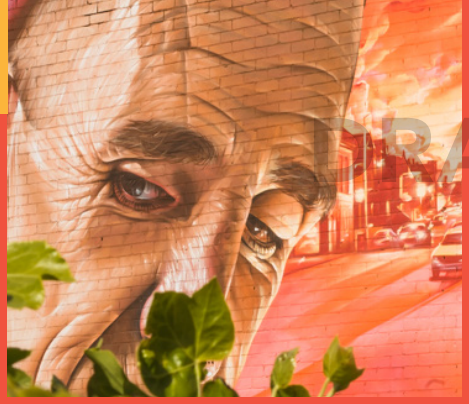


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North Hobart Neighbourhood Plan

Summary

July 2024

City of HOBART

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Executive Summary

What is a neighbourhood (structure) plan?

The North Hobart Neighbourhood Plan (the Plan) provides a strategy to manage growth in North Hobart for the next 20 years.

It sets a vision for the way we want North Hobart to function, look, develop and improve over this time. It includes goals, strategies and actions that need to be taken to achieve this vision. Some of these actions will be undertaken directly by the Council while others will require coordination with or action by other authorities or organisations.

It will inform the application of the zoning and overlays in the Local Provisions Schedule (LPS) of the Planning Scheme.

The Plan sets out actions in line with community aspirations beyond planning requirements, including urban design guidelines, environmental objectives, and recommendations for civic upgrades. **The full list of actions can be found in the draft Neighbourhood Plan document available online at yoursay.hobartcity.com.au.**

How was it developed?

The Plan responds to and aligns with relevant planning strategies, policies and plans.

30 Year Greater Hobart Plan, 2022

The 30-year Greater Hobart Plan identifies that population growth is best placed in areas with high amenity and good services, in a way that maintains the key attributes that make these areas liveable and attractive.

Palawa culture and connection

North Hobart is located in the traditional country of the southeast nation of the Tasmanian Aboriginal people. This country has been cared for and carefully managed by the muwinina band of the southeast nation for thousands of generations.

North Hobart is well used and collectively considered an important space by the palawa.

North Hobart Place Vision Project, 2021

The draft Vision for the Neighbourhood Plan encapsulates where we want North Hobart to be in 20 years.

North Hobart is a welcoming, green urban village, with a flourishing high street at the core of community life.

The vision was developed through the North Hobart Precinct Place Vision Project (2019-2021). This process involved engagement with residents, traders, and key stakeholders alongside broad community engagement.

The North Hobart Neighbourhood Discussion Paper, 2023

Ideas for future directions were proposed in the Discussion Paper. Through feedback received during the community and stakeholder engagement process, the directions have been consolidated to form objectives under each of the neighbourhood shaping goals with associated strategies and actions to deliver them.

Key issues for the community identified:

- palawa community engagement
- Housing and short-term accommodation
- Built form, heritage and design quality
- open space and public realm
- movement and parking
- Economic growth
- culture and innovation
- Future of Condell Place
- Elizabeth Street (Hight Street)
- Future of North Hobart Oval.



Figure 1. Community Engagement, September 2023

The study area

The study area for the Plan, shown below, does not align with the North Hobart suburb boundary for several reasons:

- The area of North Hobart that is south of Burnett Street is included in the Central Hobart Plan 2023.
- Areas of Mt Stuart have been included to capture the west side of Elizabeth Street.

A broader project investigation area, which is not defined by a boundary, includes important characteristics and features, such as:

- open space on the Queens Domain and at John Doggett Park in West Hobart
- travel routes through and beyond the study area, to ensure it is well connected to the city and surrounding suburbs.

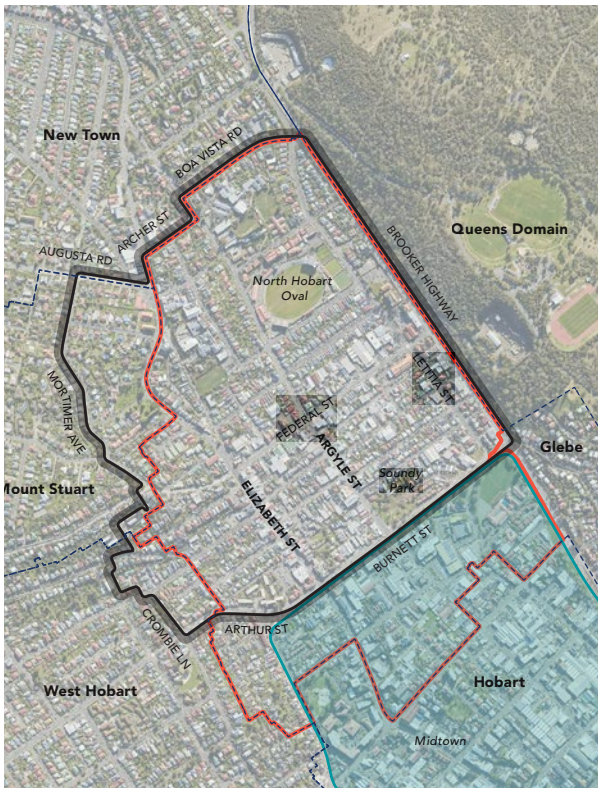


Figure 2. The North Hobart neighbourhood plan area

- Neighbourhood Plan area
- North Hobart suburb boundary (ABS)
- Central Hobart Plan area
- Suburb boundary (ABS)

How the draft neighbourhood plan was formed

2019–2021
North Hobart Place Vision Project

2022
30-year Greater Hobart Plan

2021-2023
Preparation of Draft Central Hobart Plan

August 2023
North Hobart Discussion Paper released

September 2023
Community Consultation + Stakeholder Engagement

June 2024
Draft Neighbourhood Plan

We are here
Community Engagement

Later in 2024
Finalise the Neighbourhood Plan

2025
Implementation Program

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Neighbourhood Plan Snapshot



Vision

The North Hobart Neighbourhood Plan vision reflects the community aspirations for North Hobart as a welcoming and green urban village, with a flourishing high street at the core of community life.



Housing

The plan aims to meet community needs by prioritising safe, accessible housing near public and active transport networks. Growth will concentrate along key corridors within walking distance of essential services and destinations.



Culture and place

The Plan highlights opportunities to integrate palawa culture into the neighbourhood's rich community and sense of place. As a key destination in Greater Hobart for retail, dining, entertainment, and festivals, it outlines current and future spaces to celebrate North Hobart's cultural and arts events.



Transport

Improving access in North Hobart for walking, biking, micromobility, and public transport will give people more connectivity options within and beyond the area. Managed parking in strategic locations will ensure continued access for those visiting for work, retail, social, or other purposes.



Design excellence and heritage

Design quality is a key community concern. The Plan offers guidelines to ensure new development respects North Hobart's character and ensures sunlight access for adjacent properties. Maximum building heights provide certainty on where taller buildings for housing and jobs can be located.



Economy and jobs

North Hobart is known for its diversity, offering local jobs and business spaces. Prioritising job growth in accessible locations will support future economic expansion.



Sustainability and climate change

North Hobart can lead the transition to a zero-emissions, climate-ready community by reducing greenhouse gas emissions.

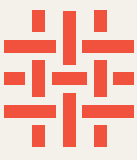
Medium-density, infill housing, and adaptive reuse of buildings will create a compact, well-designed neighbourhood where walking, cycling, and public transport are preferred.

We will build resilience by preparing for climate change and disasters like floods and urban heat. Information on urban flood risks will guide water-sensitive urban design and prioritize streets for flood management. Green streets boost urban tree cover for cooler cities.



Open space and greening

To address North Hobart's open space shortage, the plan suggests creating small urban plazas or pocket parks and improving connections to nearby areas like the Domain. Enhancing access to green spaces, including street trees and landscaping, will boost community well-being and sense of place.



Making it happen

The plan contains a **list of proposed actions and the main mechanisms for delivering them** to establish a clear blueprint of how the vision will be delivered.

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Part two: Urban Design Principles



Built form and design

1. Support medium density development on wide green streets and strategic sites.
2. Promote well-designed medium density housing, mixed use renewal and future employment.
3. Ensure buildings respond to context, including land form, views, streetscape, local character, scale, heritage and solar access.
4. Engage with streets and spaces to increase the sense of safety and add to the vibrancy of the public realm.

Left image: Clifton and Central - MJA Studio



Public realm and open space

1. Create a network of open spaces that connect people to Country.
2. Ensure sunlight access to open spaces and streets for people.
3. Increase the amount of greenery with street canopy planting and urban greening.
4. Build resilience to flooding risk.

Left image: Legacy Park, Queens Domain - Field Labs



Movement and access

1. Create streets for people.
2. Make cycling and micromobility a convenient and comfortable way to move around North Hobart.
3. Advocate for and support better public transport services.
4. Manage vehicle access and car parking, prioritising pedestrian safety and consolidated car parking.

Left image: Malop Street Green Spine, Geelong - Outlines

Part three: Neighbourhood Framework

Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

Over the next 20 years, growth in housing and employment will be encouraged along North Hobart's wider streets and near Elizabeth Street. This will improve residents' access to services, jobs, and Central Hobart. Encouraging diverse uses near Elizabeth Street will benefit local businesses and workers.

Well-designed, sustainable buildings and medium-density housing will respect North Hobart's heritage, manage off-site impacts, and enhance public spaces

By managing this growth well, North Hobart will remain a welcoming and inclusive place for everyone.

