



# North Hobart Neighbourhood Plan

(Structure Plan)

July 2024



City of **HOBART**



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July 2024

**Hobart City Council has endorsed this draft neighbourhood plan for community consultation.**

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## Acknowledgement of Country

In recognition of the deep history and culture of our city, we acknowledge Tasmanian Aboriginal people as the Traditional Custodians of this land. We acknowledge the determination and resilience of the palawa people who have survived invasion and dispossession and continue to maintain their identity, culture and rights.

We recognise that we have much to learn from Aboriginal people today, who represent the world's oldest continuing culture. We pay our sincere respects to Elders past and present and to all Aboriginal people living in and around nipaluna/Hobart.

# Climate ready Hobart

## **A zero emissions and climate resilient community will build a thriving neighbourhood.**

This Plan recognises that we live in a changed climate reality and Hobart is experiencing the impacts now.

Extreme weather events, such as heatwaves, floods and bushfires, are becoming more frequent and intense due to climate change. The floods in May 2018 left 12,000 homes and businesses without power. At least \$45 million worth of insurance claims were lodged in the months that followed.

We are all adding to the problem of climate change in how we travel, live, work and play: using fossil fuels, generating and disposing of waste, demolishing buildings, and destroying and degrading natural systems.

What we do now matters. Everyone needs to act.

Locally and globally, there are an abundance of solutions. Our capital city benefits from Tasmania's significant renewable electricity generation but we must do more to make sure that everyone in our community can benefit from the reduced cost of energy bills, health benefits and improved standards of living that come from transforming to a zero emissions and climate resilient future.

To respond to the global climate and biodiversity emergency for current and future generations, the City of Hobart is committed to collaborating with the community to build a compact, well-designed and climate ready Hobart. Together we need to:

Move toward zero emissions by choosing to ride, walk or use public transport. We could use electric vehicles. We can use all electrical appliances in our homes and businesses, retrofit homes and buildings to be thermally efficient and try to avoid demolition. We can reduce waste and use our Food and Organic Waste bins!

Build climate resilience across the city by understanding possible future scenarios, planning and preparing for extreme weather events, restoring and regenerating natural systems, and building capacity to adapt through increased knowledge, connection, security and wellbeing.

Enable equal access to climate solutions by supporting jobs and livelihoods in the low emissions economy and ensure that no one is left behind.

Mobilise community action through each doing what we can to build a climate ready Hobart.

The City of Hobart has been a leader in climate action for more than two decades, first committing to climate action in 1999. In June 2019, the City became the first Australian capital city to declare a climate and biodiversity emergency by affirming our commitment to future generations in addressing catastrophic climate change and biodiversity loss through our on-going policies, strategies and leadership.

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# Foreword

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North Hobart is a welcoming, vibrant, urban village with a rich history. It is home to a diverse and changing community of residents.

The established dining, and entertainment precinct embraces this diversity, with live bands and multicultural festivals a highlight for locals and visitors alike. Heritage buildings enrich the character of the streets, and views to kunanyi/Mount Wellington and the Queens Domain connect us to nature.

In recent years Hobart has experienced steady population growth, rising house prices and increasing land values. The purpose of the North Hobart Neighbourhood Plan (Structure Plan) is to guide future growth in a way that will strengthen what's great about North Hobart and build on its position as a vibrant, flourishing, sustainable and appealing community, without compromising those qualities that already make it unique. It is a blueprint for development, investment and infrastructure for North Hobart over the next 20 years.

The next period of community consultation will consider the community's insights, concerns and ambitions for North Hobart, which will then inform the final North Hobart Neighbourhood Plan.

We have proposed some ambitious but achievable goals in this plan. We have identified objectives, strategies and actions to deliver more diverse housing options, to encourage new industries and jobs growth, to cultivate North Hobart's creative heart, and strengthen Elizabeth Street's role as the 'high street', as well as identifying locations for new open spaces for people to enjoy.

We invite you to review, engage and let us know what you think, to help shape the future of our beloved North Hobart.

**Michael Stretton**  
**CEO, City of Hobart**

## North Hobart Neighbourhood Plan snapshot

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### Vision

The North Hobart Neighbourhood Plan vision reflects the community aspirations for North Hobart as a welcoming and green urban village, with a flourishing high street at the core of community life.



### Culture and place

The Plan identifies opportunities to engage and integrate palawa culture and heritage as an important part of the neighbourhood's rich community and sense of place. The Plan recognises North Hobart as an important destination within greater Hobart for shopping, dining, entertainment and festivals. It considers existing and potential places and spaces for the cultural and creative communities and events for which North Hobart is known.



### Design excellence and heritage

Design quality is a key community concern. The Plan provides built form guidelines to clarify how new development can respond sensitively to North Hobart's local character and achieve appropriate outcomes, such as sunlight access, for adjacent properties. Space for front and rear gardens will enhance residential areas. Maximum building heights provide greater certainty on built form including where taller buildings can be located to provide space for housing and commercial uses.



### Open space and greening

To address North Hobart's lack of open space, the plan identifies new opportunities for small urban plazas and pocket parks, as well as how to improve connections to nearby spaces including the Queens Domain. Improving everyday experiences of greener spaces including street trees and landscaping will support the community's wellbeing and sense of place.



### Transport

Improving access to, from and through North Hobart for walking, bike riding, micromobility and public transport will mean people have more opportunities to connect with each other within North Hobart and beyond.

Providing managed parking in the right locations will ensure those needing to use private vehicles will continue to be able to visit North Hobart for work, shopping, entertainment and other services.



## Housing

In line with community aspirations, the Plan addresses the need for more safe and accessible housing with good access to public transport and active travel networks. Housing growth will focus along key corridors and within walking distance of everyday services and destinations.



## Economy and jobs

North Hobart is celebrated as a diverse neighbourhood offering a variety of spaces for a range of business types to thrive. Providing priority areas for businesses will ensure future jobs growth can be accommodated and in locations that are easy to get to.



## Sustainability and climate change

North Hobart can lead the transformation to a zero emissions and climate ready community by implementing actions which will reduce greenhouse gas emissions.

Medium density, infill housing and adaptive re-use of buildings will help to build a compact and well-designed neighbourhood where people choose walking, riding and public transport as their preferred way to move around.

We will build resilience by adapting to climate change, by being prepared for disasters such as, floods and urban heat. Information on urban flood risks informs implementation of water sensitive urban design, as well as which streets should be prioritised for managing water during flood events. Green streets will increase the urban tree canopy to help with urban cooling.



## Making it happen

The Plan contains a **list of proposed actions and the main mechanisms for delivering them** to establish a clear blueprint of how the vision will be delivered (see Part 4).

**Celebrating North Hobart's character and identity with well designed, attractive and safe spaces and places, for locals and visitors.**

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# Part one: Introduction



# Part one: Introduction

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In **Part One**, you'll find the vision, a summary of key drivers of change, and a brief overview of the strategic context supporting the Neighbourhood Plan and its development. A summary of community and stakeholder engagement is included, highlighting the key findings we have heard so far from the community.

**The following sections are included in Part One:**

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## Introducing the North Hobart area

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North Hobart is located within the traditional country of the southeast nation of the Tasmanian Aboriginal people. The southeast nation territory covered around 3,000 square kilometres and around 500 kilometres of shoreline along the western banks of timtumili minanya (River Derwent). This country was cared for and carefully managed by the muwinina band of the southeast nation for thousands of generations.

In the late 1800s, North Hobart developed into a compact, working class neighbourhood, featuring narrow streets with workers' cottages and bustling industries. The iconic North Hobart Oval, established in 1921, played a central role in Australian football in Tasmania.

Post-World War II European migration brought changes, fostering businesses including eateries. The City of Hobart Plan in 1945 marked a shift, envisioning the replacement of old dwellings with modern factories. Trams traversed Elizabeth Street until the mid-1900s, to be replaced by an increasing reliance on private vehicles.

The Wilbur Smith Transportation Study of 1964 envisioned wider streets to accommodate the rising demand for vehicular traffic. The study faced challenges and modifications in the subsequent decades, influencing the visual landscape of North Hobart.

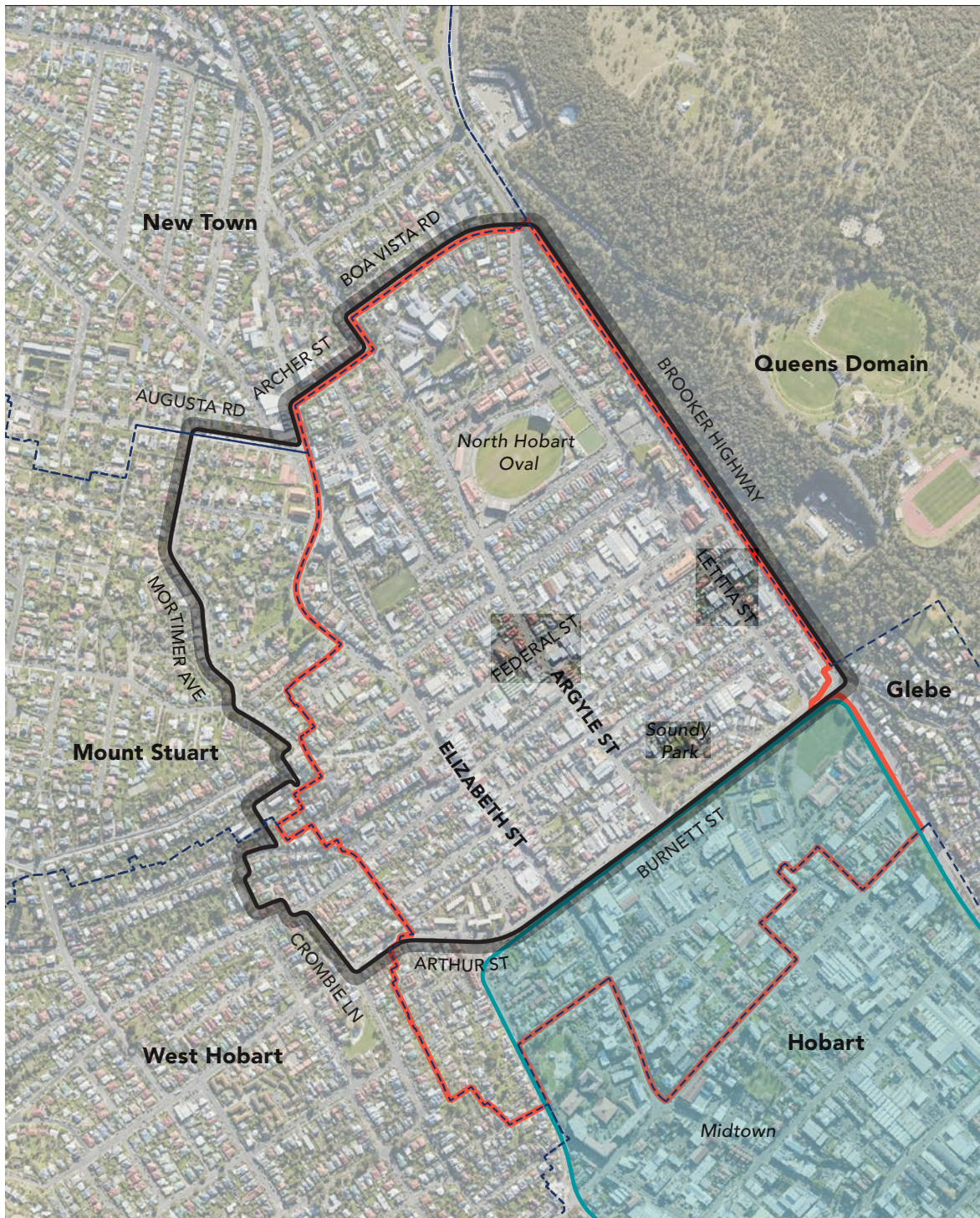
The North Hobart Residents' Group (NHRG), founded in 1977, played a crucial role in preserving residential areas amidst urban development plans. Over the years, Elizabeth Street's retail strip evolved into a vibrant entertainment and dining precinct.

While gentrification has occurred, North Hobart maintains social diversity through public housing and a mix of housing stock. Active cultural clubs and annual festivals, like those hosted by the Greek and Italian clubs on Federal Street, contribute to the area's lively community. Today, North Hobart's retail strip stands as a vibrant entertainment and dining precinct.

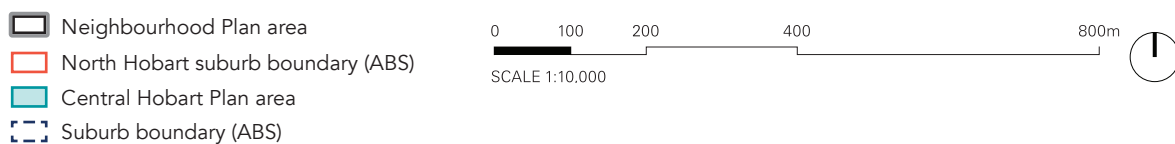
### The Neighbourhood Plan study area

The study area for the Neighbourhood Plan is shown opposite (see Figure 1). This area does not align with the North Hobart suburb boundary for several reasons:

- The area south of Burnett Street is included in the Central Hobart Plan 2023. (Available on City of Hobart website.)
- Areas west of Elizabeth Street are included to capture both sides of Elizabeth Street. This includes land zoned Urban Mixed Use, General Residential, and Inner Residential.
- Beyond the study area is a broader investigation area that extends into the surrounding localities. The broader investigation area is not defined by a boundary. The characteristics and features of the investigation area, such as open space and movement, have informed the development of the Neighbourhood Plan. This will ensure the study area is well connected to the surrounding areas.



**Figure 1.** The North Hobart Neighbourhood Plan area



## How the draft Neighbourhood Plan was formed



## North Hobart Place Vision Project

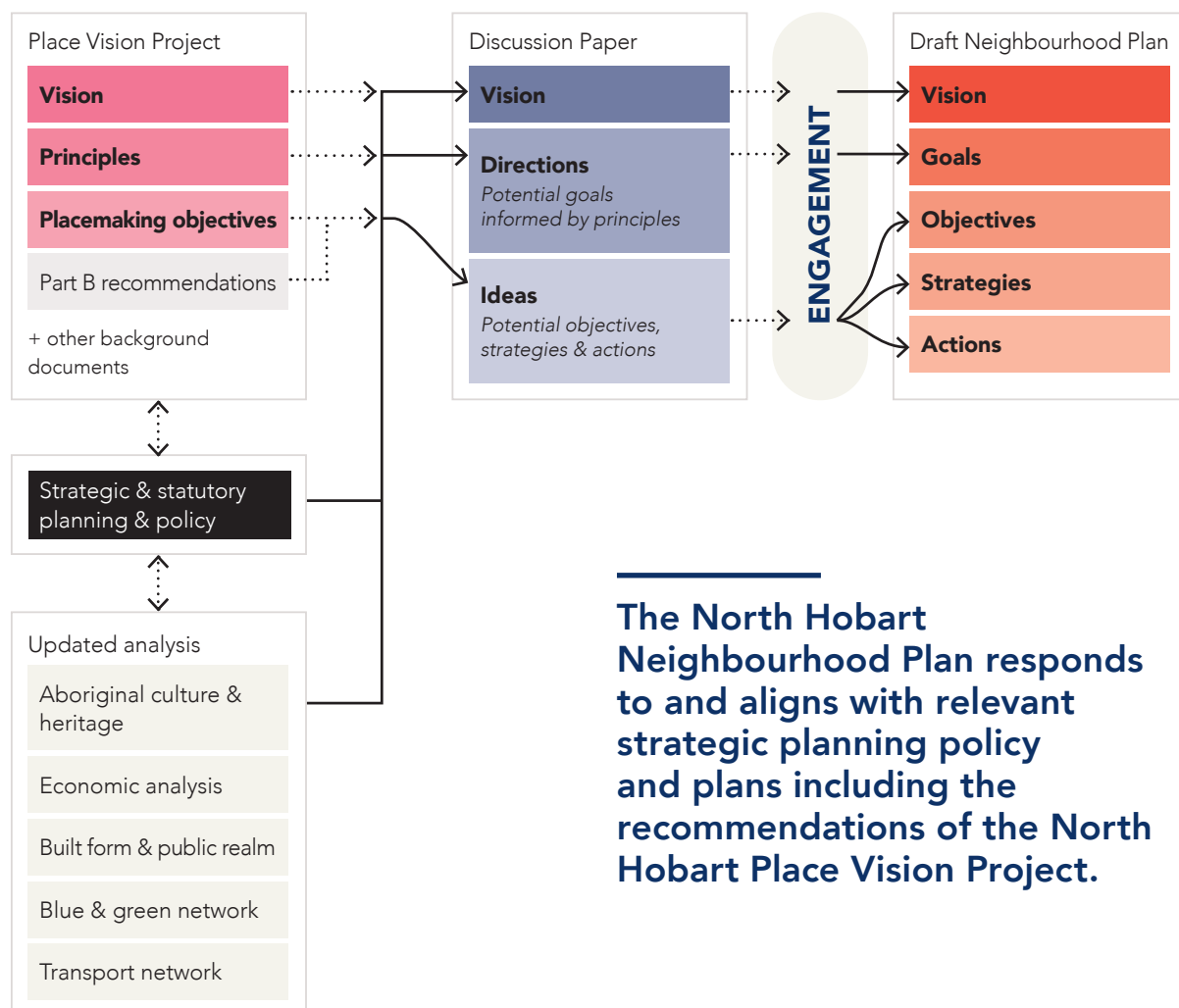
The draft North Hobart Neighbourhood Plan builds on the work of the North Hobart Place Vision Project (2019-2021). This process involved consultation with residents, traders, and other key stakeholders alongside broad community engagement.

A shared vision for North Hobart was developed through this consultation with the community.

The project resulted in a number of background reports which have both informed and guided the development of the draft Neighbourhood Plan.

- North Hobart Retail and Entertainment Precinct: Part A – Place Vision Framework, Village Well July 2020.
- North Hobart Retail and Entertainment Precinct: Part B – Access and Parking Plan, MRCagney, March 2021.
- North Hobart Retail and Entertainment Precinct: Condell Place Recommendations, MRCagney, March 2021.
- North Hobart Retail and Entertainment Precinct: Engagement Report, Village Well, July 2020.

## The process to develop the draft Neighbourhood Plan



**The North Hobart Neighbourhood Plan responds to and aligns with relevant strategic planning policy and plans including the recommendations of the North Hobart Place Vision Project.**

**Figure 2.** The process of developing the draft Neighbourhood Plan

## A vision for North Hobart

This vision statement encapsulates where we want North Hobart to be in 20 years. The vision was developed through the North Hobart Precinct Place Vision Project (2019-2021).

**North Hobart is a welcoming, green urban village, with a flourishing high street at the core of community life.**

An everyday meeting place for locals, Elizabeth Street also attracts visitors from far and wide to its bustling eateries and shops and its year-round calendar of events and festivals, all in a beautiful heritage setting.

## Neighbourhood shaping goals

The Structure Plan is framed around delivering on **four neighbourhood shaping goals**. These goals are referenced throughout the document and are key to the understanding of the Plan.



**Goal one:**  
North Hobart  
is a welcoming  
and inclusive  
neighbourhood to  
live and work in.



**Goal two:**  
North Hobart is a  
creative and diverse  
neighbourhood on  
palawa Country.



**Goal three:**  
North Hobart  
is a resilient  
and sustainable  
neighbourhood.



**Goal four:**  
North Hobart  
is an accessible  
and walkable  
neighbourhood.



## North Hobart – the next 20 years

North Hobart's reputation as an attractive and unique place to live, work, and play has grown. Anchored by its highly valued heritage buildings and streetscapes, new developments have added creative and sensitive responses to heritage while meeting the need for growth in strategic locations. Investments in places such as Elizabeth Street, Condell Place, Providence Valley Rivulet and the North Hobart Oval precinct have successfully captured what makes North Hobart special.

A diverse range of people from the community, as well as visitors, continue to enjoy gathering, socialising, and celebrating at a wide variety of cultural, entertainment and hospitality spaces and venues.

Elizabeth Street is a safe and comfortable high street in which to spend time and access daily needs. Federal Street, and Elizabeth Street support a variety of community festivals celebrating the diversity of North Hobart.

Retail and hospitality venues have expanded to Argyle Street and Burnett Street through mixed-use developments that deliver a range of benefits including social and affordable medium density housing, improvements to the public realm, an expanded and inviting laneway network, and increasing activity and safety at the ground level.

Medium density housing has been built throughout North Hobart, with infill housing of an appropriate scale located between existing buildings enriching the character of the area. More people can now live in North Hobart and take advantage of the nearby schools, jobs and everyday conveniences in the area.

The commercial and retail activity in North Hobart has consolidated along key transport corridors. Upgraded and extended walking, cycling, and micro-mobility paths encourage many to choose active transport and access improved public transport services. Parking is provided to ensure those who need it can access it easily. A number of these streets will integrate water-sensitive urban design to mitigate flooding risks and add urban greening.

New spaces, including community facilities, urban plazas, shared laneways, and pocket parks, are designed for all, creating opportunities for creative expression and inclusion. Palawa heritage and culture is shared in these spaces, fostering a deeper meaning of place both at key points within North Hobart such as along the rivulet, and also an appreciation of North Hobart's location within the broader landscape of nipaluna. Links to the Domain have created easy access to enjoy this significant open space with views across North Hobart to kunanyi.

## Drivers of change in North Hobart

The Neighbourhood Plan is shaped by strategic drivers of change in North Hobart. Each of these drivers presents specific challenges and opportunities. The drivers were identified through in-depth analysis. Previous work and engagement conducted by the City through the 2019-2021 North Hobart Precinct Place Vision project and in the preparation of the 2023 Discussion Paper.



### Aboriginal culture

There is a need to protect Aboriginal heritage and support Aboriginal cultural expression, enriching the community experience in North Hobart while acknowledging the deep and ongoing connection of palawa people with their cultural landscape.



### Community & diversity

Diversity and inclusion are strong values of the community of North Hobart. As North Hobart grows, it is important to provide enough inclusive and welcoming spaces for the community to celebrate its diversity.



### Placemaking & open space

Connections to nearby open space need to be improved, and locations for additional open space identified, to meet the needs of the community.



### Resilience & sustainability

In the face of a changing climate, we need to work together to build a resilient community. This includes enabling medium density, infill housing and adaptive re-use of buildings, which will help to build a compact and well-designed neighbourhood where people choose walking, riding and public transport as their preferred way to move around.

Adapting to a changing climate presents transformative opportunities for North Hobart. Being able to rapidly and effectively adapt to and recover from increasing hazards such as extreme heat, and floods is increasingly important.

To leverage opportunities, there is a need to consider how to reduce greenhouse gas emissions to zero across our homes, businesses and communities. This includes supporting active travel, sustainable buildings, managing flood risks and greening to create great streets and public places.



## Culture & entertainment

A vibrant Elizabeth Street serves as a destination for locals and visitors alike. Upgrades to streets and laneways are integral to sustaining and enhancing its vitality. This will ensure that the daytime and night-time economy continues to flourish.



## Jobs & economy

Strengthening North Hobart's economic role as a location for business investment and employment will complement and leverage on its proximity to central Hobart.

As an important suburban high street, Elizabeth Street should continue to provide retail products and services for the local community's daily needs.



## Design quality & character

Future design outcomes should enhance and celebrate the character of North Hobart. The design of new development should respond to its context.

New development should make a positive contribution to the identity of North Hobart. It should strive for design excellence and provide community benefits.



## Transport

Planning is required for more sustainable transport options that connect people with jobs, education, events, local business, and industry within North Hobart and beyond.



## Housing

There is a need to plan for North Hobart's residential growth and to identify areas for change where new housing, including social, affordable and key worker housing, is well connected to public transport, education, services and jobs.



## Parking

Better management of parking is required to ensure those needing it will continue to be able to park near their destination.

The streets need to support retail and hospitality along Elizabeth Street and other destinations in North Hobart in a variety of ways.

## Strategic context

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### 30-Year Greater Hobart Plan

The 30-Year Greater Hobart Plan was jointly endorsed in 2022 by the Tasmanian Government, the City of Hobart, and Glenorchy City, Clarence City and Kingborough Councils.

The 30-Year Greater Hobart Plan identified that population growth is best placed in areas with high amenity and good services, in a way that maintains the key attributes that make these areas liveable and attractive.

The 30-Year Greater Hobart Plan seeks to:

- ensure growth complements the city's natural setting
- implement a coordinated land release program that ensures sufficient land supply
- promote and incentivise a more diverse and affordable housing mix
- encourage urban renewal of underutilised land for residential development
- support innovative design solutions to meet a diverse range of community needs
- prioritise urban consolidation to create a more walkable and accessible compact city
- enable well designed medium-density developments within existing neighbourhoods and higher density dwellings in appropriate locations.

Also critical will be the timely upgrading of infrastructure including public transport, open space and community facilities, and ensuring adequate utilities and services to support the growth.

#### 2050 Vision for Greater Hobart:

**We will live in the world's best small capital city, a city built for people, that is connected, friendly and safe. Greater Hobart is a thriving and inspiring place to live, where we all work together to make a positive contribution to our extraordinary environment.**

### Tasmanian Housing Strategy, 2023-2043

The Tasmanian Housing Strategy sets out a vision to end homelessness in Tasmania, by delivering a well-functioning housing system that provides safe, appropriate and affordable housing for all Tasmanians, with the intention to reduce demand for social housing and crisis accommodation.

The Strategy builds on existing initiatives and reinforces the Tasmanian Government's commitment to a net increase of 10,000 social and affordable homes across Tasmania by 2032.

The four key desired outcomes are for Tasmanians to:

- live in quality, sustainable and durable homes that meet their needs;
- have access to housing regardless of their circumstances;
- have access to affordable housing options; and
- have a greater choice of homes where they want to live.

**People should be at the centre of housing policy considerations because housing is the platform for individuals, communities, and the economy to prosper.**

## Strategic context

### Southern Tasmania Regional Land Use Strategy 2010-2035

The regional strategy outlines a 25-year vision for land use in the area. It covers various themes, such as the environment, hazards, cultural values, recreation, infrastructure, economy, essential resources, and residential growth.

The North Hobart Study area is identified within a densification area, which are existing urban areas where additional dwellings can be provided, referred to as infill development. The city has been allocated the goal of 3,312 new dwellings by 2035, with a target net density of 25 dwellings per hectare within 400-800m of transit corridors. North Hobart had a net density of 13.3 dwellings per hectare in 2021 (ABS, 2021). The strategy encourages urban expansion in well-connected areas with efficient transportation systems, promoting the use of public and active transport.

The strategy was published in 2010, but due to changes like population growth and planning reforms, it is now being reviewed earlier than expected.

### Hobart City Deal and Implementation Plan 2019

This plan offers a comprehensive framework to steer and promote future investments in our city. This initiative fosters collaboration and financial contributions from various government levels. By embracing growth prospects and addressing vital strategic and infrastructure challenges like transportation and affordable housing, the deal aims to stimulate investments in Hobart.

### Capital City Strategic Plan 2023 and Hobart: A Community Vision for our Island Capital 2018

The Capital City Strategic Plan 2023 is a review of the City of Hobart's primary planning document, the *Capital City Strategic Plan 2019-2029*. This plan forms the foundation for all other planning and reporting frameworks. It is based on the community vision for Hobart and serves as a comprehensive roadmap for the city's future. The Community Vision is:

*Hobart breathes.*

*Connections between nature, history, culture, businesses and each other are the heart of our city.*

*We are brave and caring.*

*We resist mediocrity and sameness.*

*As we grow, we remember what makes this place special.*

*We walk in the fresh air between all the best things in life.*

This strategic plan outlines the City of Hobart's key priorities for the next decade, ensuring a well-informed and forward-thinking approach to address the community's needs.

### Central Hobart Plan, 2023

The City of Hobart, in partnership with the Tasmanian Government, developed the Central Hobart Plan to create a shared vision and framework for guiding the development of our central city area.

The Central Hobart Plan (CHP) is a particularly important and relevant strategic document, to the North Hobart Neighbourhood Plan, as it has a shared project boundary. The area of North Hobart, south of Burnett Street, has not been included in the North Hobart Neighbourhood Plan, as it is covered by the CHP.

## Strategic context (cont.)

The CHP includes five goals, each with objectives, strategies and actions to achieve their intent:

- a captivating and dynamic capital city
- public Spaces that engage and create joy
- sustainable buildings with character
- integrated and accessible movement networks
- an investment ready and innovative city.

### Southern Tasmania Industrial Land Strategy 2012

The aim of this strategy is to plan for sufficient industrial land in Southern Tasmania to accommodate future economic growth and to allow for sustainable urban growth patterns, for the next 15 to 30 years.

A statewide industrial land strategy is being developed by the Tasmanian Government.

North Hobart currently has the City of Hobart's only land zoned Light Industrial. However this land is overlaid with a Specific Area Plan which restricts some use classes.

### Sustainable Hobart Action Plan 2020-2025

The draft sustainability plan for the City of Hobart encompasses fifty specific actions addressing six key areas: leadership, mobility, energy, resilience, waste, and governance. This comprehensive plan aims to achieve sustainable outcomes for our city, including a clear path towards zero emissions. Additionally, it focuses on enhancing our city's resilience, ensuring we are prepared to face natural hazards like floods.

The City is committed to addressing the risks and opportunities presented by a changing climate in our policies, strategies and leadership. In June 2019, the City of Hobart declared a climate and biodiversity emergency.

### Inner Hobart Transport Network Operations Plan

The Inner Hobart Transport Network Operations Plan, is an operational document developed by the Department of State Growth and the City of Hobart for managing and enhancing Hobart's transport network efficiency, safety, and liveability. It balances the needs of various road users through a framework that aligns road network operations with the city's strategic objectives. The plan employs road user hierarchies, place values, and target levels of service to prioritise and optimise the movement of people and goods, accommodating competing demands and promoting a healthier, connected, and sustainable Greater Hobart.

### Northern Suburbs Local Area Mobility Plan 2023, City of Hobart

The Northern Suburbs Local Area Mobility Plan prepared by the City of Hobart, identifies a network of connected, safe and convenient walking and bike riding routes to and from common destinations within Lenah Valley, Mount Stuart and New Town. The Plan identifies key streets to be included in major works planning and delivery over the next 10 years, ensuring investment supports walking and bike riding.

### Street Tree Strategy 2017, City of Hobart

The *City of Hobart Street Tree Strategy 2017* proposed a canopy target across urban areas of the municipality of 40% by 2046. Tree canopy cover for the suburb of North Hobart is 9%.

The vision is as follows: Hobart is a City where tree-lined streets are a valued component of our quality of life – achieved through excellence in planning, design, installation and care by the City's workers and our community.

## Strategic context (cont.)

### Queens Domain Masterplan 2013, City of Hobart

The Queens Domain provides recreation and leisure options for Greater Hobart.

Located in close proximity to North Hobart, the Domain provides an opportunity for residents to access public open space now and into the future. A common strategy in the Masterplan and the study area is to develop new pedestrian linkages to the Domain and coordinated transport and connectivity.

### North Hobart Townscape Project 1992

The aim of the *North Hobart Townscape Project*, prepared by Leigh Woolley, James Jones, Jerry de Gryse, and Sean Kelly, was to transform Elizabeth Street into a vibrant and pedestrian-friendly space, referred to as the 'People's Street.'

The project contains a number of recommendations that are relevant to the North Hobart Neighbourhood Plan, including:

- recognising and protecting the substantial heritage of North Hobart
- recognising the impact of North Hobart's increasing popularity on its traditional service functions and its public space
- consolidating existing residential and commercial precincts
- increasing amenity, usefulness and character of public space.

### Central North Hobart Design Guidelines 1998

The '*Central North Hobart Design Guidelines*' were developed to consolidate the recommendations of the *North Hobart Townscape Project*, and to prepare Desired Future Character Statements for the *City of Hobart Planning Scheme*, with aspects of this work being included in the *Hobart Interim Planning Scheme 2015* and *Draft Local Provisions Schedule*.

### Draft reports/studies

**The following current projects are relevant to the future of North Hobart and will be taken into account in the Neighbourhood Plan.**

### Keeping Hobart Moving, Tasmanian Government

Prepared by the Department of State Growth, *Keeping Hobart Moving: Transport Solutions for Our Future* draft plan addresses Hobart's growing population, high car dependency, and concentrated peak-period traffic congestion. It outlines a comprehensive plan to enhance Greater Hobart's transport network for growth, accessibility, and sustainable travel through public transport upgrades, active transport promotion, and ferry service expansion. These initiatives aim to support urban development, improve liveability, and direct economic growth, showcasing a commitment to adaptable, sustainable transportation solutions tailored for Hobart's future needs.

### Draft Hobart Transport Strategy 2018-2030, City of Hobart

The City is in the process of preparing a transport strategy to align with the Capital City Strategic Plan.

The Strategy will adopt a movement and place framework, recognising the critical role our streets play in movement, connectivity and creating great places.

Several key themes were endorsed by Council, including promoting walkability and cycling networks, as well as acknowledging the significance of effective parking management.

## Strategic context (cont.)

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### Draft Medium Density Design Guidelines

The Medium Density Design Guidelines are being developed as part of the implementation of the Greater Hobart Plan. The 30-Year Greater Hobart Plan aims to deliver a compact city that caters for a growing population by providing the right development in the right places. It aims for improved liveability, and affordable and diverse housing. These guidelines are intended to facilitate a higher standard of medium density residential development in Greater Hobart.

### Draft Urban Design Guidelines, City of Hobart

The City of Hobart is preparing Urban Design Guidelines. These will provide an innovative place-based guide outlining urban design principles and strategies which will apply equally to the public realm and private development across Hobart to help shape better places for all.

The Guidelines will build on *Hobart: A Community Vision* helping articulate a path between the city we are today, and the city we want to become.

Once completed, the Urban Design Guidelines will help inform the future development of North Hobart.

### Draft Heritage Design Guidelines, City of Hobart

The City of Hobart is in the process of preparing Heritage Design Guidelines.

Once completed, the Heritage Design Guidelines will help inform development at heritage places and in heritage precincts in North Hobart.

**The Appendix provides a complete list of the studies that informed this Structure Plan.**

## Regulatory framework

The Plan sits within Tasmania's legislative land use planning framework, which includes:

- the Resource Management and Planning System of Tasmania is the State's integrated environmental and planning system, linked by objectives focused on sustainable development
- the *Land Use Planning and Approvals Act 1993* (LUPA Act) is the state's core planning legislation
- the Local Government Act 1993, which requires municipal-level strategic and annual planning, such as the Capital City Strategic Plan 2019–29
- the *Environmental Management and Pollution Control Act 1994*
- the *Historic Cultural Heritage Act 1995*
- the *Greater Hobart Act 2019* which provides a framework for collaborative decision making between the Clarence, Glenorchy, Hobart and Kingborough Councils and the Tasmanian Government
- The Southern Tasmania Regional Land Use Strategy 2010-2035, is the primary strategic planning document for the region and a statutory document under the LUPA Act .

### Land use strategies

Land use strategies vary in scale and scope. Some are broad and cover large areas – like the Southern Tasmanian Regional Land Use Strategy; while others are more localised and detailed – like the North Hobart Neighbourhood Plan.

### Structure plans

The Neighbourhood Plan is a type of structure plan.

Structure plans provide a specific strategy to implement a regional land use strategy and municipal strategies and help guide the detailed application of a planning scheme to a local defined area.

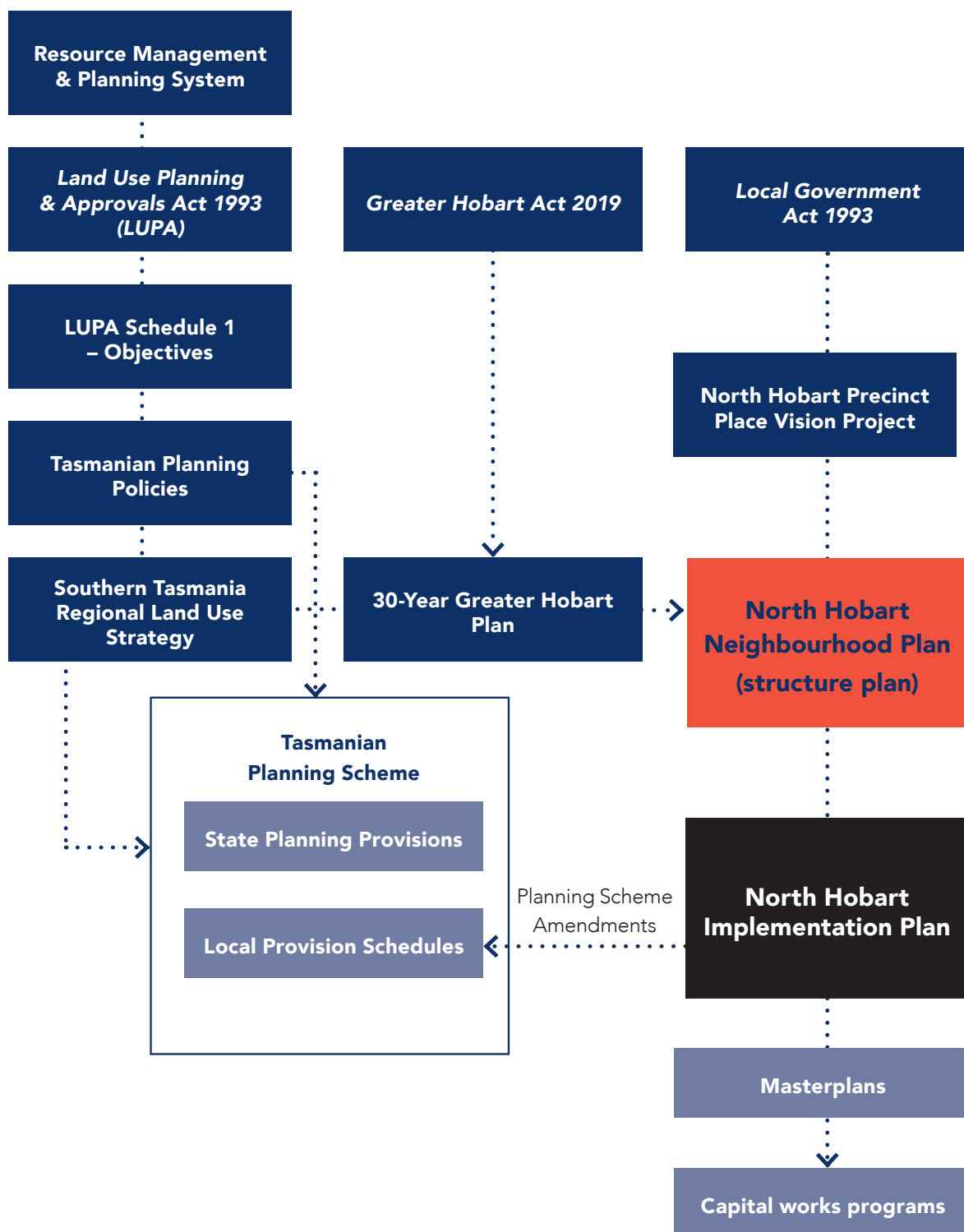
Structure plans can inform the application of the zoning and overlays in the Local Provisions Schedule (LPS) of the planning scheme, and the preparation of specific area plans (SAPs), particular purpose zones (PPZs), or site specific qualifications (SSQs), where a more unique integration of use and development is required. Changes are implemented through a planning scheme amendment.

