

PORT SORELL WORKSHOP – 08 APRIL 2017

SESSION 1 – TOWN CENTRE AND TRAFFIC MANAGEMENT

GROUP 1

Traffic Management

Poyston Drive is relatively narrow on the eastern side of Alexander Street. Exiting onto Alexander Street from this side of the road has become more difficult following construction of the new shopping centre.

Between 3.30pm and 5.30pm Alexander Street like a racetrack with speeding cars

Poyston Drive / Alexander Street - a very busy intersection

A roundabout discussed but concern that traffic queuing at this intersection already impacts Alexander Street

Requirement for no right turn for traffic exiting west Poyston Drive onto Alexander Street discussed

Alternative connections onto Alexander Street also discussed - exiting shopping area via Club Drive or Burgess Link

There are often problems with stormwater across Club Drive between the two roundabouts west of Alexander Street following heavy rainfall events

Eastern entrance to car park - radius at the entrance corner considered too sharp

Western entrance not utilised as much at the eastern one.

Discussion about collection of evidence by users of the area to support a discussion with the shopping centre owner to facilitate change, e.g. photos, videos

Suggested that Easter time is busy – perhaps Council can arrange for a staff member to survey the area during this period

Town Centre

New town centre too far away for residents of the retirement village to walk to

Concern that the pharmacy and post office area now in the new shopping centre

Not enough car parking spaces and Poyston Drive too narrow for car parking

Concern if the predicted growth doesn't occur and we are left with an empty shopping centre there

Concern about visual impact of shopping centre at the entrance to a beachside holiday destination

Suggestion to put a library/resource centre in the unused Medical Centre in the village shopping centre

Fairbrother land

Suggestion for a childrens and youth playground was discussed – pointed out that a significant passive recreation area immediately north was proposed on the old land fill site

Suggestion for social gathering point - garden beds, coffee shop

Port Sorell is a unique area – don't want to end up like everyone else:

- Concern about PD 4.1 – uniformity of development provisions across Tasmania
- NO fast food outlets in this area – there is enough traffic at present

Commercial use should be “clumped”, not strung out along Alexander Street

Suggest look at Canberra's model – small shopping centres – e.g. Grace – named happiest place in Australia – combines shopping with green spaces

Other Observations

A lot of single women in the area:

- U3A
- there is a group in Devonport – Women on their Own

Lot sizes

- Desire to downsize – enough room for a small house with a garden but not too big to manage – aging baby boomers
- Desire for smaller freehold title lots – approximately 500m² - subdivision in aesthetic manner

Port Sorell School :

- a boon to the community
- Nice to see more children in the streets
- better generation equality in the area – better balance of demographics – previously a “retirement village” now awareness of more families in the area
- school fairs and open days are enjoyed by wide range of community members and provides opportunity for community to mingle with children
- helps building community

Airbnbs/short term rentals:

- minimal impact noticed from Airbnb
- short term rental impact perceived – transient population
- rents are too high in the area

GROUP 2

Fairbrother Land

Suggest that influence from the community could contribute to what the needs of the community are for the area and influence development on the site.

We do not need any more retail shops as shopping centres are on their way out. The Fairbrother site may be better for the medical centre. There will be a demand for more alternative health services in the area. Retail space has less and less demand. Food places are required but be careful we don't overdo the retail side.

If we move the medical centre then we condense down the retail area and this could result in fragmentation of the retail area again.

The Fairbrother site could be the centre of Port Sorell. Don't make same mistake again.

Suggest open space area is what we require in the meantime as do not want development that constrains expansion of the shopping centre. If we turn the Fairbrothers site into a park it protects the land for the future.

This site could have a town centre, library, community centre etc. Suggest a pedestrian mall/town square with gardens etc and retail around the edge.

Fairbrothers are happy for input in to what to do with the land, but don't want to hold onto the site forever. It is a valuable piece of land. We know that it will be 5 – 10 years before needed perhaps for some sort of civic facility. The issue is that there are a number of drains across the site but we could develop parking area on northern end. Then could divide up and sell in small pieces for commercial development but need entry points.

Any new operation on the site must support the shopping centre. Difficulty is parking on the site, maybe basement parking could be considered or perhaps retail or town square to feed the Shopping Centre (anchor) and borrow parking from the anchor.

Suggest an information centre with RV parking that is accessible could include a tourist Information/museum. But some suggest that Information centres are out of fashion as tourists can access information online, access centres are dying out. Penguin Information Centre was suggested as a successful example which brings in a lot of revenue for Penguin with sales of goods etc. Lillico house could make a wonderful centre.

Council could buy land back from Fairbrothers and keep for perpetuity. Is there an option to buy back site and hold until required?

If Council acquires the land this could initially be grassed down and be very nice with a few seats and flag poles etc. Protect the land to keep for the future and create a master plan for the site – supported by all participants

Small business area

There is no logical place for small business to go. There are options to set up home businesses for beauty salons, vets etc on the opposite side of Alexander Street. This should also happen along Club Drive to link to village – mixed businesses lawyers, professionals etc. An example of this is in Best Street/Oldaker Street in Devonport- Business in houses that still looks like a residential area.

It may need rezoning to convert to business then gradually bring the uses in. As houses change hands business moves in, the buildings are existing.

Club drive could be used for coffee places but traffic could be an issue

Medical Centre

Need to cater for more elderly people in the area. The medical centre is constrained by OneCare and may need to move to another site in future or could the Child care centre move elsewhere?

A rebuild of the Medical Centre could be too expensive. Hypothesis for Medical Centre is to change the access and redesign the building efficiently, add to medical centre and not move. Parking overflow can go into shopping centre. But this may not be an option as the shopping centre carpark will be full if population grows.

Traffic Management

Traffic has greatly increased in Alexander Street. An alternative route/exit from town would help with traffic congestion.

On-street carparking in front of Shopping Centre on Alexander Street is not working and this should be removed. A suggestion would be to narrow the median strip and widen the lane past the parking which would help. On-street parking makes it feel urban by having the parking on Alexander Street. Maybe a roundabout like in Latrobe

Speed along Alexander Street could be dealt with by encouraging a police presence or speed camera. Street trees are a part of the slowing mechanism. Start a slow point entering the Shopping Centre zone.

One way streets become frustrating. Left In left out at Alexander street is possible or a roundabout.

Options for traffic management at Alexander Street entrance to Shopping Centre:

1. Left in Left out – Not supported
2. Lights may aide with pedestrian traffic also – maybe possible in future
3. Roundabout – may be supported
4. Ok as it is – Supported

The issue with entry into the shopping centre carpark could be solved by sandbags strategically placed to make cars turn at right angles into carpark

If you live at Hawley, traffic lights will slow everything down. When “Pink Street” is developed in future traffic will hopefully be able to go around and bypass Alexander Street.

Need an alternative route for fire safety

Concern for a high fence makes it difficult to see on-coming traffic at the Club Drive roundabout

Alternative sites

Everyone who visits Port Sorell, loves it and there is only one accommodation centre. Is there any more tourist accommodation/resorts planned? Don't overlook the tourist dollar

Golf course and land near Banksia Centre could be developed. This may not be developable as endangered species identified on site.