

University of Tasmania Sandy Bay Masterplan

Introduction – Planning Scheme Amendment incl. Sandy Bay Masterplan

After more than a decade of increasing and enhancing our city-based presence, in 2019 the University made a choice between two options regarding the future of our southern campus: consolidate in central Hobart or maintain the current distributed model split across Sandy Bay and the city.

Following extensive consultation with our community, the University decided to consolidate in the city. We did so in order to secure the future of higher education in Tasmania, and to provide better access, better facilities, a better student and staff experience and a more sustainable institution. Consultation and planning continued around how the city campus would take shape.

In 2021, the University began the process of consulting and engaging with the community about what the future of the Sandy Bay campus would be. We sought what the community valued and what principles they thought should guide it. Then, after a great deal of input from staff, students, the local community and a range of stakeholders, through multiple engagement processes, we developed a masterplan setting out the long-term vision for the site. We shared the key elements of the vision with the community. It was a proposal that protected bushland and featured a mix of housing, education, aged care, sporting facilities, retail and commercial space and more.

For any such new future to be realised on the site, we would need to apply for a planning scheme amendment to remove the educational overlay from the site. Such an application is made to the relevant council, in this case the City of Hobart, which then initiates the process enabling a period of public consultation and feedback before it is ultimately considered by the Tasmanian Planning Commission.

In December of 2021, the University lodged our application for a planning scheme amendment, which incorporates the full Sandy Bay masterplan and all supporting reports, but later withdrew it to enable further engagement through council processes. This means the proposal never got to the stage where the application and all the material it contains was available for the public to see. Given the community interest in the move to the city and the possible futures for Sandy Bay, we are releasing the application in full.

This document is split over six downloadable files. This is file 3 of 6 - Go to [Building our Hobart University presence since 2007](#) for more.

Landscape



5 Distinct Public Realm Precincts

Each precinct has been designed and programmed to foster a unique sense of place through, materials, diverse planting and varied amenities open space typologies.

- 1 Lifestyle + Sporting Precinct**

With a contemporary coastal character, the Lifestyle Precinct provides vital cultivated landscape amenity for the surrounding local and regional community, layered within a high quality sports precinct.
- 2 Innovation + Civic Quarter**

At the confluence of the blue-green spine and urban thread, this precinct is a dynamic and inviting landscape. Catering to community of residents, workers and other visitors, landscape spaces support daily life.
- 3 A Peri-Urban Neighbourhood**

Landscape spaces provide local and neighbourhood amenity to the extended residential landscape adjacent Nelson Road. Spaces for play, gathering and relaxation are nestled into the topography.
- 4 The Learning Precinct**

Nestled amongst existing established vegetation, this precinct provides an engaging platform for learning beyond the classroom. The landscape, designed as an educational experience within itself.
- 5 Mt. Nelson Hilltop Neighbourhood**

Consciously designed as a regenerative landscape. It is sensitive to its location and proximity to the Conservation Landscape. A variety of eco-tourism opportunities are proposed to be integrated throughout the precinct.



Landscape Character Site Plan



Fostering sense of place through Site specific planting strategies

The design aims to protect and enhance the Site's biodiversity whilst harnessing opportunities to create public realm precincts with diverse planting character that responds to the Sites conditions and vegetation communities.

- 1 Contemporary Coastal**

The planting character of the precinct will take on a contemporary coastal look with plants selected for contrasting foliage, texture and hardiness to wind/salt spray. A mixed palette of exotic and natives species to be used.
- 2 Experimental Gardens**

A precinct to explore, test and challenge the normal understanding of planting design, and create surprise and delight with a mix of both native and exotic species and their use on the built forms and structures.
- 3 Healing + Wellbeing Landscape**

Plants selected for texture, pattern and sound to help evoke feelings soothing and calm. The use of edible, healing and medicinal plants, both native and exotic, to be explored with the help of Aboriginal working group.
- 4 Forest Campus**

Seeking to embed visitors within a native landscape which connects to the surrounding vegetation through an apron of hardy, shrubs and groundcovers. A number of horticulture programs to be housed on Site.
- 5 Bush Escape**

Forming part of the distinctive character of this area will be the use of native planting throughout the precinct. Utilising local seed and plants sourced from provenance to create a landscape that blends with the existing.

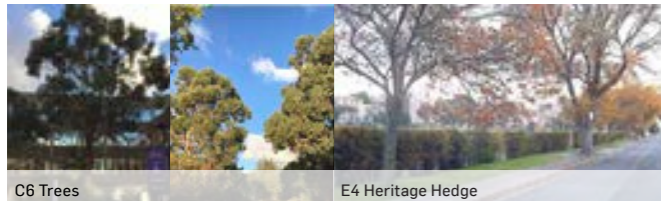
Planting Character



Maintain distinctive Site character through preservation of existing trees

The Site has a high number of mature trees that have grown over many years. The protection and enhancement of these natural assets of the Site are a central part of the Masterplan, ensuring long-standing trees are looked after and kept to continue to be enjoyed by all those that visit and live at the Site. The below illustrates HCC Registered Significant Trees and other Site trees that have high amenity and character value.

HCC Registered Significant Trees



Example of High Amenity Character Trees



Note:
Locations, codes + species extracted from HCC Significant Tree Register

Significant + High Amenity Trees



Preserve and enhance 50ha of bushland on Site and maintain and protect habitat of threatened species

The Sandy Bay Site is a rich, natural environment that is home to a wide range of fauna and flora, including native vegetation and significant trees. This existing landscape will be protected, and regenerated to ensure the habitats, natural value and environmental heritage of the Site is preserved and nurtured into the future.

- Creation of a 50ha bushland reserve zone to retain and protect the ecological corridor
- Establish appropriate setbacks to reduce encroachment on habitat and for bushfire mitigation
- Utilise Site topography to sensitively place built form
- Foster a sense of place through planting strategies that enhance biodiversity and the public realm.



Bushlands Site Plan



Mount Nelson to River, a Site wide approach to ecology

A Living Laboratory

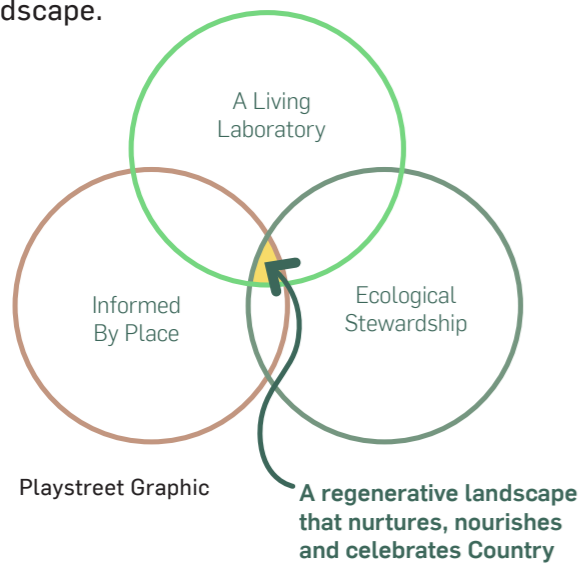
The Site is viewed as a living laboratory, a place that will deliver valuable ecosystem services through a series of precinct-based strategies within the Site and beyond.

Informed By Place

The Site responds to place at the macro-scale through strategic, process driven Site-wide moves, and to the nuances of the Site at the human and micro-scale, including material selection, vegetation palettes and the ultimate Site detailing.

Harnessing Ecological Stewardship

A range of accessible and regenerative community focused landscapes, such as community gardens, rooftop farms, internal planting, are integrated throughout the Site. These are designed to facilitate direct interactions between the community and landscape.



Annotated Landscape Site Plan



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An articulated social corridor that connects each precinct

The Urban Thread consolidates circulation through the Site and prioritises pedestrian movement. Key open spaces are positioned along the Urban Thread creating an active and inclusive public realm that changes in character from the upper (3,4,5) to lower (1,2) precincts. Design elements exploited to show this transition include:

- Materials
- Form
- Planting
- Scale



Smaller scaled paths, with soft, loose edges in Precincts 3, 4 + 5.



Peri-urban environments Precincts, 2, 3,+ 4



Civic, larger scaled Urban environments Precincts 1 + 2

Urban Thread Site Plan



Connect Mt Nelson and the riverfront through 'Blue' and 'Green' Spine

The existing Site has a natural heritage of rivulets and existing water-courses that travel down to meet the Derwent River. The topography slopes down from the upper catchments of Mt Nelson to the waterfront, offering expansive views throughout the Site.

The Masterplan celebrates and connects these significant natural elements through regeneration and a 'green' and 'blue' link / spine that acknowledges the intrinsic character of the landscape and water-flows on-Site

Future flood risk will also be mitigated by reintroducing the alignment of the rivulet through new landscape interpretation and integrating Water Sensitive Urban Design measures.

Opportunity exists to incorporate Aboriginal values and perspectives, narratives and relationships of country, water, and land to be expressed through design and placemaking.

Precinct 1+2 - Constructed and contemporary



Precinct 3+4 - Passive and peri-urban



Blue Green Strategy Plan

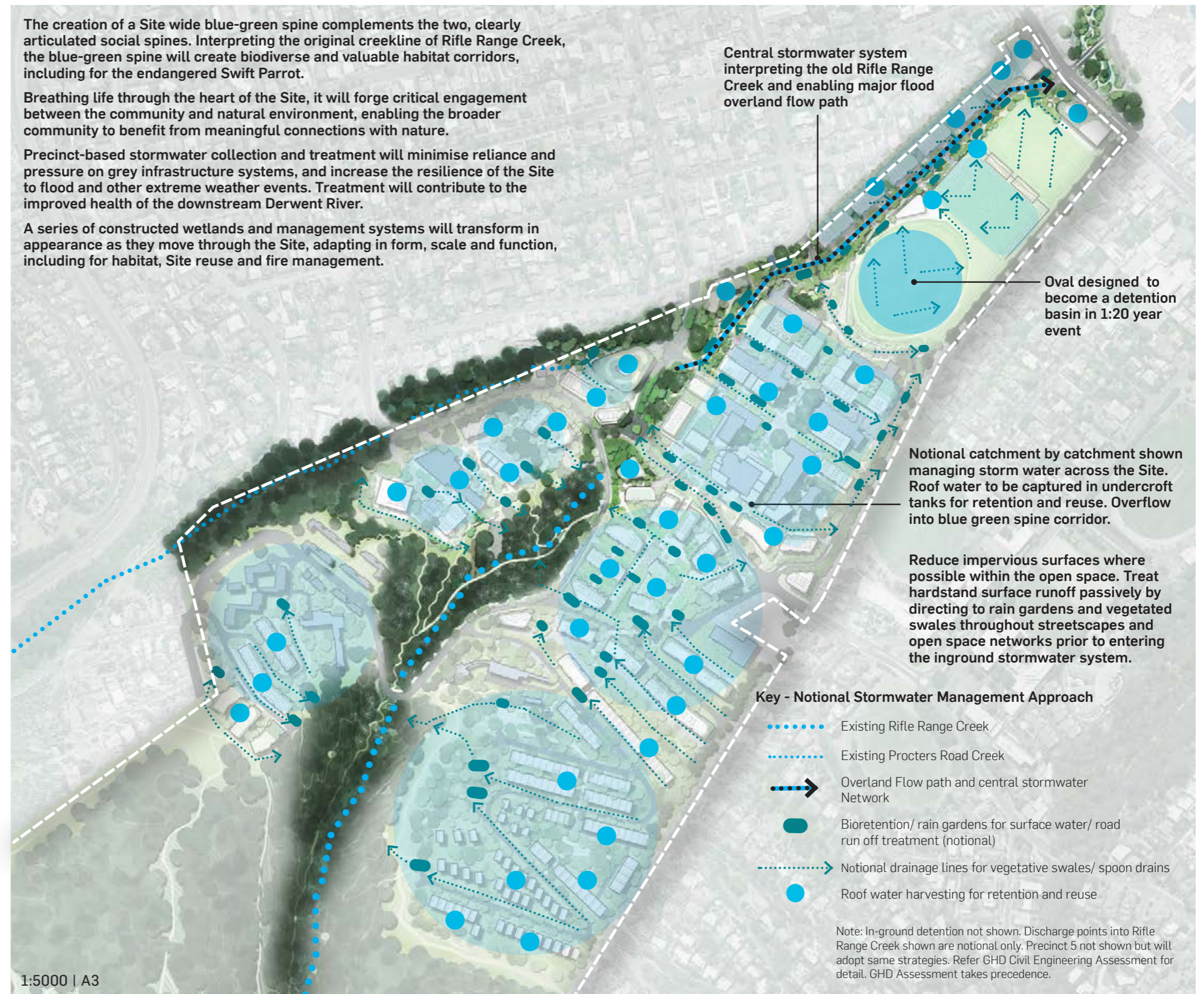


The creation of a Site wide blue-green spine complements the two, clearly articulated social spines. Interpreting the original creekline of Rifle Range Creek, the blue-green spine will create biodiverse and valuable habitat corridors, including for the endangered Swift Parrot.

Breathing life through the heart of the Site, it will forge critical engagement between the community and natural environment, enabling the broader community to benefit from meaningful connections with nature.

Precinct-based stormwater collection and treatment will minimise reliance and pressure on grey infrastructure systems, and increase the resilience of the Site to flood and other extreme weather events. Treatment will contribute to the improved health of the downstream Derwent River.

A series of constructed wetlands and management systems will transform in appearance as they move through the Site, adapting in form, scale and function, including for habitat, Site reuse and fire management.



A network of integrated open spaces

The form and function of the open space network varies as the landscape folds down from Mt Nelson to the waterfront on Sandy Bay. The network will include:

Eco Village Parks and Adventure Playground



Neighbourhood Park



Community Park



Community Gardens



Cultural Core Hub



Open space plan



Open space hierarchy with form + size to suit community function

Breakdown of primary open spaces below;

- 7 Linear Parks and Streetscapes Total 4.27ha
- 5 Major Open Spaces Total 1.38ha
- 11 Minor Open Spaces Total 2.91ha
- Urban Thread (not shown) Total 1.29ha
- Sports Fields (not shown - managed open space) Total 3.74ha
- Bushland Reserve Total +/- 50ha

TOTAL +/- 63.59ha

Key Plan



Open-space Hierarchy



7 Linear Parks and Streetscapes

a) Dobson Road Linear Park

Area: 0.41ha (Precinct 1)
Function: Connecting upper precincts to Sandy Bay Road.



b-c) Blue Green Spine

Area: 2.74ha (Precinct 2+4)
Function: Passive recreation, WSUD, Overland flow, blue green spine extension.



d) Nature Trail Spine

Area: Bushland reserve
Function: Passive recreation, connecting with nature.



e) Churchill Ave Village

Area: 0.63ha (Precinct 2)
Function: Urban landscape to retail active edges.



f-g) Urban Streetscapes

Area: 0.49ha (Precinct 2)
Function: Urban landscape to retail active edges.



5 Major Open Spaces

h) Gateway Plaza

Area: 0.11ha (Precinct 1)
Function: Contemporary plaza and frontage to Sandy Bay Road.



i) Community Parkland Hub

Area: 0.48 (Precinct 1&2)
Function: Parkland and nature play, BBQ, small events.



j) Cultural Core Hub

Area: 0.22ha (Precinct 2)
Function: Urban/ civic landscape, social space, small events.



k) Community Gardens

Area: 0.42 (Precinct 3)
Function: Health and wellbeing, edible landscape, small events.



l) Adventure Playground

Area: 0.15ha (Precinct 5)
Function: Passive recreation, adventure play, regenerative landscape.



11 Minor Open Spaces

m) Sports Forecourt

Area: 0.07ha (Precinct 1)
Function: Urban forecourt, seating.



n-r) 5 Neighbourhood Parks

Area: 0.81ha (P2, P3x3, P4)
Function: Passive recreation, small nature play nodes.



s-t) 2 Woodland Parks

Area: 1.55ha (P4, P5)
Function: Passive recreation.



u) Community Heart

Area: 0.15ha (Precinct 4)
Function: Mixed use passive recreation and flexible learning spaces.



v-w) 2 Eco Village Parks

Area: 0.33ha (Precinct 5)
Function: Passive recreation, regenerative landscape.



Quantifying the open space network

Legend

	7 Linear Parks and Streetscapes	4.27ha
	5 Major Open Spaces	1.38 ha
	11 Minor Open Spaces	2.91ha
	Urban Thread	1.29ha
	Sports Fields (managed open space)	3.74ha
	Bushland Reserve (environmental management zone + bushland adventure tourism zone)	+/-50ha
Total		+/- 63.59ha

* Area's indicate primary open spaces of public realm.
 * Space boundaries are indicate only.
 * Natural Trail Spine to be included in Bushland Reserve area.

Key Plan







Open-space Provision Plan



Strengthen the unique character of each precinct with diverse public art, sculpture/memorial programs and pathways

The Green-Blue Spine and Urban Thread will be used as catalysts to establish a rich and diverse Site specific program of art, sculpture and memorials across precincts. The Urban Thread will be utilised for both landscape and built form intervention and include both temporary and permanent works. Additionally, a number of existing art, sculpture and memorials are proposed to be retained or relocated within the Site and public realm, integrating into the new Masterplan.

Proposed Public Art + Sculpture Sites

-  Major public art nodes
-  Green-Blue Spine installations
Note: Opportunity to engage Aboriginal artists
-  Indicative sculpture trail
-  Urban Thread installations
Note: Opportunity for contemporary + urban works
-  Indicative sculpture trail

Public Art Opportunities Plan



Movement



A comprehensive trail network

The Site presents an opportunity for passive recreation from the ridge to the river through a diversity of landscapes and connecting precincts. A mix of trails will be provided to cater for all ages and abilities.



Image 60 Character images of trails

- | | | | |
|--|--|--|--|
| | Mount Nelson to River nature trail along the blue green spine | | Pedestrian lanes and promenades |
| | Urban thread | | Mt Nelson black gum walk |
| | Active transport corridor | | Managed landscape bushfire education trail |
| | Aboriginal trail connecting various gathering, reflection, education and interpretative spaces | | Connecting trails |
| | High quality fitness stations and loop | | Connections beyond Site |
| | | | Existing Path |
| | | | Footbridges |
| | | | Connection to adjacent state park |
| | | | Connection to mountain bike trails |

Tracks + Trails Plan



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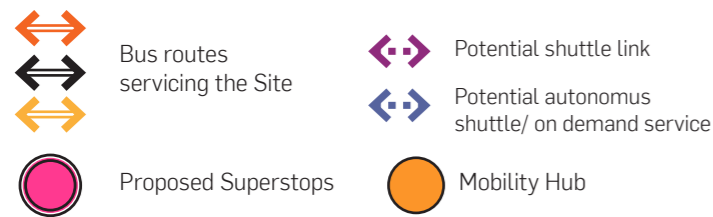
Improved public transport connections

Three new superstops have been proposed to connect with current bus routes that service the Site, as well as transport passengers internally between precincts. Superstops will also include lockable bike storage and a pickup for shared electric bikes.

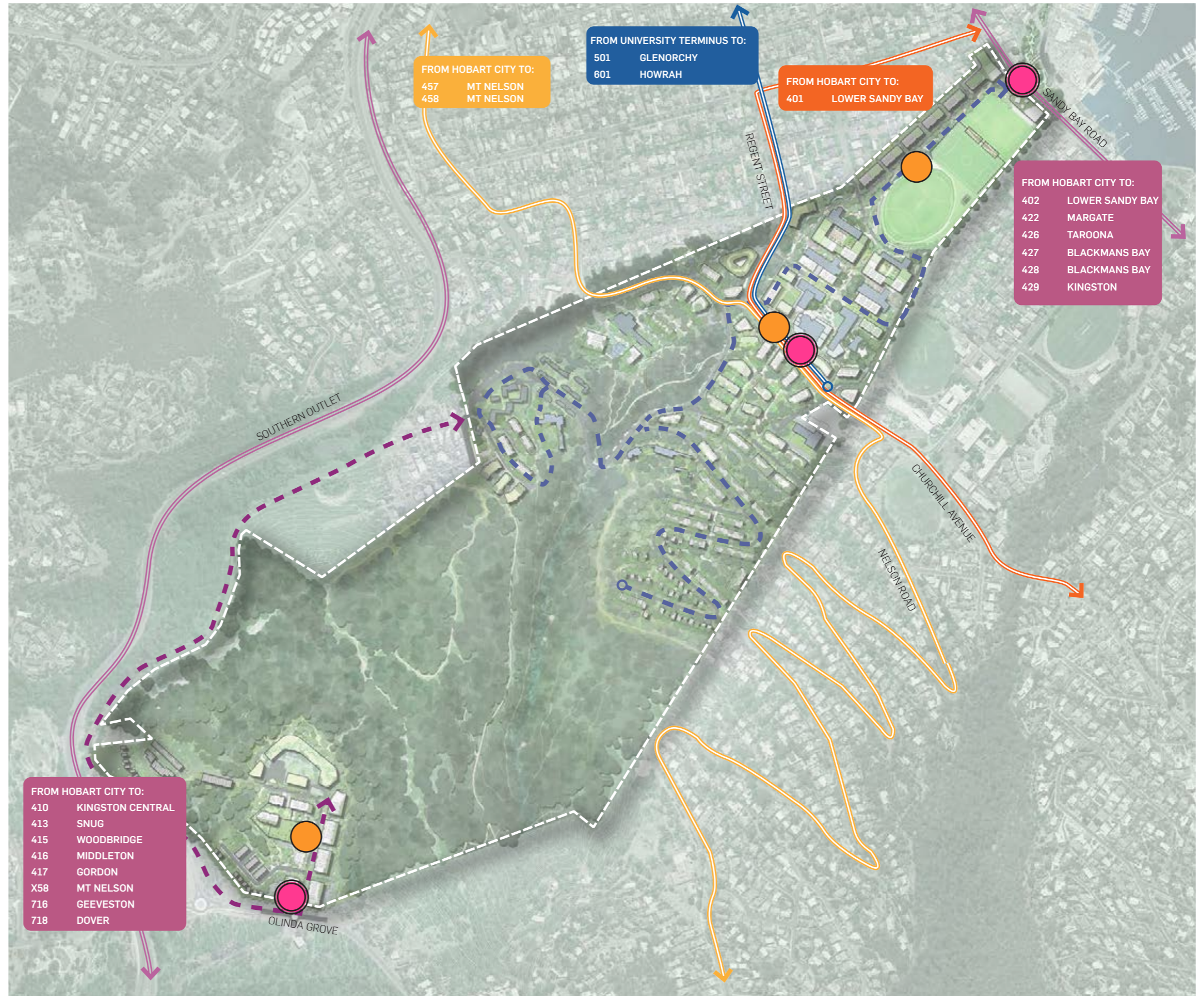
A mobility hub adjacent to Churchill Rd provides a multi-modal location for community to collect e-bikes, scooters, on-demand pick-up and conveniences. On demand services and shuttle buses would be able to collect patrons from within the Site as well as from the surrounding suburbs improving transport connections to and from the Site.



