

# HOBART

## CITY DEAL



Australian Government



Tasmanian  
Government



City of Clarence



GLENDERRY CITY  
WINDSOR PARK



City of HOBART



Kingborough



Smart Cities Plan

# Foreword

Hobart is growing. In the last 12 months over 1 million tourists visited Hobart as part of their holiday in Tasmania and more people are calling the city home. The economy is buoyant with a strong outlook. In particular, the construction sector and businesses supporting the visitor economy are thriving. However, with this growth the region is also experiencing an increase in traffic in the CBD and a reduction in the availability of affordable housing.

Embracing the opportunities for growth while addressing emerging challenges is a key focus of the Hobart City Deal, as we work to address housing affordability, encourage urban renewal and implement improvements to our transport system to meet the changing needs of the community.

As a port city, Hobart has an important strategic opportunity to build on its reputation, and industry and research capacity as a gateway to the Antarctic and Southern Ocean.

We will also continue to support and improve Hobart's international connections and capabilities.

The Hobart City Deal is a shared 10 year vision between the Australian and Tasmanian Governments and the Clarence, Glenorchy, Hobart and Kingborough councils.

Together, we will guide and encourage investment to leverage Hobart's natural amenity and build on its position as a vibrant, liveable and connected global city.



**The Hon Scott Morrison MP**  
Prime Minister of Australia



**The Hon Alan Tudge MP**  
Minister for Cities, Urban Infrastructure and Population



**The Hon Will Hodgman MP**  
Premier of Tasmania



**The Hon Peter Gutwein MP**  
Treasurer, Minister for Local Government, Minister for State Growth



**Alderman Doug Chipman**  
Mayor of Clarence City Council



**Alderman Kristie Johnston**  
Mayor of Glenorchy City Council



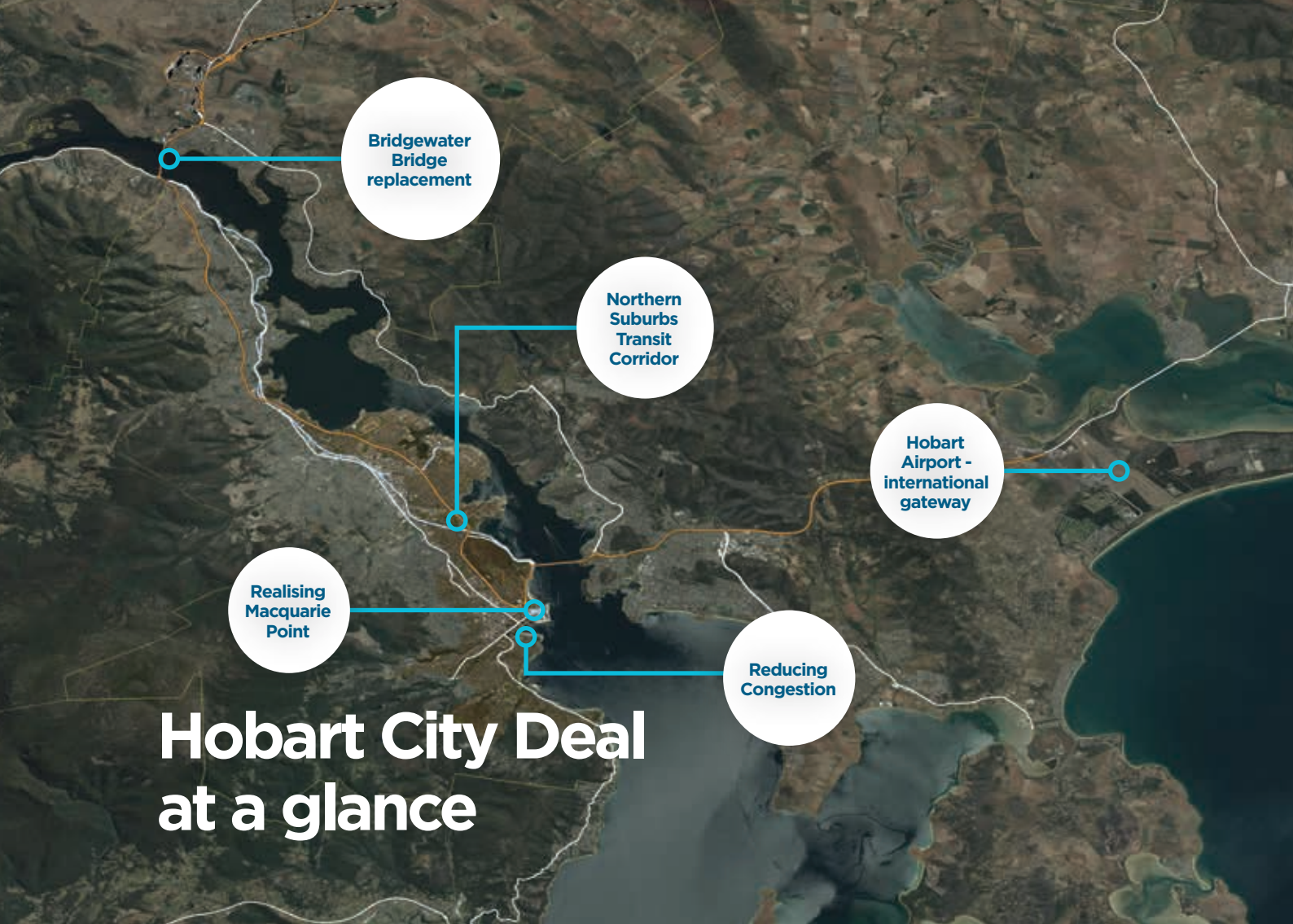
**Councillor Anna M. Reynolds**  
Lord Mayor of City of Hobart



**Councillor Dean Winter**  
Mayor of Kingborough Council







# Hobart City Deal at a glance

## Key Focus Areas



### Direct International Flights at Hobart Airport

Enhance the Hobart Airport's role as a direct international gateway, and its connection to the Antarctic and Southern Ocean.



### Affordable Housing/ Urban Renewal

Deliver a diverse range of affordable housing options close to work, play, transport and services.



### Gateway to the Antarctic and Southern Ocean

Solidify Hobart's world class standing as a gateway to the Antarctic and Southern Ocean to attract business, research, tourism and other economically beneficial activity.



