

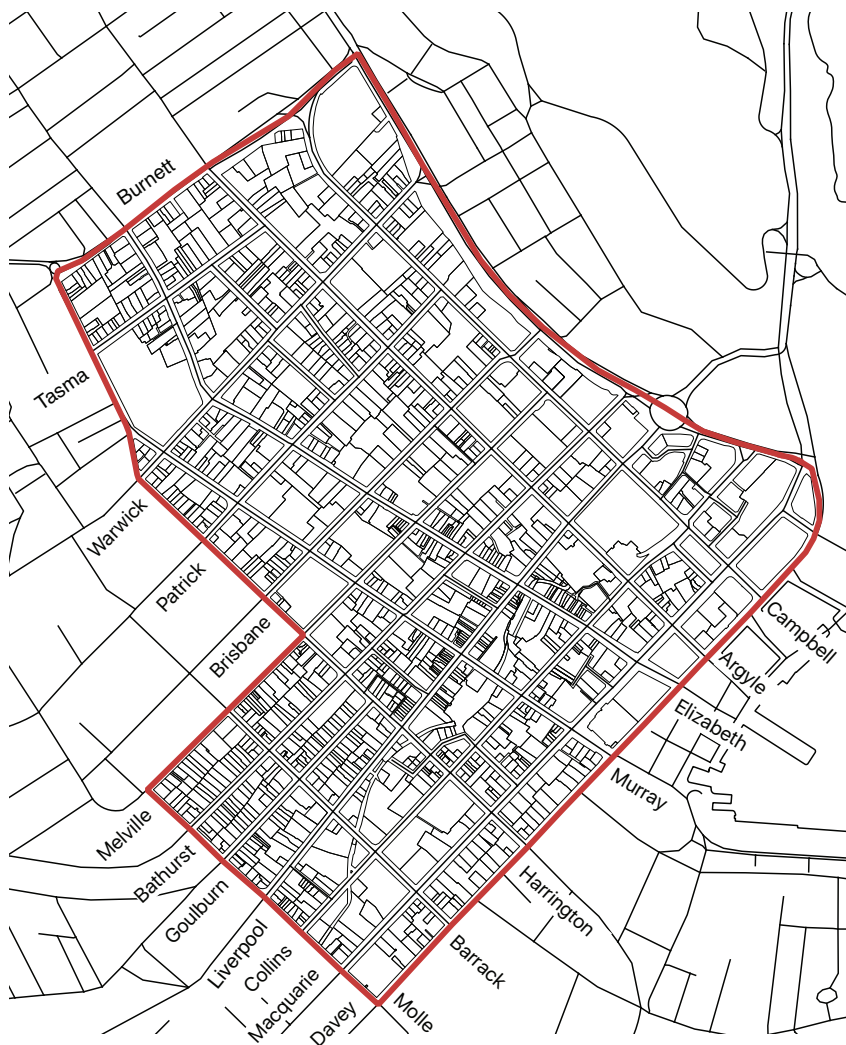


CENTRAL HOBART PRECINCTS PLAN

ABOUT THE PROJECT AT A GLANCE

The City of Hobart and the Tasmanian Government are working in partnership with the community to develop a holistic plan to guide future development of Central Hobart.

Hobart is growing. The purpose of the Central Hobart Precincts Plan is to guide future growth in a way that will strengthen what's great about Hobart and to build on its position as a vibrant, liveable and connected city.



Central Hobart (study area) covers 64 blocks, containing 1364 lots of land bounded by Davey Street to the south, Burnett Street to the north, the Brooker Highway in the east and Molle and Harrington Streets to the west.

WHAT IS CENTRAL HOBART?

Central Hobart is the centre of commerce, administration, community and cultural activity for the southern region and the state of Tasmania. It is strategically linked to other parts of greater Hobart, particularly the Elizabeth Street to Main Road corridor and the northern suburbs transit corridor.

WHAT IS A PRECINCTS PLAN?

The precincts plan will ensure that as Central Hobart evolves it remains a place that supports the community's growth and continues to develop as a great place to live, work and visit into the future.