Image 62 Precedent images of public transport options













Public Transport Network



A pedestrian priority approach to movement

The movement network at Sandy Bay is an integrated pedestrian focused environment that accommodates pedestrians, cyclists, public transport and mobility, and vehicles. The movement network connects into its surrounding context and streets, and offers a multiplicity of pedestrian paths, open space trails, laneways, plaza, streets, roads and shared spaces, in addition to the road network. Electric Vehicle charging points will also be implemented across the Site in car parking locations to future proof the Site for increased demand in electric vehicles.

-  Pedestrianised urban space
-  Pedestrian paths and walking trails network
-  Urban spine
-  Electric vehicle charging points
-  Proposed roundabout
-  Existing roundabout
-  Proposed signalised intersection
-  Tertiary streets/ lanes
-  Primary vehicle movement
-  Secondary vehicle movement

Site-wide movement + traffic diagram










Active Transport

The Site offers residents and visitors the opportunity to walk, cycle or scoot around the precincts. End of trip facilities, bicycle hubs and e-bike stations will be provided across key locations within the Site to support people who cycle, jog, or walk to work and encourage the use of non vehicle transport methods, promoting a healthier and more active community as well as reducing the demand for car parking.



Image 63 Precedent images of end of trip facilities

-  End of trip facilities
-  Bicycle accessibility (ramps and lifts)
-  Bicycle hubs
-  E-Bike Pick up/Drop Off Stations
-  Pedestrian and bicycle connection
-  Bicycle lane
-  Bicycle connections

End of trip facilities plan









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Balancing car parking requirements with an activated ground plane

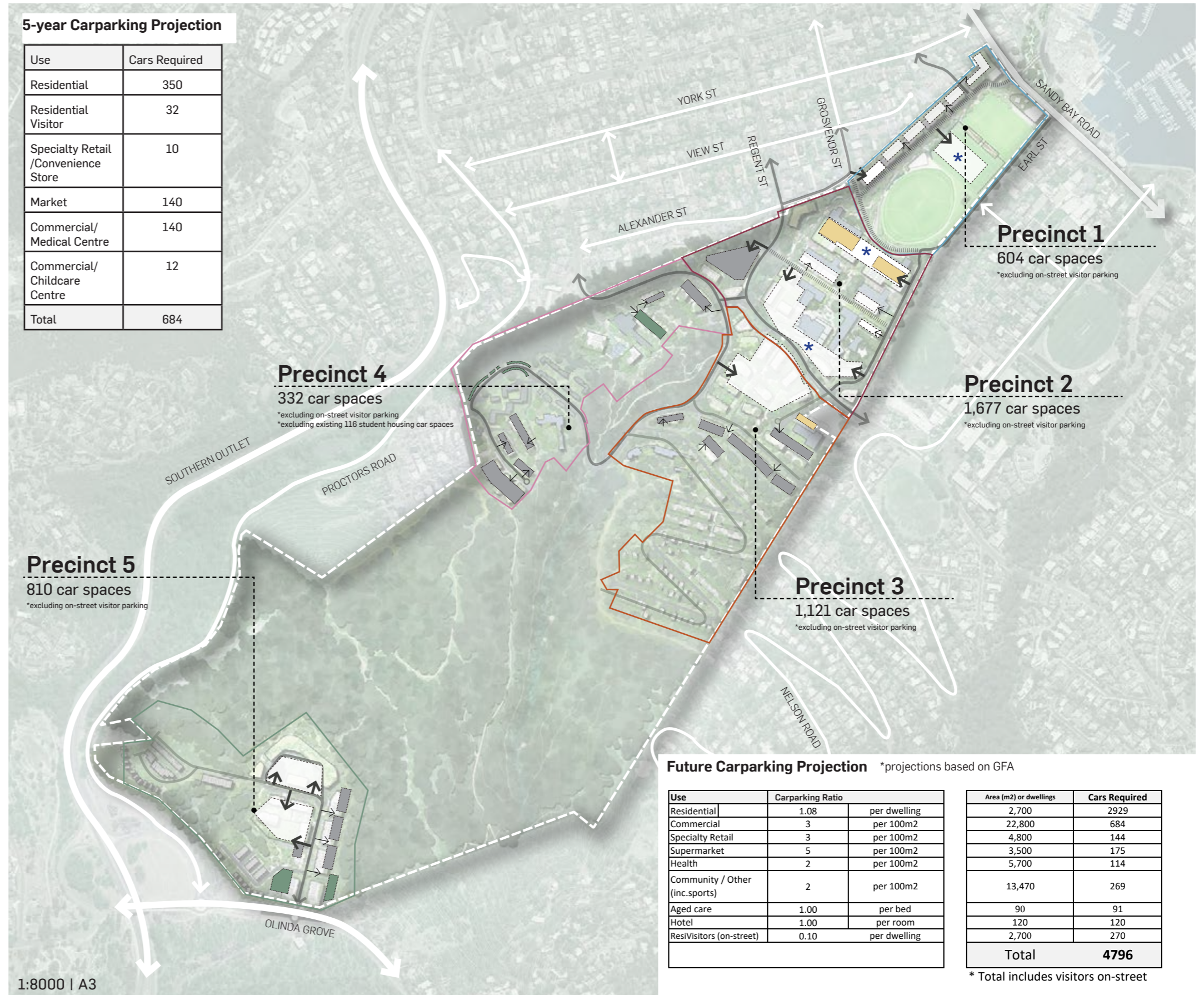
A car parking strategy has been considered and designed which balances the needs and requirements for car parking spaces based on the uses on Site. The integration of carparking into the Site and Masterplan aims to incorporate carparking into built form and urban environment whilst keeping an activated ground plane, specifically across the cultural and civic heart of Precinct 2 'Innovation + Civic Quarter', and into the mixed use areas.

The Masterplan provides a reduction in carparking from statutory requirements to encourage more sustainable transport measures. Smart carparking solutions and technology will be incorporated into systems approaches to ensure the shared use of underutilised carparking spaces.

The range of car parking options provided include; on ground, street parking, undercroft, basement and multi-deck (refer to the diagram adjacent for key locations and allocations of carparking accommodated across 5-year, and future projected scenarios).

-  Basement car park
-  Undercroft car park
-  On-grade car park
-  Multi-deck car park
-  Car park entrance
-  "De-coupled" car parking to allow shared use

Site-wide car future parking projections plan



Built Environment



Maintaining + celebrating significant views in and around the Site

The Site offers many different views out from the Site, and within the Site. The Masterplan recognises the importance of these views and has been carefully designed to enhance and protect significant views across the Site.

Due to the sloping nature and topography of the Site, the grand and overarching views towards the Derwent River (1) have been protected and retained, ensuring that new buildings and architecture within the Masterplan do not compromise these long-range view lines.

The following views and vistas on Site are considered to have high significance:

- 1 Long range views across the River Derwent and over the ranges.
- 2 Views to kunanyi (Mt Wellington)
- 3 Views of the bushland in the upper Site area
- 4 Embedded axial views through the central urban spine to the River Derwent from the middle Site area



Key Views Plan



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Building heights + density targets

Built form in the Masterplan responds to the its context, being sensitive to the existing neighbourhood and complimenting the built form being retained on Site, whilst providing height and density at considered locations. Buildings are located to ensure key view lines are preserved within the Masterplan, and towards the waterfront and surrounding natural environment.

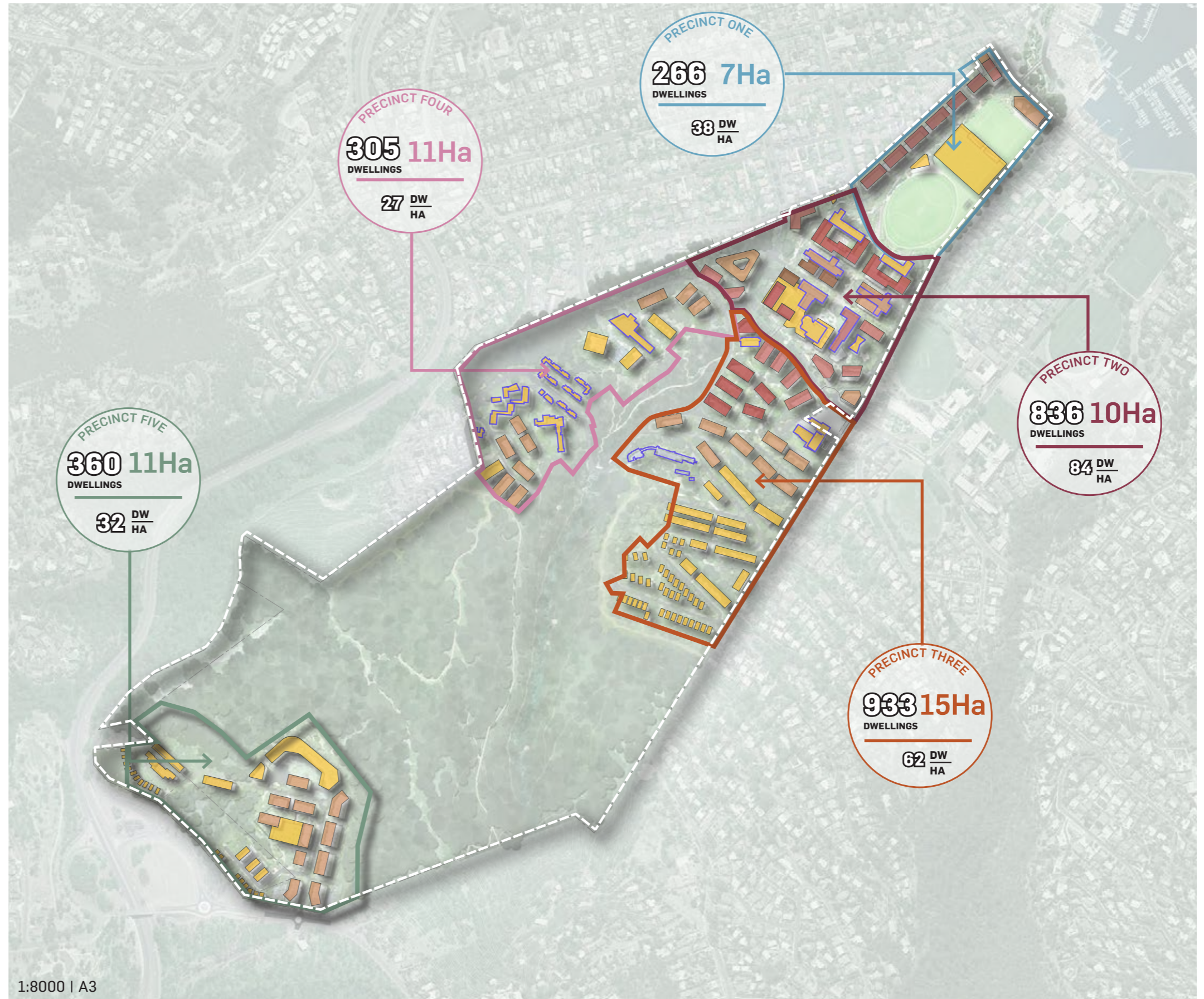
The mix of uses, building heights and densities creates opportunities for a diverse range of housing across the Site. Highest densities are located in Precinct 2, which is central, denser and has little impact on the surrounding landscape; and lowest densities are in precinct five, which has greater sensitivity to its bushland context and provides lower-intensity living.

PRECINCT	AREA (Ha)	DWELLINGS (APPROX)	DENSITY (Dw/Ha)
1	7	266	38
2	10	836	84
3	15	933	62
4	11	305	27
5	11	360	32
Total: 54		Total: 2,700	Avg Dw: 50

Figure 20 Dwellings + densities table

- Existing
- 1-3 storeys
- Up to 3-4 storeys
- Up to 4-5 storeys
- Up to 6-7 storeys
- Up to 8 storeys

Building Heights + Density Plan



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Catering to a ranging demographic by providing diverse housing options

The Masterplan aims to provide a broad mix of housing typologies and densities to address the lack of housing diversity in Sandy Bay. Proposed housing typologies will respond to the natural Site context, differing character precincts and various lifestyle options ranging in density.

The inclusion of smaller housing options including 1 and 2 bedroom apartments, and aged care facilities will allow for aging in place. Retirement and aged care living options will be provided to meet the needs of the community and provide residents with the amenity, community and care that they require. These facilities will also cater to current neighbouring residents, allowing them to age in place and downsize at the appropriate time.

The Masterplan also looks to provide housing opportunities that are more attainable for a wider cross-section of the community. Attainable housing is a general term given to affordable and social housing that is subsidised to increase affordability or to address specific needs like social and women's housing. Attainable housing is housing that is subsidised to increase affordability or to address specific needs. We look to provide 5-10% of this across the site.

Increasing the density on-Site, enables greater dwelling stock / supply and increases housing choices with apartments and townhouses offering more affordable options and providing the option of not having to buy a car space. Attainable housing also includes the exploration of further opportunities that will allow for more innovative delivery models of housing to also assist more people in accessing the housing market.

Residential Options and Dwelling Numbers for The UTAS Sandy Bay Masterplan



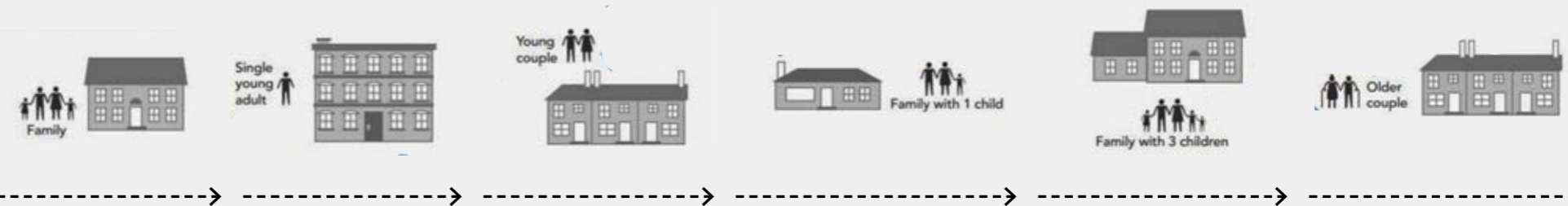
“Providing a diversity of housing options”

By increasing the housing choices for residents through a mix of housing types (as mentioned above) and at a variety of sizes including single dwelling homes, family homes or seniors living options (as shown below), ensures it is accessible by a wide mix of users, thus catering to a ranging demographic and allowing for aging in place.

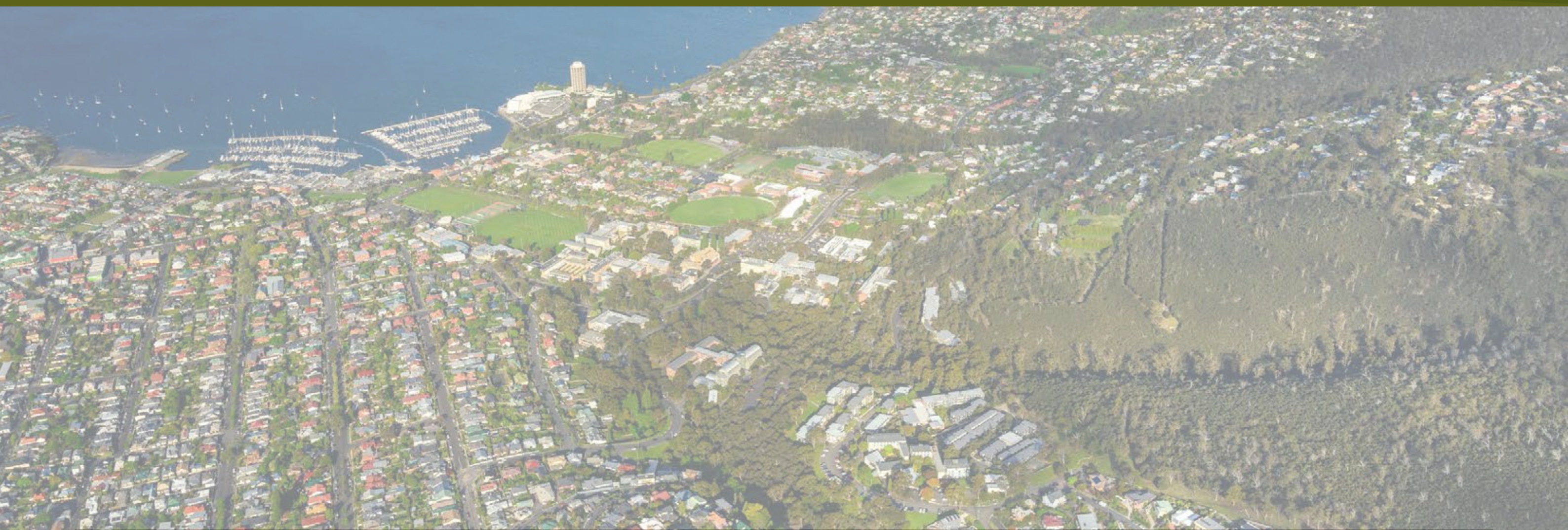
The Missing Middle - Medium Density



Catering to a ranging demographics through housing diversity and varying delivery models accomodating the missing middle



Impact Assessments



Assessing the impact of the Masterplan in achieving strategic objectives.

The Masterplan will bring about a variety of positive impacts for the Site and the community of Hobart as it develops over time. Five impact assessment reports were undertaken to understand these impacts of the Masterplan on the Site and surrounding area to ensure the Masterplan concept is both contributing positively to key strategic objectives, and adequately mitigating risks where necessary.

The impact assessments examine the potential impact of the Masterplan development regarding;

- the economic impact of developing the land uses proposed in the Masterplan on the activity centre hierarchy and projected future markets,
- the ecological impact of bushland protection and management to the natural values and habitat areas,
- the traffic impacts of the proposed movement patterns on the surrounding street network,
- the heritage impact of the retained modernist and heritage buildings on the heritage value of the Site, and
- the visual impact on sightlines when viewing the Site from the surrounding landscape and neighbourhood.



Economic Impact Assessment Report

Deep End Services



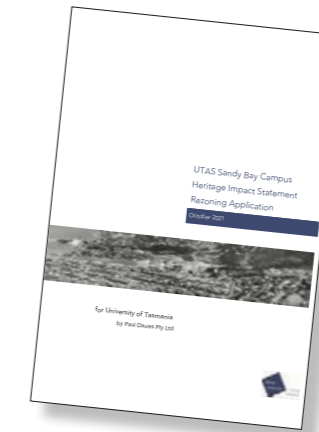
Ecology Impact Assessment Report

North Barker



Transport Impact Assessment Report

GTA / Stantec



Heritage Impact Assessment Report

Paul Davies Architect



Visual Impact Assessment Report

Orbit Solutions



Economic Impact Assessment

The economic impact assessment presents an analysis of the economic impact of development the uses proposed in the Masterplan to the surrounding activity centre hierarchy and projected future markets.

Key findings from the report include:

- The Masterplan represents a very significant construction project that will generate employment opportunities for a wide range of businesses directly and indirectly involved in the construction industry.
- The successful delivery of the Masterplan will create significant employment opportunities for the local community in Sandy Bay and the surrounding area.
- The likelihood that the CBD would experience a significant impact arising from development within Sandy Bay is low. The anticipated source of demand, will be mainly from small and micro businesses looking for differentiated offerings and amenities outside of the CBD typologies and leasable spaces.
- Trading impacts on Sandy Bay would not adversely affect the role and performance of the centre, and would be unlikely to lead to changes in the existing mix of tenants. Vacancies are unlikely to occur as a result of any additional competition.

The report also shows that the development of the Masterplan will generate significant positive economic effects, including:

- Significant capital investment and direct value added.
- Employment generated during the construction period, estimated at 6,460 direct jobs spread across the life of the project, peaking at an estimated 465 jobs created in 2026
- Indirect benefits through multiplier linkages, including estimated indirect employment of 11,320 jobs arising from the construction activity
- Total direct ongoing employment of 1,900 employment positions, or 1,520 jobs when measured in full-time equivalent terms
- Indirect employment estimated at 3,000 jobs
- Direct contribution of \$150m in value added
- Other benefits associated with the repurposing of the Site as an active mixed use precinct accommodating residents, workers, services and visitors.



Heritage Impact Assessment

The heritage impact assessment reviews the relevant statutory heritage controls, assesses the impact of the proposal, makes recommendations as to the level of heritage impact and provides recommendations to mitigate any heritage impacts. The report finds the following:

The Sandy Bay Site, with one exception, was developed from the 1950s and its heritage values are largely framed within that context. There are two buildings and one hedge on the Site with an existing heritage listing:

- Christ College;
- Arts Lecture Theatre
- Earl Street Hedge

The Masterplan satisfies all of the statutory requirements of the existing heritage listings on the Site, proposes conservation and protection of the listed heritage elements.

Nine campus buildings have been assessed as having potential for individual heritage listing (in addition to the two existing listings and hedge).

- Engineering Building
- Chemistry Building
- Pharmacy Building
- Morris Miller Library
- Psychology/Social Sciences Building
- CSIRO Building
- John Fisher College
- The Lodge (associated with Christ College)
- Childcare/Rifle Range Cottage

The Pharmacy and CSIRO buildings are the only post 1970 buildings in this list. The seven pre-1970 buildings are to be retained in the Masterplan as is the CSIRO building. The Pharmacy Building, a quite recent building that is too recent to be considered for heritage listing, is proposed to be removed.

Approach to heritage buildings in the planning scheme amendment

For the following buildings, individual statements of significance would be prepared to outline the specific building elements that contribute to their heritage significance. Subsequent heritage citations would be prepared for these buildings to guide their future development and adaptive re-use potential.

