



# Greater Hobart Committee

Four Cities. One Hobart.

Work Program 2020-23



Tasmanian  
Government



Clarence... a brighter place



GLENORCHY  
CITY COUNCIL



City of **HOBART**

Kingborough



# Message

The *Greater Hobart Act 2019* commenced in December 2019 and was drafted collaboratively between the Tasmanian Government and the Clarence, Glenorchy, Hobart and Kingborough councils to create a governance framework to plan for the long term growth and development of Greater Hobart.

The Greater Hobart area has been undergoing rapid change and growth. Strong population growth at a State level, but especially in Greater Hobart, has increased pressure on housing, infrastructure and services. The opportunity presented to us, is to work together under the mechanisms created by the Act to help ensure that the growth and development of our capital city is strategic, controlled and consistent across council boundaries.

This Work Program is a requirement under the Act and is to be reviewed at regular intervals (every three years) to ensure it is appropriate and contemporary, so that together we have an agreed list of actions to help us achieve the Greater Hobart Objectives as set out in the Act.

A considerable amount of energy, effort and investment is currently being directed to deliver actions under the Hobart City Deal from all three levels of government. In many ways, the intent of the Act and the City Deal are complementary, which is why there are close linkages between the two and why some of the City Deal actions will be delivered under the umbrella of the Greater Hobart Act.

Our intent within this first Work Program is to support work already underway under the Hobart City Deal, as well as to develop an aspirational direction to guide our efforts over coming years. The aspirational direction of our capital city will be provided through a Vision for Greater Hobart to 2050, which will be released for public consultation in 2021 before being finalised.

We also intend to develop a Metropolitan Plan (MetroPlan) to provide us the means to deliver and achieve the Vision over coming years. The MetroPlan, once finalised, will provide us the detailed spatial information to request an update to the Southern Tasmania Regional Land Use Strategy, which is a higher level strategic document that provides a more regional approach to major land use planning issues. We also intend to support a collaborative approach to waste management given current pressures in the sector and the push to increase recycling and reuse of waste where possible to encourage further economic growth and development of new markets.

We are collectively cognisant of the opportunity that this represents for the future development of Hobart, and we are strongly committed towards furthering the positive development and growth of Tasmania's capital city.



Hon Michael Ferguson MP (Chair)  
Minister for State Growth



Hon Roger Jaensch MP  
Minister for Housing



Hon Jeremy Rockliff MP  
Minister for Disability Services and Community  
Development



Alderman Doug Chipman  
Mayor, Clarence City Council



Councillor Anna Reynolds  
Lord Mayor, Hobart City Council



Alderman Kristie Johnston  
Mayor, Glenorchy City Council



Councillor Dean Winter  
Mayor, Kingborough Council

# Introduction

## Greater Hobart Act 2019

The *Greater Hobart Act 2019* (the Act) provides a framework to support collaborative decision making between the Clarence, Glenorchy, Hobart and Kingborough councils and the Tasmanian Government.

The idea for the Act came out of a collaborative review, which considered how the four councils could strategically work together. This led to the four councils agreeing that a governance structure that supported better strategic coordination of planning and infrastructure for the Greater Hobart area was the preferred outcome.

The Tasmanian Government agreed to be part of a collaborative approach and to capture this framework in legislation, providing an ongoing mechanism and structure for continued collaboration.

The resulting *Greater Hobart Act 2019* was collaboratively drafted and came into effect in December 2019. The development of the Act delivers on a key commitment identified in the Hobart City Deal, and provides an ongoing framework for more integrated planning across Greater Hobart.

The legislation primarily applies to the four inner Hobart councils and the Tasmanian Government, however, the Act also highlights the importance of engagement with other councils in the southern region.

The key elements of the Act are that it:

- sets out the shared Greater Hobart Objectives, which identify priority areas for collaboration.
- requires the establishment of this Work Program, which is to identify actions to achieve the prescribed objectives.
- creates the Greater Hobart Committee, and supporting Advisory Group, to develop and oversee implementation of this and future Work Programs.

This is the first Work Program prepared following the creation of the Act. It sets out the priority actions that are the focus of the Committee's work in 2021-23.

## Greater Hobart Objectives

The Greater Hobart Objectives prescribed in the Act set out the priority areas for collaboration across the four council areas. These focus on working together to:

- inform strategic planning decisions
- facilitate the efficient flow of transport
- manage existing, and support the planning and development of new, cultural, sporting, recreational and community facilities
- encourage urban renewal and affordable housing, that enhances amenity, liveability and links to passenger transport systems
- encourage the development of specialised hubs and precincts such as for science, sport, recreation, social activity, economic activity, industry, education and the arts
- plan for the integration of these objectives to provide for co-location, and with transport and service infrastructure.

