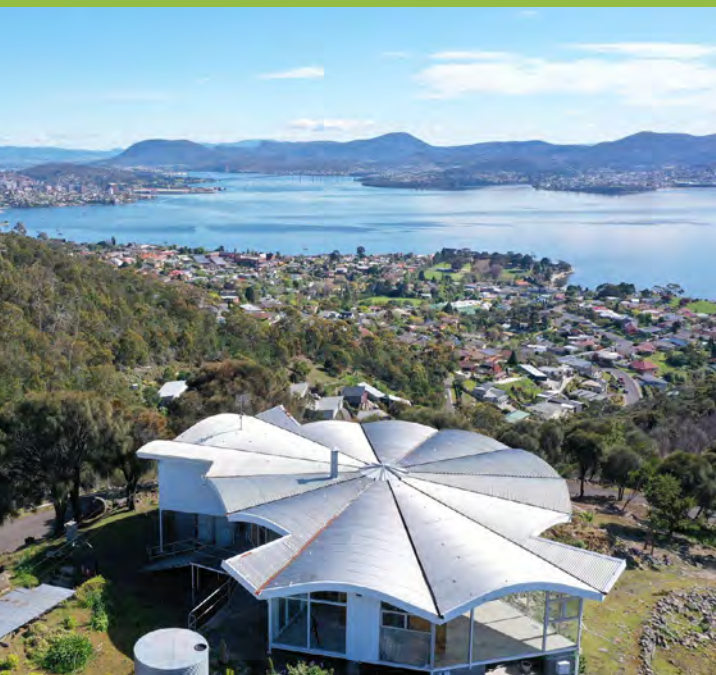




Mount Nelson & Sandy Bay Neighbourhood Plan

Discussion Paper
Summary Document
October 2023



City of **HOBART**



Project Overview

What is a Neighbourhood Plan?

A Neighbourhood Plan is a guide for how a local area should develop and improve in the long term.

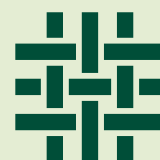


It is Council's role and responsibility as a Planning Authority to lead the strategic land use planning for a community and through this process, ensure the appropriate planning controls in the planning scheme are in place to facilitate sustainable types of future development.

This process is not directed by a singular stakeholder group such as the development industry or a particular community group. A Neighbourhood Plan is the mechanism by which the strategic planning vision for a community is translated into statutory planning controls via a planning scheme amendment.

A Neighbourhood Plan can identify opportunities for:

- infill and medium density development for a range of uses including residential, commercial, retail, community;
- revitalising existing shopping areas;
- improving access to public open space and connections between the coastal and mountain environment;
- protecting areas of significant biodiversity value;
- upgrading essential services and infrastructure.



Your Feedback

The Discussion Paper identifies directions, ideas and opportunities for the Mount Nelson & Sandy Bay Neighbourhood Plan, which the community can now provide feedback on in workshop, surveys and other forms of engagement from 1 November until 1 January 2024.

The Mount Nelson and Sandy Bay Neighbourhood Plan is being developed over three main stages and we will be seeking input from the community at each stage:

- Discussion paper;
- Draft Neighbourhood Plan; and
- Final Neighbourhood Plan.

The current stage of the project is community engagement on the Discussion Paper. Residents, visitors, students, workers of the Mount Nelson and Sandy bay area, stakeholders and the wider community, are invited to participate.

Community engagement is your opportunity to provide feedback on the information presented in the Discussion Paper, as well as any new ideas that you may have. Engagement will include a face to face community workshop, as well as a survey, pop up stalls.

A public workshop will be held on the 15th of November and members of the Mount Nelson and Sandy Bay community are invited to register to attend this event. Please register for the workshop on the Your Say web page.



LEGEND

- Study area
- Area within urban growth boundary
- Area outside the urban growth boundary

Study area map



0 200 400 m

What we know about Mount Nelson and Sandy Bay today



16,480

Population of
Sandy Bay & Mount Nelson
(2022)



41.6

Years
Average age
(40.4 in Greater Hobart)



14 %

Residents attend
tertiary education
(8% in Greater Hobart)



64.5 %

Workforce participation
(64.4% for Greater Hobart)



\$134.8K

Average household income
(\$106,100 for Greater Hobart)



78%

Sandy Bay residents work in
Hobart CBD



35%

Households rent
(28.8% in Greater Hobart)



3.4 %

Dwellings are short-term rental
accommodation in Sandy Bay
(June 2023)



10.5%

Private dwellings in Sandy
Bay are unoccupied. (7.3% for
Greater Hobart. June 2021)



63.2%

Dwellings are detached
houses
(79% in Greater Hobart)



6,450

Major employment sectors
are education and training,
accommodation and food
services



Businesses

Businesses dispersed across
different industries including
largely sole-trader businesses.

What we can expect in Mount Nelson and Sandy Bay in the future

Mount Nelson and Sandy Bay will be younger and more medium density housing is required to house future growth.