Heritage listing provides a balanced way to retain the heritage characteristics identified, whilst still allowing for the adaptive re-use of heritage buildings.

Buildings retained in the Masterplan with statements of significance prepared as part of the PSA

- Chemistry Building
- Morris Miller Library
- Psychology/Social Sciences Building
- Rifle Range/Childcare Cottage (refer to proposal for relocation)
- The Lodge (associated with Christ College)
- John Fisher

Buildings retained in whole or part in the Masterplan without statements of significance prepared as part of the PSA

- CSIRO Building
- Engineering Building

Buildings proposed for removal

- Pharmacy building



Ecological Impact Assessment

The ecological impact assessment evaluates the impact of the Masterplan on the natural values of the Site, and includes the findings of recent surveys undertaken including the targeted den survey and threatened flora survey. The Masterplan has been designed, particularly around the Mt Nelson sport field, to avoid areas of high quality swift parrot habitat as well as areas of higher quality DOV.

A summary of the findings and recommendations are provided below by precinct:

Precinct 1

- No threatened vegetation impacted
- No threatened flora impacts anticipated
- Contains 11 swift parrot foraging and/or potential nesting trees including one potential Hollow Bearing Tree (HBT)
- Avoid foraging and nesting trees where possible. Priority to retain should be given to large mature blue gums and black gums (>70cm dbh).

Precinct 2

- No threatened vegetation impacted
- No threatened flora impacts anticipated
- Contains 26 swift parrot foraging and/or potential nesting trees including one HBT and two potential HBTs
- Includes eleven trees (nine blue gums and two white peppermints) listed on the Hobart City Council (HCC) significant tree register. Five are proposed for removal based upon the Masterplan
- Avoid foraging, nesting and HCC significant trees where possible. Priority to retain should be given to large mature blue gums and black gums (>70cm dbh).

Precinct 3

- No threatened flora impacts anticipated.
- 0.61ha of threatened Eucalyptus globulus dry forest and woodland (DGL) to be impacted. Reduce impact where possible. Significance considered to be low given the young age of trees, small patch size and fragmented nature
- Contains 55 swift parrot foraging and/or potential nesting trees including two HBTs and one potential HBT
- Avoid swift parrot habitat trees where possible. Priority to retain should be given to large mature blue gums and black gums (>70cm dbh).

Precinct 4

- No threatened flora impacts anticipated.
- 0.07ha of Eucalyptus globulus wet forest (WGL) to be impacted. WGL is listed as medium priority under the HCC Interim Planning Scheme (IPS). It is not a threatened community under state or federal legislation. Minimise impacts where possible. Investigate options to retain larger blue gums in this community.
- Contains 63 swift parrot foraging and/or potential nesting trees including 2 HBTs and 6 potential HBTs
- Avoid swift parrot habitat trees where possible. Priority to retain should be given to large mature blue gums and black gums (>70cm dbh).

Precinct 5

- No threatened flora impacts anticipated.
- Threatened vegetation: 0.27 ha of DGL and 0.33 ha of Eucalyptus ovata forest and woodland (DOV) to be directly impacted and 0.92 ha in a bushfire Hazard Management Area (HMA). Both are listed as threatened under the Nature Conservation Act 2002 (NC Act) and DOV is listed as critically endangered under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Both are high priority under the HCC IPS.
- Reducing impacts to DOV and DGL would reduce impacts to swift parrot high quality habitat.
- Contains 57 swift parrot foraging and/or potential nesting trees including 3 HBTs and 3 potential HBTs
- Approximately 0.61 ha of high quality swift parrot foraging habitat to be impacted.
- Approximately 0.65 ha high-medium quality swift parrot nesting habitat to be impacted.
- If impacts to DOV and swift parrot habitat are not avoided then referral under the EPBC Act will be required.

Also noted is the risk of bird strike hazards to large windows, fences and similar from swift parrots and the need for designing architectural details in accordance with recognised best practice.

Whilst the masterplan avoids the large majority of high quality swift parrot habitat and DOV areas, some encroachment within a 30m buffer zone and proposed removal of small areas of these natural values would result in a self-referral under the EPBC Act. It is understood that this process would evaluate the impact to these areas, based on the quality of the vegetation and the ameliorating effects of any offsets.



Transport Impact Assessment

The Transport Impact Assessment evaluates the existing conditions pursuant the transport network in the vicinity of the Site; provides a description of the accessibility and internal permeability of the proposed Site layout, including the identification of likely transport infrastructure (road and public transport) works on key road frontages; discusses the adequacy of the proposed car parking provision to meet the future demands of residents, staff, and visitors of the proposed development; assesses the anticipated traffic generation of the proposed development and the acceptability of this generation on the operation and safety of the surrounding road network.

The traffic impacts of the Masterplan have been assessed using a combination of strategic (macro) and intersection (micro) traffic modelling. The outcome of the modelling indicated that the traffic impacts of the proposed development are relatively minor, particularly on the road network close to the Site. Closer to the CBD, there are select road linkages where congestion occurs at present and is expected to experience some increase in the future with or without the development of the Site.

Key findings from the report include:

- The current University Campus is a busy, activated precinct with a significant level of activity generated. The relocation of the campus will relocate the current traffic demands, including students crossing the CBD to get to the Sandy Bay campus
- The proposed Site layout will draw upon the strengths of the existing road network, with a mixed-use precinct that encourages alternative modes of transport, multipurpose trips and trip containment
- A reduced car parking supply is proposed on-Site that will encourage the shared use of car parking as a resource by the various proposed land uses
- The results of the traffic modelling exercise indicate that the road network is expected to continue to operate within its capacity into the road network, accounting for the various road works that are proposed within the Masterplan
- It is expected the road layouts and traffic impacts will be further explored in the next project phases also

The Strategic (Macro) Traffic Model

The strategic (macro) modelling has been undertaken by UPPL's subconsultants using the Greater Hobart Urban Travel Demand Model. This model has been used as it represents the best modelling platform to assess the macro / city-level impacts of the Masterplan. The modelling compared the following scenarios and how they impacted the road network:

- Known 2019 traffic volume
- 2040 base case - the projected population growth with the University continuing operations from Sandy Bay with 2040 project case - the projected population growth with the University relocating to the CBD and the proposed development at the subject Site

The Intersection (Micro) Traffic Model

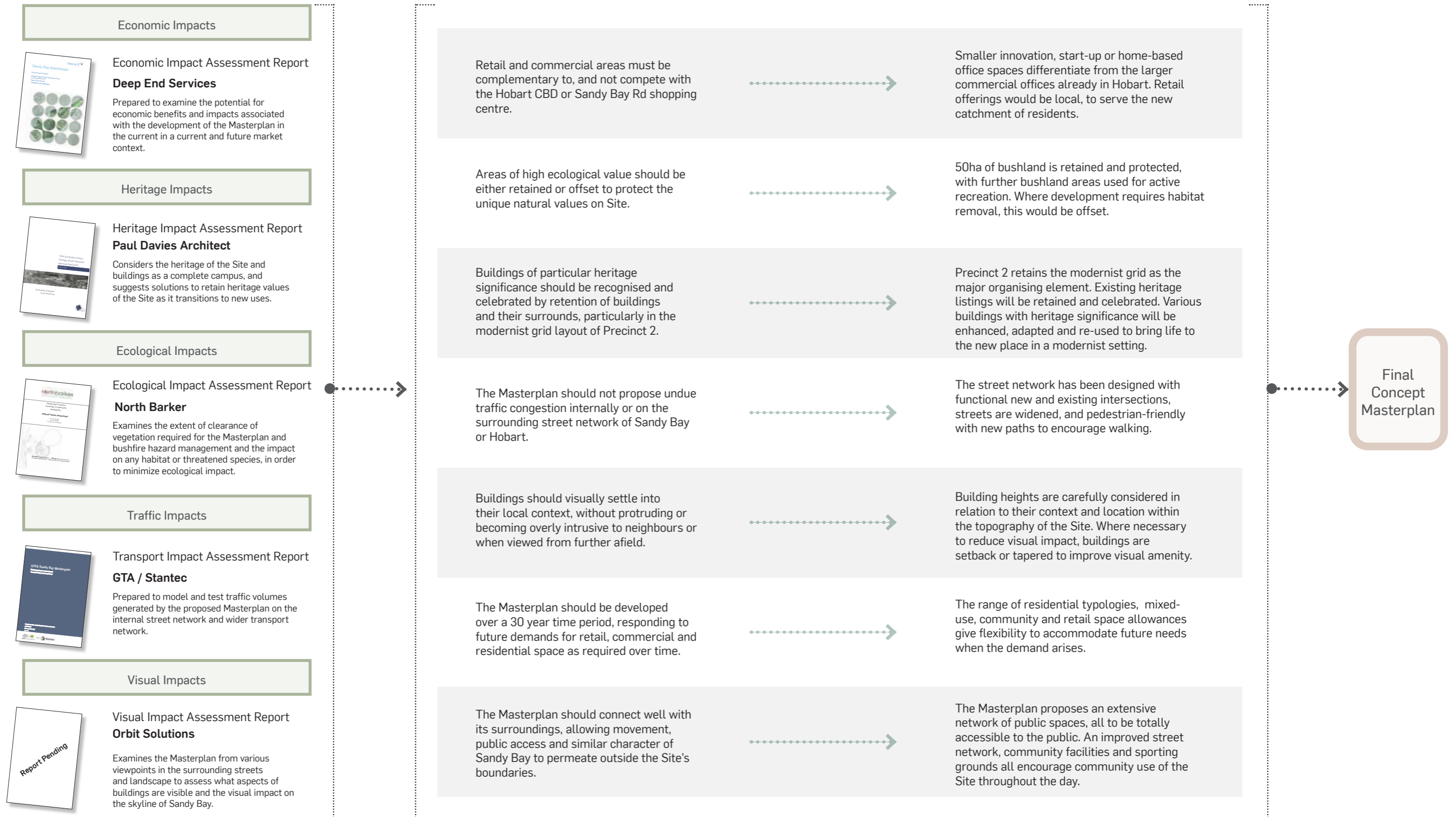
The modelling showed little difference between the base and project case's impact on the road network. The intersection (micro) modelling has been assessed using SIDRA INTERSECTION 9, a computer-based modelling package which calculates intersection performance. This is a micro-scale software that assesses each location independently and is typically utilised to assess Site access points, and the immediate road network surrounding a development. The assessment indicated that the internal intersections and Site access points generally operate comfortably and within capacity, noting:

- The proposed signalised intersection to Sandy Bay Road can accommodate the traffic demands distributed towards it from the Site, whilst still operating with minimal delay
- The existing and proposed roundabouts to Churchill Avenue will operate within their capacity, with minimal delay
- The proposed signalised intersection to Churchill Avenue will result in queue lengths of ~150m, with minimal delay
- The proposed roundabout treatment for the access point on Olinda Grove to Precinct 5 will operate comfortably within its capacity
- The adjacent intersection of Olinda Grove / Proctors Road may require mitigating works to accommodate the future traffic volumes. This will be managed as a normal part of the development process.

Impact Assessments

Key issues or objectives to be addressed through the Masterplan

How does the Masterplan for PSA submission respond to key issues and objectives





Precincts

The precincts of the concept Masterplan are woven together by a strong spatial framework, connecting the built environment, and pedestrian and street networks through the public realm and high quality integrated open spaces. The bushlands and the five precincts form an overall Sandy Bay community that is diverse, Site-specific and holds a tailored collection of amenities and activities, contrasting from one precinct to the next.



The Bushland Reserve

Preserve and enhance 50ha of bushland on Site to maintain and protect habitat of threatened species

Overview

- Retention and protection of the ecological corridor through the bushland reserve
- Protection of existing landscape to ensure the habitats, natural value and environmental heritage of the Site is preserved
- Improved access and connections via Precinct 5 with the inclusion of publicly accessible tracks, trails and recreation opportunities
- Potential integration of eco-tourism and adventure activities and linking precinct five offerings with the southern end of the quarry
- Promoting nature education and outdoor / eco-learning

Image 64 Eastern Bandicoot



Image 65 Chaostola skipper



Image 66 Acacia dealbata wattle



Image 67 Aerial view over bushlands



Image 68 Bushlands trees + vegetation

Concept Masterplan - Bushland Reserve



1:8000 | A3



Vision

An environmentally significant place where native flora and fauna can flourish and can be cared for and enjoyed for its biodiversity, beauty, ecology and wildness.



Eucalyptus globulus dry forest and woodland



Diverse mature Eucalyptus across the ecological corridor



Endemic Tasmania Eucalyptus varietal



Watercourse

- 

50+ ha
Bushland Reserve
area
- 

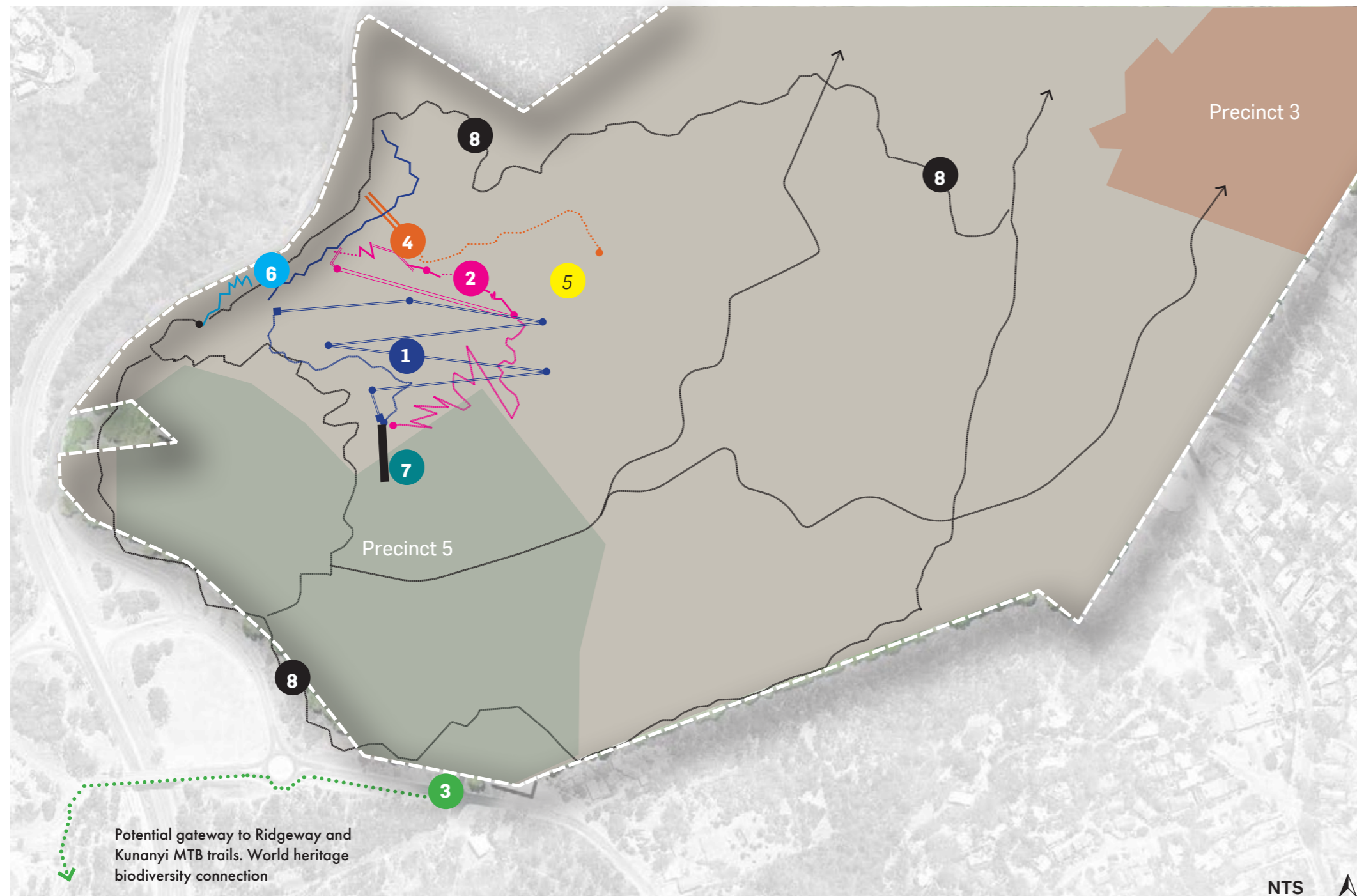
Publicly accessible
tracks, trails +
recreation
- 

Protected ecological
biodiversity corridor +
watercourse
- 

Integration of eco-
tourism, nature
education + adventure
zones
- 

Integration of
indigenous values +
perspectives

Potential integration of eco-tourism opportunities within Bushland Reserve



- 1** Zipline
7 legs, longest run 300m
(Holly Bank Launceston - Tree Adventures)
- 2** Ropes course
Beginner through to challenging ropes course through the trees (Holly Bank Launceston - Tree Adventures)
- 3** Mountain bike
Small course with bike hire, part of mixed adventure package connecting from the precinct to the Kunanyi MTB trails
- 4** Quarry opportunity
Use elevation or increase elevation by an inclined platform to create thrill seeker adventure tourism activity (basket swing small bungee, viewing platform. Visual Site activator (Tahune Airwalk)
- 5** Central controlled amenity zone
(Food, rest prior to returning to ticketing area)
- 6** Rock climbing/ Abseiling
Southern end of quarry
- 7** Environmental learning & Aboriginal cultural centre
- 8** Walking trails (notional shown)



Precinct 1

Sporting + Lifestyle

A distinctively Hobart waterfront village celebrating active living and healthy lifestyles.

Principles

- A social, active multi-sport and recreation precinct
- A sporting and social hub of activity
- Enhancing and protecting the waterfront experience
- An active and safe place
- Well connected to neighbouring precincts (e.g. Hobart CBD and Sandy Bay Cultural Hub)

What makes Precinct 1 so unique?

A dynamic, lively sporting and lifestyle precinct that can leverage its waterfront location and the sports facilities and create new high density housing opportunities with views to Mt Wellington and the Derwent River. Precinct 1 is a social activity hub, that draws people together around sports and recreation.

How does Precinct 1 relate to the guiding principles?



Welcoming, diverse and inclusive

- Universal access and shared movement zones
- Inclusion of retail offerings supporting the lifestyle and sport focus



An evolving and distinct sense of place

- Main entry to the Site from Sandy Bay Rd
- Gateway built form along Sandy Bay Rd



Towards a climate-positive and regenerative future

- Integrated swales and raingardens throughout the precinct
- Retention of heritage hedge and existing vegetation



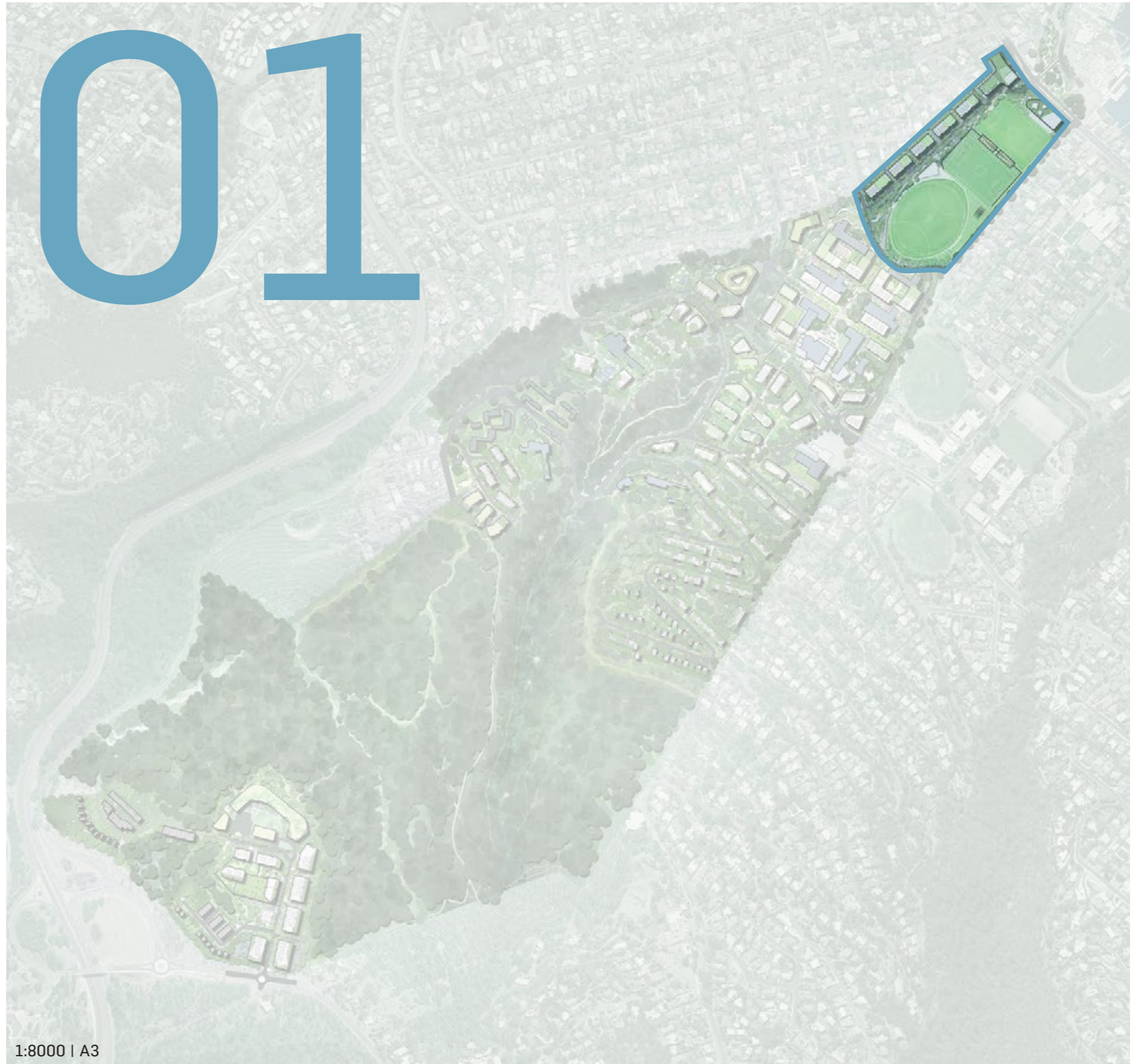
Opportunities to live, work, play and learn

