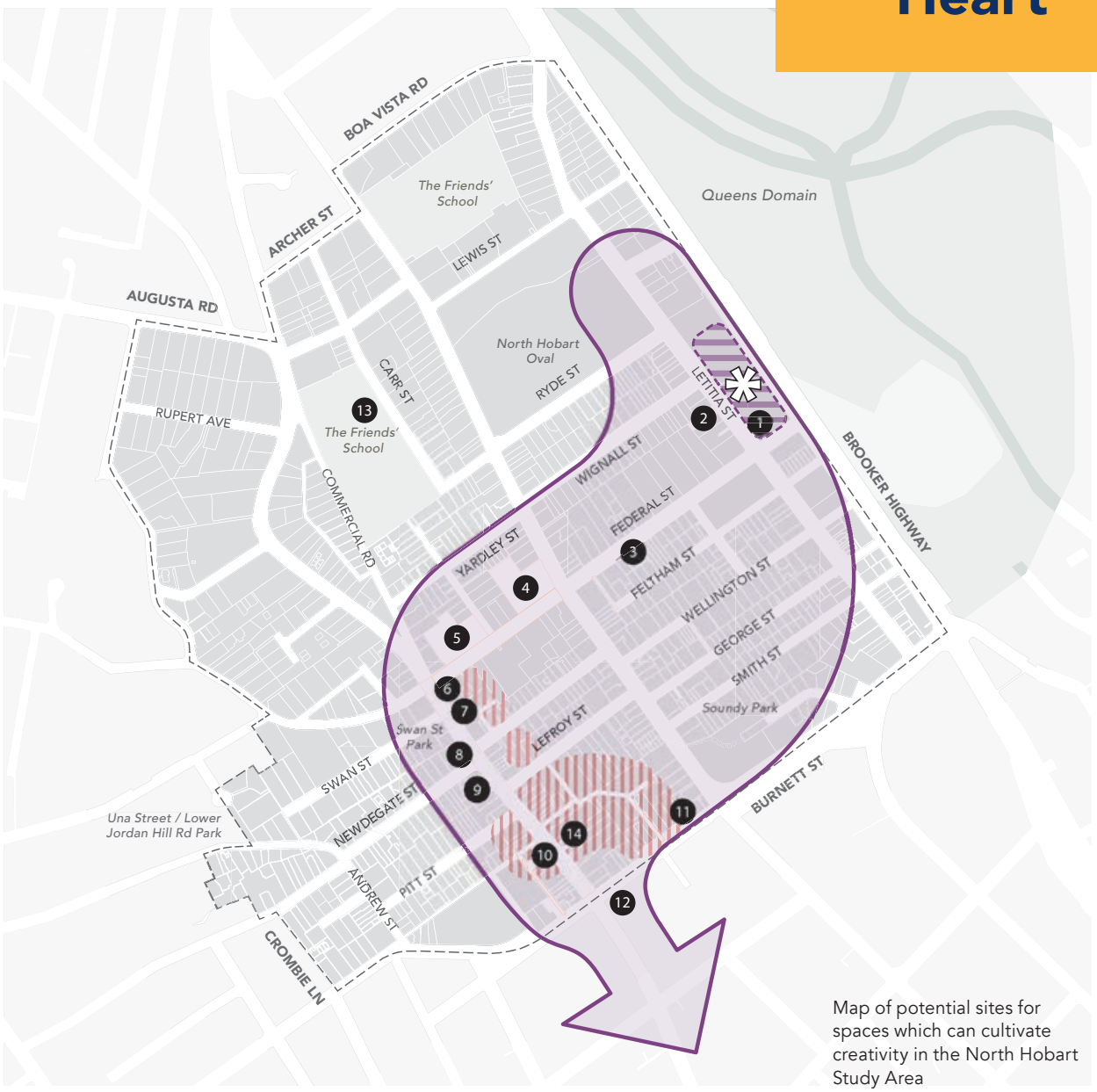
Why is this needed?

As North Hobart grows, new creative and community spaces will be needed in places that can be easily accessed. It is important that creative and cultural interest groups and businesses within North Hobart can continue to thrive and that the streets, laneways and public realm are designed to support events and festivals as well as everyday interactions.

- To reflect the diversity of the North Hobart community and the contribution of different cultural groups to the identity of the place.
- To ensure North Hobart continues to be a place to where cultural knowledge and traditions are shared through events and festivals.
- To recognise and consolidate the existing network and ecology of spaces and places that support creativity including local businesses, cultural groups and venues.