### Strategic Collaboration and Governance

The City Deal will be supported by all partners through legislative and cooperative governance arrangements.



### Greater Hobart Transport Vision

Establish a reliable, sustainable and cost effective transport system with a focus on active and public transport as well as efficient private car travel.



### Smart, Liveable and Investment Ready City

Investing in people, technology and emerging opportunities to support Hobart to continue to provide job and business opportunities.



## Major Commitments

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### Hobart Airport – International Gateway

The Australian Government is investing \$82.3 million over the life of the City Deal for border services to support international flights at Hobart Airport. This will boost international tourists visiting Tasmania and provide Tasmanian businesses with greater access to international markets.

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### Committing to and Investing in the Antarctic and Southern Ocean

Realising Macquarie Point as a world class science, tourism, culture and arts hub. Its development would be catalysed through the establishment of an Antarctic and Science Precinct.

The Australian Government will invest more than \$450 million over the life of the City Deal to upgrade Australia's research station network and supporting infrastructure. This will directly support the expansion of Australia's Antarctic capabilities – centred in Hobart, it will create new jobs in the city and grow its position as a gateway to the Antarctic and Southern Ocean.

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### Bridgewater Bridge

The Australian and Tasmanian Governments are investing \$576 million to replace the Bridgewater Bridge, the largest ever investment in a single transport project in Hobart's history.

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### Reducing Congestion

The Australian Government is committing \$25 million and the Tasmanian Government is committing \$105.5 million to reduce congestion and improve transport across Greater Hobart.

A range of measures will be implemented including:

- Activating the Northern Suburbs Transit Corridor
  - Improved southern access via the Southern Outlet
  - Implementation of the South East Traffic Package including improved access to and from the Tasman Highway
  - Progressing a Hobart Transit Centre
  - Establishing a Derwent Ferry Service
  - Providing a modernised and integrated public transport system
  - The better utilisation of transport infrastructure to address congestion affecting the Kingborough municipal area
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### Affordable Housing Supply

The Australian Government will provide \$30 million for projects in partnership with community housing providers to deliver new dwellings. This will be supported by a package of measures to drive urban renewal, including commencing a program of precinct planning for priority areas to speed up the delivery of housing.

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### Northern Suburbs Transit Corridor

The Northern Suburbs Transit Corridor is a priority area for urban renewal. A greater diversity of housing solutions will be encouraged along the corridor. As well as providing housing outcomes, this will support the delivery of the most effective public transport solution, reduce congestion and the Australian Government will invest \$25 million as part of its congestion initiative.

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### Greater Hobart Act

A legislative framework will be established to drive collaboration between the Tasmanian Government and Clarence, Glenorchy, Hobart and Kingborough Councils to drive strategic decision making across the region and to develop a work program that provides a blueprint for investment.

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# Hobart — where we are now

## Hobart – the Capital City

Hobart is a port city and is Australia's gateway to the Antarctic and Southern Ocean. It supports key international engagement, trade, employment and research opportunities.

Hobart is transitioning into an increasingly diverse, vibrant and populated global city. It is a regional epicentre for culture, arts, recreation, businesses and services. The city plays an important role in improving the region's research, education, training and international engagement outcomes, and is a key enabler of the ongoing growth in Tasmania's visitor economy.

## Hobart – an urban community

The Clarence, Glenorchy, Hobart and Kingborough municipal areas make up the urban areas surrounding the central business district of Hobart, to the north, south and east. Throughout this document they are collectively called the Greater Hobart Councils.

These areas offer a range of liveable suburbs, activity centres, service and business hubs, cultural and recreational facilities, and stunning and accessible natural spaces – including beaches, foreshores and mountain ranges. All four municipal areas are growing.

The urban community of Hobart is part of the Greater Hobart region, which also encompasses the Brighton and Sorell municipal areas.

# Greater Hobart a snapshot

## The community, and our economic and social infrastructure



Over 220,000 people live in Greater Hobart, which is forecast to increase by another 20,000 people over the next 10 years



In the 12 months to September 2018, over 1 million people visited Hobart and its surrounds as part of their holiday in Tasmania



21% of people undertake voluntary work through an organisation or group



85% of dwellings in Greater Hobart are detached dwellings



A range of cultural, creative and sporting destinations, assets, institutions and events attract people into the Greater Hobart area



21% of people hold a Bachelor Degree or higher and 24% of people hold a Certificate III to Advanced Diploma

## How we move now



Around 70% of all journeys to work are by car in the Greater Hobart region



5.5% of people walk to work



Nearly 80% of vehicles entering the city as part of the journey to work, stay in the city



Hobart experiences concentrated peak travel demand in the morning and evening when commutes to work combine with school traffic



5% of journeys to work are by public transport



Central Hobart offers a number of accessible all day car parking options

# The Vision for Hobart

The Hobart City Deal will leverage Hobart's natural amenity and build on its position as a vibrant, liveable and connected global city. It is a 10 year partnership that will provide the framework to guide and encourage further investment in the city by embracing opportunities for growth and addressing key strategic and infrastructure challenges.

This City Deal will improve accessibility in Greater Hobart, embracing the idea of a 30 minute city. It will:

- deliver an integrated land-use and transport vision for Greater Hobart
- prioritise housing and facilitate urban renewal along key transit corridors
- deliver a package of planning initiatives to support development to provide residents with a greater range of housing choices
- build stronger partnerships and improve coordinated planning between the three levels of government.

Hobart will be a smart city built on innovation, education, science and our role as an Antarctic and international gateway, where economic development is spread throughout the region emphasising its strategic strengths.

A successful Greater Hobart is one where residents can live, work, study and access services and cultural experiences locally. It will be a city where businesses and tourists can be globally connected through sustainable and efficient public transport, port, aviation, road and digital infrastructure.

The Australian Government's Smart Cities Plan seeks to capitalise on the opportunities and address the challenges our cities face in the 21st century. The Plan sets out a vision for productive and liveable cities that foster innovation, support growth and create jobs.

City Deals are the key mechanism to deliver on this vision by bringing together the three levels of government, the community and private enterprise to create place-based partnerships. We work to align the planning, investment and governance necessary to accelerate growth and job creation, stimulate urban renewal and drive economic reforms.

