

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 2 of 6 - Go to [Building our Hobart University presence since 2007](#) for more.

Background Reports



Site assessments, strategies and technical background reports have informed the development of the Masterplan design.

This input and advice has supported the design exploration and development of the Masterplan to ensure the strategic framework - from economics, planning, sustainability and transport - is well-considered and tested, together with technical inputs of engineering (civil and structural), services and infrastructure, building assessment, heritage and conservation, and ecology informing the Masterplan.

The following pages summarise the key strategic reports, and how they have guided the Masterplan design.

Key Strategic Reports



Market Assessment Report
Deep End Services

The market assessment examines the economic context of Sandy Bay within Hobart, and outlines the projected future demand for different types of development at this Site.



Natural Values Report
North Barker

This report examines the overarching ecological constraints to the Site, including Swift Parrot Habitat areas, vegetation communities and bushfire clearance areas required in response to the Masterplan.



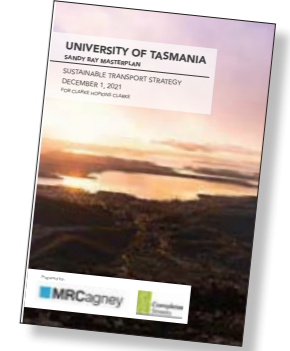
Sustainability Strategy
Cundall

The sustainability strategy sets out suggested initiatives for the sustainable development of the Masterplan, arranged under principles in priority order.



Conservation Management Plan
Paul Davies Architect

An analysis of the history, features and buildings of the Site to understand their heritage value and how these heritage values may inform the development of the Masterplan.



Sustainable Transport Report
Complete Streets

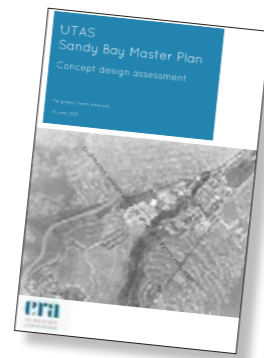
To establish a transport strategy to guide proposed movement and transit across the Site, including public and active transport as well as other modes of transport.

Key Technical Reports



Environmental/Geotechnical Report
GES Environmental

The Environmental/Geotechnical report assesses the geotechnical, environmental and contamination conditions of the existing Site.



Planning Assessment Report
ERA Planning & Environment

The planning assessment evaluates the Masterplan with a focus on the implications to a future PSA.



Civil Engineering Assessment
GHD Civil

A review of the existing stormwater, sewer and water infrastructure to determine how these existing services may impact the development of the Masterplan.



Services Report
Engineering Solutions Tasmania (EST)

A summary of existing services infrastructure; particularly electrical, sewer and water infrastructure.



Structural Engineering Assessment
GHD Structural

A high-level structural investigation of selected buildings to provide a record of identified constraints related to the structural form and condition of 18 existing nominated buildings at the Site.

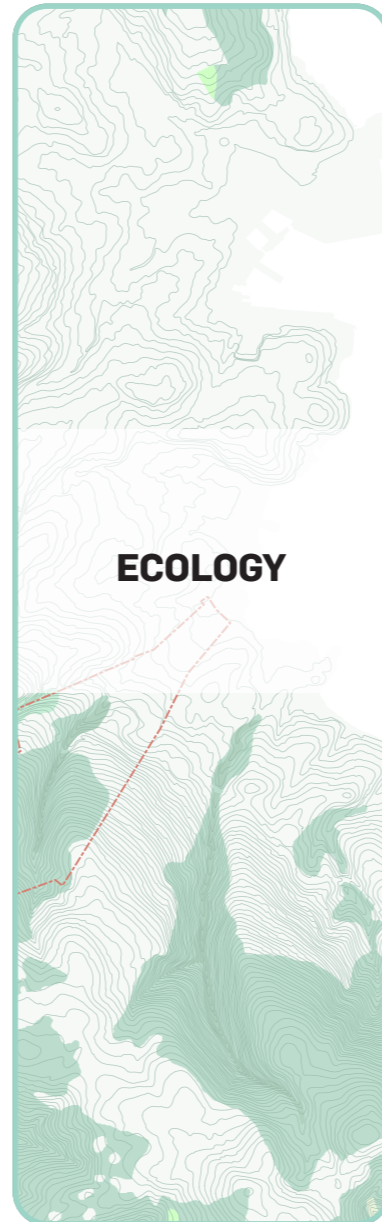


Building Compliance Review
Pudding Lane Building Surveyors

A high-level compliance review of 12 buildings targeted for repurposing under the Stage 2 Masterplan scheme, determining their suitability for repurposing.

Preparing a Masterplan with the significance of scale and opportunity of this site requires a range of strategic considerations and inputs to inform the design and planning, ensuring it is well aligned with the future of Hobart City, and the demands of the area.

The design of the Masterplan has been underpinned by strategic planning advice from ERA Planning and Environment. This advice has centred around the planning and design resolution of key economic, ecological, sustainability, heritage and transport opportunities and how the Masterplan can positively address these in it's design and future implementation and sphere of broader influence.