For more detailed information, including the maps and potential opportunities for each idea, please refer to the website https://yoursay.hobartcity.com.au/ to read the Discussion Paper in full.

Creative Heart



Map of potential sites for spaces which can cultivate creativity in the North Hobart Study Area

- Study Area
- Open space
- Rivulet (open)
- Rivulet (closed)
- Existing laneways
- Creative Heart (support creative and community uses)
- Elizabeth Street 'High Street' Festival area
- Enticing laneways focus area
- Potential creative hub

Cultural Facilities

1. Hobart Dance Academy
2. Old Nick Company Inc.
3. Encore Dance Theatre
4. Greek Club
5. Italian Club
6. The Winston
7. State Theatre
8. Queens Head Hotel
9. Willing Bros
10. Chinese Club
11. International Academy of Music
12. Republic Bar & Cafe
13. Friends' School
14. Boodle Beasley

High Street

Idea 07: A vibrant Elizabeth Street.

Bring Elizabeth Street and nearby areas to life, both day and night. Locals, workers and visitors will enjoy its bustling live music, food, arts and entertainment scene.

What is this idea?

Elizabeth Street will continue to be a lively high street with a growing variety of eateries, retail, music and entertainment venues.
Opportunities for retail and hospitality growth will connect to existing venues and shops along Argyle Street, supporting a diversity of local traders and artists and providing an everyday meeting place for locals, workers and visitors.

Why is this needed?

- There is a need to plan for the **projected retail growth of 6100m²** for North Hobart study area to ensure Elizabeth Street remains the primary vibrant 'high street' experience with other areas identified to provide additional retail space.
- Areas with existing retail, including Burnett and Argyle Streets, are currently not well connected to Elizabeth Street due to limited wayfinding, narrow footpaths and laneways with little activity, such as the car park.
- There is a need to review Elizabeth Street's pedestrian crossings to ensure they support accessible movement throughout the precinct and align with existing roads, laneways and destinations.
- Providing direction on where retail expansion is encouraged will help create a more vibrant and safe retail and hospitality precinct, encouraging pedestrian movement between Elizabeth and Argyle Streets along Burnett Street, and Federal Streets and other paths.
- Continue to provide clarity on important design elements that help define Elizabeth Street, including heritage and building elements such as awnings
- Continue to support a variety of different uses on upper levels.

For more detailed information, including the maps and potential opportunities for each idea, please refer to the website https://yoursay.hobartcity.com.au/ to read the Discussion Paper in full.

High Street



Map of potential opportunities on Elizabeth Street and nearby areas

- Study Area (CoH)
- Open space
- Rivulet (open)
- Rivulet (stormwater pipe)
- Existing formal and informal lanes
- Existing open space
- Existing cultural destinations
- Pedestrian-first zone
- High street
- Support extension of retail and hospitality
- Encourage active ground uses along proposed laneways
- Investigate improving interface to the rivulet
- Investigation area for new open space
- Investigation area for placemaking
- Improved pedestrian crossing

Street Trees

Idea 08: Green streets.

Plan for our streets to include more trees, plants and parks. This will help cool the city in summer and improve the city's appearance.

What is this idea?