City Deals will help to secure the future prosperity and liveability of our cities.

For more information on the Smart Cities Plan or City Deals, please visit [www.infrastructure.gov.au/cities](http://www.infrastructure.gov.au/cities)





# Hobart Airport: Building a direct international gateway

The Hobart Airport plays a critical role. It supports Hobart as a gateway to the Antarctic and Southern Ocean and will become Tasmania's direct international gateway for tourists and exports.

Building on the \$38 million to extend the runway at the Hobart Airport, the Australian Government will provide \$82.3 million in border services over the life of the City Deal. These services will include customs, immigration and biosecurity at the airport. This will capitalise on Tasmania's current appeal to international visitors, demonstrated by the substantial growth in tourism. In the 12 months to September 2018, over 1 million people visited Hobart and its surrounds as part of their holiday in Tasmania. Hobart is currently the only Australian capital city without direct international flights. This will transform access to the benefit of Hobart, and more broadly, Tasmania as a whole.

International flights will stimulate regional economic growth and employment opportunities. It is estimated the total economic benefit is \$128 million per annum with 680 additional jobs<sup>i</sup>. As well as increased tourism, it will open up opportunities for Tasmanian primary producers and exporters to directly export to international markets, guaranteeing products are delivered faster and fresher, increasing Tasmania's competitive advantage. City Deal partners will work together to ensure Hobart is ready for international flights to commence – to ensure the flow-on impacts are well managed and the benefit to Tasmania is maximised.

i – Based on direct and indirect benefits and a year-round, daily service

## We will support direct international flights for Hobart Airport

### Provide border services

The Australian Government will invest \$82.3 million for border Services (customs, immigration and biosecurity) over the life of the City Deal.

### Jobs in tourism and export industries

The Australian and Tasmanian Governments will support the Hobart Airport to establish direct international flights, supporting the creation of job, tourism and export opportunities.



# Antarctic and Science Precinct at Macquarie Point

Hobart is a gateway to the Antarctic and Southern Ocean, with the greatest concentration of scientists and institutions of the five international Antarctic gateway cities.

There are more than 830 people working in the local Antarctic community, including over 200 in the private sector and more than 630 scientists and technical staff. Hobart supports the development of approximately 150 postgraduate students who will become the next generation of Antarctic scientific researchers.

Establishing an Antarctic and Science Precinct at Macquarie Point has the potential to create a prominent gateway that celebrates Hobart's history and current status as an Antarctic and Southern Ocean research powerhouse. The Precinct will build on our significant investments in Antarctic infrastructure, including the Australian Government's \$1.9 billion icebreaker due to arrive in 2020 and more than \$450 million in additional capital expenditure on our Antarctic research stations over the life of the City Deal.

It will also further develop Antarctic education, diplomacy and business, and solidify Hobart's world class standing as a gateway to the Antarctic and Southern Ocean.

Establishing an Antarctic and Science Precinct at Macquarie Point would catalyse revitalisation of this key site and unleash its full potential. Fulfilling the renewal of Macquarie Point will also unlock broader potential for the Hobart waterfront and city centre, enhancing amenity and boosting opportunities for local businesses including professional services, trades, the arts, and tourism.

The redevelopment of Macquarie Point is a once-in-a-lifetime opportunity for Hobart to build an iconic, cultural, arts, science and tourism hub capturing the essence of the city, its people and their endeavours. The Australian Government has previously invested in the remediation of the land at Macquarie Point to get it ready for development. City Deal Partners will take the next step to realise Macquarie Point's potential.

The Hobart Airport is an important component of the region's capacity as a gateway to the Antarctic and Southern Ocean. It is also an important international gateway more broadly.





City Deal partners will work to create a state-of-the-art Antarctic and Science Precinct as part of Hobart's role as an international gateway. We will continue to support Antarctic and Southern Ocean science, operations and logistics activity across Greater Hobart, to drive economic activity and job creation in the region.

### We will facilitate an Antarctic and Science Precinct at Macquarie Point

**Identify anchor tenants** The Australian and Tasmanian Governments will develop a business case for the creation of a state of the art Antarctic and Science Precinct with the objective of attracting to Macquarie Point national and private Antarctic and Southern Ocean institutions using the combined capacity of Hobart's existing world class expertise.

**Governance** The Australian and Tasmanian Governments will establish governance arrangements with the anchor tenants and land owners/developers to co-design the Precinct and agree on a timeline to commence development.

**Precinct Plan** Through the governance arrangements the Tasmanian and Australian Governments, Hobart City Council, Macquarie Point Development Corporation, TasPorts and key industry partners, will develop a Precinct Plan that captures suitable sites across the Macquarie Point and Macquarie Wharf sites.

**Enabling the Precinct** In parallel to the drafting of the City Deal, the Tasmanian Government enacted legislation to provide a process to update the planning scheme at Macquarie Point to support the establishment of the Antarctic and Science Precinct. It will also make land available for the Precinct at Macquarie Point.

The existing wastewater treatment plant neighbouring the Macquarie Point site will be removed. The Tasmanian Government will provide around \$100 million to this work, supported by a further contribution by TasWater to fund this project, which has an estimated total cost of \$140 million.

A northern entry point will also be established to provide access to:

- Macquarie Wharf - to separate heavy vehicles from the increasing pedestrian, bike and car traffic around the Macquarie Point site
- Macquarie Point - as part of the activation of the Northern Suburbs Transit Corridor, continuing on from the existing rail corridor.

To enable the future development of the site and provide certainty, the Tasmanian Government will transfer the Macquarie Point site to the Macquarie Point Development Corporation following the signing of the City Deal.

**Engagement** City Deal Partners will continue to enhance Tasmania's reputation as a Gateway to the Antarctic and Southern Ocean.

This includes a \$110,000 contribution by the Hobart City Council in 2018-19 as part of its activities to host Antarctic and science events, an annual civic reception for key stakeholders, support festivals and conferences, and its contribution as an active member of the Tasmanian Polar Network.

**Kingston** The existing public sector economic and employment footprint in Kingborough will be maintained while also exploring opportunities to expand the existing footprint.

**Hobart Airport** City Deal Partners will continue to support and build strategic links to the Hobart Airport as part of the Antarctic and Science Precinct.

