



Greater Hobart Committee

Four Cities. One Hobart.

March 2023

30-Year Greater Hobart Plan - Implementation

Acknowledgement of Aboriginal People and Country

The Greater Hobart Committee acknowledges Tasmanian Aboriginal people as the traditional owners of the Land on which Greater Hobart is located. We pay our respect to Elders, past and present, and to all Aboriginal people who live and work in Greater Hobart today. We particularly pay respect to the muwinina people of the South East Nation, whose country stretched through the municipalities of Glenorchy, Hobart and Kingborough, and the mumirimina people of the Oyster Bay Nation, whose country included the municipality of Clarence.

From the heights of kunanyi / Mount Wellington to the depths of the River Derwent – known as timtumili minanya in palawa kani – the Country on which Greater Hobart – nipaluna – stands is deeply embedded within the history of thousands of generations of Tasmanian Aboriginal people, and bound up inseparably with their culture and identity. We recognise this deep history, and the continuing connection of Tasmanian Aboriginal people to Land, Waterway and Sky. Through the Greater Hobart Plan, we will work with Tasmanian Aboriginal people to protect cultural heritage and maintain cultural practice, and to respect and learn from traditional owner's deep knowledge and understand of Country.

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1. Context

The [Greater Hobart Act 2019](#) (the Act) was developed to underpin the creation of a more liveable, accessible and productive Greater Hobart area.

The Act provides a framework for the Greater Hobart councils – Clarence, Glenorchy, Hobart and Kingborough – and the Tasmanian Government to work collaboratively to identify principles and priority areas, and implement actions that will deliver strategic, efficient and integrated land-use planning and infrastructure outcomes.

The framework comprises:

- Greater Hobart objectives which identify priority areas for collaboration,
- the establishment of the Greater Hobart Committee and the Greater Hobart Advisory Group, and
- the requirement for the Advisory Group to develop a work plan which is to be provided to the Greater Hobart Committee for approval.

The Greater Hobart Committee requested the Advisory Group to develop a long-term plan to support the achievement of the objectives of the Act. Accordingly, the [30-Year Greater Hobart Plan](#) (GH Plan) was released in August 2022. Central to the GH Plan is the Greater Hobart Committee's [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.

The GH Plan will achieve this vision by guiding growth over the next 30 years to shape Greater Hobart's future urban form. It brings together transport, housing, and precinct planning in a spatially integrated manner to plan for business and employment growth, recreation and environmental management and climate change, and to protect farmland.

Additional statutory and strategic context is provided at Appendix 1.

2. Objectives and policy directions

Greater Hobart objectives

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

- inform strategic planning decisions across Greater Hobart
- facilitate the efficient flow of transport throughout Greater Hobart
- 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, along with transport and service infrastructure.

Greater Hobart Policy Directions

Underpinning the GH Plan is a set of policy directions that translate the Greater Hobart objectives into clear and specific goals. The policy directions are designed to support the Tasmanian Government and Greater Hobart Councils' decision-making to ensure that decisions align with the Greater Hobart objectives. They also provide a framework against which the success of the GH Plan can be analysed. The policy directions guide decision making that considers:

- alignment with natural settings
- meeting future housing needs
- urban consolidation
- liveable, walkable communities
- respect for local character
- integration of land-use and infrastructure planning
- efficient use of infrastructure and services
- public accessibility
- identification and attribution of true infrastructure costs
- ensuring infrastructure and services meet future needs
- open space and recreation to meet community needs
- employment growth
- activation of central and local business districts
- collaboration
- competitive advantage
- a diverse and resilient economy.

Appendix 2 summarises the links between the policy directions and the priority actions being progressed under the GH Plan.

3. Purpose

While the GH Plan sets out the ‘what, where and why’ regarding the future urban form of Greater Hobart, the priority actions identified provide the ‘how, who and when’.

This is intended to be a living document that will be reviewed and updated regularly during the life of the GH Plan. Future iterations of this document will identify new actions taken from a list of possible future actions (see Section 8) to align with emerging priorities.

4. Governance

The Act established the Greater Hobart Committee (elected officials) which is supported by the Greater Hobart Advisory Group (senior officials).