Purpose of the Market Assessment Report

The Market Assessment Report outlines and assesses the current and projected future demand for land uses for this Site. The analysis examines a range of potential future uses that would complement the role of the CBD as the Primary Activity Centre within the economic context of Hobart. This assessment of the Site in its Hobart context resulted in a series of key economic recommendations that were utilised in the development of the Masterplan.

This Site presents a unique opportunity for new and innovative places that are underpinned by current and future market demand for housing, services and community assets in and across Hobart and the Sandy Bay region.



Figure 15 Retail and commercial hierarchy

The Site sits within an existing hierarchy of residential, retail and commercial activity. The Masterplan will provide a diverse and context-specific offering of activity, uses, neighbourhoods and precincts that complement and support the surrounding hierarchy.

Key Recommendations of the Market Assessment Report

- Include a diverse range of medium-high density dwelling typologies, with formats ranging from townhouses to mid-rise apartments.
- Introduce co-working spaces and innovative mixed-use models; SOHO and other live-work formats that suit segments of the micro business market and provide greater flexibility for small/emerging business models.
- Utilise the blend of city and bush contexts to create a unique amenity and attract commercial, recreation or other uses that are not offered in Hobart CBD or typical suburban contexts.
- Develop and explore state-significant sporting hub and adventure tourism as destinational facilities.
- Integrate curated, context-specific retail and commercial space to meet local market demand and complement the existing activity centre hierarchy.



Image 24 A flexible co-work space

How has the Market Assessment Report Informed the Masterplan?

- **Inclusion of apartments, townhouses, semi-detached and home offices**
- **Integrate innovative delivery models such as build-to-rent**
- **Provide new sporting clubs and playing fields as well as other indoor sports facilities**
- **Provision of community facilities, meeting places and services**
- **Enable opportunities to work and shop close to home and generate local employment.**



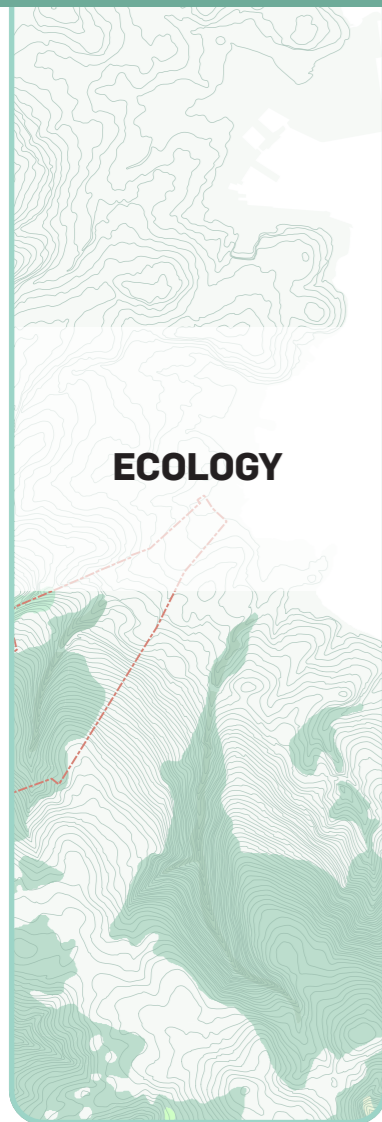
Image 25 Local retail



Market Assessment Report



(Refer to Appendix 05 for full report)



Purpose of the Natural Values Assessment Report

The purpose of the Natural Values Assessment is to highlight the inherent values that exist currently within the natural areas of the Site. Based upon the likelihood of threatened species and significant vegetation occurring, the report informs the Masterplan by summarising key considerations relating to flora and possible fauna present on the Site. The Sandy Bay Site occupies a unique and prominent position in the natural landscape between Mount Nelson and Tolmans Hill, and contains significant bushlands with a range of diverse range of flora and fauna species. The Site is part of an important ecological corridor of Hobart. It is situated at the eastern edge of a vast area of predominantly native forest that extends west up the slopes of Mount Wellington and beyond, contributing to important biodiversity.



Image 29 DOV eucalyptus ovata forest and woodlands



Image 28 WGL Vegetation along the upper section of Rifle Range Creek.

Key Considerations of the Natural Values Assessment Report

Swift Parrot Habitat

Swift Parrots are listed as critically endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC) and endangered under the *Threatened Species Protection Act 1995* (TSP). The Site is located within a Swift Parrot Important Breeding Area (which are broad regions that contain a mix of important breeding/nesting and feeding/foraging locations within proximity to each other). Certain areas of the forested areas as well as isolated mature trees within the existing built-up areas offer high quality foraging and nesting habitat for the Swift Parrot.

Masterplan considerations for the Swift Parrot habitat include avoiding development in all areas with a 'high' likelihood of Swift Parrot nesting or foraging habitats, and avoiding where possible the removal of individual trees which may contribute to these habitats.

Vegetation of significance

Of the range of vegetated areas within the Site, three types are considered to be threatened vegetation communities:

DOV – Eucalyptus ovata forest and woodland

Areas of DOV which meet specific condition thresholds are listed as a Threatened Ecological Community (TEC) under the EPBC Act. The entire patch of DOV on the Site (0.98ha) meets the condition thresholds under Category B3 of the conservation advice and therefore the Masterplan avoids development which would impact these patches.

