



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 8 of the Baseline Report. For full details, please refer to the report, pp. 95–103.

LAND USE, EMPLOYMENT AND ECONOMY

Central Hobart accommodates a mix of residential, business and commercial uses, as well as a range of community services. Due to the diversity of zoning within the study area, there is a wide variety of existing and allowable uses.

While patterns of business and commercial uses have not changed significantly over the past ten years, there are a number of rising trends and potential growth opportunities to explore, including:

- Recent increase and projected continuous growth in developing residential apartments within Central Hobart.
- The part of the study area with the most potential for increasing housing density is within the Commercial Zone, which is well-served, located close to facilities and has a high proportion of sites that are not yet densely developed.
- The need to balance increased densities of housing with ensuring key services and business types are not displaced.
- A number of benefits and challenges presented by the move of the University of Tasmania into the city. Facilitation of the university (particularly along Melville Street) should ensure that a mix of publicly accessible uses and spaces are retained to accommodate the university as part of the city, rather than a separated campus within it.
- It is likely that knowledge-intensive uses (such as those associated with creative and design industries, education, financial, professional, health, information, communication and technology) will continue to grow and concentrate within the study area, particularly given the University of Tasmania's move and the redevelopment of the Royal Hobart Hospital.



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

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