Structure plans can also deliver community aspirations for urban design guidelines, environmental objectives, and recommendations for civic upgrades etc.

### Planning schemes

Planning schemes are created under the LUPA Act. However, a scheme is not a policy document in its own right, but rather implements adopted policy through regulations controlling the use and development of land. New planning scheme provisions will be a key mechanism that will be used to implement the Plan. A planning scheme amendment will be required to implement the relevant actions.

## Regulatory framework (cont.)



**Figure 3.** Regulatory framework

# Planning in North Hobart: issues and opportunities

## Tasmanian Planning Scheme

The Hobart Interim Planning Scheme 2015 (HIPS) currently applies to the study area but will be replaced by the Tasmanian Planning Scheme (TPS) within the next year.

The TPS presents potential new opportunities and some challenges.

The new zones and codes within the Tasmanian State Planning Scheme are not a like-for-like translation from the HIPS, for example the Light Industrial Zone in the HIPS has different rules than the Light Industrial Zone in the TPS.

## Zones

North Hobart has a blended pattern of zoning. There are eight zones in the study area, compared to other neighbourhoods in Greater Hobart that may only have two or three zones.

Zones provide a list of allowable uses, such as retail, residential and warehouses, in addition to rules for the operation of these uses and controls for the development of buildings, such as height and setbacks.

The study area has the following zones: Inner Residential, General Residential, General Business, Urban Mixed Use, Light Industrial, Recreation, Open Space and Utilities. There is currently an area zoned Commercial in the part of North Hobart south of the study area boundary of Burnett Street.

The number of zones within the study area contribute to the celebrated mixed-use character of North Hobart. With this comes the need to manage activities and uses to minimise conflicts, for example, to ensure that North Hobart's much loved live music, outdoor dining and the night-time economy are recognised and protected.

The ability to accommodate a diversity of activities will take North Hobart into the next chapter of being a vibrant mixed-use inner city area.

## Planning Scheme Codes and Overlays

Planning scheme codes and overlays cover areas or sites that either hold a specific value, such as heritage, or they may be at risk from a hazard, such as flooding.

The overlays are important for protecting people, places and assets, and will influence how land is used, developed and managed. As a result, where there are fewer overlays, there are likely to be fewer values or hazards to navigate, which generally means that redevelopment can be more straightforward.

The study area is subject to several planning overlays. Local Heritage Precincts and the Flood-Prone Hazard Areas Code cover a large portion of the study area.

These overlays have effects on the type of built form and use that can be achieved, for example, the scale of new buildings in a heritage precinct will be informed by the scale of buildings surrounding it, or certain vulnerable uses like aged care may not be appropriate in areas with high risk of flooding.

## Attenuation Code

The Attenuation Code regulates some uses that emit noises, vibration, dust, smells, smoke or other kind of emissions that can impact sensitive uses like residential, it also protects any existing attenuating uses from encroachment by sensitive uses, so that any conflicts are minimised. Under the TPS, examples of attenuating uses include large breweries or distilleries, joinery workshops and motor bodyworks, but do not include live music venues.

### Key opportunity:

To champion and embrace the vibrant diversity of uses and activities in North Hobart.

### Key opportunity:

To identify and manage land use conflicts that may fall outside of the scope of the Attenuation Code.

## Planning in North Hobart: issues and opportunities

### Specific Area Plans and Site-Specific Qualifications

Within the *draft Hobart Local Provisions Schedule*, which includes the zone and overlay maps and any local site-specific plans such as 'Specific Area Plans (SAP)' and 'Site-Specific Qualifications (SSQs)', two SAPs and one site-specific qualification are proposed:

- Hobart Light Industrial SAP
- North Hobart SAP
- 321-323A and 325 Elizabeth Street and 16A Lefroy Street SSQs —provide for vehicles parking

Both SAPs have essentially been carried forward from the current Hobart Interim Planning Scheme 2015, with some changes to the Hobart Light Industrial SAP.

#### Key opportunities:

- To shape the Local Provisions Schedule of the planning scheme, by tailoring it to embrace North Hobart's unique vision, addressing challenges, and maximising potential.
- To review the purpose of any specific area plans and site specific qualifications, and ensure their contemporary application.

### Hobart Light Industrial Specific Area Plan

The Light Industrial zone covers an area of 4.7 hectares dispersed along Argyle Street, Burnett and Federal Streets.

The area zoned Light Industrial within North Hobart is overlaid with the Hobart Light Industrial Zone Specific Area Plan.

The purpose of this SAP is:

- to provide for uses that are compatible with the unique, existing pattern of use in the area
- to provide for uses that minimise land use conflict in order to protect industrial viability and the safety and the amenity of sensitive land uses in adjacent zones.

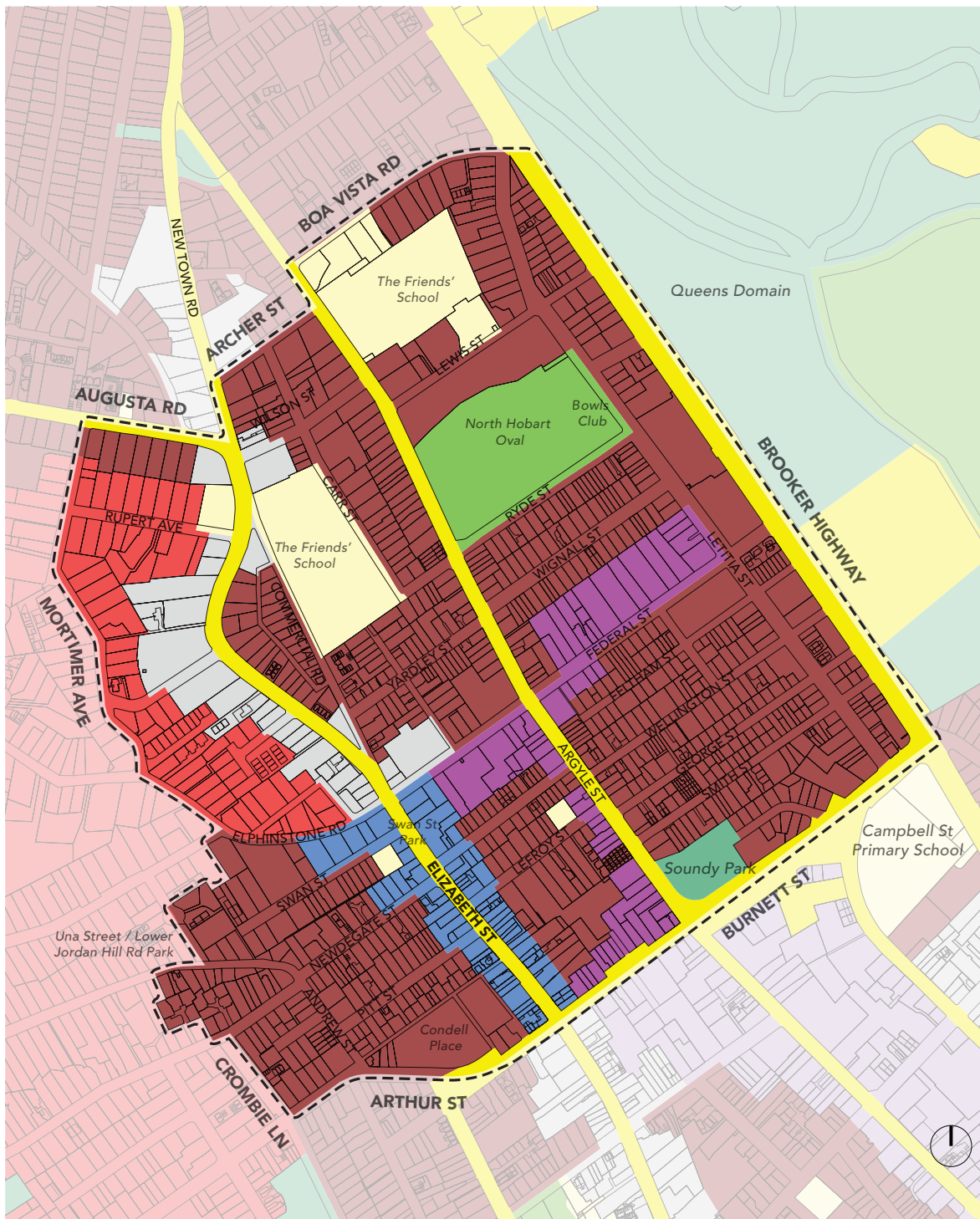
This Specific Area Plan overrides the use table in the Light Industrial zone to prohibit several uses which would otherwise be permitted or discretionary in this zone.

### North Hobart Specific Area Plan

The North Hobart Specific Area Plan was created with the aim of preserving and enhancing the unique streetscape and character of North Hobart along Elizabeth Street.

The *Central North Hobart Design Guidelines* were developed to ensure the preservation and enhancement of North Hobart.

## Planning in North Hobart: issues and opportunities



**Figure 4.** Draft Local Provisions Schedule zoning proposed for the Tasmanian Planning Scheme which is currently with the Tasmanian Planning Commission for their consideration and approval.

[ ] Study Area

Planning zones

General Residential Zone	Utilities Zone
Inner Residential Zone	Community Purpose Zone
Urban Mixed Use Zone	Recreation Zone
General Business Zone	Open Space Zone
Light Industrial Zone	

## Community engagement - what we've heard so far

Engagement was undertaken throughout September 2023 to gauge the community and key stakeholders support for the Directions, Ideas and Opportunities raised in the Discussion Paper.

Community engagement activities included pop-ups, presentations, Council portfolio committee meetings, workshops and an online survey.

Key stakeholders including staff from Homes Tasmania and the Department of State Growth attended the workshops, as well as separate stakeholder meetings.

**30 days** for public comments

**289 visits** to Your Say Hobart

**125 contributors** to the survey

**78,000 views** on Facebook and Instagram

**1000 views** on LinkedIn

**2 pop-up events** on Elizabeth Street

**2 workshops** with 34 attendees

The community and key stakeholders felt the City of Hobart should take the following steps under the following themes:

### Palawa Community Engagement

- Explore opportunities to continue connecting with the palawa community to ensure their voices are heard.
- Explore opportunities to connect with palawa culture and heritage in North Hobart, including the rivulet, scenic views, artistic expressions, historic buildings, and public spaces.
- Promote genuine celebration of palawa culture, potentially using Providence Valley Rivulet as a vibrant meeting space with strong palawa influences.

### Housing and Short-term Accommodation

- Support diverse housing options, including affordable housing within walking distance of essential services.
- Address concerns regarding the quality, maintenance, and character of social housing.
- Address potential community impacts of short-term accommodations like Airbnb.
- Support for medium-density, affordable, social, and infill housing, with a focus on sensitive design and provision of public open spaces.

### Built Form, Heritage, and Design Quality

- Strong support for preserving and protecting heritage.
- Emphasise high design quality for all buildings, including their relationship to heritage and parking considerations.
- Advocate for well-designed buildings that enhance amenity, sustainability, liveability, and accessibility.

### Open Space and Public Realm

- Strongly support additional high-quality open spaces, including pocket parks.
- Balance stormwater management with redevelopment opportunities and street enhancements, such as cycleways and water sensitive urban design.
- Improve access to the Domain.
- Support medium-density housing, conditional on specific locations, sensitive design, and increased public open spaces.

### Movement and Parking

- Improve pedestrian safety and connectivity between retail, entertainment, and open spaces.
- Expand cycling networks and infrastructure to enhance cyclist safety.
- Provide clarity on micro-mobility usage and parking to improve safety for all users.
- Continue to provide parking for accessing local businesses and services.

- Investigate consolidated parking options to serve the area.
- Improve public transport infrastructure, including bus stops.

## Economic Growth

- Support local services and retail for everyday needs.
- Create additional space for local business, including developments on Federal Street.
- Consider how overnight visitors to the area can contribute to economic growth.
- Consider how additional short term accommodation can be provided in the area without impacting upon existing long term rental housing stock.

## Culture and Innovation

- Explore opportunities for creative spaces, including support for existing initiatives like live music, community groups, and organisations in North Hobart.
- Consider a community arts space, with potential location flexibility.

## Condell Place

- Support open spaces and opportunities to activate the site for community use.
- Consider potential affordable and social housing options.
- Explore the inclusion of some parking, with careful analysis of traffic implications and congestion management.

## Elizabeth Street (high street)

- Recognise Elizabeth Street as a vital north-south corridor.
- Encourage diversity and expand offerings along the street.
- Support existing community festivals and improve pedestrian safety.
- Review parking arrangements to enhance wider footpaths, bike lanes and parklets.
- Balance hospitality uses with other uses, making Elizabeth Street a prominent destination on the northern bus network.

## North Hobart Oval

- Address the disconnection of North Hobart Oval and Bowls Club from the broader North Hobart area.
- Identify underutilised potential for community use of space.
- Explore various other use possibilities for this location.

Feedback received during the community and stakeholder engagement process has been used to help develop the ideas for future directions proposed in the Discussion Paper into objectives under each of the neighbourhood shaping goals and their associated strategies and actions in the Neighbourhood Plan.



**Figure 5.** Pop-ups on Elizabeth Street



**Figure 6.** Community workshops

## Part two: Urban Design Principles



Elizabeth Street and Burnett Street, North Hobart  
Photograph by Alastair Bett

# Part two: Urban Design Principles

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In **Part two**, we've outlined North Hobart's Urban Design Principles (UDP) and defining elements. The UDP promotes best practice development to deliver the community's vision for North Hobart. They have been informed by North Hobart's existing local character, identity and heritage.

The UDPs are applied throughout the objectives, strategies, and actions for North Hobart which are detailed in Part Three: Neighbourhood Framework. The Neighbourhood Framework builds upon the UDP providing supporting information and guidance on the future outcomes relating to built form, public realm and open space, and movement and access.

**The following sections are included in Part Two:**

North Hobart's Urban Design Principles	32
North Hobart's defining elements:	36
• Palawa connection and culture	36
• Built form heritage	38

## Part two: Urban Design Principles

### Urban Design Principles

The Urban Design Principles (UDP) for North Hobart are organised under the themes of:

- Built form and design
- Public realm and open space
- Movement and access.

These principles are informed by best practice in urban design and the specific place context of North Hobart, such as palawa identity, land form, character, heritage and solar access.

Good urban design goes beyond a well-designed building. It seeks to enhance the quality of the spaces between buildings, such as the landscape, streets, and parks that are central to the liveability of North Hobart.

The North Hobart UDPs will provide clarity for the community and developers about the priorities for North Hobart. This will support the decision-making process and promote best practice development to deliver on outcomes towards realising the community's vision for North Hobart.

The City of Hobart Urban Design Advisory Panel (UDAP) will continue to play an important role through the independent design review process.



*Clifton and Central, Mt Lawley, Western Australia by MJA Studio*

#### Built form and design

1. Support medium density development on wide green streets and strategic sites.
2. Promote well designed medium density housing, mixed use renewal and future employment.
3. Ensure buildings respond to context, including land form, views, streetscape, local character, scale, heritage and solar access.
4. Engage with streets and spaces to increase the sense of safety and add to the vibrancy of the public realm.

### Implementation

The proposed UDP will be delivered through the actions outlined in the Neighbourhood Framework.

An amendment to the Tasmanian Planning Scheme's Local Provisions Schedule will implement some of the actions outlined.

Improvements to the public realm and open space, as well as delivery of new transport infrastructure will be achieved through public projects. A mechanism for obtaining developer contributions for community benefit will also be investigated.

The proposed Built form and design principles will primarily be delivered through actions outlined in Goal One. (See page 50)

## Part two: Urban Design Principles



*Legacy Park, Queens Domain by Field Labs*



*Malop Street Green Spine, Geelong, Victoria by Outlines*

### Public realm and open space

1. Create a network of open spaces that connect people to Country.
2. Ensure sunlight access to open spaces and streets for people.
3. Increase the amount of greenery with street canopy planting and urban greening.
4. Build resilience to flooding risk.

The proposed Public realm and open space principles will primarily be delivered through actions outlined in Goal Three. (See page 100)

### Movement and access

1. Create streets for people.
2. Make cycling and micromobility a convenient and comfortable way to move around North Hobart..
3. Advocate for and support better public transport services.
4. Manage vehicle access and car parking, prioritising pedestrian safety and consolidated car parking.

The proposed Movement and access principles will primarily be delivered through actions outlined in Goal Four. (See page 114)

## Part two: Urban Design Principles

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### North Hobart's defining elements

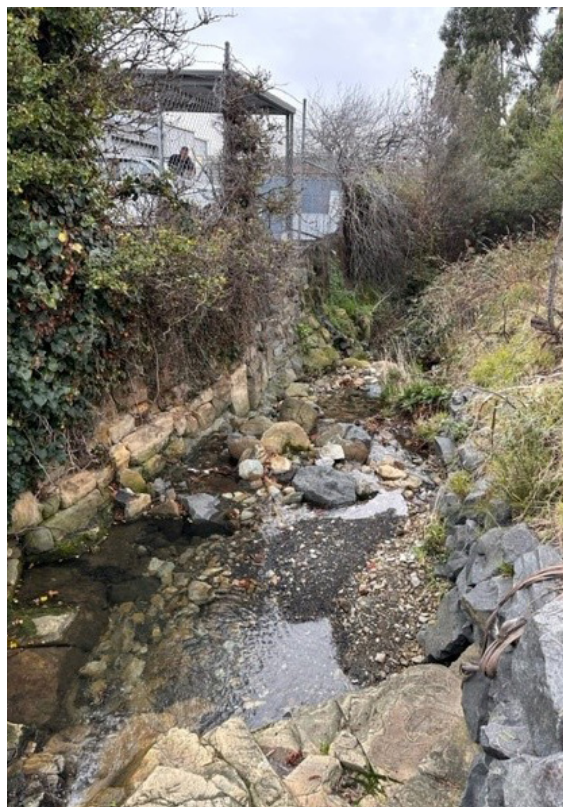
#### Palawa culture and connection

North Hobart is located in the traditional country of the southeast nation of the Tasmanian Aboriginal people. The southeast nation territory covered around 3,000 square kilometres and around 500 kilometres of shoreline along the western banks of the Derwent River. This country has been cared for and carefully managed by the muwinina band of the southeast nation for thousands of generations.

North Hobart was once a rich cultural landscape providing resources of both the land and the sea. The area provided access to the mountains, fresh water and to many travel routes through well maintained cultural pathways. These pathways led inward into tribal country and outward to the tribal country boundaries for seasonal contact with other nations. These cultural pathways were managed for ease of movement to access cultural resources, providing access to ceremonial lands and led to traditional hunting grounds. The cultural history of this area is reflected in physical Aboriginal heritage material.

Aboriginal heritage sites recorded within this region provide evidence of many thousands of years of Aboriginal occupation. Traditional knowledge maintained by Tasmanian Aboriginal people indicates a much greater length of occupation. Aboriginal people believe they are part of the creation of this island and therefore have always been the carers of the land, sea, and sky.

North Hobart is well used and collectively considered an important space by the palawa of today. This connection to place and expression of Aboriginal culture is not readily evident in the built form and open spaces of North Hobart.



Above: Providence Valley Rivulet.  
Photograph by Sharnie Read (2023)

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**The Neighbourhood Plan aims to foster palawa engagement and expression as a core priority to enrich the city's character and identity.**

## Part two: Urban Design Principles

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*Views to kunanyi/Mount Wellington from the Domain.  
Photograph by Joanne Hickman (2023)*

## Part two: Urban Design Principles

### Built form heritage

The distinctive character and heritage of North Hobart is highly valued by the local community and contributes to its appeal as a destination to visitors.

This value is reflected in the Local Provisions Schedule of the Tasmanian Planning Scheme with a number of areas identified as Local Heritage Precincts and individual lots identified as Local Heritage Places. In addition, a range of other properties are identified on the Tasmanian Heritage Register.

No changes are proposed to the Local Heritage Precincts or Local Heritage Places.

The following precinct descriptions are an overview of some of the key characteristics of the built form heritage and refer to the City of Hobart document *City of Hobart Local Heritage Precincts, Description, Statement of Local Historic Heritage Significance and Design Criteria / Conservation Policy, January 2019*.

Development within Local Heritage Precincts and Local Heritage Places will continue to be assessed against the standards set out in the Heritage Code, to protect the integrity of these heritage values.

### Local heritage precincts



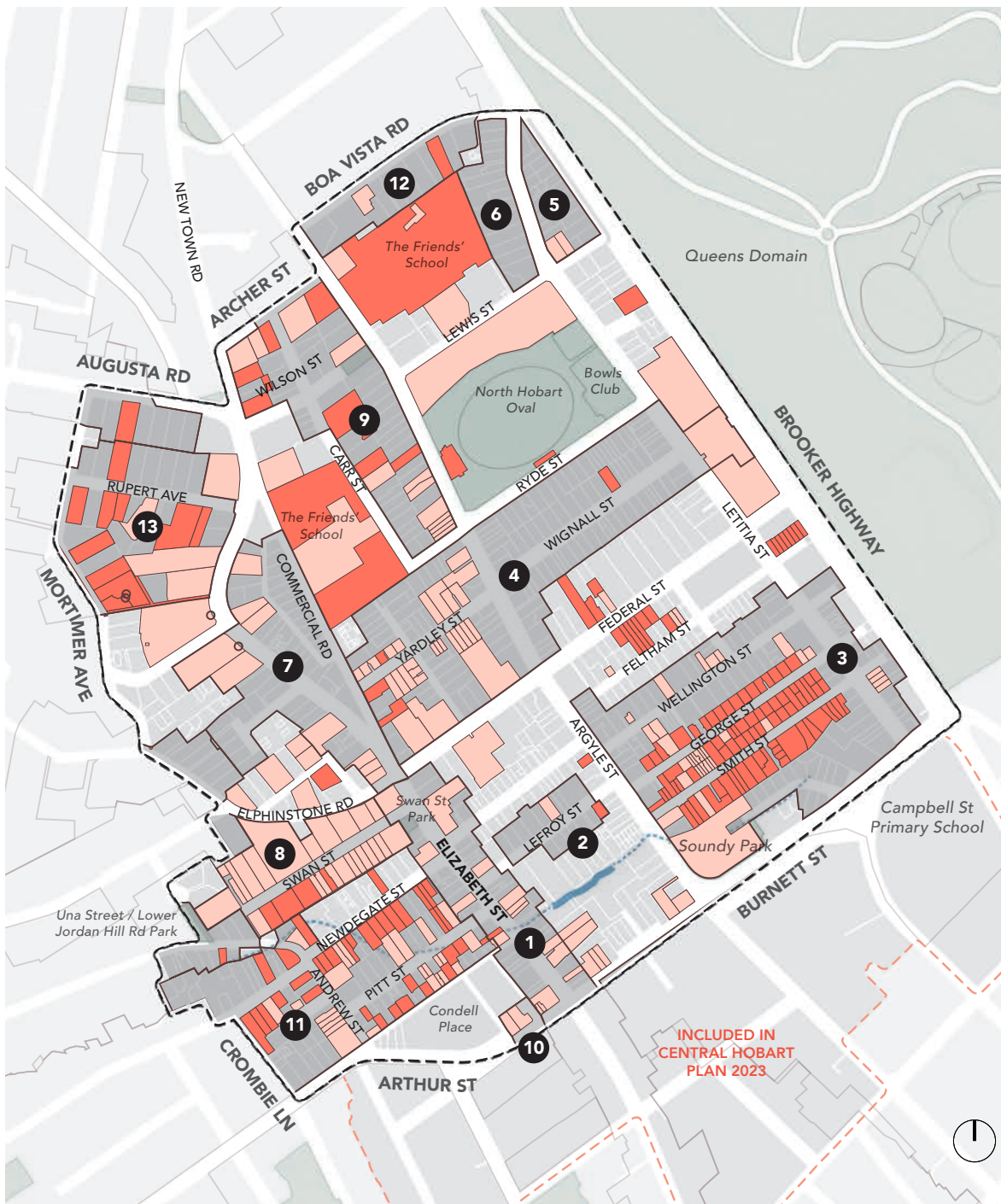
Elizabeth Street streetscape, view to Southwest from Federal Street.

Photograph by Alastair Bett

#### 1. Elizabeth Street (HOB-C6.2.27)

The Elizabeth Street Precinct contributes to the significance of the nineteenth-century subdivision pattern through its mix of commercial and residential buildings reflecting the precinct's original character. Aesthetic features include brick façades, uniformity of scale, and traditional retail elements, enhancing the consistent streetscape. Notable are the well-preserved examples of Old Colonial, Victorian, Federation, and Inter-War architecture, both residential and commercial. The precinct holds social and spiritual significance due to the presence of long-standing community buildings (state Cinema and Post Office) and the Baptist Church (Tabernacle) fostering community ties and cultural heritage.

## Part two: Urban Design Principles



**Figure 7. Heritage in North Hobart**

Study Area	<b>Local Heritage Precincts</b>	
Open space	1. Elizabeth Street	9. Carr Street
Rivulet (open)	2. Lefroy Street	10. Burnett Street
Rivulet (pipe)	3. Smith & George Street	11. Newdegate & Arthur Streets
Local Heritage Precinct	4. Yardley & Wignall Street	12. Stoke Street
Local Heritage Place	5. Letitia and Park Street	13. Rupert & Mortimer Avenues
Tasmanian Heritage Register (State)	6. Letitia Street	
	7. McTavish Avenue & Commercial Lane	
	8. Swan Street	

## Part two: Urban Design Principles

### Local heritage precincts



*Two storey brick late Victorian terraces on Lefroy Street, North Hobart.*



*Two storey brick Victorian terraces on George Street, North Hobart.*

### 2. Lefroy Street (HOB-C6.2.28)

The Lefroy Street Precinct contributes to an understanding of residential development patterns and architectural evolution in North Hobart. Notable are the Old Colonial, Victorian, and Federation period houses, showcasing the area's original residential character and suburban expansion. Aesthetic features include intact examples of architecture, uniformity of form, and well-maintained gardens with low fencing, enhancing streetscape consistency.

The precinct also features Old Colonial Georgian cottages reflecting early settlement patterns. It holds spiritual significance due to the presence of The Church of Jesus Christ of Latter Day Saints, constructed in 1925, fostering community ties and cultural heritage.

### 3. Smith and George Street (HOB-C6.2.29)

The Smith and George Street Precinct contributes to an understanding of development patterns, land use and architectural evolution in North Hobart. The remnants of rubble stone walling along Argyle Street was once part of a 1850s and 1860s timberyard and tannery and provides evidence of early industrial activity. Aesthetic features include intact examples of Old Colonial Georgian cottages with narrow front yards and a uniform streetscape reflecting the precinct's original residential nature. Additionally, rows of modest terraced housing on compact subdivisions represent early low-income and charity housing, adding to the area's historical context and heritage value.

## Part two: Urban Design Principles

### Local heritage precincts



*Street trees on Wignall Street, North Hobart.*



*Houses with corrugated iron roofs and brick chimneys, situated on Park Street, North Hobart.*

#### 4. Yardley and Wignall Streets (HOB-C6.2.25)

The Yardley and Wignall Streets Precinct contributes to an understanding of residential growth patterns and architectural heritage influenced by the introduction of the tram services in 1916. It emphasises the precinct's aesthetic appeal, characterised by uniform facades, street plantings, and vistas of surrounding landscape and landmarks. It highlights architectural styles, such as late Victorian, Federation, and Inter-War periods, reflecting periods of suburban expansion. Moreover, it encompasses the precinct's association with social groups, including the emergence of the 'commuter' class, and its significance as the location of the former Hobart High School, contributing to its cultural and community importance.

#### 5. Letitia and Park Street (HOB-C6.2.22)

The Letitia and Park Street precinct contributes to an understanding of residential growth and development patterns in North Hobart, notably influenced by the introduction of tram services in 1916. The precinct's appeal is characterised by a consistent streetscape, with weatherboard and brick houses, and cottage-style gardens, reinforcing its residential character. Furthermore, it underscores the representation of architectural styles, particularly late Victorian, Federation, and Inter-War period houses.

## Part two: Urban Design Principles

### Local heritage precincts



Series of detached, single-storey brick houses on Letitia Street in North Hobart. Source: Google Map Streetview 2024



Historic stone masonry buildings along Elizabeth Street, North Hobart. Source: Google Map Streetview 2024

#### 6. Letitia Street (HOB-C6.2.33)

The Letitia Street Precinct contributes to understanding development patterns and architectural heritage in North Hobart. The precinct showcases a distinctive early twentieth-century subdivision pattern and well-maintained front gardens, enhancing its residential character. Aesthetic features include a consistent streetscape of single-storey weatherboard and brick houses, contributing to a uniformity of form and scale. The late Victorian, Federation, and Inter-War period houses reflect a distinct era of urban expansion, notably linked to tram services. Additionally, a significant grouping of Inter-War residences near Boa Vista Road exhibits similar detailing and features, enriching the area's architectural diversity.

#### 7. McTavish Avenue and Commercial Lane (HOB-C6.2.24)

The McTavish Avenue and Commercial Lanes Precinct contributes to an understanding of early settlement patterns and economic booms in North Hobart. Colonial and early Victorian houses along main transport routes reflect the area's early development. The abundance of Colonial, Victorian, Federation, and Inter-War period housing illustrates economic prosperity from the 19th to early 20th centuries. The curved road layout of Elizabeth Street facilitated early transportation modes to navigate the topography. Aesthetic features include uniform streetscapes, gardens, and views of surrounding areas. Intact individual and grouped houses showcase various architectural styles, contributing to the precinct's heritage value and streetscape appeal.

## Part two: Urban Design Principles

### Local heritage precincts



*A row of red brick, Federation-style houses on Swan Street, North Hobart.*



*Single-storey homes bordered by picket fences on Carr Street, North Hobart.*

### 8. Swan Street (HOB-C6.2.26)

The Swan Street precinct contributes to understanding the development patterns and architectural heritage of North Hobart. Intact Victorian and Federation period houses, reflect original residential characteristics including ornate brick facades and well-maintained gardens, contributing to the precinct's residential character and streetscape. Significant groupings of houses exemplify architectural styles. The precinct holds social and spiritual significance due to the presence of the former Swan Street Methodist Church, now a Uniting Church, and the Peacock Centre, formerly a Convalescent Hospital, fostering community ties and cultural heritage.

### 9. Carr Street (HOB-C6.2.23)

The Carr Street Precinct contributes to the understanding of development patterns and architectural heritage in North Hobart through the late Victorian and Federation period houses, indicative of suburban expansion phases. Other features include gardens, street trees, and original architectural features, contributing to its residential character. The precinct includes a range of architectural styles such as Victorian, Federation, and Inter-War, showcased through intact individual houses and cohesive groups, demonstrating key design features of each era and enhancing the area's heritage value.

## Part two: Urban Design Principles

### Local heritage precincts



Two-storey historic townhouses with lacework balconies and brick facades lines Burnett Street, North Hobart. Source: Google Map Streetview 2024



Single-storey historic houses on Pitt Street with foothills of Kunanyi in the background. Source: Google Map Streetview 2024

#### 10. Burnett Street (HOB-C6.2.30)

Burnett Street precinct contributes to an understanding of architectural heritage and early subdivisions and settlement patterns in North Hobart. Aesthetic features include representative examples of various architectural styles and a uniform streetscape and the remaining front gardens enhance the residential character. The precinct showcases Old Colonial Georgian, Victorian, Federation, and Inter-War period houses, reflecting its original residential nature and subsequent growth. Notable is the landmark location of The Crescent Hotel, providing insights into the area's early development into a residential neighbourhood and associated commercial establishments.

#### 11. Newdegate & Arthur Streets

The Newdegate and Arthur Street precinct contributes to understanding the local historic heritage significance of West Hobart, including the suburb's development, with a focus on the introduction of tram services in 1914. The precinct highlights the aesthetic appeal of the area, characterized by uniform brick/weatherboard facades, open vistas, high-quality houses and well-maintained gardens. The presence of diverse architectural styles from different periods, notably Federation and Inter-War, illustrates the suburb's evolution into a middle-distance residential area. Additionally, the statement underscores the community significance of corner shops, a former church, and a community hall, reflecting their role in serving and bringing together residents over time.

## Part two: Urban Design Principles

### Local heritage precincts



Red brick Federation-style houses on Stoke Street, New Town with foothills of Kunanyi in the background. Source: Google Map Streetview 2024



Historic red brick house on Rupert Avenue, Mount Stuart. Source: Google Map Streetview 2024

### 12. Stoke Street

The Stoke Street precinct contributes to an understanding of the local historic significance of New Town, notably its early subdivisions and connections with prominent estates. It emphasises the area's appeal as a residential area, featuring substantial houses set back from the street and provided with large front gardens, built by and heavily associated with many influential citizens across different eras. Aesthetically, the precinct boasts intact, architecturally diverse buildings and mature plantings associated with its historic estates. It represents a range of building styles spanning from the 1830s to the mid-20th century, maintaining integrity and historic character. The presence of The Friends' School and Quaker Meeting House adds social significance to the local community fabric.

### 13. Rupert and Mortimer Avenues

The Rupert and Mortimer Avenues precinct contributes to understanding the development patterns and early estate subdivisions within Mount Stuart. Aesthetically, the area is characterised by well-preserved early to mid-twentieth century houses, forming a cohesive streetscape that showcases various design features and styles. The response to topography is evident in building placement and split-level street formation, enhanced by significant stone walling. Front and rear gardens contribute to the residential character. Mount Stuart's significance also lies in its oldest residence, Beaulieu, and the visible subdivision patterns that evolved from it, highlighting the changing development trends and architectural styles over time.

## Part three: Neighbourhood Framework

Elizabeth Street, North Hobart  
Photograph by Alastair Bett

## Part three: Neighbourhood Framework

**Part three**, sets out the neighbourhood shaping goals, objectives, strategies and actions that support the North Hobart Vision.

Feedback received on the directions, ideas and opportunities, raised in the community engagement process for the Discussion Paper, helped to inform the neighbourhood shaping goals and associated strategies and actions.

The Urban Design Principles described in Part two, have been applied throughout the objectives, strategies, and actions. The Neighbourhood Framework builds upon the UDPs providing supporting information, maps and guidance on the future outcomes relating to built form, public realm and open space, and movement and access.

**The following sections are included in Part Three:**

<b>Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work</b>	<b>49</b>
Objective 1: More diverse housing options including social and affordable housing	50
Objective 2: Jobs, services, and everyday convenience within walking distance	56
Objective 3: Well designed and sustainable buildings that respond to heritage	58
Built form and design guidelines:	60
Building heights	62
Building setbacks	74
Street activation	78
Reverse amenity	81
Design quality and sustainability	82
Overshadowing	84
<b>Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country</b>	<b>86</b>
Objective 4: A welcoming and diverse place of creativity and culture	86
Objective 5: A lively and flourishing high street precinct	90
<b>Goal three: North Hobart is a resilient and sustainable neighbourhood</b>	<b>98</b>
Objective 6: Greener and more resilient and attractive	98
Objective 7: A strong public open space network that enriches life	104
Objective 8: Easy access to the Queens Domain	110
<b>Goal four: North Hobart is an accessible and walkable neighbourhood</b>	<b>112</b>
Objective 9: High quality walkways, footpaths, lanes, and streets, including new connections	112
Objective 10: An integrated network of safe cycle and micromobility lanes and facilities	118
Objective 11: Moving and parking cars better and making streets	122
Objective 12: A simpler, more frequent and reliable public transport network	125

# Four neighbourhood shaping goals

## The four goals



**Goal one:**  
**North Hobart is a welcoming and inclusive neighbourhood to live and work.**



**Goal two:**  
**North Hobart is a creative and diverse neighbourhood on palawa Country.**



**Goal three:**  
**North Hobart is a resilient and sustainable neighbourhood.**



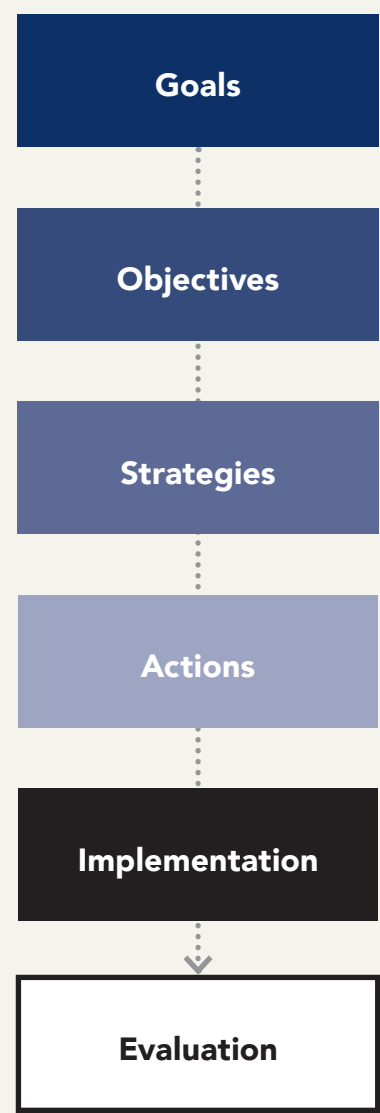
**Goal four:**  
**North Hobart is an accessible and walkable neighbourhood.**

## How each goal is delivered

Each goal has associated objectives, strategies and actions to achieve its intent.

