



Central Hobart Plan Implementation Program Year One

May 2024



City of **HOBART**



Tasmanian
Government

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Part one: Overview



Implementation Program - Purpose

Following Council endorsement of the final Central Hobart Plan in late 2023, the City of Hobart, with our partners, will be busy turning the Plan into reality through all manner of projects and initiatives over the coming years. The Implementation Program will assist in identifying, delivering and reporting on the priority actions that will be undertaken by the City of Hobart in a given year.

The delivery of the Central Hobart Plan (CHP) will require an ongoing commitment by City of Hobart and its partners, and the capacity to adapt to the evolving circumstances of our City whilst always remaining focused on the CHP vision.

“Central Hobart capitalises on its magnificent natural setting and rich cultural and built heritage to mature as a world class, highly liveable and flourishing city showcasing the State’s cultural depth, wisdom, innovation and creative flair.”

([Central Hobart Plan](#), page 10).

The CHP is the result of the partnership work between the City of Hobart and the Tasmanian Government with the community.

It is a comprehensive plan to guide the future development of the city’s central 64 blocks over the next 20 years in a way that will strengthen what’s great about Hobart, what makes the city liveable and distinctive.

The CHP, after four years of development and extensive community engagement, was adopted at the Monday 25 September 2023 Council Meeting. A link to the document is below:

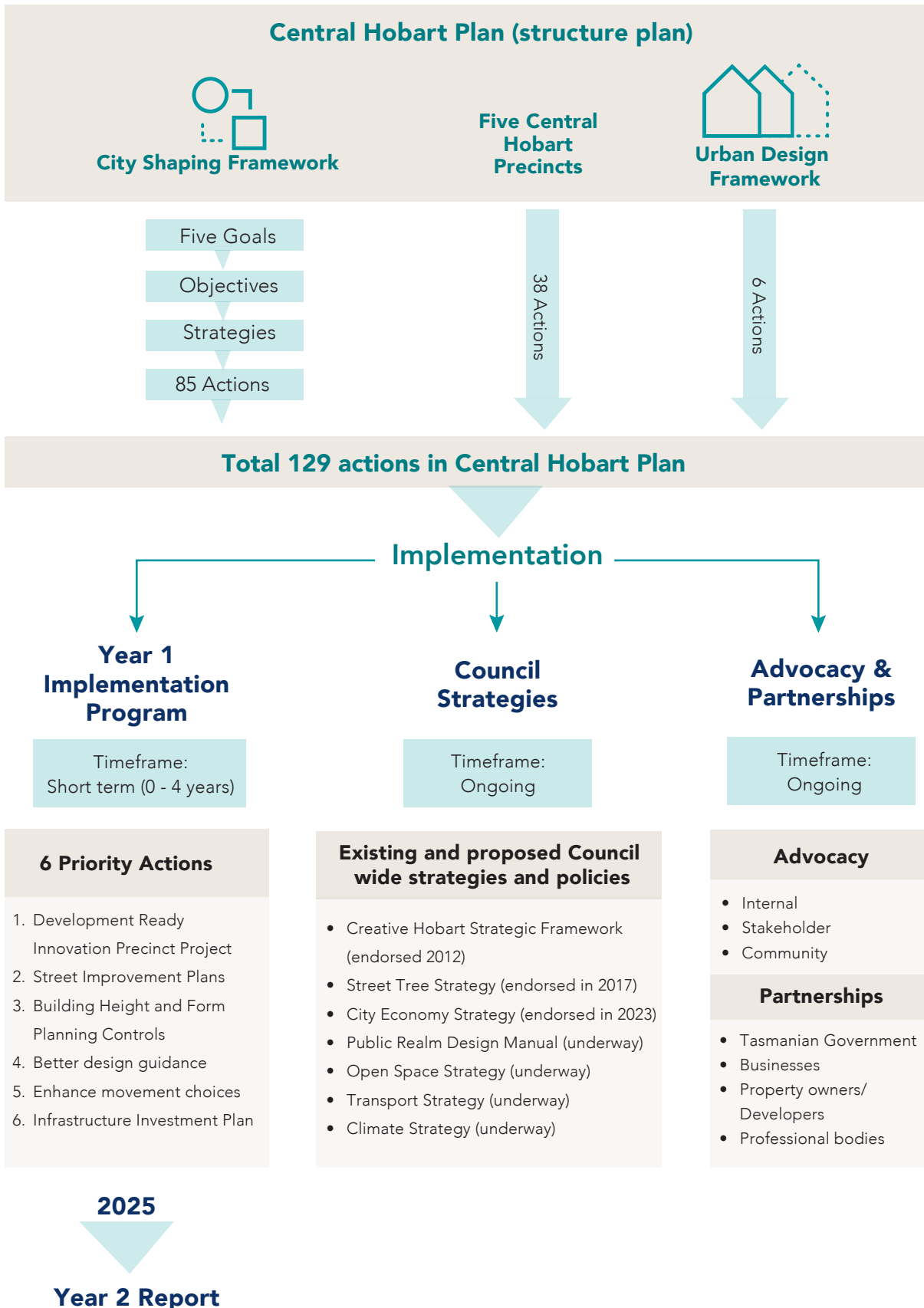
[Central Hobart Plan](#)

Following the endorsement of the draft plan it was agreed that the City of Hobart will report annually on the implementation priorities and their progress. The present document is the Year 1 Implementation Program report.

The Implementation Program will be a live, working document. Annual reporting on the implementation will be undertaken to ensure Council and the community are kept up-to-date on the 20-year journey to shape a better City centre for all.

The City looks forward to continuing to engage with all the community to make this exciting Plan for the future of our Capital City centre come to life over the coming years.

Implementation Program - Workflow



Implementation Program - Actions

The Central Hobart Plan is a crucial land use and urban design strategy to drive forward the most important economic centre for growth and innovation in our City, whilst respecting what makes it distinctive and attractive. It is important then to identify what actions can be achieved in the short term that are most likely to deliver on the shared vision in the Plan.

Central Hobart Plan structure

The document is structured in two parts:

- City Shaping Framework
- Urban Design Framework.

The City Shaping Framework provides the vision, the five city shaping goals and how they will be delivered through objectives, strategies and actions. The City Shaping Framework also contains the future aspirations for the five identified precincts within Central Hobart.

The Urban Design Framework provide the future built form controls, the open space and amenity outcomes and the movement network considerations to deliver on the CHP's vision.

The Central Hobart Plan contains **129 actions**. The majority (85) of these come from the five City Shaping Goals, with a further 38 actions being proposed in the precincts. In addition, the Urban Design Framework doesn't contain any explicit actions but its implementation will require the delivery of 6 actions.

The Implementation Program will mostly focus on the actions that are specific to the city centre, as there are many actions contained in the CHP that are being delivered through existing and future strategies and programs such as:

- [Creative Hobart Strategic Framework](#) (endorsed 2012)
- [Street Tree Strategy](#) (endorsed in 2017)
- [City Economy Strategy](#) (endorsed in 2023)
- Public Realm Design Manual (underway)
- Open Space Strategy (underway)
- Transport Strategy (underway)
- Climate Strategy (underway)

Review of the actions

As part of the development of the Implementation Program all actions were reviewed to gain a clearer understanding of their:

- strategic alignment with new strategic directions and work by the City of Hobart and our partners,
- the approximate requirements to implement the actions,
- the assignation of responsibility / lead delivery within the City of Hobart and,
- timeline to be commenced and delivered.