- Improved sporting facilities
- Inclusion of high density residential



A well connected place

- Improved connections to neighbouring streets
- Highlighting views to the Derwent River

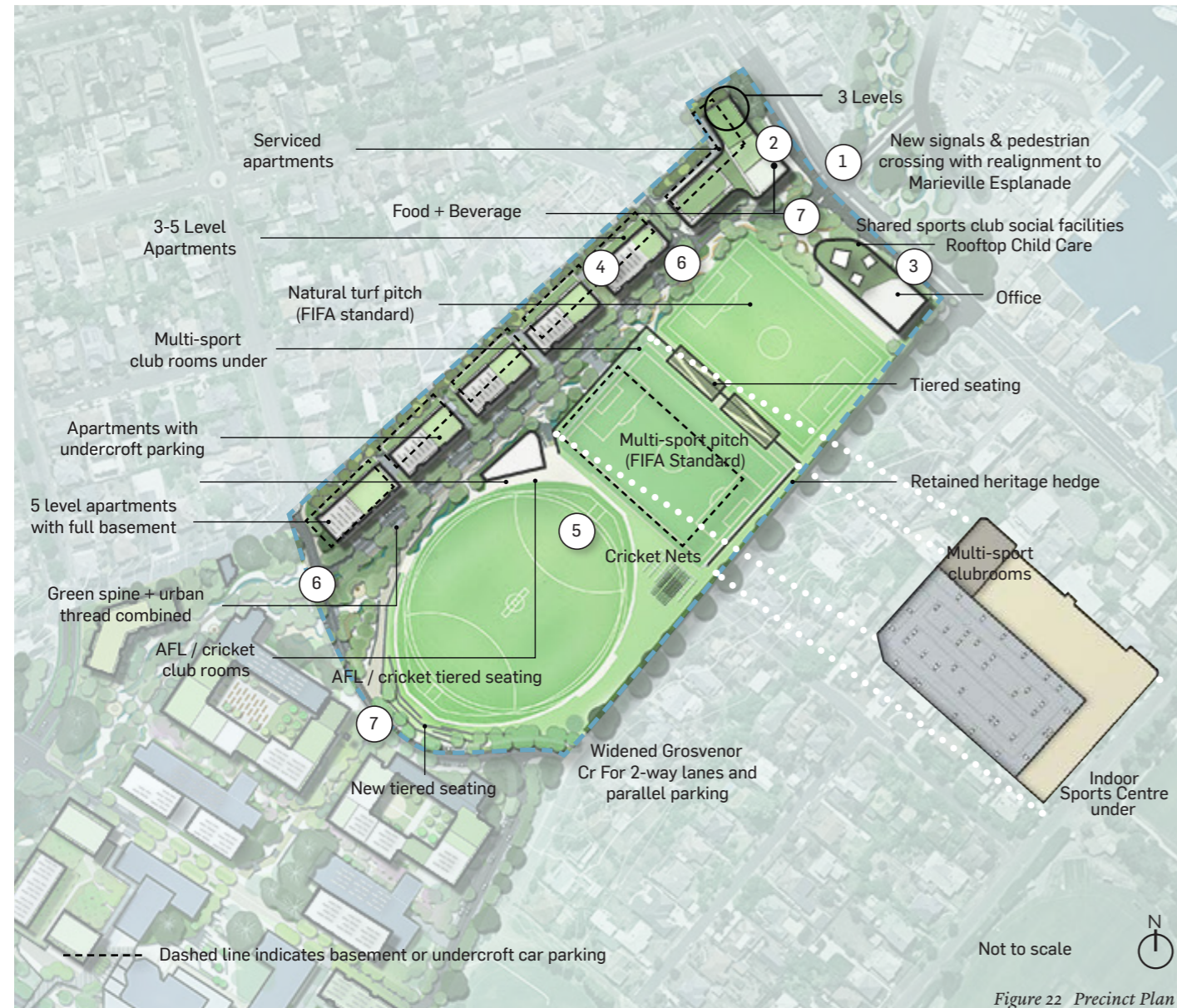


UTAS Sandy Bay Masterplan - Precinct 1



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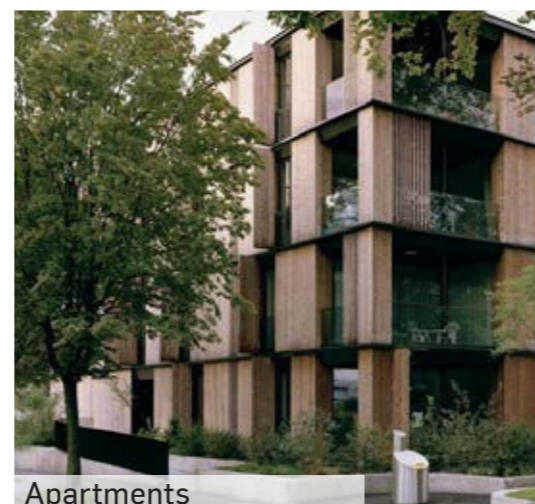




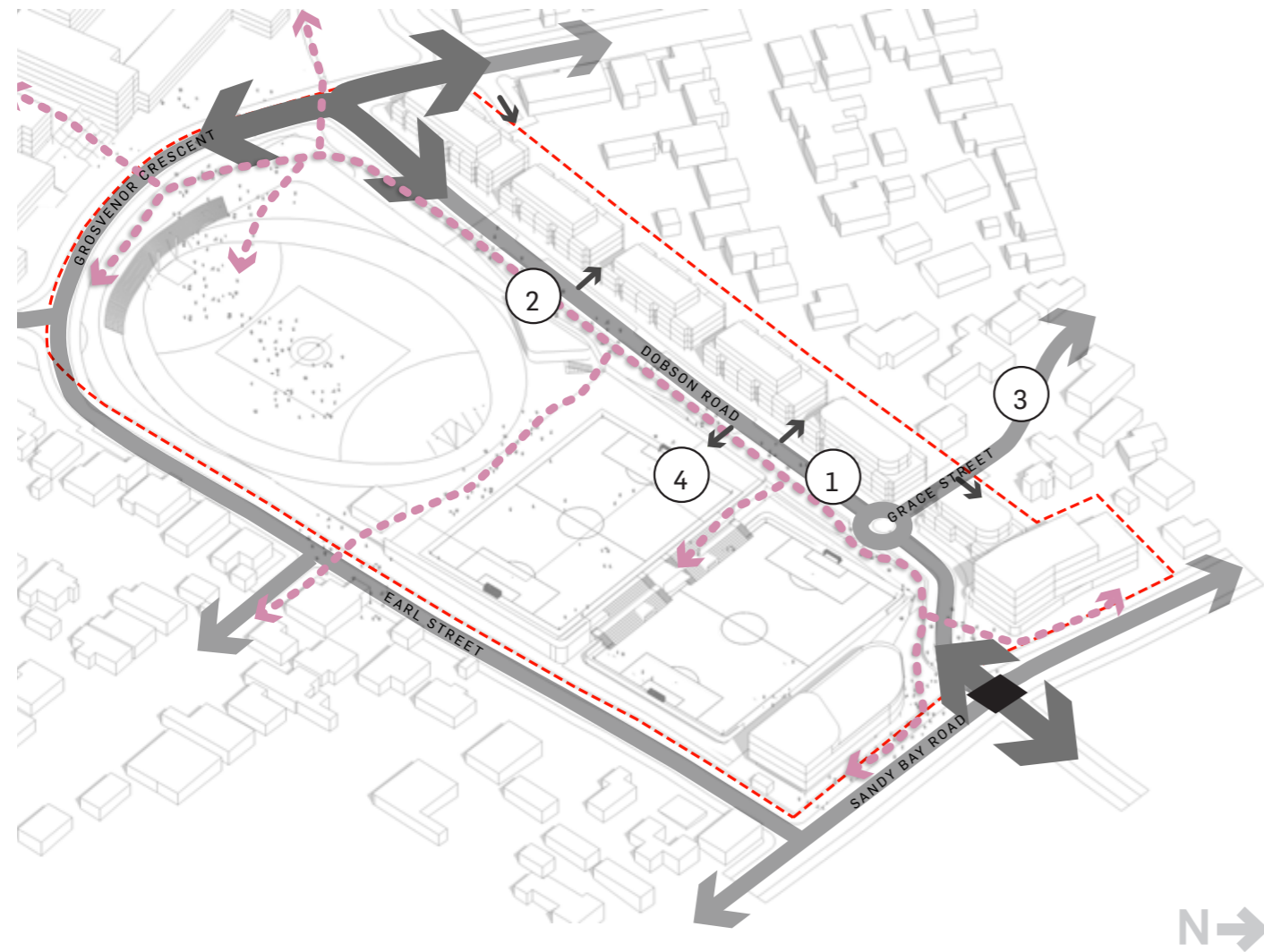
 266 Dwellings (approx.)	 3,600sqm Commercial/ Mixed Use	 2,600sqm Sports Clubs
 600sqm Retail/Food	 4,000sqm Sport, Health + Wellbeing	 900sqm Childcare

DESIGN RATIONALE:

1. Forming a Gateway entry-way on Sandy Bay Road into Precinct 1. The realignment of Marieville Esplanade and the creation of a new intersection stitches the precinct into its surrounds, creating safer connections, improving movement networks
2. Strategically positioned buildings provide frontage to the main road and support relationship with the marina - Serving and accommodating visitors to the marina and sports precincts
3. A marker mixed-use commercial building provides a social hub and public amenity, with equitable access, and supports local staff with childcare facility located on top
4. A sleeve of residential apartments provides a transition between the development and surrounding neighborhoods to provide a buffer with pitched residential roof forms between the Sports Precinct and residential areas to the northwest. The built form provides appropriate height and form to frame open space of sports precinct and fields
5. Provision of a sports precinct – maintains maximum active open space and also provides sporting facilities and parking in undercroft
6. Streets and boulevards transform the campus roads into an integrated connected street network
7. Key vista maintained to Derwent River



Circulation



1. Connect the 'green' (landscape) with the 'blue' (waterfront) via a new internal street
2. Create an urban thread with pedestrian priority that continues from the top of the Site through all five precincts down to Sandy Bay Rd
3. Upgrade connections to existing roads, and introduce a new road network hierarchy with the Urban/Green thread interlinked
4. Access into carparking carefully integrated into built environment and street network

CIRCULATION

- CONNECTION TO EXISTING ROAD
- PRIMARY STREET
- PEDESTRIAN PATHS
- CARPARK ACCESS
- KEY INTERSECTION
- NEW ROUNDABOUT
- PRECINCT OUTLINE

Open Space / Landscape

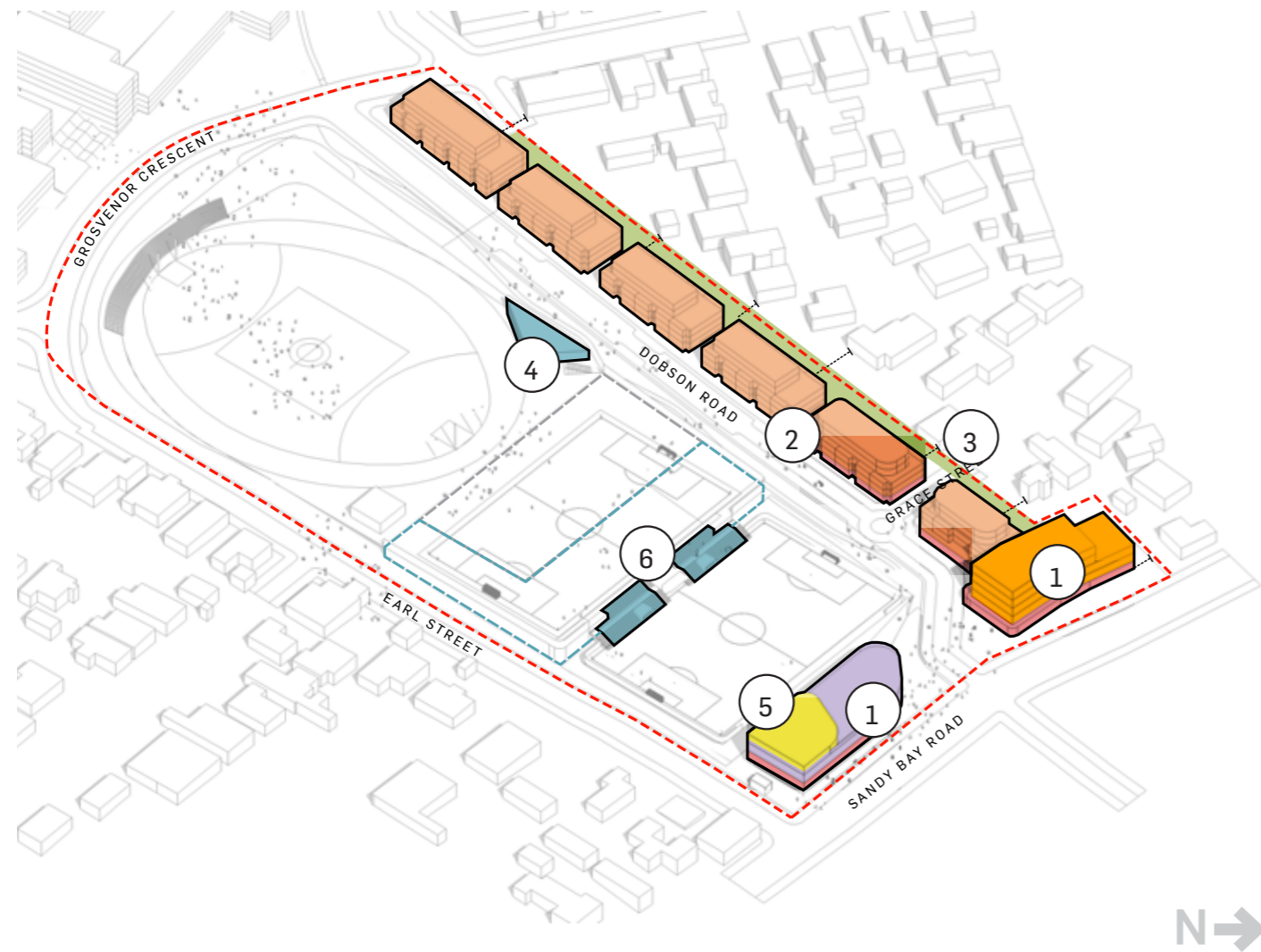


1. Create a State significant sports precinct consolidating existing sporting facilities from across the Site into one precinct
2. Maintain the existing heritage hedge
3. Elevate multi-sport pitch and add tiered seating for spectators
4. Refurbish and upgrade existing sports fields - creating new spaces in and around them including plaza, mounds, tiered seating
5. WSUD practices highlighted and introduced through the green link/urban spine, including management for event of floods

OPEN SPACE / LANDSCAPE

- NEW & EXISTING OPEN SPACE
- VILLAGE SQUARE
- LANDSCAPE CONNECTION
- EXISTING HERITAGE HEDGE
- PRECINCT OUTLINE

Built Form

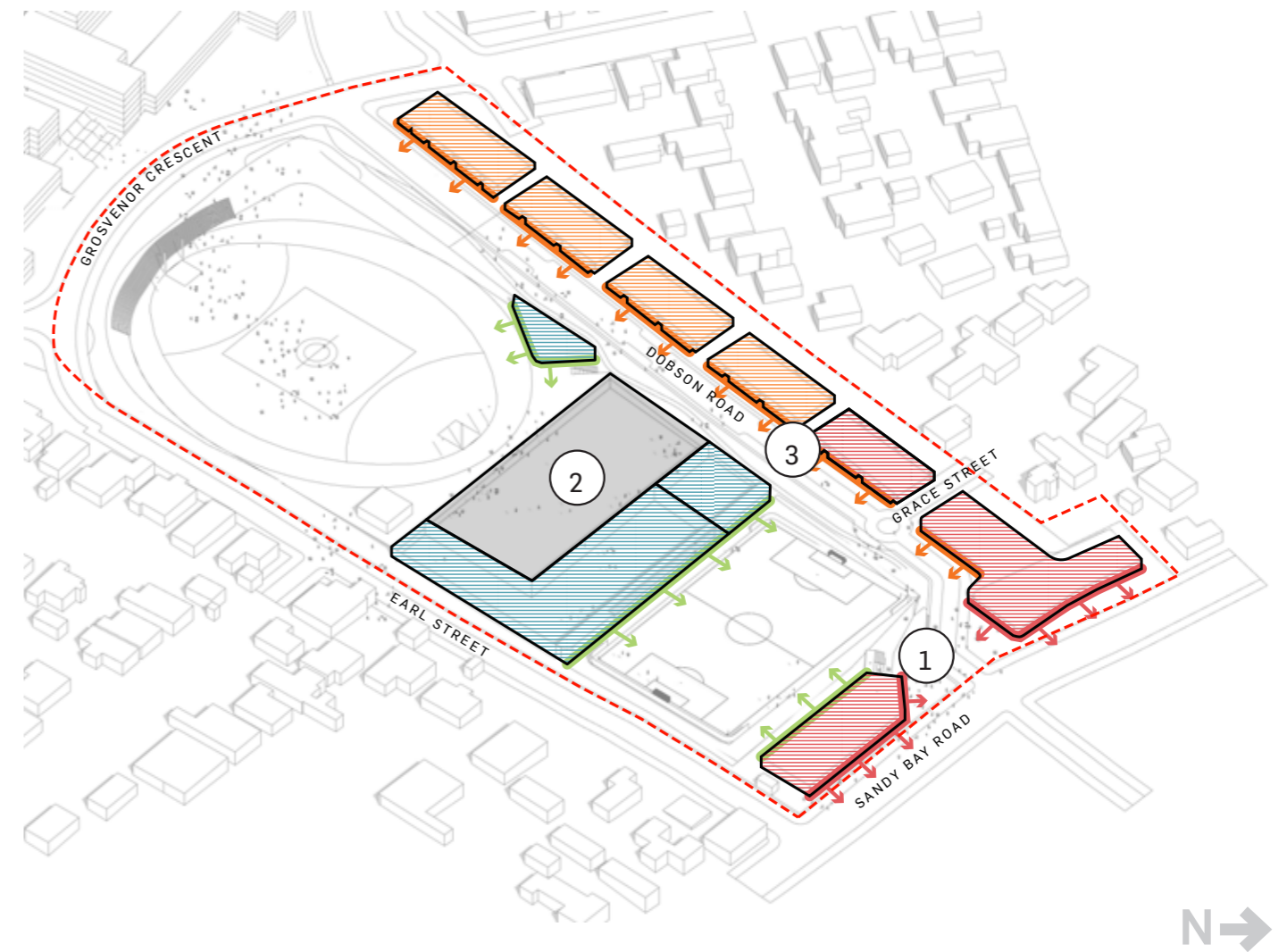


1. Create gateway built form which frames Sandy Bay Road
2. New built form interface to frame and respond to the internal street
3. Apply a setback of 10m to neighbouring residential properties
4. New sports pavilion
5. New rooftop childcare
6. State significant sports precinct with indoor sports facilities

BUILT FORM

	NEW RESIDENTIAL		INDOOR SPORTS
	HOTEL / SERVICED APARTMENTS		CARPARK UNDER
	NEW RETAIL / COMMERCIAL		PRECINCT OUTLINE
	NEW SPORTS FACILITIES		SETBACK FROM EXISTING BUILDINGS
	LANDSCAPE BUFFER		
	SPORTS OFFICE HUB		
	CHILDCARE		

Ground Floor Uses + Activation



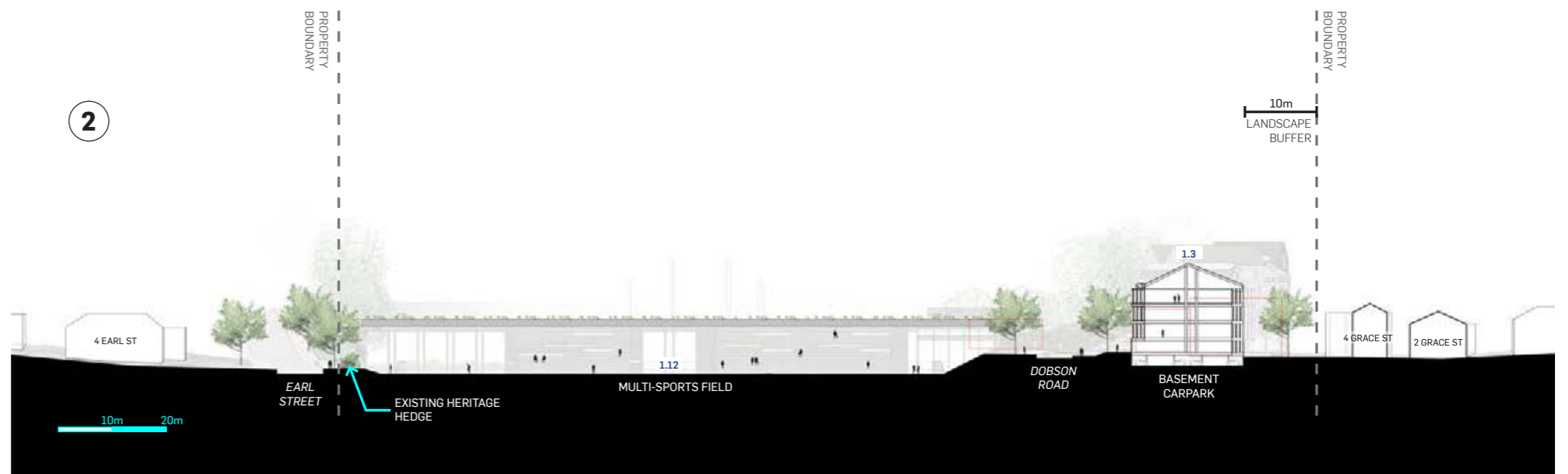
1. Ensure an activated ground plane with public uses including a mix of retail, F&B, hospitality etc
2. Integrate car-park and indoor sports facilities under soccer field making use of the natural Site topography
3. Identify primary active edges on the ground floor, ensuring the streets are framed with vibrant uses. Secondary edges include a setback to residential streets

USES & ACTIVATION

	NEW RESIDENTIAL
	NEW RETAIL / COMMERCIAL AT STREET LEVEL
	NEW SPORTS FACILITIES
	NEW CARPARKING
	LANDSCAPE CONNECTION
	PRIMARY STREET CONNECTION
	SECONDARY STREET CONNECTION
	PRECINCT OUTLINE



Precinct 1 - Long Section, Section 1



Precinct 1 - Short Section, Section 2

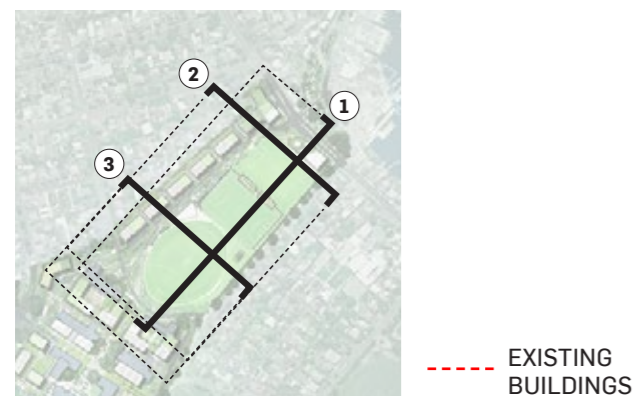


Precinct 1 - Short Section, Section 3

Precinct 1 celebrates the existing and newly proposed open spaces, focusing on the sports fields and the unique openness of this location. It offers an integrated undercroft carpark below the artificial soccer field, with semi-open sports facilities surrounding it that open out towards the on-grade soccer field. The design of the residential apartment buildings in this Precinct provide a 10 metre setback to the surrounding context, ensuring existing dwellings are not overshadowed and/or dominated.