**Tasmanian Polar Network** The Australian and Tasmanian Governments will consider ways to support the successful engagement with the Tasmanian Polar Network.

## We will build on Hobart's capability as an international gateway to Antarctica

### Support investment and new opportunities

City Deal Partners recognise that Hobart Airport is our major domestic and international airport and will continue to support and build strategic links to the Airport as part of the Antarctic and Science Precinct. This will include border services to support international flights.

### Improved port-side Infrastructure

The Australian Government has invested \$1.9 billion in Australia's new Icebreaker, the RSV Nuyina. To support its arrival in 2020, we will work with TasPorts to ensure the facilities are available to support the Nuyina and other international Antarctic missions.

### Australia's Antarctic Infrastructure

The Australian Government will invest over \$450 million in Antarctic infrastructure over the life of the City Deal.

This is expected to create around 40 new jobs in Tasmania and cement Hobart's position as a key international gateway with up-to-date facilities for researchers and operational staff.

### Aviation access

The Australian Government intends to construct a paved runway near Davis research station to enable year round aviation access to Antarctica, subject to environmental approvals. Work is progressing on the detailed business case for this proposal.

## We will build on the momentum for Macquarie Point's development as a cultural and arts, and tourism hub

### Collaborating with key stakeholders

City Deal Partners will identify and engage with key stakeholders to develop and inform the implementation of the Precinct Plan and identify opportunities for partnerships and co-location.

City Deal Partners will integrate opportunities for activation and public interaction with the design of the Precinct.

### Cultural and Arts facilities

The Tasmanian Government will develop a Cultural Facilities Development Vision, informed by a review of major venues in the Clarence, Glenorchy, Hobart and Kingborough municipalities. Work is underway to develop the strategy with a consultancy to undertake a review of major cultural venues and assets co-funded by the Tasmanian Government (\$54,000) and Hobart City Council (\$15,000).

The Tasmanian Government will also commit \$5 million to commence the transformation of Macquarie Point into a Cultural and Arts hub.



# Greater Hobart Transport Vision

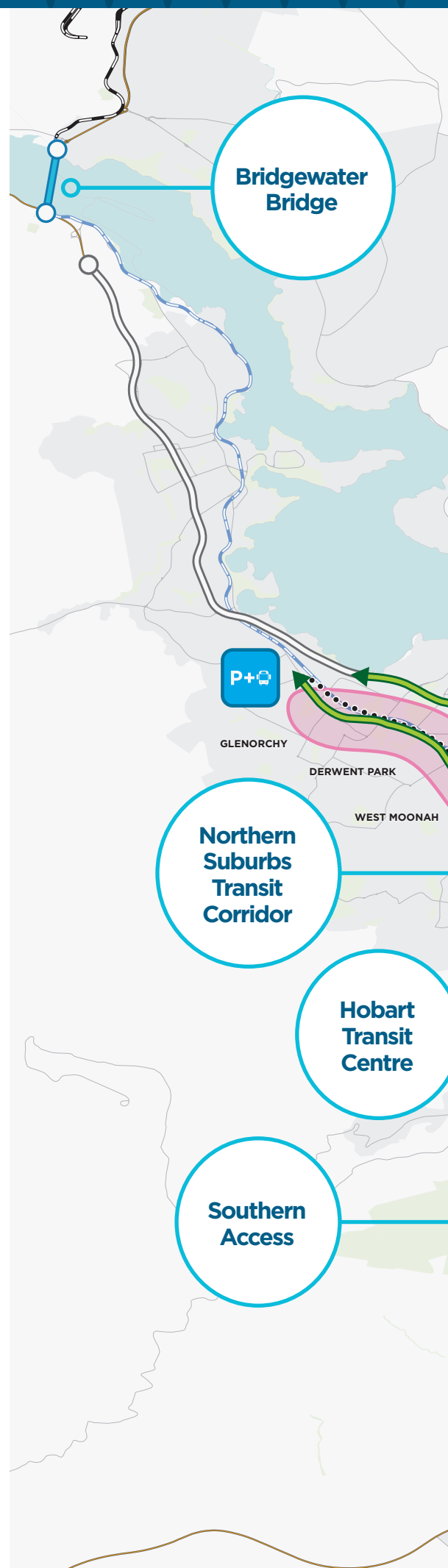
We will deliver an integrated and collaborative approach to transport management. The City Deal builds on actions already taken by City Deal Partners, including record investment to replace the Bridgewater Bridge, and improving traffic management in Greater Hobart.