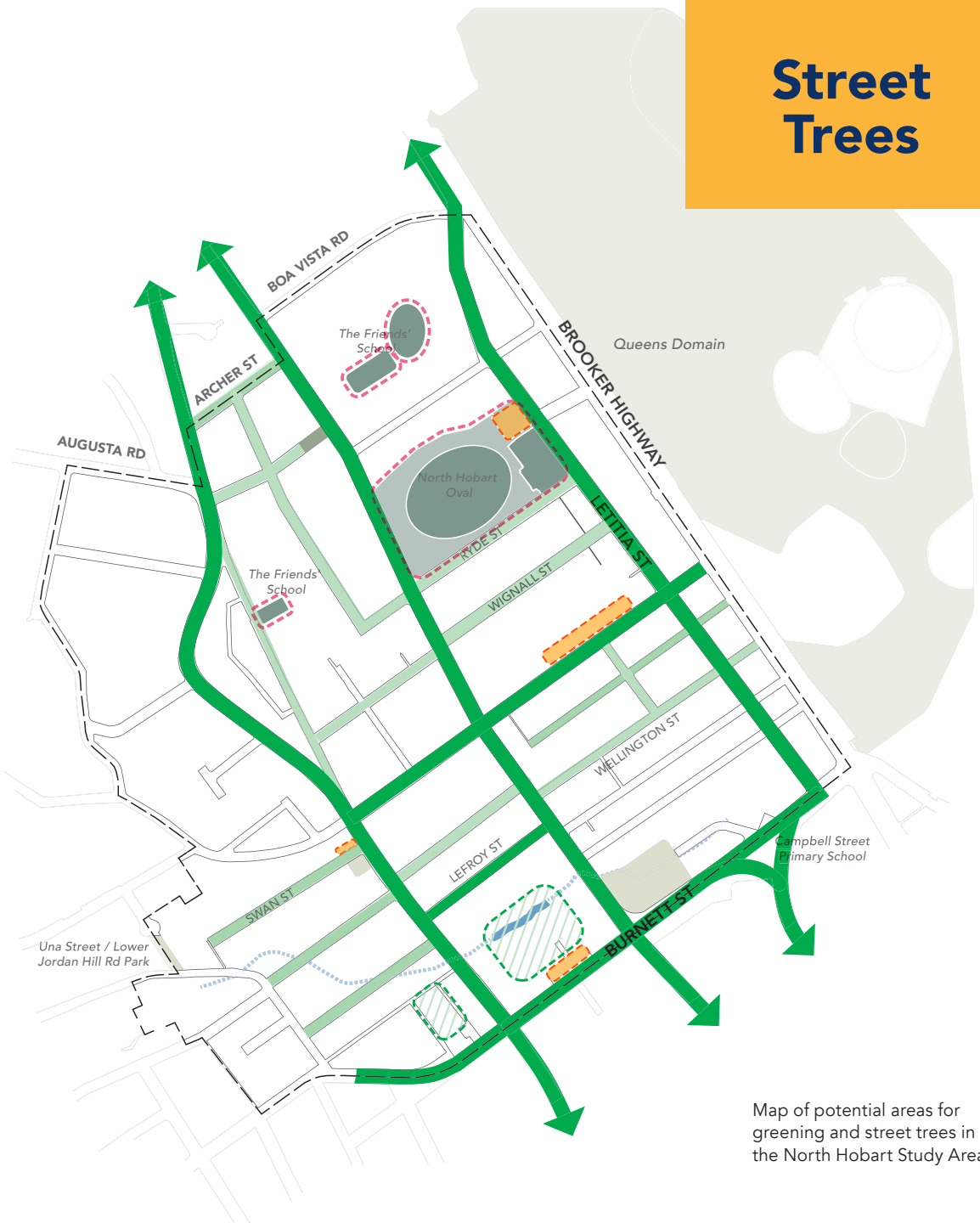
North Hobart will be a more attractive place to live, work and visit with a network of tree lined and landscaped streets that promote community well-being, biodiversity and provide urban cooling in hotter months of the year.

Why is this needed?

- North Hobart has the second lowest tree canopy cover of any suburb in the City of Hobart
- 1% of North Hobart's tree canopy was removed between 2017 to 2022.
- Planting street trees is challenging in North Hobart due to the fact that most streets are narrow and do not have nature strips.
- The current lack of trees make walking unpleasant, due to a lack of protection from rain, wind and sun.
- Green streets will support the walking and cycling network. Primary green streets align with the primary pedestrian network and will provide more shade and improve the character of the streets with planting to direct people along key routes.
- Street trees improve traffic calming, and community health and wellbeing, by providing more opportunities to connect with nature and by reducing the temperature.

For more detailed information, including the maps and potential opportunities for each idea, please refer to the website https://yoursay.hobartcity.com.au/ to read the Discussion Paper in full.

Street Trees



Map of potential areas for greening and street trees in the North Hobart Study Area

Investigation areas

- Investigation area for new open space
- Investigate upgrade to existing open space
- Investigate public access to open space
- Investigation area for placemaking

- Study Area
- Open space
- Sports and recreation
- Rivulet (open)
- Rivulet (stormwater pipe)

Green streets

- Primary Green Street
- Secondary Green Street

Water & Flooding

Idea 09: Reduce the risk of flooding.

Identify locations where engineering and landscaping can be used to minimise potential flooding.

What is this idea?

