



Central Hobart Plan Implementation Program

Hobart Workshop Committee
13 October 2025

CHP Annual update

Agenda

The briefing will be undertaken in four parts:

- Update on the key priority actions for Central Hobart Plan
- Planning Scheme Amendments / LPS
- Strategic Land Use Planning Update
- Questions and Answers Session



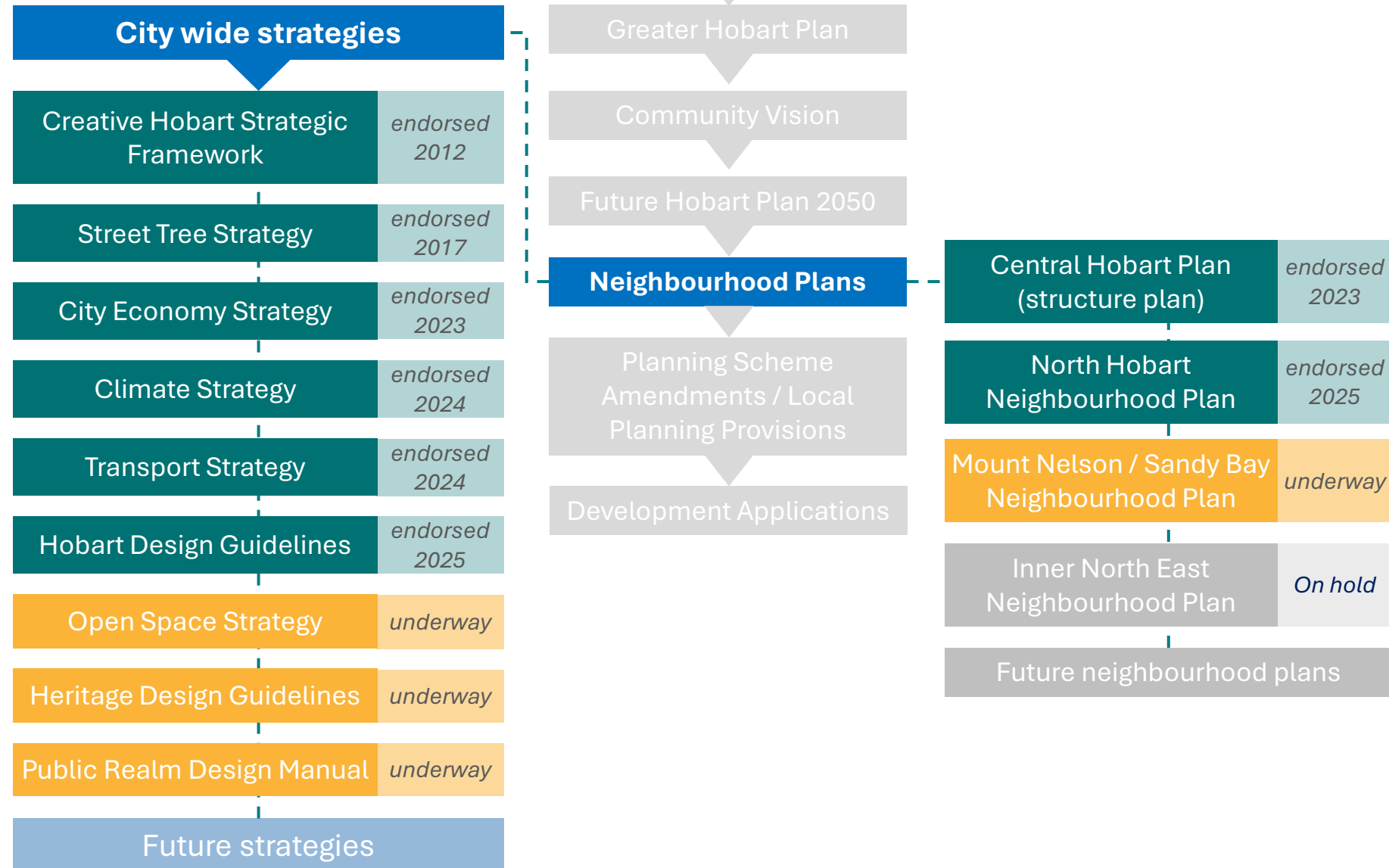
Strategic Vision for Hobart

Endorsed

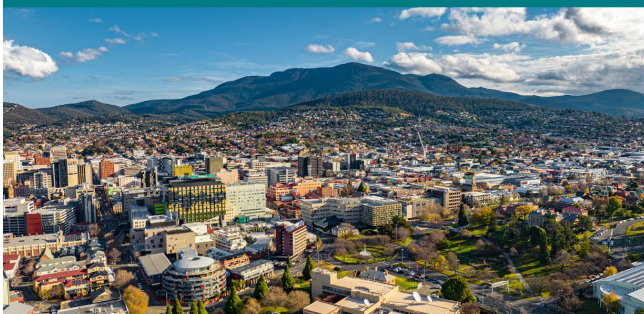
Underway



City of HOBART



October
2023



Central Hobart Plan (structure plan)