Some important observations were noted through this initial review process of the actions:

- many of the actions are deliberately repeated in several parts of the CHP, using the same or similar wording. This generally reflects that the action delivers on multiple City Shaping Goals and applies to more than one precinct.
- Many of the actions identified will require City of Hobart's ongoing advocacy, as they are not the responsibility of local government,
- Numerous actions require other actions to be completed, that is, they have a dependency.
- Finally, a few select actions are deemed to have a greater benefit in delivering the vision and goals in the CHP. These are key catalyst actions and they have been designated as **priority actions**.

Action implementation methods

- **Deliver** - these are actions that the City of Hobart will have responsibility and ownership over. The majority of these actions will require their own project management, with assigned resources and their own engagement process. Funding for these can come from a number of sources such as City of Hobart's general revenue, special levies, Australian and Tasmanian Government grants and programs, financial partnerships with the development industry and/or community.
- **Partner** - these are actions that the City of Hobart will delivery in partnership with the State Government, relevant community groups, key businesses, land owners and/or the development industry. These actions have generally been identified as requiring a partner approach because they involve assets and deal with matters beyond the core remit of the City of Hobart. Funding mechanisms are similar to those of deliver but with a stronger emphasis on co-funding arrangements.
- **Advocate** - these are actions that the City of Hobart cannot deliver directly as they fall under the purview of the Tasmanian Government, of private landowners and/or businesses and other institutions. However they are still considered desirable outcomes for the City Centre and should still be pursued.

Timing

This dimension has been categorised to align with the standard organisational timeframes such as the Capital Works program and the Capital City Strategic Plan. They are:

- **Short term** now to 4 years
- **Medium-term:** 5 to 10 years
- **Long-term:** > 10 years

Mechanisms

There are several means that exist to deliver on the goals, strategies and actions included in the CHP. These include planning scheme amendments, City of Hobart capital works, business and developer investment, as well as Tasmanian Government policy, strategy and infrastructure programs.

Priority actions

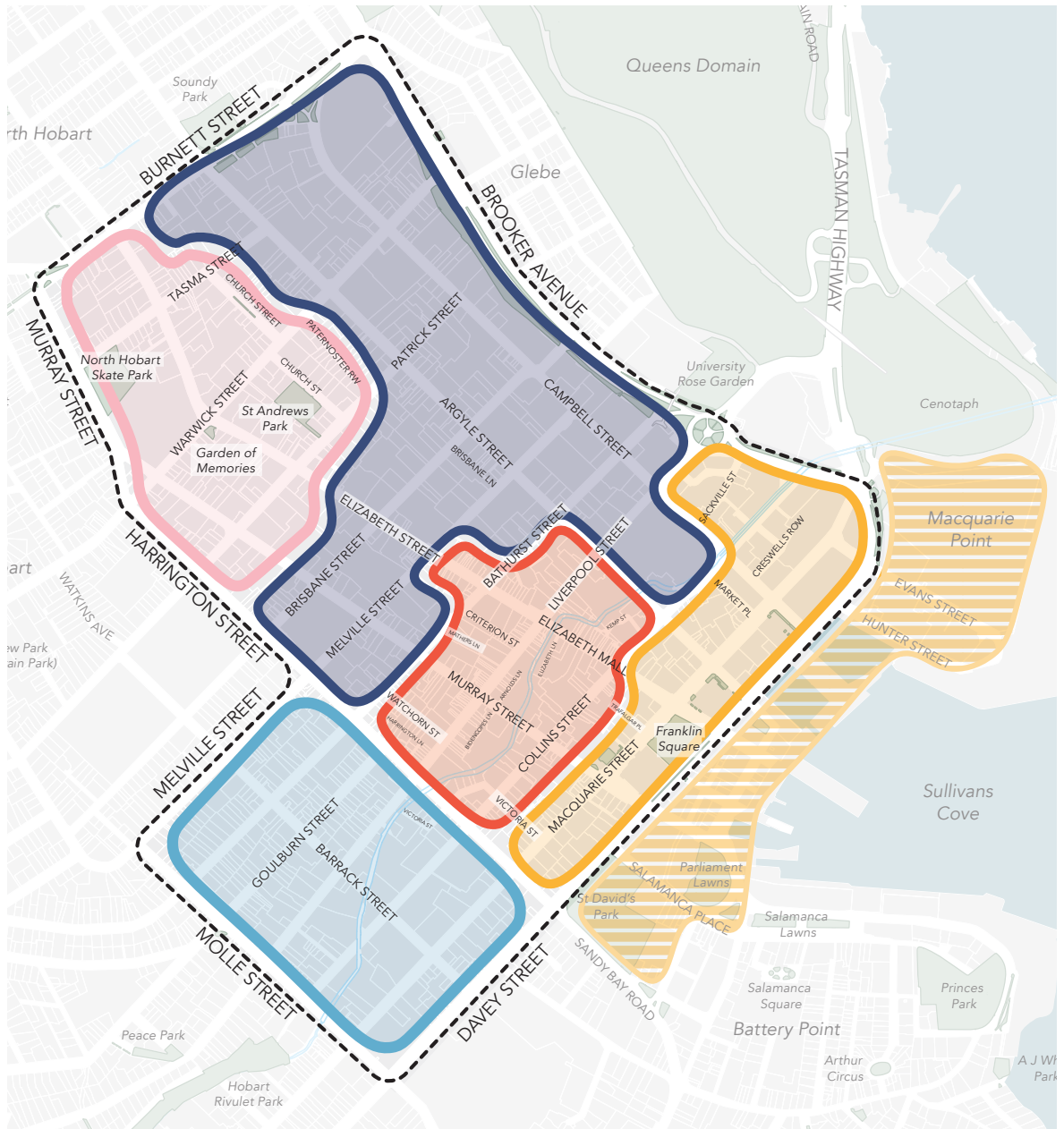
These are the actions that will have the greatest potential benefit and 'catalyst effect' on the city centre.

These priority actions meet the following criteria:

- They are led/delivered with the City of Hobart, but may well benefit from strong partnerships with other organisations.
- They are short-term, in particular within a two year time horizon. These will then flow on into the medium and long term actions.
- They are actions that must or should be completed before others can be delivered, that is, they are preceding actions.
- They ostensibly deliver on one or more of the City Shaping Goals,
- They are, for the most part, specific to the city centre and somewhat less so to the whole of the municipality.

The method, timing and mechanisms for each of the priority actions can be found in [part two](#) of the Implementation Program.

The priority actions will be the focus of the Central Hobart Implementation Program to ensure that the resources are used most effectively to unlock the potential of Hobart's city centre.



CHP- Precincts

(source: Central Hobart Plan, September 2023).



