



## Information in our ads

### Hobart City Council has told UTAS a shortfall of 3,394 residential parking spaces is acceptable

“Section 5.2 (p.35) - clarify as further below it is stated that it is **3,394 spaces less than the statutory requirement.**”

“[Section] 5.3.6 Existing Car Parking Deficiency - the report notes ‘The masterplan does not seek to rely on any car parking on surrounding residential streets’, however it details **a deficiency of over 3000 car parking spaces.**”

“Masterplan has parking rates below the current statutory requirement (although **CoH [City of Hobart] have provided preliminary advice that this will be acceptable but there may be community resistance or market feedback**)”

Top two: [Hobart City Council Request for Further Information (PSA-21-3), Attachment 1 - Details on required information, Specific, 3. Supporting Reports, Part i. Traffic impact assessment & transport strategy, iv and v]

Bottom: [UTAS Sandy Bay Masterplan Risk Register, Risk #6: Anti-University community sentiment (impacting investment and/or progress), Potential Causes]

### UTAS wants exemptions to destroy Swift Parrot habitat and cut down trees listed as significant

“Provide justification as to why the **amendment to the Significant Tree Code** is required. Note that Council is unlikely to be supportive of alterations to the Code standards that **apply different criteria to trees on this site compared to all other sites.**”

“Please provide justification for construction of a new road that would have a **significant impact on a Heritage Place, Significant Trees, and significant threatened species habitat.**”

“Risk #2: Environment conditions are significantly less favourable than assumptions, **Potential causes: Swift parrot habitat**”

“Risk #8: EPBC referral adversely impacts development”. [this referral to the Environment Protection and Biodiversity Conservation Act 1999 is triggered by a **proposal to clear Swift Parrot habitat**]

Top: [Hobart City Council Request for Further Information (PSA-21-3), Attachment 1 - Details on required information, Specific, 1. Application Submission Report, Part h]

2nd: [Hobart City Council Request for Further Information (PSA-21-3), Attachment 1 - Details on required information, General]

3rd: [UTAS Sandy Bay Masterplan Risk Register, Risk #2: Environment conditions are significantly less favourable than assumptions]

4th: [UTAS Sandy Bay Masterplan Risk Register, Risk #8: EPBC referral adversely impacts development]

### *TasWater and UTAS are discussing a new sewage treatment facility*

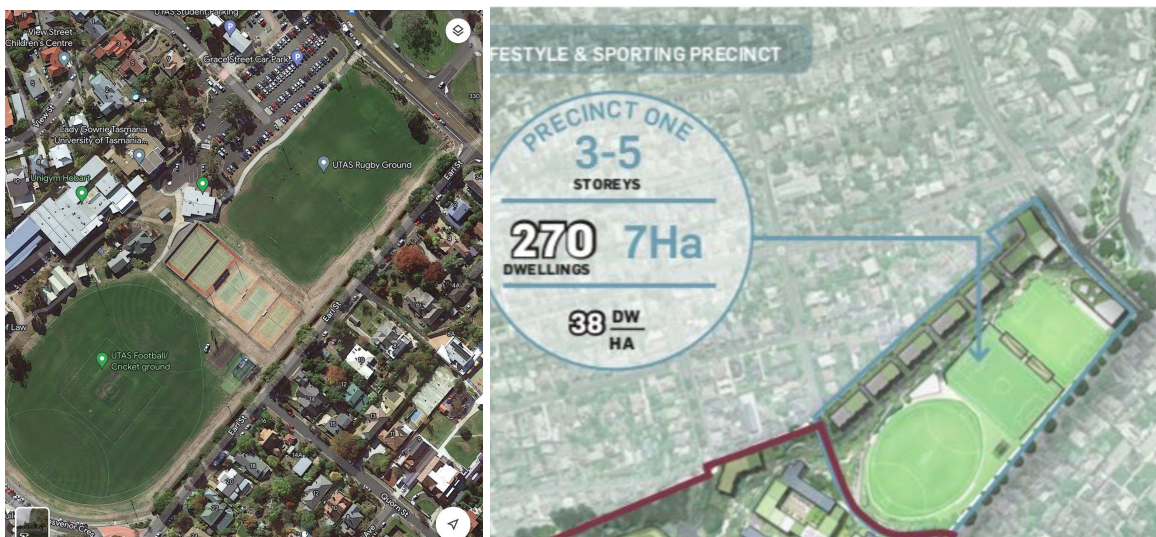
“Part of the Embedded Network Feasibility and Business Case Study is **the inclusion of a decentralised sewer network** which could drastically reduce the amount of raw sewerage being removed from the site via existing trunk infrastructure.”

“**A meeting with Tas Water** has been scheduled for the second week of February to further discuss this proposed inclusion in the development of the site.”

[UPPL Board Meeting papers, 7 February 2022, Agenda item 3.1 CEO Update, pg5]

### *UTAS wants to remove the rugby field, tennis/netball courts and UniGym, and commercialise new sports facilities for 'State or professional' clubs*

The published maps in the leaked documents are tiny but match the easier to read maps published by UTAS in recent public documents. They show **soccer fields and apartment blocks replacing the rugby field, tennis/netball courts, and the UniGym building.**



“Current Sports precinct (Precinct 1) - The current Precinct 1 scheme **would be most suitable for a State or professional sporting club level facility** inclusive of administration and performance amenity. **The inclusion of a State, or professional club, would see a significant capital contribution** from a sports development fund of a clubs own finances, and allow for bespoke response and inclusion of specific amenity which could be utilised on a regular basis.”

[UPPL Board Meeting papers, 7 February 2022, Agenda item 3.5 Revised Staging, Attachment 1: Proposed Approach and Way Forward, pg1]

**Planning officers say the UTAS claim about building affordable housing is 'very weak'**

“The response for how the proposal intends to provide ‘Affordable Housing/Urban Renewal’ is **very weak**. The response **does not describe how the future development will provide for ‘affordable housing’.**”

[Hobart City Council Request for Further Information (PSA-21-3), Attachment 1 - Details on required information, Specific, 2. Strategic Planning Report]

*Media scrutiny and community sentiment are seen as 'risks' by UTAS*

**“There is a risk that Community Action Groups that have already formed will grow in numbers and attract significant media coverage.”**

“Potential causes:

- **Leaking of information that has not been appropriately curated for external consumption**
- **Attracting negative media attention (eg by removing trees etc)**
- **Planning Scheme Amendment is misinterpreted by the public”**

[UTAS Sandy Bay Masterplan Risk Register, Risk #6: Anti-University community sentiment (impacting investment and/or progress), Potential Causes]

## **UTAS: University or Property Developer?**

### **UTAS Properties:**

- recorded an operating loss of \$4.53 million in 2021 [2]
- is selling university IT assets to cover costs [1,2]
- has a \$1.3 million staffing budget [2]
- gave its staff a 2.5% pay rise this year while UTAS staff got nothing [1,3]
- is currently registered with the ACNC as [having no staff](#)
- is seeking an exemption to the audited accounts process from the Auditor-General [2]

[1]: UPPL Board Meeting papers, 7 February 2022, Agenda item 2.3: UPPL 2022 Budget

[2]: UPPL Board Meeting papers, 7 February 2022, Agenda item 3.1: CEO Update

[3]: UTAS staff deferred a long-awaited 2% pay rise in 2020 due to COVID, received that 2% pay rise in 2021, and are still in negotiation with UTAS about a pay rise for 2022.