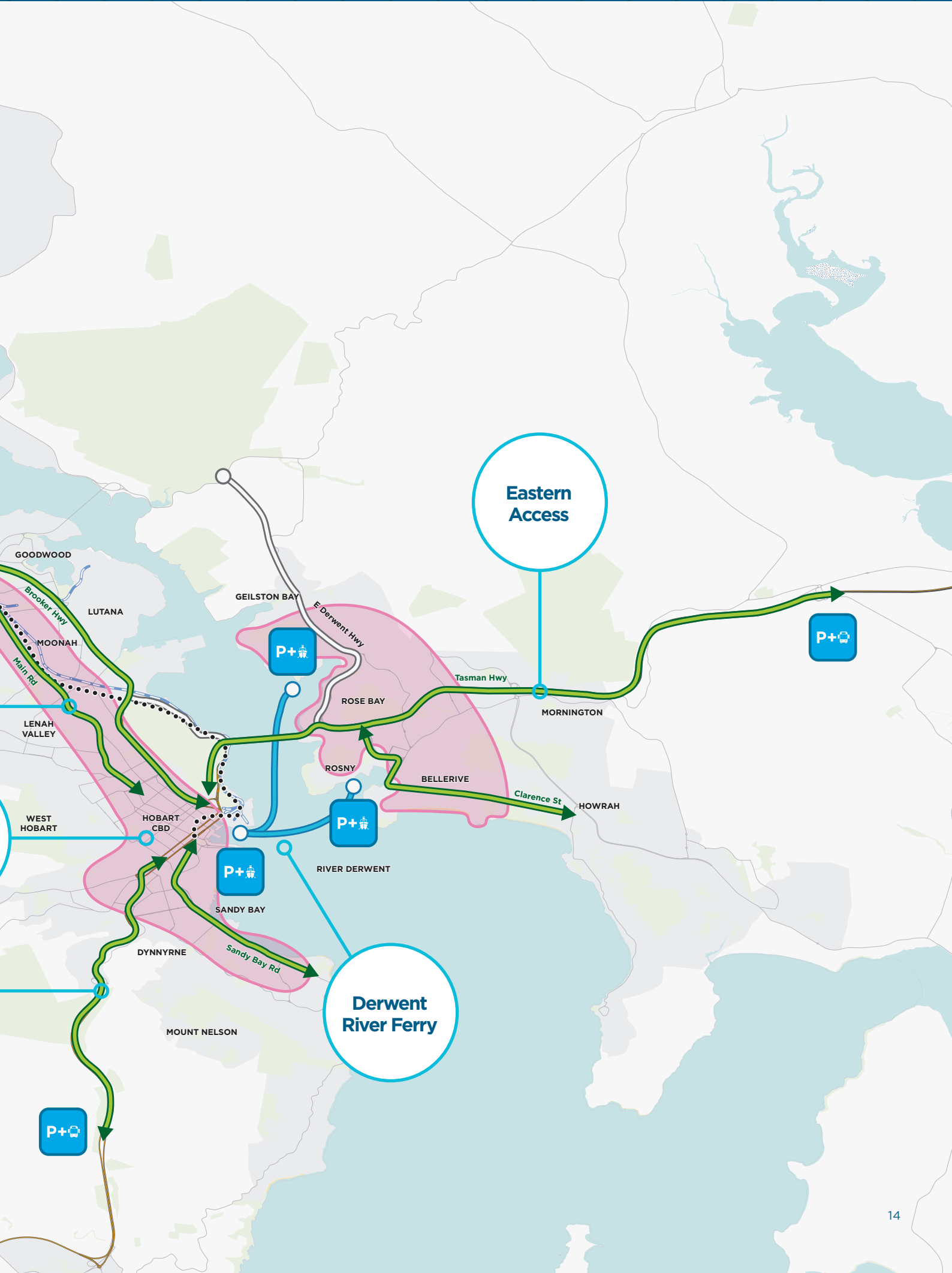
Through good planning and smart investments we will collaboratively implement the Greater Hobart Transport Vision. Together we will create a reliable, sustainable and cost effective transport system with a focus on prioritising active and public transport as well as efficient private car travel.

We can also be smarter about how we plan our city to ensure we live closer to our work, study, services and cultural experiences. Improving the uptake of public transport, supporting active transport and encouraging a diverse mix of housing close to transport corridors will all help to make it easier to move around our city into the future.

The planning, identification, sequencing and prioritisation of actions being considered in the City Deal are informed by the following factors:

1. Efficient movement of people
2. Improved passenger experience
3. Responsiveness to new technologies
4. Pedestrian and cycling improvements
5. Current and future land use
6. Infrastructure investment





**Eastern Access**

**Derwent River Ferry**

P+

P+

P+

P+

P+

City Deal Partners will work collaboratively to deliver the Greater Hobart Transport Vision by progressing actions to provide a reliable, sustainable and cost effective transport system, with a focus on active and public transport as well as efficient private car travel.

### We will provide a modernised and integrated public transport system

#### Hobart Transit Centre

The Tasmanian Government and the Hobart City Council, in consultation with the other Greater Hobart Councils, will develop a Hobart Transit Centre.

The Tasmanian Government will provide \$750,000 over two years from 2020 to 2021 for the first phase of the project to identify possible locations and commence planning.

#### Derwent Ferry Services

The Tasmanian Government and the Hobart and Clarence Councils will establish a Derwent River Ferry Service, initially proposed to operate between Bellerive and Sullivans Cove.

The Tasmanian Government will provide \$2 million towards the project, with this work led by Metro Tasmania.

#### Infrastructure to enhance the user experience

City Deal Partners will invest in prompt and accessible services that improve the user experience, including:

- identifying and prioritising rollout of priority transit lanes and linked infrastructure
- progressing infrastructure and service upgrades to the Rosny (supported by \$300,000 over 3 years by the Clarence City Council), Glenorchy and Hobart bus malls, and redevelop the Kingston bus interchange (enabled by a \$800,000 investment by the Tasmanian Government over two years to plan and construct interchange improvements, which will also support an increase in capacity. This will also be supported by \$140,000 from Kingborough Council to undertake transport studies to support bus access and explore supporting infrastructure)
- investing in strategically located and integrated infrastructure to improve access and user experience, such as park and ride facilities (including a \$500,000 over 3 years commitment by the Clarence City Council to upgrade bus stops to improve accessibility and compliance)
- encouraging the uptake of public transport services by improving the reliability and speed of providing information to users and rolling out a common ticketing system (supported by \$7.5 million investment over four years by the Tasmanian Government to be provided to Metro Tasmania to lead this work)
- providing value-add services, such as free Wi-Fi in transit centres
- infrastructure investment to provide for new technology and public transport services
- sharing information and experiences between City Deal Partners to inform investment across the public transport system.





## We will invest in improvements to the Greater Hobart transport system

**Improve access** City Deal Partners will invest in infrastructure to improve access to and from the City. This includes the Australian Government investing \$25 million for projects that reduce congestion on Hobart's roads, with a particular focus on projects to develop the Northern Suburbs Transit Corridor.

### NORTHERN ACCESS

The Australian Government (\$461 million) and Tasmanian Government (\$115 million) will fund the staged replacement and improved utilisation of the **Bridgewater Bridge**. The **Northern Suburbs Transit Corridor** on the existing rail corridor will be activated. This work will begin immediately by undertaking an assessment to determine the most cost effective public transport solution. The identified solution will be delivered within 5-10 years.

### EASTERN ACCESS

The **South East Traffic Package** including **improved access to and from the Tasman Highway** will be implemented. This includes the Tasman Highway/Rosny Hill interchange and Tasman Highway/Holyman Avenue Interchange Upgrade Project, which will deliver:

- improved commuter traffic flow
- reliable access and traffic flow to and from the Hobart Airport
- increased capacity to cater for the expected traffic growth to 2038
- improved facilities for cyclists with connections between Tasman Highway and Kennedy Drive.