- Boundary (Plan area)
- Public open space (existing)
- Hobart Rivulet
- Central Precinct
- Civic and Cultural Precinct
- Civic and Cultural Precinct (beyond Plan area)
- Innovation Precinct
- Trinity Hill Precinct
- Rivulet Precinct

A photograph of a paved path in a park, lined with trees and greenery, leading towards a blue archway in the distance. The path is made of reddish-brown bricks and is flanked by lush green plants and trees. The scene is bright and sunny, with dappled light on the path. A dark blue rectangular box is overlaid on the top left corner of the image, containing white text.

Part two: Priority Actions

Walk into St Andrews Park, located in the Trinity Hill Precinct of the CHP (source: photo by Natasha Mulhall).

Priority actions - Timeline

The following six identified priority actions will help realise the City Shaping Goals, supporting the vision for a vibrant, innovative city that builds on its natural and heritage setting. Ultimately it is about making Central Hobart an even more liveable and desirable place to live, work, recreate and invest.

The timeline diagram shows graphically how each of the six priority actions:

- Helps achieve at least one of the five Strategic City Shaping Goals, indicated besides each priority action.
- How some of the priority actions, chiefly the 'Select block & Strategic site analysis', in turn unlock other priority actions.
- And when they are expected to be 'delivered', that is, when they will influence private development and or public projects in the city centre.

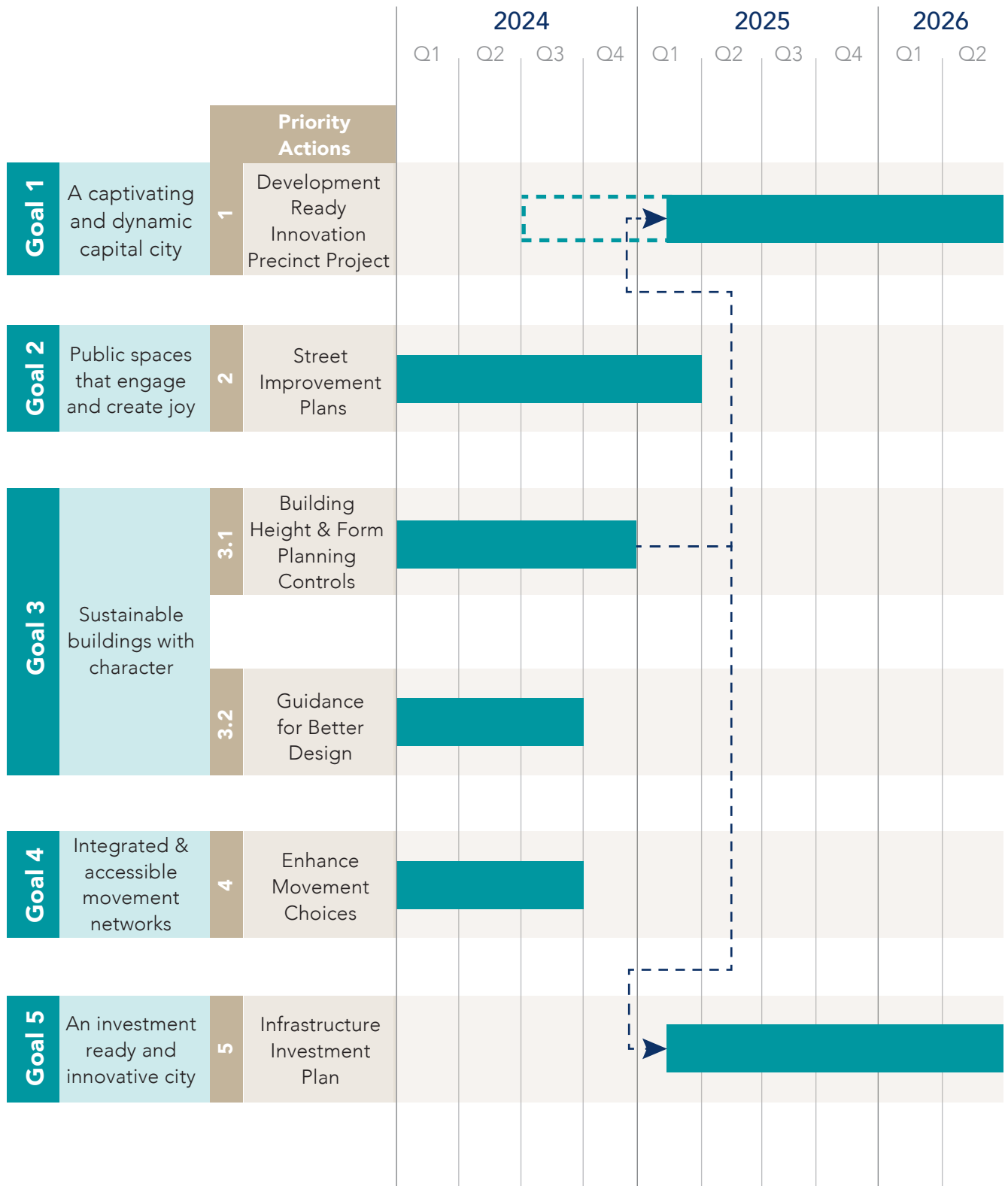
It is noted that 'delivery' can be via several different types of mechanisms, such as

- planning scheme amendments,
- capital works and public realm investment,
- partnerships with other organisations and/or
- advocacy for change in policies, strategies and regulations and development outcomes.



View of cafes in Elizabeth St, looking towards Melville St

Timeline diagram



→ Commencement of priority actions 1 & 5 are informed by the delivery of priority action 3.1

⋯ Early commencement possible, subject to grant funding

Goal 1 : A captivating and dynamic capital city

Priority Action 1 : Development Ready Innovation Precinct Project

Description: The Innovation Precinct Framework is a collaborative masterplanning process with existing and potential property owners in the area with the greatest potential for change.

It will help realise the Precinct objectives to provide for innovation and creative industries, and key worker housing together with new and higher amenity open space.

Resources: Requested CoH budget*
*Additional funds (e.g. grants) may be required

- Key tasks:**
- 1.1 Investigate development typologies, such as mixed use multistorey buildings, and their floorspace capacity
 - 1.2 Identify required public infrastructure (e.g. open space)
 - 1.3 Develop collaborative masterplans with existing and potential property owners, focusing on the larger blocks north of Brisbane Street along the Argyle and Campbell Streets corridor
 - 1.4 Defining preferred future built form character
 - 1.5 Prepare precinct framework for Council endorsement
 - 1.6 Prepare planning scheme amendments
 - 1.7 Identify¹ public realm investment opportunities

Timeframe: 2025 - mid 2026

Status : Will commence in 1st half of 2025* subject to delivery of priority action 3.1 Built form planning controls for Hobart.

**Subject to grant funding, may commence earlier.*

Strategic alignment:

- 30-Year Great Hobart Plan
- City Deal
- Annual Plan

Partnerships:

- Tasmanian Government
- Businesses
- Property owners / developers

- Key actions in the CHP*:**
1. Innovation Precinct Framework Plan.
 2. Night Time Economy.
 3. Attract key industries, start-ups and creative industries.

**Please refer the appendix for a detailed list of actions from CHP that are delivered through the above tasks.*

¹Delivery of public realm investments may be through development area levy, and/or through City of Hobart capital works investment prioritisation as required.