24,330

Total Population in 2042

+7,850

New residents
by 2042

+2,630

New dwellings needed
by 2042



35

Years
Average age in 2042

+13%

Residents under 44 years
will increase from 57.6% to
70.6% by 2042

- 11%

Residents above 40 years
will decrease from 48% in
2022 to 37% in 2042



+2,480

Additional jobs by 2042

Sandy Bay will continue to serve a broad economic role, servicing the day-to-day needs of local residents as well as a wider visitor and education market. It derives a unique and strategic advantage from its learning and school cluster, access to the Hobart CBD, the waterfront, and the Mount Nelson bushland.



A lack of available greenfield supply in Mount Nelson and Sandy Bay necessitates housing future growth through medium density dwelling types and is enabled by high median house prices in the area. Provision of more medium density housing options is consistent with a number of objectives in the Greater Hobart Plan, including increased housing affordability and diversity.

Key drivers of change

The development of the Plan and this Discussion Paper for Mount Nelson and Sandy Bay is guided by a series of strategic drivers of change. These drivers present specific challenges and opportunities which have been identified through urban analysis, technical studies and stakeholder input.



A shared vision

The role of the Plan is to create a new vision for the area that reflects the values of the whole community, improves community facilities and amenities, and provides for sustainable future growth.



Design quality and character

Opportunity to celebrate, preserve and enhance the character of Mount Nelson and Sandy Bay while advocating for high quality design outcomes that respond to heritage and environmental values of the area.



Movement

As the population grows there is a need to plan for increased sustainable transport use to connect people to jobs, education and other destinations within and beyond Mount Nelson and Sandy Bay while enabling local business and industry to thrive.



Jobs and economy

There is a need to clarify and strengthen Mount Nelson and Sandy Bay's economic role in support of the local community and the proximity of the Hobart CBD.



Placemaking and open space

It is important to improve connections to nearby open space and identify where additional open space opportunities can be realised to meet the needs of the community, including upgrades to existing open space.



Housing

There is a need to plan for Mount Nelson and Sandy Bay's residential growth and identify areas for change where new housing, including affordable housing, is well designed and is connected to transport, services and jobs.



Sustainability and resilience

Given the coastal location and abundance of bushland within the study area, a major focus for the study is improving the environmental sustainability and climate resilience of the future community.

Directions and ideas

The following provides a summary of the directions and ideas which are expanded on the following pages.

Direction 1:

Celebrate connection to Country by protecting and enhancing the natural environment.

- Idea 1:** Enhance and protect areas of high biodiversity value
- Idea 2:** Create an urban environment that is leafy and green
- Idea 3:** Respond to climate change and environmental constraints, including flooding, bushfire and coastal hazards.
- Idea 4:** Understand and celebrate Connection to Country

Direction 2:

Provide welcoming and inclusive neighbourhoods to live and work.

- Idea 5:** Strengthen the economic role of Mount Nelson and Sandy Bay and maintain the local convenience offer
- Idea 6:** Celebrate the local historic heritage values within the study area
- Idea 7:** Identify opportunities to facilitate a diverse range of housing.
- Idea 8:** Identify key redevelopment sites that have the capacity to accommodate growth

Direction 3:

Provide outdoor recreation and places for people to connect, enhancing wellbeing in the community.

- Idea 9:** Improve the waterfront for recreation to optimise spaces for public enjoyment
- Idea 10:** Provide increased public access and recreation opportunities from the coast to Mount Nelson Lookout
- Idea 11:** Celebrate the 'special places' of Mount Nelson and Sandy Bay by improving the open space network

Direction 4:

Provide accessible and pedestrian-friendly, sustainable transport options.

- Idea 12:** Increase sustainable travel choices in Mount Nelson and Sandy Bay
- Idea 13:** Improve walkability and pedestrian amenity across the study area
- Idea 14:** Investigate road network and other improvements to prioritise public transport



Biodiversity

Idea 1:

Enhance and protect areas of high biodiversity value

What is this idea?

Natural ecosystems will be protected from the impacts of human settlement. Future opportunities will be explored for people to visit the trail network and appreciate the natural habitat of Mount Nelson and Sandy Bay in a sensitive way.

Why is this needed?

- Extensive areas of high biodiversity exist across the neighbourhood with approximately 35% of the study area comprised of natural bushland.
- The area forms habitat for a number of key fauna species, predominantly the Swift Parrot, Eastern Barred Bandicoot, Little Penguin and Grey Goshawk.
- There are natural corridors that exist along the slopes of Mount Nelson and along gullies and waterways that connect parts of the study area to others which should be maintained for biodiversity value.

Idea 2:

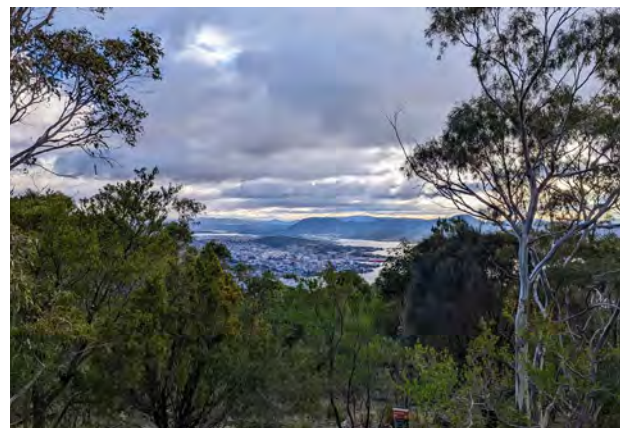
Create an urban environment that is leafy and green

What is this idea?