The responsibility of the proposed actions have been classified as deliver, partner or advocate.

A summary of all proposed actions are included in Part 4: Making It Happen.



## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

Over the next 20 years, growth in housing and employment will be encouraged along North Hobart's wider streets and near Elizabeth Street. This will make it easier for residents to access nearby services, jobs and Central Hobart. Supporting a greater mix of uses close to Elizabeth Street will offer more opportunities for local businesses and workers to remain in North Hobart.

Well-designed and sustainable buildings and spaces, including medium density housing, will respond to North Hobart's rich heritage. This will involve managing off site impacts and making a positive contribution to the public realm. By managing this growth well, North Hobart will remain a welcoming and inclusive place for everyone.

## Urban design principles

### Built form and design

1. Support medium density development on wide green streets and strategic sites.
2. Promote well designed medium density housing, mixed use renewal and future employment.
3. Ensure buildings respond to context, including land form, views, streetscape, local character, scale, heritage and solar access.
4. Engage with streets and spaces to increase the sense of safety and add to the vibrancy of the public realm.



## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 1: More diverse housing options including social and affordable housing

North Hobart will continue to be an inclusive and welcoming place to live. A greater range of housing options for different needs and incomes will be available and affordable for more residents.

Medium density housing, such as terrace houses, townhouses and low-rise apartments will provide a range of housing options for different needs and incomes, including social, affordable, and key worker housing.

North Hobart's beautiful heritage will be preserved. Well-designed medium density housing that is respectful of the character of the area will be supported in the right locations (see Figure 8).

Housing growth will be located close to jobs, services, transport, and open space.

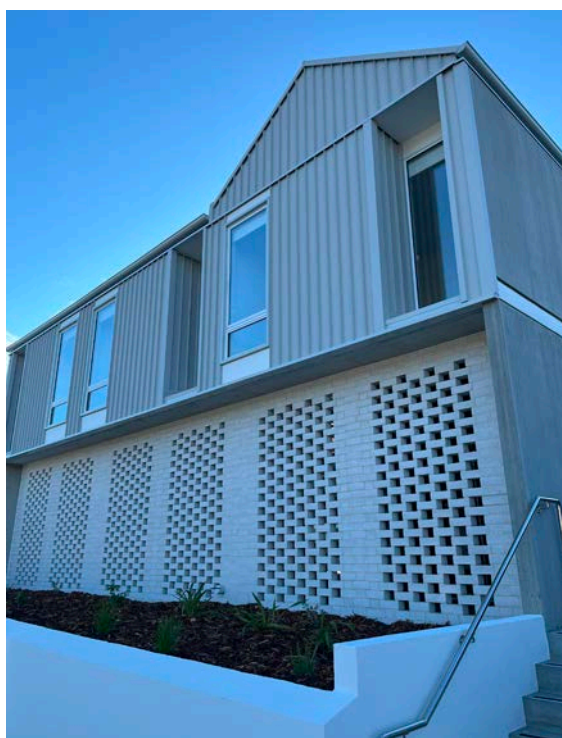
Renewing strategic sites such as the Condell Place car park and the Providence Valley Rivulet block has the potential to unlock other benefits to the community, such as:

- safe and accessible open spaces
- best practice in 'density done well'
- more services and transport options within walking distance.

Adaptive re-use of non-residential buildings can provide opportunities for medium density housing in Feltham, George, Wellington, and Smith Streets.

Conversion of non-residential buildings and underutilised sites along the wider streets, including Argyle, Burnett, Federal, and Letitia Streets, will provide opportunities for mixed-use developments with medium density housing, such as 'shop-top' apartment living above commercial uses.

There is potential for appropriately designed medium density infill housing within the Smith and George Street Local Heritage Precinct.



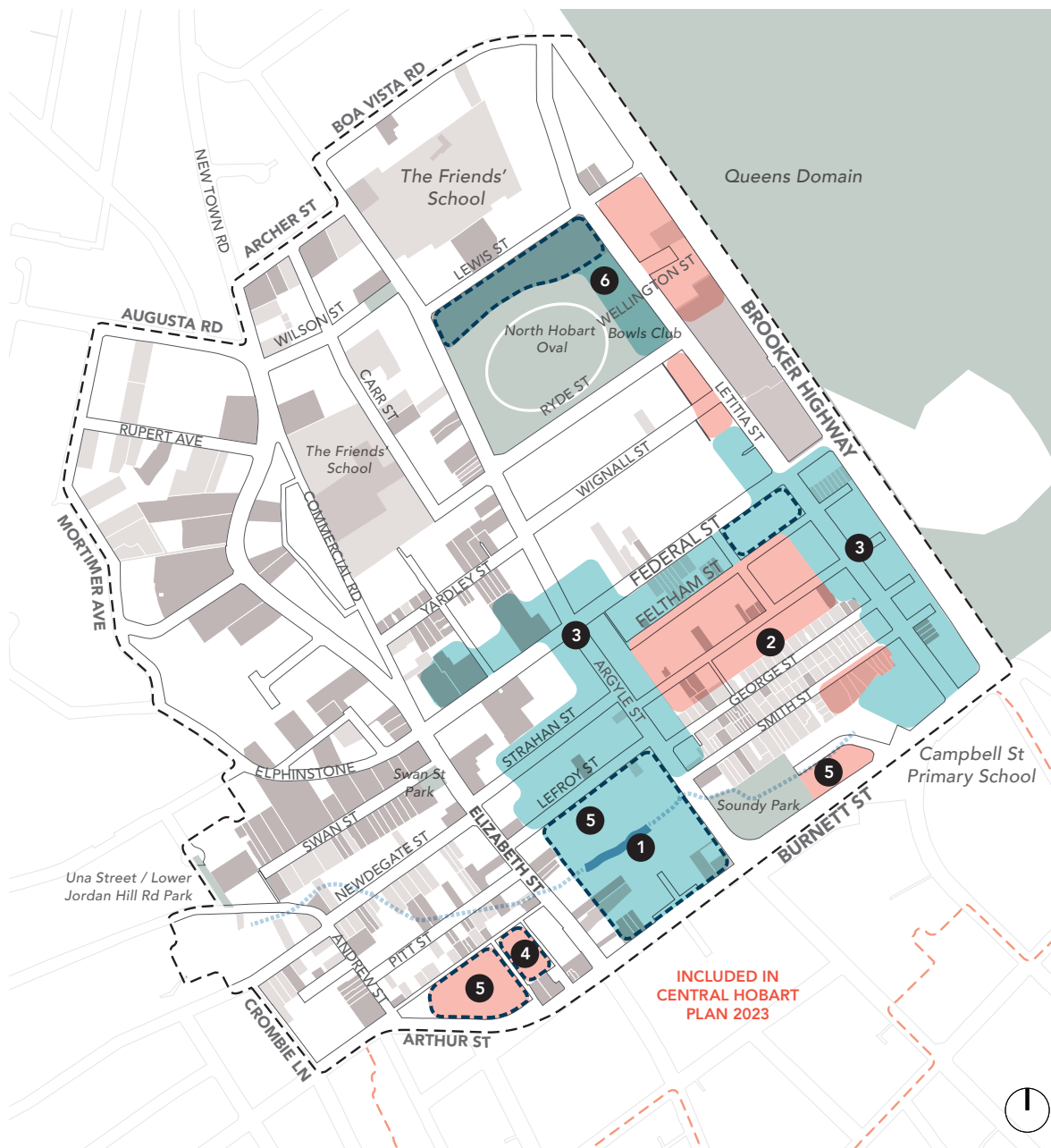
Medium density housing in Letitia Street, North Hobart by Preston Lane Architects

#### Measures of success ✓

- Increase in social, affordable and key worker housing
- Increase in medium density housing and mixed use development with housing
- Decrease in dwelling conversions to short stay visitor accommodation

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 1: More diverse housing options including social and affordable housing



**Figure 8.** Supporting medium density housing and mixed use renewal along wider and greener streets of North Hobart and near Elizabeth Street.

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 1: More diverse housing options including social and affordable housing

#### What type of housing?

##### Medium density housing

The Tasmanian Government is developing design guidelines for medium density residential development as part of the Greater Hobart Plan. The mechanism for how this work will be implemented is not yet clear, as the project has not yet been completed.

A proposed definition for medium density housing:

*Multiple dwellings on a site that can range from single storey to up to six storeys in height. Typical typologies include single-storey villa developments, duplexes and co-joined dwellings, terrace housing, townhouses, apartment buildings up to six storeys, shop top housing and mixed-use residential developments with commercial ground floor tenancies.*

Medium Density Design Guidelines Discussion Paper, August 2023.

##### Mixed-use renewal

Mixed-use renewal means the redevelopment of land that blends multiple uses, either within buildings and/or across multiple buildings on larger sites. Uses can include, housing, retail, hospitality, office, community or cultural uses.

##### Adaptive reuse

Adaptive reuse is the process of repurposing an existing building for a new function. This not only preserves the history of a site, but also makes use of a previous carbon investment in the building stock, thereby reducing embodied carbon. Adaptive reuse can be appropriate for buildings protected by the Tasmanian Planning Scheme's Heritage Code or listed on the Tasmanian Heritage Register as well as unlisted buildings with heritage values.

*The modification of a heritage place to a new use that conserves its heritage values.*

Adaptive reuse, Department of the Environment and Heritage, 2004

##### Social housing

Social housing is affordable housing provided by the government and community sectors to assist people who are unable to afford or access suitable accommodation in the private rental market. It includes public housing, state owned and managed Indigenous housing and community housing. Rents are set as a proportion of household income.

##### Affordable housing

Affordable housing refers to housing for purchase and rental, including social housing, that is appropriate for the needs of very low to moderate-income households. This is generally understood to mean housing that costs no more than 30 per cent of a household's gross income.

##### Affordable rental housing

Affordable rental housing refers to properties that are made available at rents below market rates, and are affordable for low to moderate income households. Typically, this means rents are set at or below 80 per cent of market rates and not more than 30 per cent of a household's gross income. This includes key worker housing and social housing.



Medium density social housing in Hobart.  
Photograph by Adam Gibson.

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 1: More diverse housing options including social and affordable housing



**Figure 9.** Condell Place concept design

#### Concept design legend

- Site boundary
- Potential new open space or plaza/square or both
- Potential consolidated multi-level car park
- Potential site for medium density housing development
- Strategic opportunity (infill) for additional social housing
- Renewed public space
- Street canopy trees
- Sensitive interface
- Active street frontage
- Existing pedestrian route
- Potential new pedestrian route
- Indicative access to car park
- Signalised intersection (new)
- Signalised intersection (upgrade)

#### Concept design principles

- 1** Provide car parking and charging in a below ground parking facility, and secure bike and scooter parking with passive surveillance. Wrap lower ground frontage to Burnett Place with active uses.
- 2** Identify opportunities for new public open space and greening fronting onto Tony Haigh Walk and Little Arthur St; design for high amenity and high-quality spaces that are safe and welcoming.
- 3** Encourage active frontages for retail/hospitality uses on the ground floor of privately owned land, through placemaking and street trees on Burnett Place.
- 4** Increase site activation with ground floor community use fronting onto public open space. Investigate upper level social and/or affordable housing use. Ensure buildings are sensitively designed with natural surveillance, appropriate setbacks, and height.
- 5** Renew pedestrian connections along Burnett Place and Condell Place and consider improving connections through to Burnett Street
- 6** Consider long term renewal of Homes Tasmania site to provide additional social housing in the future.

Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

Objective 1: More diverse housing options including social and affordable housing

Strategy 1.1	Strategy 1.2
Support well-designed medium density housing in the right locations through mechanisms in the planning scheme	Renew strategic opportunity sites to deliver medium density, social, affordable, and key worker housing
Proposed actions	Proposed actions
<p><b>Deliver</b></p> <p><b>A1.1.1</b> Prepare a planning scheme amendment to:</p> <ul style="list-style-type: none"><li>• Rezone land from the Light Industrial Zone to the Urban Mixed Use Zone and to the General Business Zone.</li><li>• Rezone land from the Inner residential Zone to the Urban Mixed Use Zone.</li><li>• Apply a Specific Area Plan to implement <b>Built form and design guidelines.</b></li></ul> <p><b>A1.1.2</b> Investigate mechanisms to require delivery of developer contributions for community benefit for development of four and five storeys.</p>	<p><b>Partner</b></p> <p><b>A1.2.1</b> Investigate the potential for the council-owned car park at Condell Place to deliver medium density, social and/ or affordable housing with not-for-profit developers and housing providers.</p> <p><b>Advocate</b></p> <p><b>A1.2.2</b> Engage with Homes Tasmania to support the long term renewal of Homes Tasmania assets to deliver more medium density social housing.</p> <p><b>Deliver, Partner, Advocate</b></p> <p><b>A1.2.3</b> Engage with landowners, to prepare a <b>Providence Valley Rivulet Masterplan</b>, which plans for the coordinated renewal of land bound by Elizabeth, Argyle, Burnett and Lefroy Streets, for the delivery of mixed-use and residential development.</p>



Condell Place car park

Planning Scheme Amendment approval process.

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 1: More diverse housing options including social and affordable housing

#### Visitor Accommodation

North Hobart is an attractive destination for visitors. Providing for short-stay visitor accommodation which does not negatively impact on the amount of long term rental and affordable housing is essential.

Strategic opportunities for renewal of existing, underutilised visitor accommodation sites, which can provide additional capacity, can be supported by rezoning these sites to the Urban Mixed Use Zone. (See A1.1.1)

The effectiveness of changes to council rates, intended to discourage the full conversion of a dwelling to visitor accommodation in residential zones, should be monitored, as should the conversion of existing visitor accommodation to a dwelling should. Analysis of whether rates increases are covered through accommodation cost increases should also be considered.

The decision made on a proposal to include a Specific Area Plan (SAP) in the draft LPS to prohibit the full conversion of dwellings in residential zones to visitor accommodation use across the LGA will inform whether the proposed action A1.3.1 is necessary.

Depending upon the success of the listed actions, council staff will continue to investigate mechanisms, used in other areas, to discourage the permanent conversion of dwellings to visitor accommodation use, and their suitability for application in North Hobart.



Rydges Hotel, North Hobart

#### Strategy 1.3

**Create a sustainable balance between short stay visitor accommodation and housing for residents**

#### Proposed actions

##### Deliver

**A1.3.1** Prepare a planning scheme amendment to apply a Specific Area Plan to prohibit the conversion of whole dwelling residential use to visitor accommodation use in the Inner Residential and General Residential zones of the North Hobart study area.

**A1.3.2** Investigate a fee waiver for a planning application for a change of use from visitor accommodation to a residential use for a dwelling.

##### Deliver, Partner, Advocate

**A1.3.3** Prepare a **North Hobart Oval Sports and Community Precinct Masterplan** which investigates the future use and development of the site and potential partial rezoning of land to the Urban Mixed Use Zone.



North Hobart Oval Sports and Community Precinct

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 2: Jobs, services, and everyday convenience within walking distance

North Hobart will continue to be a vibrant and diverse neighbourhood. It's mixed-use character will be celebrated.

Existing employment corridors will be strengthened and mixed use renewal supported in the right locations (see Figure 10).

A diverse range of employment types and industries such as retail and hospitality will be provided.

Land will be rezoned to provide new spaces for:

- established businesses that are currently located in residential zones in more appropriate zones
- new small business, such as daily retail and services
- visitor accommodation on land zoned Urban Mixed Use or General Business to reduce the demand for visitor accommodation on residentially zoned land
- a small supermarket or grocer on land zoned General Business in a preferred location.

A Providence Valley Rivulet Masterplan, which delivers mixed use and residential development plans for the coordinated renewal of land bound by Elizabeth, Argyle, Burnett and Lefroy Streets, will be prepared in consultation with stakeholders and landowners.

#### Measures of success ✓

- Increase in commercial floor space
- Increase in retail diversity to meet daily needs
- Supermarket or grocer to provide fresh food

#### Strategy 2.1

**Support existing and future employment needs with new and renovated buildings that offer different sized tenancies at varying price points to support a range of business and employment needs.**

#### Proposed actions

##### Deliver

**A2.1.1** Prepare a planning scheme amendment to:

- Rezone land from the Light Industrial Zone to the Urban Mixed Use Zone;
- Rezone land from the Light Industrial Zone to the General Business Zone
- Rezone land from the Inner residential Zone to the Urban Mixed Use Zone;
- Include a standard in a Specific Area Plan, to prohibit residential use in the areas identified for 'employment focus'.

**A2.1.2** Engage with landowners, to prepare a **Providence Valley Rivulet Masterplan**, which plans for the coordinated renewal of this land for the delivery of mixed-use and residential development.

##### Advocate, Partner

**A2.1.3** Encourage development which is easily accessible by public transport, taxi, carshare and bike, provide car parking with electric car charging (underground where possible).

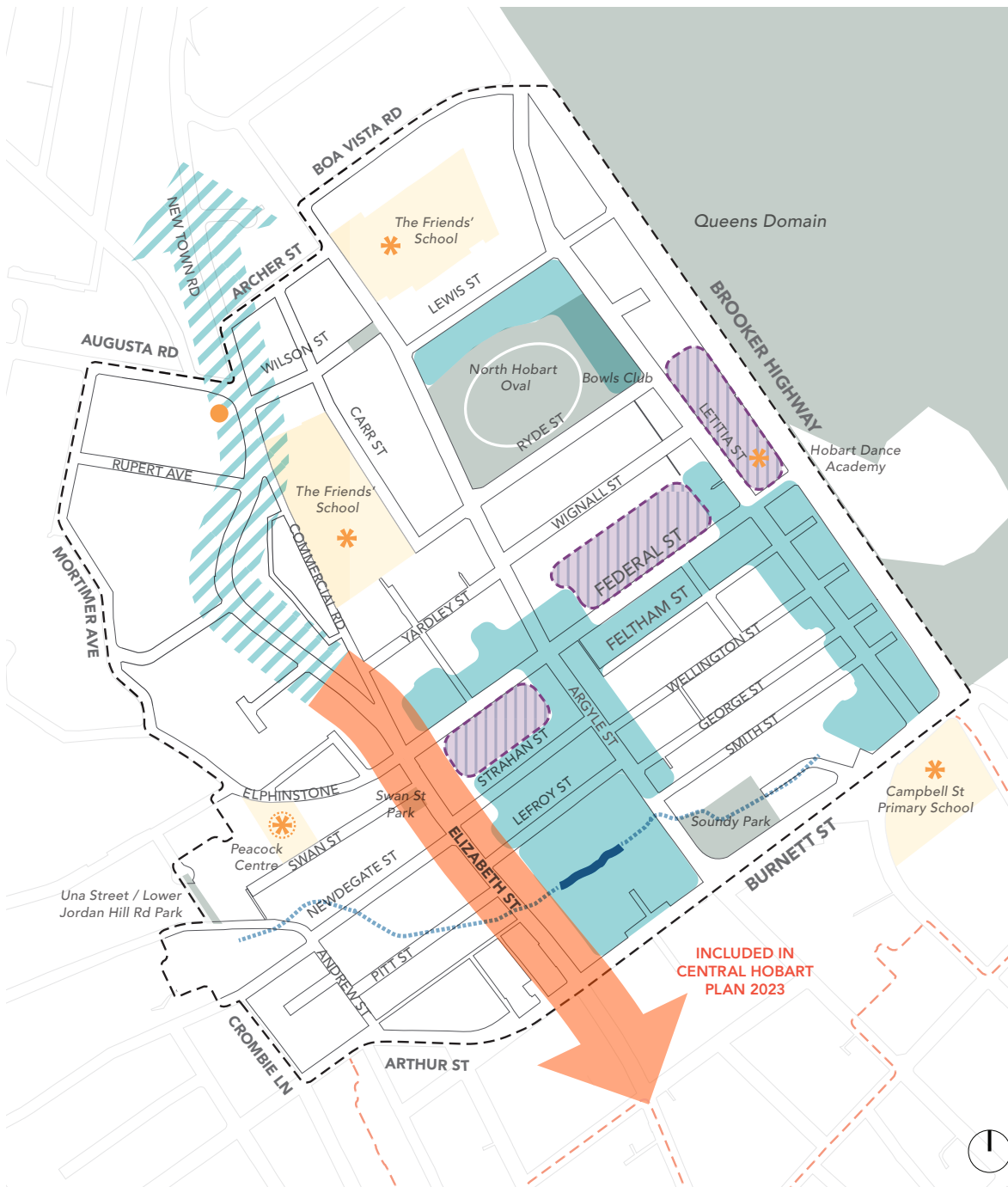
**A2.1.4** Investigate locating 100% renewable energy generation and storage with consolidated off-street, car parking facilities.



Metro-style small supermarket, Brunswick (VIC)

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 2: Jobs, services, and everyday convenience within walking distance



**Figure10.** Supporting employment in existing employment areas and near Elizabeth Street.

- |  |                         |                                 |
|--|-------------------------|---------------------------------|
| Study Area   | Future employment       | Existing mixed use              |
| North Hobart area included in Central Hobart Plan 2023 | Employment focus        | Elizabeth St 'High Street'      |
| Open space   | Potential for mixed-use | Education and child care centre |
| Rivulet (open)   |                         | Community centre                |
| Rivulet (closed)                                       |                         | Grocery store                   |

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

North Hobart will maintain its rich and diverse heritage and character. It is important that buildings are designed to protect heritage places and precincts.

The **Urban Design Principles** will guide future development to align with the vision for North Hobart.

Design excellence will be regulated through specific controls, such as maximum building heights, and minimum boundary setbacks defined in **Built Form and Design Guidelines** and implemented through mechanisms in the Planning Scheme. These controls will consider factors like local character, scale, land form, heritage, and sunlight access.

Community benefits, such as new open spaces and pedestrian links, will be delivered as part of new development.

#### Strategy 3.1

**Ensure new buildings respond to North Hobart's diverse character, heritage and surrounding context.**

#### Proposed actions

##### Deliver

**A3.1.1** Continue to prepare **CoH Hobart Heritage Design Guidelines** (LGA wide).

**A3.1.2** Review whether further specific guidance is required to ensure that the heritage and wider character of North Hobart is retained.

#### Measures of success ✓

- Industry-recognised design excellence, sustainability and innovation
- A mechanism to reinforce local character and protection of heritage values

#### Strategy 3.2

**Support design quality and excellence in new buildings.**

#### Proposed actions

##### Deliver

**A3.2.1** Continue to prepare **CoH Urban Design Guidelines** (LGA wide) to guide best practice outcomes.

**A3.2.2** Prepare a planning scheme amendment to implement the **Built form and design guidelines**

**A3.2.3** Support events and programs which showcase and celebrate exemplar building design, sustainability and innovation.

**A3.2.4** Consider the best mechanism to utilise the **Medium Density Guidelines**.

#### Strategy 3.3

**Encourage sustainable design and adaptive reuse of existing buildings, with renewable energy, greening and WSUD.**

#### Proposed actions

##### Deliver

**A3.3.1** Develop LGA-wide guidance and policy to encourage the development of integrated urban greening, including deep soil planting zones, green roofs and green walls to contribute to the LGA wide urban canopy coverage target of 40% by 2046.

**A3.3.2** Design all Council buildings and infrastructure to be zero emissions; include 100% renewable energy generation and storage; provide electric micromobility and car charging; and incorporate water sensitive urban design.

**A3.3.3** Prepare a planning scheme amendment to implement the **Built form and design guidelines**.

##### Advocate

**A3.3.4** Advocate to the Tasmanian Government for changes to the National Construction Code (NCC) to increase the NatHERs star rating requirement to 7 stars.

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

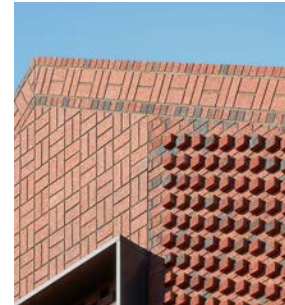
### Objective 3: Well designed and sustainable buildings that respond to heritage



*Letitia Street medium density housing in North Hobart by Preston Lane Architects*



*Adaptive re-use and setback above existing building 388 Barkly Street, Brunswick by DREAMER with Breathe Architecture*



*Materials palette: red brick Clifton and Central, Mt Lawley, Western Australia by MJA Studio*

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Urban design principles

##### Built form and design

1. Support medium density development on wide green streets and strategic sites.
2. Promote well designed medium density housing, mixed use renewal and future employment.
3. Ensure buildings respond to context, including land form, views, streetscape, local character, scale, heritage and solar access.
4. Engage with streets and spaces to increase the sense of safety and add to the vibrancy of the public realm.

The Built form and design guidelines for North Hobart are informed by best practice and the specific place context of North Hobart, such as palawa identity, land form, character, heritage and solar access. They seek to enhance the quality of the buildings, as well as the spaces between buildings.

Planning scheme amendments to implement the guidelines will provide clarity for the community and developers about the requirements for North Hobart.

The City of Hobart Urban Design Advisory Panel (UDAP) will continue to play an important role through the independent design review process.

##### Building heights

The height of buildings significantly influences the overall scale, form, and desired character of North Hobart's streets and spaces.

Maximum building heights are proposed to support North Hobart's evolution over the next 20 years, these heights respond to the land form, views, heritage, and streetscapes.

A planning scheme amendment for a Specific Area Plan in the LPS would be used to implement these maximum heights.

Development standards in the State Planning Provisions of the Tasmanian Planning Scheme

currently have maximum building heights under the Acceptable Solution of the relevant standard. However, in some instances these heights can potentially be exceeded under assessment against the Performance Criteria. We are proposing performance criteria with maximum building heights as well as other performance based criteria.

It is important to understand that inclusion of a maximum building height does not mean that a development can automatically achieve this height, as other standards may prevent this.

Developments aspiring to reach the maximum height will need to meet the relevant standards set out in the maximum building heights plan, which are proposed to be implement through a Specific Area Plan in the LPS.

Lot size and configuration, and the standards set out in code overlays, such as the Heritage Code, will also play an integral role in determining the appropriate height for each site.

Development applications of four and five storeys is referred to the Urban Design Advisory Panel for their independent and professional urban design advice.

Developer contributions for community benefit are expected for developments of four and five storeys.

##### Supporting increased density on wider streets and strategic sites



Letitia Street with the heritage listed Former High School site to the right in the background.

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

A key built form strategy is to encourage increased height and density on wider streets such as Argyle Burnett, Federal and Letitia, Streets, as well as the Providence Valley Rivulet block.

The width of these streets, along with larger lot configuration, provides opportunities for development at taller scales, as they can better manage off-site impacts such as overshadowing, and provide a greater contribution to landscaping to support the role of these streets as Primary Green Streets. (See objective 6).

These wide streets:

- can accommodate a greater concentration of activity and variety of uses
- are identified as primary pedestrian streets and have opportunities for footpath upgrades and greening
- are identified as primary cycle and micromobility routes and have opportunities for improvements

- are currently used for existing bus routes and Letitia Street is identified as a potential route for bus rapid transit.

Sites containing existing warehouse and light industry buildings provide opportunities for adaptive reuse that demonstrates environmental sustainability.



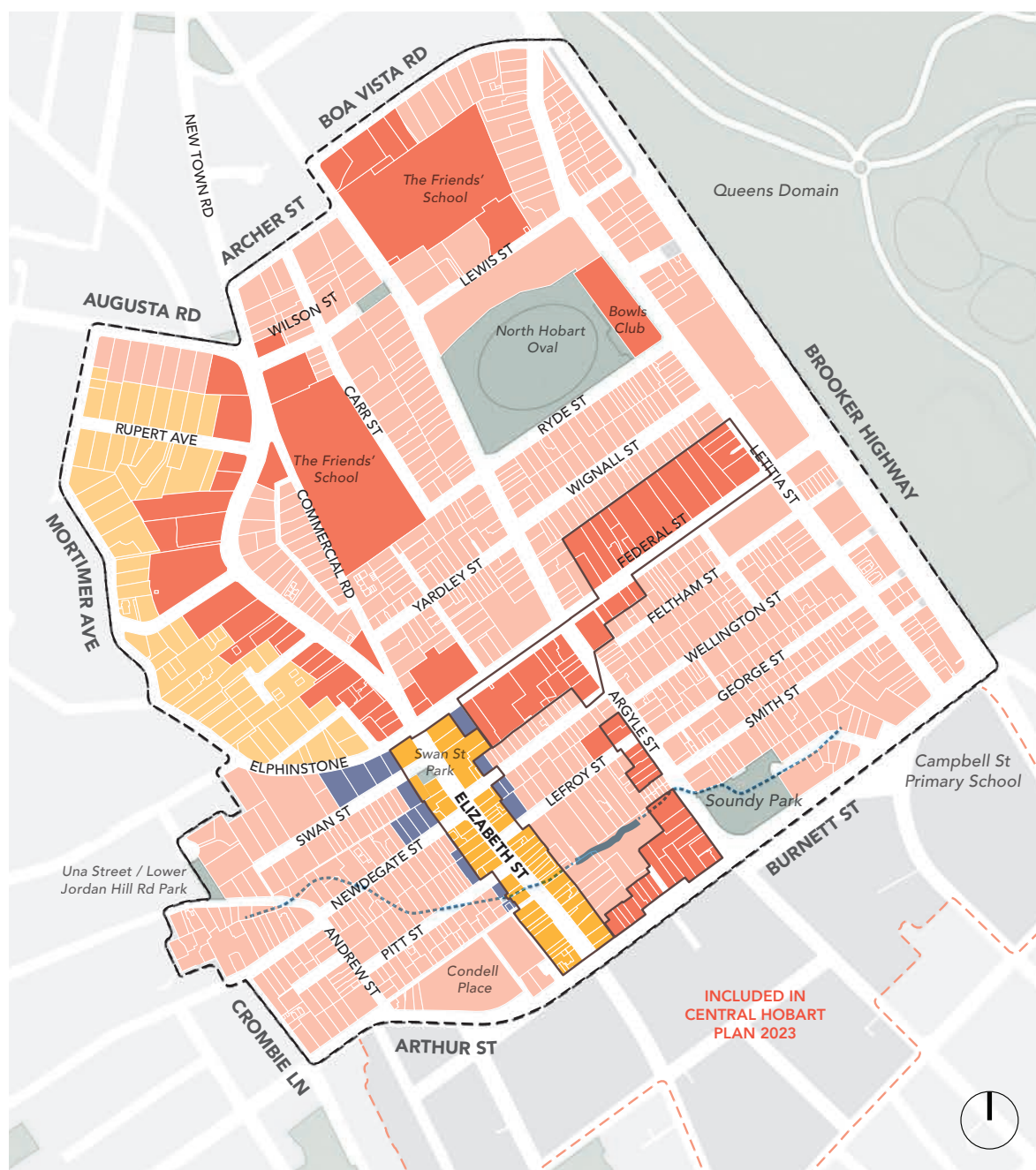
Federal Street with kunanyi, Mount Wellington in the distant background.

**Figure 11.** North Hobart within the broader Central Hobart land form structure, noting the fall from high ground towards the City Centre. (Image source: Building Height Standards Review, 2018, Leigh Woolley Architect)



## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage



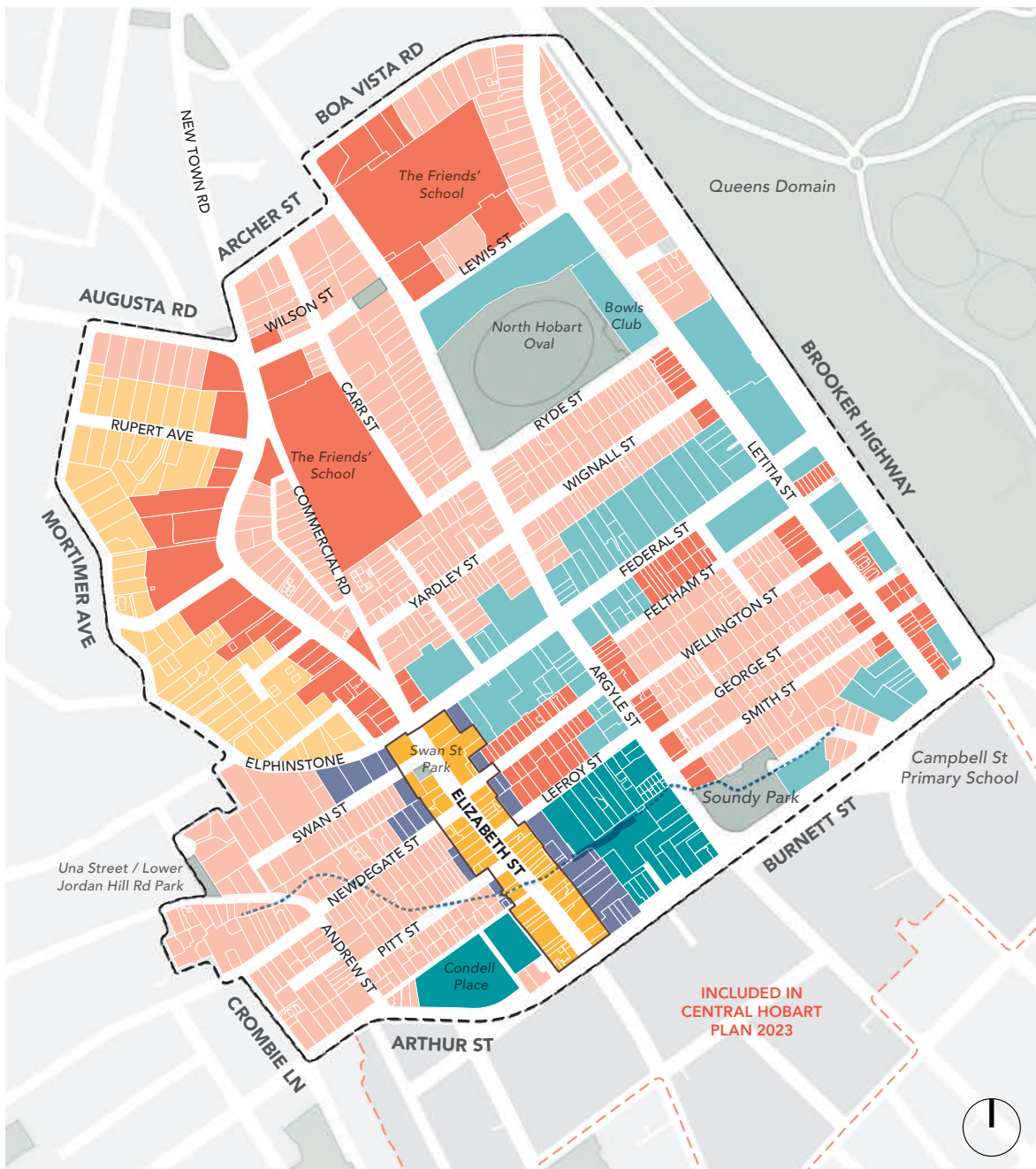
**Figure 12.** Existing maximum building heights plan

- |  |   |
|--|---|
| <span style="border: 1px dashed black; padding: 2px;"> </span> Study Area                                      | <span style="background-color: #fde725; border: 1px solid black; padding: 2px;"> </span> 8.5m above NGL (allows for 2 storeys) General Residential Zone   |
| <span style="border: 1px dashed red; padding: 2px;"> </span> North Hobart area included in Central Hobart Plan | <span style="background-color: #fdbf6f; border: 1px solid black; padding: 2px;"> </span> 9m above NGL (allows for 2 storeys) General Business + North Hobart SAP  |
| <span style="background-color: #a6d854; border: 1px solid black; padding: 2px;"> </span> Open space            | <span style="background-color: #fdae61; border: 1px solid black; padding: 2px;"> </span> 9.5m above NGL (allows for 3 storeys residential) Inner Residential Zone   |
| <span style="background-color: #41ab5d; border: 1px solid black; padding: 2px;"> </span> Rivulet (open)        | <span style="background-color: #d73027; border: 1px solid black; padding: 2px;"> </span> 10m above NGL (allows for 3 storeys mixed use development)<br>Urban Mixed use, Light Industrial, Community Purpose + Recreation Zone |
| <span style="background-color: #cccccc; border: 1px solid black; padding: 2px;"> </span> Rivulet (pipe)        | <span style="background-color: #3182bd; border: 1px solid black; padding: 2px;"> </span> 12m above NGL (allows for 3-4 storeys mixed use development)<br>General Business Zone  |
| <span style="border: 1px solid black; padding: 2px;"> </span> Specific Area Plan (SAP)                         |   |

Note: Existing maximum heights are largely determined by the zone with the exception of Elizabeth Street where the North Hobart SAP applies.