The Tasmanian Government will support the implementation of the South East Traffic Package with a commitment of \$21 million over four years.

### SOUTHERN ACCESS

The Tasmanian Government will invest an additional \$20 million on the better utilisation of transport infrastructure to address congestion affecting the Kingborough municipal area.

In addition access via the Southern Outlet will be improved through the provision of a fifth transit lane that prioritises passenger transport services and emergency services vehicles.

The Tasmanian Government will support this project with a commitment of \$35.5 million over 6 years. This will be complemented by an estimated investment of \$4.5 million by the Kingborough Council to improve road access and connections to the Channel Highway and Southern Outlet.

Improvements required to provide for future and emerging needs will also be progressed through the City Deal. This will include exploring options to improve traffic movement within the CBD. This includes a \$16 million contribution by the Tasmanian Government for improvements to better manage the flow of traffic on Macquarie and Davey Streets.

## We will support informed road user decision making through smart technology and access to real-time data

**Smart traffic management** City Deal Partners will:

- maximise the efficiency of traffic flow through an agreed framework
- use technology to drive consistent decision making, including developing a data base to inform strategic land use decision making across Greater Hobart, and a platform of real-time information for road managers and users to inform decisions and travel choices.

## We will support connectivity and accessibility for pedestrians and cyclists

**Design and management** The Tasmanian Government and Greater Hobart Councils will agree and adopt road design and management principles to prioritise active transport.

**Investment** The Tasmanian Government and Greater Hobart Councils will invest in an accessible active transport network, with investment priorities to include:

- extending the cycleway from the Glenorchy City Council to the Hobart CBD and beyond - this includes a contribution of \$1.5 million over 10 years by the Glenorchy City Council
- improvements and renewal to cycleways, including \$500,000 in 2018-19 from the Clarence City Council and \$3 million over 10 years from the Glenorchy City Council
- extending and improving pedestrian access, including a \$6.75 million contribution from the Hobart City Council comprising: \$2.75 million over 3 years for works in the CBD, \$3 million over 3 years for works in Salamanca, a further \$500,000 to progress the Battery Point walkway, and \$500,000 to improve linkages between Macquarie Point and the CBD
- continuing to expand and integrate cycling infrastructure into the road network, supported by the Tasmanian Government's \$2 million grant program to partner with Greater Hobart Councils.

# Affordable Housing

City Deal Partners are committed to ensuring Greater Hobart can deliver a diverse range of affordable housing options suitable for different household types, in locations close to where people work and services are delivered. This is critical to the long-term liveability of the City.

The way we live in and move around our city is changing. The majority of our existing housing stock is made up of standalone dwellings wrapped around the edges of the city and beyond. We need to provide a greater range of housing options in and around our city to provide accessible and affordable housing that meets the needs of our growing residential, student and down-sizer markets.

Addressing housing affordability is complex and requires a collaborative approach between governments and the development sector. Better integrated land use and transport planning can help to stimulate and unlock housing supply. Identifying areas appropriate for urban infill will give certainty for communities and investors about where growth can occur.

City Deal Partners commit to putting in place initiatives to manage the issues impacting housing affordability, including rental stress, home ownership affordability particularly for low-income households, and the supply of housing near employment, transport and service centres. The City Deal will complement and build on the work underway, including the Tasmanian Government's Affordable Housing Strategy 2015-2025 and Action Plan.

We will do this by:

- investing in social housing for people most in need close to major services and amenities
- encouraging greater diversity of housing by streamlining planning and regulation to allow more fit-for-purpose and diverse housing types in appropriate areas
- activating well planned precincts in key areas supported by appropriate planning, infrastructure and amenity
- encouraging and planning for investment in growth areas to unlock development and urban renewal opportunities
- supporting and integrating housing with transport systems, and appropriately capturing value to deliver optimal public benefit from private investment.



**City Deal Partners commit to ensuring Greater Hobart can deliver a diverse range of affordable housing options close to where people work, play and access transport and other services.**

### **We will facilitate urban renewal**

**Review of regional land use planning** The Tasmanian Government will work with the Councils in the Southern region to resource and undertake a review of the Southern Regional Land Use Strategy.

**Precinct Planning** The Tasmanian Government and the Greater Hobart Councils will commence a program of precinct planning for identified priority areas to speed up the delivery of a diverse range of housing types (focusing on low to medium rise developments and gentle in-fill) to support investor certainty and infrastructure investment. This will include the development of precinct planning guidelines.  
A priority area for precinct planning will be the Northern Suburbs Transit Corridor (see next section).

**Deliver changes to planning regulations** The Tasmanian Government and the Greater Hobart Councils will deliver required changes to planning regulations to support urban renewal consistent with the Greater Hobart Act work program.  
This will be supported by changes to planning schemes as appropriate.

### **We will encourage a greater diversity of supply in housing and support accessibility**

**Improving social and affordable housing outcomes** The Australian Government will provide \$30 million for projects in partnership with community housing providers to deliver new dwellings.

**Deliver affordable housing** The Tasmanian Government will work with the Australian Government and Greater Hobart Councils to continue to implement the Affordable Housing Strategy 2015-2025, including to deliver the Affordable Housing Action Plan 2019-2023.

**Identify land for redevelopment** All City Deal Partners will identify opportunities on publicly owned land within priority precincts that can be redeveloped as catalyst sites for the delivery of high quality mixed use developments.  
The Tasmanian Government will commit land to provide for a mixed use development build with a focus on providing for affordable housing.

**Delivering housing diversity** The Tasmanian Government, in consultation with the Australian Government and Greater Hobart Councils, will develop a framework to deliver housing diversity and affordable housing that is informed by the principles of design, viability, liveability, adaptability, innovation and sustainability.  
The Greater Hobart Councils will instigate changes to their planning schemes that allow for development of well-located and diverse housing.

**Remove regulatory barriers** The Tasmanian Government will work with the Greater Hobart Councils to implement improvements in policy and regulation to support investment in accessible and diverse housing options. This will include considering measures to reduce the time between development approval and completing construction.

**Innovation in supply of affordable housing** City Deal Partners will work together to explore innovative schemes to increase the supply of affordable housing and to improve the accessibility of social housing.