Increasing the areas of vegetation within urban neighbourhoods will increase biodiversity, offset built elements and hard stand, and create a positive and calming green character.

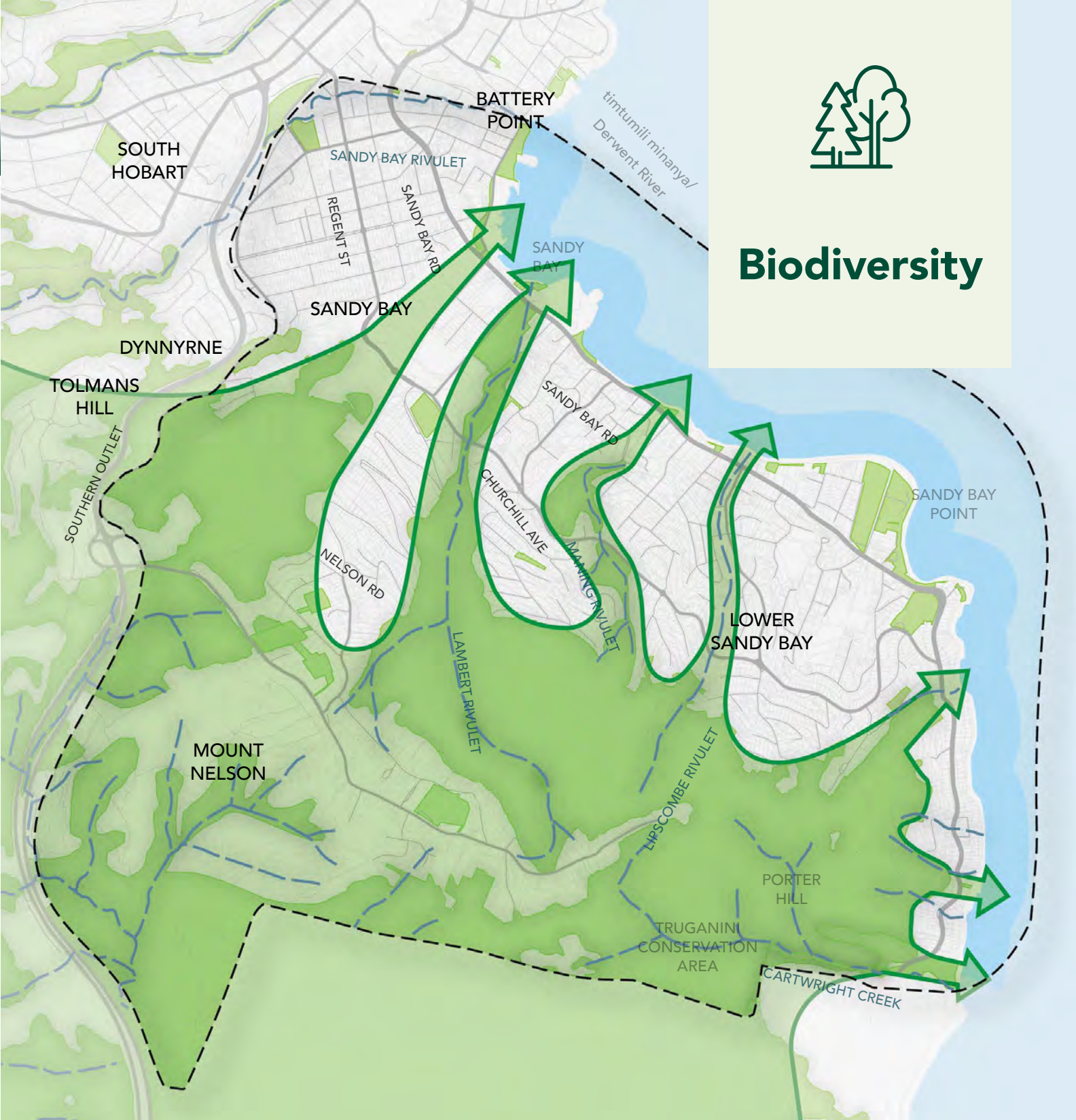
Why is this needed?

- Tree canopy cover of streets effectively reduces the urban heat island effect, creating a more comfortable environment for people and reducing the need for cooling.
- The State of the Canopy Report found that between 2017 and 2022, Sandy Bay experienced a loss in canopy cover of over 4% on private land.