Objective 1: More diverse housing options including social and affordable housing
Strategy 1.1: Support well-designed medium density housing in the right locations through mechanisms in the planning scheme.
Strategy 1.2: Renew strategic opportunity sites to deliver medium density, social, affordable, and key worker housing.
Strategy 1.3: Create a sustainable balance between short stay visitor accommodation and housing for residents.
Objective 2: Jobs and services, and everyday convenience that is within walking distance
Strategy 2.1: Support existing and future employment needs with new and renovated buildings that offer different sized tenancies at varying price points to support a range of business and employment needs.
Objective 3: Well-designed and sustainable buildings that respond to heritage
Strategy 3.1: Ensure new buildings respond to North Hobart's diverse character, heritage and surrounding context.
Strategy 3.2: Support design quality and excellence in new buildings.
Strategy 3.3: Encourage sustainable design and adaptive reuse of existing buildings, with renewable energy, greening and WSUD.

Goal one: Living and working

Objective 1: More diverse housing options including social and affordable housing

Medium density housing will offer more diverse options for different needs and incomes, including social and affordable housing, near jobs, services, transport, and open space.

Renewing sites like Condell Place car park and Providence Valley Rivulet block can provide community benefits such as safe public spaces, quality medium density housing, and more services within walking distance.

Developing underused sites along wide streets will allow for mixed use renewal and medium density housing, including apartments above businesses.

North Hobart's character and heritage will be preserved with well-designed medium density housing in suitable locations. Reusing non-residential buildings and designing appropriate infill housing can create affordable housing opportunities.

Medium density housing, is multiple dwellings on a site that can range from one to six storeys in height, it includes terrace houses, townhouses and low-rise apartments.

Mixed-use renewal means the redevelopment of land that blends multiple uses, either within buildings and/or across multiple buildings on larger sites. Uses can include, housing, retail, hospitality, office, community or cultural uses.

Adaptive reuse is the process of repurposing an existing building for a new function. This not only preserves the history of a site, but also makes use of a previous carbon investment in the building stock, therefore reducing embodied carbon.

Affordable housing is housing for purchase or rent, that costs no more than 30 per cent of a household's gross income.

Social housing is housing provided by the government and community sectors to assist people who are unable to afford or access suitable accommodation in the private rental market.



Medium density housing: Apartment building
Location: Goulburn Street, Hobart (TAS)
Architect: Cumulus
Dwellings: 25 (177 dwellings/ha) Site area: 1415m^2 (approx)



Medium density housing: Townhouse (laneway/corner)
Location: Davison Street, Brunswick (VIC)
Architect: Archier
Dwellings: 3 (83 dwellings/ha) Site area: 360m2



Medium density housing on Letitia Street, North Hobart

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Goal one: Living and working

Objective 1: More diverse housing options including social and affordable housing

Medium density housing and mixed use renewal map



Figure 3. Supporting medium density housing and mixed use renewal

Potential areas of change
- Medium density housing
- Potential for mixed-use
- Strategic opportunity (large sites)

Heritage considerations
- Local heritage place (Draft LPS)
- Tasmanian Heritage Register
- Study Area
- North Hobart area included in Central Hobart Plan 2023
- Open space
- Rivulet (open)
- Rivulet (closed)

1. Providence Valley Rivulet Masterplan proposed to investigate medium density housing and mixed use development on a complex site.
2. Medium density infill housing that respects the character of the area.
3. Medium density infill housing and mixed use development.
4. Condell Place car park concept design for medium density housing, see next page.
5. Potential long term increase in affordable housing supply on Homes Tasmania sites.
6. North Hobart Oval Masterplan to investigate mixed use renewal.

Goal one: Living and working

Objective 1: More diverse housing options including social and affordable housing

Condell Place Concept Design Principles



Figure 4. Condell Place concept design

Concept design legend

- 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)

Concept design principles

1. Car parking underground, wrap lower ground frontage to Burnett Place with active uses.
2. Identify opportunities for new public open space and greening fronting onto Tony Haigh Walk and Little Arthur Street.
3. Encourage active frontages and retail/hospitality uses on commercial tenancies on Burnett Place.
4. Increase site activation with ground floor community use fronting onto public open space. Investigate upper level social and/or affordable housing use.
5. Renew pedestrian connections along Burnett Place and Condell Place and consider improving connections through to Burnett Street.
6. Consider long term renewal of Homes Tasmania site to provide additional social housing in the future.

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Goal one: Living and working

Objective 2: Jobs, services, and everyday convenience within walking distance

Supporting employment



Figure 5. Supporting employment in existing areas and near Elizabeth Street.

Visitor Accommodation

Balancing short-stay visitor accommodation to preserve long-term rental and affordable housing is crucial. We support rezoning underused visitor accommodation sites to Urban Mixed Use or General Business Zones for increased capacity (Action A1.1.1). A Specific Area Plan (SAP) aims to prevent full conversion of residential dwellings to visitor accommodations in Inner Residential and General Residential zones in North Hobart (Action 1.3.1).

Measures of success ✓

- Meet projected commercial floor space demand targets.
- Increase in retail diversity to meet daily needs.
- Supermarket or grocer to provide fresh food.

Goal one: Living and working

Objective 2: Jobs, services, and everyday convenience within walking distance

Proposed zoning

North Hobart will thrive as a lively and varied neighbourhood, cherishing its mixed use identity. We aim to bolster current business hubs and encourage mixed use development in suitable areas, fostering a variety of job opportunities, including retail and hospitality. We plan to rezone land to accommodate:

- Established businesses currently in residential zones, relocating to more fitting areas.
- New small businesses, retail outlets, and services.
- A small supermarket or grocer in a preferred General Business zone location.
- Visitor accommodation at underutilised sites such as Rydges and the Black Buffalo Hotels.

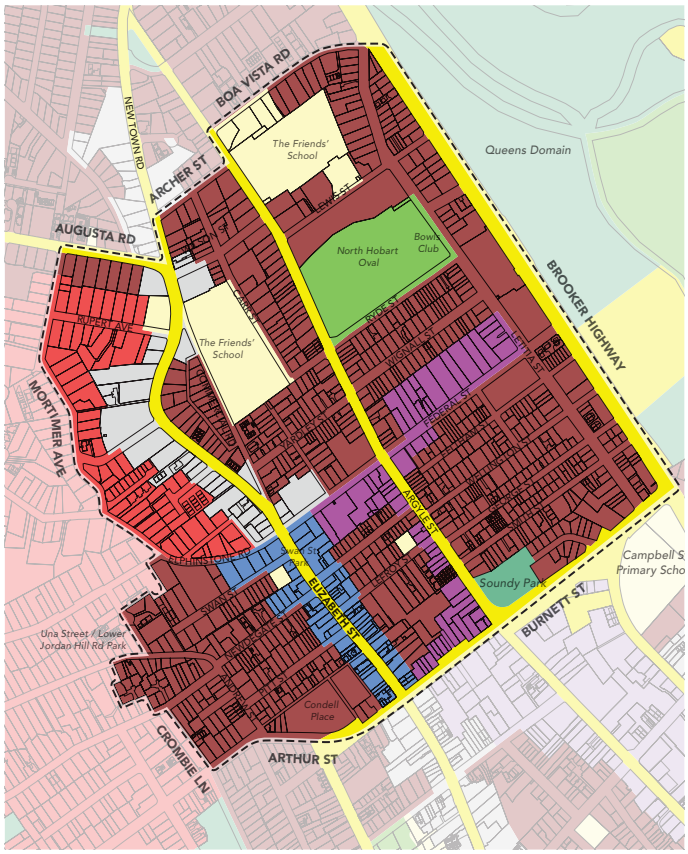


Figure 6. Draft LPS zoning

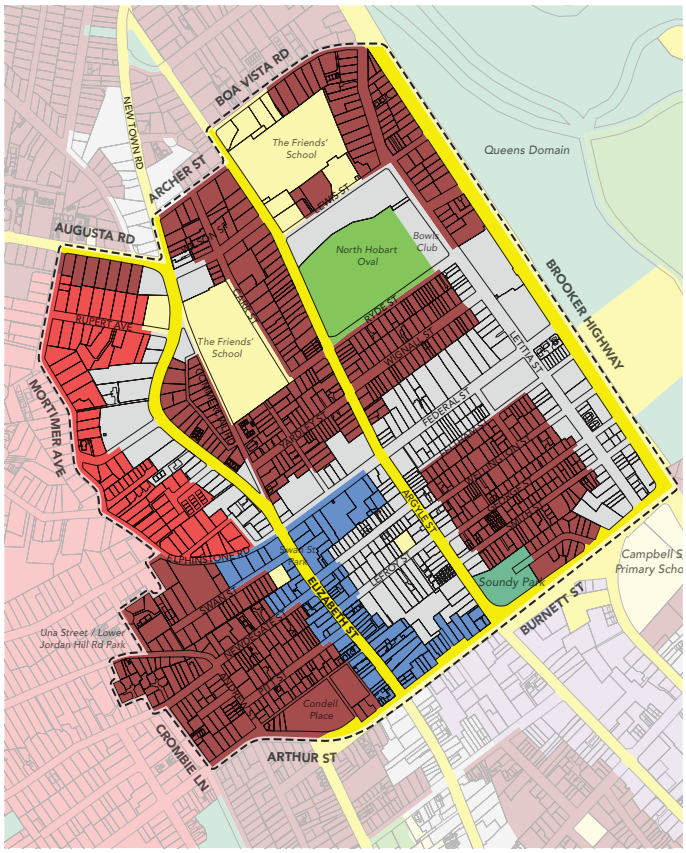


Figure 7. Proposed zoning *(draft only - subject to change)*

Study Area

Planning zones

- General Residential Zone
- Inner Residential Zone
- Urban Mixed Use Zone
- General Business Zone
- Light Industrial Zone
- Utilities Zone
- Community Purpose
- Recreation Zone
- Open Space Zone

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Goal one: Living and working

Objective 3: Well designed and sustainable buildings that respond to heritage

Overview

North Hobart will maintain its rich and diverse heritage and character. It's important that buildings are designed to protect heritage places and precincts.