The Greater Hobart Committee is responsible for providing strategic direction in relation to achieving the objectives of the Act.

The Greater Hobart Advisory Group is responsible for overseeing the operational application and ongoing development of the GH Plan and its implementation actions, and for providing advice to the Greater Hobart Committee.

A Strategic Planners Working Group provides a consultative forum for state and local government officers to inform the development and implementation of projects.

Membership of the Greater Hobart Committee, the Greater Hobart Advisory Group and the Strategic Planners Working Group is detailed at Appendix 3.

The Greater Hobart Committee understands the importance of coordination between Greater Hobart Councils, neighbouring councils, other southern councils, and councils statewide. Where appropriate and logical, the Greater Hobart Councils will ensure communication, coordination and collaboration with other councils.

There are existing formal mechanisms to support regional and statewide coordination among councils. As and when required, additional communication mechanisms will be established.

5. Monitoring and evaluation

A monitoring and evaluation framework has been developed to enable the Greater Hobart Committee to assess progress of the GH Plan. The monitoring and evaluation framework will provide evidence to underpin decisions regarding the future direction and implementation priorities.

The monitoring and evaluation framework will draw on quantitative and qualitative information, and comprise two parts.

1. **Key performance indicators (KPIs) to measure progress over time specifically in relation to the GH Plan.**

This part of the framework identifies targets and measures that the GH Plan is seeking to influence – KPIs are currently being developed as a priority. It is noted that there are variables that influence outcomes that are outside of the control of the State Government and the Greater Hobart Councils. It is also recognised that it takes a considerable amount of time for action to lead to change. As such, monitoring and evaluation in the near term will focus on the delivery outputs.

2. **Data relating to the broader environment.**

This data will help add context to the targets and measures, adding depth to the analysis of progress.

Monitoring and evaluation will be delivered through an online data dashboard and an annual report.

6. Stakeholder engagement

Engagement between Greater Hobart partners, industry and the community will be essential as Greater Hobart grows and develops. Over time engagement will occur across a broad range of topics and issues ranging from strategic direction of growth and development in urban Greater Hobart, to the implementation of individual actions.

The core elements of stakeholder engagement will include:

- **Provision of information** – The timely and transparent provision of information will encourage greater engagement and knowledge of activities being progressed under the GH Plan among stakeholders. Proactive provision of information will also support constructive conversations and consultation processes that will lead to better outcomes. Information will be provided through an online dashboard and an annual report which will be developed as part of the monitoring and evaluation framework.
- **Receipt of information** – The receipt of information from key stakeholders will give the Greater Hobart Committee a deeper understanding of the constantly changing environment. This information will be reflected in annual reporting and will be critical in helping with the continual adjustment of the GH Plan and its implementation to ensure it remains current and meaningful. Information will be gathered via stakeholder meetings, written submissions and other engagement activities as appropriate.

A Stakeholder Engagement Strategy has been developed to guide stakeholder engagement associated with the GH Plan. It defines the stakeholders, objectives, approaches, timeframes and evaluation methodology for stakeholder engagement associated with the GH Plan.

Activities related to stakeholder engagement will be reported to the Greater Hobart Committee annually.

7. Priority actions

This document sets out 12 priority actions which focus on housing and transport. These reflect current priorities and are considered foundational actions that will set the groundwork for future strategic growth in Greater Hobart. The focus of actions in future years is expected to shift as work is completed and priorities change in the context of a dynamic environment.

Action	Delivery timeframe	Resourcing	Responsible authorities
1 - Establish a land release monitoring program to help inform government and private sector decisions regarding the release of land over the 30-year period of the Greater Hobart Plan.	2023 - 2024	Delivered in existing resources	SPO (Lead) Councils (Lead) State Growth Homes Tasmania
2 - Prepare a settlement plan , involving relevant neighbouring councils, that is consistent with the Greater Hobart Plan to inform the Southern Tasmanian Regional Land Use Strategy (STRLUS) review. The settlement plan will assist with updating the STRLUS (including the urban growth boundary) and will assist councils with zoning decisions and create certainty for industry and community in relation to future land use.	2023 - 2024	Delivered as part of the STRLUS review using existing STRLUS review resources	SPO (Lead) Councils (Lead) State Growth Homes Tasmania