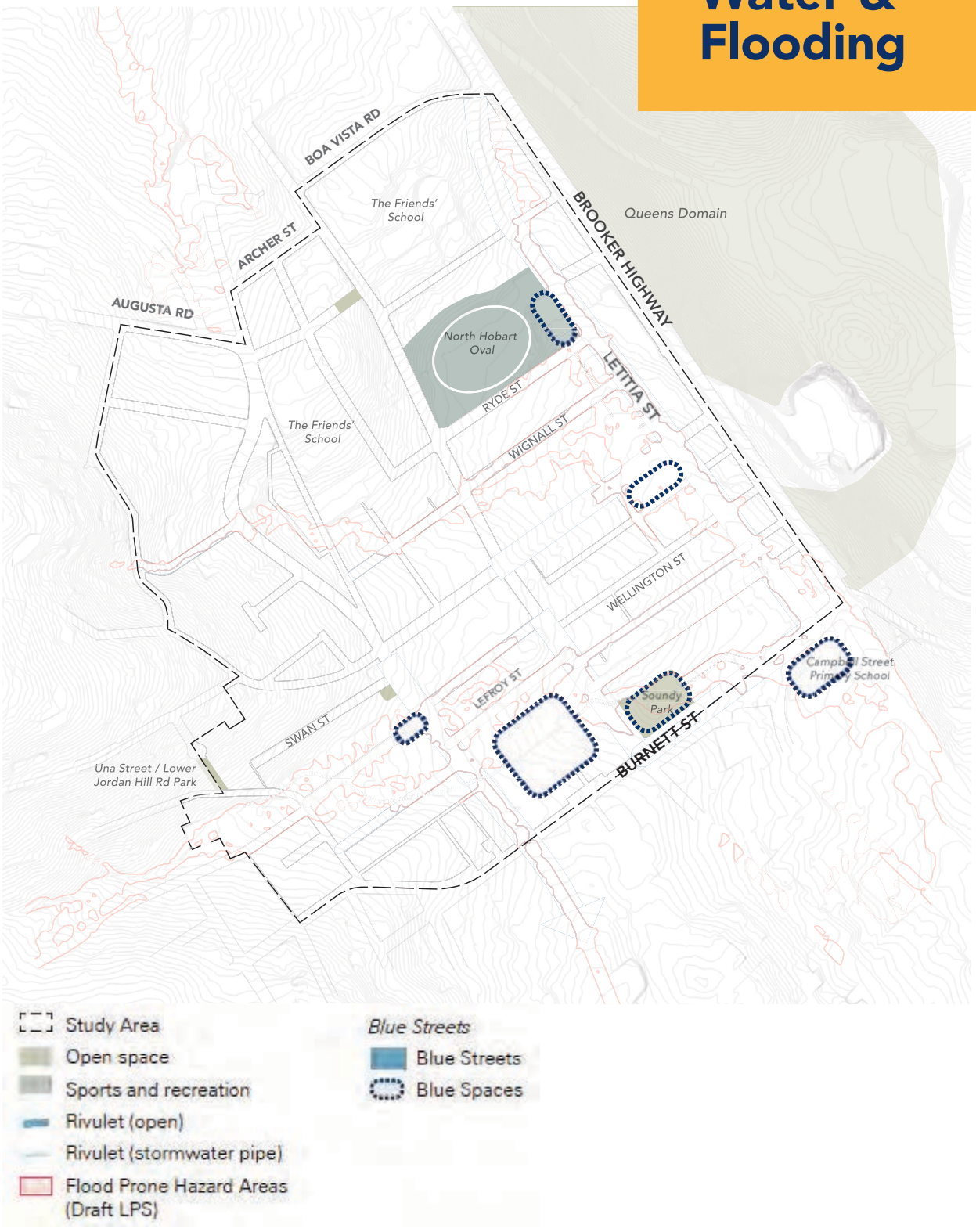
Understanding and managing flooding risks will improve the resilience of the neighbourhood. Blue streets are streets designed to help with managing flood water. Water Sensitive Urban Design (WSUD) and other features will contribute to the quality of the public space. Water retention in key locations will also contribute to ensure that the effects of flooding are minimised.

Why is this needed?

- North Hobart has large areas identified as flood prone in the local planning scheme, such as the area around the Providence Valley Rivulet. While many of these areas are already well established with streets and existing buildings, a number of locations are identified as opportunities for renewal. In addition, a number of streets are identified as flood prone and there is an opportunity for them to be designed to help minimise flooding risks on the adjoining properties.
- Flood water retention may assist with reducing the impacts of flooding across the neighbourhood. Detailed modelling and technical advice are required to help define the preferred infrastructure and street design along with defining any opportunities for water retention.