Urban Design Principles

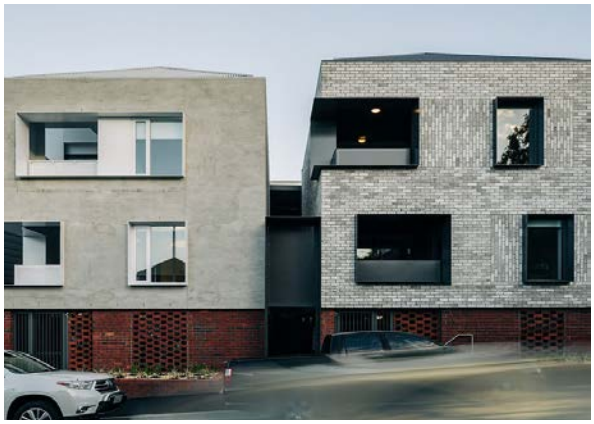
The **Urban Design Principles** will ensure that future development is well-designed and aligns with the vision for North Hobart. Community benefits, such as new open spaces and pedestrian links, are delivered as part of new development.

Design excellence will be regulated through specific controls, such as maximum building heights, and minimum boundary setbacks, these are defined in the **Built Form and Design Guidelines** and implemented through mechanisms in the planning scheme.

These principles are informed by best practice in urban design and the specific place context of North Hobart, such as palawa identity, land form, scale, local character, heritage and solar access.

Measures of success ✔

- Industry recognised design excellence, sustainability and innovation
- Mechanism which reinforces local character and protection of heritage values



Medium density social housing in Hobart
Photo by Adam Gibson

Built heritage

The distinctive character and heritage of North Hobart is highly valued by the local community and contributes to its appeal as a destination for visitors.

This value is reflected in the Local Provisions Schedule of the Tasmanian Planning Scheme. No changes are proposed to the Local Heritage Precincts or Local Heritage Places, planning applications will continue to be assessed against the standards set out in the Heritage Code.

The following map provides an overview of some of the key heritage values in the study area including Local Heritage Places and Precincts, as well as properties on the Tasmanian Heritage Register.

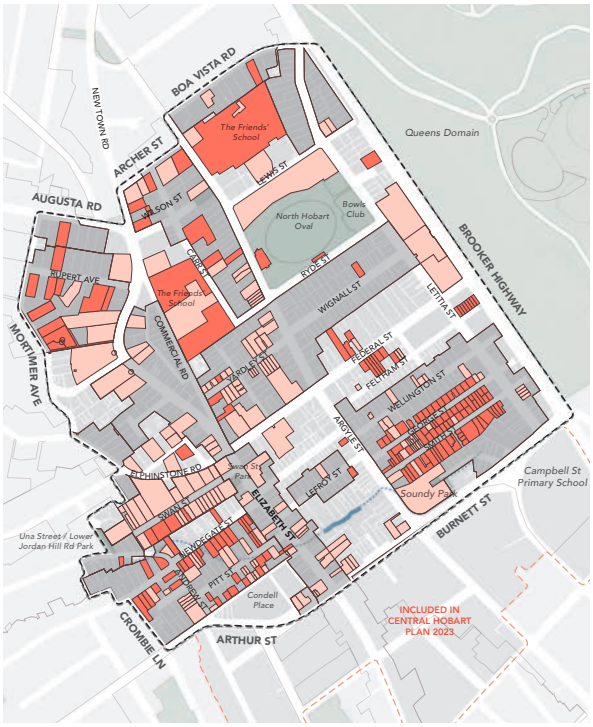


Figure 8. Local Heritage Places and Precincts and Places on the Tasmanian Heritage Register

- Study Area
- Open space
- Rivulet (open)
- Rivulet (pipe)
- Local Heritage Precinct
- Local Heritage Place
- Tasmanian Heritage Register (State)

Objective 3: Well designed and sustainable buildings that respond to heritage

Built form and design

Building height significantly influences North Hobart's streets and spaces. Proposed changes in the planning scheme will support the area's evolution over 20 years. Proposed building heights encourage diverse medium density housing and mixed-use development that enhances North Hobart's character and identity. Building heights respond to local context, respecting landform, views, heritage, and solar access. Development will align with North Hobart's natural topography, from the 'Domain' to the 'basin' areas.

The Plan encourages medium density development on wide green streets and key sites like Argyle, Burnett, Federal, and Letitia Streets, the Condell Place car park site and the Providence Valley Rivulet block. These areas can accommodate taller buildings with minimal off-site impacts. Buildings along Federal Street will integrate with the area's character, enhancing street life and safety through principles like crime prevention through environmental design (CPTED) and water sensitive urban design (WSUD). Active frontages will contribute to vibrant public spaces.

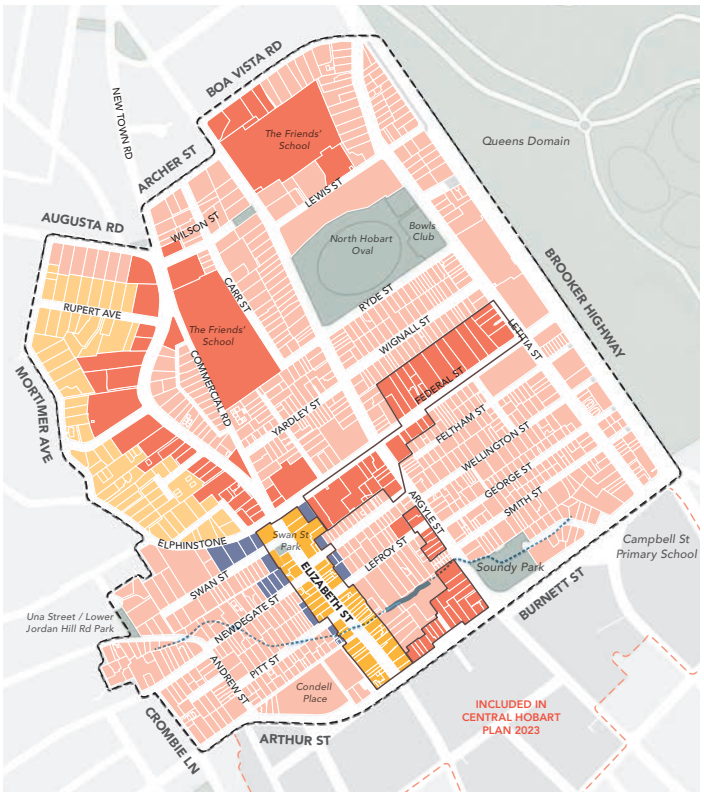


Figure 9. Existing maximum building heights plan

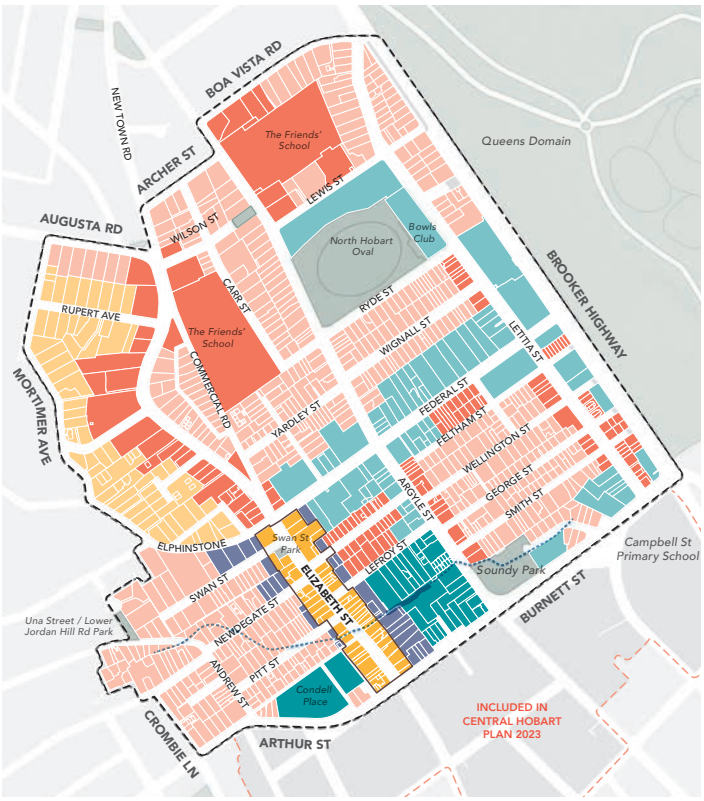


Figure 10. Proposed maximum building heights plan *(draft only - subject to change)*

- 8.5m above NGL General Residential Zone (allows for 2 storeys)
- 9m above NGL North Hobart SAP (allows for 2 storeys)
- 9.5m above NGL Inner Residential Zone (allows for 3 storeys residential)
- 10m above NGL (allows for 3 storeys mixed use development)
- 12m above NGL (allows for 3-4 storeys mixed use development)
- 15m above NGL (allows for 4 storeys, subject to performance criteria including delivery of urban design and community benefits)
- 18m above NGL (allows for 5 storeys, subject to performance criteria

Objective 3: Well designed and sustainable buildings that respond to heritage

Building setbacks

The 'street wall' height refers to the height of the building at the street edge. The prevailing street wall height of Elizabeth Street is approx. 9m (2 storeys).

The street wall encouraged on Argyle, Burnett and Federal Streets is intended to: support the extension of retail, hospitality and entertainment uses; reinforce an 'urban' character; create a sense of enclosure; provide views to the sky; and maintain sunlight access to footpaths.

Proposed setbacks provide space for landscape contributions; provide a visual buffer to larger scale buildings, deep soil planting areas; WSUD measures; placemaking and open space opportunities.