Action	Delivery timeframe	Resourcing	Responsible authorities
3 - As part of the preparation of the settlement plan, undertake infrastructure capacity mapping to help inform the settlement plan and development decisions in targeted growth areas.	2023 - 2024	Delivered as part of the STRLUS review using existing STRLUS review resources	State Growth (Lead) SPO (Lead) Councils
<p>4 a – Review the State Planning Provisions and implement the Tasmanian Planning Policies.</p> <p>4 b – Review local strategic planning initiatives including, but not limited to, local planning schemes to ensure consistency with the Greater Hobart Plan in relation to housing choice and diversity, business activation and location of development.</p> <p>Note – these reviews will continue to occur through the life of the GH Plan.</p>	2023 - 2025	Delivered in existing resources	<p>a. SPO (Lead)</p> <p>b. Councils (Lead)</p>
5 - Map the end-to-end development process , in collaboration with industry, infrastructure providers and councils, to identify evidence-based opportunities for system-level improvements and make recommendations to facilitate commercial and housing growth and diversity.	2023 - 2024	Subject to funding being identified	<p>State Growth (Lead)</p> <p>Councils (Lead)</p> <p>SPO</p> <p>Homes Tasmania</p>
<p>6 – In conjunction with the Regional Planning Framework project, develop a guideline that defines the range of strategic planning documents, such as structure plans and land-use strategies, to support consistent terminology and meaning in the planning system.</p> <p>The guideline will clearly state the purpose, content and processes for the making of various strategic planning documents.</p>	2023 - 2024	Delivered in existing resources	<p>SPO (Lead)</p> <p>Councils (Lead)</p> <p>State Growth</p>

Action	Delivery timeframe	Resourcing	Responsible authorities
7 – Introduce a range of economic, environmental and regulatory measures to encourage the right development at the right time and in the right places as part of a settlement reform package .	Ongoing	Subject to funding being identified	All parties
<p>8 - Through engagement with the community, industry and other key stakeholders, prepare and implement urban design guidelines for medium-density development to define best practice in medium-density built design.</p> <p>The guidelines will provide guidance to developers in their medium-density development proposals from the earliest stages.</p> <p>The guidelines will also give the community an insight into what quality medium-density housing developments should look like.</p>	2023 - 2024	Delivered in existing resources	State Growth (Lead) SPO Councils Homes Tasmania
<p>9 - Through engagement with the community, industry and other key stakeholders, prepare and implement subdivision design guidelines to define best practice in sub-division design in both infill and greenfield locations.</p> <p>The guidelines will:</p> <ul style="list-style-type: none"> inform amendments to the State Planning Provisions and the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i> ensure that infill and greenfield subdivisions are consistent with densification objectives, and provide guidance to developers in their subdivision development proposals. <p>The guidelines will also give the community an insight into what quality subdivision developments should look like.</p>	2023 - 2024	Delivered in existing resources	State Growth (Lead) SPO Councils

Action	Delivery timeframe	Resourcing	Responsible authorities
10 - Prepare a sustainable urban mobility strategy and action plan covering all transport modes to guide connectivity and accessibility improvements. The strategy and action plan will consider all modes and how they support the movement of people and goods. They will be supported by a traffic and transport modelling program examining opportunities to improve travel time reliability for all modes.	2023 - 2024	Delivered in existing resources	State Growth (Lead) Councils
<p>11 - Continue to support the enhancement of public transport to make it a 'mode of choice'. Key transit corridors will be enhanced to promote the alternatives to car travel so that residents are more aware of the advantages of public and active transport and can make a more informed choice – based on travel reliability, cost savings, avoiding congestion and parking, reduced pollution, safer travel and personal health benefits. Specific activities include:</p> <ul style="list-style-type: none"> • potential expansion of the River Derwent ferry service, • ongoing development of public transport along key transit corridors, including the Northern Suburbs Transit Corridor, • enhancements to active transport infrastructure to provide more direct and safe links from Hobart's suburbs to the CBD, • improve travel time reliability on the Main Road transit corridor by introducing bus priority measures, • create and finalise the Hobart Network Operating Plan, and future public transport network plans which will identify key public transport corridors and public transport, and • design and construct committed park and ride infrastructure in Midway Point, Rokeby and Claremont, and develop related bus service plans. 	Ongoing	Delivered in existing resources	State Growth (Lead) Councils
12 – Support the work of the Southern Tasmanian Regional Waste Authority to develop a strategy for waste management in southern Tasmania that aligns with the Tasmanian Waste and Resource Recovery Strategy 2022-25.	Ongoing	Delivered in existing resources	Councils (Lead) State Growth