For more detailed information, including the maps and potential opportunities for each idea, please refer to the website https://yoursay.hobartcity.com.au/ to read the Discussion Paper in full.

Water & Flooding



Parks

Idea 10: Parks and open space.

Find locations for new outdoor places for people to enjoy spending time. Make it easier for people to get to existing parks and the Domain.

What is this idea?

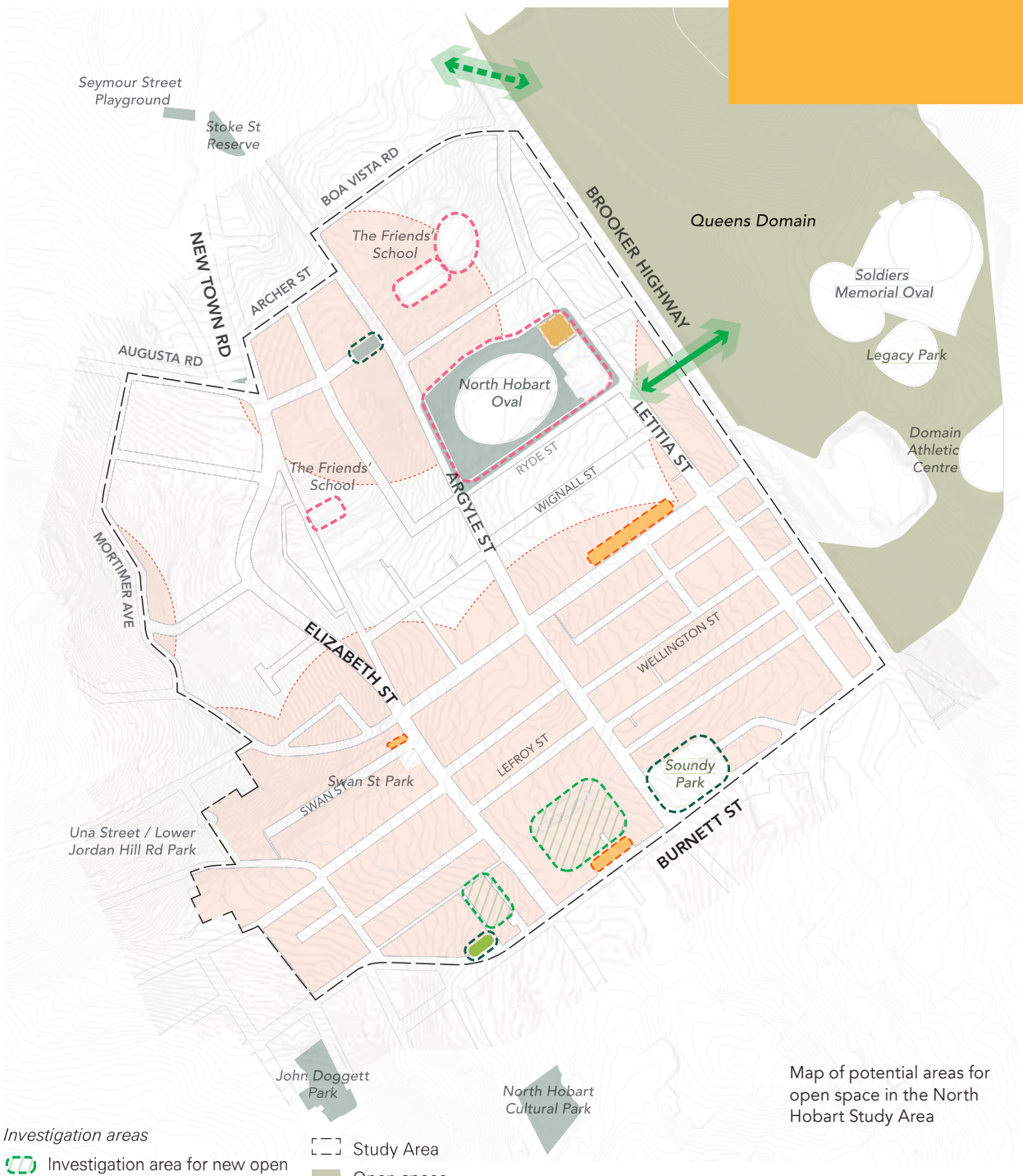
North Hobart provides a choice of open spaces that improve the lives of residents, workers and visitors. Parks and plazas are designed with amenities and landscaping to increase biodiversity, provide spaces to relax in and support local businesses and cultural events. Upgraded and new spaces improve paths and access to larger open spaces, which provide space for active and passive recreation.