Biodiversity



Natural areas and corridors map

0 200 400 600 800 1000 1200 m

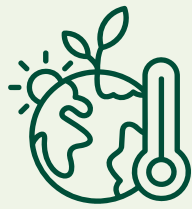


LEGEND

- Study area
- Roads
- Cadastre
- Bushland area
- Rivulets



Strategic green corridor:
potential biodiversity linkage
provided through landscape
outcomes with consideration
of WSUD



Climate Change

Idea 3:

Respond to climate change and environmental constraints, including flooding, bushfire and coastal hazards.

What is this idea?

Ensuring the community is prepared for climate change and is responding to known risks will mean building resilience to address climate challenges for the future.

This includes ensuring that the area occupied by human settlement has the lowest possible impact on the environment and that new development occurs in areas with the lowest risk.

Why is this needed?

- The Mount Nelson and Sandy Bay study area is prone to the following climate change hazards: coastal erosion and inundation, riverine flooding and bushfire risk.
- To address the challenges climate change brings, the plan can identify opportunities to move toward zero emissions, restore and regenerate natural systems, and build climate resilience across the study area.





Connection to Country

Idea 4:

Understand and celebrate Connection to Country.

What is this idea?

Most of the physical evidence of the presence of the original people whose Country incorporates the study area, the Muwinina, has been destroyed.

This project, however, is the ideal opportunity to tell some of the story of the Muwinina, associated tribal groups and their Country, sea country and waterways.

Why is this needed?

- The Sandy Bay area would have been a focal point of seasonal occupation for the Muwinina people. The Bay is situated on the margins of the River Derwent, where there was (and still is) an abundance of marine resources, and there was fresh water available in nearby rivulets and creeks.
- The few recorded Aboriginal sites that are still present are highly valued by the Tasmanian Aboriginal community as they provide a strong tangible link with the Pakana Ngini (the Old People).



Economy

Idea 5:

Strengthen the economic role of Mount Nelson and Sandy Bay and maintain the local convenience offer.

What is this idea?

Consider the economic role of Sandy Bay and Mount Nelson and provide jobs, services and everyday convenience to support a growing community. Provide opportunity for business that complements the CBD.



Mount Nelson Signal Station Cafe



Sandy Bay Main Road Shopping Area

Why is this needed?

- Ensuring convenient access to services and facilities improves liveability for residents.
- Having shops and services within walking distance is ideal. Strengthening and reinforcing the existing activity centres will ensure they continue to service the growing community.
- Commercial activity provides local jobs to residents, meaning they do not need to travel far for work.



Heritage

Idea 6:

Celebrate local historic heritage values.



Wellspring Anglican, Sandy Bay.

What is this idea?

Ensuring that places and precincts of significant local historic heritage value are better understood and celebrated by the community.

Why is this needed?

- Local historic heritage places and precincts play a critical role in defining the identity and character of Sandy Bay and Lower Sandy Bay. (Note: There are no local places or precincts in Mt Nelson)
- Celebrating significant historic local heritage values is important for the benefit of present and future generations to foster a rich understanding of the past and connection to place.



'The Bay' with kunanyi / Mt Wellington in the background



Housing

Idea 7:

Identify opportunities to facilitate a diverse range of housing.

What is this idea?

Encouraging sensitive infill development that can provide diverse housing choices to neighbourhoods that are well serviced by facilities and services.

This will include investigating a range of housing typologies that provide different ways to introduce more density into existing urban neighbourhoods with consideration of existing character and heritage.

Why is this needed?

- Population forecasts show that Mount Nelson and Sandy Bay will need to house 7,850 new residents by 2042 and 2,630 new dwellings by 2042.
- There is a need for a greater diversity of housing types suited to a wide range of residents and their needs including students, affordable housing, co-housing models and dwellings appropriate for aging in place.



Quarterdeck Apartments, Sandy Bay

Idea 8:

Identify opportunities to facilitate a diverse range of housing.

What is this idea?

There are five areas within the neighbourhood that provide opportunity for renewal, including larger redevelopment sites that are less impacted by constraints.

These areas offer optimal opportunity for meeting future retail demand in activity centres, as well as accommodating residential growth demand.

Why is this needed?

- The Activity Centres in Sandy Bay and Lower Sandy Bay offer the prospect for renewed thinking around built form and land use outcomes. Where some of the older buildings no longer provide an optimal outcome for the centres, an opportunity for renewed mixed-use development exists.
- There is also an opportunity to consider the aging building stock at the UTAS Campus and the future use of the land for a diverse mix of land uses in a way that recognises local values and character.
- There are 5 key redevelopment opportunities identified in this Discussion Paper - Sandy Bay Activity centre, Lower Sandy Bay Activity Centres, Wrest Point and the lower & upper parts of the University of Tasmania campus.