Total 129 actions in Central Hobart Plan

Implementation

Years 1- 4 Implementation Program

Timeframe:
Short term (0 - 4 years)

6 Priority Actions

1. Development Ready Innovation Precinct Project
2. Street Improvement Plans
3. Building Height and Form Planning Controls
4. Better design guidance
5. Enhance movement choices
6. Infrastructure Investment Plan

Council Strategies

Timeframe:
Ongoing

Existing and proposed Council wide strategies and policies

- 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 (endorsed 2024)
- Climate Strategy (endorsed 2024)

Advocacy & Partnerships

Timeframe:
Ongoing

Advocacy

- Internal
- Stakeholder
- Community

Partnerships

- Tasmanian Government
- Businesses
- Property owners/
Developers

Ongoing Advocacy

Internal

- Council strategies
- Working groups
- Grant applications
e.g. \$26 million
stormwater
infrastructure

Stakeholders

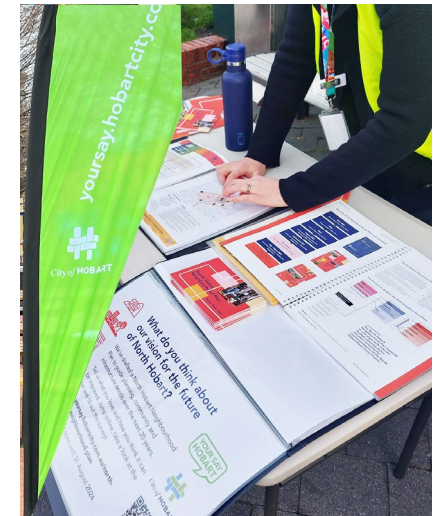
- State projects
e.g. MacPoint Stadium
- State Planning Reforms
e.g. DAPs, Coastal
Policy

Community

- Committees
- Workshops
- Events
- Public forums

Professional bodies

- Planning Institute of
Australia
- AIA Open House
- H2G advocacy
- Award nominations



Partnerships

State Government / Greater Hobart Councils

Partnerships

- Sothern Tasmanian Regional Land Use Strategy
- Northern Suburbs Transit Corridor project (Glenorchy City Council and State Government)
- Greater Hobart Partnership: Strategic Planners Working Group

Government Planning Reforms – Working groups

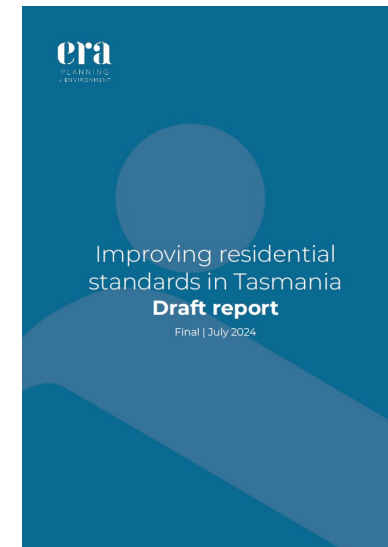
- Improving Residential Standards
- Medium Density Design Guidelines

Property Owners/ Developers

- Developer guide/
forum/ pre-DA services
- Incentives package

Businesses

- City Economy Strategy
- Innovation Precinct





Central Hobart Plan Implementation Program

Key:

- Begun ● ○ ○
- Well underway ● ● ○
- Complete ● ● ●
- Ongoing ● ↻

Priority Actions	Progress
Priority Action 1: Innovation Precinct Project	● ○ ○
Priority Action 2: Street Improvement Plans	● ○ ○
Priority Action 3.1: Building Height and Built Form Planning Controls	● ● ○
Priority Action 3.2: Guidance for Better Design	● ● ↻
Priority Action 4: Enhance Movement Choices	● ● ↻
Priority Action 5: Infrastructure Investment Plan	● ○ ○

Goal 1

Priority Action 1

Innovation Precinct Project

Key:

Begun			
Well underway			
Complete			
Ongoing			

Goal 1 : A captivating and dynamic capital city.

Key actions	Progress
Innovation Precinct Framework Plan	  
Night Time Economy	
Attract key industries, start-ups and creative industries.	
Planning Scheme Amendments	  

Innovation Precinct Taskforce

- 6 workshops until April 2026
- Aiming to develop a 3-year program



Goal 2

Priority Action 2

Street Improvement Plans

Key:



Goal 2 : Public spaces that engage and create joy.

Key Actions	Progress
Elizabeth Street Vision Plan	● ○ ○
Pedestrian and micromobility improvements (e.g. Transforming Collins Street)	● ○ ○
Sustainable and shared infrastructure	● ○ ○

Elizabeth Street Vision Plan

- Last stage of background study i.e. Business survey is underway with property owners, which will close end of next month.
- Findings report expected early next year.
- Co-design workshops next year.