Why is this needed?

- As North Hobart's community grows, the need for places to socialise and for recreation within walking distances will increase.
- Existing amenities will require investment to ensure they are accessible and provide for all ages and backgrounds.
- Renewal is an opportunity to manage challenges such as flooding risks and to increase the range of benefits provided to the community supporting North Hobart as a resilient and inclusive neighbourhood.

For more detailed information, including the maps and potential opportunities for each idea, please refer to the website https://yoursay.hobartcity.com.au/ to read the Discussion Paper in full.

Parks



Map of potential areas for open space in the North Hobart Study Area

Sports Precinct

Idea 11: North Hobart Oval and Bowls Club.

Explore how the Oval and Bowls Club precinct can provide areas for open space for the wider community in the future.

What is this idea?

The North Hobart Oval and the adjacent bowls club will become an important community precinct supporting community wellbeing. Investment in new facilities at the precinct edges will support an increased range of uses on site while protecting its current core use for football. New community facilities such as meeting rooms, small events spaces and pocket plazas will be connected by improved pedestrian and cycling links to the adjacent accommodation and streets network.

Why is this needed?

- As the community grows, the need for parks within walking distance to homes will increase.
- Existing amenities will require investment to ensure they are accessible and provide for all ages and backgrounds.
- Renewal is an opportunity to manage challenges such as flooding risks and to increase the range of benefits provided to the community supporting North Hobart as a resilient and inclusive neighbourhood.

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Sports Precinct



Speculative layout indicating a potential concept design for a renewed sports precinct at North Hobart Oval and Bowls Club

- Area for investigation
- Strategic renewal site
- Opportunity for open space
- Existing open space
- Existing pedestrian links
- Investigate pedestrian connections
- Primary green/blue street
- Secondary green/blue street
- Investigate rivulet access
- Gateway opportunity
- Opportunity to redevelop/renew existing amenities
- View cone

Pathways

Idea 12: Connected pathways.

Help people get from place to place by creating safe and high-quality walkways, footpaths, lanes and streets.

What is this idea?