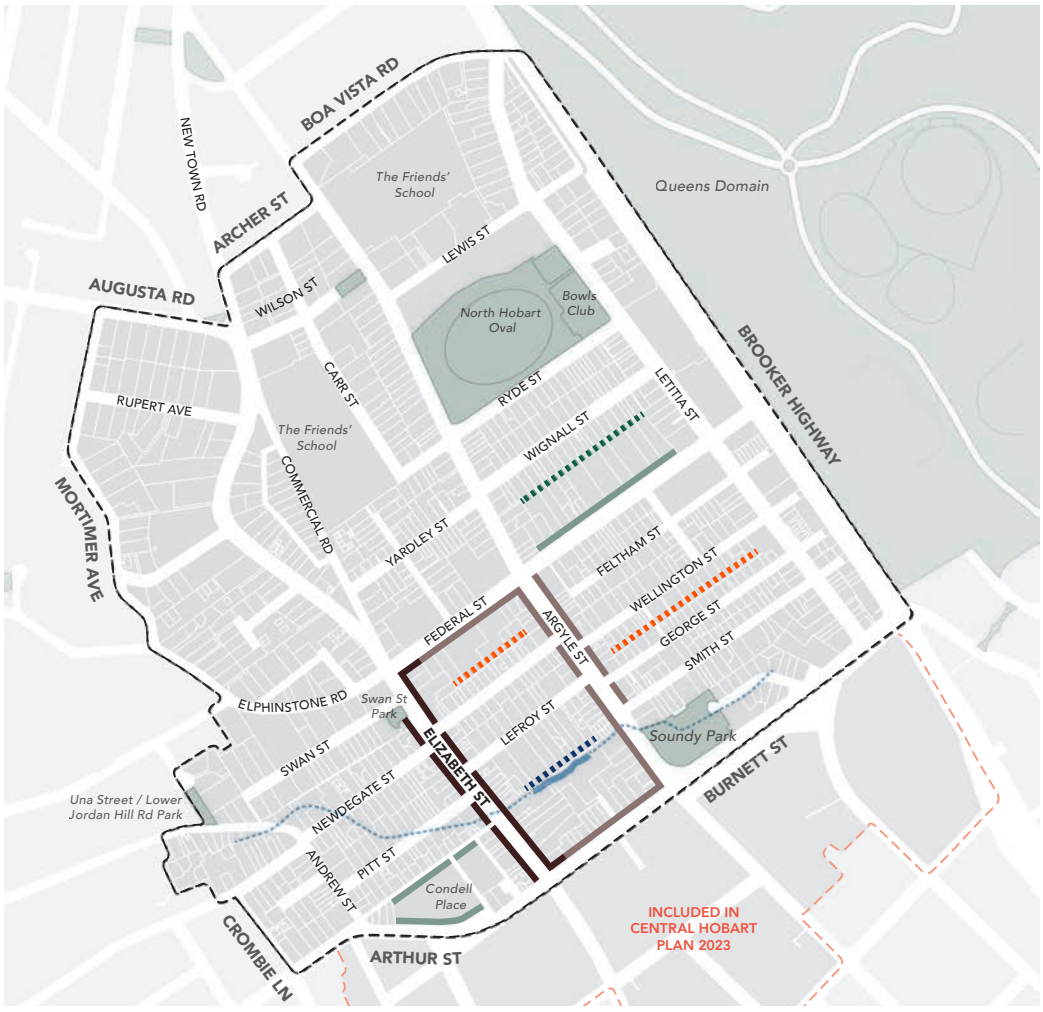


Figure 11. Proposed interfaces plan

- Maximum street wall height (9m) North Hobart SAP
- Street wall encouraged (10m)
- Landscape interface
- Sensitive residential interface (commercial)
- Rivulet interface
- Sensitive residential interface (solar access)

Objective 3: Well designed and sustainable buildings that respond to heritage

Overshadowing

Overshadowing controls are proposed to protect North Hobart's streets and public spaces from excessive overshadowing during the middle of the day, at cooler months of the year, when the sun is lower in the sky, to:

- improve the amenity of footpaths, making them more appealing and comfortable for people to travel, for outdoor dining and other activities
- make public open space more appealing and comfortable for outdoor dining and other events and activities.

Sun angle for winter solstice and spring equinox



Figure 12. Pedestrian streets protected from overshadowing

Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

Building on North Hobart's reputation as a beloved destination for culture, events, food and entertainment for locals and visitors, the aim is to support both daytime and night-time activities for locals and visitors. This includes identifying areas where creative and cultural uses are encouraged and identifying where new laneways can reinforce the fine-grain character of North Hobart, particularly near Elizabeth Street.

Diversity and inclusion are important values of the North Hobart community. It is important to create spaces that are safe and welcoming for all and offer more opportunities for the expression and sharing of culture and creativity, including the palawa community.

Objective 4: A welcoming and diverse place of creativity and culture
Strategy 4.1: Cultivate North Hobart's creative heart and provide welcoming spaces and places to innovate, experiment and connect with others.
Strategy 4.2: Provide opportunities for cultural expression, including connection to Country throughout North Hobart and the Providence Valley Rivulet.
Objective 5: A lively and flourishing High Street precinct
Strategy 5.1: Support retail, services, food, live music and entertainment between Elizabeth and Argyle Streets.
Strategy 5.2: Reimagine Providence Valley Rivulet.
Strategy 5.3: Boost 'high street' festivals, events and street activation.
Strategy 5.4: Create enticing laneways and streets.

Goal two: Creative on palawa Country

Objective 4: A welcoming and diverse place of creativity and culture

North Hobart will continue to be a place where cultural knowledge and traditions are experienced through events, festivals and artistic expression.

New creative and community spaces will be needed to accommodate a range of activities and uses, meeting the future needs of North Hobart's diverse and creative community.

The establishment of a creative space, such as an arts house or rehearsal facilities could provide significant benefit to the area.

Measures of success ✔

- Increase in cultural venues and creative spaces.
- Increase in availability of community spaces for connection and socialisation for varying age groups.
- Increase in visibility of palawa living culture and heritage in North Hobart.
- Increase in public art.
- Increase in arts-based street activation.

Cultural expression through art is a fundamental aspect of sharing culture and knowledge for palawa. It can provide a method of informing and educating the wider public on the traditional, historic, and contemporary community values and stories. Tasmanian Aboriginal people feel this is a priority for future planning and development.

Developing new and vibrant ways to welcome people to the neighbourhood that highlights the deep cultural history associated with the region is considered a priority and can be achieved through cultural expression.

The North Hobart area is well used and collectively considered an important space by the palawa of today. Due to this, future planning projects should seek input from both the local palawa residents and from the broader southern lutruwita palawa community.

Engagement with North Hobart's palawa community, including those that visit North Hobart will guide the development of unique opportunities for embedding in North Hobart's places and spaces the sharing of history, knowledge or practices.



Estia Greek Festival on Federal Street, North Hobart
Photograph by Andrew McMaster



kunanyi/Mt Wellington

Goal two: Creative on palawa Country

Objective 4: A welcoming and diverse place of creativity and culture

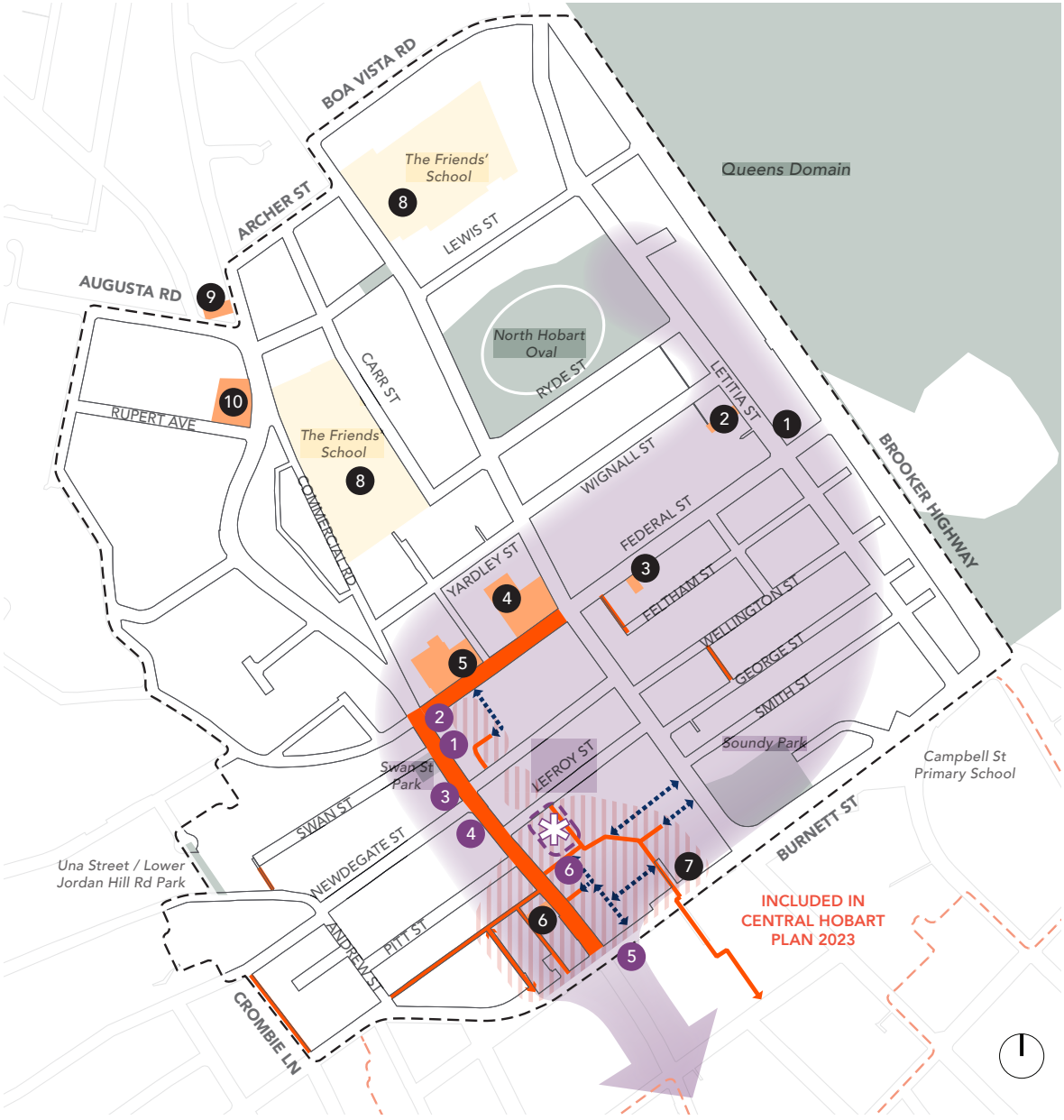


Figure 13. Cultivate North Hobart's creative heart and provide welcoming spaces and places to innovate, experiment and connect with others.