Goal 3

Priority Action 3.1

Building Height and Built Form Planning Controls

Key:

Begun

Well underway

Complete

Ongoing

Goal 3 : Sustainable buildings with character

Key Actions	Progress
Select block analysis	
Develop built form controls, including maximum building heights	
Celebrate the Hobart Rivulet and consider the precinct objectives	
Planning Scheme Amendments	

Hodyl & Co

Central Hobart Plan
Built Form Analysis

Prepared for the City of Hobart

Draft Synthesis Report
March 2025

In partnership with Savills



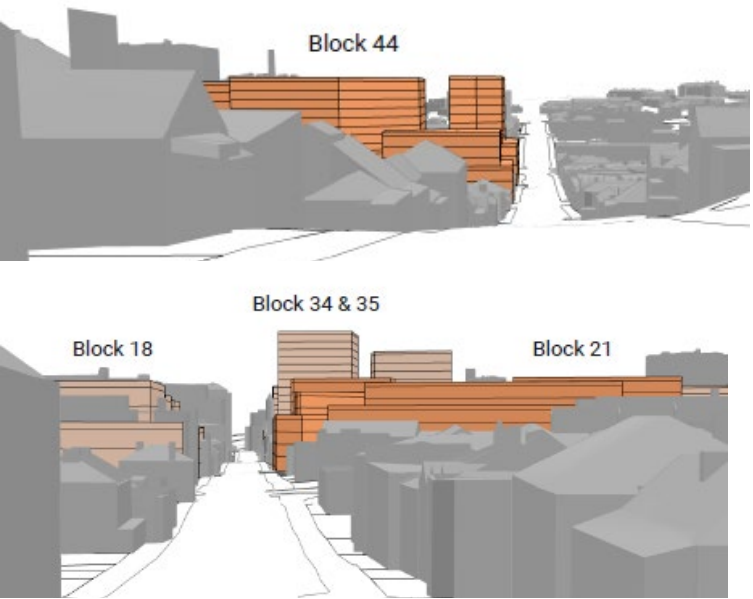
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Corporation

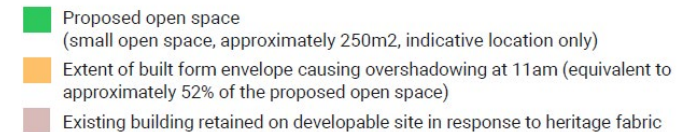
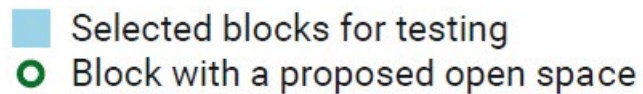
www.hodyl.co