# Activating the Northern Suburbs Transit Corridor



City Deal Partners will activate the Northern Suburbs Transit Corridor through transit-oriented development that prioritises urban renewal and improves housing supply, affordability and diversity.

**We will drive urban renewal in the Northern Suburbs Transit Corridor**

**Northern Suburbs Transit Corridor Growth Strategy**

Building on the work undertaken to date, the Tasmanian Government and the Hobart and Glenorchy Councils will develop a strategy for urban renewal and activation of the Northern Suburbs Transit Corridor along the existing rail corridor, including:

- creating a vision around Smart Growth Principles
- analysing land use and tenure to identify development opportunities and capacity
- engaging with land owners, residents and other stakeholders
- creating a new structure plan and zone model
- identifying priority areas and commencing a program of detailed precinct planning
- identifying a pilot site for concept planning and redevelopment
- building a 3D walk-through model to support the vision and engagement.

The Tasmanian Government will provide \$300,000 over two years to activate the Northern Suburbs Transit Corridor.

**Deliver changes to planning regulations**

The Tasmanian Government and the Hobart and Glenorchy City Councils will deliver required changes to planning regulations to support urban renewal and activation of the Northern Suburbs Transit Corridor.

**Land opportunities**

The Tasmanian and Australian Governments and the Hobart and Glenorchy Councils will identify opportunities to supply land within priority precincts that can be redeveloped as catalyst sites for the delivery of high quality mixed use developments.

Mechanisms to encourage the best use of private and public land will be progressed as part of the Northern Suburbs Transit Corridor Strategy.

**Engage to drive investment**

The Tasmanian and Australian Governments and the Hobart and Glenorchy City Councils will engage with industry, property owners and the community to facilitate timely and desirable development of priority precincts.

**Value capture**

The Tasmanian and Australian Governments and the Hobart and Glenorchy Councils will develop and consult on a value capture framework to support potential future funding opportunities for a transport solution in the corridor.

**We will connect the Northern Suburbs to the Hobart CBD**

**Support investment opportunities**

The Tasmanian Government will work with the Glenorchy City Council to support investment opportunities in the Northern Suburbs. This will include investment opportunities that contribute to the visitor economy and are informed by the Tasmanian Government's Cultural Facilities Development Vision.

**Transport solution**

The Tasmanian and Australian Governments will work with the Hobart and Glenorchy Councils to deliver the most effective public transport solution to utilise the transit corridor within 5 to 10 years of the signing of the City Deal (see Greater Hobart Transport Vision) supported by a \$25 million congestion initiative from the Australian Government.

This work will be supported by, and will be progressed in parallel to, the precinct planning and the development of a Northern Suburbs Transit Corridor Growth Strategy as outlined above.

# Strategic Collaboration and Governance

We are committed to working together to maintain and build on Hobart's vibrancy, liveability and amenity, as we welcome more people to our City.

With more people moving to and staying in the State, particularly in the Greater Hobart region, it is critical that we plan for and support that growth. This includes providing access to a range of housing and active and public transport solutions.

We will establish governance structures to support the three levels of government to strategically plan for the needs of a changing population. Key to this will be establishing a Greater Hobart Act. It will provide the legislative framework for the Clarence, Glenorchy, Hobart and Kingborough councils and the Tasmanian Government to collaborate and make collective decisions in the best interest of Hobart as a whole.

Priority areas for collaboration we have identified are:

- making joint strategic planning decisions
- facilitating efficient flow of transport
- planning and development of new cultural, sporting, recreational, and community facilities
- encouraging urban renewal and affordable housing that enhances amenity, liveability, and links to passenger transport
- encouraging the development of hubs and precincts such as for science, sport, recreation, social activity, economic activity, industry, education, culture and arts
- the integration of the above with transport infrastructure.





**City Deal Partners will establish governance structures to guide and support the three levels of government to work together to implement the Hobart City Deal and strategically manage the needs of a growing population.**

**We will establish a Greater Hobart Act**

**Greater Hobart Act** The Tasmanian Government will work closely with the Greater Hobart Councils to develop a Greater Hobart Bill, which will be tabled in the Tasmanian Parliament. Once passed by Parliament, the Act will be supported by regulations to guide governance structures and the development of an agreed work program. The Tasmanian Government will work collaboratively with the Greater Hobart Councils to progress these.

The Tasmanian Government and Greater Hobart Councils will establish governance structures (Advisory Group and Greater Hobart Committee) to implement the Act. The Tasmanian Government will provide secretariat and project management services for implementation of the Act and work program at an estimated cost of \$4 million over the term of the City Deal.

**Work Program** The Tasmanian Government and Greater Hobart Councils will establish a work program to implement agreed objectives, including timeframes and responsibilities for delivery.

The work program will be drafted collaboratively and represent an integrated and shared strategic land use plan for Greater Hobart, bringing together transport, housing and activity centre planning. It will also include a process to seek amendments to the Southern Regional Land Use Strategy as required.

The Tasmanian Government and Greater Hobart Councils will resource and fund the strategic priorities endorsed by the Greater Hobart Committee. As part of this commitment, the Tasmanian Government will provide \$100,000 to support consultancies that may be required to inform the development of the initial work program.

**We will establish governance to plan for population growth and deliver the Hobart City Deal**

**Hobart City Deal governance, including population planning** City Deal Partners will ensure appropriate governance is in place to deliver the City Deal to support the three levels of government to work together on planning for the City’s changing population and needs.

# A smart, liveable and investment ready City: supporting innovation and new opportunities

The City Deal will support the ongoing development of Hobart as a smart, liveable and investment ready city.

This includes creating the conditions to deliver an enhanced STEM presence that will foster innovation, attract domestic and international talent, further business and industry connections, and reinforce Hobart's growing identity as a place of scientific expertise. We will create the pathways into STEM careers – enabling us to grow our scientific talent locally.

Technology is changing the way we live, work and play. The ease and speed in which we can collect and transmit data is opening the door to a wide range of possibilities. This includes, using our road network more efficiently, better managing our social infrastructure, improving service delivery and being an increasingly global city.

City Deal partners will work together to take advantage of new technologies and investment opportunities that enhance the city's liveability, and plan for and invest in the infrastructure that can support it.