Goal 2 : Public spaces that engage and create joy

Priority Action 2: Street Improvement Plans

Description: Street Vision Plans are movement and place corridors plans to transform Elizabeth Street and Collins Street into more vibrant, green and cycle and walk friendly places as catalysts for the whole the city centre.

Resources: Existing & requested FY 24/25 CoH budget*
*Additional funds (e.g. grants) will be required for delivery

- Key tasks:**
- 2.1 Undertake baseline analysis and future propositions
 - 2.2 Develop principles and directions through a co-design process with identified stakeholders
 - 2.3 After wider community consultation seek Council adoption.
 - 2.4 Identify¹ public realm investment opportunities

Timeframe: Ongoing - mid 2026 Status : Commenced

Strategic alignment:

- 30-Year Great Hobart Plan
- City Deal
- Annual Plan

Partnerships:

- Tasmanian Government
- Businesses
- Property owners / developers

Key actions in the CHP*:

1. Street Vision Plans
2. Pedestrian and micromobility improvements
3. Sustainable and shared infrastructure

**Please refer the appendix for a detailed list of actions from CHP that are delivered through the above tasks.*



Cyclist on Elizabeth Street

¹Delivery of public realm investments may be through development area levy, and/or through City of Hobart capital works investment prioritisation as required.

Goal 3 : Sustainable buildings with character

Priority Action 3.1:

Building Height and Form Planning Controls

Description: It is about implementing through the Tasmanian Planning Scheme, the maximum building heights, street wall and side and rear setbacks, and ground floor setbacks along the Hobart Rivulet, as per contained within the Urban Design Framework, ensuring opportunities for central city to be compact, vibrant and of high amenity.

Resources: Existing & requested FY 24/25 CoH budget*
*Additional funds (e.g. grants) will be required for delivery

- Key tasks:**
- 3.1.1. Select block & strategic site analysis
 - 3.1.2. Targeted engagement with development industry and key property owners
 - 3.1.3. Develop built form controls
 - 3.1.4. Prepare planning scheme amendments

Timeframe: Ongoing - 2024

Status: Commences 1st half of 2024

Strategic alignment:

- 30-Year Great Hobart Plan
- City Deal
- Annual Plan

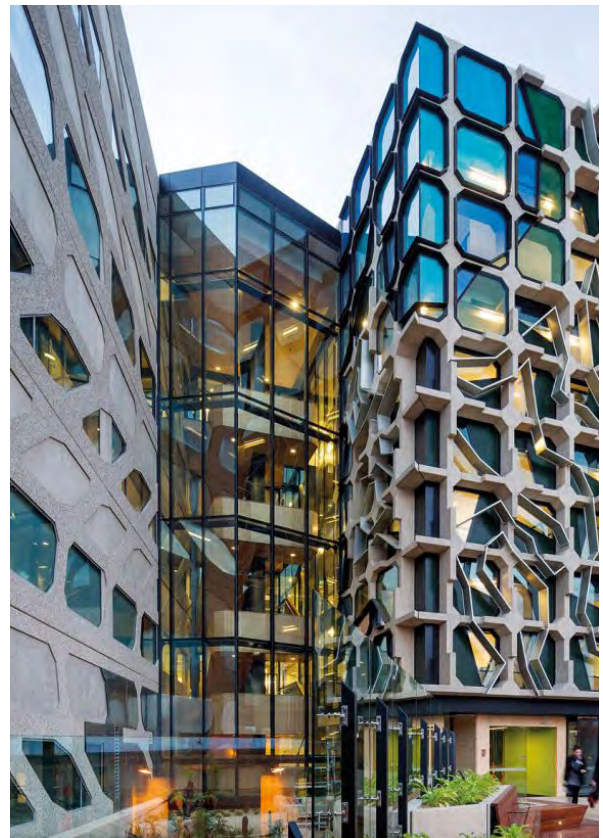
Partnerships:

- Tasmanian Government

Key actions in the CHP*:

1. Select block & strategy site analysis
2. Introduce maximum building heights incorporating key views
3. Celebrate the Hobart Rivulet and consider the precinct objectives

**Please refer the appendix for a detailed list of actions from CHP that are delivered through the above tasks.*



Menzies Institute for Medical Research

Goal 3 : Sustainable buildings with character

Priority Action 3.2 : Guidance for Better Design

Description: Develop building and public space design guidance. These seek to improve the sustainability, functionality and amenity of the public realm LGA wide (including the city centre), and help champion design excellence.

Resources: Existing & requested FY 24/25 CoH budget

- Key tasks:**
- 3.2.1. Finalise the draft Urban Design Guidelines informed by the engagement undertaken to-date.
 - 3.2.2. Consult and seek adoption of the Urban Design Guidelines.
 - 3.2.3. Commence the ongoing implementation process, including any required improvements to the apartments standards and any planning scheme amendments
 - 3.2.4. Planning scheme amendments, to be determined.

Timeframe: Ongoing - 2024

Status : Commenced



The Hedburg, Campbell Street (Image source: Photographer Natasha mulhall)

Strategic alignment:

- 30-Year Great Hobart Plan
- City Deal
- Annual Plan

Partnerships:

- Tasmanian Government
- Professional bodies (e.g. PIA, AILA, AIA, etc.)

Key actions in the CHP*:

1. Urban Design & Heritage Guidelines and their implementation

**Please refer the appendix for a detailed list of actions from CHP that are delivered through the above tasks.*

Goal 4 : Integrated & accessible movement networks

Priority Action 4 : Enhance Movement Choices

Description: Implement the movement and place hierarchy and level of service from the Transport Network Operation Plan Inner Hobart (TNOP), and identify the future desired movement and place approaches to better manage the streets in the city centre.

In addition, continue the implementation of the Greater Hobart Commuter Cycling Network Plan, 2021

Resources: Existing CoH budget
Requested CoH budget
Additional (e.g. grants, co-funded projects)

- Key tasks:**
- 4.1. Evaluate and improve over time the application of the road user hierarchy and level of service in line with the TNOP.
 - 4.2. Work in close collaboration with the Tasmanian Government to support the ongoing improvements to the public transport network.
 - 4.3. Design and deliver improved bicycle/ micro mobility paths within the city centre, as well as connecting to surrounding areas with Collins Street being a priority.
 - 4.4. Public realm investment to improve pedestrian amenity and safety.

Timeframe: Ongoing - 2024 **Status :** Commenced

Strategic alignment:

- 30-Year Great Hobart Plan
- City Deal
- Annual Plan

Partnerships:

- Tasmanian Government

Key actions in the CHP*:

1. Inner Hobart Transport Network Operations Plan
2. Cycling and micromobility
3. Improved bus networks

**Please refer the appendix for a detailed list of actions from CHP that are delivered through the above tasks.*



Argyle and Liverpool Street are major movement corridors.
(Image source: Photographer Natasha Mulhall)

Goal 5 : An investment ready and innovative city

Priority Action 5: Infrastructure Investment Plan

Description: Identify priority infrastructure upgrades and new infrastructure needed for a compact, resilient and liveable city and the mechanisms and partnerships to deliver these.