8. Future actions

In line with the monitoring, evaluation and reporting framework, the implementation actions will be reviewed regularly. Regular reviews provide an opportunity to remove completed actions and replace those actions with new priorities.

The following actions have been identified as potential future priorities:

- Prepare a Greater Hobart Public Open Space Strategy to ensure appropriate and equitable provision of passive and active open spaces.
- Prepare a Greater Hobart economic development plan to, among other things, identify Greater Hobart's competitive advantages and collaborate widely to promote them to support economic development.
- Undertake a review of biodiversity and landscape values and recommend updates to planning scheme overlays from a Greater Hobart perspective.
- Undertake a Greater Hobart vulnerability analysis to better understand the risks to people, property and the natural environment from exposure to natural hazards.
- Implement local and city-wide strategies in collaboration with key partners and stakeholders to transition towards a low carbon future.
- Identify development precincts where specialised hubs can be established through the co-location of facilities, infrastructure and services to optimize the use of land and financial investment.
- Increase the coverage and reach of active transport and mobility connections to reduce reliance on car transport.
- Develop a Greater Hobart Car Parking Strategy to support and improve the economic vitality of business districts and ensure car parking provision encourages sustainable commuter travel.
- Recognise and protect an urban freight network, including key regional, metropolitan and last mile connections.

It is also noted that some of the actions identified in section 7 may need to be repeated on a regular (for example, five-yearly) basis to account for the changing environment. For example, the settlement plan developed at action 2 will need to be reviewed as part of a regular review process of the Regional Land Use Strategy.

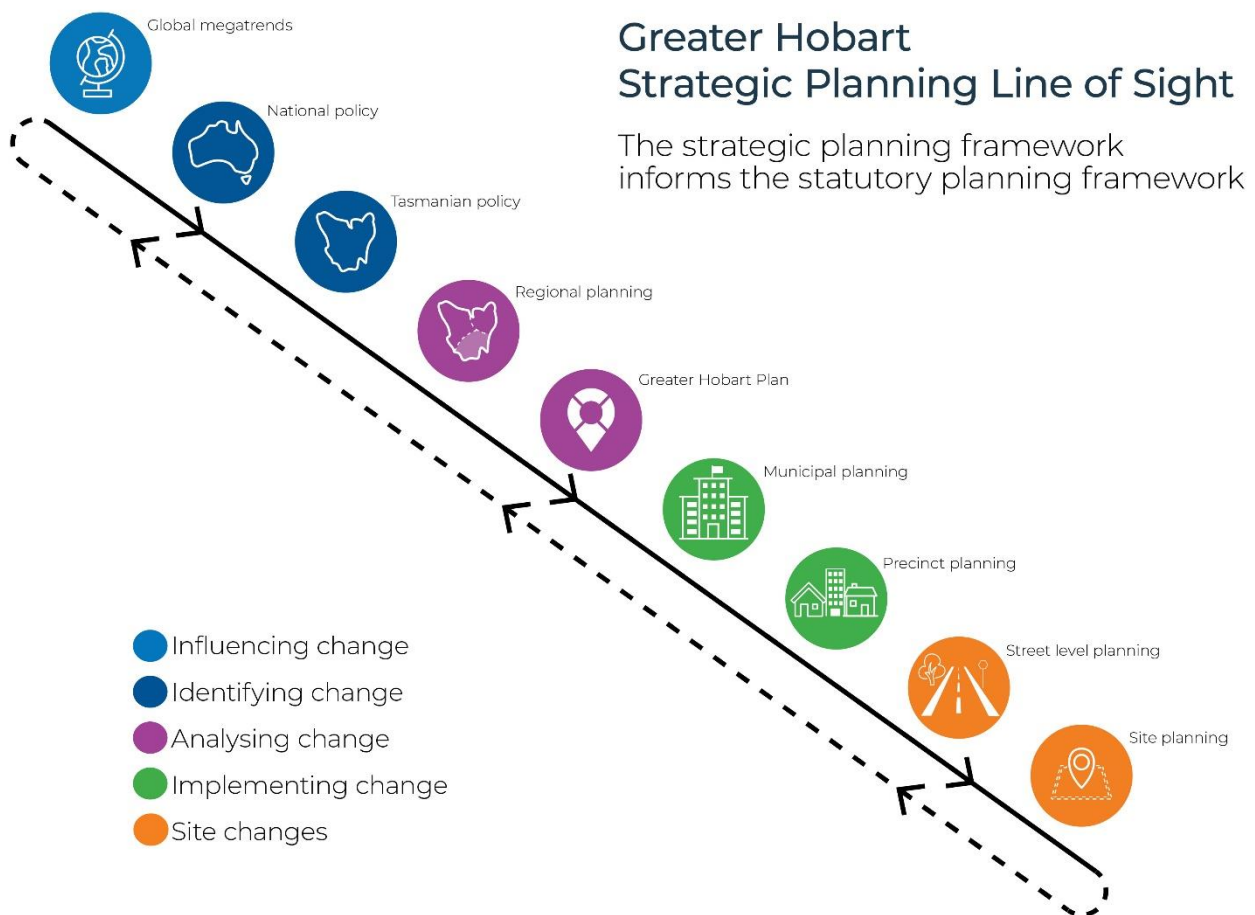
Appendix 1 – Strategic and statutory context