In parallel, the University of Tasmania is considering options to develop an enhanced STEM presence, including the best approach and location to deliver programs and services.

Building on this work, City Deal Partners will seek to support the University's master planning work, and to support partnerships with industry, community and education providers to drive innovation, commercialisation of research, and use of smart technology.





**City Deal Partners will actively consider opportunities to support improved educational, liveability and economic outcomes driven by innovation, use of smart technology and supporting the uptake of STEM subjects in study.**

### **We will support the development of an enhanced STEM presence**

<b>Co-ordinated planning</b>	City Deal Partners will support the development of a project plan by the University of Tasmania outlining the process and timeframe to build new STEM facilities that integrate into the Hobart community. This includes considering and addressing the potential housing and transport needs for both students and staff. This will include supporting the development application process.
<b>STEM pathways</b>	The Australian and Tasmanian Governments will support pathways into STEM education. This includes through the Australian Governments school STEM initiatives.

### **We will develop partnerships to support improved educational, social and economic outcomes**

<b>Building STEM partnerships</b>	City Deal Partners will identify opportunities to establish partnerships with key stakeholders to support innovation and opportunities in STEM. This will build on the partnerships that already exist between the University of Tasmania, industry and government in the Antarctic, defence, agriculture and forestry sectors.
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### **We will support investment that will enhance liveability and economic opportunities across the region**

<b>Investment support and attraction</b>	City Deal Partners will support investment opportunities across the region. As part of investment encouragement activities, this includes: <ul style="list-style-type: none"><li>• Kangaroo Bay Redevelopment, including the Clarence City Council's commitment of \$1.6 million for the completion of the foreshore development and cycleway, building on the previous work to date totaling over \$5 million</li><li>• Seven Mile Beach Master Plan, including \$7 million contribution by the Clarence City Council</li><li>• Kingston Park Redevelopment, including contributions by the Kingborough Council of \$2.8 million to improve access to the site by road, \$240,000 to enhance public open space, \$3.2 million for transport infrastructure within the site, and the Kingston Beach Master Plan</li><li>• MoTown at MONA</li><li>• The Hedberg</li><li>• Establishing Macquarie Point as a cultural and arts, science and tourism hub.</li></ul>
<b>Enhance liveability</b>	City Deal Partners will invest in activities to maintain and improve liveability. This includes a \$6.75 million investment by the Hobart City Council to improve accessibility and make infrastructure improvements to enhance the Elizabeth Street, New Town, South Hobart and Battery Point retail precincts.

### **We will create the jobs of the future and a Smart City**

<b>Entrepreneurs and start-ups</b>	City Deal Partners will support the growing entrepreneur and start-up culture in Hobart, including building on the Australian and Tasmanian Governments' investment and support to establish Enterprize. The Australian Government will establish an Entrepreneurship Facilitator for Greater Hobart and South East Tasmania. This will build on the growing entrepreneurial culture and infrastructure in the city.
<b>Smart City Technology</b>	City Deal Partners will develop a Smart City Strategy. The Strategy will also plan for and facilitate the deployment of communications infrastructure, and initiatives to support traffic management and urban renewal of central business districts. This will complement the \$1.5 million over 5 years being invested by the Hobart City Council to implement its Smart Cities Strategy for the CBD.

# Implementation

Signing the City Deal marks the beginning of a 10 year partnership between three levels of government to transform Greater Hobart. An Implementation Plan will be prepared within six months of signing the City Deal, setting out commitment responsibilities and milestones, as well as frameworks for ongoing stakeholder engagement. This work will be undertaken collaboratively between City Deal Partners and key stakeholders.

The Joint Ministerial Committee will continue to oversee the implementation of the City Deal, supported by an Implementation Board with representatives from each level of government. The Implementation Board will develop an implementation plan for the agreement of the Joint Ministerial Committee. The Implementation Board will provide strategic oversight of the delivery of all City Deal commitments over the life of the Deal, supported by working groups.

City Deal progress reports will be released on an annual basis, complemented by a formal evaluation after three years. At this time, we will reconsider priorities and next steps for the City Deal in line with the findings of the evaluation.

## JOINT MINISTERIAL COMMITTEE

- Minister for Cities, Urban Infrastructure and Population
- Tasmanian Treasurer, Minister for Local Government and Minister for State Growth
- Mayor of Clarence City Council
- Mayor of Glenorchy City Council
- Lord Mayor of City of Hobart
- Mayor of Kingborough Council

## CITY DEAL IMPLEMENTATION BOARD

The Board is comprised on senior officials from the Australian and Tasmanian Governments, and the Hobart, Clarence, Kingborough and Glenorchy Councils.

Its role is to:

- provide strategic oversight of delivery of all City Deal commitments and provide briefing to the Joint Ministerial Committee about progress, emerging risks and opportunities as required
- review and endorse the Annual Progress Report before sending to the Joint Ministerial Committee for approval
- agree membership and terms of reference for Working Groups.

# Measuring our success

The Implementation Plan will include specific measures to track our progress in each of the key focus areas over the term of the City Deal.

In addition, the following Key Performance Indicators have been identified for achievement in the term of the City Deal:

- congestion will have been reduced through targeted capital investment and smart technology solutions, and the percentage of journeys to work that are made by car will be reduced
- Hobart will have a more diverse, affordable and inclusive housing mix to provide choices to meet our changing lifestyle and population needs
- the Antarctic and Science Precinct will have been established and Hobart's international gateway strengthened
- the Greater Hobart Act will be established and City Deal Partners will be actively implementing an agreed, strategic work program
- opportunities to enhance liveability and pursue investment, innovation and STEM in Hobart will be enhanced through improved pathways, partnerships and facilities
- all four councils will have benefitted from coordinated strategic decision making and investment.

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Page 4: (bottom, clockwise from top left): Hobart Airport at night, Hobart Airport; Kingston Central, Kingborough Council; Hobart Town Hall, City of Hobart; Kingston Community Hub under construction, Kingborough Council; Aerial photo, City of Hobart; Penguins, Australian Antarctic Division

Page 5: Hobart crossroad traffic (stock image), Bennymarty

Page 7: Salamanca Wharf, Australian Antarctic Division

Page 8: Hobart Airport at Sunset, Hobart Airport

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