Resources: Existing CoH budget
Requested CoH budget
Additional (e.g. grants) may be required

- Key tasks:**
- 5.1 Develop a public infrastructure plan informed by the developing model and capacity shown in the select block & strategic site analysis.
 - 5.2 Research the most appropriate contribution mechanism for the city centre.
 - 5.3 Targeted engagement with development industry, utility and service providers and key property owners.
 - 5.4 Develop and introduce the appropriate financial and legal mechanisms (e.g. planning scheme amendments, an area levy, etc.)
 - 5.5 Planning scheme amendments, to be determined.
 - 5.6 Legal and financial agreements

Timeframe: 2025 - mid 2026
Status : Commencing 1st half of 2025, subject to delivery of priority action 3.1 Built form planning controls for Hobart.

Strategic alignment:

- 30-Year Great Hobart Plan
- City Deal
- Annual Plan

Partnerships:

- Tasmanian Government

Key actions in the CHP*:

1. Public Infrastructure and Development Contributions plans
2. Stormwater infrastructure upgrades
3. Infrastructure sharing

**Please refer the appendix for a detailed list of actions from CHP that are delivered through the above tasks.*



View of Hobart Rivulet along Collins Street (Image source: Photographer Natasha Mulhall)

Part three: Planning Scheme Amendments



Planning Scheme Amendments

The Year 1 Implementation Program has a focus on the delivery of the built form controls included in the CHP Urban Design Framework, including the proposed maximum building heights.

Tasmanian Planning Scheme

The *Hobart Local Provisions Schedule* (LPS) for the new *Tasmanian Planning Scheme* (TPS) will replace the current planning schemes, the *Hobart Interim Planning Scheme 2015* and the *Sullivans Cove Planning Scheme 1997*. It is likely to be approved sometime in late 2024.

To deliver on the positive change sought in the Central Hobart Plan, parts of the Urban Design Framework propose new built form controls, which will require planning scheme amendments (amendments). Once these are approved, the controls would become part of the *Hobart Local Provisions Schedules* (LPS) within the new *Tasmanian Planning Scheme*.

What is a Planning Scheme amendment?

Amendments can be made to either the written part of the planning scheme, the zoning maps or overlays. It is important to note that an amendment can only alter local content. In the TPS, this is the LPS.

Specific Area Plans (SAP), Site Specific Qualifications, and Particular Purpose Zones are mechanisms within the LPS often used to implement local strategies and actions, such as those identified in the CHP.

Process of preparing a planning scheme amendment:

A report demonstrating the strategic basis of an amendment is required to support a request for an amendment to the planning scheme. This must include:

1. How it furthers the sustainable development objectives of the Land Use Planning and Approvals Act 1993 (LUPA);
2. How it is consistent with the intent of the State Policies and the Southern Tasmanian Regional Land Use Strategy;
3. Assessment of any social, economic or environmental issues, zone boundary conflicts or implications;
4. Implications for potential impacts on adjoining land or the surrounding area;
5. The impact of the proposed request on the orderly planning of the area and the effect on future zoning and development options; and
6. How the provision relates to a significant social, economic or environmental benefit to the State, a region or Hobart's municipal area and why the area of land warrants provisions that are unique from the State Planning Provisions, that is, from those common to the whole of Tasmania.

The process for an amendment usually takes 6 months but can easily take longer depending on the complexity of the issues involved.

The final approval of an amendment rests with the Tasmanian Planning Commission.

Planning Scheme Amendments

Potential amendments to implement the Central Hobart Plan

An amendment to the planning scheme for a SAP could be an appropriate mechanism to implement Built Form controls for Central Hobart including building heights, building setbacks, and street wall heights identified in 3.4 Built form and design of the CHP.

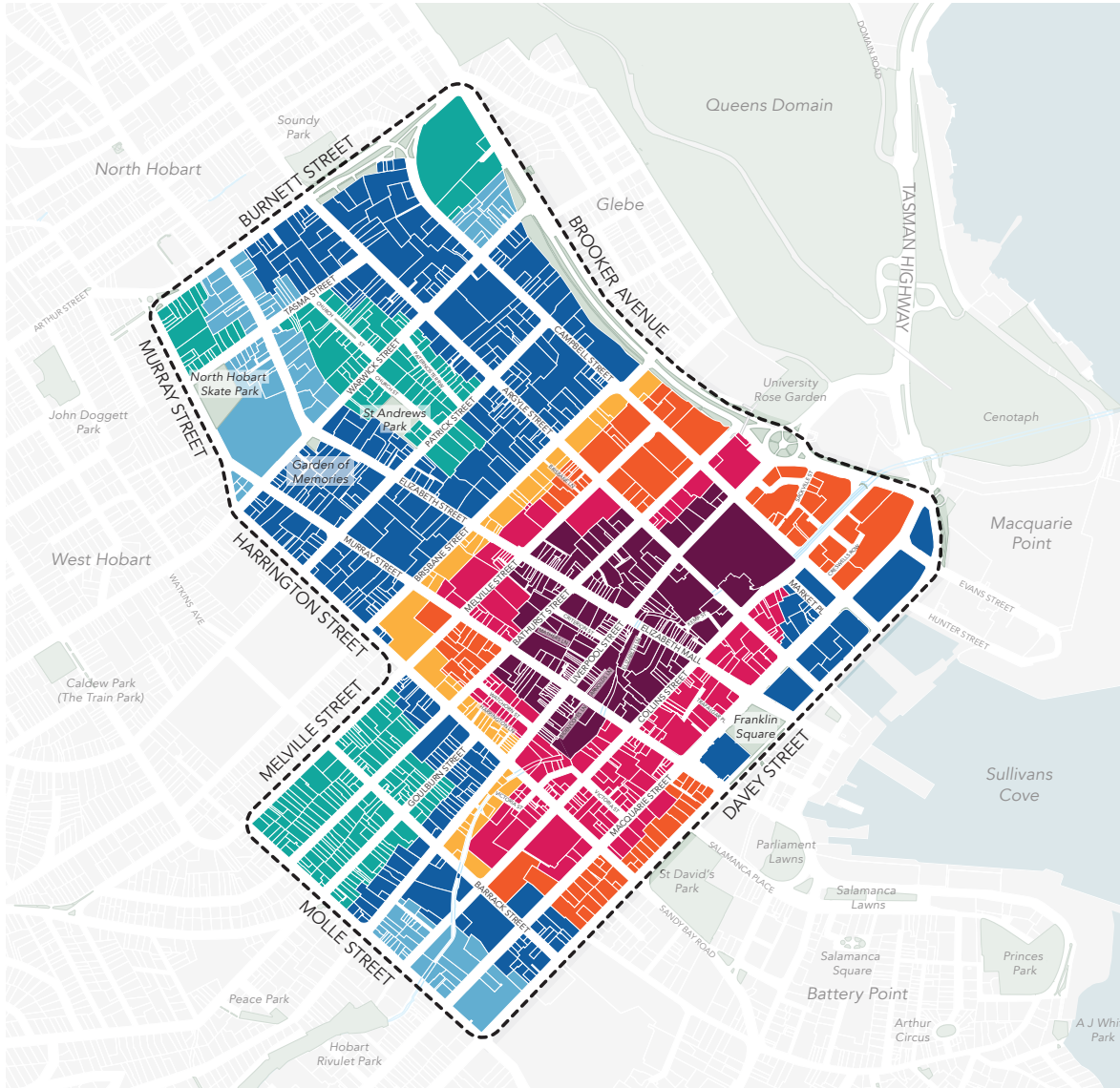
The 'select block and strategic site analysis' (priority action 3.1) will be the first step of this process, leading to a planning scheme amendment to incorporate them into the future *Hobart Local Provisions Schedule*.