NOTE: Existing dwelling locations and heights are indicative

Precinct 1 Sections - Key Plan



Landscape Strategy - Lifestyle + Sporting Precinct



Landscape Plan

Design Statement

With a contemporary coastal character, the Lifestyle & Sporting Precinct provides vital cultivated landscape amenity for the surrounding local and regional community, layered within a high quality sports precinct. The central streetscape design will reference the original Proctors and Rifle Range Creek connection as a linear parkland. As a precinct, it establishes a generous waterfront gateway into the reimaged Sandy Bay Campus.

- 1 Blue Green Spine + Urban Thread**
 Providing a physical connection between all precincts and through the bushland reserve, the Spine performs vital water management, slowing and filtering water before it enters the River Derwent. The linear park will be developed to capture aboriginal values and perspectives.
- 2 Gateway Plaza**
 A new arrival experience defined by a pedestrian plaza. High quality paving, fixed furniture and planting contribute to a welcoming and contemporary public space.
- 3 Sandy Bay Road Streetscape**
 The frontage to Sandy Bay Road is redefined and re-energised, with built form activating the streetscape and the provision of generous footpaths. Retention of 3 existing eucalyptus trees to retain amenity and soften proposed built form. Provision of primary bus stop location.
- 4 Premier Sports Facilities**
 An improved football oval, cricket field and nets with upgraded drainage and irrigation. A new artificial grass all weather soccer field with a car park and sporting facilities below. A new on grade grass multi-sports field with terraced seating.
- 5 Heritage Hedge**
 The existing Hawthorn Hedge will be retained and protected.
- 6 Dobson Road**
 A healthy street with low kerb profiles, dedicated active transport lane, generous civic promenade, tree planting and passive stormwater management rain gardens. The roads also acts as overland flow path.
- 7 Generous Public Terrace**
 The existing terraced seating will be redefined and extended, enabling significant spectator seating and a public amphitheatre space that can be utilised for passive recreation, performance and other event overlays.
- 8 Sports Forecourt**
 Generous breakout and seating areas to the new clubrooms facility.
- 9 Community Parkland Hub**
 As a cultivated and generous green space, it provides spaces for recreation, contemporary nature-based play, gathering and conversation.
- 10 Urban Thread**
 Designed as an articulated social corridor that connects each precinct, the Urban Thread consolidates circulation through the Site and encourages health and wellness. Key open spaces are positioned along the Thread, encouraging use and interaction between residents and visitors alike.

Figure 23 Landscape planting palette table - Precinct One

Landscape Strategy - Planting Palette

Contemporary Coastal

The landscape design within the lifestyle & sporting precinct will be accentuated by a mixed planting palette of exotic and native species. The character takes on a contemporary coastal feel with species selected for contrasting foliage and hardiness to wind and salt spray within waterfront landscape. The constructed wetland will feature planting to treat and clean urban run-off.

Final species selection, including cultural uses, will be subject to input from Aboriginal working group.

Key - Landscape Value



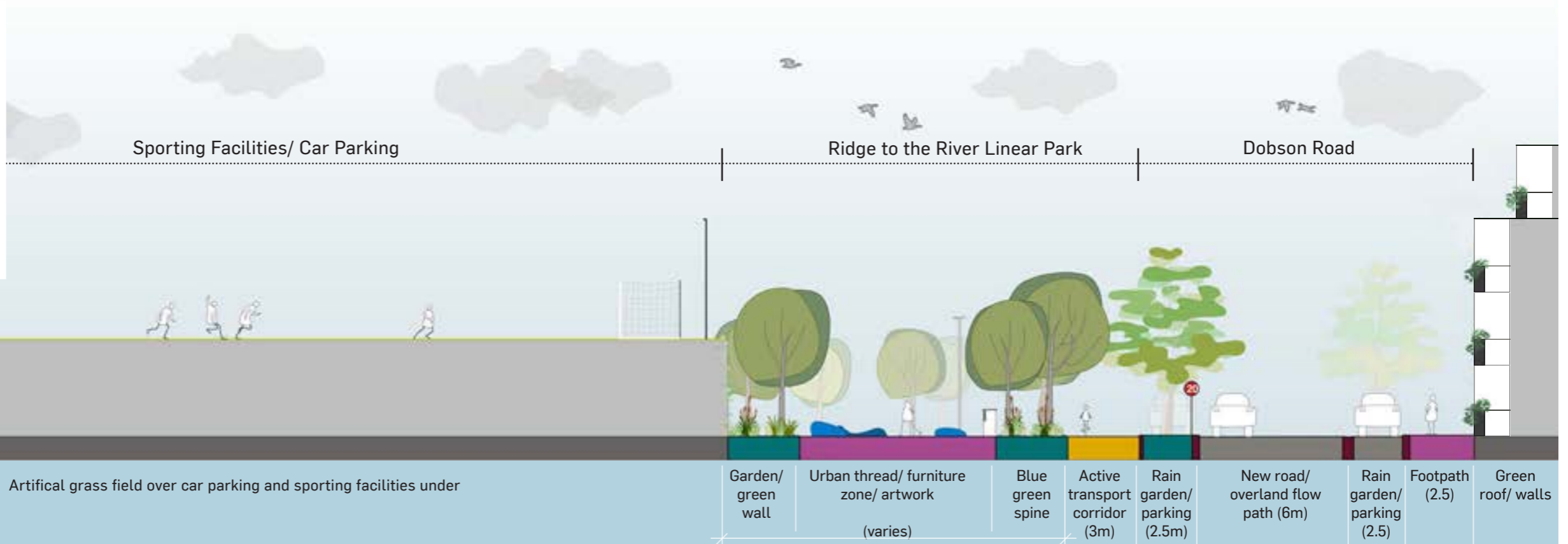
Botanic Name	Common Name	Origin										
Trees												
<i>Acer Rubrum</i>	Red maple	EXOTIC				●		●				
<i>Banksia integrifolia</i>	Yellow Banksia	TAS		●		●		●	●		●	
<i>Banksia marginata</i>	Coastal Banksia	TAS		●	●	●		●	●			
<i>Corymbia citriodora 'Scentuosus'</i>	Dwarf Lemon-Scented Gum	AUS		●								●
<i>Eucalyptus pulchella</i>	White peppermint	TAS	●	●								
<i>Gingko biloba</i>	Maidenhair Tree	EXOTIC	●		●							●
<i>Metrosideros excelsa</i>	Pohutukawa	EXOTIC				●						●
<i>Zelkova serrata</i>	Japanese Zelkova	EXOTIC			●	●						●
Shrubs, Grasses and Groundcovers												
<i>Allocasuarina glauca 'Cousin it'</i>	Cousin It	AUS				●		●				
<i>Agave attenuata</i>	Agave	EXOTIC			●	●		●	●			
<i>Anigozanthos spp.</i>	Kangaroo Paw	AUS			●	●	●	●				
<i>Calamagrostis 'Karl Foerster'</i>	Feather Reed Grass	EXOTIC				●		●				
<i>Calocephalus lacteus</i>	Milky Beauty-heads	TAS				●		●			●	
<i>Carex appressa</i>	Tall sedge	TAS					●	●				
<i>Carpobrotus rossii</i>	Pig Face	TAS			●	●		●	●	●		
<i>Correa alba</i>	White Correa	TAS		●	●	●		●	●	●		
<i>Cotinus coggygria</i>	Smokebush	EXOTIC						●				
<i>Dichelachne crinita</i>	Longhair Plume Grass	TAS						●				
<i>Disphyma crassifolium</i>	Native Pig Face	TAS			●	●		●	●	●		
<i>Ficinia nodosa</i>	Knobby club rush	TAS		●			●	●				
<i>Myoporum parvifolium purpurea</i>	Purple Creeping Boobialla	TAS						●				
<i>Poa labillardieri</i>	Common Tussock Grass	TAS		●			●	●				
<i>Pycnosorus globosus</i>	Billy Buttons	TAS				●		●				
<i>Scleranthus biflorus</i>	Cushion Plant	TAS			●			●				
<i>Stipa gigantea</i>	Giant Feather Grass	EXOTIC		●		●		●				
<i>Themeda triandra</i>	Kangaroo grass	AUS		●		●	●	●	●	●		
<i>Westringia fruticosa</i>	Coastal Rosemary	TAS		●		●		●				
<i>Viola hederacea</i>	Native Violet	TAS						●				

Image 69 Landscape character images

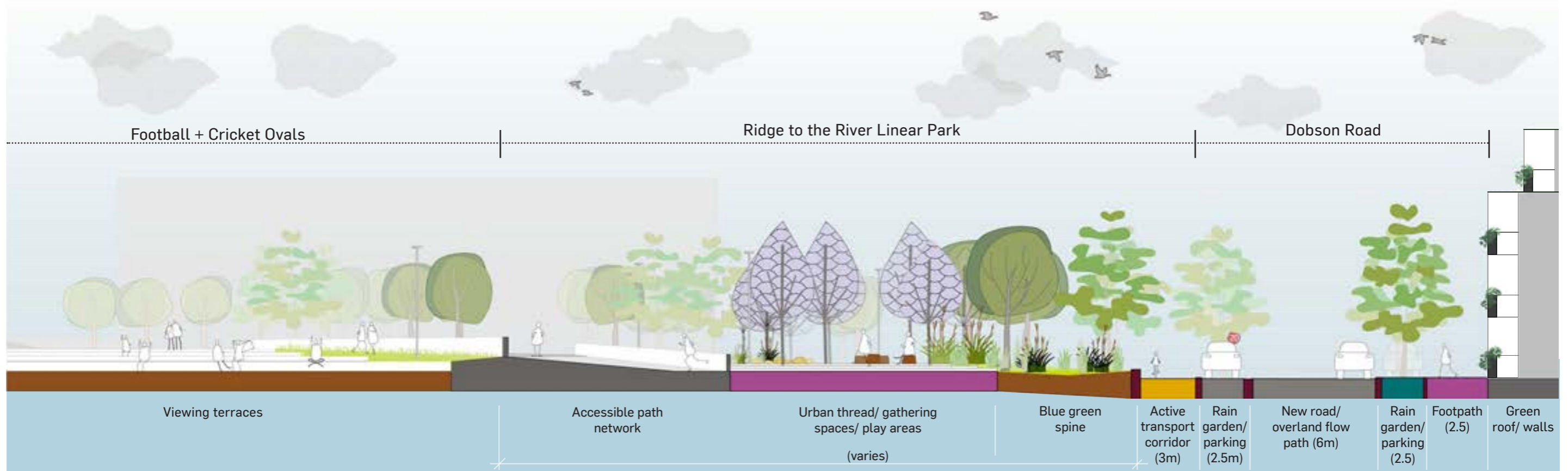


Landscape Strategy - Character Sections

1.



2.





Precinct 2

Innovation + Civic Quarter

*A cultural heart, activity centre and meeting place for Sandy Bay that fosters innovation and creativity.
A place where heritage, public realm and culture intersect.*

Principles

- A catalyst for creative industries, start ups and entrepreneurs
- A cultural and creative heart and meeting place that is active day and night
- Celebrating and incorporating Aboriginal narratives and culture
- A place of connection: social, cultural, heritage and ideological
- A centre for local convenience needs

What makes Precinct 2 so unique?

A unique and eclectic sense of curated new urban mixed-use amenity strengthening the modernist grid layout and complemented by the significant amount of adaptive reuse of existing buildings, and heritage situated in an urban environment of diverse spaces and places designed to increase innovation. hub, that draws people together around sports and recreation.

How does Precinct 2 relate to the guiding principles?



Welcoming, diverse and inclusive

Central core, with a variety of offerings keeping it activated day and night

Inclusion of aged care allowing for aging in place



An evolving and distinct sense of place

- Reflection and interpretation of the existing modernist grid
- Mixed use, vibrant heart of the Site and central meeting place



Towards a climate-positive and regenerative future

- Retention and refurbishment of existing buildings on Site
- Enhanced connections between urban environment and bushland



Opportunities to live, work, play and learn

- Social and entertainment offerings for the wider community
- Catalyst for innovation and creative industries



A well connected place

- Shared zones and a focus on public realm spaces
- Social, cultural, heritage and ideological connections



UTAS Sandy Bay Masterplan - Precinct 2



1:8000 | A3







 836 Dwellings	 18,400sqm Commercial/ education/ innovation	 91 Residential Aged Care Beds
 5,300sqm Retail/Food	 3,200sqm Health + Wellbeing	 Performing Arts, Theatres, Library, Makers Spaces, Community House

DESIGN RATIONALE:

1. Churchill Ave is transformed from a thoroughfare to a destination and place, with activated framing of uses to creating a true village center
2. Retention of key buildings in campus celebrating and incorporating original place quality and modernist grid
3. Key view lines from central campus to Derwent River are celebrated along key spatial axis
4. A network of connected spaces and public realm provided in compliment to surrounding built form density
5. Introduction of pedestrian oriented streets and spaces provide permeability transitioning from a campus into an urban realm
6. Clustering higher density residential uses leveraging connection to open space and views
7. Key elements of innovation hub are co-located at the heart of the precinct creating critical mass and activity
8. Embedding arts and culture at the heart of entire development creating unique identity and creating opportunity to enrich life in community
9. Embedding core retail uses to serve the community, ensuring sensitive integration in built fabric
10. Carparking is designed to ensure it is integrated and convenient but not visually dominant. Priority is given to pedestrian movement and experience.
11. Aged care is strategically positioned with close proximity to village centre and adjacent linear park/community gardens and with direct access for service vehicles
12. Strategic introduction of new built form height and density act as nodes to centre
13. Clarke Rd is stitched into the street network, connecting to Hutchins school, transforming from a campus ring road into a street
14. The Linear Park and green spine provides connection to the green blue link, offering visual amenity and green relief, as well as supporting management of overland flood mitigation/ flow issues and provision of openspace
15. Retain rifle range cottage repositioned from Precinct 1 to enable expansion of sports facilities to create shared community facility



Churchill Place is a central public realm plaza that creates a social and relaxed destination for community gathering, whilst creating a unique and activated place + interface for Churchill Ave.

Features

- Soft and hard landscaped public realm with activated edges
- Designed seating and surfaces
- Day + Night space with attractive lighting to celebrate location as forecourt to evening arts, performance, culture, food and beverage offerings
- Opportunity to embed Aboriginal narratives and ideas into space
- High quality design and civic precinct identity expressed
- A social heart, where people come, go, sit and socialise



Key Plan

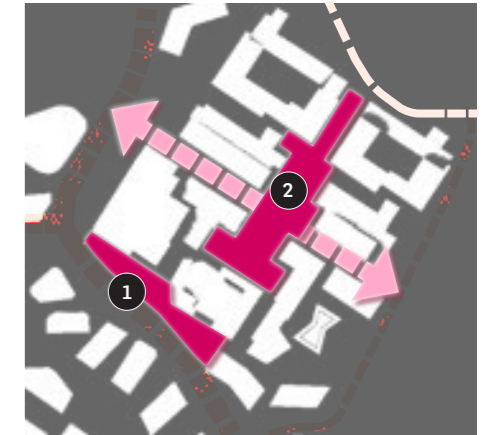


Image 70 Public Realm Character imagery

The Civic Terraces provide a series of terraces and courts, that connect the heart of the precinct through a grand central axis offering framed spaces and outlook, that celebrate both the integration of old and new.

Features

- Formal plaza spaces linking and providing connection through the heart of the precinct and celebrating the view to Derwent
- Spaces are framed by contemporary and heritage architecture giving a distinctly local experience of place
- Providing an array of open-space to support the surrounding colocation of amenities, residences and density.
- Opportunities for public art and sculpture
- Significant mature trees become a symbol of history over time



Key Plan

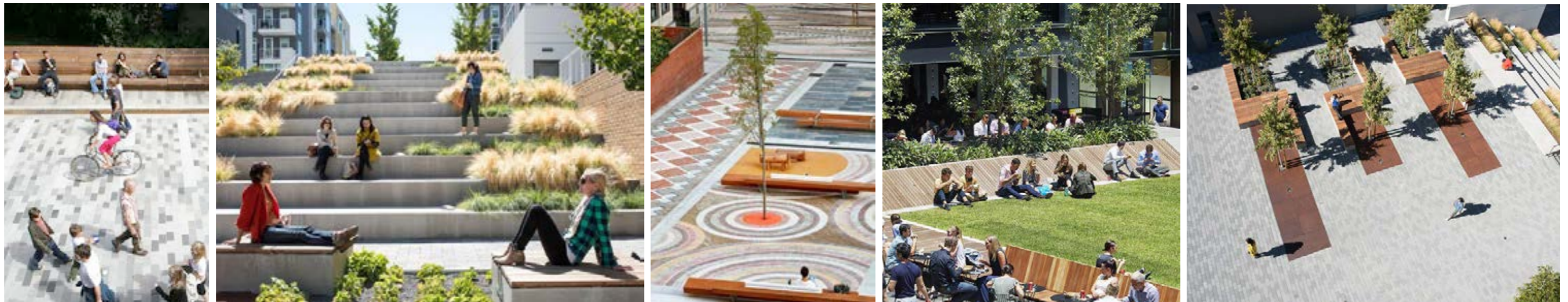


Image 71 Public Realm Character imagery

Circulation



1. Creation of a new urban grid to create a more permeable street network and celebrate the original modernist heritage Masterplan
2. Provision of a shared street with pedestrian priority, supporting pickup and dropoff
3. Provide central green urban thread that connects the built form to the landscape

CIRCULATION

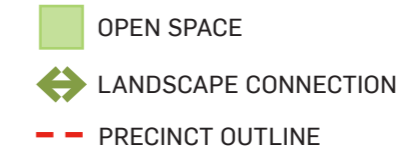


Open Space / Landscape

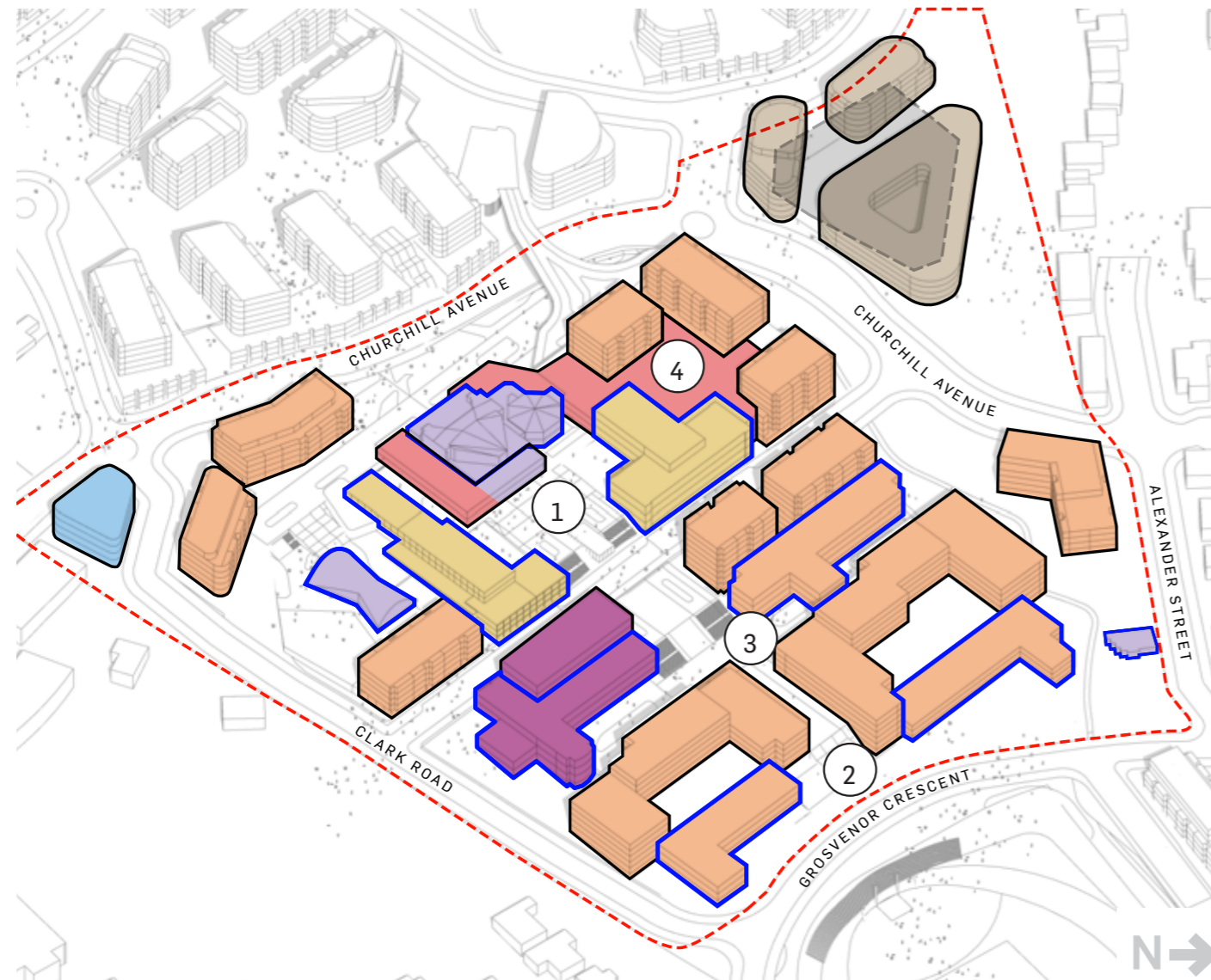


1. Interconnection of a network of urban plazas, civic squares and pocket parks along an 'urban thread' to provide dynamic and vibrant gathering spaces that enable a range of different programming
2. New landscaped streets created and existing internal streets 'humanised' to reduce the amount of on street parking and create streets that cater to a range of transport options

