



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 4 of the Baseline Report. For full details, please refer to the report, pp. 51–61.

HERITAGE

Hobart's identity is dependent upon its unique cultural heritage as Australia's second oldest capital city after Sydney.

The key heritage values of Central Hobart are embodied in the street layout, the scale and form of historic buildings. There are landmark buildings, groups of fine sandstone buildings as well as the unexpected, quirky and most modest of places.

Hobart has many layers of history, built on top of each other. Prior to colonisation, there were nine known Aboriginal nations with close to 50 family groups living across Tasmania. Hobart now known by many Aboriginal and non-Aboriginal people as Nipaluna (Nibberloonne) was home to the Muwinina people of the South-East nation. The Muwinina people thrived on this country, and were strongly connected to important places such as kunanyi/Mount Wellington, the rivulets and Tintumili Minanya (River Derwent).

The City of Hobart recognises the devastating impact of colonisation on the Muwinina people, the Traditional Custodians of the land in Hobart, and acknowledges that Aboriginal people across Tasmania now take on a key role as custodians of the land and natural resources.

To protect historic, cultural and archaeological significance of Central Hobart, the key issues to consider around the regulation of development in the study area are:

- Retention of heritage fabric and identity as Central Hobart grows.
- Further analysis and review of the heritage values of places and precincts, including a focus on North Hobart and twentieth century heritage places.
- Focus on the review of planning provisions that encourage adaptation and well-mannered, well-scaled and sympathetic change to the historic environs.



Bird's eye view of Hobart produced by A. C. Cooke, 1879, Image courtesy of Tasmanian Archive and Heritage Office, AUTAS001128189651

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

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