- Study Area
- North Hobart area included in Central Hobart Plan 2023
- 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 School
4. Greek Club
5. Italian Club
6. Chinese Club
7. International Academy of Music
8. The Friends' School
9. Polish Club
10. St James Anglican Church & Hall

Live music and entertainment venues

1. State Cinema
2. The Winston
3. Queens Head Hotel
4. Willing Bros
5. Republic Bar & Cafe
6. Boodle Beasley

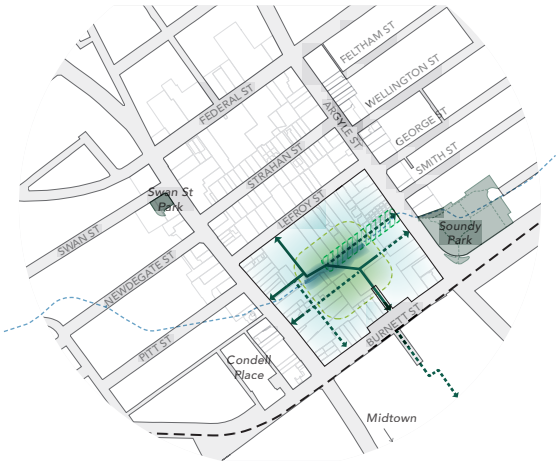
Goal two: Creative on palawa Country

Objective 5: A lively and flourishing high street precinct



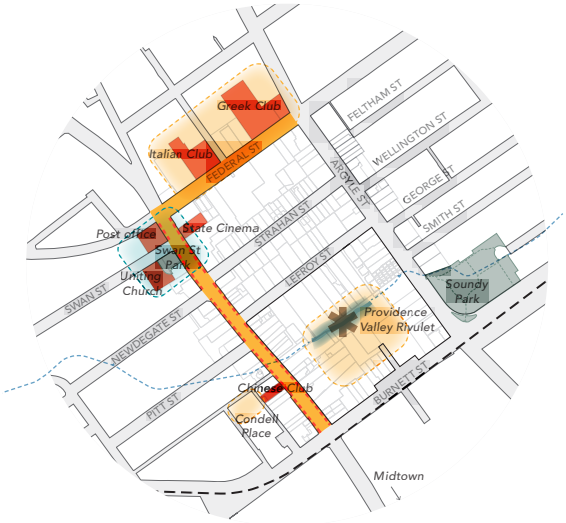
Strategy 5.1. Supporting retail, food, arts and entertainment between Elizabeth and Argyle Streets

- High Street (active ground floor)
- Support extension of retail, hospitality and entertainment uses
- Support mixed-uses in Providence Valley Rivulet block
- Cultural facilities
- Live music and entertainment venues



Strategy 5.2. Reimagine Providence Valley Rivulet

- Potential future green space
- Improve edge to rivulet
- Existing pathway (upgrade)
- New link to and from rivulet



Strategy 5.3. Boost 'high street' festivals, events and street activation

- Road closure, on-street trading and entertainment
- Existing civic focus at the top end
- Potential areas of focus for events
- Key cultural facilities
- Investigation area for footpath widening to enable compliant pedestrian access and outdoor dining
- Palawa cultural connection site



Strategy 5.4. Create enticing laneways and streets

- Street upgrades and initiatives
- Enticing laneways — existing
- Enticing laneways — future
- Potential future green space
- Potential placemaking/urban space
- Improved pedestrian crossing
- Increased greenery / street planting

Goal three: North Hobart is a resilient and sustainable neighbourhood

To respond to the global climate and biodiversity and emergency, we will lead the transformation to a zero emissions and climate ready future as a Council and with the community. Embedding design principles of sustainability and climate resilience in built form, open space and street networks will create a more comfortable, attractive and resilient neighbourhood.

Increased greening including important canopy trees will improve qualities such as comfort in summer and urban biodiversity throughout North Hobart.

Responding to flooding risks by incorporating WSUD* and other measures to minimise negative impacts during events, creating a safer neighbourhood.

Wellbeing will be supported as the community grows with increased access to open space and a network of parks and plazas in which social connections are fostered and stories, culture and knowledge is shared and celebrated.

**Water sensitive urban design*

Objective 6: Greener, more resilient, and attractive
Strategy 6.1: Create a network of green streets to increase urban cooling in summer and to provide attractive streetscapes for everyday movement and life.
Strategy 6.2: Incorporate flood responsive design along streets and in areas that are most likely impacted by flooding.
Objective 7: A strong public open space network that enriches life
Strategy 7.1: Provide new open spaces, including pocket parks, plazas and forecourts, and upgrade existing open spaces.
Strategy 7.2: Investigate the future role of North Hobart Oval and Bowls Club to meet future demand for open space.
Strategy 7.3: Provide streetscapes that allow for both traditional and contemporary Aboriginal history and truth-telling.
Objective 8: Easy access to the Queens Domain
Strategy 8.1: Provide at least one new connection to the Domain.
Strategy 8.2: Improve existing access to the Domain for pedestrians and micro mobility users.

Goal three: Resilient and Sustainable

Objective 6: Greener, more resilient, and attractive

North Hobart has the second lowest tree canopy cover of any suburb in City of Hobart LGA, as well has having significant areas identified as having a risk of flooding.

Creating a greener and more attractive place to live, work and visit is important to promote community wellbeing, improve biodiversity, and provide urban cooling in the hotter months.

Street tree plantings will prioritise shading to provide amenity for footpaths, public transport stops and bike routes.

Managing flooding risks will help protect both privately owned and public land.

WSUD aims to integrate natural water management and ecological systems into urban planning, design and management.

The risk of flooding flags the need for collaborative design solutions to minimise and manage flooding risks.



Malop Street Green Spine, Geelong — Outlines

Green streets

A 'green street' features increased greenery and landscaping, typically including:

- Deciduous trees for seasonal sunlight and shade, creating a cooler, inviting landscape.
- Enhanced streetscape greening through tree planting.

Primary green streets:

- Align with primary pedestrian and cycle routes.
- Are wide (except Elizabeth Street), allowing more greening opportunities.
- Located in areas with potential for medium-density housing, mixed-use renewal, and employment.

Secondary green streets:

- Align with secondary pedestrian streets.
- Are narrower than primary green streets, offering fewer greening opportunities.
- Located in areas with potential for medium-density housing, mixed-use renewal, and employment.

Planting more street trees will help to meet the Hobart urban forest target of 40% tree canopy cover by 2040.

Measures of success ✔

- Annual increase in street tree canopy cover.
- Increased WSUD systems in urban planning, design and management.
- Increased greening in developments on privately owned land.

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Goal three: Resilient and Sustainable

Objective 6: Greener, more resilient, and attractive

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 realm.

Blue spaces refer to the areas where future redevelopment should incorporate design approaches that respond to flooding risk.