Strategic Context

The GH Plan is a non-statutory document, but as a sub-regional plan can inform and recommend changes to statutory documents like the Southern Tasmania Regional Land Use Strategy (STRLUS) and also local planning schemes of the Greater Hobart Councils.

Figure 1 below shows the strategic planning elements that inform the statutory planning framework in Greater Hobart.

Figure 1 – Strategic Planning Line of Sight



As well as providing a view of the strategic planning hierarchy, Figure 1 is colour coded to indicate how change is influenced, identified, analysed and implemented through strategic planning. Each level of strategic planning informs the levels both above and below, through formal and informal feedback loops.

The GH Plan provides a whole-of-city perspective and is shown as ‘analysing change’ to acknowledge its more investigative and collaborative function. Its implementation will require

coordination of effort by Tasmanian Government agencies, the Greater Hobart Councils, and neighbouring councils and industry partners where appropriate and agreed.

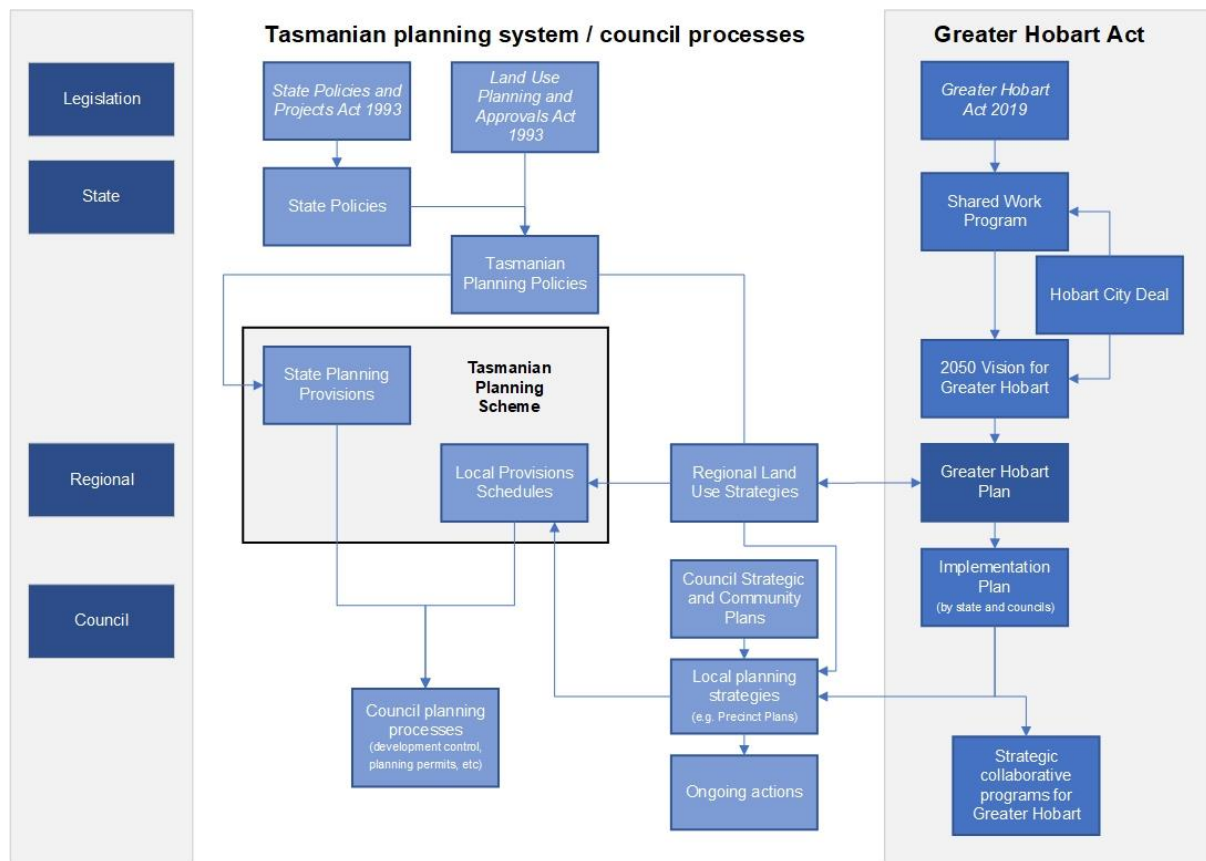
Statutory Planning Framework

Although the GH Plan is not a statutory document, it will inform the Tasmanian Planning System at a strategic level.

The GH Plan will be used to help inform amendments to the STRLUS, through the broader comprehensive review process. The effective implementation of the GH Plan will also require complementary provisions to be made within local planning schemes to ensure alignment with the STRLUS and the objectives and policy directions provided by the GH Plan. These changes are likely to be iterative and continual over coming years.

Figure 2 provides a summary of the links between the GH Plan process and the Tasmanian Planning System.

Figure 2 – Links to Tasmanian Planning System



Appendix 2 – Action and policy direction alignment

Policy Direction Groups	Actions										
	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11