Hodyl & Co—Central Hobart Plan | Built Form Analysis



Priority Action 3.1

Building Height and Built Form Planning Controls

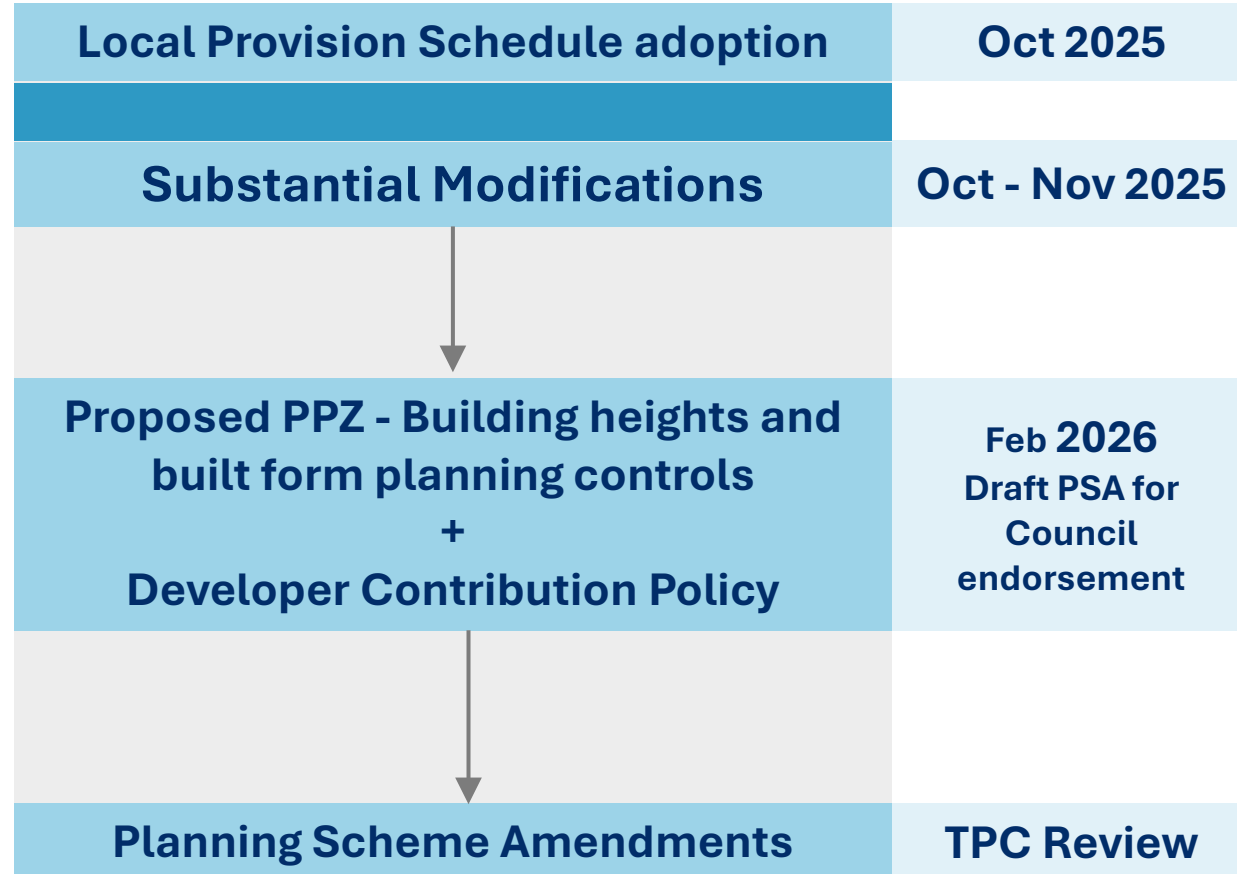


Goal 3

Priority Action 3.1

Building Height
and Built Form
Planning Controls

CHP Planning Scheme Amendments Process

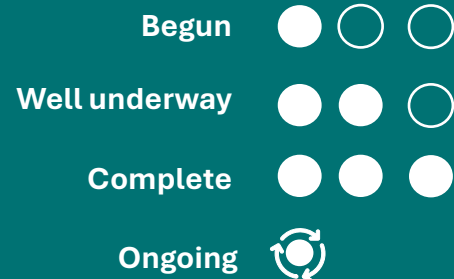


Goal 3

Priority Action 3.2

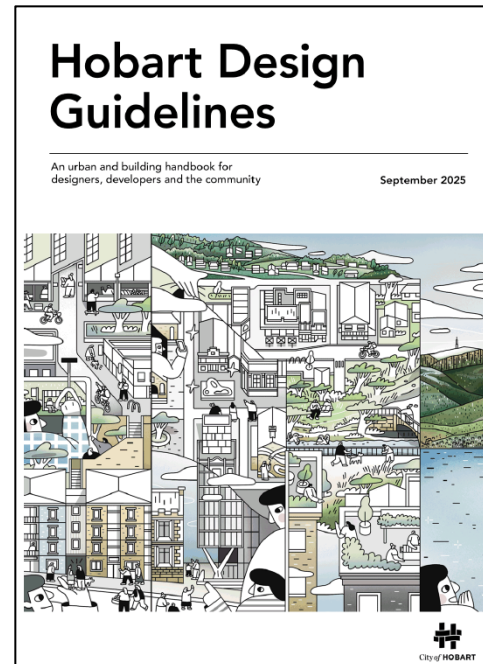
Guidance for Better Design

Key:



Goal 3 : Sustainable buildings with character

Key Actions	Progress
Hobart Design Guidelines	● ● ○
Heritage Design Guidelines	● ○ ○
Implementation of the design guidelines	○ ○ ○



Endorsed Sept 2025

Design Principles
for the Hobart we love, we ask for:

1. Country
A city on country contributing to the health of lands, waters and skies for current and future generations

2. Form
A compact and cohesive city with well-designed buildings and places

3. Use
A creative and productive city with an abundance of workplaces and housing for everyone

4. Movement
An accessible and connected city, very walkable and bike-friendly

5. Amenity
A caring and nurturing city that feels safe and comfortable

6. Greening
A green and tree-filled city with plenty of quality public space and restored natural environments

7. Resilience
An efficient and robust city with sustainable, durable and adaptable buildings

Goal 4

Priority Action 4

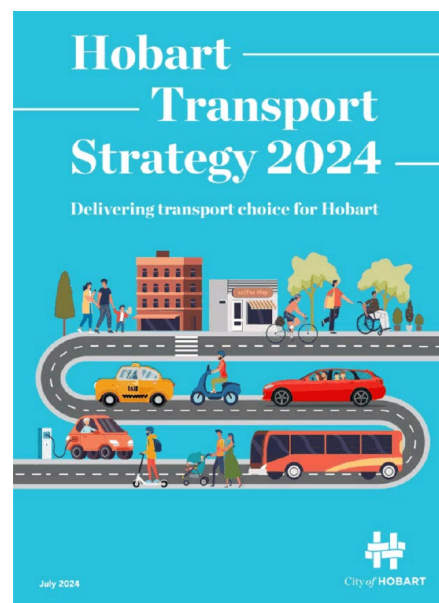
Enhance Movement Choices

Key:

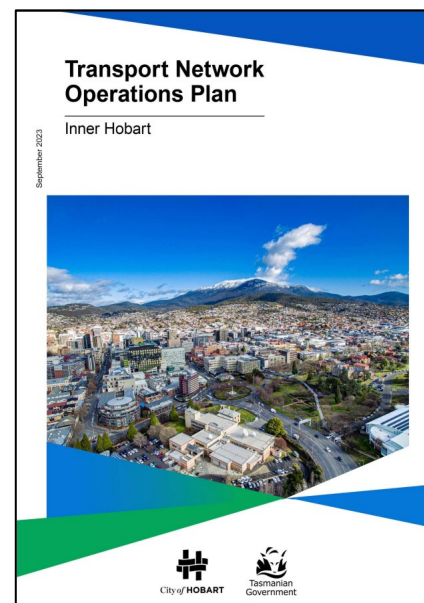


Goal 4 : Integrated & accessible movement networks

Key Actions	Progress
Transport Strategy	
Inner Hobart Transport Network Operations Plan	
Cycling and micromobility (e.g. Transforming Collins Street)	
Improved bus networks	



Endorsed July 2024



Endorsed Sept 2023



Trial Endorsed Mar 2025

Goal 5

Priority Action 5

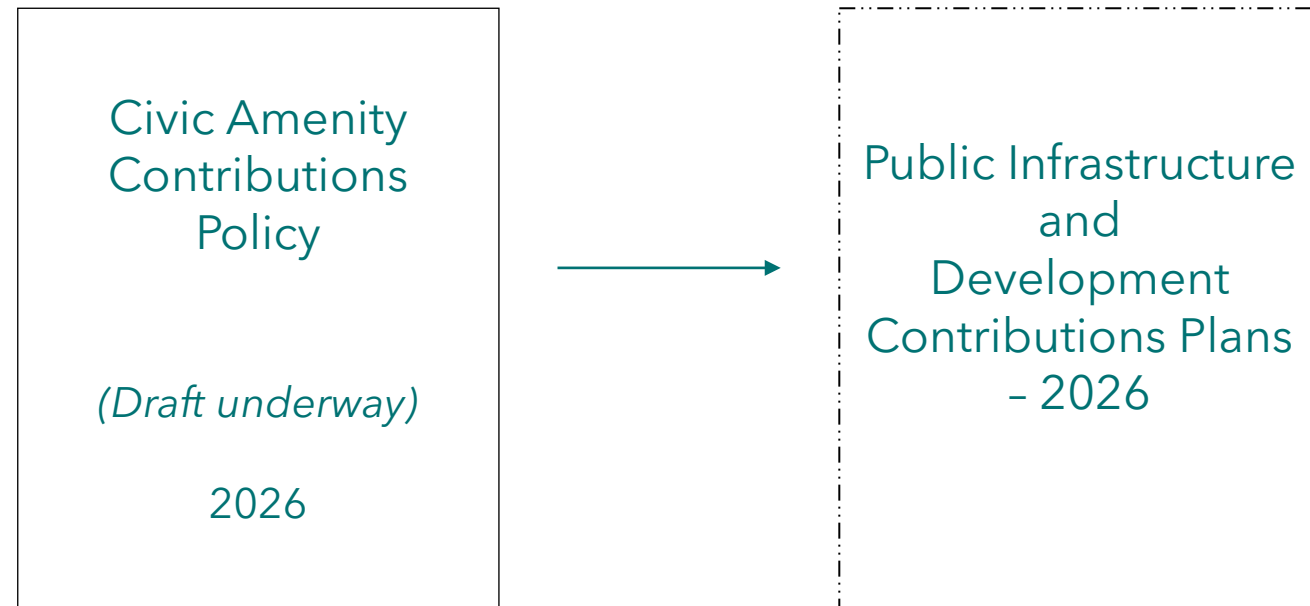
Infrastructure Investment Plan

Key:

