

Mount Nelson and Sandy Bay Neighbourhood Plan Discussion Paper

'ideas' for responses to the online survey

The Sandy Bay/Mount Nelson Neighbourhood Discussion Paper prepared for Hobart City Council by the consulting firm, Urbis (<https://urbis.com.au>) has been released for public comment. Reference: <https://yoursay.hobartcity.com.au/mount-nelson-sandy-bay-neighbourhood-plan>

The public have been invited to provide feedback on the discussion paper. There are two ways to do this by:

- completing the [online survey](#)
- making a [written submission](#)

The online survey will provide the HCC with quantitative data which will be used to determine the level of support each idea presented in the discussion paper has.

Save UTAS encourage everyone to provide feedback through either the online survey or by making a written submission.

If completing the online survey, what is provided below are some suggested responses from Save UTAS, based on the Save UTAS position of retaining the UTAS campus as a university and UTAS ceasing relocation into Hobart's CBD. Discussion Paper page references are provided. Respondents may have their own and other ideas particular to their community area and Save UTAS encourages everyone to present their own ideas.

How the survey is set out:

The survey goes through each of the 'ideas' presented in the discussion paper and firstly asks how important the idea is to you on a graded scale.

It then asks if you wish to document any further suggestions to improve this idea. There are bulleted points provided that you may draw from and choose to include in your own written response.

Note:

- for some 'ideas' Save UTAS has not provided a response
- you are not required to provide a response to every idea

THE ONLINE SURVEY

Idea 1: Enhance and protect areas of high biodiversity value. (Ref P46)

How important is this idea to you?

Very Important

Do you have any suggestions to improve idea 1?

- The UTAS campus has areas of high biodiversity value that should be preserved
- The reserve above the campus has areas of high biodiversity value that should be preserved and can be enhanced

Idea 2: Create and urban environment that is leafy and green. (Ref P48)

How important is this idea to you?

Very Important

Do you have any suggestions to improve idea 2?

- Leafy and green environments are very important in an educational setting such as UTAS and this environment should be preserved
- The UTAS campus environment provides open and connected spaces that enhance both learning and wellbeing
- The UTAS leafy, green environments provide students with unique bushland experiences that could be enhanced and promoted to current and prospective students
- The UTAS bush to the water location is unique in Australia and the green corridors must be preserved

Idea 3: Respond to climate change and environmental constraints, including flooding, bushfire and coastal hazards. (Ref P49)

How important is this idea to you?

Very Important

Do you have any suggestions to improve idea 3?

- Flooding, bushfires and coastal hazards are significant issues for the UTAS site which means preservation of existing use is very important
- There is future potential for natural disasters related to these threats on the UTAS campus
- The lower UTAS site facing onto Sandy Bay Road, used as playing fields, is a floodplain, with a major flood event occurring as recently as 2018, and it is therefore extremely important that this area is deemed unsuitable for development
- The upper UTAS campus has a very high bushfire risk and is unsuitable for urban development
- Future modelling shows that the area facing Sandy Bay Road will potentially be inundated under certain conditions due to a rise in sea levels, making it unsuitable for development
- The potential for increase in heavy rain events will impact on storm water and sewage, and the provision of other services in and around the UTAS site, which are already under pressure

Idea 4: Understand and celebrate connections to Country. (Ref P50)

How important is this idea to you?

Very important

Do you have any suggestions to improve idea 4?

- This should already be part of council's focus

Idea 5: Strengthen the economic role of Mount Nelson and Sandy Bay and maintain the local convenience offer. (Ref P54)

How important is this idea to you?

Important

Do you have any suggestions to improve idea 5?

- The shopping strip is sufficient and provides for community needs
- Amenities could be improved e.g. disability access, seating, greening

Idea 6: Celebrate local historic heritage values. (Ref P56)

How important is this idea to you?

Very important

Do you have any suggestions to improve idea 6?

- The UTAS Sandy Bay Campus has historical and heritage significance to the community
- The UTAS Arts Theatre and Christ College are listed on the heritage register
- The UTAS campus has a multitude of architectural and natural features as well as equipment and structures that are historically and culturally important
- The UTAS mid-century architecture, consisting of a number of buildings on one site, should be recognised (as has ANU) and preserved for its architectural significance (E.g. the use of glass curtain walls)
- The area around UTAS known as the golf links has historical significance because of the style of housing and any additional buildings need to be sympathetic to this heritage

Idea 7: Identify opportunities to facilitate a diverse range of housing. (Ref P57)

How important is this idea to you?