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage



**Figure 13.** Proposed maximum building heights plan (draft only - subject to change)

- Study Area
- North Hobart area included in Central Hobart Plan
- Open space
- Rivulet (open)
- Rivulet (pipe)
- 8.5m above NGL General Residential Zone (allows for 2 storeys)
- 9m above NGL North Hobart SAP (allows for 2 storeys)
- 9.5m above NGL Inner Residential Zone (allows for 3 storeys residential)
- 10m above NGL (allows for 3 storeys mixed use development)
- 12m above NGL (allows for 3-4 storeys mixed use development)
- 15m above NGL (allows for 4 storeys, subject to performance criteria including delivery of urban design and community benefits)
- 18m above NGL (allows for 5 storeys, subject to performance criteria including delivery of urban design and community benefits)

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

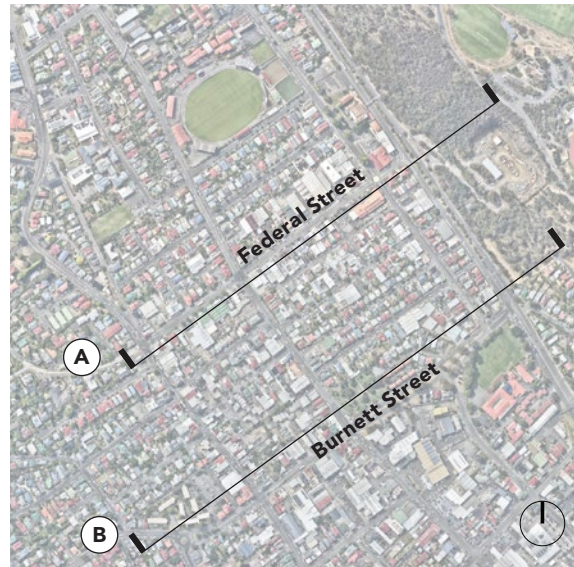
### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Ensuring building heights respond to context, including landform, views, heritage and solar access.

The natural topography and landform of North Hobart plays a central role shaping the perception of building heights and determining logical locations for taller structures while managing the impacts of perceived scale.

Development heights should align with the layered landform of North Hobart, ascending from the 'hill' to the 'basin' area near Letitia Street.

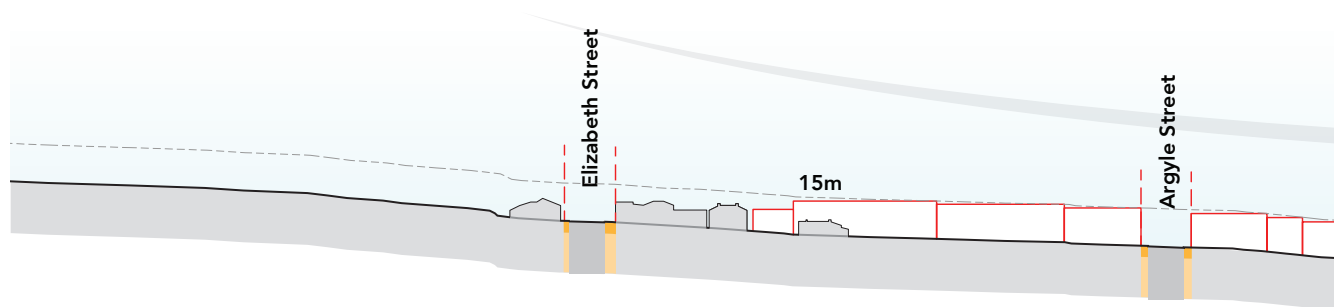
This approach involves situating increased heights within the basin and at the core of the Providence Valley Rivulet block, capitalising on the fall from Elizabeth Street to Letitia Street and then up to the Domain (see Figure 14).



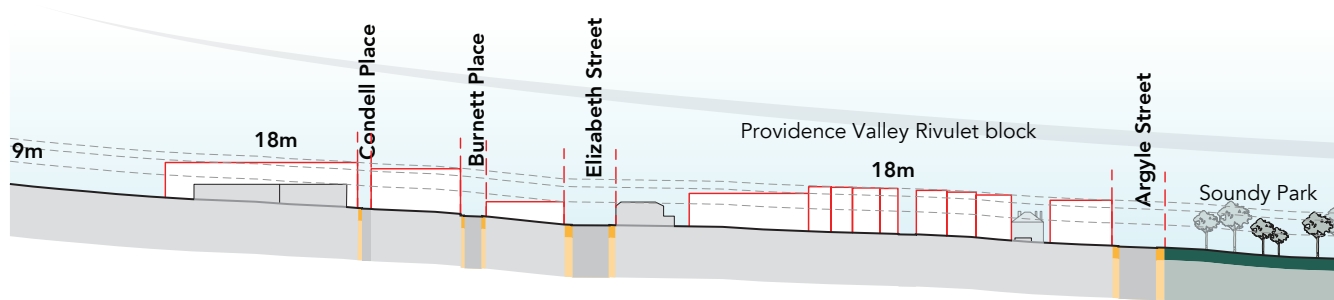
Aerial photograph showing locations of sections taken through lots adjacent to Federal and Burnett Streets.

**Figure 14.** Proposed maximum building heights and landform  
(Note: Applications for development would still be subject to the Heritage Code)

- Existing buildings
- Proposed heights (envelope only)



**Section A — Federal Street (northwest facing)**



**Section B — Burnett Street (northwest facing)**

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

Other key principles that have informed proposed maximum building heights are: the context, scale, local character, heritage places and precincts.

Specific considerations include preserving the prominence of the heritage listed former Hobart High School buildings as a landmark in the area, including when viewed from uphill. Heights are restricted to 4 storeys or 15 metres in the surrounding area, including the 'basin' where the Black Buffalo Hotel is located.

Taller built forms are proposed for the Providence Valley Rivulet block and Condell Place car park sites, where the surrounding context allows for minimal impact, and where developer contributions have the potential to provide the greatest community benefit.

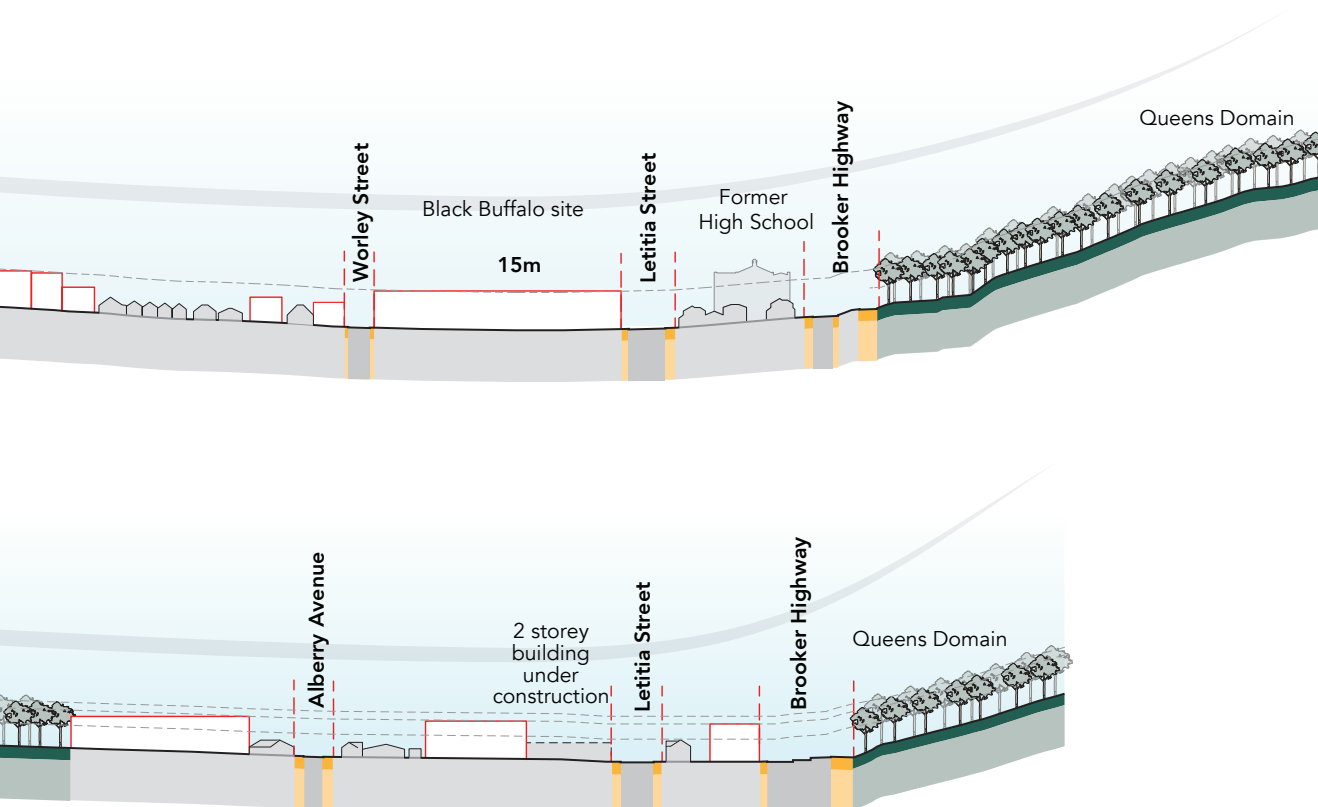
Lower heights are recommended through building envelopes proposed for lots to the north of Providence Valley Rivulet (and the potential park) to prevent overshadowing. (See Section E)

#### Section A — Federal Street

- Retaining the prominence of the former Hobart High School building as a landmark, especially when viewed from uphill
- Allowing taller built form in the 'basin' on the Black Buffalo Hotel site.

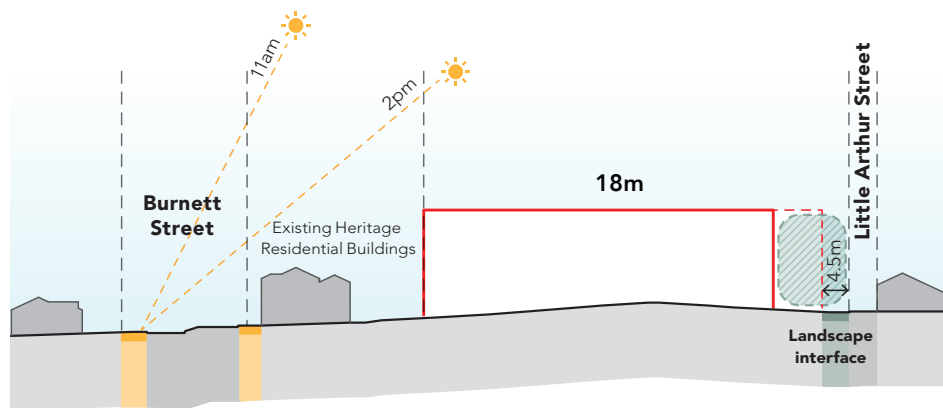
#### Section B — Burnett Street

- Allowing taller built form in the middle of the Providence Valley Rivulet block.
- Lower heights to the north of the Providence Valley Rivulet (and potential park) to protect it from overshadowing.

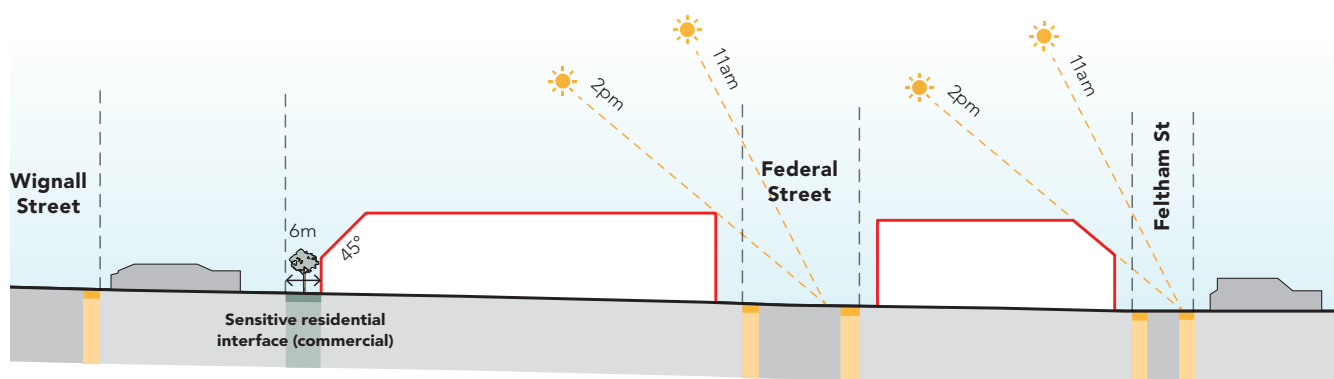


## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

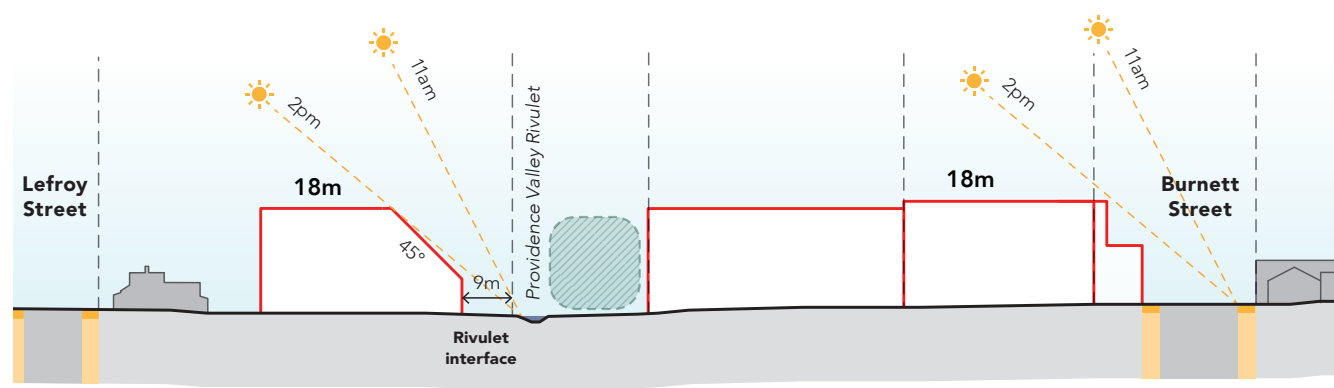
**Objective 3: Well designed and sustainable buildings that respond to heritage**



**Section C — Condell Place: Burnett Street to Little Arthur Street (southwest facing)**



**Section D — Wignall to Feltham Street (northeast facing)**



**Section E — Lefroy to Burnett Street (northeast facing)**

**Figure 15.** Proposed maximum building heights and landform sections

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

Locations of sections shown in Figure 15.

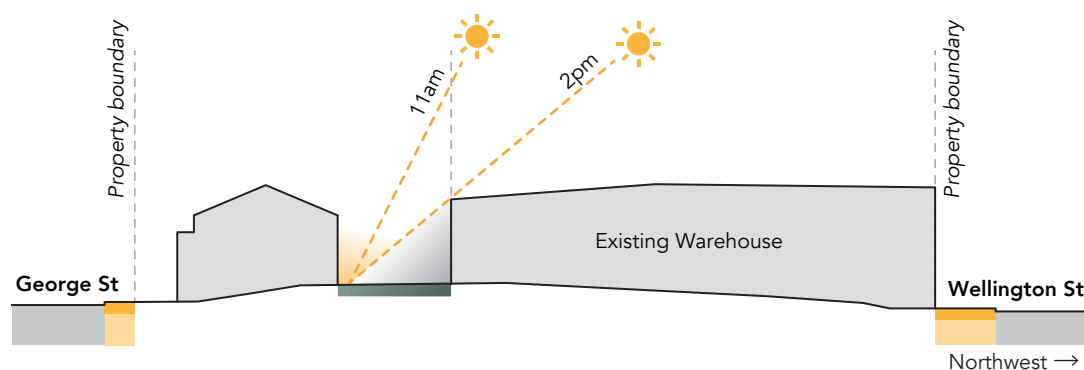


## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

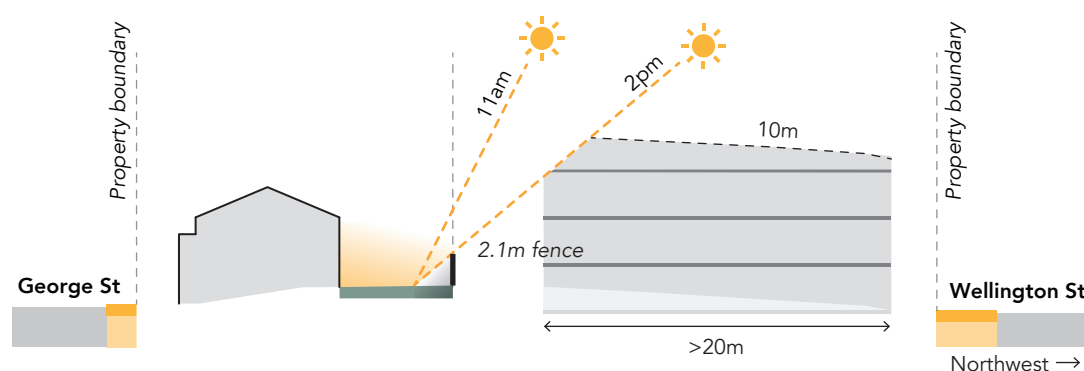
### Objective 3: Well designed and sustainable buildings that respond to heritage



**Figure 16.** Section demonstrating how rear setbacks can improve solar access to north-facing backyards of shallow sites.



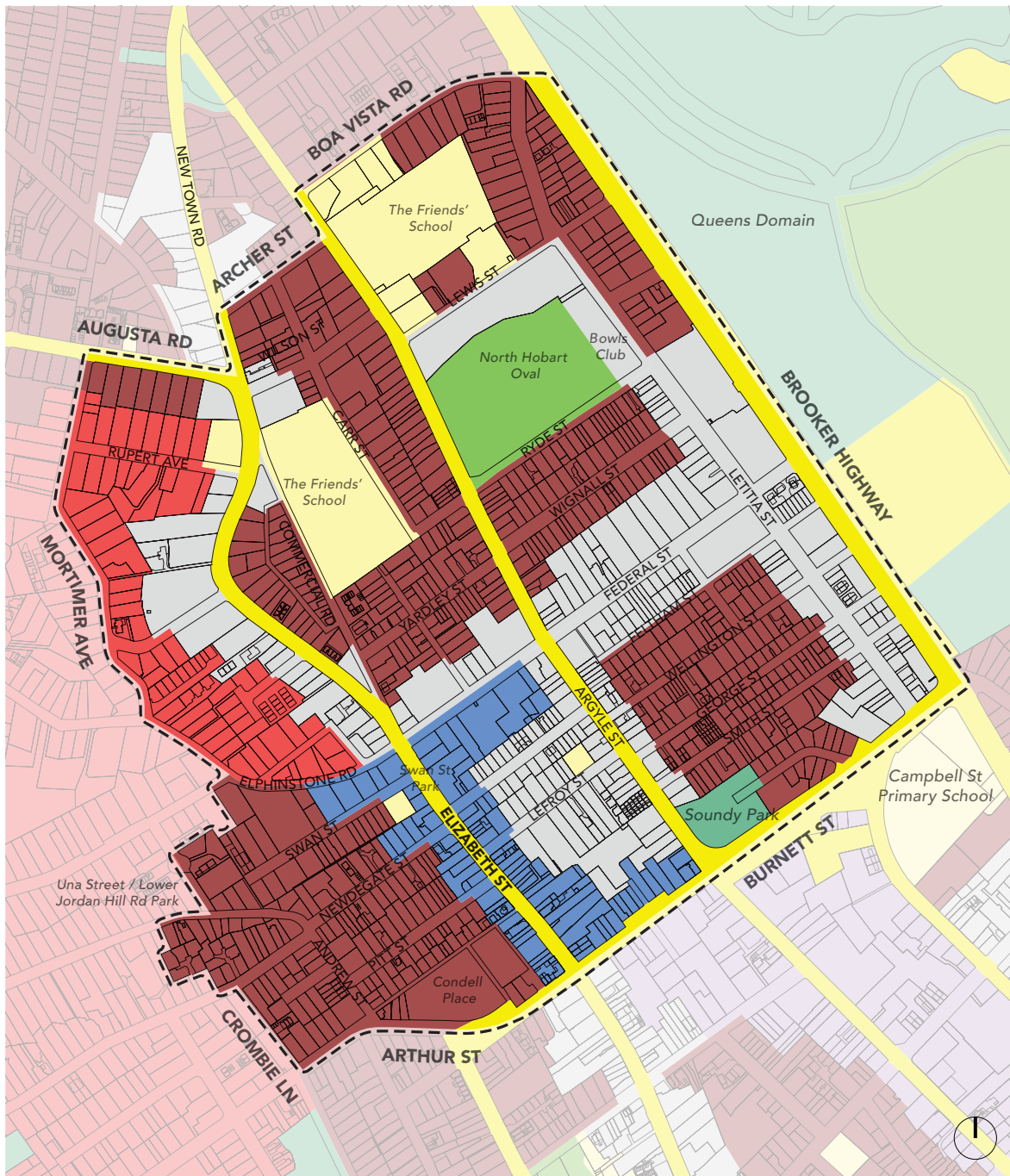
Currently, the existing warehouse building casts a shadow to the majority of the private open space at the Spring Equinox.



Proposed building envelope incorporating setbacks that improve solar access to existing private open space at the Spring Equinox.

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage



**Figure 17.** Proposed LPS zoning map (draft only - subject to change)

[ ] Study Area

Planning zones

- |   |   |
|---|---|
| <span style="color: red;">■</span> General Residential Zone   | <span style="color: yellow;">■</span> Utilities Zone              |
| <span style="color: darkred;">■</span> Inner Residential Zone | <span style="color: lightyellow;">■</span> Community Purpose Zone |
| <span style="color: grey;">■</span> Urban Mixed Use Zone      | <span style="color: green;">■</span> Recreation Zone              |
| <span style="color: blue;">■</span> General Business Zone     | <span style="color: darkgreen;">■</span> Open Space Zone          |
| <span style="color: purple;">■</span> Light Industrial Zone   |   |

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### **Promote well-designed medium density housing, mixed use development and support future employment uses**

The proposed maximum building heights seek to support diverse medium density housing typologies and mixed use developments that reinforce and enrich North Hobart's distinct built form character and identity.

##### *Residential infill and mixed use renewal*

Varied maximum building heights across the study area have the potential to support multiple dwellings that range from single storey to up to five storeys in height.

Medium density dwelling typologies that are appropriate to include in this area are double storey villa developments, duplexes and co-joined dwellings, terrace housing, townhouses, apartment buildings up to five storeys, shop top housing and mixed-use residential developments with commercial ground floor tenancies.

##### *Future employment uses*

Carefully considered maximum building heights, in conjunction with other guidelines outlined in the UDP, aim to promote diverse and innovative commercial building typologies.

A range of contemporary workspaces at varying scales, which can respond to the evolving needs of enterprises and workers, including the preference for environments rich in amenity, will be encouraged to support new business opportunities.

New development and use along Federal Street should complement the character of the area, and provide higher levels of visual and physical engagement with the street using crime prevention through environmental design (CPTED) principles, placemaking and urban greening.

Development that is adjacent to a sensitive residential use should address overshadowing and visual bulk impacts. See rear boundary setbacks and landscaping diagrams.

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**The following pages showcase examples of medium-density development typologies, illustrating the diverse potential for housing, mixed use renewal, and business spaces that respond to North Hobart's context.**

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Medium density housing development



##### **Townhouse (laneway/corner)**

Location: Davison Street, Brunswick (VIC)

Architect: Archier

Dwellings: 3 (83 dwellings/ha)

Site area: 360m<sup>2</sup>

Site type: corner



##### **Townhouse (courtyard)**

Location: Barkly Street, Brunswick (VIC)

Architect: Breathe Architecture + DREAMER

Dwellings: 11 (107 dwellings/ha)

Site area: 925m<sup>2</sup> (approx)

Site type: inside



##### **Apartment building (large site)**

Location: Goulburn Street, Hobart (TAS)

Architect: Cumulus

Dwellings: 25 (177 dwellings/ha)

Site area: 1415m<sup>2</sup> (approx)

Site type: inside-through



##### **Apartment building (small site)**

Location: Napier Street, Fitzroy (VIC)

Architect: Freadman White

Dwellings: 14 (347 dwellings/ha)

Site area: 400m<sup>2</sup> (approx)

Site type: inside

A redevelopment of a former commercial site, located in close proximity to Brunswick Street, a 'high street' context in Fitzroy that is similar to Elizabeth Street in North Hobart.

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Mixed use development



##### Mixed use (high street)

Location: Sydney Road, Melbourne  
 Architect: Austin Maynard Architects  
 Dwellings: 20 apartments (182 dwellings/ha)  
 Business uses: Homewares and clothing stores  
 Heritage: Adjacent heritage  
 Site area: 1100m<sup>2</sup>  
 Site type: 2 high street lots with rear laneway access



##### Mixed use apartment building (corner)

Location: Elizabeth Street, Hobart  
 Architect: Core Collective Architects  
 Dwellings: 15 (176 dwellings/ha)  
 Business uses: Visitor accommodation, car show room and restaurant.  
 Heritage: Adjacent heritage place  
 Site area: 850m<sup>2</sup>  
 Site type: Corner



##### Mixed use apartment building (corner)

Location: Mt Lawley, WA  
 Architect: MJA Studio with CAPA Studio  
 Dwellings: 15  
 Business uses: 7 tenancies (yoga studio, cafe, restaurant, barber and wine bar)  
 Heritage: Adaptive re-use of existing corner building  
 Site area: N/A  
 Site type: Corner

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Business development



##### Renewal of former industrial site

Location: Milledge Lane, Launceston

Architect: LXN Architecture

Business uses: Office and retail

Heritage: Adjacent heritage

Site area: N/A

Site type: Corner



##### Adaptive reuse of heritage

Location: Argyle Street, Hobart

Architect: Core Collective

Business uses: Art gallery, bakery, restaurant

Heritage: Heritage place

Site area: N/A

Site type: Corner



##### Adaptive reuse of disused warehouse

Location: Tasma Street, North Hobart

Architect: 1+2 Architecture

Business use: Head office

Heritage: N/A

Site area: N/A

Site type: N/A

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Building setbacks

##### **Existing street wall**

A street wall refers to any part of a building that is built on the boundary fronting the street. Street walls are a common feature of 'high streets' and areas with a high mix of uses such as North Hobart.

The street wall height refers to the vertical distance between the footpath and the highest point of the building at the street edge. The prevailing street wall height of Elizabeth Street in North Hobart is 2 storeys (9m approx.).

##### **Street wall extension encouraged**

The street wall and upper level setbacks are intended to support the extension of retail, hospitality and entertainment uses on Argyle, Burnett and Federal Streets, (southern side only) and reinforce an 'urban' character by forming a defined street edge with upper levels set back 6m from the property boundary for proposed additional height above the street wall height. The proposed street wall and setback is intended to:

- create a sense of enclosure,
- provide views to the sky
- maintain sunlight access to footpaths.

The extension of the street wall is not applied to the northern side of Federal Street to retain the prominence of heritage places with differing front setbacks, nor is it applied to Elizabeth Street, where the North Hobart SAP applies.

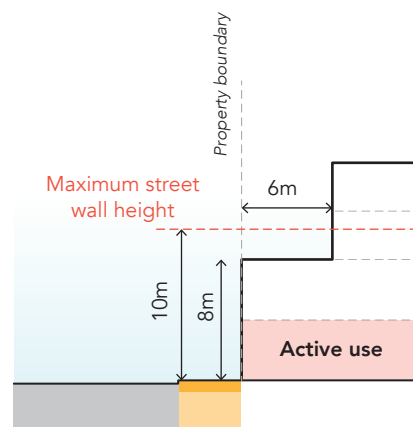
Development applications would still be assessed against the Heritage Code.

##### **Street corners**

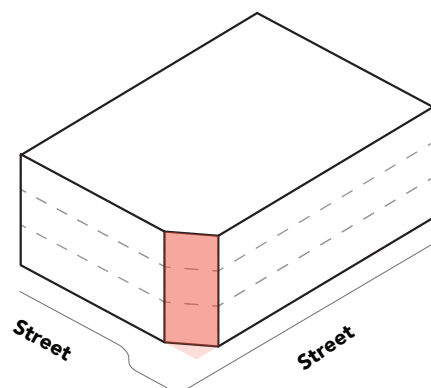
Buildings with a street wall should be designed to provide emphasis and definition of the street corner. This can be achieved by chamfering or filleting the corners and/or by building setbacks, to create more space and to increase pedestrian visibility, amenity and safety (See Figure 19).



Prevailing 2 storey street wall on Elizabeth Street.  
Photograph by Alastair Bett



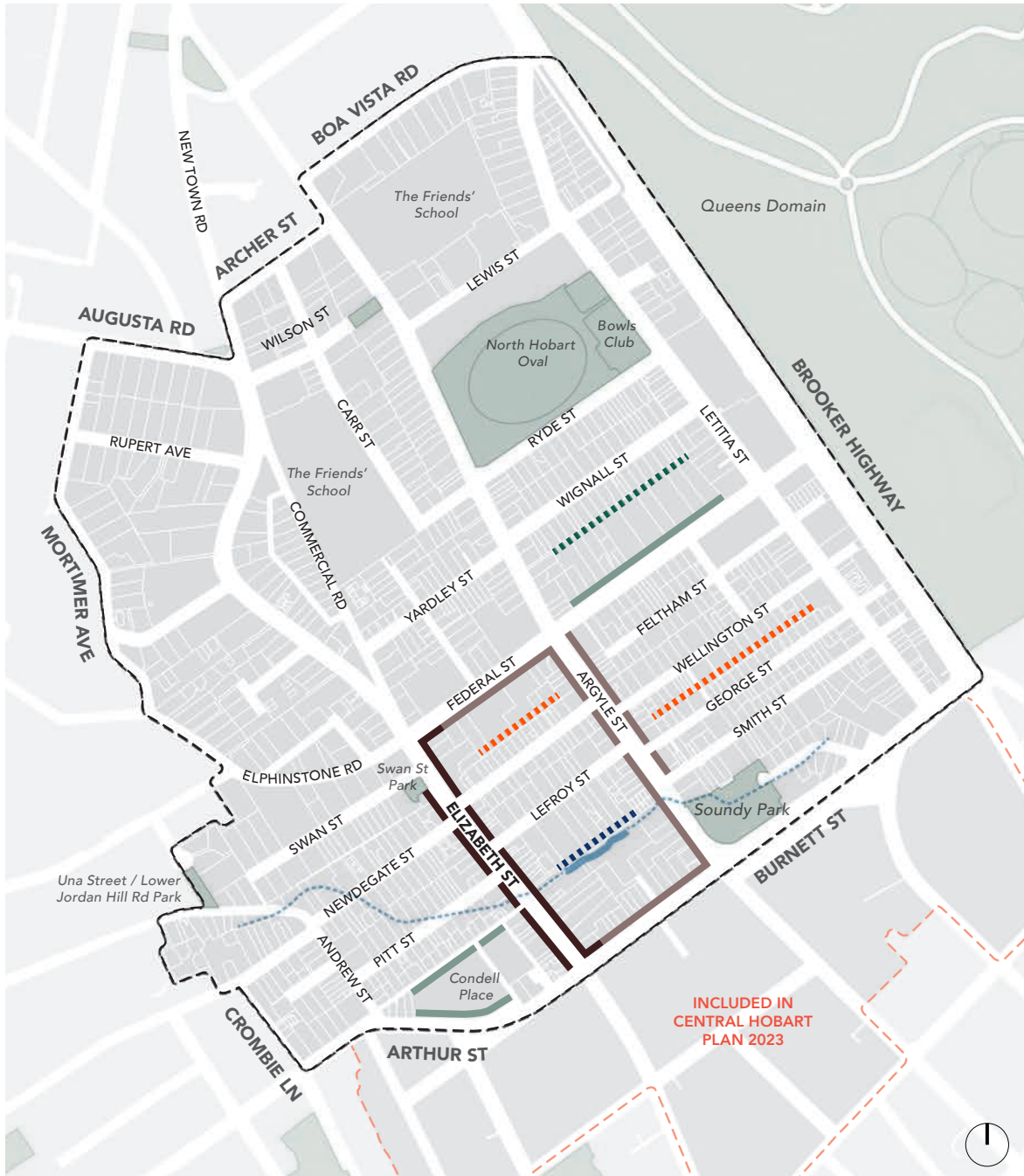
**Figure 18.** Upper level setbacks encouraged above the street wall.



**Figure 19.** Street corner chamfer

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage



**Figure 20.** Proposed building setbacks plan

- |  |  |
|--|--|
| Study Area   | Maximum street wall height (9m) North Hobart SAP |
| North Hobart area included in Central Hobart Plan 2023 | Proposed street wall height (10m)                |
| Open space   | Landscape interface                              |
| Rivulet (open)   | Sensitive residential interface (commercial)     |
| Rivulet (pipe)   | Rivulet interface                                |
|  | Sensitive residential interface (solar access)   |

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### **Landscape setback: providing street setbacks that contribute to urban greening**

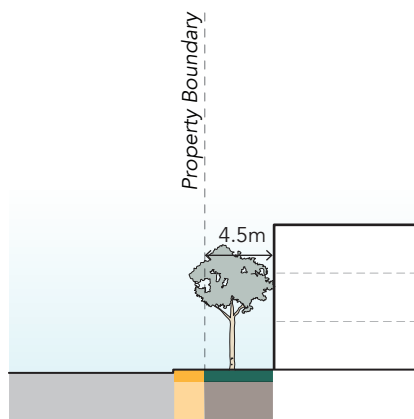
The northern edge of Federal Street between Argyle and Letitia Streets, and the streets surrounding Condell Place currently lack a consistent setback character. However these areas are capable of a significant landscape contribution as they contain deeper or large sites. Therefore, a greater setback should be provided to:

- Provide landscaping to Primary and Secondary Green Streets
- Provide a visual buffer/human scale to larger scale buildings,
- Maximise deep soil area
- Incorporate Water Sensitive Urban Design (WSUD) measures
- Provide placemaking and open space opportunities where identified. (See Figure 35).

Proposed standard

*Development must be set back from the street at least 4.5 metres or no less than the setback of an adjacent heritage place, whichever distance is greater.*

Streets in the Inner Residential and Urban Mixed Use Zones will require a 3m front setback for landscaping as per the relevant standards in the SPPs.



**Figure 21.** Landscape setback

#### **Residential rear boundary setback (solar access): provide rear setbacks to retain or improve solar access to boundaries with residential use**

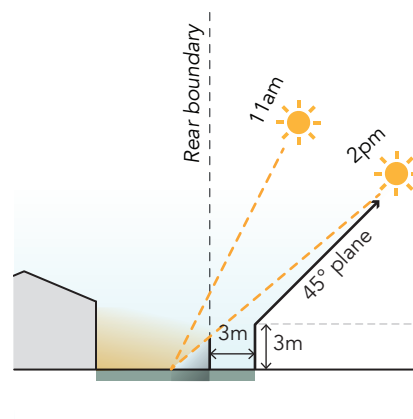
Overshadowing is a key consideration on development of areas that abut very shallow (short) sites, such as those on the northern side of George Street. Future development should seek to retain and improve the level of solar access to north-facing private open spaces.

Proposed standard

*Development must be:*

- setback from the rear boundary 3m
- contained within a building envelope projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level and 3m from the rear boundary to the maximum building height.

Development in the Inner Residential and Urban Mixed Use Zones will require a 3m rear setback for solar access, open space and landscaping.



**Figure 22.** Residential rear boundary setback (solar access)

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Rivulet setback

Overshadowing of the Providence Valley Rivulet is a key consideration for the future development of areas to the north of the rivulet. Development should cumulatively provide increased solar access to the rivulet and turn towards the rivulet.

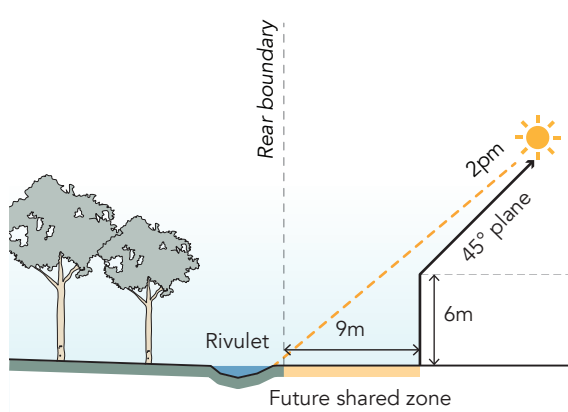
- Solar access should be provided to the Providence Valley Rivulet between 11am and 2pm at the Spring Equinox.

In addition, future development should 'turn' towards the rivulet and orient ground floor uses and habitable rooms towards the rivulet. The increased setback to provide solar access also facilitates the creation of a shared zone providing access to adjacent development sites over time.

Proposed standard

*Development must be:*

- set back from the rear boundary 9m
- contained within a building envelope projecting a line at an angle of 45 degrees from the horizontal at a height of 6m above existing ground level and 6m from the rear boundary to the maximum building height.



**Figure 23.** Rivulet setback

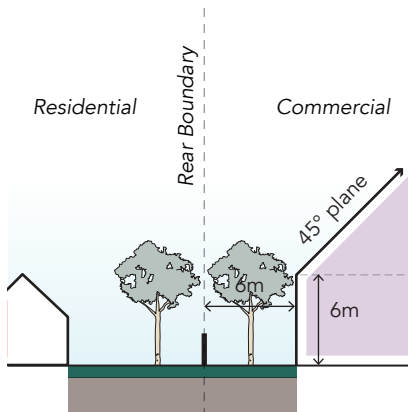
#### Sensitive residential rear boundary setback (commercial)

Future development for business uses on the northern side of Federal Street, between Argyle and Letitia Streets, should provide a minimum of 6m landscaped rear setback to northern residential boundaries, to provide a visual buffer between residential use and new development.

Proposed standard

*Development must be:*

- set back from the rear boundary 6m
- contained within a building envelope projecting a line at an angle of 45 degrees from the horizontal at a height of 6m above existing ground level and 6m from the rear boundary to the maximum building height.