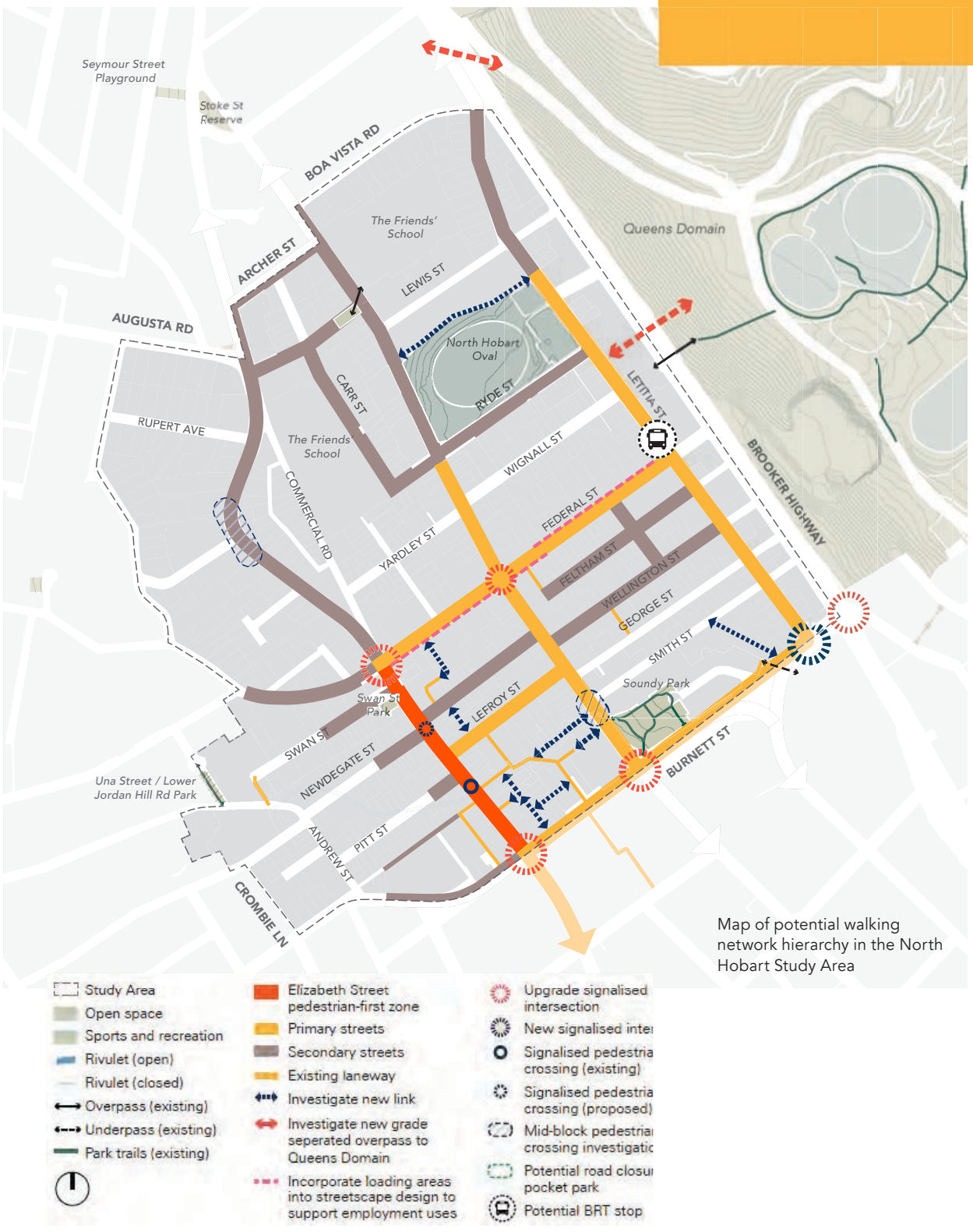
In 2045, North Hobart will continue to be a highly walkable neighbourhood allowing people of all ages and abilities to safely walk between their homes, school, workplaces and destinations in North Hobart and neighbouring areas. By defining streets and identifying where new connections are needed, this will make it clear which streets should be prioritised and upgraded for pedestrians.

Why is this needed?

- Elizabeth Street can perform a dual role within North Hobart with a 'pedestrian first' focus while accommodating vehicular movement.
- For pedestrians, there are limited safe crossing opportunities on Elizabeth Street with only one signalised mid-block crossing.
- Intersections such Burnett/Letitia Street and Brooker Hwy/Burnett Street currently do not provide dedicated pedestrian crossings.
- Brooker Highway is a significant barrier to pedestrian movements between North Hobart and the Queens Domain, with limited crossing opportunities.
- The existing pedestrian bridge adjacent to the former school site across the Brooker Highway is not universally accessible. There is little separation between pedestrians and vehicles along the Brooker Highway, making it unsafe to access the existing bridge.
- There is limited signage for pedestrians throughout the study area, particularly along Elizabeth Street.
- Footpaths are generally narrow.
- Many footpaths have obstacles that impede safe access for all, including street trees, post boxes, signage, telephone poles, and seating.

For more detailed information, including the maps and potential opportunities for each idea, please refer to the website https://yoursay.hobartcity.com.au/ to read the Discussion Paper in full.

Pathways



Map of potential walking network hierarchy in the North Hobart Study Area

Bikes & Scooters

Idea 13: Bike lanes.

Encourage more people to cycle or use scooters by providing safe bike lanes and secure bike racks.

What is this idea?

Clear and safe cycling and micromobility networks and infrastructure throughout North Hobart encourages those living, working or visiting to choose these travel modes to access local destinations, as well as places outside the neighbourhood. Separated cycle lanes and slow zones prioritise safety for all and parking is managed to ensure footpath obstructions are minimised.

Why is this needed?

- The 'no riding zone' on the footpath on Elizabeth Street forces riders onto the road and limits access to the Retail and Dining Precinct.
- Existing on-road bike lanes along Argyle Street are narrow and provide minimal protection for riders from traffic.
- Bike lane upgrade projects proposed for Argyle and Campbell Streets do not currently extend into the North Hobart study area.
- Existing bike lanes along Argyle and Federal Streets do not connect to the wider Hobart bike network.
- Existing bike lanes do not connect North Hobart and the Eastern Shore. There is no direct or clear path across the Brooker Highway or through the Queens Domain to access the Tasman Bridge.
- The steep slopes of the Queens Domain are difficult for bike riders to cross.
- Narrow roads limit opportunities for installation of protected bike lanes in some streets such as Elizabeth Street.
- There is a significant lack of east – west bike lanes within and to the west of the study area.
- There are no dedicated electric scooter parking areas. This can result in electric scooters being left in the way on footpaths.