OPEN SPACE / LANDSCAPE



Built Form

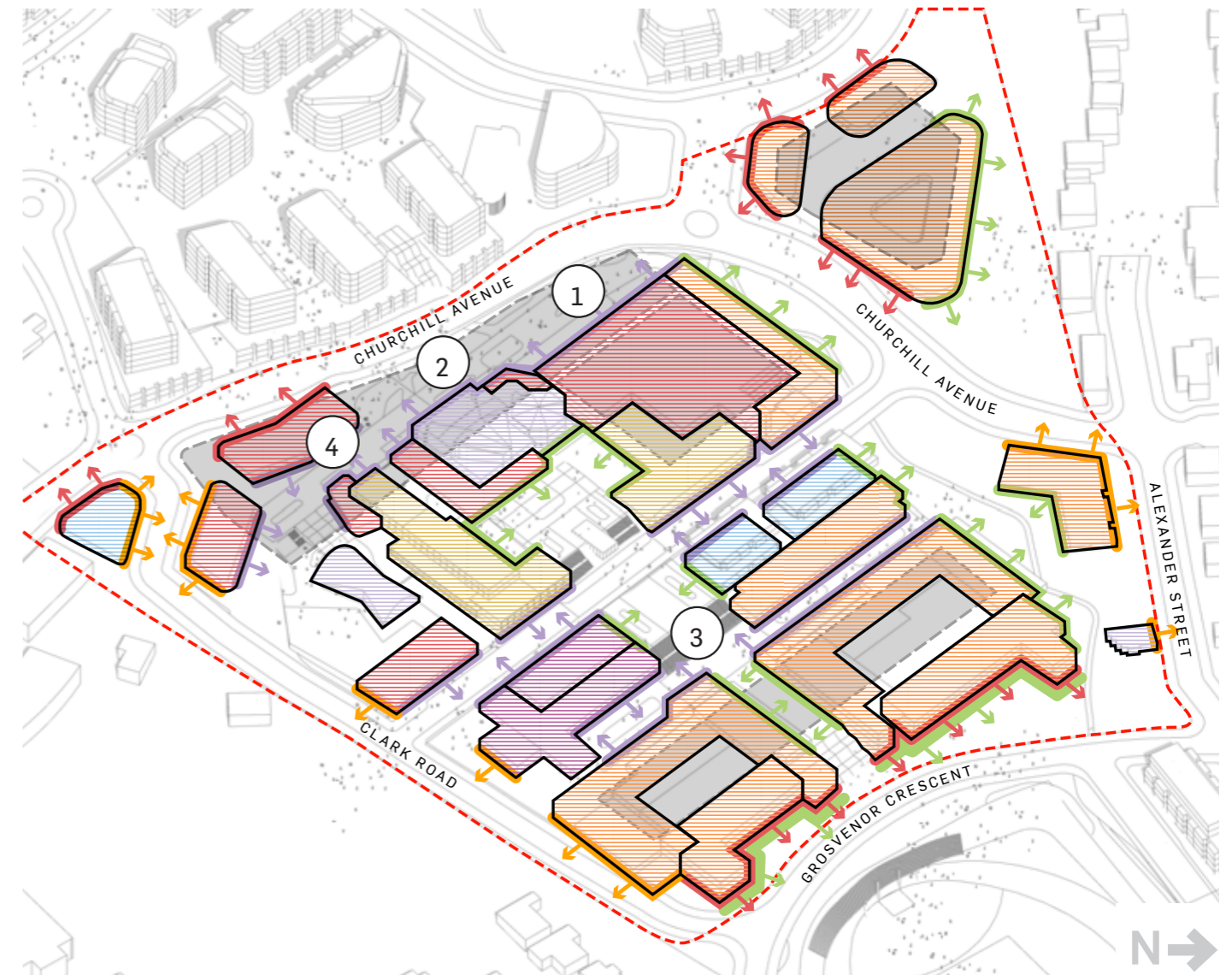


1. Create a social community heart around the Stanley Burbury Theatre, retail hub
2. Integrate and contrast heritage and character buildings with contemporary architecture and design
3. Celebrate the rationality of the modernist grid in the positioning of built form and open-space axis, using key built form to frame the central terraces
4. Create new mixed-use typologies of built form, integrating vertical residential communities through apartments/roof terraces

BUILT FORM

	OFFICE/COMMERCIAL (INNOVATION & CO-WORK HUBS)
	RESIDENTIAL
	RETAIL
	COMMUNITY
	HEALTH
	EDUCATION / MAKERS SPACE
	AGED CARE & RETIREMENT
	PRECINCT OUTLINE

Ground Floor Uses + Activation



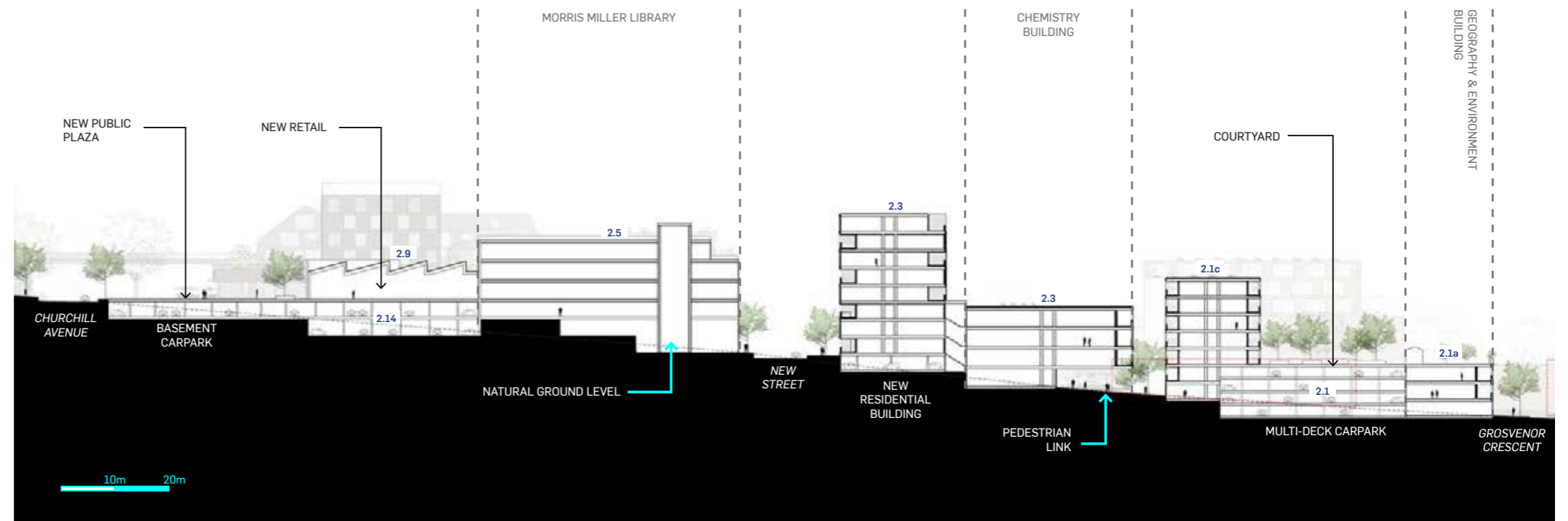
1. Provide new activated retail/commercial interfaces back to the public realm and plazas
2. Create a network of shared zone connections framed by the proposed uses
3. Integrate high quality public realm areas that have a strong landscape connection and outlook
4. Focus new retail/commercial/arts offerings on upper half of precinct two, (Churchill Avenue side) creating a civic centre and feeling of cultural and retail activity

USES & ACTIVATION

	OFFICE/COMMERCIAL		EDUCATION / MAKERS SPACE
	RESIDENTIAL		COMMUNITY
	RETAIL		HEALTH
	UNDERCROFT CARPARKING		
	LANDSCAPE CONNECTION		PRECINCT OUTLINE
	PRIMARY STREET CONNECTION		
	SECONDARY STREET CONNECTION		
	SHARED ZONE CONNECTION		

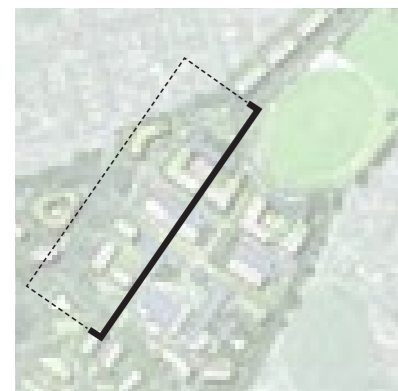
Precinct 2 focuses on how the new can complement and work around the existing buildings. The design is crafted around existing buildings to showcase significant features of the buildings and their facades and merge their modernist styles with contemporary additions.

Precinct 2 also utilises the Site's gradient to maintain views out across the Derwent River while centralising and consolidating the heights and densities in this Precinct into these locations that can accommodate the proposed building heights.



Precinct 2 - Section

Precinct 2 Section - Key Plan



--- EXISTING BUILDINGS

Landscape Strategy - Innovation + Civic Quarter



Design Statement

This precinct is a dynamic and inviting landscape with the blue green spine referencing the original Proctors and Rifle Range Creek as a linear parkland. The precinct is the cultural heart catering to a community of residents, workers and other visitors with landscape spaces that support daily life and enhance opportunities to engage with nature through provision of green space, play and interpretation.

- 1 Blue Green Spine**
 Providing a physical connection between all precincts and through the bushland reserve, the Spine performs vital water management, slowing and filtering water before it enters the River Derwent. This linear park will be developed to capture aboriginal values and perspectives.
- 2 Urban Thread**
 Designed as an articulated social corridor that connects each precinct, the Urban Thread consolidates circulation through the Site and encourages health and wellness. Key open spaces are positioned along the Thread, encouraging use and interaction between residents and visitors alike.
- 3 Aboriginal Land Bridge**
 Created with an Aboriginal design focus, the bridge will gently traverse the existing topographical change over Churchill Avenue.
- 4 Community Parkland Hub**
 As a cultivated and generous green space, it provides spaces for recreation, contemporary nature-based play, gathering and conversation.
- 5 Neighbourhood Park**
 The park provides an urban space, framed by residential built form, for relaxing on the lawn under the existing Eucalyptus pulchella trees that are to be retained.
- 6 Central Shared Street**
 The Central Street is conceived as a bustling mobility hub for active and public transport. A Mobility Hub Pavilion will provide key amenity associated with active transport, such as end of trip facilities and storage, whilst a nearby central bus stop will enable an easy shift between transit modes, collecting users of a proposed internal shuttle.
- 7 Cultural Core Hub**
 The Cultural Core Hub is the key public realm destination and cultural heart for the entire Site servicing surrounding built form such as the performing arts centre, theatre, incubator and innovation hub and library.
- 8 Churchill Ave Urban Village**
 A linear urban park that contributes valuable circulation between mixed use destinations and provides a civic interface with the new Churchill Ave streetscape.
- 9 Churchill Ave Streetscape**
 Humanising and slowing down Churchill Ave to include parallel parking, bike lanes, tree planting and generous pedestrian pavements with seating nodes facing onto new retail opportunities.
- 10 Green Roofs + Green Walls**
 Biophilic design is proposed with green roofs and internal planting connecting residents and workers with nature and improving health, wellness and productivity.

Figure 24 Landscape planting palette table - Precinct Two

Landscape Strategy - Planting Palette

Experimental Garden

A precinct to explore and test, challenge the normal understanding of landscape. Create surprise and delight with the plant palette and play with a mix of both native and exotic species and their use on the built forms and structures. The focus will be interesting, endangered, rare and beautiful.

Final species selection, including cultural uses, will be subject to input from Aboriginal working group.

Key - Landscape Value

- Canopy Tree
- Habitat Value
- Fire Resistant
- Feature Foliage/Flower
- WSUD
- Green Roofs/Walls Suitable
- Edible
- Cultural
- Threatened
- Unique (Plantings unique to precinct)

Botanic Name	Common Name	Origin	Canopy Tree	Habitat Value	Fire Resistant	Feature Foliage/Flower	WSUD	Green Roofs/Walls Suitable	Edible	Cultural	Threatened	Unique
Trees												
<i>Acer rubrum</i>	Red Maple	EXOTIC				●						
<i>Allocasuarina duncanii</i>	Duncan's She-oak	TAS						●			●	
<i>Brachychiton acerifolius</i>	Flame Bottle Tree	AUS	●			●						●
<i>Eucalyptus pulchella</i>	White Peppermint	TAS	●	●		●						
<i>Eucalyptus sideroxylon</i>	Iron Bark	AUS	●	●		●						
<i>Lagerstroemia indica</i>	Crepe Myrtle	EXOTIC				●						●
<i>Melaleuca ericifolia</i>	Swamp Paperbark	TAS		●								
<i>Nyssa sylvatica</i>	Tupelo	EXOTIC										●
<i>Tilia cordata</i>	Little Leaf Linden	EXOTIC	●									●
Shrubs, Grasses and Groundcovers												
<i>Arthropodium cirratum</i>	Renga Lily	EXOTIC				●						●
<i>Blechnum sps.</i>	Fern	TAS						●				
<i>Calamagrostis 'Karl Foerster'</i>	Feather Reed Grass	EXOTIC										
<i>Carex appressa</i>	Tall Sedge	TAS					●	●				
<i>Calocephalus citrens</i>	Lemon Beauty Heads	TAS									●	●
<i>Diplarrena moraea</i>	White Flag Iris	TAS				●						
<i>Dicksonia antarctica</i>	Tree Fern	TAS						●				
<i>Disphyma crassifolium</i>	Native Pig Face	TAS			●	●			●	●		
<i>Ficinia nodosa</i>	Knobby Club Rush	TAS		●			●	●				
<i>Juncus pallidus</i>	Common Tussock Grass	TAS					●					
<i>Pandorea pandorana</i>	Wonga Wonga Vine	TAS						●			●	
<i>Philodendron 'Xanadu'</i>	Xanadu	AUS						●				●
<i>Rosmarinus officinalis 'Prostratus'</i>	Prostrate Rosemary	EXOTIC				●			●			●
<i>Scleranthus biflorus</i>	Cushion Plant	TAS			●			●				●
<i>Sedum sps.</i>	Sedum Species	EXOTIC				●		●				●
<i>Stipa gigantea</i>	Giant Feather Grass	EXOTIC										
<i>Telopea truncata</i>	Waratah	TAS		●		●			●			●
<i>Trachelospermum jasminoides</i>	Star Jasmine	EXOTIC				●						
<i>Westringia fruticosa</i>	Coastal Rosemary	TAS		●		●		●				

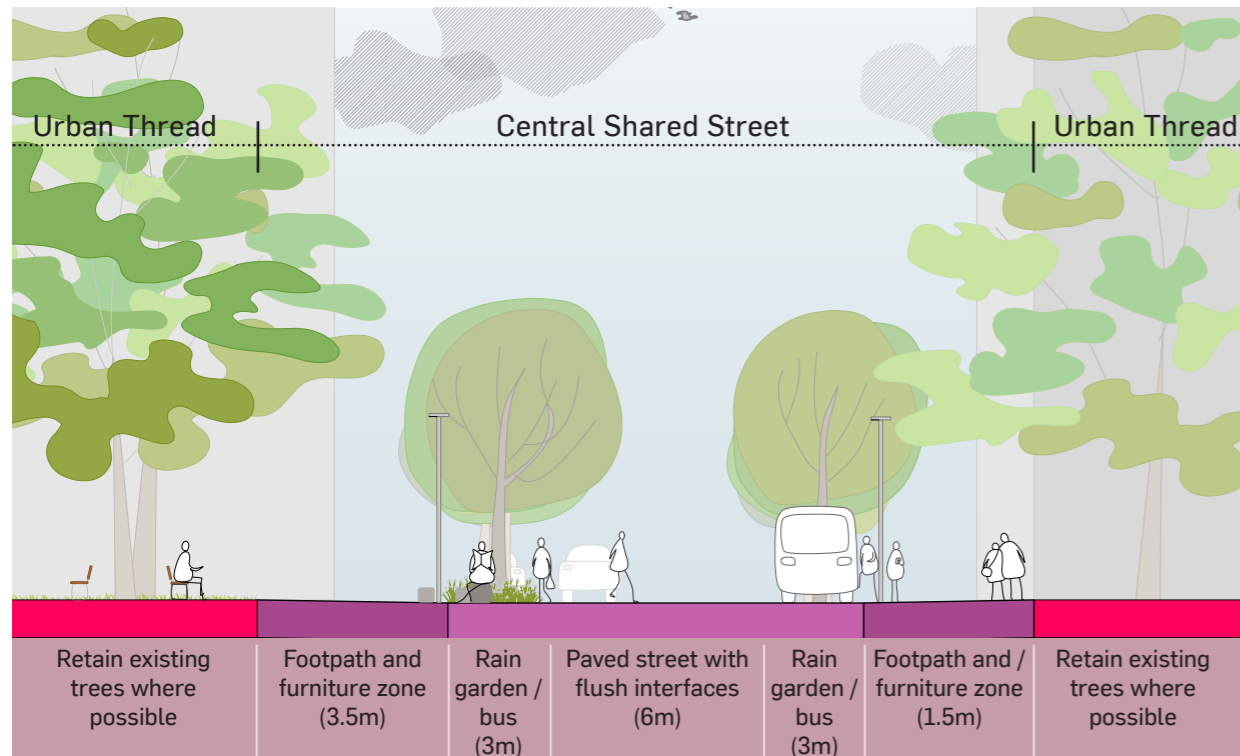
Image 72 Landscape character images



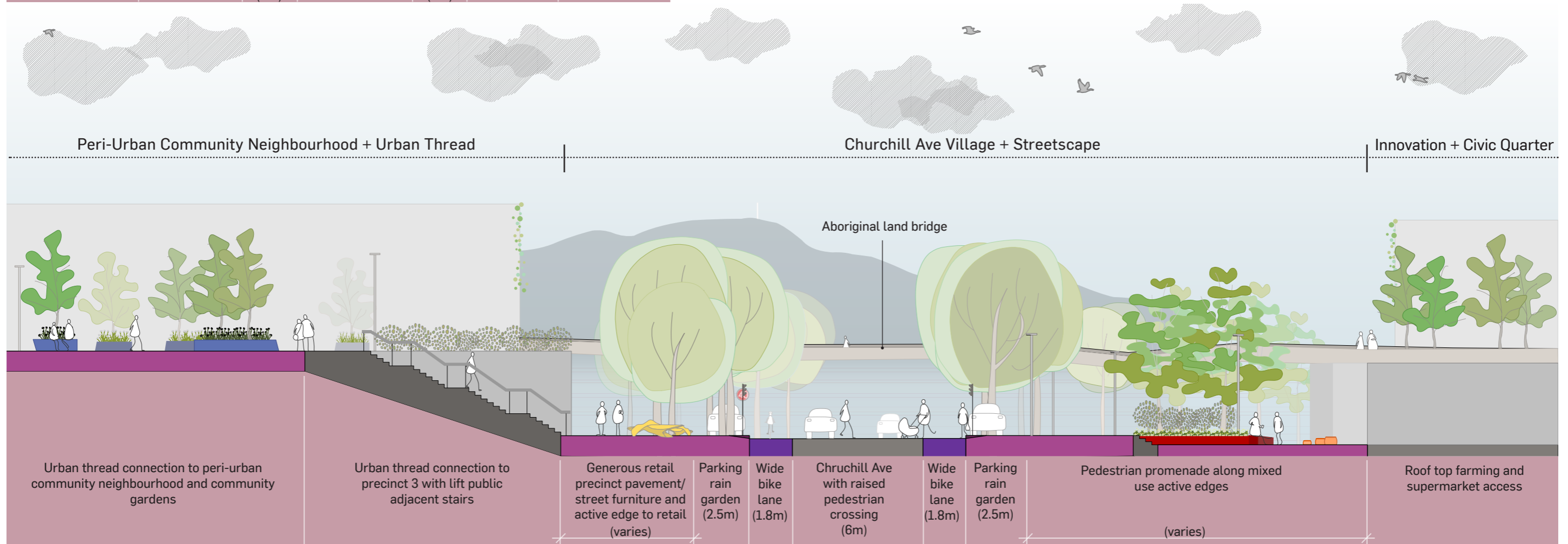
Landscape Strategy - Character Sections



1.



2.





Precinct 3

Peri-Urban Neighbourhood

A neighbourly community, strengthened by its close relationship with the surrounding natural bushland

Principles

- Shared responsibility to care for each other and the environment
- Authentic village life that celebrates the 'local'
- Co-creating a thriving neighbourhood
- Green living and direct connection to nature

What makes Precinct 3 so unique?

A community oriented neighbourhood with nature on its back-door-step. The elevated Site provides stunning outlooks over the Derwent River and Hobart CBD while providing a tranquil peri-urban neighbourhood set within an appealing bushland setting.

How does Precinct 3 relate to the guiding principles?