**Figure 24.** Sensitive residential rear boundary setback (commercial).

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Street activation

##### Building facades, entries and CPTED

Activation and crime prevention through environmental design (CPTED) plays an important role in the design of urban spaces. The following should be considered in the design of new development:

- Provide clear entries and appropriate levels of clear glazing to the front facade of buildings, to increase the level of permeability and visibility from the street.
- Respect the characteristics and dominant pattern of building frontages.
- Wrap car parking structures with active uses to increase street activation and passive surveillance.
- Design weather-protected spaces, structures, canopies or awnings, that do not encroach into space designated for trees.
- Provide a sense of transition between public and private space and ensure adequate privacy for users.
- Ensure that community spaces and common indoor spaces and facilities for residents are located at the ground floor and can be adapted over time.
- Ensure that non-residential uses enable active frontages, passive surveillance and for activity to spill out onto streets, public open spaces and pedestrian connections.
- Ensure that bicycle parking is on the ground floor and is safe and well-lit, and has active frontages to the street. Complementary uses, such as bicycle repairs or a cafe can provide opportunities for passive surveillance and showcasing.
- Incorporate opportunities for integrated art along laneways to create interest with colour, materials and lighting.
- Provide balconies and openable windows within the street wall and orient habitable rooms towards streets and laneways to increase passive surveillance.
- Ensure that building indents are set at a depth that remains visible from the street to avoid creating unsafe entrapment spaces.

**Table 1.** Activation guidelines

Type	Requirements
<b>Retail and hospitality (e.g. shops, food and drink premises)</b>	<p>Provide structures, canopies or awnings that offer continuous and functional weather protection where retail and hospitality uses are proposed. These should be designed to allow for street canopy trees.</p> <p>Avoid broad tenancies along the street frontage and wrap large floorplate tenancies with smaller, fine-grain tenancies.</p> <p>Avoid external steps or pronounced level changes at ground level that visually and physically separate the frontage from the street.</p>
<b>Residential</b>	<p>Provide direct individual entries to dwellings or home offices at ground level where practical.</p>
<b>Open space</b>	<p>Provide habitable rooms orientated towards the neighbouring open space.</p> <p>Provide direct individual entries to dwellings from open space where practical.</p>
	<p>Institutional buildings should, where practicable, create activated façades to increase the degree of visual and physical interaction between people in the street and those within.</p>
<b>Heritage</b>	<p>Requirements set out in the Heritage Code and North Hobart SAP take precedence over other requirements in this table, to protect heritage values.</p>

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Glazing

The extent of glazing at the ground level increases the level of visual engagement and interest between retail and hospitality uses and pedestrians in the street, adding to the vibrancy of these streets.

Where retail and hospitality uses are encouraged in the block between Burnett, Federal, Argyle and Elizabeth Streets, a higher level of glazing (60%) will ensure that street frontages contribute to the core retail role and appearance of these streets. The incorporation of plinths and bases are encouraged to replicate the traditional character of retail shopfronts.

Elsewhere, mixed use developments should maximise the level of glazing to support higher levels of activation.

Vinyl wrap advertising over ground floor facade glazing should be prohibited in this area.

Existing and future laneways may be constrained by their traditional service role and back of house areas; however, the amount of glazing should be maximised when these areas are converted for active uses.

Requirements set out in the Heritage Code and North Hobart SAP take precedence over above requirements, to protect the integrity of heritage values.

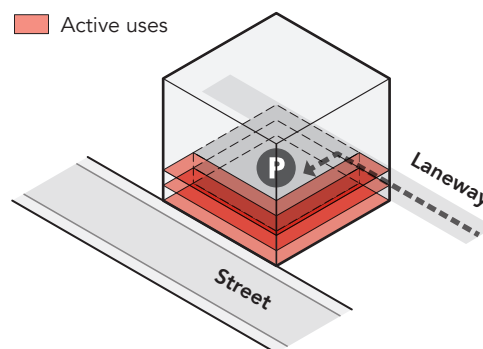


Traditional retail shopfronts on Elizabeth Street  
Photograph by Alastair Bett

#### Building services and loading

The design and configuration of building services, including waste and loading, is a key consideration towards creating high-quality, safe spaces between the building and streets, laneways and open spaces.

- Locate services away from primary pedestrian streets.
- Minimise the amount of space occupied by services at ground level.
- Distribute separate service elements along the street frontage to reduce the creation of large blank walls.
- Integrate services within the building and facade design in an unobtrusive manner to maximise active street frontages. Exposing some service elements and/or reducing the height of cabinets may be appropriate.
- Consolidate vehicular access entries for parking and loading.
- Design car parking to have active frontages sleeved around them, to minimise the visual and amenity impact on the streetscape.
- Design vehicle entries to prioritise pedestrian safety including visibility, lighting and signage.
- Use high quality and attractive materials and finishes to vehicle entries, gates and fencing.
- Provide for weather protection, landscape and greenery in building façades and thresholds.



Car parking is sleeved with active uses



## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Reverse amenity

There is a need to ensure that existing land uses that are central to North Hobart's cultural identity, such as its live music, dining and entertainment scene, are not compromised by development with sensitive new uses such as residential or visitor accommodation.

The Neighbourhood Plan proposes reverse amenity requirements to protect hospitality uses. These have the potential to be implemented through an action for a planning scheme amendment to the LPS.

#### Reverse amenity requirement

Provisions in the planning scheme should consider the extent to which a new use or development minimises the potential for off site impacts to affect the amenity of future users of the proposed development, including from noise, fumes, odour or vibrations, ensuring that:

- existing uses are not compromised by a new use or development
- a new use or development is designed to address amenity impacts from, and to, existing uses.

A standard to consider how the layout and design of a new development with a sensitive use minimises the potential for off site impacts should be included in the SAP which is proposed through the preparation of a planning scheme amendment. See Action A.1.1.1 .



*Hospitality uses in Elizabeth Street  
Photograph of Willing Bros by Sam Shelley*



*Hospitality uses in 'backyard' spaces off Elizabeth Street  
Photograph of Boodle Beasley beer garden by Alastair Bett*

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Design quality and sustainability

##### Overview

North Hobart has a unique character and identity that is highly valued by both locals and visitors.

Heritage places and precincts combine with a mix of more recent built form, such as small to mid-scaled retail and offices, this results in an attractive and identifiable character, despite the variation.

Streetscapes vary in size and qualities, connecting residential areas with key destinations in North Hobart and beyond.

New development within North Hobart must enhance, not detract from the values of place. Creative, innovative and sustainable design is essential to make a positive contribution to the built form, public realm and amenity of North Hobart.

The following guidelines are currently being developed and will be relevant to future development in the area:

- *Heritage Design Guidelines, City of Hobart*
- *Urban Design Guidelines, City of Hobart*
- *Medium Density Design Guidelines, Department of State Growth.*

##### Character and identity

- New development should be articulated to reinforce the human-scale streetscape of North Hobart, breaking down singular long elevations into a series of facades.
- Continue the streetscape rhythm and materiality of the street wall down to the ground level forming part of the built form expression at street level.
- Celebrate the diversity of built form, including small office and warehouse building typologies as part of the character of North Hobart.
- Continue architectural expression through upper levels and roof lines reflecting the building use and complementing adjoining roofscapes.
- Respond to the colour and material palette of North Hobart, consider complementary and contrasting colours and materials.
- Requirements set out in the Heritage Code and North Hobart SAP take precedence over above requirements, to protect the integrity of heritage values.



*The distinct streetscape character of Elizabeth Street.  
Photograph by Alastair Bett*

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Building performance

- Ensure the orientation, design and layout of development makes appropriate use of daylight and solar energy, to reduce fossil fuel energy use.
- Dwellings should be designed to achieve adequate thermal efficiency. Advocate for 7 star NatHERs requirements in the NCC for Tasmania.
- Minimise the environmental impacts of development, and consider the carbon footprint of building materials, systems, and ongoing building management.
- Prioritise adaptive re-use of buildings, over demolition and rebuilding.
- Ensure that new development allows for future adaptation to a different use over time, by providing adequate floor to floor heights. The street wall and surrounding context should be considered.
- Locate waste and recycling facilities where they are accessible, at basement level or spaces with and rear access. Design with elements such as screening and recessed spaces, to minimise the visual impact on streets and lanes.

#### Landscape, greening and flooding

- Incorporate additional greening including in front and rear garden setbacks, terraces and green walls.
- Consider on-site water retention to support landscapes and vegetation.
- Mitigate flood risks and manage flood waters through innovative design solutions including WSUD elements such as swales and water retention that accommodate pedestrian movement and safety.



Green roof terrace, Burnley VIC by Hassell

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage

#### Overshadowing

Overshadowing controls are proposed to protect North Hobart's streets and public spaces from excessive overshadowing during the middle of the day in cooler months of the year, when the sun is lower in the sky.

Controls will be implemented to:

- improve the amenity of footpaths, making them appealing and comfortable for travel, outdoor dining and other activities
- make public open space more appealing and comfortable for outdoor dining, events and other activities.

New urban plazas and forecourts will be encouraged within new development, where possible they will face the street. Therefore, applying overshadowing controls in these situations could be problematic and the implementation of overshadowing standards will be mindful of this.

A possible solution to maximise sunlight in narrow streets and laneways is to design new buildings with a setback above the street wall.

#### Overshadowing controls

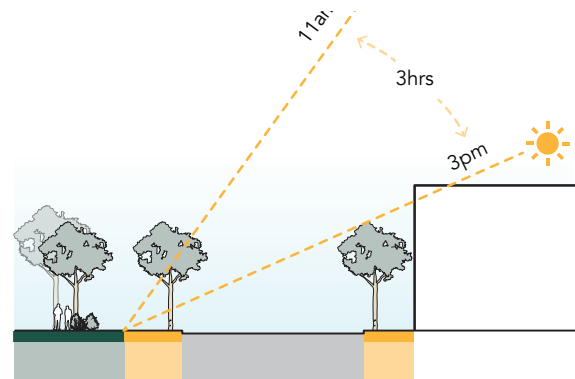
It is proposed to include standards to assess overshadowing in the planning scheme. The following could be included as Acceptable Solutions and discretion could be applied through assessment against relevant Performance Criteria to allow for some flexibility in the assessment of development.

Open space. (See Figure 25).

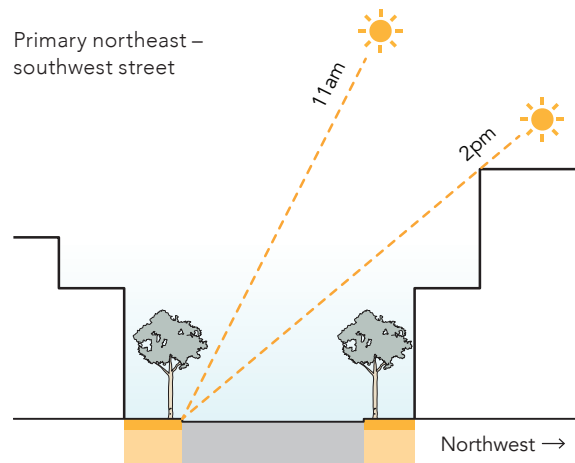
- A new development must not cause adjacent public open space (excluding urban plazas and forecourts\*) to receive less than 3 hours of sunlight between 11.00am and 3.00pm at the Winter Solstice.

Primary and secondary pedestrian streets. (See Figure 26).

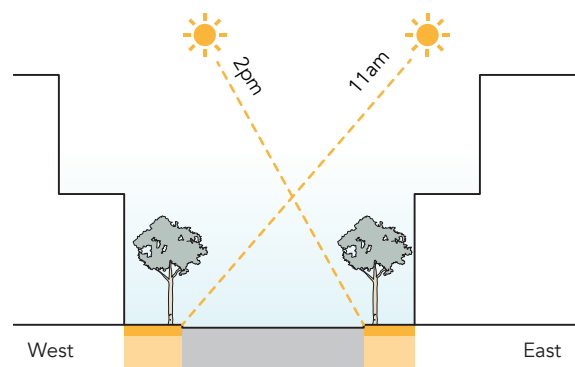
- New development must not cause overshadowing on at least one footpath of these streets between 11am and 2pm at the Spring Equinox.



**Figure 25.** Height controls to prevent overshadowing of public open space



Primary northeast – southwest street



**Figure 26.** Building setbacks to prevent overshadowing of footpaths

## Goal one: North Hobart is a welcoming and inclusive neighbourhood to live and work

### Objective 3: Well designed and sustainable buildings that respond to heritage



**Figure 27.** Pedestrian streets protected from overshadowing

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

Building on North Hobart's reputation as a destination for culture, events, food and entertainment, the aim is to support both daytime and night-time activities for locals and visitors. This includes identifying areas where creative and cultural uses are encouraged and identifying where new laneways can reinforce the fine-grain character of North Hobart, particularly near Elizabeth Street. (See Figure 28).

Diversity and inclusion are important values of the North Hobart community. It is important to create spaces that are safe and welcoming for all and offer more opportunities for the expression and sharing of culture and creativity, including the palawa community.

### Objective 4: A welcoming and diverse place of creativity and culture

It is important to ensure North Hobart continues to be a place where cultural knowledge and traditions are experienced through events, festivals and artistic expression.

New creative and community spaces will be needed in places that can be easily accessed and that can accommodate a range of activities and uses, meeting the future needs of North Hobart's diverse and creative community.

The establishment of a creative space, such as an arts house facility or rehearsal facilities would meet gaps identified in the Greater Hobart Cultural Venues Study, 2020 and could provide significant benefit to the area.

Rezoning land to Urban Mixed Use will

provide opportunity for spaces which can be developed for a Community Meeting and Entertainment use such as an art and craft centre, community centre, function centre, public art gallery, public hall and theatre, or neighbourhood centre, or a General Retail and hire use such as a commercial art gallery, or market, to support creative, cultural and community uses.

Engagement with North Hobart's palawa community, including those that live in or visit North Hobart will guide the development of unique opportunities for embedding in North Hobart's places and spaces the sharing of history, knowledge or practices.



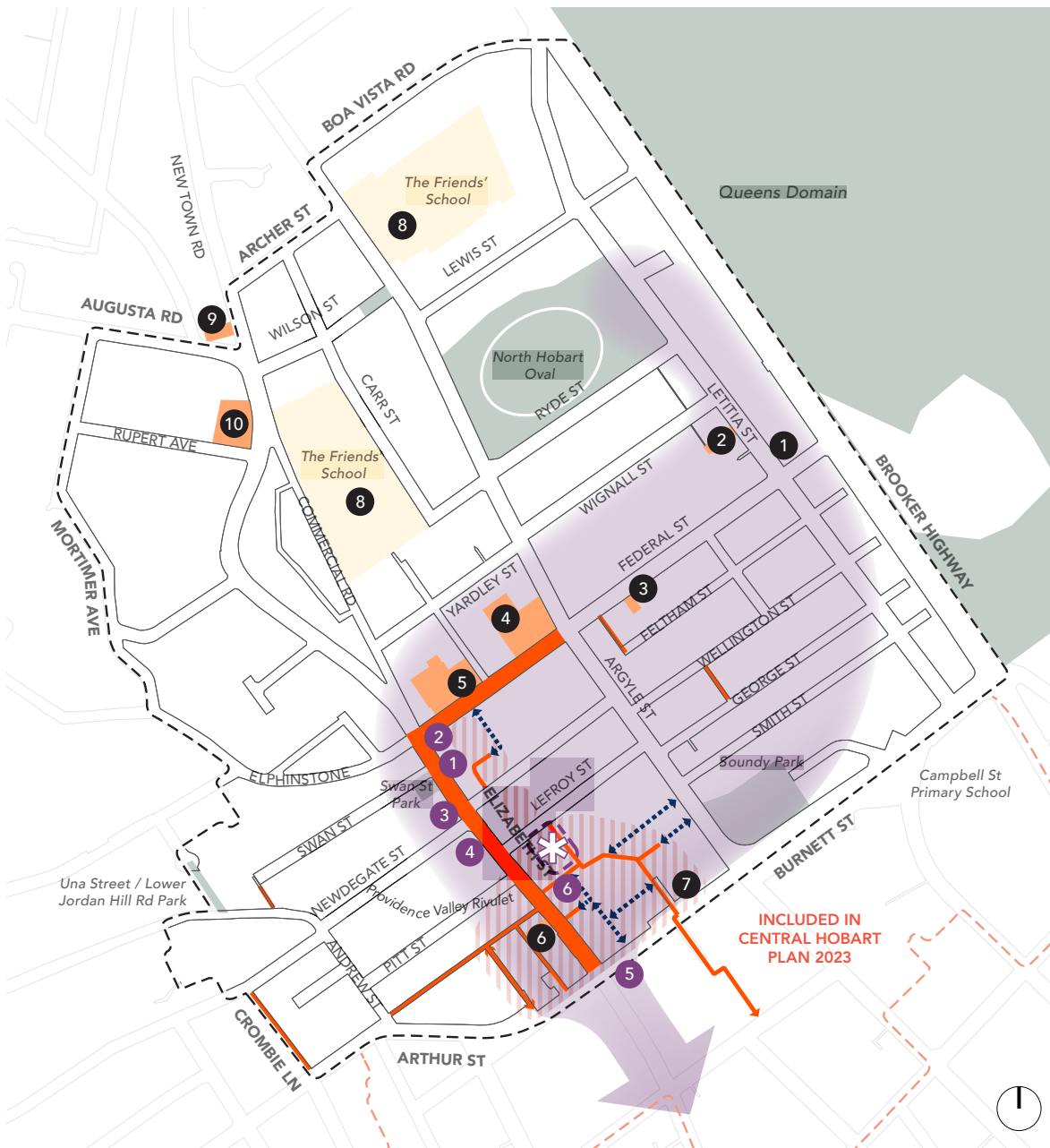
*Estia Greek Festival on Federal Street, North Hobart. Photograph by Andrew McMaster.*

### Measures of success ✓

- Increase in cultural venues and creative spaces.
- Increase in availability of community spaces for connection and socialisation for varying age groups.
- Increase in visibility of palawa living culture and heritage in North Hobart.
- Increase in public art.
- Increase in arts-based street activation.

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

### Objective 4: A welcoming and diverse place of creativity and culture



**Figure 28.** North Hobart's creative heart provides welcoming spaces and places to innovate, experiment and connect with others.

- |  |  |                                    |  |
|--|--|------------------------------------|--|
| Study Area   | Creative Heart (support creative and community uses) | <b>Cultural Facilities</b>         | <b>Live music and entertainment venues</b> |
| North Hobart area included in Central Hobart Plan 2023 | Elizabeth Street 'High Street' Festival area         | 1 Hobart Dance Academy             | 1 State Cinema                             |
| Open space   | Enticing laneways focus area                         | 2 Old Nick Company Inc.            | 2 The Winston                              |
| Rivulet (open)   | Potential creative hub                               | 3 Encore Dance & Theatre School    | 3 Queens Head Hotel                        |
| Rivulet (closed)                                       |  | 4 Greek Club                       | 4 Willing Bros                             |
| Existing laneways                                      |  | 5 Italian Club                     | 5 Republic Bar & Cafe                      |
|  |  | 6 Chinese Club                     | 6 Boodle Beasley                           |
|  |  | 7 International Academy of Music   |  |
|  |  | 8 The Friends' School              |  |
|  |  | 9 Polish Club                      |  |
|  |  | 10 St James Anglican Church & Hall |  |

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

### Objective 4: A welcoming and diverse place of creativity and culture

#### Strategy 4.1

**Cultivate North Hobart's creative heart and provide welcoming spaces and places to innovate, experiment and connect with others.**

#### Proposed actions

##### Deliver

**A4.1.1** Identify suitable locations for public art, including both permanent elements and temporary works.

**A4.1.2** Develop a long-term program for commissioning local artists, including members of the palawa community.

**A4.1.3** Develop an assets maintenance program for public art to ensure it is appropriately maintained.

**A4.1.4** Support creative, cultural and community uses within the Creative Heart, and more specifically at the potential Creative Hub and North Hobart Oval.

**A4.1.5** Prepare a planning scheme amendment to rezone land to Urban Mixed Use where Community Meeting and Entertainment and General Retail and Hire are permitted uses.

**A4.1.6** Support and encourage initiatives that incorporate public art into private and commercial developments. Investigate a mechanism to deliver developer contributions for community benefits in the form of public art.

**A4.1.7** Investigate the establishment of a creative space to meet gaps identified in the Greater Hobart Venues Study. This could include:

- Arts house facility; or
- Rehearsal facilities

Potential sites include Council owned land at:

- Condell Place
- Providence valley
- North Hobart Oval precinct or
- former Hobart High School site (privately owned)

**A4.1.8** Investigate opportunities for multigenerational community spaces, to encourage connection and socialisation for a variety of people, with potential sites on council owned land at the:

- Condell Place car park site;
- Providence Valley Rivulet site; or
- North Hobart Oval Precinct



Tony Haigh Walk  
Photograph by Alastair Bett



North Hobart Oval.

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

### Objective 4: A welcoming and diverse place of creativity and culture

For palawa, the Tasmanian Aboriginal people, cultural expression through art is a fundamental aspect of sharing culture and knowledge.

Cultural expression through art can provide a method of informing and educating the wider public on the traditional, historical, and contemporary community values and stories. Palawa consider this is a priority for future planning and development.

Developing new and vibrant ways to welcome people to the district that highlights the deep cultural history associated with the region is considered a priority and can be achieved through cultural expression.

The North Hobart area is well used and collectively considered an important space by the palawa of today. Future planning projects should seek input from both the local palawa residents and from the broader southern lutruwita palawa community.

Council initiatives and projects that include Aboriginal elements should be driven by an Aboriginal engagement officer or well-known palawa community member. Providing additional support for broader palawa engagement will enhance the success of future initiatives and projects.

Working with an Aboriginal engagement officer will assist council to understand the palawa perspective.

#### Strategy 4.2

**Provide opportunities for palawa cultural expression, including connection to Country throughout North Hobart and the Providence Valley Rivulet.**

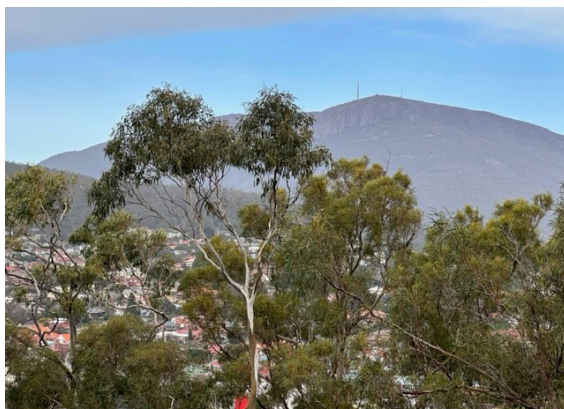
#### Proposed actions

##### Deliver, Partner

**A4.2.1** Engage with North Hobart's palawa community to identify:

- places within the public realm for acknowledgement of the traditional owners and the contemporary palawa community
- places with important links to traditional cultural landscapes, and provide processes for strengthening and supporting palawa culture
- places and processes for cultural expression and cultural practices as determined and led by the palawa community.

**A4.2.2** Prepare a **Providence Valley Rivulet Masterplan** and engage with North Hobart's palawa community to ensure that Action A4.2.1 is achieved in this area.



*kunanyi/Mt Wellington*

Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

Objective 5: A lively and flourishing high street precinct

The heart of North Hobart, from Elizabeth Street, stretching east to Condell Place and west to Argyle Street, will continue to be a lively and flourishing high street precinct with a growing and eclectic variety of eateries, retail, services, live music, and entertainment venues.

New and renovated buildings, and public realm improvements in these areas will support local businesses and venues and contribute to North Hobart’s identity and character.

Ground floor tenancies with active shopfronts, can provide for retail, hospitality, arts and entertainment uses.

Traders provide multilayered experiences, including outdoor dining and lounges, and low-key entertainment and recreation in backyard and courtyard areas of their tenancies.

Laneways and footpath areas are activated for events, music and temporary artworks.

There are numerous opportunities to acknowledge the cultural aspects that palawa today feel are still important links to the traditional cultural landscapes and provide avenues to strengthen and support palawa culture, with these links remaining intact despite the substantial urbanisation of the area, including Elizabeth Street and its surroundings.

Strategy 5.1

Support retail, services, food, live music and entertainment between Elizabeth and Argyle Streets

Proposed actions

Deliver

A5.1.1 Prepare a planning scheme amendment which includes a mechanism to

- rezone land between Elizabeth Street and Argyle Street to Urban Mixed Use Zone, where Food Services and General Retail and Hire are permitted uses.
- implement reverse amenity requirements to protect hospitality uses;
- implement **Urban Design Principles**.

A5.1.2 Prepare an extension to the **Elizabeth Street Vision Plan** to guide a program of initiatives and upgrades to enhance the streetscape and its accessibility for pedestrians. (See Strategy 9.2).

A5.1.3 Engage with the local community, palawa and other stakeholders to prepare a **Providence Valley Rivulet Masterplan** to strengthen the high street precinct.

Advocate, Partner

A5.1.4 Investigate mechanisms to provide specific places within the public realm for ongoing activation by artists.

Measures of success ✓

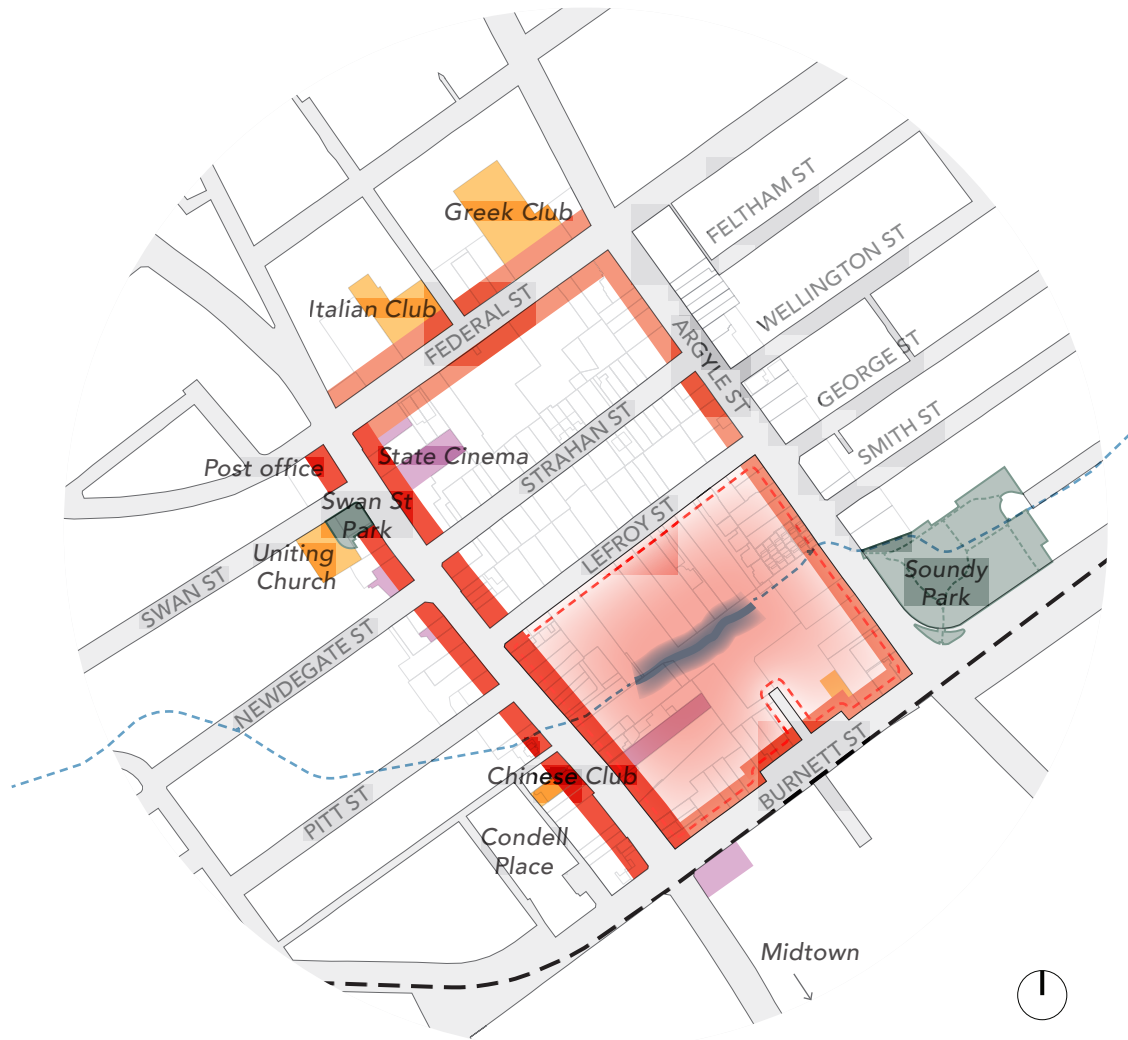
- Meeting the projected demand for retail space.
- Increase in the number and diversity of retail, hospitality, live music & entertainment venues.
- Increase in visibility of palawa heritage culture expression in the high street and around Providence Valley Rivulet.



Outdoor dining on Elizabeth Street.  
Photograph by Sam Shelley

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

### Objective 5: A lively and flourishing high street precinct



**Figure 29.** Supporting retail, food, arts and entertainment between Elizabeth and Argyle Streets

- High Street (active ground floor)
- Support extension of retail, hospitality and entertainment uses
- Support mixed-uses in Providence Valley Rivulet block
- Cultural facilities
- Live music and entertainment venues

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

### Objective 5: A lively and flourishing high street precinct

#### Strategy 5.2

##### Reimagine Providence Valley Rivulet

##### Proposed actions

##### Deliver, Partner, Advocate

**A5.2.1** Engage with the local community, palawa and other stakeholders to prepare a **Providence Valley Rivulet Masterplan**.

- Engage with North Hobart's palawa community to monitor, protect and celebrate the fresh water of the Providence Valley Rivulet and potential rehabilitation of indigenous vegetation, and places for knowledge sharing.
- Investigate appropriate ways to reduce sediment and pollutant loads on the Rivulet.
- Investigate the development of a network of public paths including a new public path along the Rivulet, and refurbishment of existing connecting laneways and paths.
- Investigate the development of public open space along the Rivulet
- Encourage activation and passive surveillance of laneways leading to the Rivulet. Ensure Crime Prevention through Environmental Design (CPTED) principles are considered.
- Support landowners with property boundaries adjacent to the Rivulet to develop interfaces which support movement and activity.
- Investigate the potential to update the fencing along boundaries with Homes Tasmania property, to reduce barriers and increase visual connections around the Rivulet.



Providence Valley Rivulet.

A masterplan for the Providence Valley Rivulet area is considered the most appropriate action to further investigate how opportunities can be realised and challenges can be managed over the next 20 years.

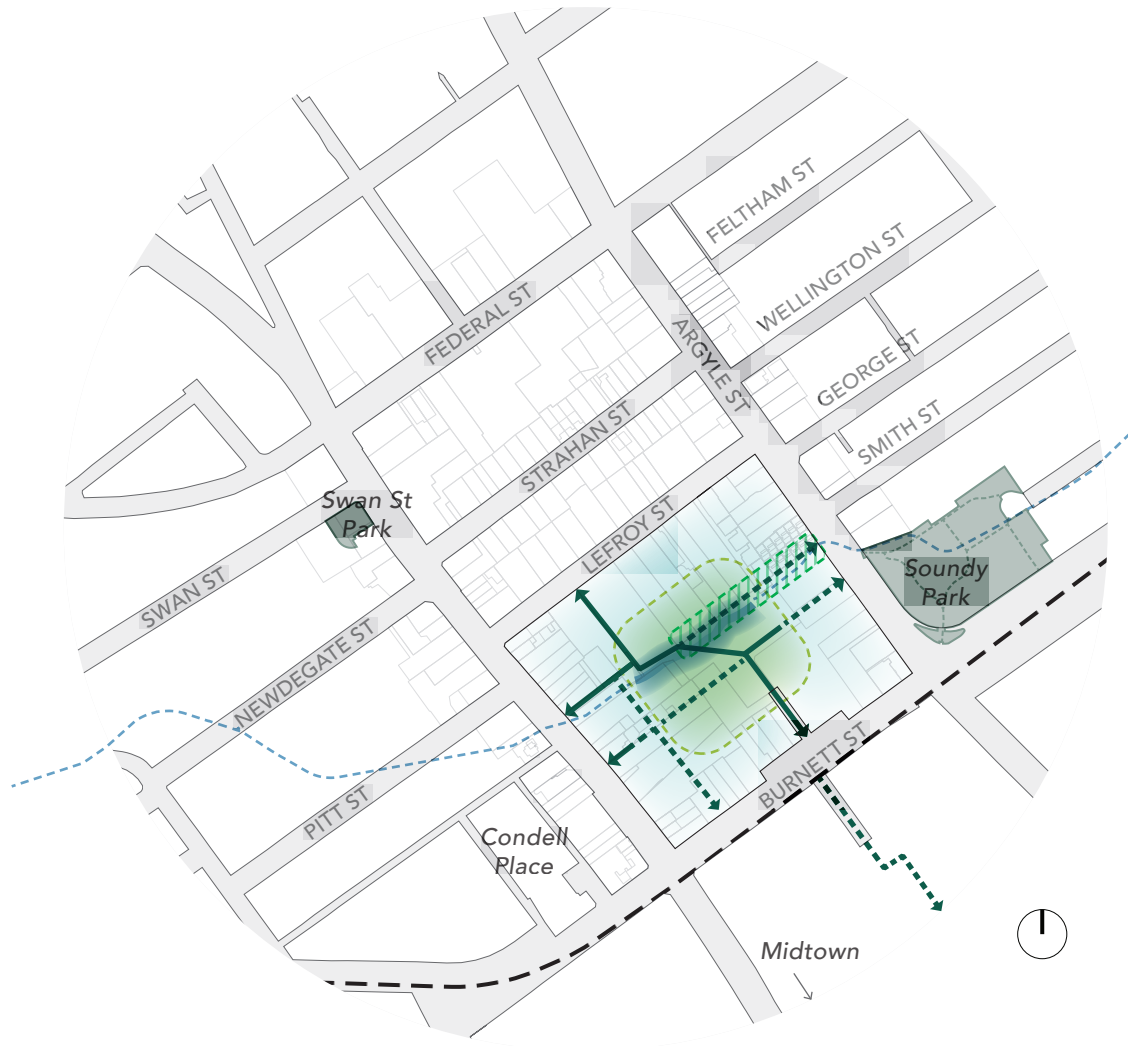
This masterplan will look at a range of issues including opportunities for housing, employment, placemaking, urban design, connection to country, pathways, open space, and challenges such as potential flooding.

#### Measures of success ✓





- Improvements to the water quality in the Providence Valley Rivulet.
- Increased public open space around Providence Valley Rivulet, where people feel safe and want to spend time.

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

### Objective 5: A lively and flourishing high street precinct



**Figure 30.** Reimagine Providence Valley Rivulet

-  Potential future green space
-  Improve edge to rivulet
-  Existing pathway (upgrade)
-  New link to and from rivulet

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

### Objective 5: A lively and flourishing high street precinct

#### Strategy 5.3

##### Boost high street festivals, events and street activation

##### Proposed actions

###### Deliver, Partner

**A5.3.1** Engage with the local community, palawa and other stakeholders to prepare an extension to the **Elizabeth Street Vision Plan** to:

- create spaces for the presence and recognition of palawa history, and cultural expression
- consider how placemaking projects can enhance North Hobart's high street precinct for festivals, events, markets, on-street trading, entertainment, and temporary artworks.

###### Partner, Advocate

**A5.3.2** Investigate opportunities for regular events and street activity which will attract more people to the area, such as:

- a fresh food market
- a makers market
- food vans
- arts-based activations, pop up performances and public art projects.

Support annual events such as:

- World Park(ing) Day, which activates car spaces with placemaking and outdoor seating in September in collaboration with the Planning Institute.
- Pedal Pallooza which encourages the community to ride their bikes to a specific destination as a group.

**A5.3.3** Engage with event organisers to adapt their programs to become more accessible for all, to attract more diverse audiences, and expand their market to improve their resilience.

Engage with palawa to enhance inclusion in festivals and events.

**A5.3.4** Provide marketing and promotion support for events through the city's online communication 'Hello Hobart' and street advertising.

##### Measures of success ✓

- Increase in the number of festivals, events, and markets.
- Activation of streets leading to increase in business in the area.