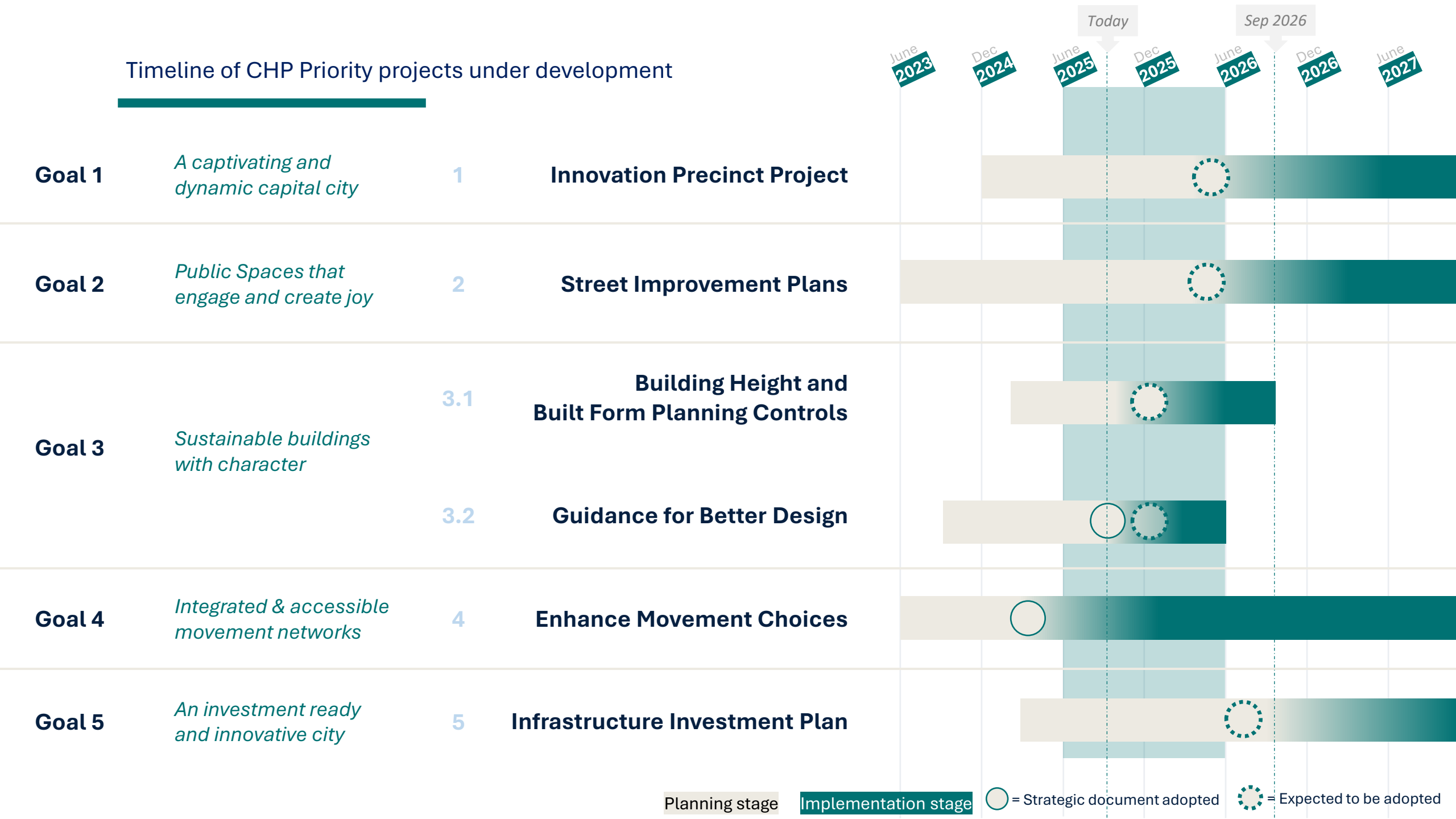
- Begun 
- Well underway 
- Complete 
- Ongoing 