Welcoming, diverse and inclusive

Inclusion of community gardens and additional shared public amenity

Range of dwelling and residential offerings



An evolving and distinct sense of place

- Development that enhances and draws on existing views
- Residential focus within a bushland setting



Towards a climate-positive and regenerative future

- Focus on green living and connection to nature
- Peri-urban, sustainable lifestyle priority



Opportunities to live, work, play and learn

- Range of residential offerings in close proximity to precinct 2
- Integration of child care and retail spaces to compliment the residential focus



A well connected place

- Connections to existing road network and surrounding residential
- Integration with the Hill Street grocer and existing offerings



UTAS Sandy Bay Masterplan - Precinct 3



1:8000 | A3





933 Dwellings



400sqm Retail



1,500sqm Health + Wellbeing



900sqm Child care + Commercial

DESIGN RATIONALE:

1. A new interface to Churchill Ave is provided bringing residential uses to the street framing the place and activated on all edges
2. Using the existing Life Sciences building as a height datum precedent – highest density residential uses introduced within a 200m walkable radius within the village heart for best height strategy and advantage
3. Providing significant carparking to service the residential, with access from College Rd to reduce vehicular movement at TT Flynn St intersection with Churchill Avenue
4. TT Flynn St has improved safety for pedestrians and improves access/connections
5. Utilise existing defined streets and existing clearing/easement to extend, widen and enhance new street network up Mt Nelson
6. Aligned emergency vehicle and pedestrian access with bend on Nelson Road to ensure access to open space is maintained for neighbouring residents
7. Hill St Grocer is embedded in the precinct as a bookend to new retail heart, further enhancing their patronage
8. Medium density-built forms with parking integrated into undercroft transitions in height sensitively up the hillside
9. Low density detached homes are positioned on the upper slopes integrating into bushscape and topography to minimise visual impact



Townhouses/Single-lot residential



Apartments



Sustainable living



Green links

Circulation



1. Improvements to walkability along existing roads ensuring it is a safe and pedestrian focused precinct.
2. A strong connection between the Precinct 2 plaza and community garden to the north (within Precinct 3) will allow more community members to utilise the facilities

CIRCULATION

- EXISTING ROAD CONNECTION
- PRIMARY STREET
- SECONDARY STREET
- PEDESTRIAN PATHS
- CARPARK ACCESS
- PRECINCT OUTLINE

Open Space / Landscape



1. Green / landscape buffers between residential built form creates building separation and preserves / provides additional view lines
2. Rooftop terraces within apartment buildings provide additional semi-private open space for residents
3. Collection of smaller neighborhood parks and recreation spaces provide diversity in offerings for residents and the community

OPEN SPACE / LANDSCAPE

- NEW & EXISTING OPEN SPACE
- LANDSCAPE CONNECTION
- PRECINCT OUTLINE

Built Form



1. Residential focus, with a diverse range of offerings and typologies
2. A podium edge to Churchill Ave provides articulation and breaks up the street wall
3. Built form is used to frame the edges of pocket parks and provide passive surveillance
4. Where appropriate, underground parking has been implemented in order to keep it hidden from the street

BUILT FORM

- EXISTING
- RESIDENTIAL - APARTMENTS
- RESIDENTIAL - TOWNHOUSES
- RESIDENTIAL - SINGLE LOTS
- RETAIL / COMMERCIAL
- PRECINCT OUTLINE

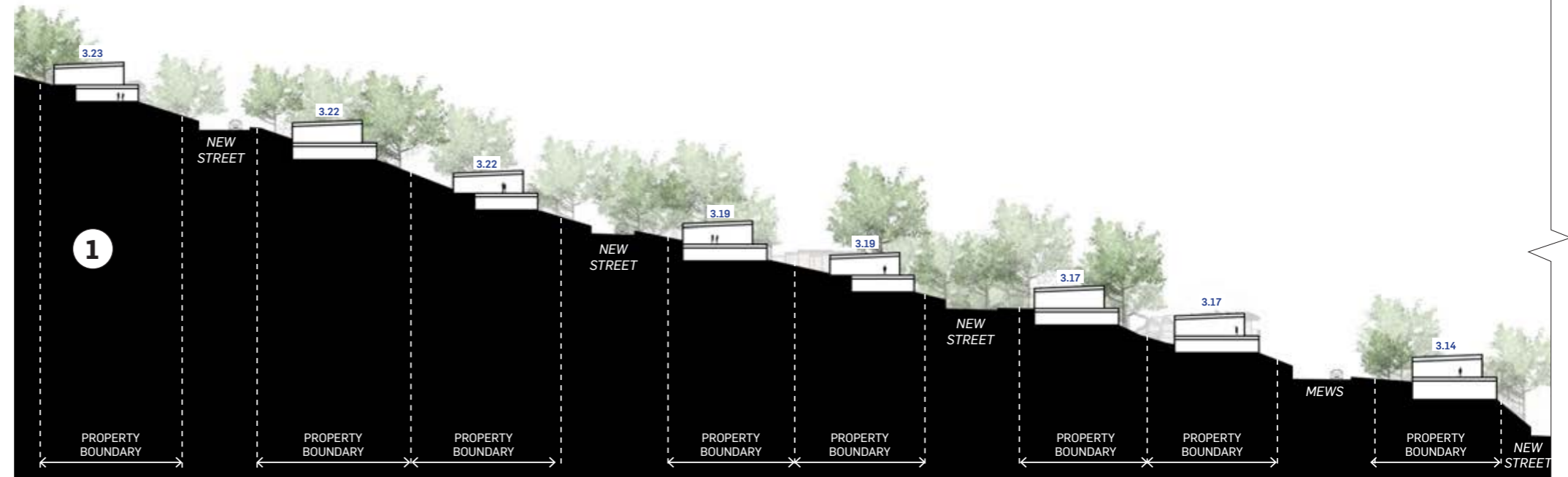
Uses + Activation



1. This precinct has less activated edges and a lower mix of uses due to the residential focus
2. Most residential typologies have direct access to open spaces, public shared zones and landscapes
3. Where possible dwellings have a primary frontage that interfaces with adjacent residential uses, with secondary frontages to open space and passive zones

USES & ACTIVATION

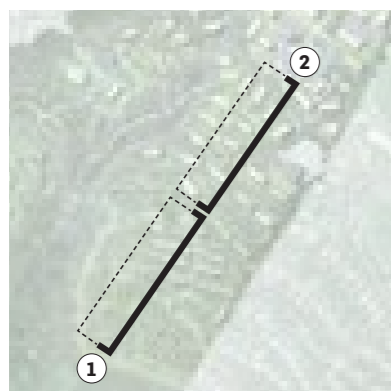
- EXISTING
- RESIDENTIAL
- RESIDENTIAL
- RETAIL / COMMERCIAL @ STREET LEVEL
- CARPARKING
- LANDSCAPE CONNECTION
- PRIMARY STREET CONNECTION
- SECONDARY STREET CONNECTION
- MEWS CONNECTION
- PRECINCT OUTLINE



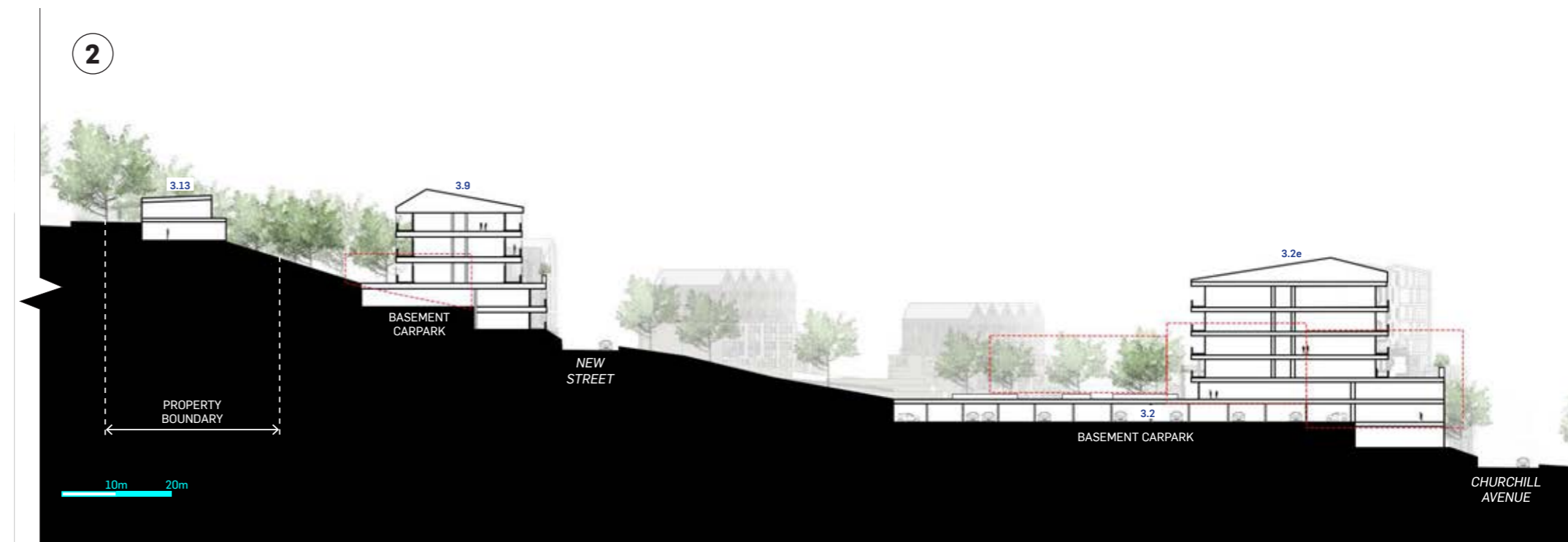
Precinct 3 - Section 1

Precinct 3 works with the Site's slope at this point by maximising views out towards Sandy Bay and the surrounding Bushland Reserve, as well as nestling residential dwellings into the existing topography. The steeper the gradient becomes, the lower the building heights to ensure a sensitive relationship to the surrounding bushland context.

Precinct 3 Sections - Key Plan



--- EXISTING BUILDINGS



Precinct 3 - Section 2

Landscape Strategy - A Peri-Urban Neighbourhood



Design Statement

The network of landscape spaces in the Community Core provide local and neighbourhood amenity to the extended residential landscape adjacent Nelson Road. Spaces for play, gathering and relaxation are nestled into the topography, and provide mechanisms to move through and beyond the precinct, with trails into the Bushland Reserve and surrounding established communities.

- 1 Blue Green Spine**
 Providing a physical connection between all precincts and through the bushland reserve, the Spine performs vital water management, slowing and filtering water before it enters the Derwent River. The linear park will be developed to capture aboriginal values and perspectives.
- 2 Urban Thread**
 Designed as an articulated social corridor that connects each precinct, the Urban Thread consolidates circulation through the Site and encourages health and wellness. Key open spaces are positioned along the Thread, encouraging use and interaction between residents and visitors alike.
- 3 Community Gardens**
 A beautiful and productive edible landscape set in the framework of an orchard landscape promoting healthy and sustainable living, and encouraging engagement between residents and visitors.
- 4 Bush Bridge Connection**
 The bush bridge connection creates a new pedestrian crossing point above the Valley Landscape and making the path network more inclusive.
- 5 Community Park**
 Sitting on the edge of the existing bushland reserve, a small nature based playground and track head to a high quality fitness loop and a series of trails that take you up to Mt Nelson Road and beyond.
- 6 Fitness Loop**
 Integrated into the edge of the existing Bushland Reserve is a high quality fitness loop with training stations for active recreation promoting health and wellbeing.
- 7 Neighbourhood Parks**
 Intimate open spaces with seating areas nestled in the landscape for rest and reflection.
- 8 Bushland edge**
 A managed planted buffer contributes to existing vegetation communities and ecology of the Bushland Reserve beyond.
- 9 Residential Gardens**
 Seasonal residential gardens design for health and wellbeing while encouraging bio diversity
- 10 Native Gardens**
 The residential landscapes are intended as a visual continuum of the surrounding landscape, with a planting design and materiality that whispers of the broader Australian landscape while retaining existing tree clusters where possible and a managed understory.

Figure 25 Landscape planting palette table - Precinct Three

Landscape Strategy - Planting Palette

Healing & Wellbeing Garden

Plants that provide a feeling of soothing and calm and the combination of plants for texture, pattern and sound to help evoke these feelings. The use of healing and medicinal plants both native and exotic to be explored with the help of First Nations horticulturalists. Edible landscapes used.

Final species selection, including cultural uses, will be subject to input from Aboriginal working group.

Key - Landscape Value



- Canopy Tree
- Habitat Value
- Fire Resistant
- Feature Foliage/Flower
- WSUD
- Green Roofs/Walls Suitable
- Edible
- Cultural
- Threatened
- Unique (Plantings unique to precinct)

Botanic Name	Common Name	Origin										
Trees												
<i>Allocasuarina littoralis</i>	Black She-oak	TAS		●				●		●		
<i>Acacia melanoxylon</i>	Blackwood	TAS			●	●						
<i>Banksia marginata</i>	Coastal Banksia	TAS		●	●	●			●	●		
<i>Citrus limon</i> 'Meyer Lemon'	Meyer Lemon	AUS						●	●			●
<i>Malus domestica</i> 'Royal Gala'	Royal Gala Apple	AUS							●			●
<i>Cyathea cooperi</i>	Australian Tree Fern	AUS			●							●
<i>Eucalyptus gunnii</i>	Spinning Gum	TAS		●								●
<i>Eucalyptus pulchella</i>	White Peppermint	TAS	●	●		●						
<i>Eucalyptus viminalis</i>	White Gum	TAS	●	●		●						
<i>Hymenosporum flavum</i>	Native Frangipani	AUS		●		●						
<i>Pyrus communis</i> 'Packham's Triumph'	Packham's Triumph Pear	AUS				●			●			●
<i>Xanthorrhoea australis</i>	Australian Grass Tree	AUS						●		●		●
Shrubs, Grasses and Groundcovers												
<i>Allocasuarina glauca</i> 'cousin it'	Cousin It	AUS						●				
<i>Anigozanthos</i> spp.	Kangaroo Paw	AUS			●	●	●					
<i>Atriplex cinerea</i>	Coast Salt Bush	TAS			●	●			●	●		●
<i>Blechnum nudum</i>	Fishbone Water Fern	AUS						●				
<i>Carpobrotus rossii</i>	Pig Face	TAS			●	●		●	●	●		
<i>Correa reflexa</i>	Common Correa	TAS		●	●	●						
<i>Hardenbergia violaceae</i>	Happy Wanderer	AUS						●				
<i>Poa labillardieri</i>	Common Tussock Grass	TAS		●				●				
<i>Pycnosorus globosus</i>	Billy Buttons	TAS				●		●				
<i>Rosmarinus officinalis</i> 'Prostratus'	Prostrate Rosemary	EXOTIC						●	●			
<i>Tasmania lanceolata</i>	Native Pepper	TAS		●				●	●	●		
<i>Tetragonia tetragonioides</i>	Warrigal Greens	AUS						●	●	●		●
<i>Themeda triandra</i>	Kangaroo Grass	AUS		●				●	●	●		
<i>Thymus serpyllum</i> 'Albus'	Creeping Tyme	EXOTIC						●	●			●
<i>Viola hederacea</i>	Native Violet	TAS			●	●		●				

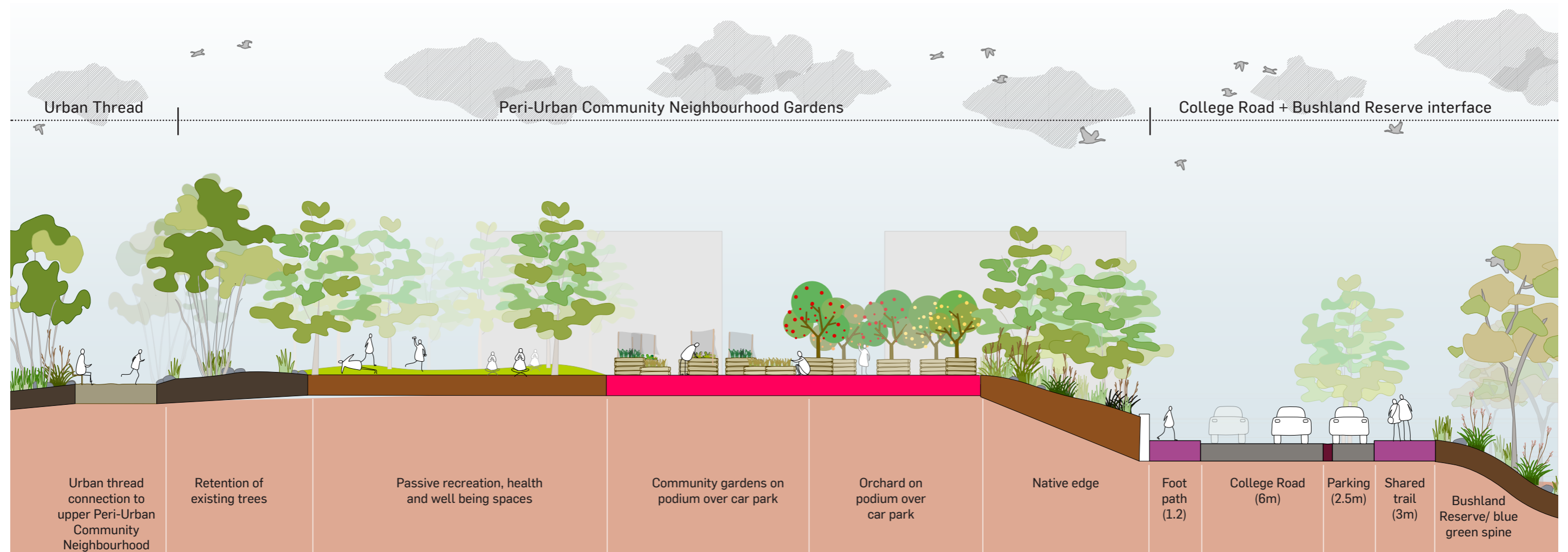
Image 73 Landscape character images



Landscape Strategy - Character Sections

1:200 | A3

1.





Precinct 4

The Learning Precinct

The community and learning heart of Sandy Bay, providing opportunities for all to share, grow and connect.




Principles

- Learning and growing together
- Supportive and enriching
- Facilitating sharing and exchange
- An inclusive, playful and welcoming community

What makes Precinct 4 so unique?

Utilising the significant existing built form of the Old Commerce building to create a new primary or secondary school that provides shared use facilities for the surrounding community, whilst integrating a multi-generational living community centred around gardens and commons.

How does Precinct 4 relate to the guiding principles?

				
Welcoming, diverse and inclusive	An evolving and distinct sense of place	Towards a climate-positive and regenerative future	Opportunities to live, work, play and learn	A well connected place
<ul style="list-style-type: none"> • Range of shared spaces for the wider community to use • Opportunities for multi-generational living 	<ul style="list-style-type: none"> • Building on the existing education focus • Reflection and connection to the bushland and protected habitat 	<ul style="list-style-type: none"> • Integrated offerings within existing buildings • Connections to bushland and existing open space 	<ul style="list-style-type: none"> • New educational facilities • Retention of existing student housing 	<ul style="list-style-type: none"> • Sensitive to the surrounding development • Continuation of the urban thread from Precincts 1 and 2



UTAS Sandy Bay Masterplan - Precinct 4



1:8000 | A3





DESIGN RATIONALE:

1. Residential neighbourhoods are introduced alongside existing student accommodation to create more inclusive and diverse community
2. Areas of open space and vegetation are provided to create sensitivity to neighbouring boundaries
3. Integration of a school that has access off French St utilising an existing building that is a similar adaption of its current use. Strategically positioned as a small format school with intention to be able to leverage and use amenity associated with adjacent sports, innovation precinct
4. Open space associated with the school is positioned to be shared with community after hours and provide further amenity adjacent to student housing
5. Existing significant trees to be maintained and form heart of small woodland pocket park framed by the varying housing typologies
6. The Masterplan of Precinct 4 is intentionally relaxed in its spatial organisation, fitting organically into the surrounding landscape



305
Dwellings
(Excluding existing student housing).



School



Community
Gardens +
Commons



Learning Hubs



Sustainable timber construction

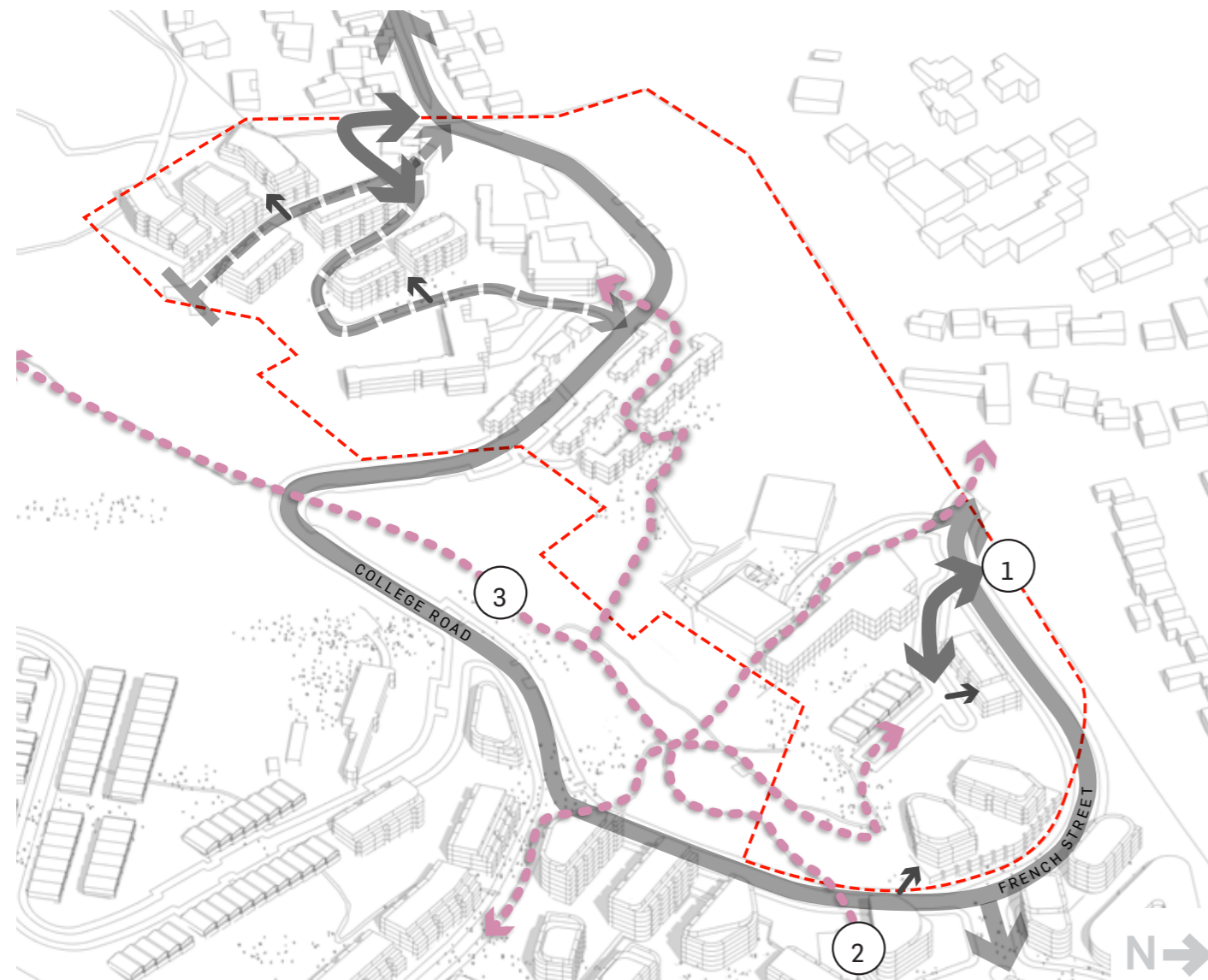


School



Student living

Circulation



1. Link into existing roads and loop movement back into the surrounding neighbourhood
2. Continuation of the urban thread down from Precinct 1 and 2 into Precinct 4
3. A series of trails linking the redevelopment of the precinct in with the ecological corridor