DGL – Eucalyptus globulus dry forest and woodland

DGL is listed as a High Priority Biodiversity Value under the HCC IPS. Eucalyptus globulus dry forest and woodland is a listed threatened community under Schedule 3A of the *Tasmanian Nature Conservation Act 2002*.

WGL - Eucalyptus globulus wet forest

Primarily located along the Rifle Range Creek, WGL is listed as a Medium Priority Biodiversity Value under the HCC IPS.

How has the Natural Values Assessment Report informed the Masterplan?

- **Preserve and enhance 50 hectares of bushland on the Site and maintain and protect habitats of threatened species.**
- **Connect a 'green' and 'blue' link between Mt Nelson and the riverfront**
- **Protect and maintain significant trees around the Site where possible**
- **Possible environmental learning and adventure tourism opportunities.**



Image 26 The unique natural landscapes of the Site includes threatened forests and habitat for the endangered Swift Parrot.



Image 27 A Swift Parrot



Natural Values Report



(Refer to Appendix 06 for full report)



Purpose of the Sustainability Framework

The Masterplan approach to Sustainability outlines the proposed sustainability vision and recommendations for the Site. It synthesises the understanding of local and international best practice, local context and UPPL's sustainability aspirations into a vision for a project that is market-leading in its ecological, environmental and regenerative potential.

The Masterplan has been informed by a sustainability framework composed of twelve priority principles (illustrated to below and based on the UN Sustainable Development Goals). These principles collectively address and define the initial Sustainability aspirations of UPPL, and align with University and the City of Hobart goals.

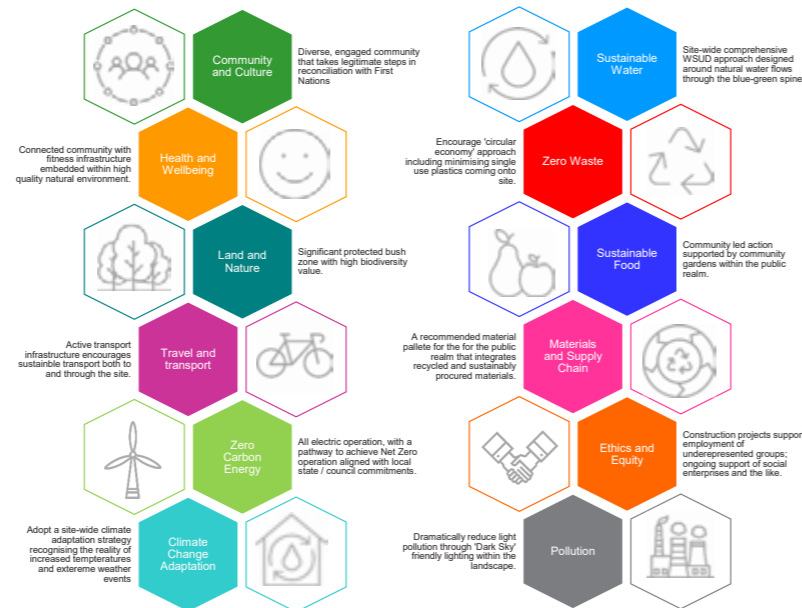


Figure 16 Sandy Bay Sustainability Principles + Priorities (Cundall)



Image 30 Swales and rain-gardens as a part of streetscape WSUD

Key Recommendations of the Sustainability Framework

Achieve a 30% reduction in embodied carbon production in construction

The Sandy Bay urban-renewal project will be future focused, understanding the importance of creating climate positive environments and reducing carbon impact comprehensively. As part of this, a key goal is a minimum 30% reduction in embodied carbon production.

Employ sustainable practices and reduce carbon production across the Site

Using the sustainability framework as a guide, this urban renewal project looks to reduce carbon production post-construction in both the buildings and across the Site. The development looks to employ a circular economy approach where feasible, reusing and minimising any new waste, and regenerating where possible.

Create a development that integrates Water Sensitive Urban Design (WSUD)

WSUD aims to improve the ability of urban environments to capture, treat and reuse stormwater in-place, integrating various methods of water management and mitigation such as rain-gardens, swales, water-paths/channels, and permeable surfaces where possible. This is especially important on the Site where flooding has been a past issue. The development aims to be ecologically sustainable and regenerative, growing its capability (year on year) to reduce the volume and impact of stormwater and pollution into waterways. Protecting and enhancing natural water systems is a significant part of the Masterplan approach.



Image 31 Selected planting to support water-filtration, falling in place

How has the of the Sustainability Framework informed the Masterplan?