Redevelopment Opportunity 1

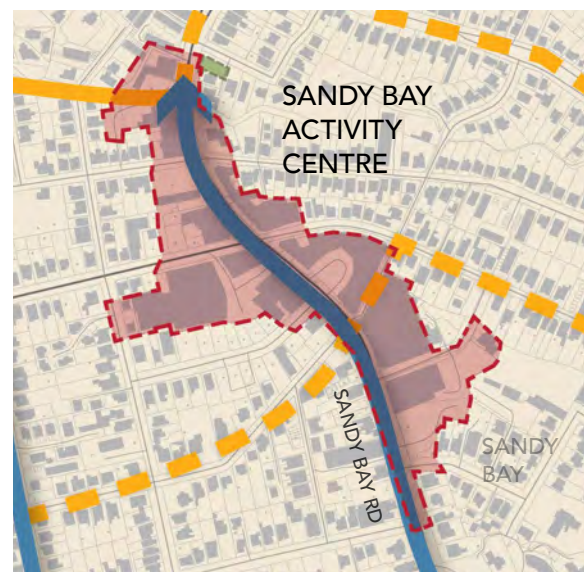
KEY REDEVELOPMENT OPPORTUNITY 1: Sandy Bay Activity Centre

The Sandy Bay Activity Centre, located at the northern end of the study area, provides an important convenience offering along Sandy Bay Road that serves the community with retail, cafes and services. The activity centre brings the community together and provides employment and commercial activity, and a place for social connection.

The activity centre offers an opportunity for sustainable and sensitive mixed-use infill development that provides a range of housing options for a growing population.

Opportunities

- Strengthen the economic role of the Sandy Bay Activity Centre and maintain the local convenience offer for local residents and visitors.
- Encourage a diverse range of services and facilities to support a healthy community.
- Encourage mixed use activation through development with ground floor retail and upper level commercial or residential.
- Allow for a diverse range of housing options including, but not limited to, affordable, social and co-housing models.
- Advocate for a multi-use Community Centre providing services such as child-care, allied health, laundromat, op shops, library, community centre.
- Investigate road network and other improvements to prioritise public transport movement.
- Consider pedestrian amenity within the retail environment through redevelopment outcomes that deliver high quality streetscape outcomes.
- Review planning controls to determine appropriate building scale and density.



Sandy Bay Activity Centre redevelopment area

LEGEND

- | | | | |
|--|-------------------------------------|--|--|
| | Renewal sites for mixed use infill | | Secondary path |
| | Coastal trail (route TBC) | | Secondary path (streets) |
| | Bus priority + micro-mobility route | | Minor path |
| | Major path | | Reserves and bushland |
| | | | Special Places (Sport facilities and Park) |





Redevelopment Opportunity 2

KEY REDEVELOPMENT OPPORTUNITY 2: Lower Sandy Bay Activity Centre

The Lower Sandy Bay Activity Centre, located at the eastern end of the study area, provides an important convenience offering to Lower Sandy Bay residents and visitors. The Activity Centre is located directly adjacent to Long Beach Reserve with ample recreational opportunities including playgrounds, parklands and sports facilities.

Future development in the Activity Centre should consider enhancing the role and integration of convenience retail and amenities with the recreational experience on the waterfront.

Opportunities

- Strengthen the economic role of Lower Sandy Bay and maintain the local convenience offer.
- Create a more pedestrian-friendly environment and retail offering along the southern side of Sandy Bay Road at the time of redevelopment of the former petrol station (615 Sandy Bay Road).
- Enhance the connection between the Lower Sandy Bay Activity Centre and the waterfront. Consider the best location for car parking to maximise mixed use outcomes and activation of the waterfront.
- Consider public realm investment to enhance the streetscape outcome along Sandy Bay Road.
- Provide sensitive and mixed-use infill development that provides for a range of housing choices in an attractive beach side location.
- Review planning controls to determine appropriate building scale and density.



Lower Sandy Bay Activity Centre redevelopment area



LEGEND

 Renewal sites for mixed use infill

 Coastal trail (route TBC)

 Bus priority + micro-mobility route

 Major path

 Secondary path

 Secondary path (streets)

Minor path

 Special Places (Sport facilities and Park)



Redevelopment Opportunity 3

KEY REDEVELOPMENT OPPORTUNITY 3: Wrest Point

Wrest Point was developed in 1939 with the construction of Wrest Point Riviera Hotel. The precinct punctuates the waterfront in Sandy Bay, providing a tourism and entertainment focus along the water's edge. The site is being considered (amongst others) for a new ferry service providing public transport access to the CBD direct from Sandy Bay. The precinct provides opportunity for a strengthened and diversified economic role and a renewed public realm that increases access and useability of the water's edge.

Opportunities

- Consider public benefits of a potential ferry terminal in this location or in the vicinity providing an experiential public transport option that provides direct access to the Hobart CBD.
- Advocate for a diverse offering of food and beverage uses and entertainment uses that leverage and enhance the waterfront location.
- Improve the waterfront public realm linkage and experience by encouraging public access and usable spaces along the Sandy Bay foreshore
- Improve pedestrian and micro-mobility connections to the waterfront from the surrounding area. This includes a finer grain of linkages that connect to the internal path network and on to Mount Nelson.
- Consider built form renewal options and mixed-use medium density development while retaining public access to green open space and waterfront areas.