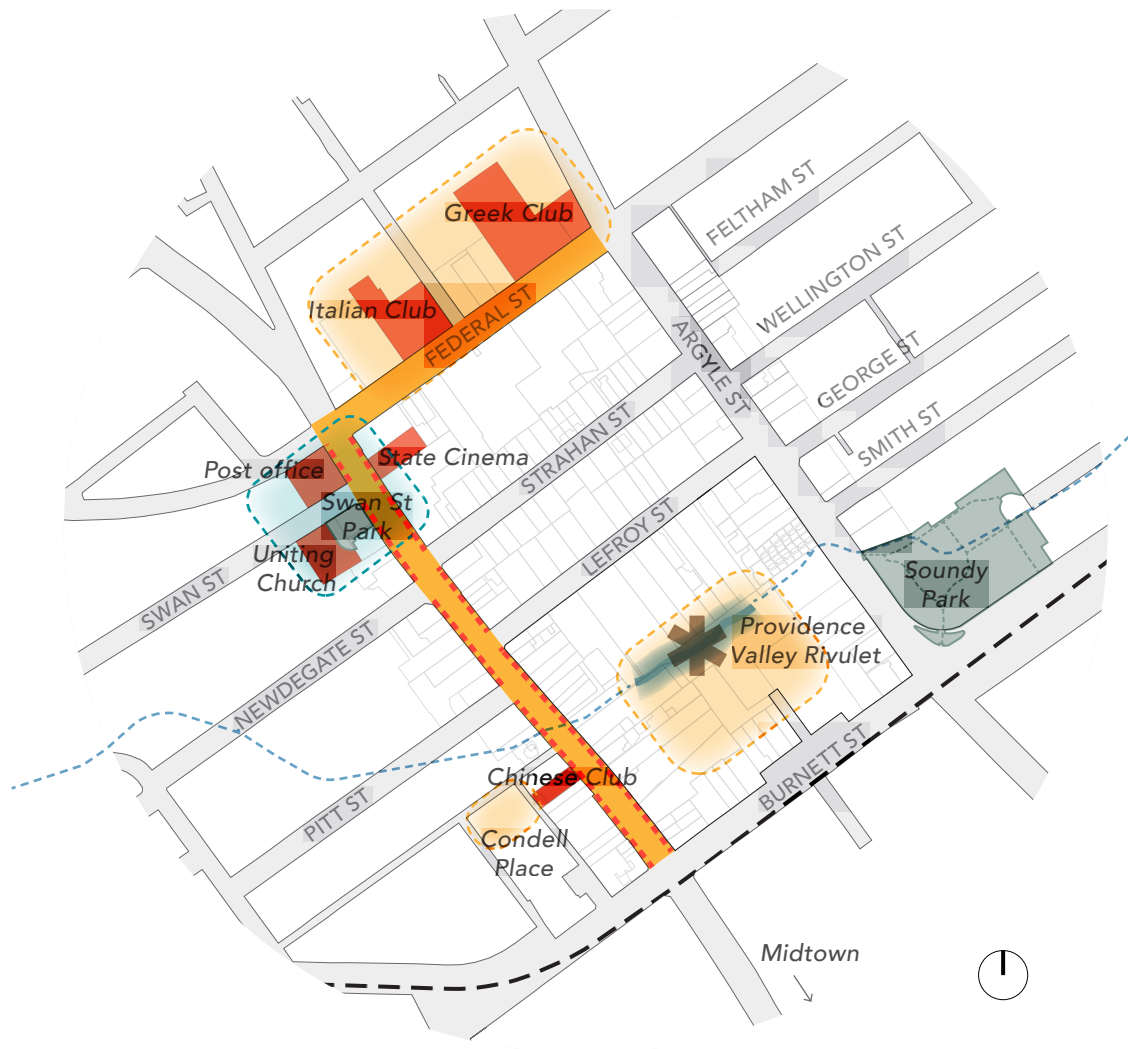
Beaker Street Festival, Hobart.



Estia Greek Festival on Federal Street, North Hobart.  
Photograph by Andrew McMaster.

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

### Objective 5: A lively and flourishing high street precinct



**Figure 31.** Spaces for high street festivals, events and street activation

- Road closure, on-street trading and entertainment
- ⋯ Existing civic focus at the top end
- ⋯ Potential areas of focus for events
- Key cultural facilities
- ⋯ Investigation area for footpath widening to enable compliant pedestrian access and outdoor dining
- ✱ Palawa cultural connection site

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

### Objective 5: A lively and flourishing high street precinct

#### Strategy 5.4

##### Create enticing laneways and streets

##### Proposed actions

##### Deliver, Advocate, Partner

**A5.4.1** Prepare a **Providence Valley Rivulet Masterplan** to implement a program of laneway initiatives and upgrades connecting through to the streets beyond.

- Introduce new signage and names for laneways (where necessary).
- Enable traders and local residents to apply for partial, time-based, temporary or permanent closures, except for authorised vehicles.
- Provide low-key and contemporary lighting.
- Commission or support public art by local artists.
- Encourage and enable the introduction and orientation of windows towards laneways and spaces.
- Introduce colourful, canopied trees.
- Implement Crime Prevention Through Environment Design (CPTED).

**A5.4.2** Prepare an **Elizabeth Street Vision Plan** to implement a program of street initiatives and upgrades.

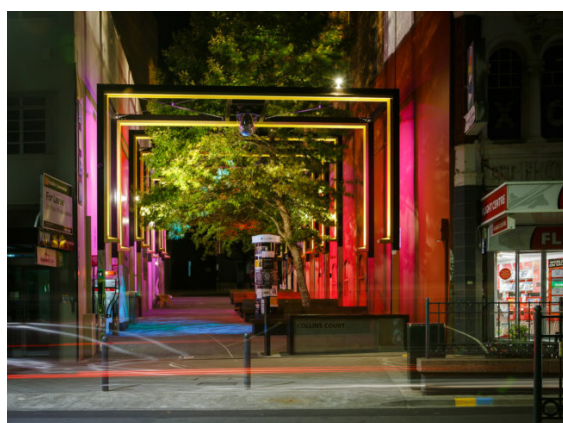
- Consider new public art installations and upgrades of existing works, using local materials, employing local artists, and involving local community members.
- Provide seating along streets with integrated soft lighting.
- Partner with Australia Post to provide a landscaped seating and viewing area overlooking Swan Street and park (on Post Office lot).
- Upgrade street lighting to provide soft and warm lighting.
- Work with landowners to install soft upward lighting above awnings to highlight the heritage character.



Little Malop Street, Geelong



Greville Street, Prahran, Melbourne



Collins Court, Hobart by Playstreet  
Photograph by Fred&Hannah

## Goal two: North Hobart is a creative and diverse neighbourhood on palawa Country

### Objective 5: A lively and flourishing high street precinct



**Figure 32.** Create enticing laneways and streets.

- Street upgrades and initiatives
- Enticing laneways — existing
- Enticing laneways — future
- Potential future green space
- Potential placemaking/urban space
- Improved pedestrian crossing
- Increased greenery / street planting

## Goal three: North Hobart is a resilient and sustainable neighbourhood

To respond to the global climate and biodiversity and emergency, we will lead the transformation to a zero emissions and climate ready future as a Council and with the community. Embedding design principles of sustainability and climate resilience in built form, open space and street networks will create a more comfortable, attractive and resilient neighbourhood.

Increased greening including important canopy trees will improve qualities such as comfort in summer and urban biodiversity throughout North Hobart.

Responding to flooding risks by incorporating Water Sensitive Urban Design (WSUD) and other measures in strategic infrastructure planning will minimise negative impacts during events, creating a safer neighbourhood. Wellbeing will be supported as the community grows with increased access to open space and a network of parks and plazas in which social connections are fostered and stories, culture and knowledge is shared and celebrated.

### Urban design principles

#### Public realm and open space

1. Create a network of open spaces that connect people to Country.
2. Ensure sunlight access to open spaces and streets for people.
3. Increase the amount of greenery with street canopy planting and urban greening.
4. Build resilience to flooding risk.

The Public realm and open space principles for North Hobart are informed by best practice and the specific place context of North Hobart, such as palawa identity, land form, character, heritage and solar access. They seek to enhance the quality of the spaces between buildings, such as the landscape, streets, and parks that are central to the liveability of North Hobart.

Actions will provide clarity for the community and developers about the priorities for North Hobart. This will support the decision-making process and promote best practice development to deliver on outcomes towards realising the community's vision for North Hobart.

### Objective 6: Greener, more resilient, and attractive

North Hobart has the second lowest tree canopy cover of any suburb in City of Hobart LGA, as well as having significant areas identified as having a risk of flooding.

Creating a greener and more attractive place to live, work and visit is important to promote community wellbeing, improve biodiversity, and provide urban cooling in the hotter months.

Street tree plantings will prioritise shading to provide amenity for footpaths, public transport stops and bike routes.

Managing flooding risks will help protect both privately owned and public land.

WSUD aims to integrate natural water management and ecological systems into urban planning, design and management.

The risk of flooding flags the need for collaborative design solutions to minimise and manage flooding risks.

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 6: Greener, more resilient, and attractive

#### Strategy 6.1

Create a network of green streets to increase urban cooling in summer and to provide attractive streetscapes for everyday movement and life.

#### Proposed actions

##### Deliver

**A6.1.1** Continue to implement the LGA wide **Street Tree Strategy** which recognises the many social, environmental, and economic benefits that trees provide.

**A6.1.2** Prepare a **Street Tree Masterplan** for North Hobart which defines and references 'Green Streets' for increased tree planting, along with site assessment, selection of trees and planting design.

**A6.1.3** Prepare a planning scheme amendment with a mechanism to implement the Urban Design Principles including **Urban Design Principles**, Landscape Setback.



Malop Street Green Spine, Geelong, Outlines

#### Strategy 6.2

Incorporate flood responsive design along streets and in areas that are most likely impacted by flooding.

#### Proposed actions

##### Deliver

**A6.2.1** Progress work on the Disaster Ready Funding - Vulnerability Assessment in North Hobart.

**A6.2.2** Prepare a planning scheme amendment with a mechanism to implement the **Urban Design Principles**, Landscape Setback.

##### Deliver, Partner

**A6.2.3** Co-ordinate implementation of WSUD and flood responsive design measures (e.g. stormwater upgrades) with road upgrades.

**A6.2.4** Investigate opportunities for local government to collaborate on **Flood Responsive Design Guidelines** and a **WSUD Design Package** to provide guidance on how future development and streetscapes can respond to flood risk and achieve good design and equitable access outcomes, including the rivulet area and low-lying land.

**A6.2.5** Investigate mechanisms in the planning scheme to facilitate WSUD.

#### Measures of success ✓

- Annual increase in street tree canopy cover.
- Increased WSUD systems in urban planning, design and management.
- Increased greening in developments on privately owned land.

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 6: Greener, more resilient, and attractive

#### Hobart's urban forest

The **Street Tree Strategy** describes street trees as part of a larger entity, the urban forest. The urban forest includes all of the trees in the city: in its bushland, parks, private gardens and street reserves, as well as the soil and water.

The suburb of North Hobart has comparatively low tree canopy cover, at only 9%, and significant gaps in the street tree network. There are isolated areas of high-quality, established trees, but many streets are deficient in trees and greening. There is a desire among the community to increase trees and other vegetation in North Hobart.

Some aspects of street environments, such as awnings, narrow footpaths and underground services, present challenges to street plantings. However, over time, these can be overcome.

#### Green streets

A 'green street' is a street with significant greenery and landscaping. The design elements typically consist of street trees and landscaping including:

- deciduous trees to allow for sunlight to shine through in winter and to provide shade in summer for an inviting cooler landscape
- low planting and evergreen street trees.

#### Primary green street

A primary green street is a street that is:

- a primary pedestrian street
- a primary cycle route;
- a wide street, offering greater opportunities for greening
- in an area identified for change with potential for additional medium density housing, mixed use renewal and business uses.

#### Secondary green street

A secondary green street is a street that is:

- a secondary pedestrian street
- narrower than primary green streets, offering fewer opportunities for greening (such as street trees)
- in an area identified for change with potential for additional medium density housing, mixed use renewal and business uses.

#### Development on green streets

New development with a frontage to a green street should contribute to urban greening by:

- protecting current street trees or if necessary replacing them
- introducing trees, ground cover, vertical vegetation and/or rooftop vegetation.

#### Co-ordination with upgrades to the walking and micromobility network

Upgrades to green streets should be delivered in conjunction with upgrades to primary and secondary pedestrian streets (Objective 9) and cycle routes (Objective 10).

Footpath widening or removal of on-street car parking can potentially support planting of street trees, seating and/or landscaping.

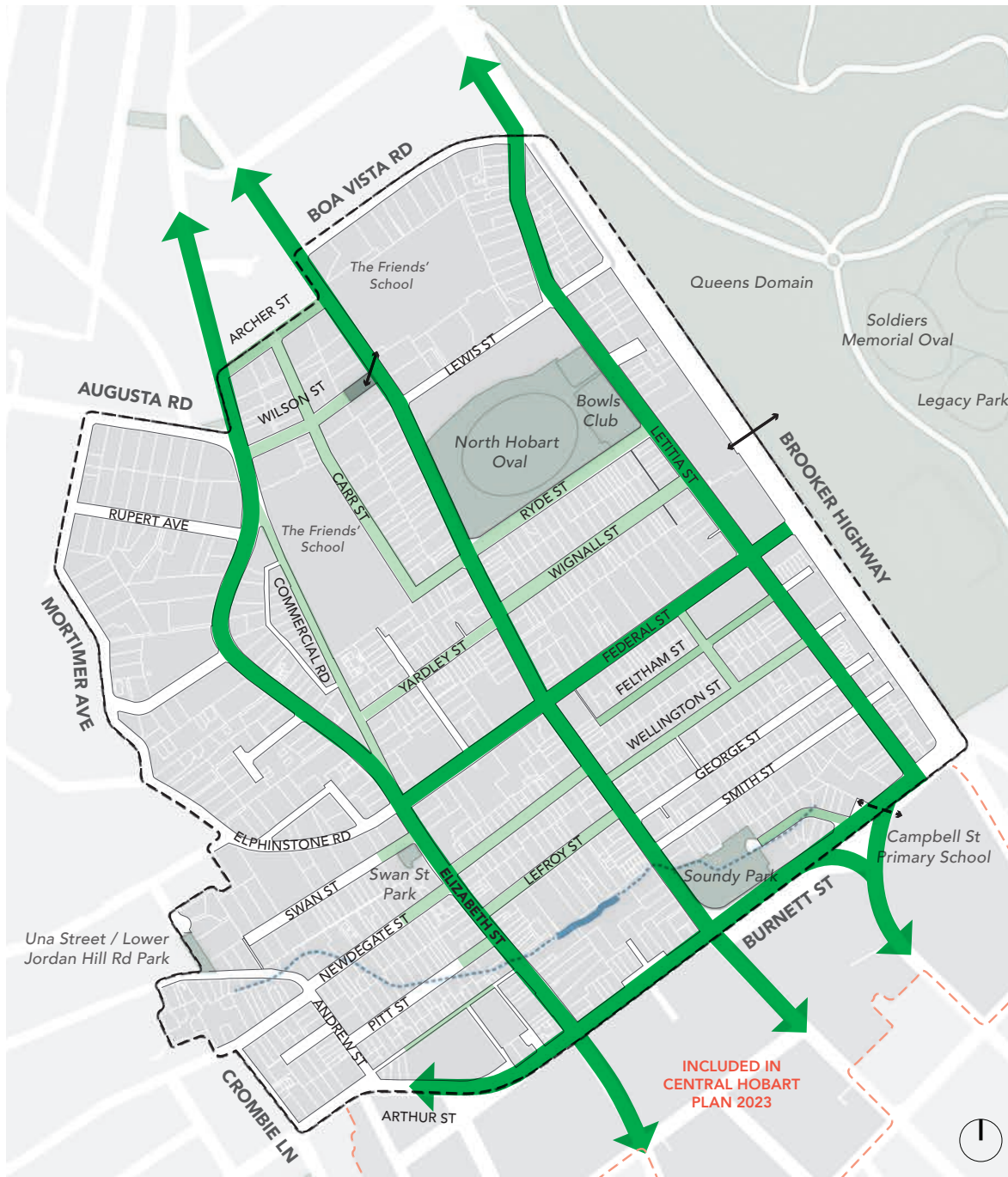
Overshadowing controls (see Built Form and Design Guidelines) apply to all primary green streets, ensuring that sunlight access is provided to footpaths.

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**Planting more street trees will help to meet the Hobart urban forest target of 40% tree canopy cover by 2040.**

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 6: Greener, more resilient, and attractive



**Figure 33.** Green streets plan

- Study Area
- North Hobart area included in Central Hobart Plan 2023
- Open space
- Rivulet (open)
- Rivulet (pipe)
- Primary Green Street
- Secondary Green Street
- Overpass (existing)
- Underpass (existing)

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 6: Greener, more resilient, and attractive

#### Blue streets and spaces

##### *Blue streets*

Blue streets are streets designed to help with managing flood water. Water sensitive urban design (WSUD) and other features will contribute to the quality of the public realm.

##### *Blue spaces*

Blue spaces refer to the areas where future redevelopment should incorporate design approaches that respond to heightened flooding risk.

The purpose of the Tasmanian Planning Scheme's Flood-Prone Hazard Areas Code is to ensure that use or development subject to risk from flood is appropriately located and managed, so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and
- (c) it does not increase the risk from flood to other land or public infrastructure and

to preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

The flood mapping illustrated is that which is proposed in the draft LPS and is subject to change until it is approved by the Tasmanian Planning Commission.

It is important to note that flood risk can change over time, for instance, it could be managed as a result of upgrades to the broader stormwater drainage system.

Council's statutory planning department would assess any application for a planning permit in accordance with the relevant planning scheme.

Council encourages developers to meet with council staff for pre-application discussions concerning areas identified as flood prone.

Open space and landscape design elements that incorporate WSUD measures are encouraged.



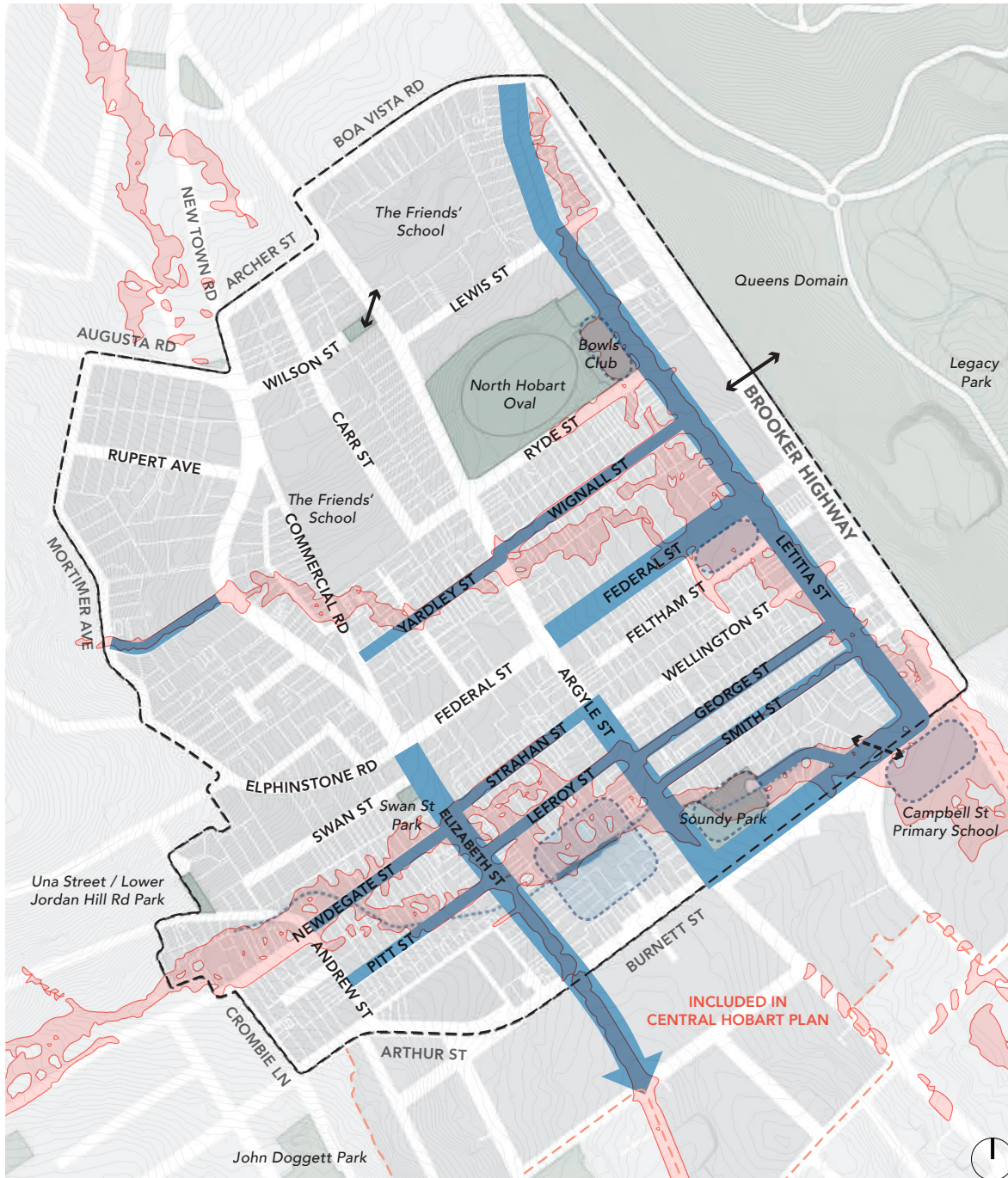
Street side raingarden, Brunswick Civic and Cultural Precinct, Victoria by Enclous



Edinburgh Gardens Raingarden, Melbourne, Victoria GHD Pty Ltd

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 6: Greener, more resilient, and attractive



**Figure 34.** Blue streets and spaces plan

- Study Area
- North Hobart area included in Central Hobart Plan
- Open space
- Rivulet (open)
- Rivulet (pipe)
- Overpass (existing)
- Underpass (existing)
- Flood Prone Hazard Areas (Draft LPS)
- Blue Streets
- Blue Spaces

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 7: A strong public open space network that enriches life

As North Hobart grows, there is a greater need for more public open spaces for the community.

To meet this need, pocket parks, small plazas, forecourts and other opportunities for public realm upgrades have been identified creating a network of varied, high quality spaces in which to relax, socialise and enjoy North Hobart's offerings.

Spaces are designed to accommodate North Hobart's wide range of residents and visitors.

Spaces offer a place to share palawa culture and knowledge, such as celebrating the visual connections to kunanyi, the Domain or the Providence Valley Rivulet.

The North Hobart Oval and Bowls Club Precinct offers significant opportunities for additional community open space, in the northern part of the neighbourhood.



Richmond Terrace, Melbourne

#### Measure of success ✓

Open space can be reached within a 10-minute walk from anywhere in North Hobart.

### Strategy 7.1

**Provide new open spaces, including pocket parks, plazas and forecourts, and upgrade existing open spaces.**

#### Proposed actions

##### Deliver, Partner

**A7.1.1** Consider the provision of open space in North Hobart as part of the **City of Hobart Open Space Strategy**.

- Investigate new open space opportunities to complement the existing spaces.
- Consider how existing open spaces can feel safer and more inclusive. Retain, assess and, if necessary, upgrade infrastructure, such as lights and seating, in existing open spaces to ensure it is adequate.
- Engage with North Hobart's palawa community to investigate ways to reintroduce cultural resources into natural spaces where possible. Identify locations, in existing or proposed open spaces, that provide unbroken visual links to the mountain-scapes, to assist in maintaining and enhancing cultural links for cultural knowledge sharing.

**A7.1.2** Investigate creating new, small, urban plazas as part of the extension to the **Elizabeth Street Vision Plan**, that complement ground floor uses.

**A7.1.3** Integrate opportunities for new open space and greening as part of the **Providence Valley Rivulet Masterplan**.

**A7.1.4** Integrate opportunities for new open space and greening as part of the development of the Council-owned Condell Place car park site.

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 7: A strong public open space network that enriches life

#### Strategy 7.2

**Investigate the future role of North Hobart Oval and Bowls Club to meet future demand for open space.**

#### Proposed actions

##### Deliver, Partner, Advocate

**A7.2.1** Engage with local residents, and other stakeholders to prepare a **North Hobart Oval Sports and Community Precinct Masterplan** to investigate the potential capacity of the precinct to deliver additional benefits for the community, including:

- improved pedestrian connections to Argyle, and Letitia Streets
- new public open space with high amenity and quality spaces that are safe, welcoming and complement surrounding context and use
- ways to manage flood risk through water sensitive urban design
- space for community and/or arts use on council owned land
- site activation with ground floor design to support natural surveillance
- partial rezoning to Urban mixed use zone which allows for a wider variety of uses
- sensitively designed buildings in regards to setbacks, height and heritage.

#### Strategy 7.3

**Provide streetscapes that allow for both traditional and contemporary Aboriginal history and truth-telling.**

#### Proposed actions

##### Deliver, Partner

**A7.3.1** Engage with the palawa to find culturally appropriate ways to recognise song lines and pathways in North Hobart.

**A7.3.2** Engage with the local palawa community on the **Elizabeth Street Vision Plan**, to develop cultural education and immersion spaces on Elizabeth Street, where the palawa community feel contemporary historic events hold strong links to their post - colonisation history.



Parramatta Square Interpretation, New South Wales



North Hobart Oval



Murri Totems, Latrobe University, Victoria

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 7: A strong public open space network that enriches life

#### Open space network

##### Open space

Open space refers to land owned or managed by the City of Hobart that is set aside primarily for leisure, active or passive recreation, nature conservation, other public enjoyment or gathering. This includes beaches, bushland, civic squares, public parks, and sportsgrounds.

Open space can be publicly or privately owned. It includes parks, gardens, playing fields and plazas. School grounds are considered ancillary open space that can contribute to the community network of public open space.

##### Existing open space hierarchy

*Local open space:*

- Soundy Park 7000m<sup>2</sup>

*Small local open space:*

- Swan Street Park 300m<sup>2</sup> approx.
- Una St / Lower Jordan Hill Rd Park 900m<sup>2</sup> approx.
- Wilson St Park 700m<sup>2</sup> approx.

##### New open space opportunities

To meet a growing demand for open space, and to enhance the well-being of North Hobart's residents, workers, and visitors, there is a need to provide new and improved open space over time and better access to nearby existing open space.

This can be achieved by integrating small and/or local ancillary open spaces, such as plazas, parks or parklets, into new development.

It is important that spaces are well-designed, and respond to greening, sunlight, orientation and the surrounding built form.

The inclusion of new open space in future developments should provide both community and environmental benefits.

Small local open space investigation areas include:

- North Hobart Oval Precinct
- Providence Valley Rivulet block
- Condell Place
- Black Buffalo Hotel site

Ancillary (placemaking) open space investigation areas include:

- Federal Street
- Post Office
- Providence Valley Rivulet block
- Condell Place
- Former Hobart High School site

##### Potential upgrades to existing open space

Investigation areas include:

- Soundy Park
- Wilson Street Pocket Park

##### Potential public access to restricted or privately owned open space

Investigation areas include:

- North Hobart Oval Precinct
- The Friends' School
- Campbell Street Primary School

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 7: A strong public open space network that enriches life



**Figure 35.** Open space plan

- Study Area
- Open space
- Rivulet (open)
- Rivulet (pipe)
- Overpass (existing)
- Underpass (existing)
- Park
- Sports and recreation
- Queens Domain
- Investigation area for new local park or greening
- Investigate upgrade to existing park
- Investigate public access to sports and recreation
- Urban plaza / ancillary open space opportunity
- Investigate new bridge to Queens Domain
- Investigate new bridge to Queens Domain (alternative location)
- Upgrade signalised intersection for pedestrian access

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 7: A strong public open space network that enriches life

#### North Hobart Oval Sports and Community Precinct Masterplan

A **North Hobart Oval Sports and Community Precinct Masterplan** is proposed to investigate the future role of the North Hobart Oval and bowls club to meet future demand for open space.

The North Hobart Oval and adjacent bowls club is an important community precinct supporting community wellbeing.

Investment in new open space and facilities at the precinct edges has the potential to support an increased range of uses on site, while protecting its current core use for football and bowls. New community facilities such as meeting rooms, small events spaces, a pocket park and gateway plaza will be connected by improved pedestrian and cycling links to the adjacent accommodation and streets network.

As North Hobart's community grows, the need for places to socialise and for recreation within walking distances will increase. Existing amenities will require investment to ensure they are accessible and provide for all ages and backgrounds. Renewal is an opportunity to manage challenges such as flooding risks and to increase the range of benefits provided to the community supporting North Hobart as a resilient and inclusive neighbourhood.



St Leonards Park, Gallagher Studio in collaboration with North Sydney Council  
Photograph by Florian Groehn

1. Celebrate gateway corner creating a welcoming entry with a renewed plaza; consider new community facilities and amenities.
  2. Improve quality of pedestrian links, advocate for new links along interface with adjacent accommodation. Provide clear wayfinding to encourage access and active frontages for improved passive surveillance.
  3. Opportunities for renewal of sporting infrastructure, to provide. Built form design should respond to and enhance the heritage values of the precinct.
  4. Investigate long term renewal of the Bowls Club site with potential for open space, multi-purpose community facilities such as spaces for rehearsal, training and exercise, meetings or bookable rooms for community access, spaces for events and socialising, in addition to indoor bowling greens.
  5. Investigate opportunities for affordable housing and/or additional visitor accommodation, on privately owned land within the precinct, to leverage nearby facilities and potential future transport services.
  6. Encourage renewal of precinct accommodation to support local events and within walking distance to Elizabeth Street retail and hospitality core.
  7. Explore the future role of Ryde and Letitia Street and their capacity for increased greening and water sensitive urban design (WSUD).
  8. Investigate ways in which the precinct could support greater sport and recreation use such as a running circuit or half courts to increase levels of activation day and night.
- Include innovative play spaces to create a family friendly destination on events days or non-event days.
9. Retain existing football oval for training and games.
  10. Provide a welcoming, green pocket park for the community to connect. Include deep soil planting, shade trees and amenities.

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 7: A strong public open space network that enriches life



**Figure 36.** North Hobart Oval Sports and Community Precinct Plan

- Area for investigation
- Strategic renewal site
- Opportunity for open space
- Existing open space
- Existing pedestrian links
- Investigate pedestrian connections
- Primary green/blue street
- Secondary green/blue street
- Investigate rivulet access
- Gateway opportunity
- Opportunity to redevelop/renew existing amenities
- View cone
- Investigation area for new local park or greening

#### Legend

- 1 Celebrate gateway and upgrade existing open space and amenities
- 2 Improve existing and provide new pedestrian links
- 3 Renew and expand existing facilities, create new spaces for community
- 4 Investigate renewal of bowls club
- 5 Investigate locations for medium density housing or visitor accommodation in the precinct
- 6 Advocate for renewal
- 7 Improve streetscape with trees and WSUD
- 8 Explore additional active recreation opportunities
- 9 Preserve oval for current use
- 10 Investigation area for pocket park north of the bowls club

## Goal three: North Hobart is a resilient and sustainable neighbourhood

### Objective 8: Easy access to the Queens Domain

The Queens Domain provides a variety of quality public open spaces and community facilities within a short distance of North Hobart.

New and upgraded crossings, connections and bridges across the Brooker Highway will provide improved access from North Hobart to the Queens Domain.

Access for people walking, wheeling, cycling and using other micromobility will be provided. People with prams and dogs will more easily take advantage of open space, tracks and trails.

Signage will clearly indicate existing and proposed pathways across North Hobart to the Queens Domain.

As an important palawa landscape, story telling and knowledge sharing can inform and celebrate connection to country.



Tanderrum Bridge, Melbourne

#### Measure of success ✓

People in North Hobart can walk, wheel or cycle to the Queens Domain within 10 to 20 minutes.

#### Strategy 8.1

**Provide at least one new connection to the Domain**

#### Proposed actions

##### Deliver, Partner, Advocate

**A8.1.1** Develop new pedestrian and micromobility links to the Queens Domain as identified in the **Queens Domain Masterplan 2013**.

**A8.1.2** Investigate funding opportunities for potential new links to the Queens Domain. Identify appropriate State and Federal grant opportunities as they arise.

#### Strategy 8.2

**Improve existing access to the Domain for pedestrians and micro mobility users**

#### Proposed actions

##### Deliver

**A8.2.1** Develop wayfinding and signage that clearly indicates existing and proposed links to the Domain.

##### Partner

**A8.2.2** Engage with palawa to explore access from North Hobart to the Domain that allows for storytelling including palawa cultural and heritage links to place.

**A8.2.3** Engage with the Tasmanian Government to identify ways to improve the safety and ease of access of existing links from North Hobart to the Domain, as upgrades to the Brooker Highway and intersections with surrounding streets occur. eg. Burnett Street and/or Park Street and Clearys Gates.



## Goal four: North Hobart is an accessible and walkable neighbourhood

North Hobart will continue to thrive as a destination and a neighbourhood that is easy for people to get around, offering multiple ways for locals, workers, and visitors to travel.

A clear, accessible, and well-designed pedestrian network will encourage walking for short distances to nearby destinations.

Improved bicycle and micromobility access and facilities will support more choice in how people access and move through North Hobart.

Parking will be consolidated in locations that are accessible, and easy to find. This will support the long-term success of Elizabeth Street and other areas of activity, supporting residents, local businesses, and visitors.

Improvements to public transport infrastructure such as bus stops, will make public transport more appealing.

### Urban design principles

#### Movement and access

1. Create streets for people.
2. Make cycling and micromobility a convenient and comfortable way to move around North Hobart.
3. Advocate for and support better public transport services.
4. Manage vehicle access and car parking, prioritising pedestrian safety and consolidated car parking.



#### Objective 9: High quality walkways, footpaths, lanes, and streets, including new connections

Making it easier for everyone to move around is central to the success of North Hobart as a vibrant neighbourhood.

Create a safe, legible, accessible and attractive network of paths for people of different abilities and ages. Paths will be connected to key destinations in North Hobart, such as Elizabeth Street, shops, services, transport, parking, and jobs, as well as paths beyond the study area.

The amenity of this network will be improved to encourage more people to walk, particularly for short trips. Improvements include footpath widening, kerb ramps, lighting, seating, wayfinding, and new bridges and crossings.

An increase in people choosing to walk comes with numerous benefits, including wellbeing and social connection, better access to open space, and reduced local street traffic.

Elizabeth Street will be upgraded to be a pedestrian-friendly street which supports local businesses. Streetscape upgrades and widened footpaths will provide space for compliant outdoor dining.

Further strategies for Elizabeth Street are contained under 'Objective 5: A lively and flourishing high street precinct'.

## Goal four: North Hobart is an accessible and walkable neighbourhood

### Objective 9: High quality walkways, footpaths, lanes, and streets.

#### Strategy 9.1

Define a walking network hierarchy of primary and secondary streets and laneways, and upgrade existing footpaths, lanes, streets and pedestrian crossings, and identify potential locations for new links, bridges, and pedestrian crossings

#### Proposed actions

##### Deliver

**A9.1.1** Conduct a **footpath and walkability audit** to identify projects and upgrades to facilitate better walking access to and from key locations in the area. Improve pedestrian facilities, greening and amenities on key streets identified in the walking network hierarchy.

Identify locations where footpath condition, gradient or width reduces mobility choices for pedestrians and users with impaired mobility and assess whether reallocation and reprioritisation of road space could improve access.

##### Partner

**A9.1.2** Expand future editions of the **Inner Hobart Transport Network Operations Plan** to include key routes in North Hobart in partnership with the Tasmanian Government.

##### Advocate

**A9.1.3** Advocate for funding for:

- pedestrian infrastructure upgrades on streets under state jurisdiction,
- a new pedestrian/micromobility bridge over the Brooker Highway to provide a connection from North Hobart/New Town to the Queens Domain.

#### Strategy 9.2

Strengthen Elizabeth Street's role as pedestrian-friendly commuter spine with landscape and urban design upgrades such as widened footpaths, pedestrian-scale lighting, seating, water bubblers and wayfinding

#### Proposed actions

##### Deliver

**A9.2.1** Prepare an extension to the **Elizabeth Street Vision Plan** to guide a program of initiatives and upgrades to enhance the Elizabeth Street streetscape and its accessibility for pedestrians.

- Provide appropriate footpath widths on Elizabeth Street to ensure a safe and equitable, clear path of travel for pedestrians, and to accommodate outdoor dining space in a configuration which meets the guidelines for universal access.
- Investigate the selective removal of on-street carparking where necessary to achieve compliant universal access and outdoor dining space.
- Ensure car access is maintained within the area. Provide on-street car parking spaces for people with an Australian Disability Parking Permit, short term parking for deliveries, pick up and drop off, and public transport.

**A9.2.2** Investigate potential for a planning scheme amendment to introduce a pedestrian priority street overlay on Elizabeth Street under the Parking and Sustainable Transport Code.

#### Measures of success ✓

- Increase in pedestrian activity and numbers.
- Improvements to the pedestrian network.

## Goal four: North Hobart is an accessible and walkable neighbourhood

### Objective 9: High quality walkways, footpaths, lanes, and streets.

#### A hierarchy of great walks

##### *The high street*

Elizabeth Street is a safe and comfortable high street in which to spend time and access daily needs. Its activated shopfronts and outdoor dining attracts customers to North Hobart to get their retail products and services and supports a variety of community festivals. The extension of the **Elizabeth Street Vision Plan** identifies the need for upgrades such as widened footpaths for improved access and outdoor dining, greenery, street furniture and warm street lighting.

##### *Primary pedestrian streets*

Primary pedestrian streets serve as key connections between Elizabeth Street, mixed use and business areas, Soundy Park and other key community and sports facilities. These streets are identified for upgrades such as widened footpaths, greenery, street furniture and warm street lighting.

##### *Secondary pedestrian streets*

Secondary pedestrian streets serve as key connections between schools, smaller retail activity areas, side streets off Elizabeth Street and future infill housing growth areas to ensure these streets are well-designed to support greater street activity.

##### *Laneways*

Laneways are narrow streets (typically 6m or less). Extensions to existing laneways and new links will make crossing between blocks easier.

#### New and improved crossings and intersections

Existing signalised crossings and intersections should be upgraded to improve safety and accessibility for pedestrians.

The provision of new crossings and intersections should be investigated in these locations:

- Letitia Street and Burnett Street
- Pitt Street.

#### Laneway character and identity

New laneways should be designed to accommodate spaces for urban greening such as trees, green walls and landscaped spaces along with opportunities for bike parking and seating to foster a sense of place and support nearby ground floor uses such as hospitality and retail.

Passive surveillance should be encouraged through the design of windows and doors at ground level (see section on Street activation and interfaces) and windows and balconies at upper levels.

#### A new connection to the Queens Domain

We will improve connectivity to the Queens Domain by providing a new bridge and ensuring pedestrian crossings are at signalised intersections.