This report will be heavily based on the background work that led to the proposed built form controls in the CHP as well as the priority action to undertake a 'select block and strategic site analysis' ([priority action 3.1](#)).

The delivery of other priority actions, such as the development contributions (5.1 'Infrastructure for the Future') for community benefit, could potentially be implemented through a planning scheme amendment that would follow the same outlined process.

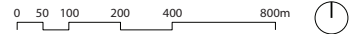


Aerial view of Macquarie and Elizabeth St and Central Precinct of Hobart. (Image source: Photographer Natasha Mulhall)



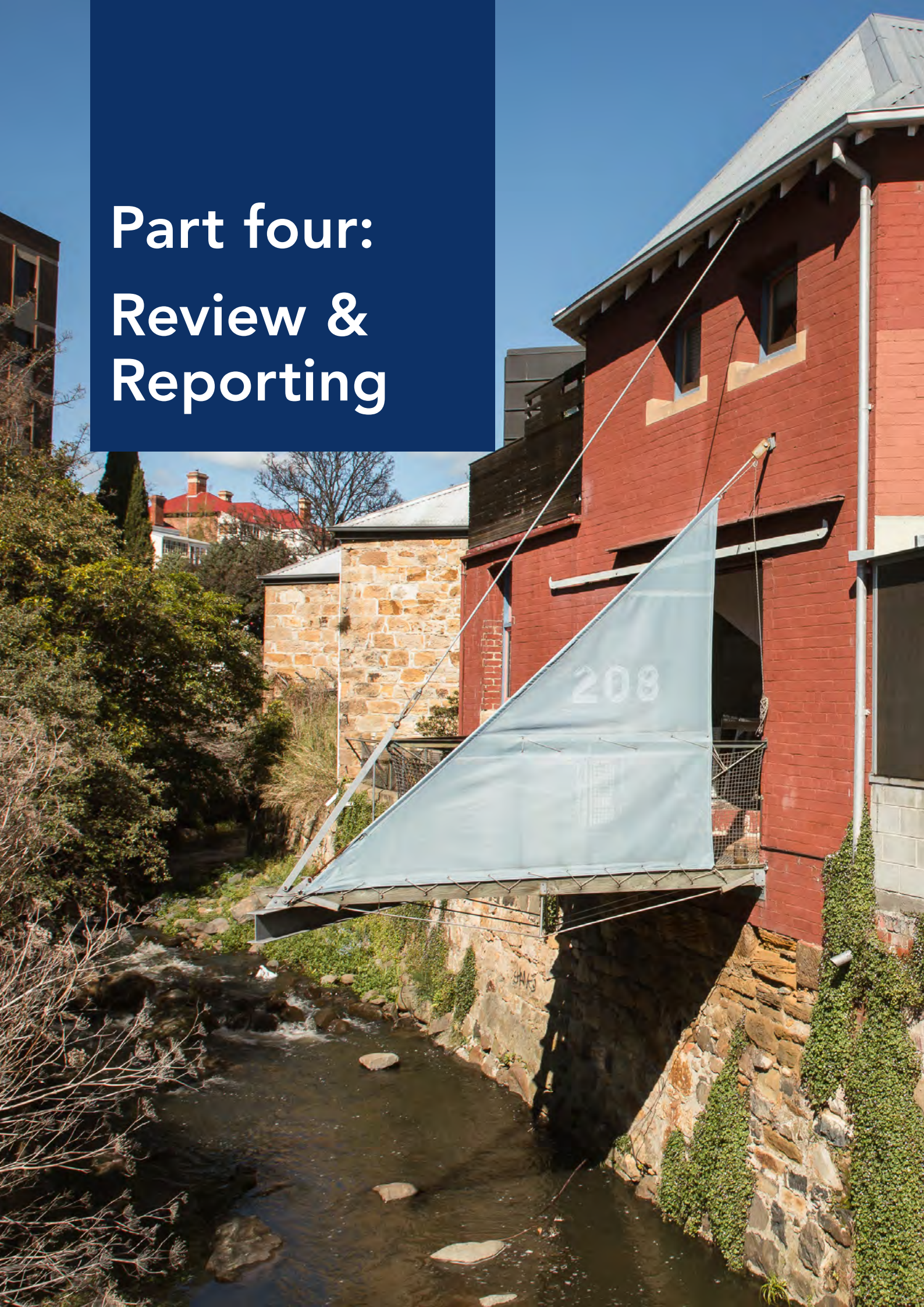
CHP- proposed maximum building heights

(source: Central Hobart Plan, September 2023).



- | | |
|------------------------------|-----------------------|
| Boundary (Plan area) | 9.5m (3 storeys) |
| Public open space (existing) | 15m (4 storeys) |
| Hobart Rivulet | 18m (5 storeys) |
| | 21m (6 storeys) |
| | 30m (8 storeys) |
| | 45m (12 storeys) |
| | 60m (15 – 18 storeys) |

Part four: Review & Reporting



Review and Reporting

For the CHP Implementation Program to be useful in tracking the progress of delivery of the actions it is important that it remains a 'live document' that can positively adapt to the changes of our capital city centre as it changes over time. The annual report will help in this ongoing process of shaping a better city centre for all over the 20 year time horizon of the Central Hobart Plan.

Review process

The Implementation Program will be updated on an ongoing basis and an in-depth review will be undertaken annually. This review process will enable the evaluation of the Implementation Program against the City Shaping Goals. It will also provide an opportunity for the priority actions already underway to be adjusted and the commencement of new ones, identifying sequencing, timelines and required resources for the following financial year.

The progress of the Implementation Program will be reported on an annual basis back to Hobart City Council to effectively communicate how the City of Hobart is delivering on the CHP Vision and Goals. It is also an opportunity for the Elected Members to continue to contribute to making the CHP a reality.