The final document will include recommendations for policies, strategies, development controls and projects to guide planning and sustainable growth. It will address land use, built form, transport integration, open space provision and infrastructure, guided by specific precinct visions. It is expected that the development of this plan will consider key issues such as building heights, housing and homelessness, transport and access.



SUPPORTED BY



City of **HOBART**

yoursay.hobartcity.com.au/central-hobart-precincts-plan

WHY DO WE NEED A PLAN?

Central Hobart is undergoing a rapid transformation driven by a continuous increase in economic activity, population, visitor and student growth, and the relocation of the University of Tasmania into the city.

EXPECTED CHANGE IN THE DEMOGRAPHIC PROFILE

	2016	2041 (projected – high growth scenario)	Required (high growth scenario)
Resident population living within study area	2731	6590	2310 additional dwellings
Students studying within study area	3685	13 218	125 additional student beds (excluding those developed/in the pipeline)
Jobs within study area	27 255	40 570	80 515 m ² additional office space 23 450 m ² additional retail space

As daily population (combining projected resident and student numbers as well as workers coming in to the city) is projected to increase by 13 271 by 2041, additional space will be required for social infrastructure such as day care centres, libraries, community centres, hospitals, medical centres, sporting facilities, schools and aged care facilities.

Economic, Demographic and Employment Study
(HillPDA Feb 2020)

The precincts plan will respond to these changes, set visions for the area and translate wider policies and strategies into a precinct specific framework.



PLAN OBJECTIVES

- establish a shared vision and framework for the future growth of Central Hobart and identify a set of actions to deliver it
- identify a suite of precincts across the study area and outline a vision for each of them ensuring the ongoing viability of Central Hobart as Tasmania's key administrative and commercial activity centre
- identify opportunities for increased residential densities and infrastructure as well as commercial and community services to support it
- identify the preferred urban form and scale of development for precincts, including building heights, based on a range of urban design, heritage, economic and social considerations.

POTENTIAL PROJECT ACTIONS

The following are possible recommended actions from the precincts plan:

- planning scheme amendments
- streetscape improvements
- road usage changes
- capital works projects
- recommendations for further studies
- recommendations for new strategies or policies
- recommendations for implementation plans and targets
- public education programs
- partnerships with other agencies
- advocating for change at other government levels.

STRATEGIC CONTEXT – RELATED DOCUMENTS

A number of key strategic documents will inform and guide the preparation of the Central Hobart Precincts Plan.

Southern Tasmania Regional Land Use Strategy 2010-2035

The strategy sets a vision and supporting principles and policies for managing land use and development within the southern region. According to the strategy, the Hobart city centre is the Primary Activity Centre and significant proportion of all employment within the region should continue to be focused in that area with high level of public amenity and high quality urban design provided.

Using this strategy will assist in examining issues of urban density and amenity, economic development, accessibility, urban design and pedestrian movement.

Hobart: A community vision for our island capital and Capital City Strategic Plan 2019–29

The vision articulates community values about and aspirations for Hobart, now and into the future.

The Capital City Strategic Plan puts into action, 'A community vision for our island capital', and identifies strategies for achieving the community's main priorities and aspirations for the future.

The development of the precincts plan will be guided by the eight 'Pillars' that represent major parts of city life.