# Vision for Greater Hobart

A key framing exercise for our future work under the Greater Hobart Act is to develop a coherent, shared Vision for our capital city. Members have collaborated to develop a draft Vision for Greater Hobart to 2050. This Vision is currently in draft form in order to conduct a period of engagement and consultation with the community and stakeholders to ensure it is a suitable and appropriate pathway for our capital city.

The draft high level Vision is as follows:

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 thriving and an inspiring place to live, where we all work together to make a positive contribution to our extraordinary environment.

To deliver the Vision we will focus our efforts along the following draft themes.

1. Be greater for our people
2. Have greater interconnection, but distinct communities
3. Have greater resilience
4. Be well planned
5. Have greater connection
6. Plan for growth and change

The draft Vision for Greater Hobart will be finalised in coming months after a period of public consultation.



# Strategic planning and delivery

In keeping with the Greater Hobart Act, this Work Program will support integrated planning by:

- providing key contextual information in relation to the Greater Hobart area to help members make strategic decisions in relation to planning and infrastructure within the Greater Hobart area
- setting out the actions that will be delivered.

The information contained in this Work Program, and supporting information and tools are also available at [www.greaterhobart.tas.gov.au](http://www.greaterhobart.tas.gov.au)

## Background Papers

This Work Program is supported by a series of background papers that provide key contextual information and indicators for the Greater Hobart area.

### **1. Greater Hobart Area Profile**

Provides a breakdown of data for the four council areas that make up the Greater Hobart area both individually and collectively on characteristics and trends covering areas such as, population, housing, transportation and employment.

### **2. Southern Tasmania Regional Profile**

Provides a breakdown of data for the wider Southern Tasmania region and the State as a whole to highlight the role and contribution that the Greater Hobart area plays at a State and regional level.

### **3. Greater Hobart Transportation**

Provides an outline and data on the transportation network in the Greater Hobart area, and includes a detailed breakdown on place of work and journey to work data as obtained through the 2016 Census from the Australian Bureau of Statistics.

### **4. Policies and Strategies**

Provides a summary of the pertinent policies and strategies currently in place within the four central Hobart councils and the Tasmanian Government to assist the drawing of parallels and synergies between Members.

### **5. Waste Management**

Provides a summary of the waste management assets and responsibilities within the Greater Hobart area and the wider Southern Tasmania region.

### **6. Housing and Affordability**

Provides a breakdown of housing data within the Greater Hobart area and the current Australian Government, Tasmanian Government and local government policies that seek to influence housing trends within the Greater Hobart area.



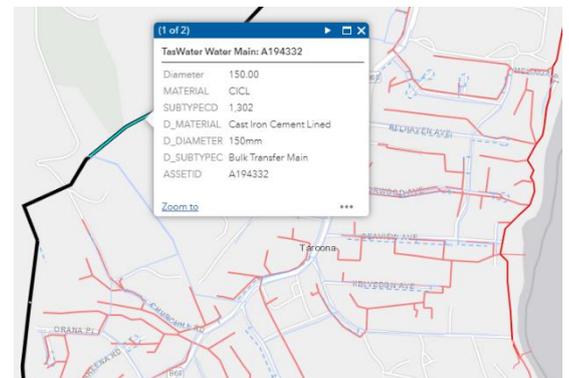
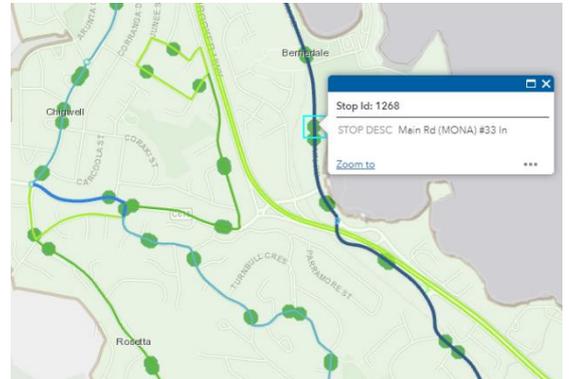
# Mapping tools

During the development of this Work Program, the Greater Hobart Act partners have been working to spatially capture our key infrastructure, demographics and land use information across the Greater Hobart area.

This has led to the development of a dynamic mapping tool, which will support the implementation of this Work Program, and is available on our website at [www.greaterhobart.tas.gov.au](http://www.greaterhobart.tas.gov.au)

The mapping tools present a broad range of information including:

- population density
- current planning scheme zones
- property land use – covering residential density, accessibility to public open space and private vacant land
- identifies the Activity Centres in the Greater Hobart area
- major transport corridors
- weekday traffic volumes on major roads
- weekday bus movements
- freight routes in Tasmania
- major cycling paths in and around Hobart
- Tasmanian water and sewerage serviced land
- community facilities in Hobart and surrounds.



# Principles

This Work Program will be delivered supported by the following principles.