Wrest Point potential renewal area



LEGEND

- | | |
|-------------------------------------|--|
| Renewal areas for mixed use infill | Secondary path |
| Coastal trail (route TBC) | Secondary path (streets) |
| Bus priority + micro-mobility route | Minor path |
| Major path | Reserves and bushland |
| | Special Places (Sport facilities and Park) |



Redevelopment Opportunity 4&5

KEY REDEVELOPMENT OPPORTUNITY 4 & 5 : University of Tasmania

The University of Tasmania (UTAS) Sandy Bay Campus was established in Sandy Bay in 1963 on the site of a former rifle range. The 105 hectare site was incrementally developed into the campus that exists today comprising:

- Land that extends from the waterfront precinct to the slopes of Mount Nelson
- A mix of built form including development up to 4 storeys in height
- Sports fields in the lower area, along Sandy Bay Road
- Bushland along the slopes of Mount Nelson and walking trails providing public access
- Public access through the campus for pedestrians, vehicular traffic and cyclists

In response to UTAS expressing their intention to relocate some of their educational premises from the Sandy Bay campus, the precinct is identified as a key redevelopment area, offering opportunity for well-considered staged urban renewal.

The Sandy Bay Campus provides a unique opportunity to continue contributing to the existing character of the community and provide for sensitive and incremental redevelopment.