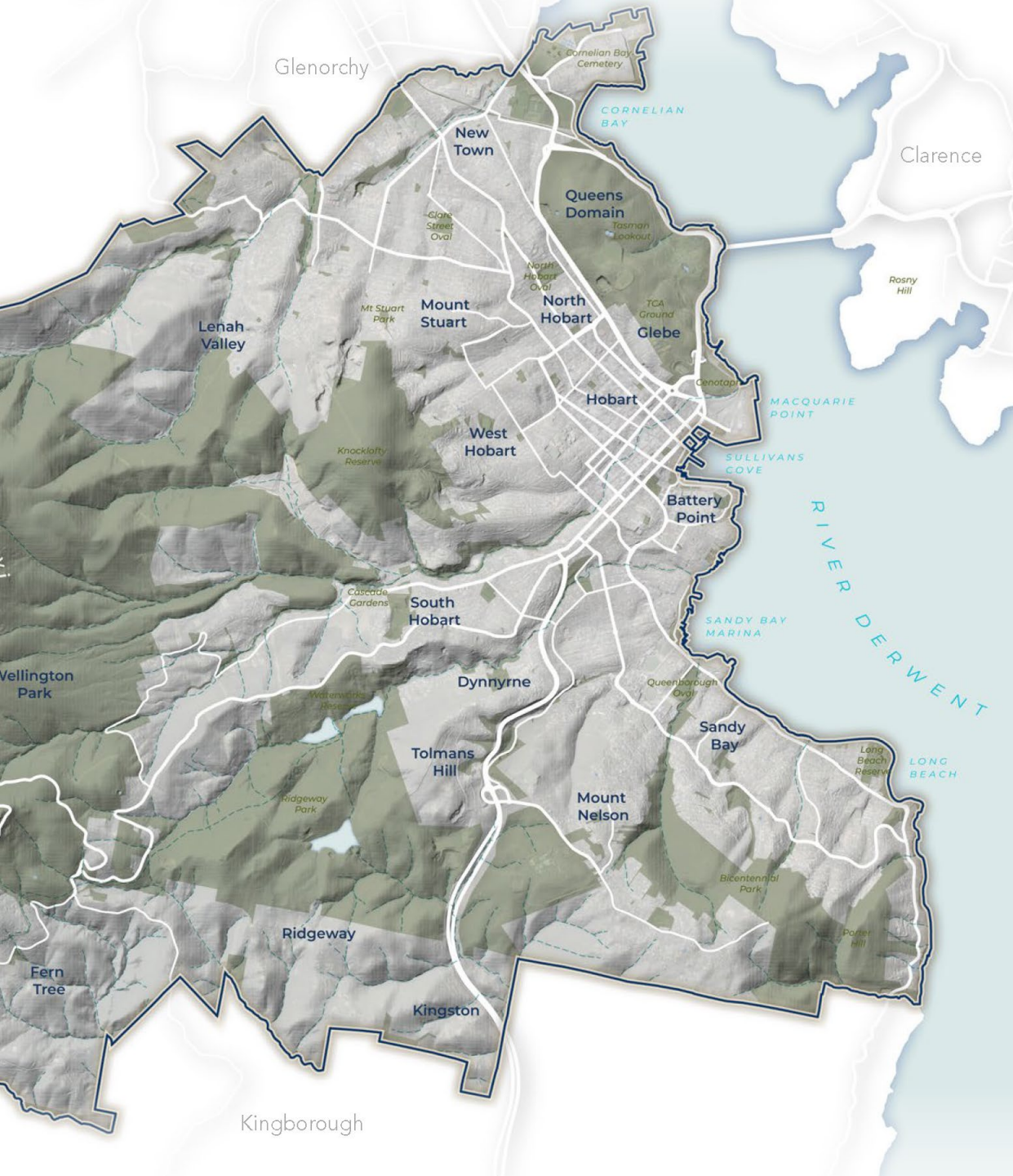
Goal 5 : An investment ready and innovative city.

Key Actions	Progress
Public Infrastructure and Development Contributions Plans	
Stormwater infrastructure upgrades (Innovation Precinct)	
Infrastructure sharing (Shared access agreements etc.)	



Timeline of CHP Priority projects under development





Strategic Land Use Planning Projects Update

Oct 2025

October 2023

Central Hobart Plan
(structure plan)

City of HOBART

Tasmanian Government

Central Hobart Plan (structure plan)

- Endorsed April 2023
- Implementation Strategy Year 1 report – May 2024
- Built Form Analysis concluded
- Planning Scheme Amendments underway

North Hobart Neighbourhood Plan
(Structure Plan)
May 2024

City of HOBART

North Hobart Neighbourhood Plan

- Endorsed May 2025
- Implementation Strategy underway
- Planning Scheme Amendments commenced