1 Alignment with Natural Setting											
2 Meeting Future Housing Needs											
3 Urban Consolidation											
4 Liveable Walkable Communities											
5 Respecting Local Character											
6 Integration of Land Use and Infrastructure Planning											
7 Optimise the Most Efficient Use of Infrastructure and Services											
8 Optimise Public Accessibility											
9 Identify and Attribute True Infrastructure Costs											
10 Ensure Infrastructure and Services Meet Future Needs											
11 Provide for Open Space and Recreation Needs											
12 Employment Growth											
13 Activate Central and Local Business Centres											
14 Collaboration											
15 Competitive Advantages											
16 A Diverse and Resilient Economy											

Appendix 3 – Governance groups' membership

The Greater Hobart Committee comprises Tasmanian Government Ministers and Mayors of the Greater Hobart Councils as follows:

- Ministers responsible for:
 - economic development (Chair)
 - housing
 - infrastructure and transport
 - community development
- Mayors of:
 - Clarence City Council
 - Glenorchy City Council
 - Hobart City Council
 - Kingborough Council

The Advisory Group comprises senior officials from the Tasmanian Government and Greater Hobart Councils as follows:

- the Secretary of the department with the primary purpose of economic development (Chair)
- the Secretary of the department responsible to the Minister for Planning
- the Director of Housing
- the Secretary of the department with primary responsibility for community development
- the Chief Executive Officer of Infrastructure Tasmania
- the general managers of each of the Greater Hobart Councils

The Strategic Planners Working Group comprises nominees from:

- Department of State Growth
- Department of Premier and Cabinet
- Homes Tasmania
- Clarence City Council
- Glenorchy City Council
- Hobart City Council
- Kingborough Council



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