Hobart City Deal

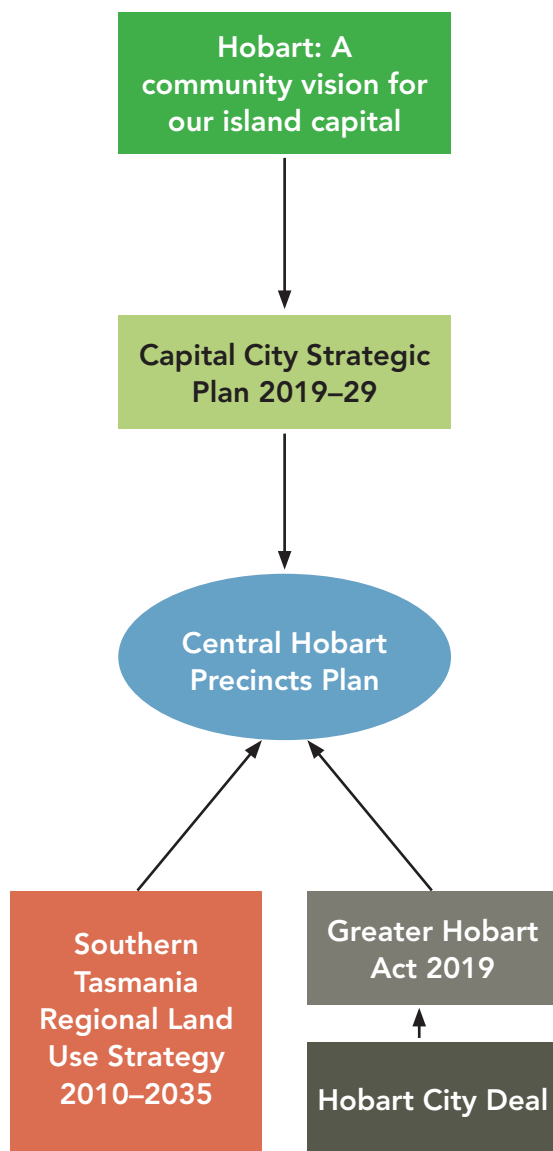
This ten-year partnership between the Australian and Tasmanian governments and the Clarence, Glenorchy, Hobart and Kingborough councils will Guide and encourage further investment in the city by embracing opportunities for growth and addressing key strategic and infrastructure challenges.

The development of the Central Hobart Precincts Plan falls under one of the Hobart City Deal key implementation actions to undertake planning for strategic urban renewal.

Greater Hobart Act 2019

The Act provides a framework to support collaborative decision-making between the Clarence, Glenorchy, Hobart and Kingborough councils and the Tasmanian Government.

The Central Hobart Precincts Plan will develop a model to better understand existing urban conditions and maximise future opportunities that can be applied to other activity centres across the greater Hobart region.



HOW ARE WE DEVELOPING THE PLAN?

In 2019 the City of Hobart undertook project scoping, planning and analysis. This work resulted in the production of a Baseline Report, which analyses the current conditions, issues and opportunities in the area. The document also presents the economic, demographic and employment profile of Central Hobart and a future projection of what Central Hobart will be like in 2041.

PRECINCTS PLAN - PROJECT TIMELINE



The Baseline Report is a resource document, which will be used to inform a series of discussions with the community to gather further input for the preparation of the new precincts plan.

The development of the plan will be undertaken in phases and the community will have opportunities to provide feedback at three key points in the plan's development. The final Central Hobart Precincts Plan is anticipated to be complete at the end of 2020.

COMMUNITY ENGAGEMENT PHASES

1. VISIONING (March – April 2020)

During this phase, the community will help the City of Hobart identify key issues and opportunities for the Central Hobart study area and establish a future vision for Central Hobart. Community and stakeholder feedback gathered at this stage will inform a Discussion Paper.

How to get involved?

Complete a survey

Please complete the survey at

yoursay.hobartcity.com.au/central-hobart-precincts-plan

You can also request a printed copy and a reply paid envelope by calling 03 6238 2100 or complete a survey in person at the Customer Service Centre at 16 Elizabeth Street.

The survey will be open until 9 April 2020.

Attend a workshop

- Thursday 26 March 2020, 5.30–7.30 pm
- Saturday 28 March 2020, 10.30 am – 12.30 pm

Both workshops will be held at John Webb Room, Hadley's Orient Hotel, 34 Murray Street.

RSVP at yoursay.hobartcity.com.au/central-hobart-precincts-plan or by calling 03 6238 2100 by 23 March 2020.

RSVPs are essential for catering purposes.

2. DISCUSSION PAPER REVIEW (Mid 2020)

In this phase, the City will work closely with the community to review the Discussion Paper and emerging key opportunities, which were established through community feedback from the first phase engagement, in addition to extensive background analysis conducted in 2019.

This feedback will be used to draft the final precincts plan.

3. DRAFT PRECINCTS PLAN REVIEW (Late 2020)

Once the draft precincts plan is finalised, the community will be invited to comment on the document.

CONTACTS

To register your interest and find out more, visit yoursay.hobartcity.com.au/central-hobart-precincts-plan. If you require any further information, please email coh@hobartcity.com.au