CIRCULATION

- EXISTING ROAD CONNECTION
- PRIMARY STREET
- SECONDARY STREET
- PEDESTRIAN PATHS
- CARPARK ACCESS
- PRECINCT OUTLINE

Open Space / Landscape

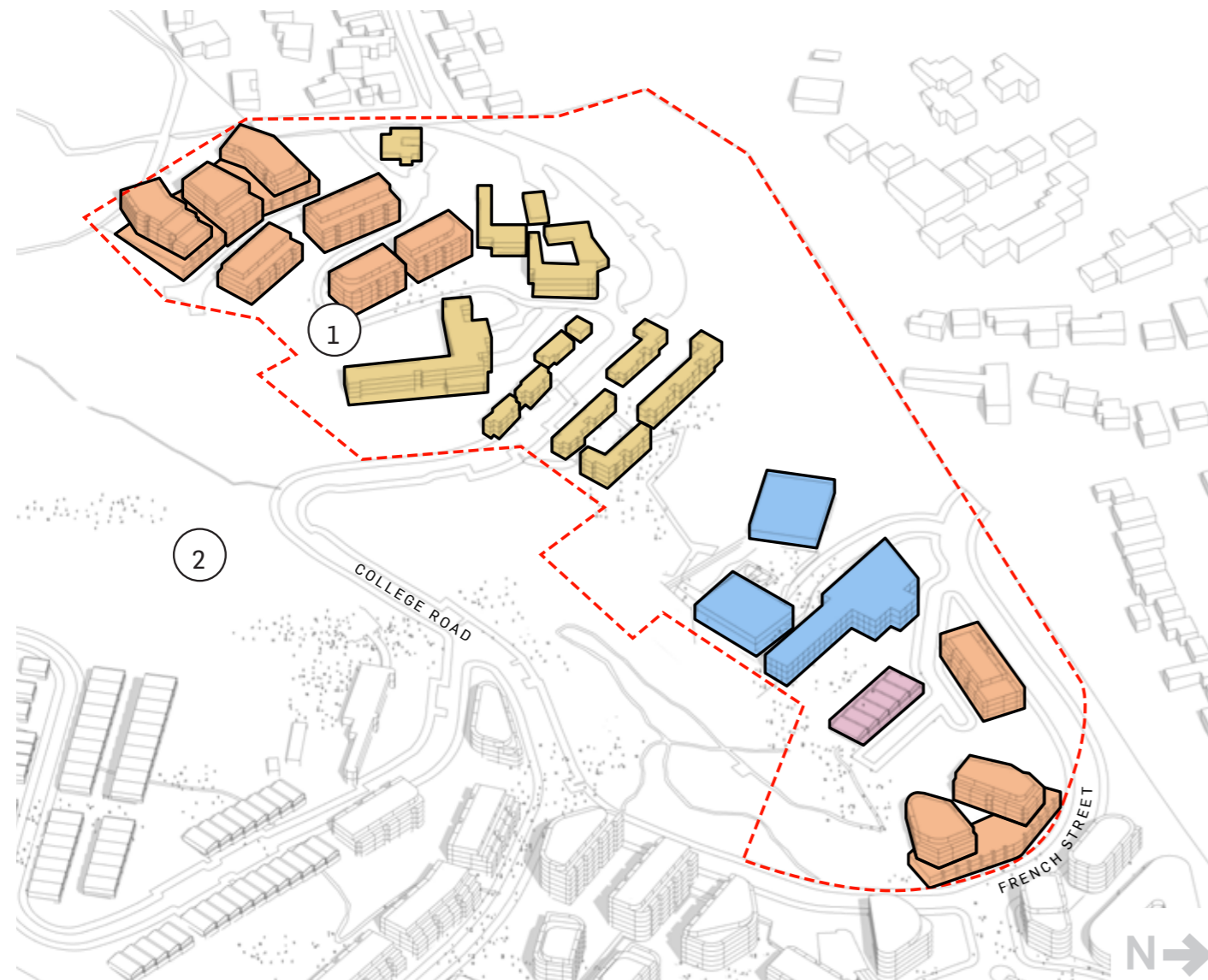


1. Maintain ecological corridor and connect it back to the precinct in order to encourage more users to explore the natural environment
2. Addition of new open spaces for use by both the school and the wider community

OPEN SPACE / LANDSCAPE

- NEW & EXISTING OPEN SPACE
- SCHOOL OPEN SPACE
- LANDSCAPE CONNECTION
- CREEK
- PRECINCT OUTLINE

Built Form

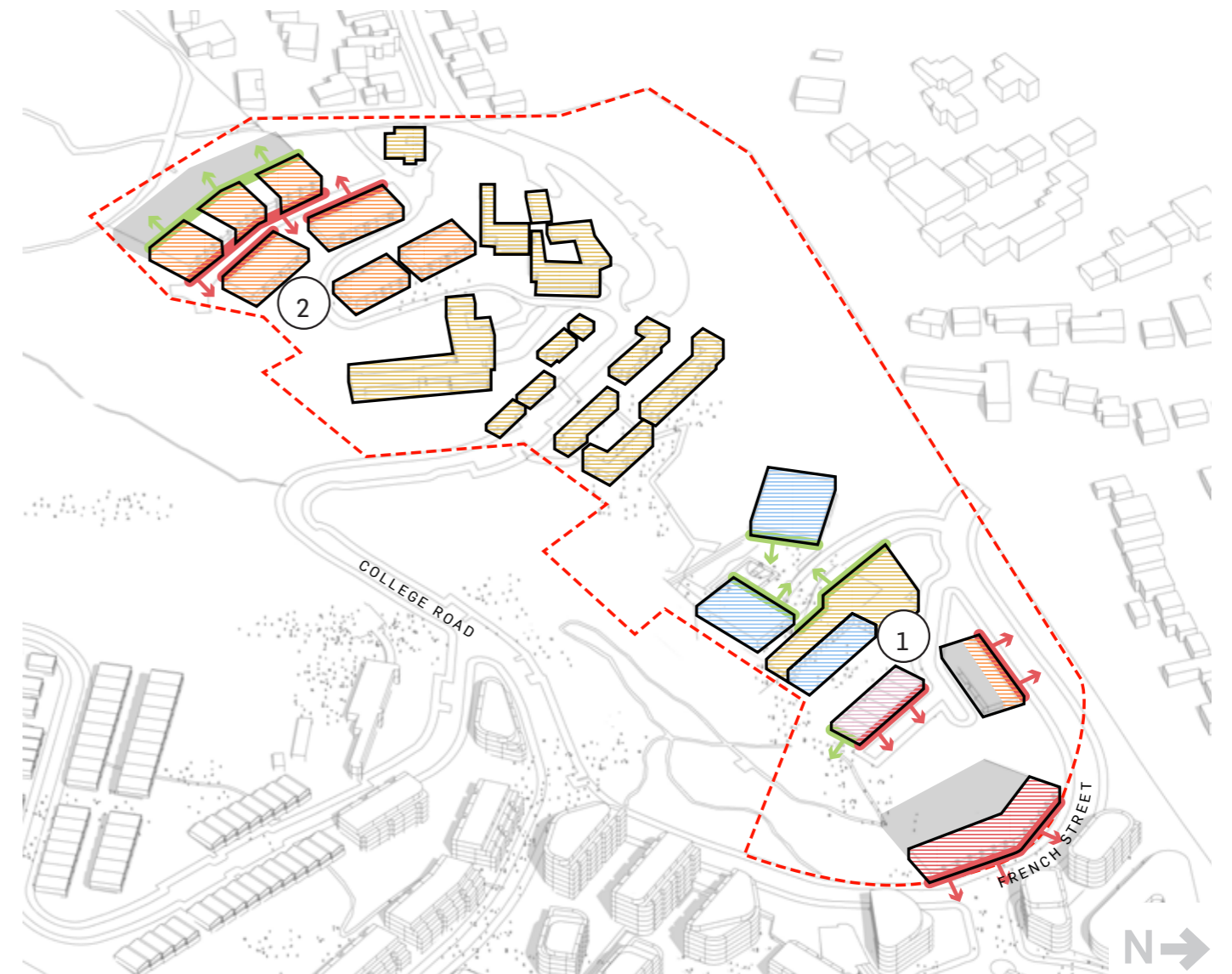


1. Low-rise built form to blend in with the existing community and surrounding context
2. This prevents the new architecture from detracting away from the adjacent bushland and walking trails

BUILT FORM

- EXISTING
- RESIDENTIAL - APARTMENTS
- RESIDENTIAL - TOWNHOUSES
- EDUCATION BUILDINGS
- RETAIL / COMMERCIAL
- PRECINCT OUTLINE

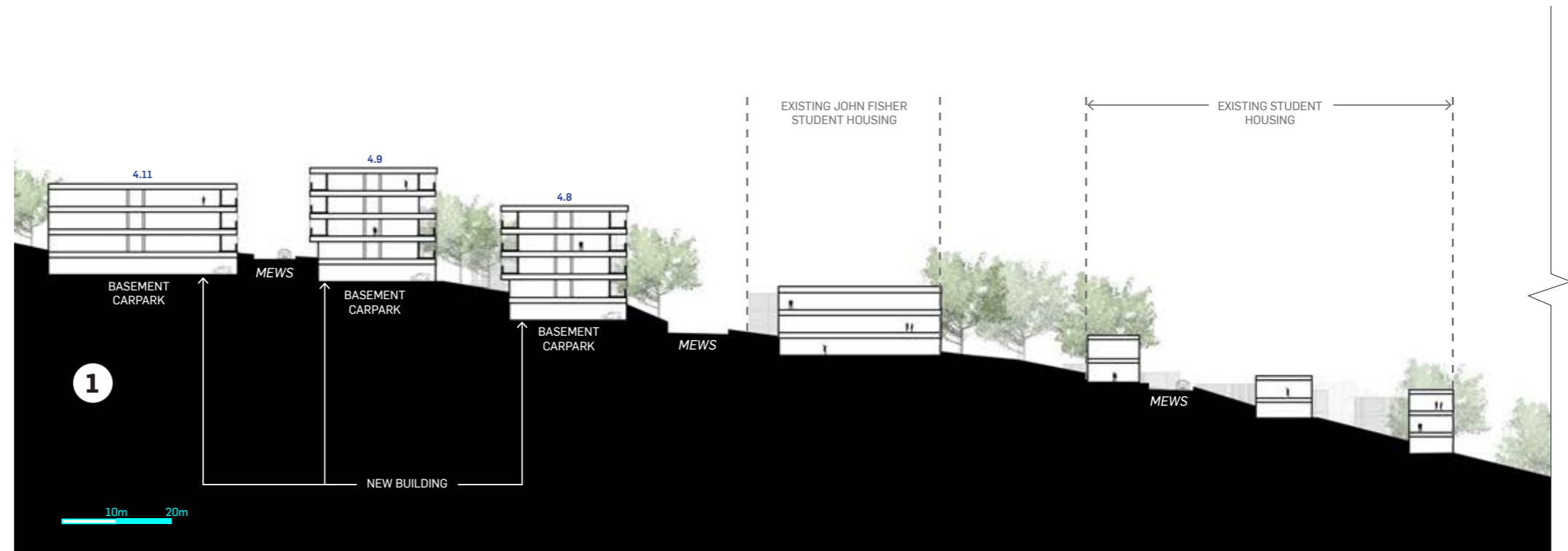
Uses + Activation



1. A range of different and diverse community uses scattered through the Precinct
2. Lower levels of activation within precinct 4 due to the 'hamlet' nature of the development

USES & ACTIVATION

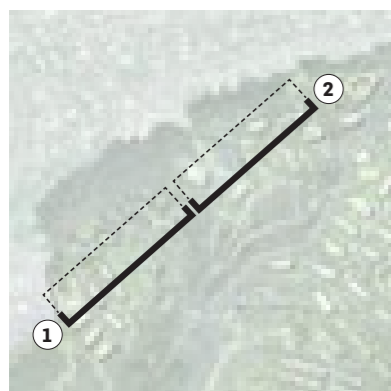
- EXISTING
- RESIDENTIAL
- RESIDENTIAL
- RETAIL / COMMERCIAL @ STREET LEVEL
- EDUCATION BUILDINGS
- CARPARKING
- LANDSCAPE CONNECTION
- PRIMARY STREET CONNECTION
- SECONDARY STREET CONNECTION
- PRECINCT OUTLINE



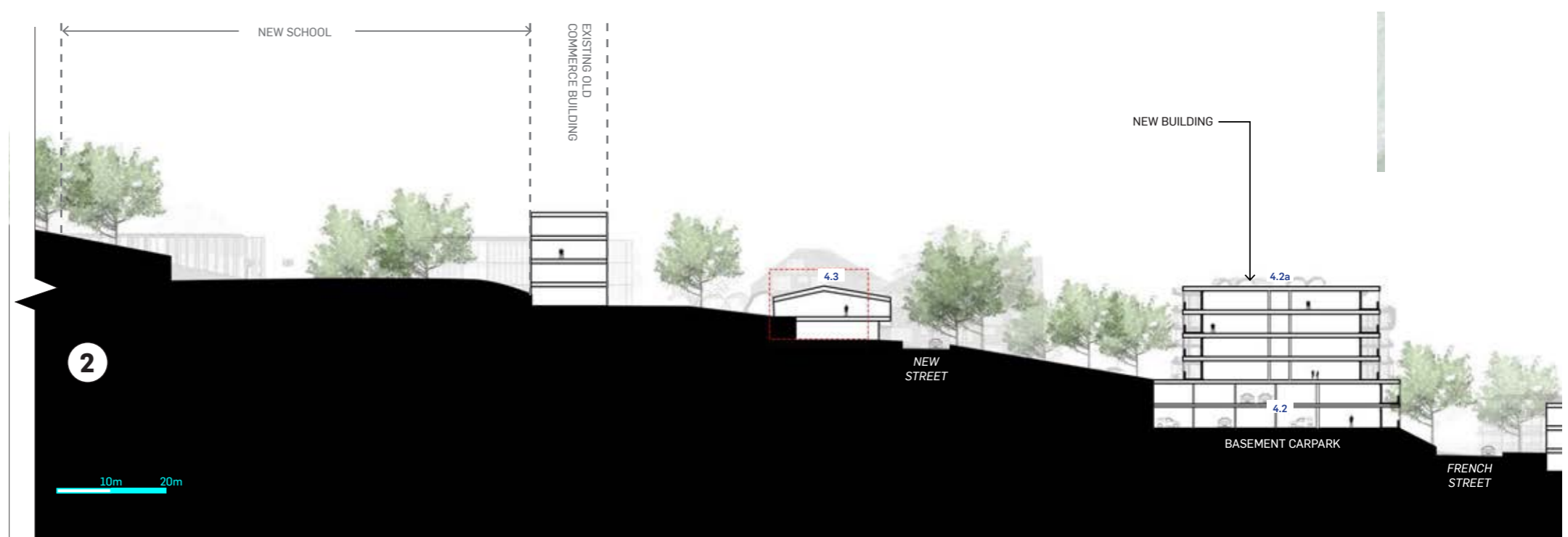
Precinct 4 - Section 1

Precinct 4 intends to create an intimate and nurturing community around the existing buildings present in this area through its low level building forms, as well as generating positive interactions with the surrounding ecological corridors and trees. Due to their position on the slope, these low-rise buildings make the most of the views beyond.

Precinct 4 Sections - Key Plan



--- EXISTING BUILDINGS



Precinct 4 - Section 2

Landscape Strategy - The learning precinct



Design Statement

Nestled amongst existing established vegetation, this precinct provides an engaging platform for learning beyond the classroom. The landscape, designed as an educational experience within itself, offers opportunities for collaboration and beneficial partnerships between educational bodies and industry.

1 Blue Green Spine

Providing a physical connection between all precincts and through the bushland reserve, the Spine performs vital water management, slowing and filtering water before it enters the River Derwent. The linear park will be developed to capture Aboriginal values and perspectives.

2 Urban Thread

Designed as an articulated social corridor that connects each precinct, the Urban Thread consolidates circulation through the Site and encourages health and wellness. Key open spaces are positioned along the Thread, encouraging use and interaction between residents and visitors alike.

3 Community Heart + Open Space

Outdoor recreation opportunities are provided at the heart of the precinct, with flexible open space for informal, passive recreations or planned gatherings and education opportunities, encouraging students to move out of the classroom and into the landscape.

4 Learning Community Social Nodes

A series of social nodes are proposed throughout the precinct, encouraging interaction between students and engagement with their landscape. The scale of nodes is intended to respond to their landscape setting and surrounding built form function.

5 Bush Bridge Connection

The Bush Bridge Connection creates a new pedestrian crossing point above the Valley Landscape and making the path network more inclusive.

6 Educational Garden Terraces

Immersive landscapes nestled into the Site's topography, the terraces will provide a variety of learning and recreational spaces surrounded by nature's rhythms and processes.

7 Thomas Crawford Trail

An existing nature trail for everybody, the Thomas Crawford Trail will be retained and upgraded as required.

8 Native Gardens

The residential landscapes are intended as a visual continuum of the surrounding landscape, with a planting design and materiality that whispers of the broader Australian landscape while retaining existing tree clusters where possible and a managed understory.

9 Woodland Park

Open grass with seating areas in an existing woodland setting for rest and reflection.

10 Neighbourhood Park

Intimate open spaces with seating areas nestled in the landscape for rest and reflection.

Figure 26 Landscape planting palette table - Precinct Four

Landscape Strategy - Planting Palette

Forest Community

Seeking to embed visitors within a native landscape which connects to the surrounding vegetation through an apron of hardy, shrubs and groundcovers which bleed out to soften the built form. It envisioned that students and the broader community alike learn and foster a desire for environmental protection by being involved in one of a number of landscape/horticulture programs housed on Site, including a large kitchen garden.

Final species selection, including cultural uses, will be subject to input from Aboriginal working group.

Key - Landscape Value



- Canopy Tree
- Habitat Value
- Fire Resistant
- Feature Foliage/Flower
- WSUD
- Green Roofs/Walls Suitable
- Edible
- Cultural
- Threatened
- Unique (Plantings unique to precinct)

Botanic Name	Common Name	Origin										
Trees												
<i>Allocasuarina littoralis</i>	Black She-oak	TAS		●				●				
<i>Acacia melanoxylon</i>	Blackwood	TAS			●	●						
<i>Backhousia citriodora</i>	Lemon Myrtle	AUS				●						●
<i>Banksia marginata</i>	Coastal Banksia	TAS		●	●	●		●	●	●		
<i>Callistemon pallidus</i>	Lemon Scented Bottle Brush	TAS		●		●			●	●		●
<i>Eucalyptus globulus</i>	Blue Gum	TAS	●	●		●						
<i>Eucalyptus ovata</i>	Black Gum	TAS	●	●		●						
<i>Eucalyptus pulchella</i>	White Peppermint	TAS	●	●		●						
<i>Eucalyptus viminalis</i>	White Gum	TAS	●	●		●						
<i>Hymenosporum flavum</i>	Native Frangipani	AUS		●		●						
<i>Melaleuca ericifolia</i>	Swamp Paperbark	TAS				●						
Shrubs, Grasses and Groundcovers												
<i>Atriplex nummularia</i>	Old Man Saltbush	TAS			●							●
<i>Austrostipa stipoides</i>	Coastal Spear Grass	TAS		●				●				
<i>Carex appressa</i>	Tall Sedge	TAS					●	●				
<i>Correa reflexa</i>	Common Correa	TAS		●	●	●		●				
<i>Dianella tasmanica</i>	Tasman Flax Lily	TAS			●	●		●	●	●		
<i>Diplarrena moraea</i>	White Flag Iris	TAS				●		●				
<i>Disphyma crassifolium</i>	Native Pig Face	TAS			●	●		●	●	●		
<i>Ficinia nodosa</i>	Knobby Club Rush	TAS					●	●				
<i>Juncus pallidus</i>	Common Tussock Grass	TAS					●					
<i>Kunzea ambigua 'Prostrate'</i>	Sweet Prostrate Kunzea	TAS		●		●		●	●	●		●
<i>Lomandra longifolia</i>	Spiny-head Mat Rush	TAS						●		●		
<i>Myoporum parvifolium purpurea</i>	Purple Creeping Boobialla	TAS				●		●				
<i>Poa labillardieri</i>	Common Tussock Grass	TAS		●				●				
<i>Pycnosorus globosus</i>	Billy Buttons	TAS										
<i>Themeda triandra</i>	Kangaroo Grass	AUS		●				●	●	●		
<i>Westringia angustifolia</i>	Coastal Rosemary	TAS				●		●			●	●

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