University of Tasmania sporting field

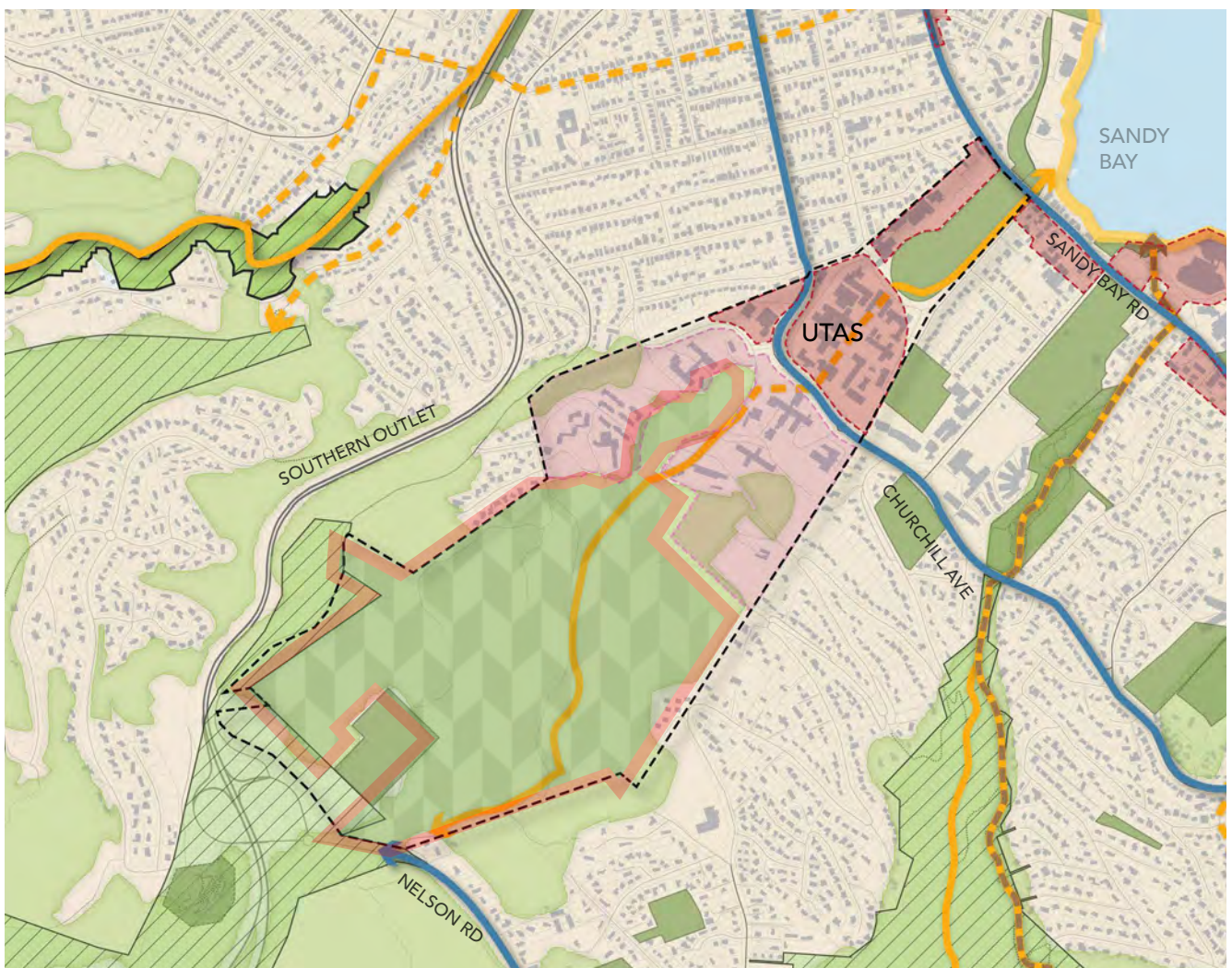
Opportunities

- Allow for the continued use of the campus for educational purposes.
- Investigate opportunities to provide transport links that better connect the campus with the surrounding neighbourhood.
- Acknowledge the aging building stock and provide for mixed-use activation, potentially incorporating adaptive reuse of existing buildings where appropriate.
- Preserve the sports ovals at the northern end of the precinct and investigate provision for community use.
- Balance green space and built form outcomes through redevelopment that provides generous landscape outcomes.
- Provide for a variety of housing types including incorporating affordable, social and co-housing models.
- Ensure that any new development is sympathetic to the character of the surrounding area and steps down to the edges to provide a gentle transition in development height to surrounding neighbourhoods.
- Protect the environmental values of the land on the upper slopes of the campus by excluding the area from new development.
- Advocate for a multi-use Community Centre providing services such as allied health, laundromat, op shops, library, community hub.
- UTAS Sports facilities to become public spaces as part of any future redevelopment proposals.



Redevelopment Opportunity 4&5

UTAS Sandy Bay Campus



LEGEND

- University of Tasmania boundary
- Renewal sites for mixed use infill
- Sensitive and staged urban renewal
- Coastal trail (route TBC)

- Bus priority + micro-mobility route
- Major path
- Secondary path
- Secondary path (streets)
- Minor path
- Reserves and bushland

- Special Places (Sport facilities and Park)
- Area outside the urban growth boundary (STRLUS)
- Proposed environmental area





Open Spaces

Idea 9:

Improve the waterfront for recreation to optimise spaces for public enjoyment.

What is this idea?

The waterfront area should be enhanced to maximise its usability and cater to a wide range of potential users. This includes considering the public space that exists and how it could be improved to enable more people to access and enjoy.



Short Beach Playground

Why is this needed?

- The waterfront is one of Sandy Bay's greatest assets, providing a scenic location for public open space that allows people to enjoy the water. Currently, the waterfront is underutilised and has limited facilities.
- Whilst the area around Long Beach in Lower Sandy Bay has had significant public realm improvements, other waterfront areas in the study area lack facilities.
- Providing improved pathways and increased facilities will increase the usability of the waterfront and will attract more people to enjoy the waterfront.

Idea 10:

Promoting the coast to mountain experience by providing increased public access and recreation opportunities.

What is this idea?

Acknowledging the proximity and relationship between Mount Nelson and the coastline, and the range of recreation opportunities that exist as a result.



Little Sandy Bay recreational activities on water

Why is this needed?

- The study area provides a suite of recreation opportunities that have distinctive coastal and mountain landscapes.
- Strengthening this recreation offer will mean that Sandy Bay and Mount Nelson continue to be destinations for local residents, the wider community and visitors to Greater Hobart.



Special Places

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

What is this idea?

Providing a range of open spaces to encourage outdoor lifestyles and improve wellbeing. This includes considering all spaces within the study area including local parks and sporting reserves as well as the other 'special places' which provide open space amenities.

Why is this needed?

Providing access to high-quality public open space encourages people to be physically active, and engage with the outdoors and each other. This in turn supports good mental and physical health within the community.