- A Site-wide commitment to 'zero-carbon' energy by 2030.
- Achieve a minimum 30% reduction in embodied carbon production in all new buildings while working towards being climate positive in construction by 2040.
- Take a 'circular economy' approach to development across the Site
- Create a development that integrates Water Sensitive urban Design (WSUD)

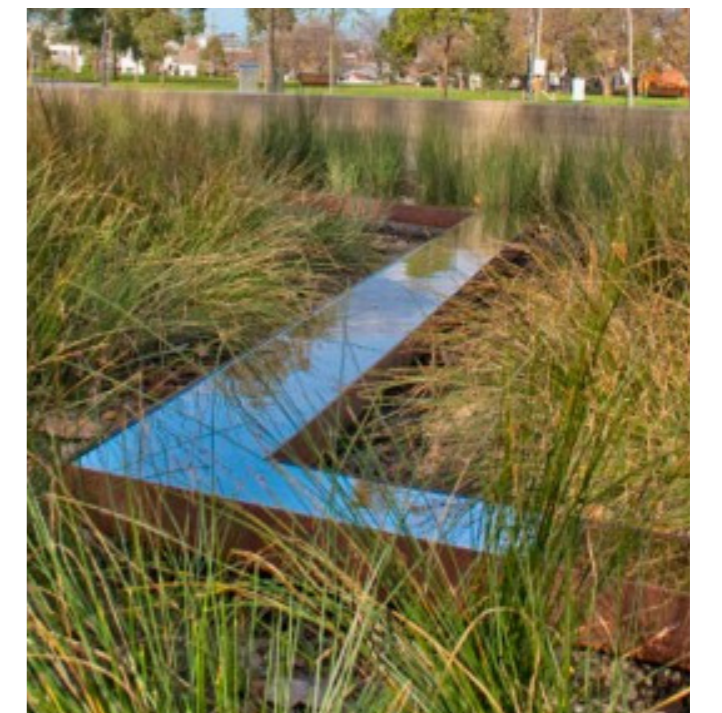


Image 32 Comprehensive design that ensures management systems in case of inundation/heavy rain-fall



Purpose of the Conservation Management Plan

Paul Davies Heritage Architects produced a Conservation Management Plan (CMP) for the Site to develop an understanding of heritage importance and attributes on-site to inform the design of the Masterplan. This document summarises a range of heritage considerations to guide the development of the design. The CMP, together with specialist heritage advice resulted in a number of recommendations that were instrumental to the design and development of the Masterplan.



The Modernist Grid

The current middle campus area not only has examples of modernist architecture, it is one of the few places in Australia that still has an original modernist campus grid in place. The Masterplan looks to stitch new built form into this traditional format, and maintain the overall modernist grid as an organising element of the Masterplan concept.

Key Heritage Recommendations

Retain or re-use buildings of heritage interest

Heritage listed buildings on-site (Arts Theatre and Christ College) must be maintained in accordance with their heritage status. The campus is notable for a number of modernist buildings arranged around a modernist grid structure. The Morris Miller Library, Social Sciences and Chemistry buildings contribute strongly to this modernist character. The Engineering, Engineering Workshop, Geology and Physics buildings all make a strong design contribution to the main campus and are of interest but of lesser merit, and could be modified/removed if proved economically or structurally impractical to re-purpose them. Buildings of interest outside of the central campus (Hytten Hall, Old Medical) have been deemed to have lesser significance and are acceptable to be removed.

Sensitive integration of old and new

The Site has distinct areas which provide contrast between constructed and natural landscaped areas. Buildings to be integrated into the upper Site around the bushlands should be sensitively located. The Hawthorn Hedge is an existing heritage feature of the Site that will be retained and integrated into the design.

Adaptively re-use buildings of high heritage/built value

The Masterplan will work with the diverse collection of buildings on-site integrating the highest value existing building fabric, character and heritage. Buildings to be retained and reused have had a preliminary assessment to evaluate for their retention value, heritage, and suitability for re-use. Each building has its own aesthetic qualities, history, age, structural integrity, maintenance level, on-going costs and location within the campus which have contributed to the integration of these buildings into the Masterplan design.

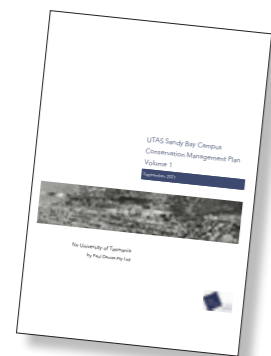
Re-purposing existing buildings is recommended to support sustainability and cost benefits as there is less material waste and embodied energy in re-use than a new building. It also encourages innovative design outcomes and preserves the building, acknowledging the legacy of the Site and existing place identity.

How has the Heritage Values Report Informed the Masterplan?

- Repurpose buildings to provide community outcomes and a Site legacy
- Retain and protect heritage listed buildings throughout the Site.
- Acknowledge the original modernist grid design in the central campus
- Integrate new architecture that is sympathetic to the context and surrounding built form.



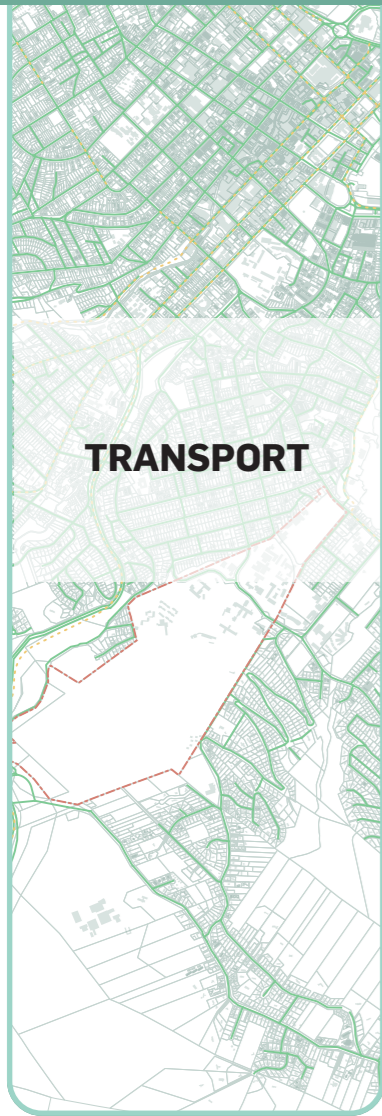
Image 33 Selection of existing buildings to be retained in the Masterplan



