

# MEDIA RELEASE

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ATTENTION: Chiefs of Staff, News Directors

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## **Hobart CBD needs less car yards and more housing, new report finds**

A greater diversity of land use is needed in the car-heavy centre of Hobart, with an emphasis on creating more housing and protecting the economic viability of the city, a new report has found.

The report, *Missed Opportunities? An appraisal of Hobart's CBD*, is based on research by the Housing and Community Research Unit, at the University of Tasmania, and explores both the current land use mix and potential opportunities within Hobart's CBD.

The study looks at the dominance of industrial sites in an area which could, over time, be used for new residential development in the city. It also addresses the broader objectives of a revitalised city core, the encouragement of tourism away from the waterfront, and other flow-on economic effects.

“Such diversity is essential if Tasmania and Hobart wish to make this central area of Hobart more accessible and livable and in doing so, contribute significantly to competitiveness and therefore the viability of the broader region,” the report says.

At present, however, it is the motor vehicle which dominates not only how people move about the city, but also its commercial functions and its streetscape, it says.

Among the studies findings are:

- ❖ The Hobart CBD contains one of the largest densities of heritage-listed buildings in Australia but, at the same time, these sites are dominated by streetscapes of car parks, non-residential “empty” neighbourhoods and high-speed, one-way roads that diminish pedestrian access, interest and social vitality.
- ❖ A total of 50 car retailers, car parks and other car-related industries dominate this low-density area. Many shops are set back from the road to accommodate car parks, creating non-traditional and open streetscapes with large driveways that conflict with pedestrians using pavements.
- ❖ Even modest ambitions for residential redevelopment in this area - taking around half of the floor space devoted to car-related industry - could be used to produce around 1000 units, with one, two and three-bed apartments.

- ❖ Hobart needs a coherent and effective planning vision: a metropolitan strategy. First, to boost much-needed supply of housing in the city as a whole. Second, to attract nationally competitive businesses and workers which, in turn, could assist in generating sustainable social and economic development for Hobart and wider Tasmania.

The primary aim of the report is to provoke public debate about the potential future opportunities of this area to promote sustainable, vital and residential functions in the city.

The area covered by the report is bounded by Bathurst St in the south, Harrington St in the west, Warwick St in the north and Campbell St in the east.

**For further information and interviews please contact:**

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