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Bikes & Scooters



Map of potential cycling network in the North Hobart Study Area

Traffic & Parking

Idea 14: Accessible High Street.

Elizabeth Street will be a pedestrian friendly 'High Street'. There's safe and available carparking for those who need it.

What is this idea?

North Hobart's street and laneways provide critical access for local businesses. Car parks are provided at a number of locations, with ongoing monitoring and management to meet demands. Where possible, consolidated parking is provided in order to optimise active uses at street level, increasing safety and placemaking outcomes and to support North Hobart's growth.

Why is this needed?

- Traffic from New Town and Lenah Valley is forced onto Elizabeth and Argyle Streets, because there are insufficient intersections on the Brooker Highway, between Burnett Street and Risdon Road. The alignment of the intersection of New Town Road and Argyle Street then directs traffic from New Town Road down Elizabeth Street.
- Previous community consultation highlighted the importance of parking availability in the Elizabeth Street Retail and Dining precinct at peak evening times.
- Rat-running, along east-west aligned streets, between Argyle and Elizabeth Street, increase traffic at unsignalised intersections.
- The Burnett and Campbell Street intersection is complex to navigate, reducing safety.
- Parking availability at the Condell Place off-street park is limited in the evenings peaking at 11% availability at 7:00 pm.
- On-street parking is relatively underused, except for on and around Elizabeth Street. Usage generally peaks around 7:00 pm with about 20% availability on both weekdays and weekends.
- New off-street car parks (Lefroy Street expansion and the proposed Queen's Head Hotel car parks) will provide an excess of parking except for peak times between 6:00 to 7:30 pm. The queens Head car park will generate additional vehicle traffic on Newdegate Street, making closure of the intersection inappropriate.

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Traffic & Parking



Map of potential vehicle movement and parking in the North Hobart Study Area

- Study Area
- Open space
- Sports and recreation
- Rivulet (open)
- Rivulet (closed)
- Overpass (existing)
- Underpass (existing)
- Public car park (council)
- Public car park (leased)

Proposed road hierarchy

- Brooker Highway (primary freight route)
- Primary vehicle route
- Secondary vehicle route
- Elizabeth Street 'slow zone' - 30km/hr limit
- Signalised intersection (existing)
- Signalised intersection (new)
- Signalised intersection (upgrade)
- Incorporate loading areas into streetscape design to support employment uses
- Improve servicing/loading via potential new laneway access
- Investigation area for precinct parking to support growth
- Investigation area for mixed-use renewal/open space

Public Transport

Idea 15: Better public transport.

We will advocate for better public transport that caters for our growing community.

What is this idea?

Improvements to public transport will encourage greater use. Rapid buses (potentially travelling along Letitia Street) will provide quick and easy access to central and greater Hobart. Services will adapt to increasing demand. Streets can be temporarily closed for events. Bus stop shelters and signage, will improve comfort and convenience.

Why is this needed?

- Traffic congestion on Elizabeth and Argyle Streets impact bus travel time and the appeal of buses as a mode of transport.
- The significant number of bus routes through the area make catch a bus unnecessarily complicated which may limit the number of users.
- There are no bus stops on the Brooker Highway, so express buses travel slowly through North Hobart.
- There are no bus priority lanes or intersections which increases travel time.
- Existing bus stops lack weather protection, seating, and lighting, making them uncomfortable for users and not universally accessible.

For more detailed information, including the maps and potential opportunities for each idea, please refer to the website https://yoursay.hobartcity.com.au/ to read the Discussion Paper in full.

Public Transport



Bus network

- Existing bus route
- Potential BRT / Brooker Hwy
- Potential location for BRT stop
- Existing underpass/overpass
- Potential location for new universally accessible connection to the Domain
- Signalised intersection
- New signalised intersection

YOUR SAY HOBART

Have your say

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

Take a look at the Discussion Paper and fill out the survey.

In person: Register for a workshop, turn up at a pop-up event and/or arrange a meeting with the project team.

Phone: 03 6238 2711

Feedback closes 30 September 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:

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