#### Universal accessibility

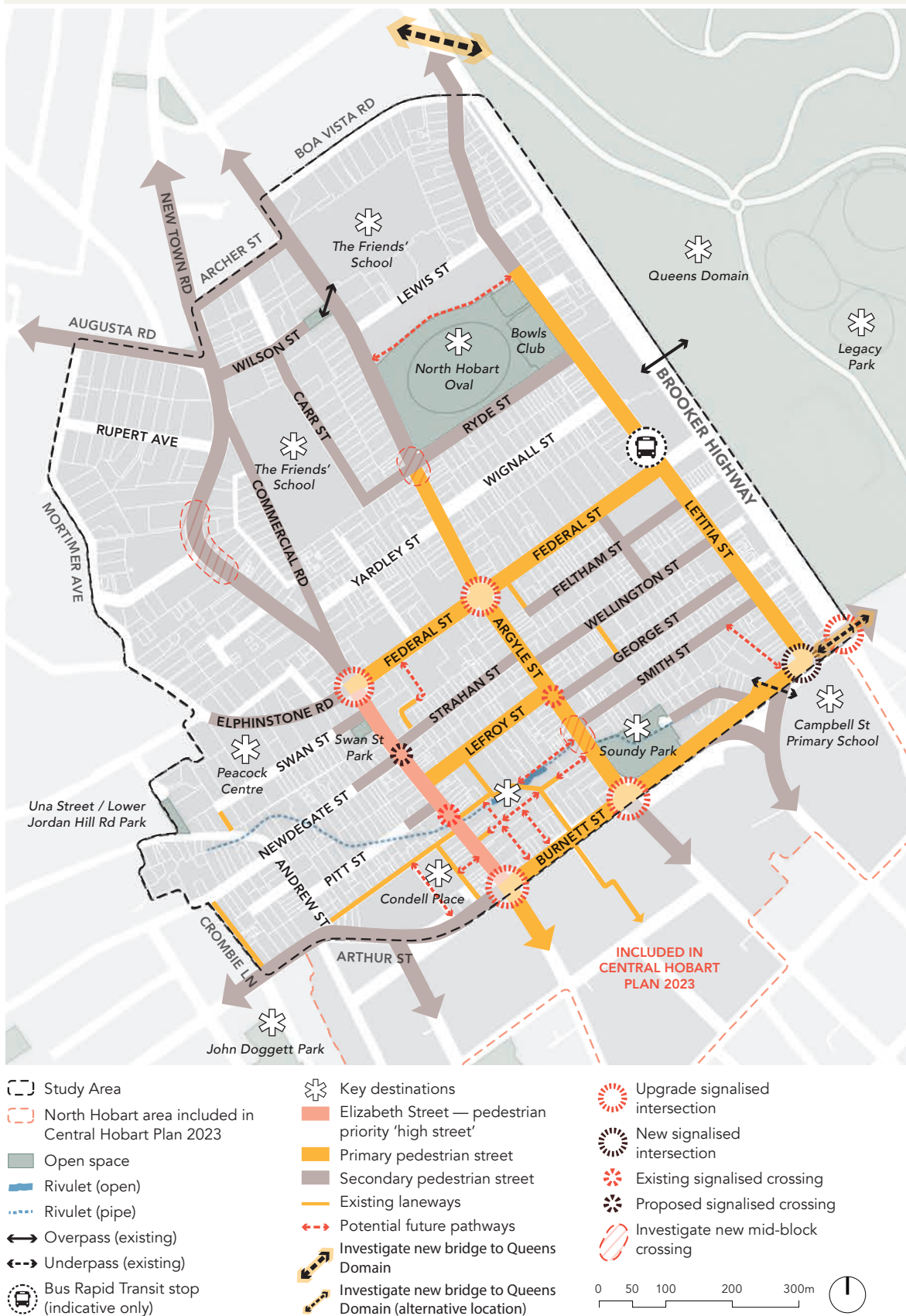
Council is committed to ensuring universal access for people to move along footpaths. The design of new entrances and outdoor dining areas must not obstruct a clear pedestrian path adjacent to property boundaries. Councils street furniture and infrastructure must also be located to maintain this clear path.



Tony Haigh Walk, North Hobart

## Goal four: North Hobart is an accessible and walkable neighbourhood

### Objective 9: High quality walkways, footpaths, lanes, and streets.



**Figure 37.** Pedestrian plan

## Goal four: North Hobart is an accessible and walkable neighbourhood

### Objective 9: High quality walkways, footpaths, lanes, and streets.

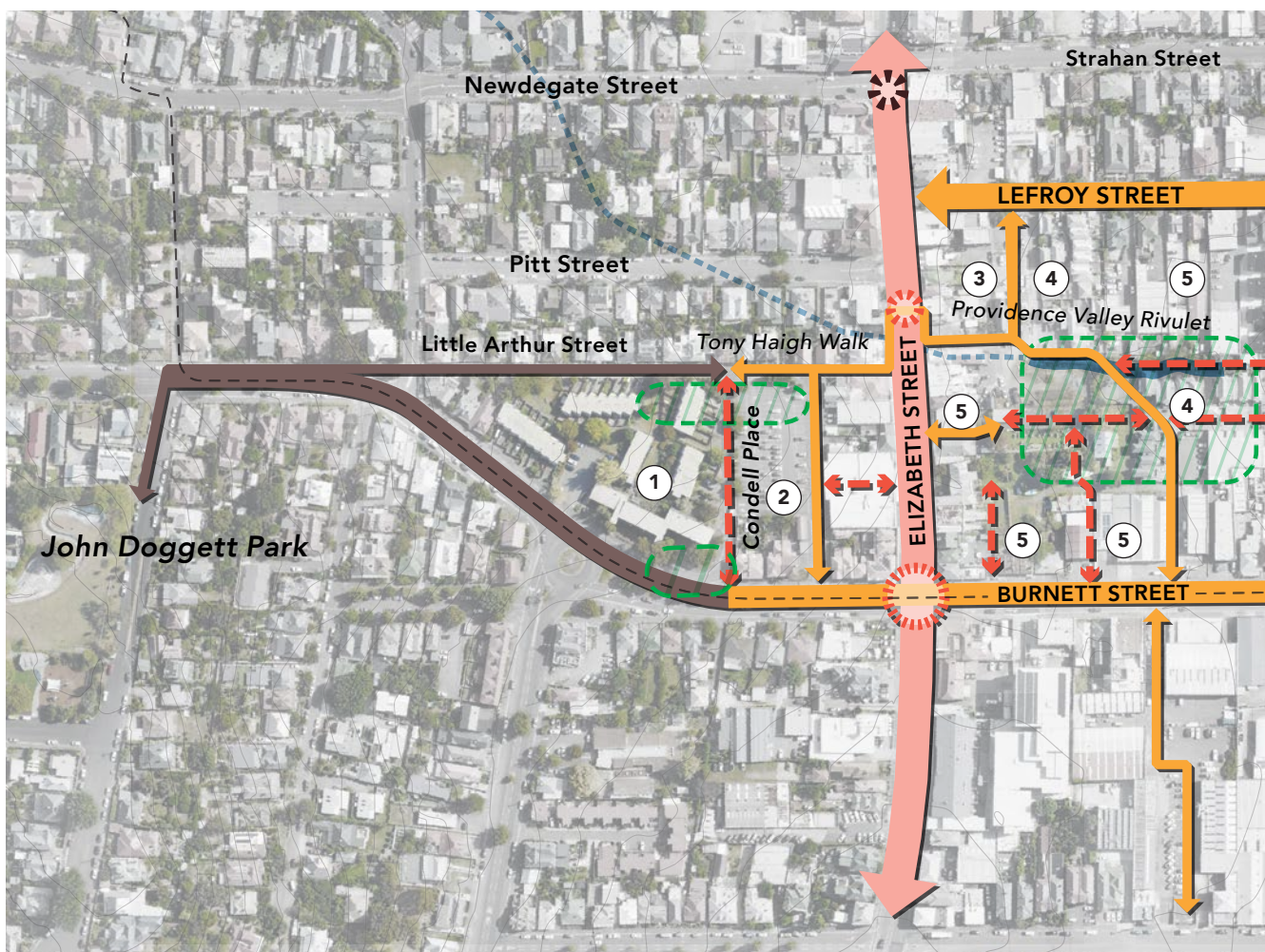
#### New connections delivered through renewal

On large sites, such as the Providence Valley Rivulet block and the North Hobart Oval precinct, creating new streets and laneways will support pedestrian movement throughout North Hobart. Mid-block links will complement primary streets and should align with other laneways and thoroughfares, where logical, to create a 'joined-up' network.

New pedestrian links should be located to minimise ground-level changes and include ramps/vertical transportation for universal

access outcomes. Developers should design new laneways in consultation with the City of Hobart as a potential community benefit contribution.

Development on strategic sites should seek to extend the existing network of lanes and provide new links. (See Figure 38).



**Figure 38.** Connecting John Doggett Park through to Soundy Park and the Domain.

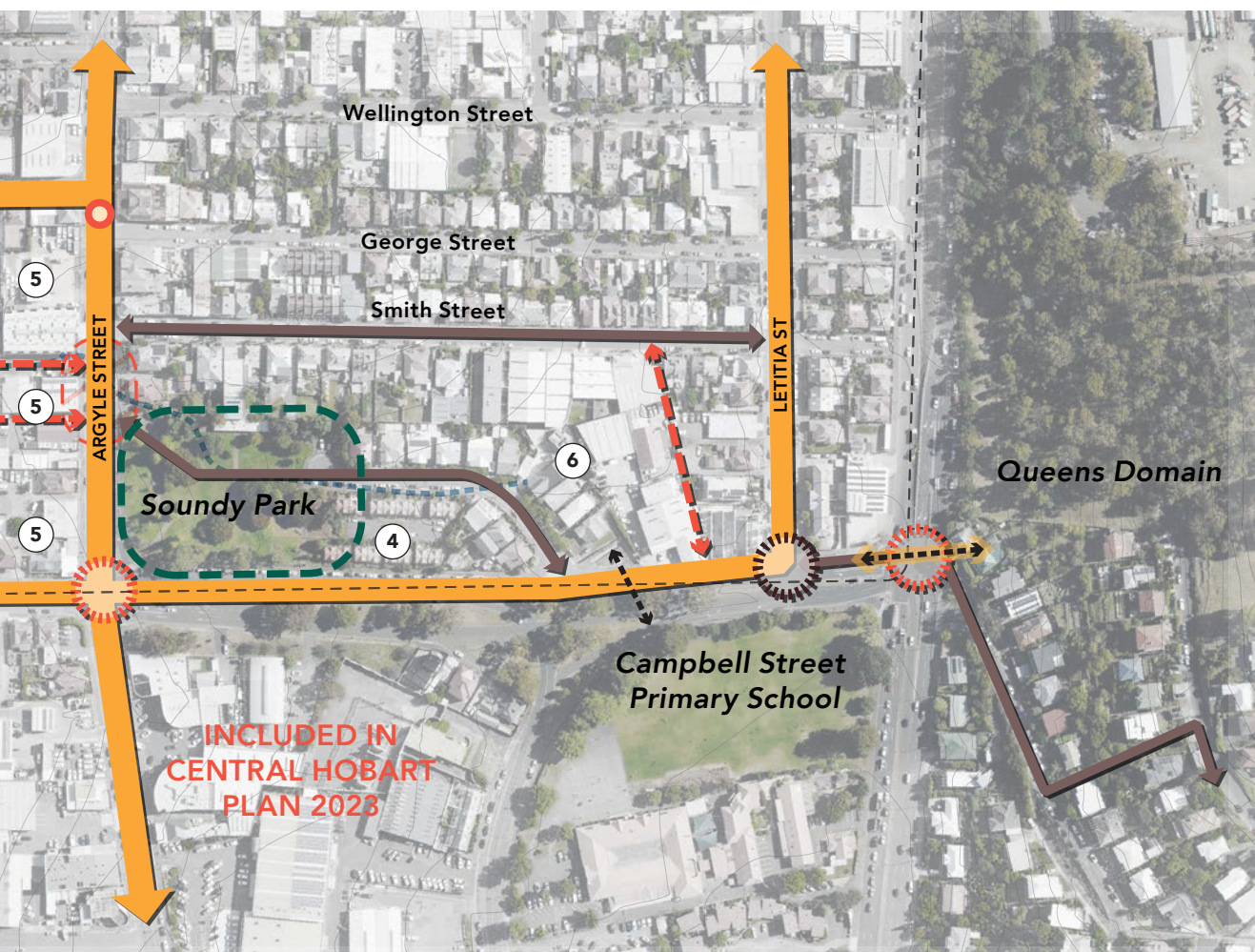
- |  |   |   |
|--|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Elizabeth Street   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Existing laneways                   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Upgrade signalised intersection |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Primary pedestrian street                                      | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Potential future pathways           | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> New signalised intersection     |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Secondary pedestrian street                                    | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Investigate new mid-block crossing  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Existing signalised crossing    |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Investigate new bridge to Queens Domain (alternative location) | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Investigate new local park/greening | <span style="display: inline-block; width: 15px; height: 10px; background-color: #f8766d; border: 1px solid black;"></span> Proposed signalised crossing    |

## Goal four: North Hobart is an accessible and walkable neighbourhood

Objective 9: High quality walkways, footpaths, lanes, and streets.



Soundy Park



- 1 Homes Tasmania housing (Condell Place)
- 2 Condell Place car park (Council land)
- 3 Lefroy Street car park (Council land)
- 4 Homes Tasmania housing

- 5 Private landholdings (Providence Valley Rivulet)
- 6 Private landholdings (Smith & Burnett Street)



## Goal four: North Hobart is an accessible and walkable neighbourhood

### Objective 10: An integrated network of safe cycle and micromobility

Cycling and micromobility will continue to be a desirable transport choice for those living in or visiting North Hobart.

North Hobart is well-located for short bike rides to central Hobart, the Domain, regional cycling paths and surrounding suburbs.

Research has shown that up to 60% of the population would ride more if traffic stress was reduced. This can be achieved through separation between bikes and other transport modes, lower traffic speeds and other street upgrades.

Infrastructure to support cycling and micromobility use, such as bike racks, secure storage and a charging station should be visible, convenient to shops and services, and easy to use.

#### Measures of success ✓

- Increase in the number of people choosing to cycle or ride micromobility.
- Improvements to the cycling and micromobility network.

#### Creating a connected cycling and micromobility network

Improvements to the cycling and micromobility network and infrastructure will encourage those living in, working in or visiting North Hobart to choose to ride to local destinations, as well as places outside the neighbourhood.

A network of cycle routes includes:

- primary cycle routes, which are made up of protected, separated bike lanes
- secondary cycle routes, which are clearly marked
- calm streets which lend themselves to slower vehicular traffic speeds
- the preferred cycle route along Elizabeth Street through the high street precinct.

Cycle routes will link up seamlessly with the neighbouring networks and upgrades identified in the *Greater Hobart Cycling Plan*, *Hobart Local Area Mobility Plan: Northern Suburbs* and the *Transport Network Operations Plan — Inner Hobart*. We will connect existing routes and establish new connections to local key destinations such as schools, businesses, retail, hospitality, and public open space, such as the Domain.



Greville Street, Prahran, Victoria



Separated cycling lanes, St Kilda Road, Melbourne, Victoria

## Goal four: North Hobart is an accessible and walkable neighbourhood

### Objective 10: An integrated network of safe cycle and micromobility

Upgrades such as bicycle priority phases at signalised intersections will ensure smooth, safe, and intuitive routes for bicycle riders and other micromobility users.

The following upgrades are proposed:

- a slow speed environment of 30km/hr in the shared road space along Elizabeth Street, which is the preferred cycle route through the high street precinct
- a primary (protected, separated) cycle route down Elizabeth Street from the intersection of Augusta and New Town Roads to Federal Street, then onto Argyle Street and Campbell Street
- new connections over the Brooker Highway to provide cycle/wheel access from North Hobart/New Town to the Queens Domain via a new grade-separated bridge/overpass and/or upgraded signalised intersection (locations to be determined).

In addition, consistent and prominent directional signage will be strategically placed to enhance legibility and network navigation.

#### Increasing bicycle facilities

Bolstering North Hobart's cycling infrastructure is imperative. The expansion of bicycle facilities, including more hoops along Elizabeth Street, and secure storage and charging facilities are necessary to encourage cycling and contribute to the precinct's vibrancy and sustainability.

#### Designated zones for micromobility

The growing trend of micromobility, observed through recent e-scooter trials and increased private ownership, necessitates careful planning.

As part of a broader sustainable transport mode shift, e-scooters will play a role for residents, workers, and visitors to North Hobart. This includes identifying key locations for micromobility parking, with incorporation into pedestrian network and streetscape upgrades. Where feasible, co-location of bicycle hoops and facilities with micromobility parking will be explored.



Bike hub, RMIT, Melbourne, Victoria



Micromobility parking bay

## Goal four: North Hobart is an accessible and walkable neighbourhood

### Objective 10: An integrated network of safe cycle and micromobility

#### Strategy 10.1

**Define a micromobility network of primary (protected) and secondary cycle routes and facilities that is integrated with the surrounding cycle network and provides connections to key destinations**

#### Proposed actions

##### Deliver

**A10.1.1** Progressively connect the cycle network within North Hobart as identified in the **Greater Hobart Cycling Plan and the Micromobility Plan**, including:

- integration of key routes with additional links to key local destinations such as schools, retail and commercial centres, recreational facilities and public transport
- directional signage to improve legibility and network navigation
- investigating the road space allocation required for contiguous protected bicycle lanes along primary routes such as Argyle, Burnett, Elizabeth, and Federal Streets.

##### Partner

**A10.1.2** In partnership with the Tasmanian Government, identify the function of key cycling routes and include these in updated versions of the **Inner Hobart Transport Network Operations Plan**.

##### Advocate

**A10.1.3** Advocate to the Tasmanian Government for:

- cycling infrastructure upgrades on streets under state jurisdiction
- new connections over the Brooker Highway to provide micromobility access from North Hobart and/or New Town to the Queens Domain via a bridge and/or upgraded signalised intersection.

#### Strategy 10.2

**Increase cycle and micromobility parking and facilities on Elizabeth Street and at key destinations**

#### Proposed actions

##### Deliver

**A10.2.1** Identify suitable locations for secure microbility parking zones on primary cycle routes to ensure a safe and equitable, clear path of travel for pedestrians.

**A10.2.2** Identify suitable locations for microbility parking, storage and electric charging infrastructure in mixed use development, medium density housing and consolidated off street car parking facilities with good passive surveillance.

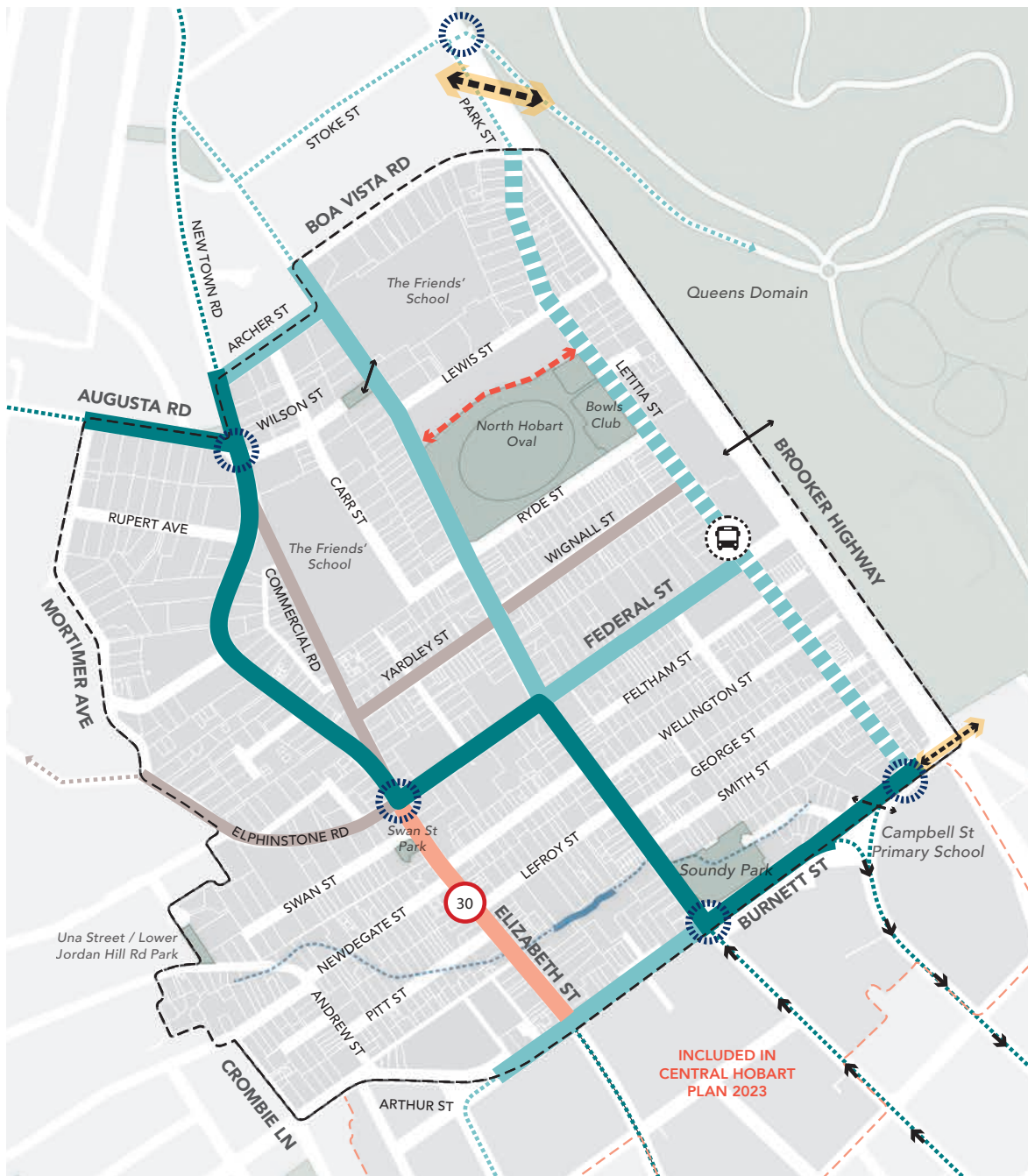
**A10.2.3** Develop a community awareness program about responsible use of micro-mobility devices and relevant regulations.



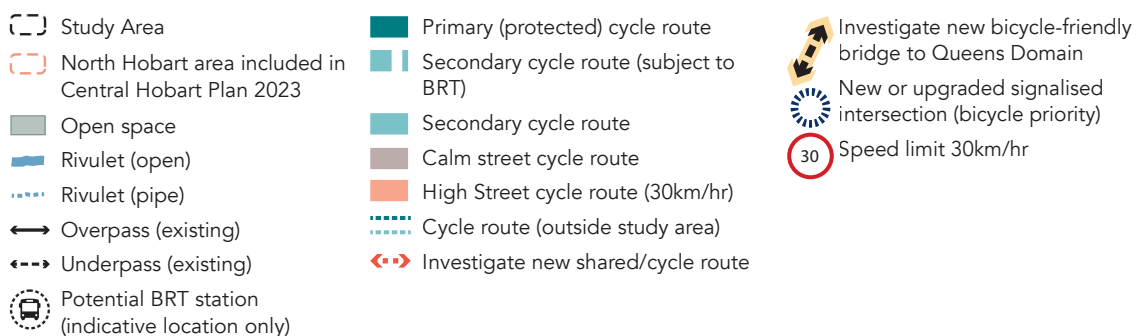
Cyclist on Letitia Street, North Hobart

## Goal four: North Hobart is an accessible and walkable neighbourhood

### Objective 10: An integrated network of safe cycle and micromobility



**Figure 39.** Micromobility plan



## Goal four: North Hobart is an accessible and walkable neighbourhood

### Objective 11: Moving and parking cars better, making streets safer for all

The streets and laneways in North Hobart play a crucial role in providing access for local businesses.

The focus is on improving how vehicles move around to make the Elizabeth Street Precinct more pedestrian-friendly. This will help make North Hobart's streets livelier, safer, and more enjoyable for everyone.

Pedestrian friendly streets will help support local businesses by making North Hobart a great place for events and festivals.

Smarter car parking management and technologies will make car spaces easier to find for those who need them. Car parking will be continue to be provided at locations near Elizabeth Street and key destinations.

Paths for pedestrians will link these car parks to nearby streets and destinations.

#### Vehicles

The location of car parking and vehicle access must support the function and servicing of North Hobart, and particularly Elizabeth Street, as a vibrant destination. This includes planning for consolidated and publicly accessible parking hubs that serve as precinct solutions to create a pedestrian-friendly public realm while maintaining high levels of access.

#### Laneways

Laneways provide access for pedestrians traversing between blocks and can be attractive spaces. Laneways that serve a vehicular access role should be designed as shared spaces with slow movement and incorporate greening. Separated pedestrian footpaths should be provided on wider laneways.

There are numerous existing laneways and rights of way in North Hobart which are largely accessed on side streets off Elizabeth and Argyle Streets. These laneways serve an important function to properties for servicing, deliveries and occasionally access to car parking which reduces the need for crossovers on main streets.



Dynamic parking signage, Queen Victoria Market

#### Measures of success ✓

- An increase in vehicular traffic choosing to drive through North Hobart via Argyle Street rather than Elizabeth Street.
- Increase in the number of pedestrians on Elizabeth Street, the high street shopping precinct.
- More efficient car parking.
- Improved micromobility safety practices and infrastructure.

Goal four: North Hobart is an accessible and walkable neighbourhood

Objective 11: Moving and parking cars better, making streets safer for all

Car parking

- Car parking should be sleeved/wrapped by other uses to activate the street frontage.
- Car park structures should be designed with visually attractive façades facing laneways. They should provide points where natural surveillance can occur and be designed to mitigate risks of noise, vibrations or emissions impacting nearby residential uses.
- Car park structures should be consolidated to minimise the number of access points and provide flexible use to optimise occupation throughout the day and night e.g. publicly available car spaces along with commercial spaces.

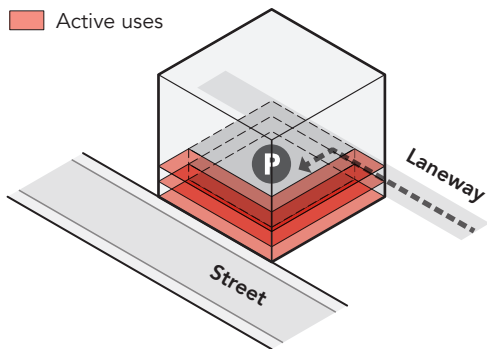


Figure 40. Car parking should be sleeved with active uses

Vehicle access

Vehicle entries to car parks should be designed to minimise their location along primary and secondary pedestrian streets to protect streetscape amenity and pedestrian safety.

New vehicle entries and crossovers should be designed to maintain or enhance pedestrian amenity, including through the design of surfaces and kerbs, and the visual amenity of vehicle entrances and doors. Where possible, crossovers should be removed and relocated to preferred access points. (See Table 2).

Table 2. Vehicular access guidelines

Street	Requirement
<b>Elizabeth Street</b> – crossovers not permitted	Removal of existing crossovers, no new crossovers. Service and delivery access outside business hours (i.e. 5pm – 8am).
<b>Burnett, Federal, Argyle Streets</b> – crossovers strongly discouraged	Removal of existing crossovers strongly encouraged. No new vehicular crossovers unless an existing access point is removed. Include performance criteria.
<b>All other streets</b> – crossovers discouraged	<p>Number of vehicular access points for each frontage must be no more than 1 or the existing number whichever is greater.</p> <p>Include performance criteria.</p> <p>Development should locate vehicular access along secondary street frontages (e.g. side streets) or laneways.</p>

## Goal four: North Hobart is an accessible and walkable neighbourhood.

### Objective 11: Moving and parking cars better, making streets safer for all

#### Strategy 11.1

**Encourage vehicles to use Argyle Street or the Brooker Highway when travelling through or to North Hobart to reduce traffic congestion on Elizabeth Street.**

#### Proposed actions

##### Deliver

**A11.1.1** Install prominent signage directing drivers to take a more direct route through North Hobart via Argyle Street, instead of Elizabeth Street.

**A11.1.2** Install dynamic parking availability signage for car parks to reduce vehicle circulation on Elizabeth Street.

##### Advocate, Partner

**A11.1.3** Advocate and partner with the Tasmanian Government to reduce the Elizabeth Street speed limit to 30km/h, and upgrade streetscape design to reflect and communicate to drivers and pedestrians the low speed environment.

**A11.1.4** Advocate and partner with the Tasmanian Government for a redesign of the Argyle Street and New Town Road intersection to encourage drivers to use Argyle Street and reduce through vehicle movements on Elizabeth Street.

##### Advocate

**A11.1.5** Advocate to the Tasmanian Government for an additional intersection on the Brooker Highway (with full signalised access in all directions) at the northern edge of the precinct to provide an alternative route for the residential catchment to the north-west and alleviate some of the traffic pressures on Elizabeth Street.

#### Strategy 11.2

**Make parking smarter, easier, and more reliable**

#### Proposed actions

##### Deliver

**A11.2.1** Investigate parking management in North Hobart as part of the wider **City of Hobart Parking Plan**, to include the following:

- Consider the consolidation of parking to the most in-demand locations, and ensure that the routes used for parking access are compatible with other objectives (including reducing traffic through Elizabeth Street).
- Identify locations to provide consolidated parking at the periphery of the Elizabeth Street, high street precinct, to help to reduce unnecessary vehicle movements and traffic congestion.

Provide:

- clear directional signage
- adequate car parking spaces
- electric car charging infrastructure
- car share parking
- microbility parking and electric charging infrastructure.

**A11.2.2** Investigate locating community-based 100% renewable energy generation and storage in consolidated car parks.

**A11.2.3** Investigate Condell Place for the development of a publicly accessible underground car park as part of any future development of the site.

## Goal four: North Hobart is an accessible and walkable neighbourhood.

### Objective 12: A simpler and more reliable public transport network

Improvements to North Hobart's public transport system will encourage increased use of buses and improve connections to Central Hobart and Greater Hobart.

Bus routes through North Hobart will be made simpler and more frequent to encourage more people to use public transport.

Bus services will be able to be adjusted, to meet increased demand for transport to and from scheduled sporting events and cultural festivals.

Temporary street closures on Elizabeth and/or Federal Streets will be possible during sporting events and cultural festivals.

New and upgraded bus stop infrastructure, such as a weather-protected shelter, signage and real-time travel information, and street trees to provide shade, can improve comfort and convenience for commuters.

#### Bus routes

The potential alignment of a bus rapid transit route (BRT) along Letitia and Park Streets will provide quicker and easier access to North Hobart and destinations along the northern transit corridor.

An opportunity to further rationalise bus routes throughout North Hobart may be realised to create a more legible network. A robust corridor with a simplified and direct route, bus priority lanes at traffic lights, universally accessible stops, may potentially be established on Argyle, or Elizabeth Streets.

#### Active travel as the 'last mile'

Walking, cycling and other forms of micromobility are the final part of almost every journey. Improving the quality of the active travel experience, in particular walking, will benefit the greater adoption of public transport.



Bus shelter, New Town

#### Measures of success ✓

- Increase in the number of people choosing to travel to North Hobart on public transport.
- Increase in the number of people choosing to travel beyond North Hobart on public transport.
- Increase in the number of bus shelters.

## Goal four: North Hobart is an accessible and walkable neighbourhood.

### Objective 12: A simpler and more reliable public transport network

#### Strategy 12.1

**Advocate for improvements to the public transport network to support strong public transport corridors with simpler and direct routes, bus priority lanes, lights and upgraded accessible bus stops with comfortable seating, weather protection, lighting, and real-time travel information.**

#### Proposed actions

##### Deliver

**A12.1.1** Identify priority bus stop improvements and apply to the Tasmanian Government for funding through the **All Access All Weather Bus Stop Upgrade Program**.

##### Partner

**A12.1.2** In partnership with the Tasmanian Government, identify the function of key bus routes and include these in updated versions of the **Inner Hobart Transport Network Operations Plan**.

**A12.1.3** Partner with the Tasmanian Government to incorporate bus priority measures at key intersections along public transport corridors, including bus priority lanes and signal phases.

##### Advocate

**A12.1.4** Advocate to the Tasmanian Government for the review of the bus network to and through North Hobart to provide a more frequent buses on simpler, direct routes.

#### Strategy 12.2

**Advocate for alternative routes and bus stop locations to support temporary road closures for events.**

#### Proposed actions

##### Deliver

**A12.2.1** Identify potential alternative bus stop locations which maintain access to North Hobart's high street precinct and allows reliable bus service operation, during events which require road closures.

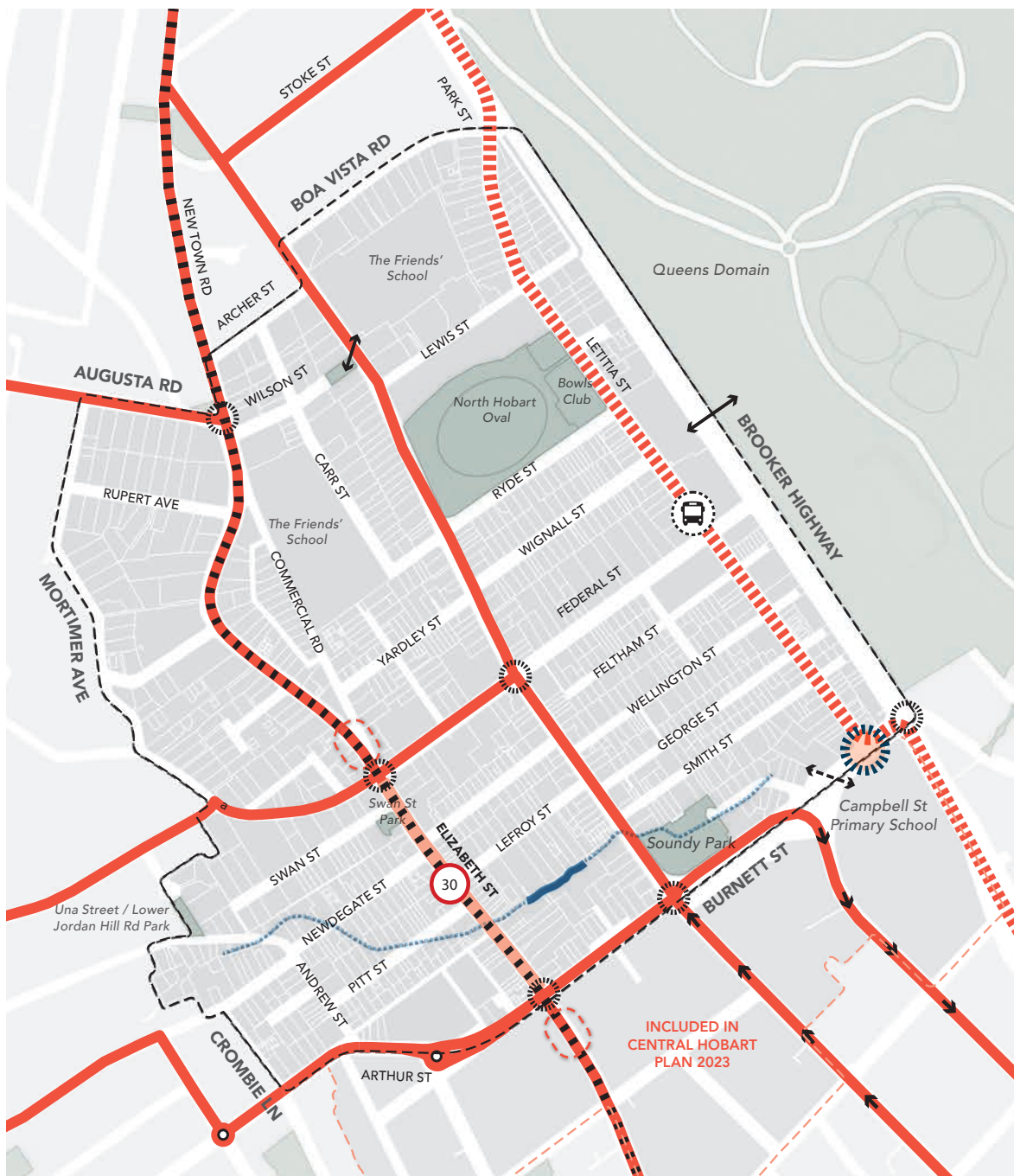
**A12.2.2** Promote public transport as an attractive way to access North Hobart, especially for events.

##### Partner

**A12.2.3** Work with Metro Tas and the Tasmanian Government to establish alternate 'event mode' routes, services, and bus stop infrastructure as appropriate.

## Goal four: North Hobart is an accessible and walkable neighbourhood.

### Objective 12: A simpler and more reliable public transport network



**Figure 41.** Public transport plan (diagrammatic only)



## Part four: Making it happen



## Part four: Making it happen

There are several mechanisms that exist to deliver on the goals, strategies and actions included in the North Hobart Neighbourhood Plan. These include planning scheme amendments, CoH capital works, business and property owner investment, state government policy changes, strategy and infrastructure delivery programs and the like.

Following endorsement of the draft Neighbourhood Plan, an Implementation Plan will be developed and will identify the actions, timeframe and responsibility for delivering them. This will consist of regulatory and non-regulatory actions. Included in the Plan is a list of proposed actions which will be reviewed and developed further in the Implementation Plan.

The plan will be reviewed within the next five to ten years, to help ensure it is delivering on its Vision and Goals and remains accurate and relevant as North Hobart evolves.

### Implementation methods

#### Deliver

Actions marked 'Deliver' refer to projects that Council will administer and deliver directly. Each action may require further investigation, community input, planning and financing.

Each project will require an implementation program which will be linked to the Council Plan, Annual Plans and budget process to ensure a whole of Council approach.

Funding may come from a variety of sources including but not limited to government grants.

#### Partner

Actions marked 'Partner' refer to projects that Council will deliver in conjunction with either state agencies, community groups, land owners or the development industry. Funding may come from a variety of sources including government grants and through partnerships with the community and development industry.