- When making infrastructure and strategic land use decisions, partners will consider the potential benefits and impacts to the whole of the Greater Hobart area.
- Integrated planning will be supported by strategic infrastructure, settlement and economic development planning.
- When implementing the actions set out in this Work Program, the Greater Hobart Committee will consider the potential benefits and impacts on other councils in the southern region and will actively engage with neighbouring councils as required.



# Opportunities and Challenges

Greater Hobart is projected to continue to grow. In the development of this Work Program, the following opportunities and challenges have been identified.

<b>Opportunities</b>	
Quality of life	Greater Hobart offers a quality and pace of life that is different to other Australian capital cities. We should seek to retain the 'feel' of Hobart. An opportunity to attract and retain a working demographic through providing Greater Hobart residents with greater options to choose where they live based on liveability rather than access to employment.
Affordable living	Changing the housing paradigm towards in-fill development will provide for greater housing choice and improve affordability across Greater Hobart in the long term. Affordable living considers the overall cost to live in a particular location such as the cost of housing, the cost to access services and infrastructure and employment opportunities and transport options.
Develop precincts and hubs	We have the opportunity to plan strategically for the co-location of certain activities to help stimulate increased collaboration that can then lead to greater job creation potential and economic development in the long run.
Build on our strengths	Tasmania has many natural advantages like proximity to bushland and wilderness areas as well as beaches, and abundant renewable energy generation. What is considered normal in Greater Hobart is much sought after in other parts of Australia.
<b>Challenges</b>	
Ageing population	Tasmania has the fastest ageing population of all Australian States and Territories, due to a combination of low birth rates and migration trends with mainland Australia. An ageing population increases the economic risks to Greater Hobart associated with a decreasing labour force within the prime working ages of 15 to 64 year olds.
Managing growth	Population growth has historically been modest compared to other jurisdictions. The impacts of strong growth requires a more integrated approach to land use and infrastructure planning to ensure the city grows and develops in a controlled and strategic manner. There is a cost to urban sprawl in the Greater Hobart area at a financial, environmental and social level.
Employment	Having a small, regional economy that is less diversified than mainland economies results in Tasmania being unable to provide the same depth of employment opportunities as are available in mainland jurisdictions.
Housing diversity	Housing options in Greater Hobart have historically been relatively narrow. The lack of housing options available reduces the ability of individuals to select between housing that may match their available budget or stage in life. We can anticipate a demand for smaller dwellings suitable for ageing-in-place, sole occupants or households without children.
Transport and infrastructure	The geographical features of Greater Hobart introduce challenges to how transportation and utility infrastructure can be implemented and dictates the movement of people and freight and the transportation options that can be made available.
Impacts of climate change	The impacts of climate change are varied and many, but advanced recognition of risks and planning to combat these risks can increase the resilience of our communities and help prepare us for future climate induced impacts.

# Part of the planning system

The *Greater Hobart Act 2019* requires that the Work Program align with all State planning and environmental policies by:

- seeking to further the objectives of the resource management and planning system
- considering the Southern Tasmania Regional Land Use Strategy (STRLUS)
- being consistent with any applicable State Policy.

## Resource Management and Planning System

The Resource Management and Planning System (RMPS) comprises several pieces of legislation first introduced in 1993 that are linked through common objectives provided as a schedule in each relevant Act. The primary legislation that make up this integrated RMPS are the:

- [Resource Management and Planning Appeal Tribunal Act 1993](#) establishes an independent statutory body tasked with hearing appeals under Acts that are part of the RMPS
- [Land Use Planning and Approvals Act 1993](#) provides for matters including planning schemes, regional strategies, planning directives and projects of regional significance
- [State Policy and Projects Act 1993](#) provides for important elements such as State policies and projects of State significance
- [Environmental Management and Pollution Control Act 1994](#) is the primary legislative source for environmental protection matters in the State

As elements of an integrated Tasmanian RMPS, these four pieces of legislation confer an obligation on individuals on whom a function is imposed or a power conferred under the Acts to further the RMPS objectives as follows.

- a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.
- b) To provide for the fair, orderly and sustainable use and development of air, land and water.
- c) To encourage public involvement in resource management and planning.
- d) To facilitate economic development in accordance with the objectives set out in points a, b and c.
- e) To promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the state.

## Southern Tasmania Regional Land Use Strategy (STRLUS)

The Regional Land Use Strategy was developed through a joint initiative between the Tasmanian Government and the Southern Tasmania Councils Authority (STCA) and is a broad policy document to help facilitate and manage change, growth and development within Southern Tasmania over a 25 year period from 2010 to 2035.