Mount Nelson & Sandy Bay Neighbourhood Plan
Discussion Paper
October 2023

City of HOBART

Mount Nelson & Sandy Bay Neighbourhood Plan

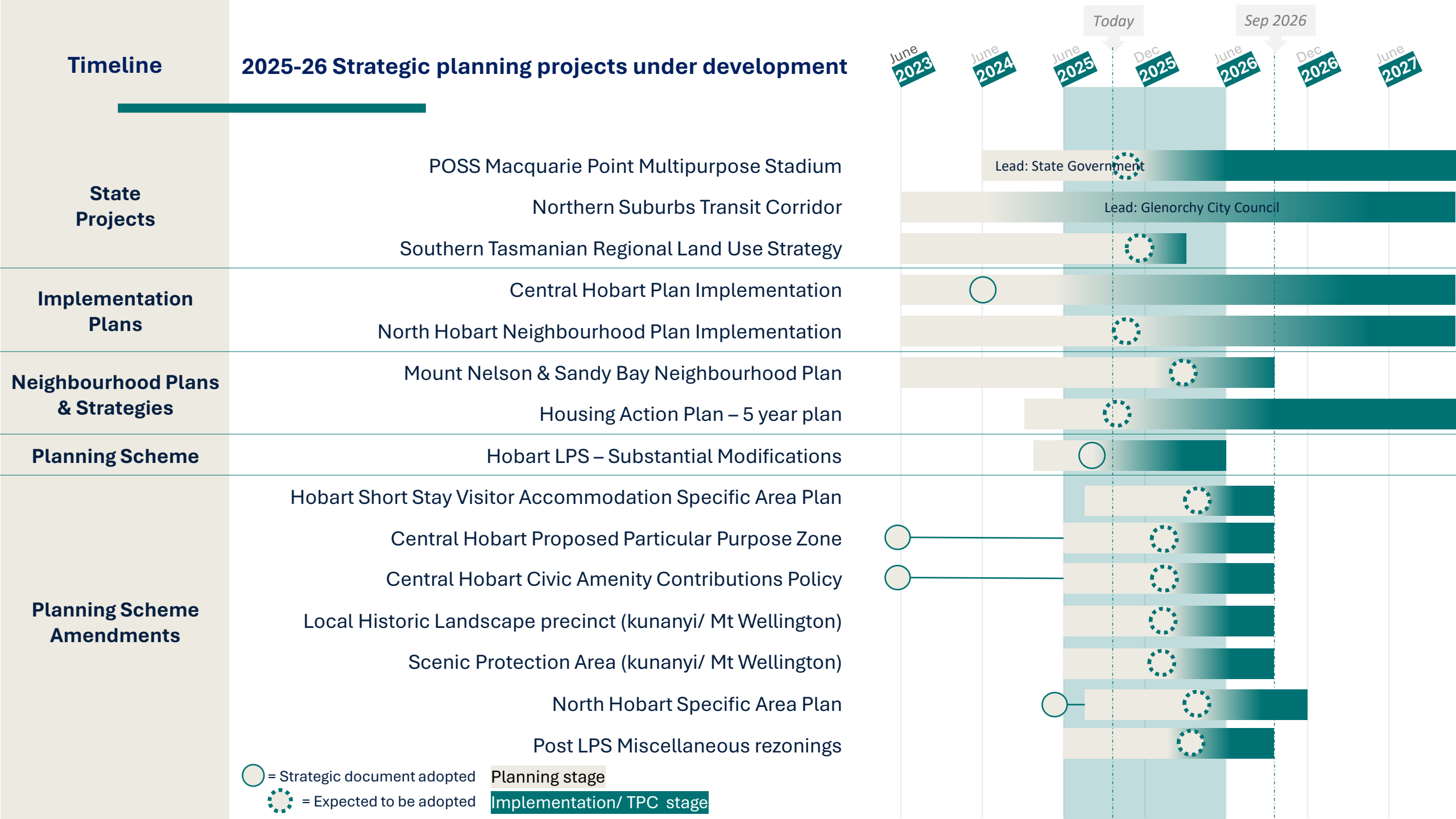
- Discussion Paper endorsed Oct 2023
- Community Engagement report – April 2024
- Neighbourhood Plan draft underway (awaiting outcomes of proposed State Legislation)

Inner North-East Neighbourhood Plan
Draft Discussion Paper
November 2023

Ethos Urban City of HOBART

Inner North-East Neighbourhood Plan

- Plan on hold awaiting Macquarie Point Stadium decision and further details.



Q & A



Thank you

APPENDIX

Attached is a detail list of actions from the endorsed Central Hobart Plan, that will be delivered through the identified six priority actions.

Goal 1 :

A captivating and dynamic capital city

Progress:

Begun



Well underway



Complete



Ongoing



Priority Action 1 : Innovation Precinct Project

Action	Description	Timeframe	Method	Progress
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

Progress:

Begun



Well underway



Complete



Ongoing



Priority Action 2 : Street Improvement Plans

Action	Description	Timeframe	Method	Progress
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	
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.	Ongoing	Deliver Partner	

Goal 3 :

Sustainable buildings with character

Progress:

Begun



Well underway



Complete



Ongoing



Priority Action 3.1 : Building Height and Form Planning Controls

Action	Description	Timeframe	Method	Progress
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 - 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	
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	
Central Precinct Action 3	Allow for taller buildings as long as these don't create unacceptable overshadowing impacts 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	

Goal 3 : Sustainable buildings with character

Progress:

- Begun
- Well underway
- Complete
- Ongoing

Priority Action 3.2 : *Guidance for Better Design*

Action	Description	Timeframe	Method	Progress
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. (Improving Residential Standards	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.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	

Goal 4 :

Integrated
and
accessible
movement
networks

Priority Action 4 : Enhance Movement Choices

Action	Description	Timeframe	Method	Progress
Inner Hobart Transport Network Operations Plan				
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	

Progress:

Begun



Well underway



Complete



Ongoing



Goal 5 :

An investment ready and innovative city

Progress:

Begun



Well underway



Complete



Ongoing



Priority Action 5 : Infrastructure Investment Plan

Action	Description	Timeframe	Method	Progress
Public Infrastructure and Development Contributions plans				
A.71	Explore opportunities to facilitate the delivery of developer contributions to fund improvements to community infrastructure, including public open space and transport infrastructure. Consider future planning controls that incorporate community benefits for strategic development sites and areas such as for affordable housing or community infrastructure.	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.	Ongoing	Deliver Partner	