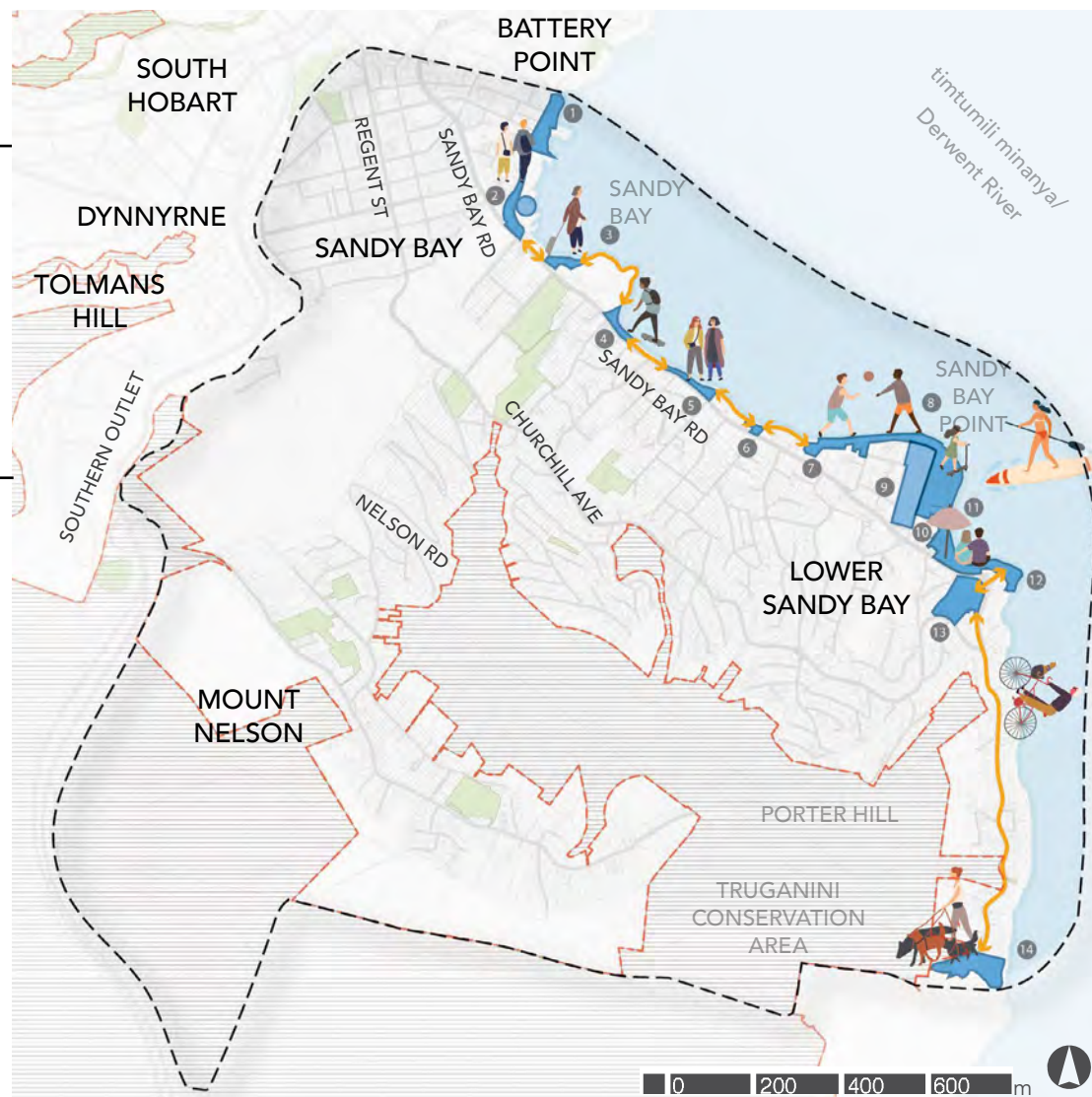
Waterfront experience map

LEGEND

- Study area
- Urban growth boundary
- Waterfront sport facilities
- Waterfront open space
- ↔ Connectors
- Area outside the urban growth boundary

PLACES

- 1 Short Beach
- 2 Marieville Esplanade
- 3 Wrest Point
- 4 Lords Beach
- 5 Red Chapel Beach
- 6 Red Chapel Reserve
- 7 Nutgrove Park
- 8 Nutgrove Beach
- 9 Sandown Park
- 10 Long Beach Park
- 11 Long Beach
- 12 The Searchlight (historic landmark)
- 13 Alexandra Battery Park
- 14 Cartwright Reserve





Sustainable Travel

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

What is this idea?

Encouraging alternative modes of transport to private cars, including public and active transport (walking, cycling, e-bikes, scooters, e-scooters), help relieve road congestion. People will use the modes of transport that are convenient, safe and attractive so this idea sees improved public transport and active transport infrastructure, to attract more people to use these modes.

Why is this needed?

50% of residents within the study area travel between 2.5-10km to get to work, and 21% travel less than 2.5km. These travel distances make active transport and e-mobility attractive options for people to get to work.



Connectivity map

LEGEND

- Study area
- Coastal trail (route TBC)
- Proposed walkway to Castray Esplanade
- Bus priority + micro-mobility route
- Bus route
- Bus stop
- Cycle route
- Major path
- Secondary path
- Secondary path (streets)
- Minor path
- Potential ferry terminal (subject to further investigation)
- Area outside the urban growth boundary

0 200 400 600 m



Public Transport

Idea 13:

Improve walkability and pedestrian amenity across the study area.

What is this idea?

Encouraging walking and providing space for pedestrians to be safe on the street will increase street life and promote economic and community wellbeing. This includes widening footpaths, providing refuges at crossings of busy roads, places to sit (particularly in hilly locations) and introducing landscaping to provide shelter from weather.

Why is this needed?

- Creating walkable neighbourhoods creates more desirable places to live, work and play. Walkability improves the physical health and mental wellbeing of people, encouraging them to venture out on foot and be physically active.
- Walkability also promotes a sense of community as it brings people out onto the street and encourages interaction and social engagement.
- Walkability also improves economic opportunity for small business operators by generating more passing foot traffic.

Idea 14:

Investigate road network and other improvements to prioritise public transport.

What is this idea?

Providing initiatives and upgrades to prioritise bus movement and make buses more attractive to residents. Strengthen alternative modes of public transport including a ferry.



Why is this needed?

- An analysis of travel modes in Mount Nelson and Sandy Bay has revealed that 73% of people travel to work by private car. It has also revealed that bus travel times from Mount Nelson and Sandy Bay are significantly longer when compared to equivalent car journey times.
- Bus journey's along Sandy Bay Road take 40% longer than in a private car.

Have your say

Online: yoursay.hobartcity.com.au

Phone: 03 6238 2711

In person: at the pop-up events, community workshops and/or by arranging a meeting with the project team.

Feedback closes Friday 1 January 2024

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