The STRLUS provides comprehensive land use policies and strategies for the Southern Tasmanian region comprising the twelve local government areas of Brighton, Central Highlands, Clarence, Derwent Valley, Glamorgan-Spring Bay, Glenorchy, Hobart, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman. It should be noted that Southern Tasmania is a regional planning unit for the purposes of the *Land Use Planning and Approvals Act 1993*.

The STRLUS acknowledges that the Greater Hobart area is a major contributor to the social and economic influence of the region, and has a major influence on the social and economic interactions across the rest of the Southern region.

The Tasmanian Government has outlined its commitment to review all three Tasmanian regional land use strategies as part of a formal review process commencing in 2022.

The *Greater Hobart Act 2019* specifically provides a mechanism for the development of a MetroPlan that will be a sub-regional land use strategy covering the four central Hobart councils that can be used to 'update' the current STRLUS prior to its formal review.

## State Policies

State Policies describe the Tasmanian Government's position on issues of sustainable development, and they include policies in relation to land use planning, land management, environmental management and environmental protection.

State Policies are made under the *State Policy and Projects Act 1993* with three currently having been made:

- [Tasmanian State Coastal Policy 1996](#)
- [State Policy on Water Quality Management 1997](#)
- [State Policy on Protection of Agricultural Land 2009](#)

As well as the State policies listed above, the Act also recognises National Environmental Protection Measures as State Policies, further information on which are available at [www.epa.tas.gov.au](http://www.epa.tas.gov.au)



# Our priority actions

Since the finalising of the Bill to create the *Greater Hobart Act 2019*, the Greater Hobart Committee has held two formal meetings and had two workshops to identify the key priorities that should be delivered in the first Work Program. These are:

- to develop an overarching Shared Vision for the Greater Hobart area
- to progress an update of the Southern Tasmania Regional Land Use Strategy, through the development of a MetroPlan
- to support the implementation of the Hobart City Deal
- to support a collaborative approach to waste management
- to ensure commitment to the delivery of the Work Program by working together as part of a consistent delivery mechanism and commit adequate resourcing.

## Develop an overarching Shared Vision

Of the actions, creating a Shared Vision was identified as the highest priority by the Greater Hobart Committee, as this work will guide the implementation of the other identified actions.

The Greater Hobart Committee has been workshoping its aspirations and ideas to present to the community and seek feedback before finalising.

## Update the Southern Tasmania Regional Land Use Strategy

Informed by the vision, the development of a MetroPlan is a key deliverable for the Greater Hobart Committee. The MetroPlan will take a whole of Greater Hobart view and integrate settlement, infrastructure and economic strategies. It is also envisaged to serve as a proactive tool to support strategic land use decision making.

## Support the implementation of the Hobart City Deal

The Greater Hobart Committee partner organisations are also signatories to the Hobart City Deal. The Hobart City Deal sets out the priority projects for delivery over a 10 year period from 2019. The Greater Hobart Committee will continue to focus on the delivery of those projects. Further details on these can be found at [www.hobartcitydeal.com.au](http://www.hobartcitydeal.com.au)

## Support a collaborative approach to waste management

In addition to the Greater Hobart Objectives that focus on strategic land use planning, transport, urban renewal, development and redevelopment of facilities and hubs, a collaborative approach to waste management within the Greater Hobart area was highlighted as a focus area to be supported and delivered through the Work Program.

## Ensure commitment to delivery of the work program

To support the delivery of work program actions, all members should work together as part of a consistent delivery mechanism and commit adequate resourcing. In the short term this will include the preparation of an implementation plan as part of the development of the Greater Hobart MetroPlan.

# Action Plan

Action	Outputs	Timeline	Responsible Member
Develop an overarching Shared Vision for Greater Hobart	Develop and share the Greater Hobart Committee's proposed Shared Vision for Greater Hobart in 2050 with the community for feedback	Early 2021	All Members
	Finalise the Vision for Greater Hobart	Mid 2021	All Members
Update the Southern Tasmania Regional Land Use Strategy	Develop a MetroPlan for Greater Hobart	2021	All Members
	Consult and obtain necessary approvals	2022	All Members
	Adopt the MetroPlan	2022	All Members
	Request the Minister for Planning make updates to the Southern Tasmania Regional Land Use Strategy to give effect to the MetroPlan	2022	All Members
Support the implementation of the Hobart City Deal	All Members should engage proactively and constructively to further actions identified under the Hobart City Deal Progress to be monitored through the Hobart City Deal governance structures	Ongoing	All Members
Support a collaborative approach to waste management	All Members should engage proactively and constructively to support a collaborative and regional approach to waste management Progress updates to be provided at Greater Hobart Committee meetings	Ongoing	All Members
Ensure commitment to delivery of the work program	All members should work together according to a consistent delivery mechanism and commit adequate resourcing to deliver this work program. In the short term this will include the preparation of an implementation plan as part of the MetroPlan development.	Ongoing	All Members





# Greater Hobart Committee

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