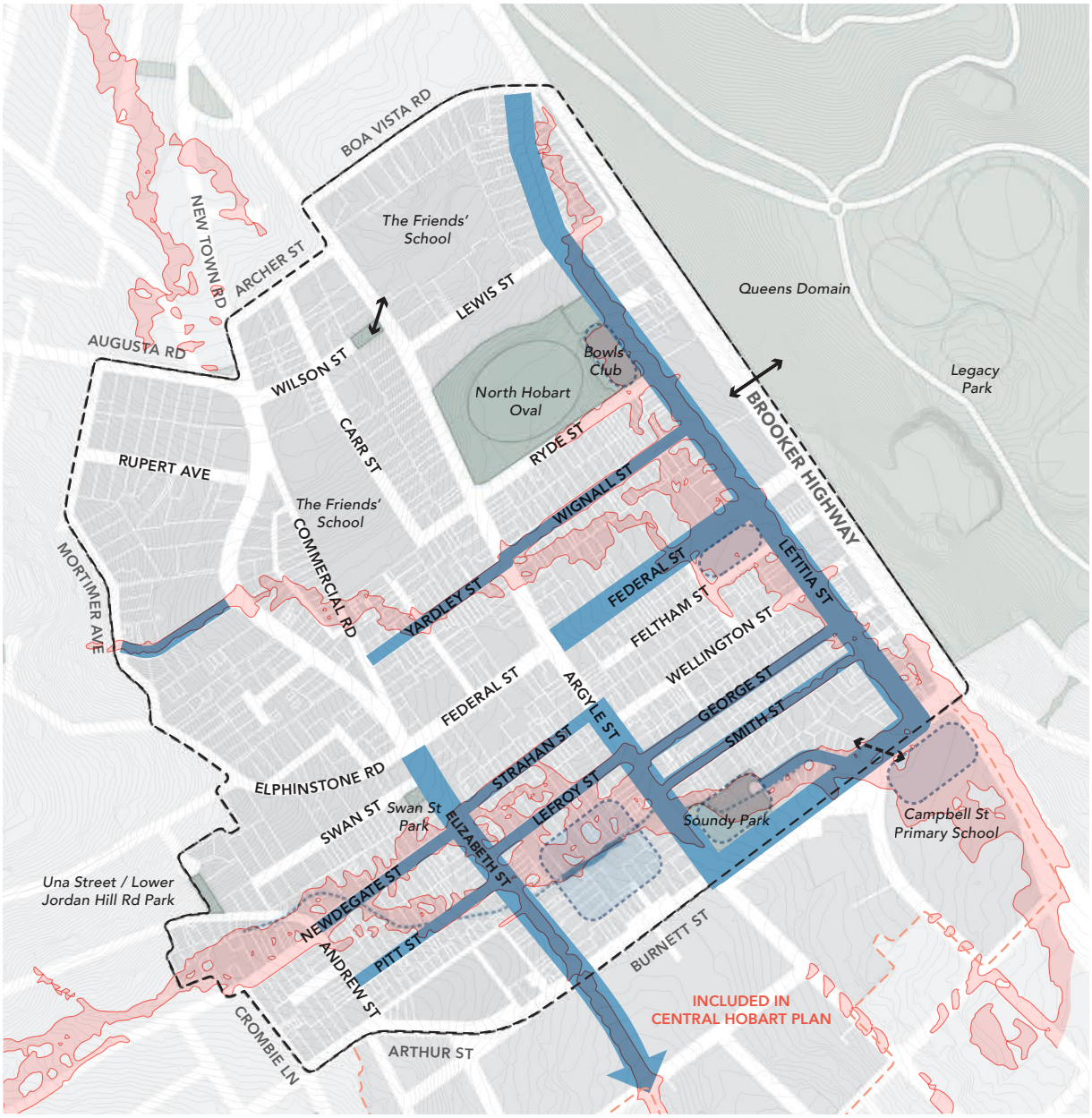


Figure 14. Blue streets and spaces plan

- Study Area
- North Hobart area included in Central Hobart Plan
- Open space
- Rivulet (open)
- Rivulet (pipe)
- Overpass (existing)
- Underpass (existing)
- Flood Prone Hazard Areas (Draft LPS)
- Blue Streets
- Blue Spaces

Goal three: Resilient and Sustainable

Objective 7: A strong public open space network that enriches life

Open space opportunities

To meet the demand for open space and enhance the wellbeing of North Hobart's community, providing new and improved open spaces and better access to existing open space is crucial.

Existing open spaces:

- Swan Street Park 300m^2 approx.
- Una St / Lower Jordan Hill Rd Park 900m^2 approx.

Potential upgrades:

- Soundy Park 7000m^2
- Wilson Street Pocket Park 700m^2 approx.

Potential open space opportunities:

- North Hobart Oval precinct
- Providence Valley Rivulet block
- Condell Place
- Black Buffalo Hotel site

Ancillary open space investigation areas:

- Federal Street
- Post Office
- Providence Valley Rivulet block
- Condell Place carpark
- Former Hobart High School site

Potential public access to restricted or privately owned open space

- North Hobart Oval precinct
- The Friends' School
- Campbell Street Primary School

Measure of success ✓

Open space can be reached within a 10-minute walk from anywhere in North Hobart.



North Hobart Oval.

Objective 8: Easy access to the Queens Domain

The Queens Domain provides a variety of quality public open space and community facilities within a short distance of North Hobart.

New and upgraded crossings, connections and bridges across the Brooker Highway, provide improved access between North Hobart and the Queens Domain.

Access for people walking, wheeling, cycling and using other micromobility is provided. People with prams and dogs can more easily take advantage of open space, tracks and trails.

Signage clearly indicates existing and proposed pathways across North Hobart to the Domain.

As an important palawa landscape, story telling and knowledge sharing can inform and celebrate connection to country.



Tanderrum Bridge, Melbourne

Measure of success ✓

People in North Hobart can walk, wheel or cycle to the Queens Domain within 10 to 20 minutes.

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Goal three: Resilient and Sustainable

Objective 7: A strong public open space network that enriches life



Figure 15. Open space plan

- Study Area
- Open space
- Rivulet (open)
- Rivulet (pipe)
- Overpass (existing)
- Underpass (existing)
- Park
- Sports and recreation
- Queens Domain
- Investigation area for new local park or greening
- Investigate upgrade to existing park
- Investigate public access to sports and recreation
- Urban plaza / ancillary open space opportunity
- Investigate new bridge to Queens Domain
- Investigate new bridge to Queens Domain (alternative location)
- Upgrade signalised intersection for pedestrian access

Goal four: North Hobart is an accessible and walkable neighbourhood

North Hobart will continue to thrive as a destination and a neighbourhood that is easy for people to get around, offering multiple ways to travel for locals, workers, and visitors.

A clear, accessible, and well-designed pedestrian network will encourage walking for short trips and nearby destinations.

Improved bicycle and micromobility access and facilities will support more choice in how people access North Hobart.

Parking will be consolidated in locations that are accessible, and easy to find. This will support the long-term success of Elizabeth Street and other areas of activity, supporting residents, local businesses, and visitors.

Public transport improvements encourage more people to use public transport, upgraded infrastructure, such as bus stop shelters, makes catching public transport more appealing.

Objective 9: High-quality walkways, footpaths, lanes, and streets, including new connections
Strategy 9.1: Define a walking network hierarchy of primary and secondary streets and laneways, and upgrade existing footpaths, lanes, streets and pedestrian crossings, and identify potential locations for new links, bridges, and pedestrian crossings.
Strategy 9.2: Strengthen Elizabeth Street's role as pedestrian-friendly commuter spine with landscape and urban design upgrades such as widened footpaths, pedestrian-scale lighting, seating, water bubblers and wayfinding.
Objective 10: An integrated network of safe cycle and micromobility lanes and facilities
Strategy 10.1: Define a micromobility network of primary (protected) and secondary cycle lanes and facilities that is integrated with the surrounding cycle network and provides connections to key destinations.
Strategy 10.2: Increase bicycle and electric micromobility parking and facilities on Elizabeth Street and at key destinations.
Objective 11: Moving & parking cars better & making streets safer & more enjoyable for all
Strategy 11.1: Encourage vehicles to use Argyle Street or the Brooker Highway when travelling through North Hobart to reduce traffic congestion for those travelling to North Hobart.
Strategy 11.2: Make parking smarter, easier, and more reliable.
Objective 12: A simpler, more frequent and reliable public transport network
Strategy 12.1: Advocate for improvements to the public transport network to support strong public transport corridors with simpler and direct routes, bus priority lanes, lights and upgraded accessible bus stops with comfortable seating, weather protection, lighting, and real-time information.
Strategy 12.2: Advocate for alternative routes and bus stop locations to support temporary closure of Elizabeth Street for events.

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Goal four: Accessible and Walkable

Objective 9: High quality walkways, footpaths, lanes, and streets.

An increase in people choosing to walk has numerous benefits, including wellbeing and social connection, better access to open space, and reduced traffic. The high street is safe and comfortable, it has activated shopfronts and widened footpaths to provide universal access and enable outdoor dining which attracts customers.

Primary pedestrian streets connect the high street to nearby business, parks, community and sports facilities. Projects to widen footpaths, and add greenery, street furniture and lighting will encourage use. Secondary pedestrian streets will connect schools, smaller retail, side streets and housing. Mid-block laneways will make walking faster and easier. Urban greening, bike parking and seating in laneways will support nearby hospitality and retail.

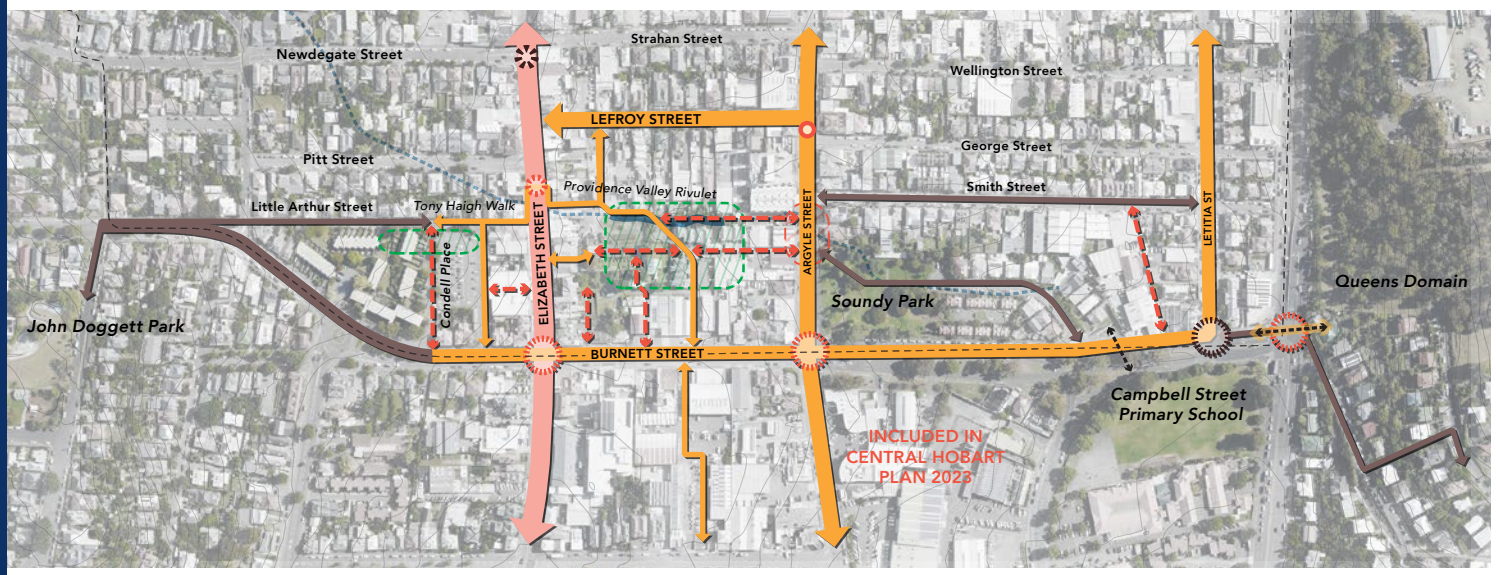


Figure 16. Connecting John Doggett Park through to Soundy Park and the Domain.