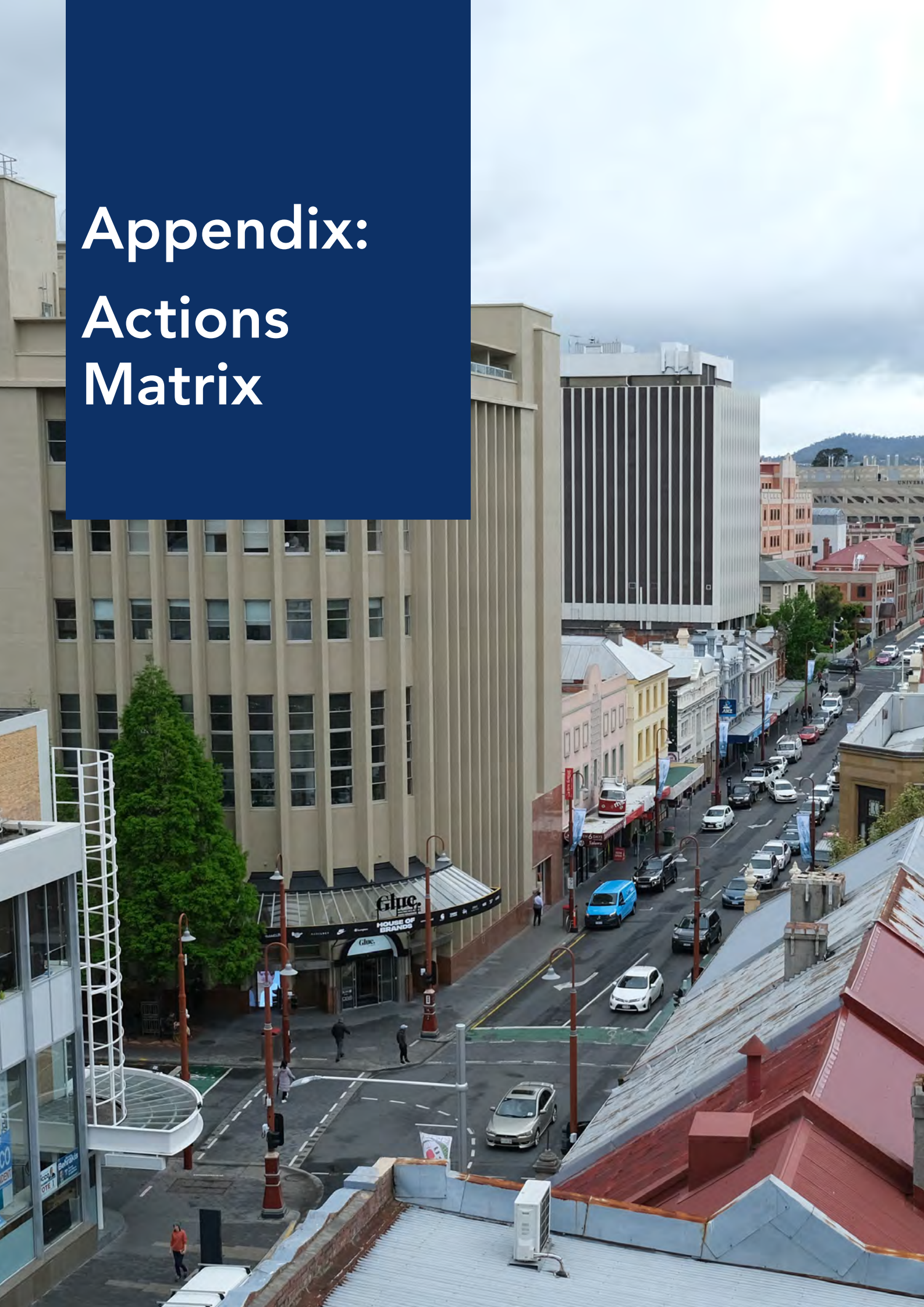
Year Two Implementation Program

It is expected that the Year Two Implementation Program report will be provided sometime before mid-year 2025.

The CHP will also be reviewed within the next five to ten years, the timing depending on how fast the city centre is changing. The aim is for the CHP to deliver on its vision and goals, and that these remain accurate and relevant as the city centre evolves. This review may lead to a change in the format and methodology of the Implementation Program.

The progress of the Implementation Program will be reported on an annual basis back to Council and the community.

Appendix: Actions Matrix



Section 2 of this report details the key tasks under each of the six identified priority actions as a part of the Year 1 Implementation program. Below is a detail list of actions from the endorsed [Central Hobart Plan](#), that will be delivered through the identified six priority actions.

Action	Description	Timeframe	Method
Goal 1 : A captivating and dynamic capital city			
Priority Action 1 : Development Ready Innovation Precinct Project			
Innovation Precinct Framework Plan			
Innovation Precinct Action 1	Prepare an Innovation Precinct Framework Plan. It will include analysis of the indicative development capacity of selected blocks and model the outcomes that will be achieved from different planning controls and varied building forms, including desired height and setbacks, and amenity implications.	Short	Deliver
Night Time Economy			
A.4	Encourage a mix of uses that contribute to the night-time economy.	Ongoing	Advocate Partner
Attract key industries, start-ups and creative industries			
A.3	Encourage, attract and continue to support specialised retail and start-up businesses.	Ongoing	Advocate Partner
A.13	Identify key industries and employers, suited to the Central Hobart environment, and develop strategies to attract them.	Ongoing	Advocate Partner
A.15	Support the establishment of business and creative industry incubators, for example through strategies to provide affordable spaces.	Short	Partner
Goal 2 : Public spaces that engage and create joy			
Priority Action 2 : Street Improvement Plans			
Street Vision Plans			
A.63	Develop Street Vision Plans, with initial priorities being for Elizabeth Street and Collins Street, that are universally accessible and consistent with the Central Hobart Urban Design Framework.	Medium	Deliver Partner
Civic & Cultural Precinct Action 6	Prepare and implement Elizabeth and Collins Street Vision Plans, with the priority being Elizabeth Street, to improve the movement and place functionality.	Short	Deliver
Innovation Precinct Action 3	Prepare and implement Elizabeth, Argyle and Campbell Street Vision Plans, with the priority being Elizabeth Street, to improve the movement and place functionality.	Short	Deliver
Trinity Hill Precinct Action 3	Prepare and implement Elizabeth, Argyle and Campbell Street Vision Plans, with the priority being Elizabeth Street, to improve the movement and place functionality.	Short	Deliver

Action	Description	Timeframe	Method
Pedestrian and micromobility improvements			
A.56	Improve pedestrian facilities, greening, and amenities on the key streets identified in the Urban Design Framework.	Medium - Long	Deliver
A.57	Identify further micromobility, pedestrian links and improvements that will improve connectivity and attractiveness in Central Hobart.	Short	Deliver
Sustainable and shared infrastructure			
A.54	Design Council infrastructure to meet 'best practice' sustainable design.	Ongoing	Deliver
A.82	Further develop and strengthen mutual inclusivity with other agencies such as the Department of State Growth, TasNetworks, Tasmania Police, Telstra and surrounding councils via shared access agreements.	Short	Deliver Partner
A.85	Support the roll-out of the 5G mobile network to enable new and improved technological capabilities, while respecting the streetscape and townscape character of Central Hobart and minimise impacts on existing infrastructure assets.	Short	Deliver Partner

