

Property Council takes aim at Hobart City Council building height limit proposal

A heated debate has reignited over Hobart City Council's renewed push to put height restrictions on buildings within the CBD. [HAVE YOUR SAY >>](#)



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Height limits on buildings will stunt Hobart's economic growth and worsen the city's housing crisis, the Tasmanian Property Council has warned.

Their comments come as Hobart City Council renews its push for height restrictions on new developments within the CBD.

The proposal has been repeatedly shot down in council, but this time has been reintroduced as part of a package within the Hobart Central Precinct Plan.

The plans have met with fierce resistance from Property Council Tasmania executive director Rebecca Ellston, who warned height restrictions would worsen Hobart's housing crisis.

Such was the finding of a Property Council report, which found that height restrictions would place a "handbrake" on economic growth in Hobart.



Hobart City Council is making another bid to put height restrictions on new buildings in the CBD. The idea was scrapped last time amid some strong pushback. Photograph shows Rebecca Ellston from the Property Council, who advocates strongly against height restrictions. Picture Eddie Safarik.

Ms Ellston said she could appreciate the desire to protect Hobart's heritage and cityscape, but that more homes were desperately needed to keep prices affordable.

"Rents in Hobart are also continuing to skyrocketing – and we now hold the mantle of being the most unaffordable city for tenants," Ms Ellston said.

"The benefits of increasing density are clear, so we need to ask those opposing development, what's behind that concern."

However, Hobart Not Highrise president Brian Corr said highrise buildings would “destroy the very soul” of Hobart, and should be kept out of the inner city.

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Mr Corr said there was a place for tall buildings, but that they should be kept on the outskirts to protect Hobart’s low-rise heritage cityscape.

“The Precinct Plan seeks to protect Hobart. Stick a highrise tower in the middle of a street and everyone loses, except the developer,” Mr Corr said.

“It’s time for the Property Council to be realistic and have highrise buildings outside the city. Even they must see that Hobart is currently buzzing with development activity – and there’s no highrise!”



Brian Corr president of Hobart Not Highrise is demanding that Hobart City Alderman Marti Zucco payback the \$25,000 spent on defending his code of conduct charge. Picture: Nikki Davis-Jones

Mayor Anna Reynolds said the height debate was one of the “hottest issues” in Hobart, and would undoubtedly rage on during the Hobart Central Precinct Plan consultation stage.

Councillor Reynolds said at this stage they were taking advice from the Leigh Woolley report, which found Hobart could comfortably fit more people even in a low-rise setting.

“The research suggests there’s more than enough floor space required for the projected growth in commercial, tourism, and residential sectors,” Cr Reynolds said.

“Our job as council is to develop sensible and well considered plans that balance the needs of property developers as well as the public interest.”

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Bruce • 2 hours ago

Love Hobart as it is. Having lived in many high rise cities in multiple countries, beleive Hobart would lose its character and what makes it special if high rise took over

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Steven • 2 hours ago

10-15 floors are fine. It's a city not a retirement village.

👍 3 • ➡ Reply