Measures of success ✓

- Increase in pedestrian activity and numbers.
- Improvements to the pedestrian network.



John Doggett Park, West Hobart



Tony Haigh Walk, North Hobart



Soundy Park, North Hobart

Goal four: Accessible and Walkable

Objective 9: High quality walkways, footpaths, lanes, and streets.

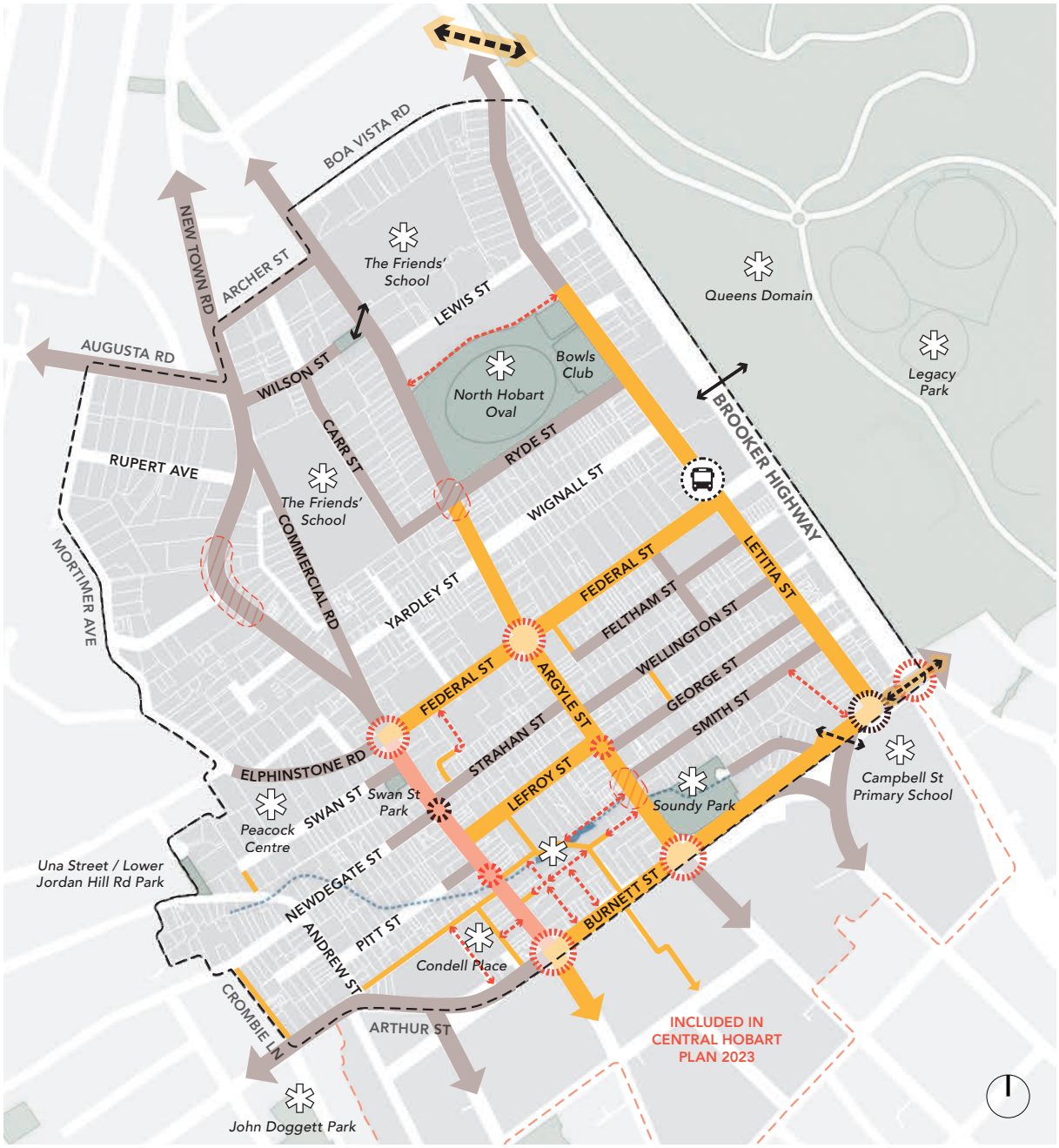


Figure 17. Pedestrian plan

- Study Area
- North Hobart area included in Central Hobart Plan 2023
- Open space
- Rivulet (open)
- Rivulet (pipe)
- Overpass (existing)
- Underpass (existing)
- Bus Rapid Transit stop (indicative only)
- Key destinations
- Elizabeth Street — pedestrian priority 'high street'
- Primary pedestrian street
- Secondary pedestrian street
- Existing laneways
- Potential future pathways
- Investigate new bridge to Queens Domain
- Investigate new bridge to Queens Domain (alternative location)
- Upgrade signalised intersection
- New signalised intersection
- Existing signalised crossing
- Proposed signalised crossing
- Investigate new mid-block crossing

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Goal four: Accessible and Walkable

Objective 10: An integrated network of safe cycle and micromobility

North Hobart is ideally situated for bike rides to central Hobart, the Domain, regional cycling paths, and nearby suburbs. Research indicates that improving cycling infrastructure could encourage up to 60% more people to ride, by reducing traffic stress.
The cycle network will include:

- Primary cycle routes with protected bike lanes.
- Secondary cycle routes which are clearly marked.
- Calm streets with slower traffic.
- A preferred cycle route through the high street precinct, along the Elizabeth Street.

These routes will seamlessly connect to neighbouring networks, linking key destinations like schools, work, retail, hospitality, and public spaces such as the Domain.

New bicycle priority phases at intersections will make riding safer. Proposed upgrades include:

- Limiting speeds to 30km/hr on shared road space along Elizabeth Street.
- Establishing a primary cycle route on Elizabeth Street from Augusta Road to Federal Street.
- Creating connections over the Brooker Highway to the Queens Domain via a new bridge or upgraded intersection.

Clear directional signage will further improve navigation across the network.

Enhancing cycling facilities in North Hobart is crucial. This includes installing bike hoops on Elizabeth Street and providing secure, visible, and user-friendly storage and charging facilities near shops and services.

Designated zones for scooter parking will be integrated into footpath improvements, and where possible, combined with bicycle facilities.

Measures of success ✓

- Increase in the number of people choosing to cycle or wheel.
- Improvements to the cycling and micromobility network.

Objective 11: Moving and parking cars better, making streets safer for all

North Hobart aims to enhance its streets for safety, enjoyment, and local business support. Changes include making Elizabeth Street pedestrian-friendly with improved pathways linking car parks to nearby areas.

Smarter parking management will ensure easier access to spaces. Plans for consolidated car parking will reduce traffic congestion.

Laneways will facilitate deliveries and access, promoting pedestrian movement with shared vehicular spaces.

Car parks will feature attractive, functional designs aligned with street improvements and residential needs, minimising access points to enhance pedestrian safety and streetscape appeal.

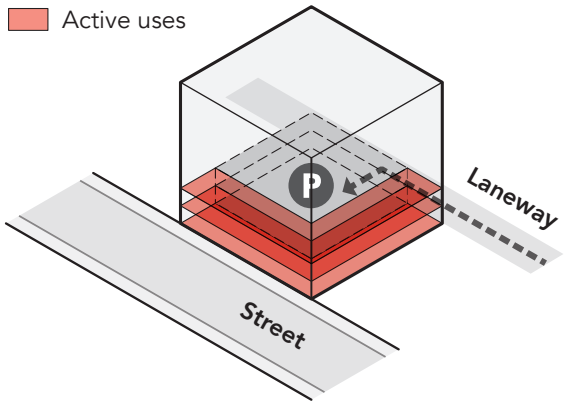


Figure 18. Car parking should be sleeved with active uses

Measures of success ✓

- Increase pedestrian activity and numbers which generates more business and stimulates the local economy.
- Improvements to the pedestrian network. which revitalise the area from a place to 'drive-through' into a place that people want to spend time.