#### Advocate

Actions marked 'Advocate' involve private land that can deliver public amenity benefits, community services and/or precinct 'activation'. Council will work with government departments, land owners, the development industry and wider community to assist in the delivery of these projects.

### Timing

Timing is categorised to align with organisational timeframes such as the Capital Works Program and Strategic Plan:

- Short term: 0-4 years
- Medium-term: 4-10 years
- Long-term: >10 years

Timeframes are only provided as a guide and will be further refined as an implementation program is developed for each action.

### Mechanisms

There are several complementary mechanisms to implement the North Hobart Neighbourhood Plan. Planning scheme amendments will ensure that the Plan has a statutory role, and CoH capital works, business and property owner investment can act as catalysts for positive change.

## 4.4 Proposed actions

Action	Description	Timeframe	Method
<b>Goal 1: North Hobart is a welcoming and inclusive neighbourhood to live and work</b>			
<b>Objective 1: More diverse housing options including social and affordable housing</b>			
<b>Strategy 1.1: Support well-designed medium density housing in the right locations through mechanisms in the planning scheme</b>			
<b>1.1.1</b>	Prepare a planning scheme amendment to: <ul style="list-style-type: none"> <li>Rezone land from the Light Industrial Zone to the Urban Mixed Use Zone and to the General Business Zone.</li> <li>Rezone land from the Inner residential Zone to the Urban Mixed Use Zone.</li> <li>Apply a Specific Area Plan to implement the <b>Urban Design Principles</b> set out in this Neighbourhood Plan.</li> </ul>	Short	Deliver
<b>1.1.2</b>	Investigate mechanisms to require delivery of developer contributions for community benefit for development of four and five storeys.	Short	Deliver
<b>Strategy 1.2: Renew strategic opportunity sites to deliver medium density, social, affordable, and key worker housing</b>			
<b>1.2.1</b>	Investigate the potential for the council-owned car park at Condell Place to deliver medium density, social and/or affordable housing with not for profit developers and housing providers.	Short	Partner
<b>1.2.2</b>	Engage with Homes Tasmania to support the long term renewal of Homes Tasmania assets to deliver more medium density, social housing.	Ongoing	Advocate
<b>1.2.3</b>	Engage with landowners, to prepare a <b>Providence Valley Rivulet Master Plan</b> , which plans for the coordinated renewal of land bound by Elizabeth, Argyle, Burnett and Lefroy Streets, for the delivery of mixed-use and residential development.	Short	Deliver, Advocate, Partner
<b>Strategy 1.3: Create a sustainable balance between short stay visitor accommodation and housing for residents</b>			
<b>1.3.1</b>	Prepare a planning scheme amendment to apply a Specific Area Plan to prohibit the conversion of whole dwelling residential use to visitor accommodation use in the Inner Residential and General Residential zones of the North Hobart study area.	Short	Deliver
<b>1.3.2</b>	Investigate a fee waiver for a planning application for a change of use from visitor accommodation to a residential use for a dwelling.	Short	Deliver
<b>1.3.3</b>	Prepare <b>North Hobart Oval Sports and Community Precinct Masterplan</b> which investigates the future use and development of the site and potential partial rezoning of land to the Urban Mixed Use Zone.	Medium	Deliver, Partner, Advocate

Action	Description	Timeframe	Method
<b>Objective 2: Jobs, services, and everyday convenience within walking distance</b>			
<b>Strategy 2.1: Support existing and future employment needs with new and renovated buildings that offer different sized tenancies at varying price points to support a range of business and employment needs.</b>			
2.1.1	Prepare a planning scheme amendment to : <ul style="list-style-type: none"> <li>• Rezone land from the Light Industrial Zone to the Urban Mixed Use Zone and to the General Business Zone</li> <li>• Rezone land from the Inner residential Zone to the Urban Mixed Use Zone;</li> <li>• Include a standard in a Specific Area Plan, to prohibit residential use in the areas identified for 'employment focus'.</li> </ul>	Short	Deliver
2.1.2	Engage with landowners, to prepare a <b>Providence Valley Rivulet Masterplan</b> , which plans for the coordinated renewal of this land for the delivery of mixed-use and residential development.	Short	Deliver, Advocate, Partner
2.1.3	Encourage development which is easily accessible by public transport, taxi, carshare and bike, provide car parking with electric car charging for private vehicles (underground where possible).	Ongoing	Advocate, Partner
2.1.4	Investigate locating 100% renewable energy generation and storage with consolidated off-street, car parking facilities	Medium	Deliver, Partner, Advocate
<b>Objective 3: Well-designed and sustainable buildings that respond to heritage</b>			
<b>Strategy 3.1: Ensure new buildings respond to North Hobart's diverse character, heritage and surrounding context.</b>			
3.1.1	Continue to prepare <b>CoH Hobart Heritage Design Guidelines</b> (LGA wide).	Short	Deliver
3.1.2	Review whether further specific guidance is required to ensure that the heritage and wider character of North Hobart is retained.	Short	Deliver
<b>Strategy 3.2: Support design quality and excellence in new buildings.</b>			
3.2.1	Continue to prepare <b>CoH Urban Design Guidelines</b> (LGA wide) to guide best practice outcomes.	Short	Deliver
3.2.2	Prepare a planning scheme amendment to apply a Specific Area Plan to implement the <b>Urban Design Principles</b> set out in this Neighbourhood Plan.	Short	Deliver
3.2.3	Support events and programs which showcase and celebrate exemplar building design, sustainability and innovation.	Ongoing	Deliver, Partner
3.2.4	Consider the best mechanism to utilise the <b>Medium Density Guidelines</b> .	Short	Deliver

Action	Description	Timeframe	Method
<b>Strategy 3.3: Encourage sustainable design and adaptive reuse of existing buildings, with renewable energy, greening and WSUD.</b>			
3.3.1	Develop LGA-wide guidance and policy to encourage the development of integrated urban greening, including deep soil planting zones, green roofs and green walls to contribute to the LGA wide urban canopy coverage target of 40% by 2046.	Short	Deliver
3.3.2	Design Council buildings and infrastructure to be zero emissions; include 100% renewable energy generation and storage; provide electric micromobility and car charging; and incorporate WSUD.	Ongoing	Deliver
3.3.3	Prepare a planning scheme amendment to apply a Specific Area Plan to implement the <b>Urban Design Principles</b> set out in this Neighbourhood Plan.	Short	Deliver
3.3.4	Advocate to the Tasmanian Government for changes to the National Construction Code (NCC) to increase the NatHERs star rating requirement to 7 stars.	Short	Advocate
<b>Goal 2: North Hobart is a creative and diverse neighbourhood on palawa Country</b>			
<b>Objective 4: A welcoming and diverse place of creativity and culture</b>			
<b>Strategy 4.1: Cultivate North Hobart's creative heart and provide welcoming spaces and places to innovate, experiment and connect with others.</b>			
4.1.1	Identify suitable locations for public art, including permanent elements and temporary works.	Ongoing	Deliver
4.1.2	Develop a long-term program for commissioning local artists, including members of the palawa community.	Ongoing	Deliver
4.1.3	Develop an assets maintenance program for public art to ensure it is appropriately repaired and maintained.	Ongoing	Deliver
4.1.4	Support creative, cultural and community uses within the Creative Heart, and more specifically at the potential Creative Hub and North Hobart Oval.	Medium	Deliver, Partner, Advocate
4.1.5	Prepare a planning scheme amendment to rezone land to Urban Mixed Use, (where Community Meeting and Entertainment and General Retail and hire is a permitted use).	Short	Deliver
4.1.6	Support and encourage initiatives that incorporate public art into private and commercial developments. Investigate a mechanism to deliver developer contributions for community benefits in the form of public art.	Ongoing	Advocate
4.1.7	Investigate the establishment of a creative space to meet gaps identified in the <b>Greater Hobart Venues Study</b> This could include: <ul style="list-style-type: none"> <li>• Artshouse facility</li> <li>• Rehearsal facilities.</li> </ul> Potential sites include council owned land at the: <ul style="list-style-type: none"> <li>• Condell Place car park site;</li> <li>• Providence Valley Rivulet site;</li> <li>• North Hobart Oval Precinct;</li> </ul> or privately owned land at the: <ul style="list-style-type: none"> <li>• former Hobart High School site.</li> </ul>	Medium	Deliver, Partner

Action	Description	Timeframe	Method
4.1.8	Investigate opportunities for multigenerational community spaces, to encourage connection and socialisation for a variety of people, with potential sites on council owned land at the: <ul style="list-style-type: none"> <li>• Condell Place car park site;</li> <li>• Providence Valley Rivulet site; or</li> <li>• North Hobart Oval Precinct.</li> </ul>	Short and Medium	Deliver, Partner

**Strategy 4.2: Provide opportunities for cultural expression, including connection to Country throughout North Hobart and the Providence Valley Rivulet.**

4.2.1	Engage with North Hobart's palawa community to identify: <ul style="list-style-type: none"> <li>• places within the public realm for acknowledgement of the traditional owners and the contemporary palawa community;</li> <li>• places with important links to the traditional cultural landscapes, and provide processes for strengthening and supporting palawa culture's links; and</li> <li>• places and processes for cultural expression and cultural practices as determined and led by the palawa community.</li> </ul>	Short	Deliver, Partner
4.2.2	Prepare a <b>Providence Valley Rivulet Masterplan</b> and engage with North Hobart's palawa community to ensure that Action A4.2.1 is achieved in this area.	Short	Deliver, Partner

**Objective 5: A lively and flourishing High Street precinct**

**Strategy 5.1: Support retail, services, food, live music and entertainment between Elizabeth and Argyle Streets.**

5.1.1	Prepare a planning scheme amendment which includes a mechanism to: <ul style="list-style-type: none"> <li>• rezone land between Elizabeth Street and Argyle Street to Urban Mixed Use Zone, (where Food Services and General Retail and hire is a permitted use).</li> <li>• implement Reverse Amenity requirements to protect hospitality uses;</li> <li>• implement the <b>Urban Design Principles</b> set out in this Neighbourhood Plan.</li> </ul>	Short	Deliver
5.1.2	Prepare an extension to the <b>Elizabeth Street Vision Plan</b> to guide a program of initiatives and upgrades to enhance the streetscape and its accessibility for pedestrians. See Strategy 9.2 for detail.	Short	Deliver
5.1.3	Engage with the community, palawa and stakeholders to prepare a <b>Providence Valley Rivulet Masterplan</b> to strengthen the High Street Precinct.	Short	Deliver, Partner, Advocate
5.1.4	Investigate mechanisms to provide specific places within the public realm for ongoing activation by artists.	Short	Deliver, Partner

Action	Description	Timeframe	Method
<b>Strategy 5.2: Reimagine Providence Valley Rivulet</b>			
<b>5.2.1</b>	<p>Engage with the community, palawa and stakeholders to prepare a <b>Providence Valley Rivulet Masterplan</b>.</p> <ul style="list-style-type: none"> <li>Engage with North Hobart's palawa community to monitor, protect and celebrate the fresh water of the Providence Valley Rivulet and potential rehabilitation of indigenous vegetation, and places for knowledge sharing.</li> <li>Investigate appropriate ways to reduce sediment and pollutant loads on the Rivulet.</li> <li>Investigate the development of a network of public paths including a new public path along the Rivulet, and refurbishment of existing connecting laneways and paths.</li> <li>Investigate the development of public open space along the Rivulet</li> <li>Encourage activation and passive surveillance of laneways leading to the Rivulet. Ensure CPTED principles are considered.</li> <li>Support landowners adjacent to the rivulet to redevelop interfaces, supporting movement and activity, along the rivulet corridor.</li> <li>Investigate the potential to refresh the boundaries with Homes Tasmania land, including the improvement of fencing to reduce barriers and increase visual connections around the Rivulet.</li> </ul>	Short	Deliver
<b>Strategy 5.3: Boost 'High Street' festivals, events and street activation</b>			
<b>5.3.1</b>	<p>Engage with the community, palawa and stakeholders to prepare an extension to the <b>Elizabeth Street Vision Plan</b> to:</p> <ul style="list-style-type: none"> <li>create spaces for the presence and recognition of palawa history, and cultural expression;</li> <li>consider how placemaking projects can enhance North Hobart's High Street Precinct for festivals, events, markets, on-street trading, entertainment, and temporary artworks.</li> </ul>	Short	Deliver
<b>5.3.2</b>	<p>Investigate opportunities for events and street activity which will bring more people to the area on a regular basis, such as a:</p> <ul style="list-style-type: none"> <li>fruit and veg market;</li> <li>makers market;</li> <li>food vans; and/or</li> <li>arts-based activations, pop up performances and temporary public art projects.</li> </ul> <p>Participate in annual events such as:</p> <ul style="list-style-type: none"> <li>World Park(ing) Day activation in September with the Planning Institute.</li> <li>Pedal Pallooza where the community is encouraged to ride their bicycles to North Hobart in groups.</li> </ul>	Ongoing	Partner, Advocate
<b>5.3.3</b>	Engage with event organisers to adapt their programs to become more accessible for all, to attract more diverse audiences, and expand their market to improve their resilience.	Ongoing	Partner, Advocate
<b>5.3.4</b>	Provide marketing and promotion support for events via City of Hobart's online communications <b>Hello Hobart</b> and street decoration advertising.	Ongoing	Partner, Advocate

Action	Description	Timeframe	Method
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**Strategy 5.4: Create enticing laneways and streets**

<b>5.4.1</b>	Prepare a <b>Providence Valley Rivulet Masterplan</b> to implement a program of laneway initiatives and upgrades connecting through to the streets beyond. <ul style="list-style-type: none"> <li>• Introduce new signage and names for laneways (where necessary).</li> <li>• Enable traders and local residents to apply for partial, time-based, temporary or permanent closures to unauthorised vehicles.</li> <li>• Provide low-key and contemporary lighting.</li> <li>• Commission or support public art by local artists.</li> <li>• Encourage and enable the introduction and orientation of windows towards laneways and spaces.</li> <li>• Introduce colourful, canopied trees.</li> <li>• Implement Crime Prevention Through Environment Design (CPTED).</li> </ul>	Short	Deliver, Partner, Advocate
<b>5.4.2</b>	Prepare an <b>Elizabeth Street Vision Plan</b> to implement a program of street initiatives and upgrades. <ul style="list-style-type: none"> <li>• Consider new public art installations and upgrades of existing works, using local materials, employing local artists, and involving local community members.</li> <li>• Provide seating along streets with integrated soft lighting.</li> <li>• Partner with Australia Post to provide a landscaped seating and viewing area overlooking Swan Street and park (on Post Office lot)</li> <li>• Upgrade street lighting to provide soft and warm lighting.</li> <li>• Work with landowners to install soft upward lighting above awnings to highlight the heritage character.</li> </ul>	Short	Deliver, Partner, Advocate

**Goal 3: North Hobart is a resilient and sustainable neighbourhood**
**Objective 6: Greener, more resilient, and attractive**
**Strategy 6.1: Create a network of green streets to increase urban cooling in summer and to provide attractive streetscapes for everyday movement and life.**

<b>6.1.1</b>	Continue to implement LGA wide <b>Street Tree Strategy</b> which recognises the many social, environmental, and economic benefits that trees provide.	Short	Deliver
<b>6.1.2</b>	Prepare a <b>Street Tree Masterplan</b> for North Hobart include a definition and reference to 'Green Streets' as priority areas for increased street tree canopy planting, as well as, assessment, specification of trees and planting design, and priorities.	Short	Deliver
<b>6.1.3</b>	Prepare a planning scheme amendment to apply a Specific Area Plan to implement the <b>Urban Design Principles</b> set out in this Neighbourhood Plan.		

Action	Description	Timeframe	Method
<b>Strategy 6.2: Incorporate flood responsive design along streets and in areas that are most likely impacted by flooding.</b>			
6.2.1	Progress work on the <b>Disaster Ready Funding - Vulnerability Assessment</b> in North Hobart.	Short	Deliver, Partner
6.2.2	Prepare Planning Scheme Amendment with a mechanism to implement the <b>Urban Design Principles</b> set out in this Neighbourhood Plan including, Landscape Setback.	Short	Deliver, Partner
6.2.3	Co-ordinate implementation of WSUD and flood responsive design measures (e.g. stormwater upgrades) with road upgrades.	Ongoing	Deliver, Partner
6.2.4	Investigate opportunities to collaborate on <b>Flood Responsive Design Guidelines</b> and a <b>WSUD Package</b> to provide guidance on how future development and streetscapes can respond to flood risk and achieve good design and equitable access outcomes, including the rivulet environs and low lying land.	Medium	Deliver, Partner
6.2.5	Investigate mechanisms in the planning scheme to facilitate WSUD.	Short	Deliver
<b>Objective 7: A strong public open space network that enriches life</b>			
<b>Strategy 7.1: Provide new open spaces, including pocket parks, plazas and forecourts, and upgrade existing open spaces</b>			
7.1.1	Consider the provision of open space in North Hobart as part of the <b>City of Hobart Open Space Strategy</b> . <ul style="list-style-type: none"> <li>Investigate new open space opportunities to complement the existing spaces.</li> <li>Consider how existing open spaces can feel safer and more inclusive. Retain, assess and, if necessary, upgrade infrastructure in existing open spaces to ensure it is adequate. Eg. Lights and seating.</li> <li>Engage with North Hobart's palawa community to investigate ways to reintroduce cultural resources into natural spaces where possible. Identify locations, in existing or proposed open spaces, that provide unbroken visual links to the mountain-scapes, to assist in maintaining and enhancing cultural links for cultural knowledge sharing.</li> </ul>	Short	Deliver
7.1.2	Investigate creating new, small, urban plazas as part of the extension to the <b>Elizabeth Street Vision Plan</b> , that complement ground floor uses.	Short	Deliver
7.1.3	Integrate opportunities for new open space and greening as part of the <b>Providence Valley Rivulet Masterplan</b> .	Short	Deliver
7.1.4	Integrate opportunities for new open space and greening as part of the development of the Council owned Condell Place car park site.	Short	Deliver
<b>Strategy 7.2: Investigate the future role of North Hobart Oval and Bowls Club to meet future demand for open space.</b>			
7.2.1	Engage with local residents, and other stakeholders to prepare a <b>North Hobart Oval Sports and Community Precinct Masterplan</b> to investigate the potential capacity of the precinct to deliver additional benefits for the community, including: <ul style="list-style-type: none"> <li>Improved pedestrian connections to Argyle, and Letitia Streets;</li> <li>New public open space with high amenity and quality spaces that are safe, welcoming and complement surrounding context and use;</li> <li>Ways to manage flood risk through WSUD;</li> <li>Space for community and/or arts use on council owned land;</li> <li>Site activation with ground floor design to support natural surveillance;</li> <li>Partial rezoning to Urban mixed use zone which allows for a wider variety of uses; and</li> <li>Sensitively designed buildings in regards to setbacks, height and heritage.</li> </ul>	Medium	Deliver Partner

Action	Description	Timeframe	Method
<b>Strategy 7.3: Provide streetscapes that allow for both traditional and contemporary Aboriginal history and truth-telling.</b>			
7.3.1	Engage with the palawa to find culturally appropriate ways to recognise songlines and pathways in North Hobart.	Short	Deliver, Partner
7.3.2	Engage with North Hobart's palawa community on the <b>Elizabeth Street Vision Plan</b> , to develop cultural education and immersion spaces on Elizabeth Street, where the palawa community feel contemporary historic events hold strong links to their post - colonisation history.	Short	Deliver, Partner
<b>Objective 8: Easy access to the Queens Domain</b>			
<b>Strategy 8.1: Provide at least one new connection to the Domain</b>			
8.1.1	Develop new pedestrian and micromobility links to the Queens Domain as identified in the Neighbourhood Plan and the <b>Queens Domain Masterplan 2013</b> .	Ongoing	Deliver, Partner, Advocate
8.1.2	Investigate funding opportunities for potential new links to the Queens Domain. Identify appropriate State and Federal grant application opportunities as they arise.	Ongoing	Deliver, Partner, Advocate
<b>Strategy 8.2: Improve existing access to the Domain for pedestrians and micro mobility users</b>			
8.2.1	Develop wayfinding and signage that clearly indicates existing and proposed links to the Domain	Short	Deliver
8.2.2	Engage with palawa to explore access from North Hobart to the Domain that allows for storytelling including palawa cultural and heritage links to place.	Ongoing	Deliver, Partner
8.2.3	Engage with the Tasmanian Government to identify ways to improve the safety and ease of access of existing links from North Hobart to the Domain, as upgrades to the Brooker Highway and intersections with surrounding streets occur. eg. Burnett Street and/or Park Street and Clearys Gates.	Ongoing	Deliver, Partner, Advocate
<b>Goal 4: North Hobart is an accessible and walkable neighbourhood.</b>			
<b>Objective 9: High-quality walkways, footpaths, lanes, and streets.</b>			
<b>Strategy 9.1: Define a walking network hierarchy of primary and secondary streets and laneways, and upgrade existing footpaths, lanes, streets and pedestrian crossings, and identify potential locations for new links, bridges, and pedestrian crossings</b>			
9.1.1	Conduct a <b>footpath and walkability audit</b> to identify projects and upgrades to facilitate better walking access to and from key locations in the area. Improve pedestrian facilities, greening and amenities on key streets identified in the walking network hierarchy. Identify locations where footpath condition, gradient or width reduces mobility choices for pedestrians or users with impaired mobility, and assess whether road space allocation and priority could improve access.	Ongoing	Deliver
9.1.2	Expand future editions of the <b>Inner Hobart Transport Network Operations Plan</b> to include key routes in North Hobart in partnership with the Tasmanian Government.	Short	Partner
9.1.3	Advocate for funding for: <ul style="list-style-type: none"> <li>pedestrian infrastructure upgrades on streets under State jurisdiction,</li> <li>a new bridge over the Brooker Highway to provide a connection from North Hobart/New Town to the Queens Domain.</li> </ul>	Ongoing	Advocate

Action	Description	Timeframe	Method
<b>Strategy 9.2: Strengthen Elizabeth Street's role as pedestrian-friendly commuter spine with landscape and urban design upgrades such as widened footpaths, pedestrian-scale lighting, seating, water bubblers and wayfinding</b>			
9.2.1	<p>Prepare an extension to the <b>Elizabeth Street Vision Plan</b> to guide a program of initiatives and upgrades to enhance the Elizabeth Street streetscape and its accessibility for pedestrians.</p> <ul style="list-style-type: none"> <li>• Provide appropriate footpath widths on Elizabeth Street to ensure a safe and equitable, clear path of travel for pedestrians, and to accommodate outdoor dining space in a configuration which meets the guidelines which enable universal access.</li> <li>• Investigate the selective removal of on-street carparking where necessary to achieve compliant universal access and outdoor dining space.</li> <li>• Ensure car access is maintained within the area. Provide on street, car parking spaces for people with an Australian Disability Parking Permit, short term parking for deliveries, pick up and drop off, and public transport.</li> </ul>	Short	Deliver
9.2.2	Investigate potential for a planning scheme amendment to introduce a pedestrian priority street overlay on Elizabeth Street under the Parking and Sustainable Transport Code.	Short	Deliver
<b>Objective 10: An integrated network of safe cycle and micromobility</b>			
<b>Strategy 10.1: Define a micromobility network of primary (protected) and secondary cycle routes and facilities that is integrated with the surrounding cycle network and provides connections to key destinations</b>			
10.1.1	<p>Progressively connect the bicycle network within North Hobart as identified in the <b>Greater Hobart Cycling Plan</b> and the <b>Micromobility Plan</b>, including:</p> <ul style="list-style-type: none"> <li>• Integration of key routes with additional links to key local destinations such as schools, retail and commercial centres, recreational facilities and public transport.</li> <li>• Directional signage to improve legibility and network navigation.</li> <li>• Investigating the road space allocation required for contiguous protected bicycle lanes along primary routes such as Argyle, Burnett, Elizabeth, Federal and Letitia Streets.</li> </ul>	Short	Deliver
10.1.2	In partnership with the Tasmanian Government, identify the function of key cycling routes and include these in updated versions of the <b>Inner Hobart Transport Network Operations Plan</b> .	Short	Partner
10.1.3	<p>Advocate to Tasmanian Government for:</p> <ul style="list-style-type: none"> <li>• cycling infrastructure upgrades on streets under State jurisdiction; and</li> <li>• a new bridge over the Brooker Highway to provide a connection from North Hobart/New Town to the Queens Domain.</li> </ul>	Ongoing	Advocate
<b>Strategy 10.2: Increase cycle and micromobility parking and facilities on Elizabeth Street and at key destinations</b>			
10.2.1	Identify suitable locations for bike hoops and scooter parking zones on Primary Cycle Routes to ensure a safe and equitable, clear path of travel for pedestrians.	Short	Deliver
10.2.2	Identify suitable locations for microbility (bike and scooter) parking, storage and electric charging infrastructure in mixed use development, medium density housing and consolidated off street car parking facilities with good passive surveillance.	Medium	Deliver, Partner, Advocate
10.2.3	Develop a community awareness program about responsible usage of micro-mobility devices and enforcement of relevant regulations.	Short	Deliver

Action	Description	Timeframe	Method
<b>Objective 11: Moving and parking cars better, making streets safer for all</b>			
<b>Strategy 11.1: Encourage vehicles to use Argyle Street or the Brooker Highway when travelling through or to North Hobart to reduce traffic congestion on Elizabeth Street.</b>			
11.1	1	Install prominent signage directing drivers to take a more direct route through North Hobart, via Argyle Street, instead of Elizabeth Street.	Short Deliver
	2	Install dynamic parking availability signage for car parks to reduce vehicle circulation on Elizabeth Street.	Short Partner
	3	Advocate and partner with the Tasmanian Government to reduce Elizabeth Street speed limit to 30km/h, and upgrade streetscape design to reflect and communicate to drivers and pedestrians the low speed environment.	Short Advocate, Partner
	4	Advocate and partner with the Tasmanian Government for a redesign of the Argyle Street and New Town Road intersection to encourage traffic to use Argyle Street and reduce through vehicle movements on Elizabeth Street.	Short Advocate, Partner
	5	Advocate to the Tasmanian Government for an additional intersection on the Brooker Highway (with full signalised access in all directions) at the northern edge of the precinct to alleviate some of the traffic pressures on Elizabeth Street, as it provides an alternative route servicing the residential catchment to the north-west.	Short Advocate
<b>Strategy 11.2: Make parking smarter, easier, and more reliable</b>			
11.2.1	Investigate parking management in North Hobart as part of a wider <b>City of Hobart parking plan</b> , to include the following: <ul style="list-style-type: none"> <li>Consider the consolidation of parking to the most in-demand locations, and that the routes used for parking access are compatible with other objectives (including reducing vehicle volumes on Elizabeth Street).</li> <li>Identify locations to provide consolidated parking at the periphery of the Elizabeth Street Precinct, to help to reduce unnecessary vehicle movements and traffic congestion.</li> </ul> Provide: <ul style="list-style-type: none"> <li>clear directional signage;</li> <li>adequate car parking spaces;</li> <li>electric car charging infrastructure;</li> <li>car share parking;</li> <li>microbility (bikes and scooters) parking and electric charging infrastructure.</li> </ul>		Short Deliver
11.2.2	Investigate locating community-based 100% renewable energy generation and storage in consolidated car parks.		Short Deliver
11.2.3	Investigate Condell Place for the development of a publicly accessible underground parking as part of a potential future development of the site.		Short Deliver

Action	Description	Timeframe	Method
<b>Objective 12: A simpler and more reliable public transport network</b>			
<b>Strategy 12.1: Advocate for improvements to the public transport network to support strong public transport corridors with simpler and direct routes, bus priority lanes, lights and upgraded accessible bus stops with comfortable seating, weather protection, lighting, and real-time information</b>			
12.1.1	Identify priority bus stop improvements and apply to the Tasmanian Government for funding through the <b>All Access All Weather Bus Stop Upgrade Program</b> .	Short	Deliver, Partner, Advocate
12.1.2	In partnership with the Tasmanian Government, identify the function of key bus routes and include these in updated versions of the <b>Inner Hobart Transport Network Operations Plan</b> .	Short	Partner
12.1.3	Partner with the Tasmanian Government to incorporate bus priority measures at key intersections along public transport corridors, including bus priority lanes and signal phases.	Short	Partner, Advocate
12.1.4	Advocate to the Tasmanian Government for the review of the bus network to and through North Hobart to provide a more frequent buses on simpler, direct routes.	Ongoing	Advocate
<b>Strategy 12.2: Advocate for alternative routes and bus stop locations to support temporary road closures for events.</b>			
12.2.1	Identify potential alternative bus stop locations which maintain access to North Hobart's high street precinct and allows reliable bus service operation, during events which require road closures.	Short	Deliver, Partner
12.2.2	Promote public transport as an attractive way to access North Hobart, especially for events.	Ongoing	Deliver, Partner
12.2.3	Work with Metro Tas and the Tasmanian Government to establish alternate 'event mode' routes, services, and bus stop infrastructure as appropriate.	Ongoing	Deliver, Partner

# Appendix



# Appendix

## Contributing authors, references and project background documents

### Contributing Authors

<b>MGS Architects</b>	Development of the Neighbourhood Plan.
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<b>City of Hobart</b>	Elizabeth Street (Midtown) Streetscape Project 2020
<b>City of Hobart</b>	Engagement Report, North Hobart Retail and Entertainment Precinct, July 2020
<b>AHURI</b>	Glossary, accessed 2023, <a href="https://www.ahuri.edu.au/glossary">https://www.ahuri.edu.au/glossary</a>
<b>DSG, Local Councils</b>	Greater Hobart Cycling Plan 2021
<b>City of Hobart</b>	Hobart City Deal and Implementation Plan 2019
<b>City of Hobart</b>	Hobart: A Community Vision for our island capital 2018
<b>Inside Airbnb</b>	Tasmania, accessed 2023, <a href="http://insideairbnb.com/tasmania/">http://insideairbnb.com/tasmania/</a>
<b>City of Hobart</b>	North Hobart Heritage Areas: A detailed assessment 2005

<b>Vincent R.</b>	North Hobart Residents Action. Remaking Cities Conference Proceedings (pp. 1-6).2018
<b>City of Hobart</b>	North Hobart Retail & Entertainment Precinct: Part A – Place Vision Framework March 2020
<b>City of Hobart</b>	North Hobart Retail and Entertainment Precinct: Condell place recommendations March 2021
<b>City of Hobart</b>	North Hobart Retail and Entertainment Precinct: Engagement Report July 2020
<b>City of Hobart</b>	North Hobart Retail and Entertainment Precinct: Part B - Access & Parking Plan March 2021
<b>City of Hobart</b>	North Hobart Townscape Project 1992.
<b>City of Hobart</b>	Northern Suburbs Local Area Mobility Plan
<b>City of Hobart</b>	Part A – Place Vision Framework: North Hobart Retail and Entertainment Precinct, 2020.
<b>City of Hobart</b>	Part B – Access and Parking Plan: North Hobart Retail and Entertainment Precinct, 2021
<b>City of Hobart</b>	Queens Domain Master Plan, 2013
<b>Australian Bureau of Statistics</b>	QuickStats: North Hobart
<b>SGS</b>	Southern Tasmania Industrial Land Strategy 2012
<b>Tasmanian Government</b>	Southern Tasmania Regional Land Use Strategy 2010-2035
<b>Stubbs, B.</b>	Sporting heartland of North Hobart Oval rises from dusty pages of history to return to limelight to host AFLW game. 2019
<b>City of Hobart</b>	Sustainable Hobart Action Plan 2020-2025
<b>Tasmanian Government</b>	Tasmanian Housing Strategy, March 2023.
<b>Centre for Tasmanian Historical Studies</b>	Tramways 2006

## Glossary

<b>activation</b>	Place activation is a goal and outcome of placemaking and place management. Active or activated spaces are those that have people passing through, interacting and staying for periods, creating a lively atmosphere, enhancing social cohesion and sense of place.
<b>affordable housing</b>	Housing for purchase and rental, including social housing, that is appropriate for the needs of very low, low, and moderate-income households. This is generally understood to mean housing that costs no more than 30 per cent of a household's gross income.
<b>affordable rental housing</b>	Properties that are made available at rents that are below market rates, and are affordable for low to moderate income households. Typically, this means rents are set at or below 80 per cent of market rates and not more than 30 per cent of a household's gross income. This includes key worker housing and social housing.
<b>amenity</b>	In relation to an area, place or building, amenity means any quality, condition or factor that makes or contributes to making the area, place or building harmonious, pleasant or enjoyable.
<b>blue and green infrastructure</b>	Refers to waterways, rain gardens, trees and green spaces, which are natural urban assets that provide ecological and amenity value associated with urban greening and also contribute to stormwater management. When planned together, blue-green infrastructure can achieve multiple objectives.
<b>building height controls</b>	These are standards under a planning scheme that set the rules for height of buildings.
<b>cityscape</b>	Means the urban form of the city and the visual quality of its appearance. It includes the urban landscape and visual environment of the city. As a concept, it strives to give order to the form of the city, the pattern of landscape and development of the urban landscape.
<b>CoH</b>	City of Hobart (Council)
<b>development contributions</b>	Development contributions are monetary or in-kind contributions taken as part of a planning approval and are used to fund public infrastructure. They are used across many Australian jurisdictions to invest in or co-fund public infrastructure.
<b>fine grain, fine-grained</b>	The detailed network of small-scale spaces where diverse, lower cost, specialised and innovative activities can occur within a city. Fine gain emerges from the activities of the people in the city, supported by mixed uses on small blocks, narrow building frontages, older buildings for character, and a concentration for critical mass.
<b>flood-responsive design</b>	Flood-responsive design is about how design responds to flooding. It involves designing buildings, public realm and infrastructure to manage the risks of flooding and making sure that they are resilient to the impacts of floods on property, life, health, and safety.

<b>green spaces</b>	Land that is partly or completely covered with vegetation such as gardens (including roof gardens), parks and civic spaces. It may be publicly or privately owned.
<b>impervious surfaces</b>	Hard surfaces that water cannot penetrate. They include roofs and paved areas, such as roads, driveways, cycle or pedestrian pathways, plazas, decks or outdoor display areas for car yards.
<b>knowledge economy</b>	An economy in which growth depends on the quantity, quality and accessibility of the information available, rather than the means of production. Knowledge-economy jobs require specialist knowledge and skills such as creativity, interpretation and analysis.
<b>micromobility</b>	The transportation over short distances by lightweight, usually single-person vehicles such as bicycles and scooters.
<b>mixed-use renewal</b>	Redevelopment of land that blends multiple uses, either within buildings and/or across multiple buildings on larger sites. Uses can include, housing, retail and hospitality, office, community or cultural uses.
<b>night-time economy</b>	Economic activity occurring between 6pm and 6am. <sup>16</sup>
<b>open space</b>	The range of public spaces that are open to the sky and provide landscape and/or urban design features that are set aside primarily for rest, recreation, nature conservation, passive outdoor enjoyment and/or public gatherings. It includes sportsgrounds, streetscapes, nature strips, community food gardens, urban plazas, parklets, and overlapping uses of space with schools, public asset providers and other institutions.
<b>planning scheme</b>	Set out policies and requirements for the use, development, protection and conservation of land in the municipality (e.g. City of Hobart). Planning schemes include, among other matters, zones and overlays. Examples of planning schemes are the 2015 Hobart Interim Planning Scheme (HIPS) and the Tasmanian Planning Scheme that will replace it.
<b>Social housing</b>	Social housing is affordable housing provided by the government and community sectors to assist people who are unable to afford or access suitable accommodation in the private rental market. It includes public housing, state owned and managed Indigenous housing and community housing. Rents are set as a proportion of household income.
<b>structure plan</b>	A structure plan sets out a framework to help manage, influence and facilitate change in an area over a period of time, in a way that aligns with a community's vision. It guides development, investment and infrastructure, and gives effect to state and local planning policy, integrating land use, built form, transport, open space, streetscapes and infrastructure. It considers the economic, social and environmental context. Recommendations are made for policies, planning scheme controls and projects to bring the vision to life.

<b>pedestrian priority street</b>	means a road shown on an overlay map in the relevant Local Provisions Schedule, as having active street frontages where pedestrian movement and activity take priority over vehicle parking and access.
<b>planning scheme provisions</b>	These are standards in a planning scheme that set the rules for use and development of land, buildings and other structures such as signs.
<b>public infrastructure</b>	Facilities, systems, and structures that are developed, owned, and operated by the government.
<b>public realm</b>	The publicly owned places and spaces that belong to and are accessible by everyone.
<b>Specific Area Plans (SAP)</b>	Provisions under the Tasmanian Planning Scheme that can be applied to a specific area.
<b>street wall</b>	Means a wall, or more commonly a building façade, built on a street frontage and forming a continuous or near continuous line with the adjoining buildings.
<b>streetscape</b>	Means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setbacks of buildings and structures from the lot boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve.
<b>Urban Design Principles</b>	The North Hobart Neighbourhood Plan Urban Design Principles provides concrete built form, movement, in particular active travel (i.e. walking and cycling), and public realm guidance for the Plan area.
<b>urban forest</b>	All of the trees in the city: in bushland, parks, private gardens and street reserves.
<b>urban plaza</b>	An open space for public use defined by surrounding buildings or streets.
<b>WSUD (water-sensitive urban design)</b>	An approach to urban stormwater management that integrates natural hydrological and ecological systems into urban planning, design and management. Water-sensitive urban design can be implemented at any scale from single projects on individual lots, to interconnected waterway projects at a regional or landscape scale.
<b>wayfinding</b>	The process or activity of determining one's position and planning and following a route. Urban wayfinding systems are designed to orient people and help them navigate around a city, and typically include a range of devices from physical signage to digital applications.

## **Have your say**

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In person: organise a meeting with CoH staff

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