Conservation Management Plan



(Refer to Appendix 07 for full report)



Purpose of the Transport Strategies Report

The Transport Strategies report provides a Sustainable Transport Strategy to support the development of the Masterplan to be a connected place, utilising public and active transport, whilst providing pedestrian oriented streetscapes and multi-modal transport options for movement around and to/from the Site.



Image 34 Existing streets have limited opportunities for walking, and are vehicular dominated spaces



Image 36 An example of a more walkable, pedestrian-friendly street design (Source: Global Street Design Guidelines 2018)

Key Recommendations of the Transport Strategies Report

Create walkable, permeable neighbourhoods that have a pedestrian priority

The Masterplan will make streets attractive places for people to spend time. Streets will be reconfigured to encourage pedestrian movement and make walking a priority. Street networks will provide safety for pedestrians and cyclists, with designed footpaths and cycle routes, street furniture and good crossings.

Improve streets and intersections within and around the Site

The Masterplan will look to improve a range of existing intersections and provide new connections through the Site. These connections should make walking a priority, but also connect the Site to the surrounding public transport and vehicle network. New intersections are proposed on Sandy Bay Rd, Churchill Ave and Olinda Grove.

Reduce the dependence on private cars for future housing

The Masterplan is designed as a series of small walkable neighbourhoods. By locating amenities like local shops, workplaces, education, childcare and fast, efficient public transport stops close to housing, residents will reduce their dependence on private cars for most every-day trips, and be easily connected to places further afield without having to drive.

Introduce sustainable transport methods, encouraging use of both active and public transport

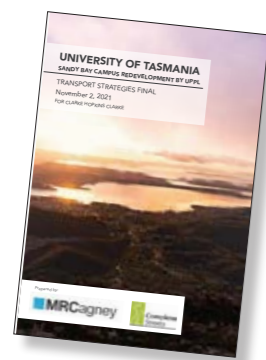
To support a reduction in parking supply, by incorporating a range of new local transport methods such as; a small autonomous, on-demand bus shuttling residents between precincts within the Site, more frequent, high-capacity metro bus services to and from Sandy Bay connecting to surrounds and CBD, possibility of introducing a car-share service, on demand micro-mobility, and connecting Sandy Bay with Hobart via active transport networks, ie new pedestrian or cycle paths, and connecting via rapid transit or ferry.

How has the Transport Strategies Report Informed the Masterplan?

- Create walkable, permeable neighbourhoods that have a pedestrian priority.
- Improve streets and intersections within and around the Site.
- Look to reduce the dependence on private cars in future housing
- Look to introduce more sustainable transport methods.



Image 35 A range of sustainable transport methods have been incorporated into the design of the Masterplan, to make moving around quicker and more efficient.



Transport Strategies Report



(Refer to Appendix 08 for full report)

Heritage + Adaptive Re-use



A Modernist History; The Concept Masterplan

The University of Tasmania has been built over a period of many decades, from its initial buildings established at Sandy Bay in 1945 to the current day.

The early Masterplan established a rationalist grid, with linear framing of buildings situated in alignment around a central avenue of open space that provided outlook and connection to the Derwent River/timtumili minanya. This layout of buildings has a spatial formality to it that associates and reflects the characteristics of its modernist period and development through the mid-century.

The Masterplan responded to topography and setting, and has matured into its landscape over the years, creating a heritage significance in the relationship between built environment and its context; the topography and gradient, trees, bushland, memorials, and spatial features of the public realm.

The placement of the key buildings; Geology, Engineering, Chemistry, Physics, Arts Theatre, Arts/Social Sciences, Morris Miller Library and the Admin building, form the hierarchy of a Masterplan, distinctly established at that time. From the 1970's onwards there were a number of more adhoc additions to the campus, that can be read as 'additions' to the original intention of the Masterplan, (which aimed to form a cohesive centre and core of the campus).

The design of the Masterplan has sensitively retained buildings of key significance and architectural quality. These key existing buildings integrate with new buildings proposed in the Masterplan and respect the ideology and spatial principles established by the modernist Masterplan

"The core area that provides the setting is the central walkway that extends from the ovals to the buildings near Churchill Avenue. It is clear that the early campus layout established a formal axial arrangement stepping up the Site with the 8 main built elements of the central campus area formally arranged along it. There is a very clear spatial arrangement that manages open space and allows the individual design responses to have sufficient space and setting for each to stand alone and also be part of the urban form of the campus."

- Paul Davies Heritage Architect

The social, cultural and architectural heritage established at Sandy Bay has been thoroughly explored and described by Paul Davies through the Conservation Management Plan (CMP). The collection of buildings on-Site offer Hobart a snapshot of modernist history located in one place. This makes the inter-relationships of Precinct 2: 'Innovation and Civic Quarter' proposal even more unique and important as it tells an amalgamated story of place and time, capturing Hobart's architectural and modernist history and uniting it with the future of place.