Goal 3 : Sustainable buildings with character

Priority Action 3.1 : Building Height and Form Planning Controls

Select block & strategy site analysis

A.48	For strategic development sites, test existing and proposed building controls to ensure economic feasibility, sustainability and liveability outcomes are met. And, if necessary, develop site specific guidelines.	Short	Deliver
A.76	"Further identify key strategic development sites and city blocks that may be suitable for detailed master planning <ul style="list-style-type: none"> demonstrating the feasibility of coordinating development of strategic sites proactively engaging with landowners to discuss the future of key strategic development sites facilitating or participating in master planning for key strategic development sites."	Medium	Deliver Partner
Trinity Hill Precinct Action 2	Analyse the indicative development capacity of selected blocks and model the outcomes that will be achieved from different planning controls and varied building forms, including desired height and setbacks, and the amenity implications.	Short	Deliver
Rivulet Precinct Action 2	Analyse the indicative development capacity of selected blocks and model the outcomes that will be achieved from different planning controls and varied building forms, including desired height and setbacks, and the amenity implications.	Short	Deliver

Action	Description	Timeframe	Method
Introduce maximum building heights incorporating key views			
A.31	Review innovative funding models to facilitate best-practice planning, design, installation and management of urban greening initiatives.	Ongoing	Deliver
A.43	Reinforce the importance of protecting key views and vistas from the river to the mountain by progressing the planning scheme amendments to introduce the building height controls informed by the Woolley Report and other subsequent work.	Short	Deliver
Celebrate the Hobart Rivulet and consider the precinct objectives			
A.51	Encourage development to improved access, visibility and celebration of the Hobart Rivulet.	Ongoing	Advocate
A.70	Further test proposed controls in the Urban Design Guidelines to support and guide each precinct and land use outcomes.	Short	Deliver
A.82	Further develop and strengthen mutual inclusivity with other agencies such as the Department of State Growth, TasNetworks, Tasmania Police, Telstra and surrounding councils via shared access agreements.	Short	Deliver Partner
A.85	Support the roll-out of the 5G mobile network to enable new and improved technological capabilities, while respecting the streetscape and townscape character of Central Hobart and minimise impacts on existing infrastructure assets.	Short	Deliver Partner
Central Precinct Action 3	Allow for taller buildings as long as these don't create unacceptable overshadowing impactings affecting pedestrian amenity ¹² and adjoining building occupants, maintains key identified view lines to surrounding landscapes ¹³ and considers the streetscape and any heritage context.	Short	Deliver
Priority Action 3.2 : Guidance for Better Design			
Urban Design & Heritage Guidelines and their implementation			
A.8	Develop standards for apartment developments to ensure good living amenity and the maintenance of the city's natural and cultural character.	Short	Advocate Partner
A.40	Develop CoH Urban Design Guidelines (LGA wide) for new buildings and streetscape design that includes safe design and universal access principles.	Short	Deliver
A.44	Develop and implement CoH Urban Design Guidelines (LGA wide) to direct best practice outcomes.	Short	Deliver
A.45	Create ways to celebrate local exemplar designs illustrating the preferred outcomes such as introducing Council design excellence awards.	Short	Deliver Partner
A.47	Develop CoH Heritage Design Guidelines (LGA wide) that considers: Adaptive re-use of buildings to extend the life of heritage buildings, investigating ways to maintain and strengthen historic subdivision patterns, lot sizes and courtyards.	Short	Deliver

Action	Description	Timeframe	Method
Goal 4 : Integrated and accessible movement networks			
Priority Action 4 : Enhance Movement Choices			
Inner Hobart Transport Network Operations Plan			
A.42	Endorse the Transport Network Operations Plan - Inner Hobart (TNOP) to identify the future functions and staged transition of Hobart's current and future street network. Noting that the TNOP will be updated as the strategic visions evolve. Refer to related A.67.	Short	Deliver Partner
A.67	Complete a first generation Transport Network Operations Plan - Inner Hobart (TNOP) in partnership with the Tasmanian Government. Refer to related A.42.	Short	Deliver Partner
A.68	Develop detailed movement and place mapping for Central Hobart, taking into consideration key pedestrian streets identified by the Central Hobart Urban Design Framework and other key future land use changes.	Short	Deliver Partner
Rivulet Precinct Action 2	Analyse the indicative development capacity of selected blocks and model the outcomes that will be achieved from different planning controls and varied building forms, including desired height and setbacks, and the amenity implications.	Short	Deliver
Cycling and micromobility			
A.55	Complete and connect the bicycle and micro-mobility facilities on the key corridors of Argyle Street, Campbell Street and Collins Street.	Short - Medium	Deliver
A.57	Identify further micromobility, pedestrian links and improvements that will improve connectivity and attractiveness in Central Hobart.	Short	Deliver
A.58	Continue to investigate and trial micromobility options beyond the e-scooter trial.	Short	Deliver
Improved bus networks			
A.59	Work with Tasmanian Government to further investigate the feasibility of a central bus transit centre(s) within the city and the potential for future upgrades to the existing bus interchange.	Medium - Long	Partner
A.61	Work with the Tasmanian Government to identify further key bus facility nodes with improved user experience including by way of shade tree planting, shelter for major stops, accessible, well connected, with clear wayfinding, to service land use developments and new service routes associated with the NSTC.	Medium - Long	Partner
A.70	Further test proposed controls in the Urban Design Guidelines to support and guide each precinct and land use outcomes.	Short	Deliver
A.85	Support the roll-out of the 5G mobile network to enable new and improved technological capabilities, while respecting the streetscape and townscape character of Central Hobart and minimise impacts on existing infrastructure assets.	Short	Deliver Partner
Central Precinct Action 3	Allow for taller buildings as long as these don't create unacceptable overshadowing impactings affecting pedestrian amenity and adjoining building occupants, maintains key identified view lines to surrounding landscapes and considers the streetscape and any heritage context.	Short	Deliver

Action	Description	Timeframe	Method
Goal 5 : An investment ready and innovative city			
Priority Action 5 : Infrastructure Investment Plan			
Public Infrastructure and Development Contributions plans			
A.71	<p>"Explore opportunities to facilitate the delivery of developer contributions to fund improvements to community infrastructure, including public open space and transport infrastructure.</p> <p>Consider future planning controls that incorporate community benefits for strategic development sites and areas such as for affordable housing or community infrastructure."</p>	Medium	Deliver Advocate
A.72	Advocate for the introduction of specific Tasmanian guidelines for developer contributions and working with the Local Government Association of Tasmania to advocate for legislation that provides opportunities for a broader range of development contributions, particularly for the public realm.	Short	Advocate
A.73	Prepare a Central Hobart Public Infrastructure Plan that details existing public infrastructure and its capacity to cater for the anticipated growth, then identifies future infrastructure needs, costs and apportionments for all development planned for the area.	Medium	Deliver Partner
Stormwater infrastructure upgrades			
A.75	Undertaking detailed hydraulic modelling and planning in the Central Hobart area to provide the information and strategies to anticipate and plan for likely future rain events and seek appropriate capital funding for upgrades.	Short	Deliver
Infrastructure sharing			
A.74	Develop a detailed program of works for asset renewals and sending this to Tasmanian Government agencies to identify project synergies.	Medium	Deliver Partner
A.82	Further develop and strengthen mutual inclusivity with other agencies such as the Department of State Growth, TasNetworks, Tasmania Police, Telstra and surrounding councils via shared access agreements.	Short	Deliver Partner

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On request it can be provided in other accessible formats such as a Word document, enlarged print or audio version. In addition, due to the important information contained in the graphics of the document, please contact us if you would like these to be explained at:

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