Not important

Do you have any suggestions to improve idea 7?

- Sandy Bay is already one of the most diversified and high-density suburbs in Tasmania, with the optimum for the suburb having been achieved
- Any substantial growth will negatively impact amenity, including pressure on traffic and other services, given the unique geography of the area and the limited opportunity to change traffic options
- Buildings over 3-4 storeys are out of character with the surrounding houses, particularly in the historical areas and should not be considered allowable dwellings in this area

Idea 8: Identify key redevelopment areas that have the capacity to accommodate growth. (Ref P58)

How important is this idea to you?

Not important – Sandy Bay is already densely occupied and there is little capacity or need for growth

Do you have any suggestions to improve idea 8?

Opportunity 1 Upper Sandy Bay Activity Centre i.e. Shopping precinct

To what level do you support this area being identified a key redevelopment opportunity?

- This area should not be considered as a key redevelopment opportunity

Do you have any comments you would like to share about the key redevelopment?

- The current population density high and redevelopment is unnecessary
- The area is not suitable for multi-storey housing

Opportunity 2 Lower Sandy Bay Activity Centre i.e. Nutgrove-Long Beach area

To what level do you support this area being identified a key redevelopment opportunity?

- This area should not be considered as a key redevelopment opportunity

Do you have any comments you would like to share about the key redevelopment opportunity 2?

- Any future development needs to be sympathetic to the existing surrounds

Opportunity 3 Wrest Point Hotel and Casino area

To what level do you support this area being identified a key redevelopment opportunity?

- This area should not be considered as a key redevelopment opportunity

Do you have any comments you would like to share about the key redevelopment opportunity 3?

- Any future development needs to be sympathetic to the existing surrounds

Opportunity 4 UTAS

To what level do you support this area being identified a key redevelopment opportunity?

- This area should not be considered as a key redevelopment opportunity

Do you have any comments you would like to share about the key redevelopment opportunity 4 & 5?

(Opportunity 4 is the UTAS Sandy Bay Campus lower i.e. Below Churchill Ave. Opportunity 5 is the UTAS Sandy Bay Campus upper i.e. above Churchill Ave)

- These areas comprising UTAS campus should not be considered as redevelopment opportunities given the overwhelming public support to retain the areas as the UTAS campus
- These areas are not zoned residential and are not suitable for housing because of issues such as flooding, bush fire, coastal sea level rise, infrastructure, transport
- Multi-storey housing would not be sympathetic to the surrounding area

Idea 9: Improve the waterfront for recreation to optimise spaces for public enjoyment.

How important is this idea to you?

Do you have any suggestions to improve idea 9?

Idea 10: Provide increased public access and recreation opportunities from the coast to Mount Nelson Lookout.

How important is this idea to you?

Do you have any suggestions to improve idea 10?

Idea 11: Celebrate the special places of Mount Nelson and Sandy Bay by improving the open space network.

How important is this idea to you?

Important

Do you have any suggestions to improve idea 11?

- The UTAS campus site is highly valued and public use of the site for walking, library, theatre, amphitheatre, sporting fields and other amenities could be improved
- The UTAS campus site is appreciated because of the green nature of the site and the unique trees and structures which should be maintained and preserved

Idea 12: Increase the sustainable travel choices in Mount Nelson and Sandy Bay.

How important is this idea to you?

Important

Do you have any suggestions to improve idea 12?

- Improved transport choices will provide better access to the UTAS campus
- Improved linkages to UTAS by way of ferries from Hobart city and Bellerive, could potentially ease pressure on the road network

Idea 13: Improve the walkability and pedestrian amenity across the study area.

How important is this idea to you?

Do you have any suggestions to improve idea 13?

Idea 14: Investigate road network and other improvements to prioritise public transport.

How important is this idea to you?

Not important

Do you have any suggestions to improve idea 14?

- Provision of UTAS buses as well as public transport options need to be accessible and efficient for UTAS students to access the campus
- Traffic pressure is a product of the unique geography of the area and there is limited opportunity to change traffic options
- It must be recognised that choices about transport are often not made based on availability or efficiency of public transport but rather on where people live (steep, hilly areas) and the needs of modern day families with multiple routes taken on any given trip using a car