The Masterplan offers a new social, cultural and architectural identity that celebrates the best of its former years and develops the most of its future potentiality through innovative, place-based urbanism, Masterplanning and design firmly embedded in Site.



Image 37 Social Sciences



Image 38 Engineering Building



Image 39 Geology Building



Image 40 Morris Miller Library



Image 41 Chemistry Building



Image 42 Physics Building



Image 43 Arts Theatre



Figure 18 The integration of existing built environment/architecture to the Masterplan concept.








Figure 17 The origins of the modernist Masterplan

Retaining and celebrating existing architecture on Site

Where feasible, there are many advantages to adaptively reusing the on Site buildings. This may encourage innovative design outcomes and preserve the buildings, while acknowledging the legacy of the Site and existing place identity.

The on-site buildings have undergone a preliminary assessment to understand their retention value. Based on this preliminary review and subject to further investigations, the buildings highlighted have been either retained in their current form, or integrated with new architecture to bring new life to existing assets on Site.

Precinct two; The Innovation + Civic Quarter (the current middle campus) is one of only a few places in Australia that has retained an original modernist campus grid with some great examples of modernist architecture. The Masterplan looks to stitch new built form and architecture within this traditional Masterplan format.

-  Hawthorn heritage hedge
-  Heritage listed buildings
-  Buildings to be retained
-  New architecture integrated with existing buildings
-  Modernist campus grid to be retained

Buildings to be retained across the Site



Adaptive Re-use Character Precedents

Adaptive Reuse Principles

The Conservation Management Plan (CMP) prepared by Paul Davies Heritage Architects studies the existing modernist heritage buildings and the Site as a whole, and assesses for significance. As part of this assessment the CMP also makes recommendations regarding the treatment of key parts of the Site and buildings and identifies key principles and policies.

The principles identified that will guide the redevelopment of the Site are:

- To protect the significant built cultural features and historic associations of the place
- To allow for public access and interpretation
- To inform and educate the community about the history of the place and its setting
- To provide an appropriate landscape setting for the place in the context of the place

For detail of the policies and recommendations regarding future works on-Site refer to the CMP in Appendix 07.

Key Modernist Design Rules

To complement and respect the existing modernist campus, it is important to understand the modernist context that new built form and adaptive reuse will sit within.

Throughout the CMP, the below modernist design themes are identified, as notable features:

- A Modernist grid
- Cohesive framed character found within the central campus
- Light weight cladding often mixed with solid built elements
- Curtain wall form
- Set back from facade
- Glass panels beneath windows
- Solid spandrel panels
- Cellular facade design
- Cantilevered concrete stairs
- Rhythmic facade composition
- Sculptural entries and foyers
- Clear glass cladding/curtain wall over brickwork
- Geometric patterned tile features
- Undercroft entrances
- Porthole and punched out windows

Both the new and adaptive reuse design should look to understand and complement the Modernist style to respectfully work with the existing conditions. There are many opportunities to articulate ways that new build and adaptive reuse could consider working with the existing modernist style. Each building and response will be considered individually in more detail as the Masterplan develops to ensure the design response and architectural solutions complement and enhance the existing conditions and heritage.

Gridded Structural System



Image 44 Social Sciences Building

Geometric Patterned Tile Feature



Image 45 Engineering Building

Coloured Glass



Image 46 Morris Miller Library

Existing Example

Curtain Wall Form



Image 47 Morris Miller Library

Undercroft Entrance



Image 48 Morris Miller Library

Punched Windows



Image 49 Social Sciences Building

Existing Example



Masterplan Framework

Strategic Positioning

Vision

Urban Structure

Landscape

Movement

Built Environment

Impact Assessments

*Image 50 Hobart by night;
Source: Urban Research Journal*



Image 51 Sandy Bay Masterplan Aerial View

Strategic Positioning



Creating a 15 minute City

The 15-minute city is a powerful urban vision that promises to improve people's quality of life by increasing their access to places and proximity to amenities, enabling them to choose a more local, sustainable lifestyle. It is defined by what a person can reach within a 15-minute walk from home, otherwise described as 'amenity density'. The 15-minute city is created from neighbourhoods covering a 3–5 km² area, and including at least six different types of destination. These neighbourhoods cater to a ranging demographic and support localisation of place, and development of community.

The concept generally prioritises active travel (walking and cycling) and public transport as the main mobility modes to connect people and amenities

In 15-min Cities people's access to core amenities are provided within a reasonable walking distance from home. This creates a pattern of regular daily behaviours that supports activation of place, encourages healthy, productive, and enjoyable everyday life and promotes local neighbourhood business and community oriented interactions.