Goal four: Accessible and Walkable

Objective 10: An integrated network of safe cycle and micromobility

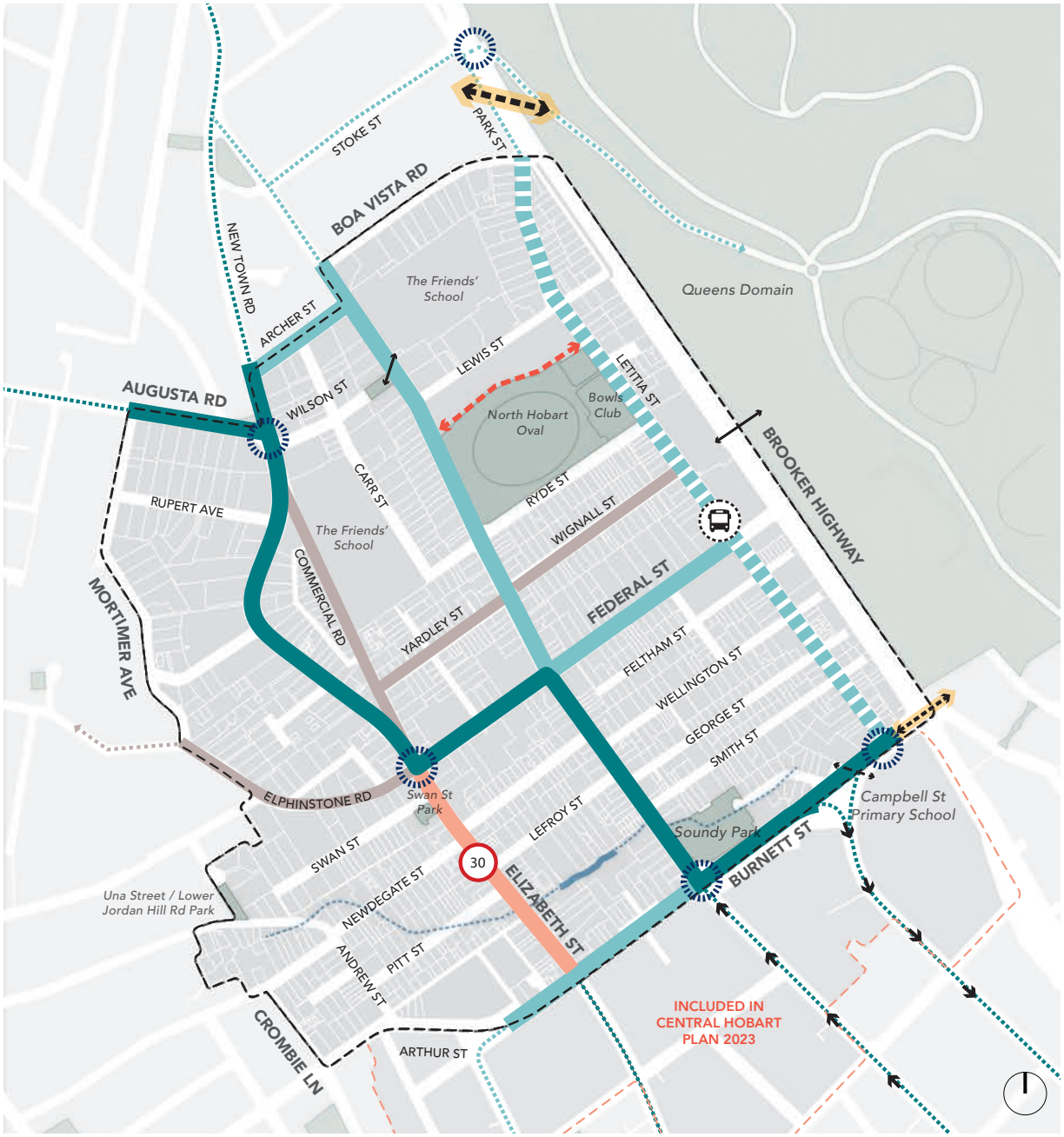


Figure 19. Micromobility plan

- Study Area
- North Hobart area included in Central Hobart Plan 2023
- Open space
- Rivulet (open)
- Rivulet (pipe)
- Overpass (existing)
- Underpass (existing)
- Potential BRT station (indicative location only)
- Primary (protected) cycle route
- Secondary cycle route (subject to BRT)
- Secondary cycle route
- Calm street cycle route
- High Street cycle route (30km/hr)
- Cycle route (outside study area)
- Investigate new shared/cycle route
- Investigate new bicycle-friendly bridge to Queens Domain
- New or upgraded signalised intersection (bicycle priority)
- 30 Speed limit 30km/hr

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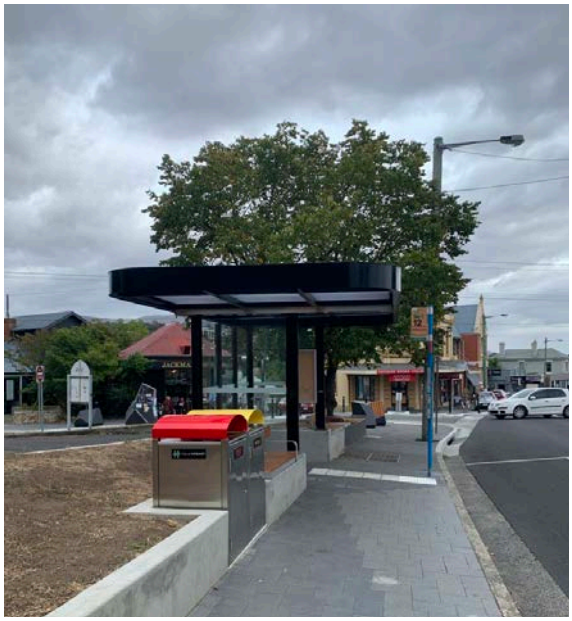
Goal four: Accessible and Walkable

Objective 12: A simpler and more reliable public transport network

The Plan aims to boost North Hobart's public transport, enhancing connections to Central and Greater Hobart. Proposed Bus Rapid Transit (BRT)* on Letitia Street could expand northern transit access.

Enhancements to bus stops, shelters, signage, and real-time info aim to improve commuter comfort.

Simplified routes, bus priority lanes, and upgraded stops may increase public transport usage. Improving walking and cycling experiences could further promote adoption of public transport.



Measures of success ✔

- Vehicular traffic driving through North Hobart via Argyle Street.
- Increase in the number of pedestrians on Elizabeth Street, the high street shopping precinct.
- More efficient car parking.
- Improved micromobility safety practices and infrastructure.

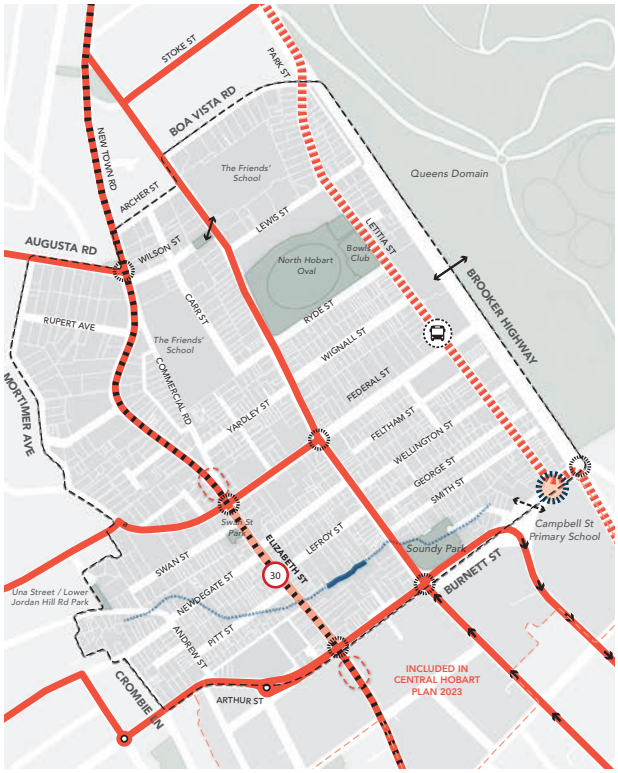


Figure 20. Public transport plan (diagrammatic only)

- Common bus route
- Bus route
- Potential BRT route
- Elizabeth Street, high street closure for events and festivals
- Alternative temporary bus stop for events and festivals
- Overpass (existing)
- Underpass (existing)
- Potential BRT station (indicative location only)
- Signalised intersection
- New signalised intersection
- 30 Speed limit 30km/hr

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Part four: Making it happen

There are several mechanisms that exist to deliver on the goals, strategies and actions included in the North Hobart Neighbourhood Plan. These include planning scheme amendments, CoH capital works, business and property owner investment, State Government policy changes, strategy and infrastructure delivery programs and the like.

Following endorsement of the draft Neighbourhood Plan, an Implementation Plan will be developed and will identify the actions, timeframe and responsibility for delivering them. This will consist of regulatory and non-regulatory actions. Included in this draft plan is a list of proposed actions which will be reviewed and developed further in the implementation plan.

The plan will be reviewed within the next five to ten years, to help ensure it is delivering on its Vision and Goals and remains accurate and relevant as North Hobart evolves.

Implementation methods

Deliver

Actions that are marked 'Deliver' refer to projects that Council will administer and deliver directly. Each action may require further investigation, community input, planning and financing.

Each project will require an implementation program which will be linked to the Council Plan, Annual Plans and budget process to ensure a whole of Council approach.

Funding may come from a variety of sources including but not limited to government grants.

Partner

Actions that are marked 'Partner' refer to projects that Council will deliver in conjunction with either state agencies, community groups, land owners or the development industry. Funding may come from a variety of sources including government grants and through partnerships with the community and development industry.

Advocate

Actions that are marked 'Advocate' involve private land that can deliver public amenity benefits, community services and/or precinct 'activation'. Council will work with government departments, land owners, the development industry and wider community to assist in the delivery of these projects.

Timing

Timing is categorised to align with organisational timeframes such as the Capital Works Program and Strategic Plan:

- Short term: 0 – 4 years
- Medium-term: 4 – 10 years
- Long-term: >10 years

Time frames are only provided as a guide and will be further refined as an implementation program is developed for each action.

Mechanisms

There are several complementary mechanisms to implement the North Hobart Neighbourhood Plan. Planning scheme amendments will ensure that the Plan has a statutory role, whereas as CoH capital works, business and property owner investment can act as catalysts for positive change.

Have your say
Online: yoursay.hobartcity.com.au
Phone: 03 6238 2711
In person: organise a meeting with CoH staff

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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