15-min Cities and Neighbourhoods provide high levels of mixed-use within walkable radiuses to home - Graphic Source: moveBudha



EDUCATION Discovering new knowledge

Such as (but not limited to) access to:

- Primary schools
- Secondary schools
- Third-level institutions
- Special needs schools
- Libraries
- Online courses (and online access)
- Community classes
- Educational environments
- Skills hubs



WORK Finding meaningful work

Such as (but not limited to) access to:

- Offices
- Co-working hubs
- Workshops and factories
- Institutions, facilities, and services
- Remote/online jobs
- Field jobs and jobs in the community
- Building and construction sites
- Print shops and tech support
- Banks and post offices (supporting)



TRANSPORT Making useful connections

Such as (but not limited to) access to:

- Bus stops and stations
- Light rail stations
- Train stations
- Safe pedestrian networks
- Safe cycling networks
- Active travel facilities
- Bicycle and scooter sharing stations
- Car sharing schemes
- Assisted mobility services

HOME-to-DAILY NEEDS

The home is the centre of the 15-minute city concept, creating a base from which to explore the amenities of the local neighbourhood and beyond. The six amenity categories vital to creating a thriving 15 minute City are: Education, Work, Transport, Nutrition, Health, Recreation + Culture.



NUTRITION Sourcing healthy groceries

Such as (but not limited to) access to:

- Grocery shops
- Markets
- Allotments
- Community gardens
- Community kitchens
- Food banks
- Supermarkets
- Places selling healthful meals
- Open orchards



HEALTH & CARE Accessing kind support

Such as (but not limited to) access to:

- Health centres and GPs
- Dentists
- Pharmacies
- Physical and mental therapy
- Childcare and nurseries
- Senior care and nursing homes
- Community support
- Faith groups and places of worship
- Legal and financial support



RECREATION & CULTURE Enjoying leisure time

Such as (but not limited to) access to:

- Parks and green space
- Cafés, pubs, and restaurants
- Shops and retail stores
- Sports grounds and gyms
- Playgrounds
- Post offices and newsagents
- Theatres and cinemas
- Museums and art galleries
- Hotels and tourism destinations

Research from: Close to home, exploring 15-minute urban living in Ireland - Hassell/Irish Institutional Property

"Walking as a means of transportation is easiest in dense cities. Density is not the same as access, but density is necessary for access."

Institute for Transportation & Development Policy (ITDP)

Overall the proposal supports an average density of

Av. 50
dwellings
per hectare

Density targets and walkable catchments to support mixed use, vibrant places

Providing sufficient residential density and amenity creates neighbourhood centres that are active, vibrant and sustainable. These neighbourhoods support high pedestrian connectivity based on a walkable catchment, and offer a diversity of uses and users, in human-scale environment ensuring it thrives through a mixture of uses and activities co-located around residential populations.

Walkability and the provisions to meet daily needs locally is paramount to neighbourhoods and encourages places to be accessible and community oriented. Research shows that an 800m walk from home to a destination, and back again is the maximum distance people are comfortable traveling to access daily needs, thus 800m radius been adopted as the spatial accessibility measure of a walkable neighbourhood.

People walk more when they have access to different destinations, good options for pedestrian routes and connections that are safe, direct and pleasant to use. Compact neighbourhoods benefit from quality pedestrian links and short cuts and high-quality pedestrian infrastructure like footpaths and crossings are also important to ensure communities, businesses and services are accessible to people with mobility limitations and to parents with prams.

Activation + Co-location of activities

Great places respond to the needs of the local area by creating new ways for people to interact and experience life. The clustering of colocated mixed-uses and activities around the centre of the precinct creates a heart that supports public life and results in social, diverse, resilient and connected communities that people are attracted to.

Activation is the process of bringing people and life to new places. The Masterplan offers precincts that are each activated in different ways, reflecting different patterns of use. How a precinct is activated generates local engagement, creates interactions, increases commercial activity, and improves the wellbeing of a community.

Activation can be achieved through a number of means, spatial, social, events or activity based, responding to the needs of local stakeholders and creating new and interesting opportunities, spaces and connections for them to experience daily life.

Within the Masterplan, activation has been considered at all stages, as the glue that connects the community to the new offerings, and enlivens spaces and places - not only as one of Australia's very best places to work, live and play, but a place where workers and visitors will be attracted and retained by the magnetic appeal of a uniquely activated place with a broad range of concentrated offerings, as well as a program of activities that educate and inspire.

800M WALKABLE CATCHMENT



Milton Street Park, Marina del Rey, California; Graphics Courtesy of SWA

Arts + Culture within the heart

Art and culture will play an important part in defining our communities and urban identities at Sandy Bay. Art encourages diversity and inclusion and expression, and makes places memorable and particular. Arts including performance, visual arts, music, public intervention and installations offer a variety of changing experiences that create dynamic character and community.

An appreciation for arts, culture and history strengthens the local sense of identity and association to place, particularly in Precinct 2 (Innovation + Civic Quarter). Integration of arts and culture supports positive well-being and mental health just as sports and recreation do.

The inclusion of arts and culture in placemaking enriches our souls and supports our collective feeling of belonging. It helps to create a centre and a heart for precincts and people to focus around and has a considerable positive impact on occupancy and on local economies through drawing people in and activating places. Creating spaces that highlight and celebrate varying forms and elements of art, culture, history and an understanding of place involves and celebrates the local community and creates visible platforms and opportunities to grow connections to place and provide forums for expression.

Promoting Arts and Culture provides the following benefits:

Culture supports strong communities

By participating in culture and being exposed to different forms of art, we broaden the ways in which we can express ourselves and those around us. Culture helps people feel a part of the community as well as share, communicate and acknowledge our connections and understandings of place.

Art, Heritage and Culture Celebrate Place

Integrating Art, Heritage and Culture creates places that are distinct and tell a visual narrative that describe unique features of the Site and its history. Working with artists to create bespoke design in the public realm and through the built environment makes places that celebrate their communities, cultures and their diversity and encourage unique urban identities and features.

Art reduces stress levels

Regardless of income level or education, taking in the arts is linked to being more satisfied with life. Studies have shown that the experience for men boosts their mood and health when partaking in culture passively, for example going to a museum or a concert. The experience for women showed a rise in mood when participating in culture in a more active way (by creating art or playing a musical instrument).

Art improves quality-of-life for seniors

For seniors and retirees, there is a positive impact that the arts can have on the physical, mental and social wellbeing. Alongside the physical benefits of more overtly active art forms such as drama and dance, increased levels of general activity gained through activities such as storytelling and visual arts also had positive impacts on the overall health of participants. There are also connections between involvement in community arts and mental wellbeing. Art activities enable people in social care to pursue creative interests, reducing loneliness and alleviating depression and anxiety among people in these environments

Culture is especially important for youth

Exposure to the arts produces well-rounded adults who contribute as empathetic citizens and creative workers. Doing art activities and studying creative subjects at school helps children and young people improve in other areas too: Employability of students who study arts subjects is higher and they are more likely to stay in employment.

Culture contributes to the local economy

Arts and culture can have a number of economic impacts on our local economy, especially where it ties in with tourism. There are five key ways that arts and culture can boost local economies:

1. Attracting visitors
2. Creating jobs and developing skills
3. Attracting and retaining businesses
4. Revitalizing places
5. Developing talent

Art connects you to humanity — and the community you live in

By taking in culture that focuses on the elements we face with in society and everyday life, we gain a better understanding of humanity as a whole and of the groups we live amongst. Culture can help break down boundaries. Designing communities that place an importance on art and culture, and integrate it through the design allows for it to be experienced by the local community and visitors alike.

Creating a drawcard destination

There are many reasons why creating destinational communities are desirable. The Sandy Bay Masterplan aims to provide for a number of different types of people, from local residents, to short-stayers, to inter-state and international tourism. To achieve this the development offers features that celebrate the best of its location, Site and views, coupled with development that is innovative and multi-faceted.

Destinational places are attractive, and target 'something different' and are thus competitive commercially and create an onflow of value creation, economic benefit and uplift due to the points of difference established and uniqueness of the combinations of offerings. The Masterplan proposes each precinct as a destination, together they contrast and complement each other, strengthening the concept of the overall area as a specialty local Hobart destination that caters to;

- Adventure + Recreational Tourists
- Business Tourists.
- Food Tourist
- The Eco Tourist
- Event Tourists
- Arts + Culture Tourists
- Leisure Tourists
- Nature + Environment Tourists

Experiential Tourism

In alignment with the trends of the world people are seeking experience-based activities and opportunities. There is also a growing interest in gaining connections to nature and place through active nature-based experiences.

Reasons to visit Sandy Bay include;

- **Sporting** - Visiting and participating in sports and recreation at the sporting hub
- **Finding wellness, retreat and relaxation** at the Eco-tourism hotel and its tranquil surrounds
- **Adventuring** - through multi-experience offerings integrated into bushland settings
- **Nature-going** - Observing and being in nature and alongside native habitat/species, flora and fauna
- **Learning** - Educational outdoor tracks/trails and community based opportunities
- **Socialising** - through an appreciation of Arts, Performance + Culture eventing
- **Bushlanding** - Experiencing of bushland, through reserves promoting a connection to nature
- **Eventing** - A local calendar of events/festivals will encourage the development of annual occurrences and events that become a known part of the year
- **Conference attending** - Meeting for business in conference facilities amidst a convenient precinct of vibrant mixed-use offerings, overlooking the Derwent and Native Bushlands.



Image 52 Sports hub



Image 53 Eco-Hotel



Image 54 Adventure Tourism



Image 55 Nature-based experience









Image 56 Arts, Culture and Performance



Image 57 Conference facilities and amenity




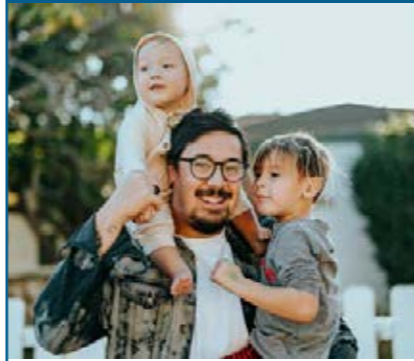
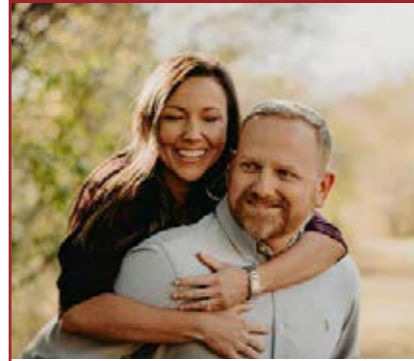
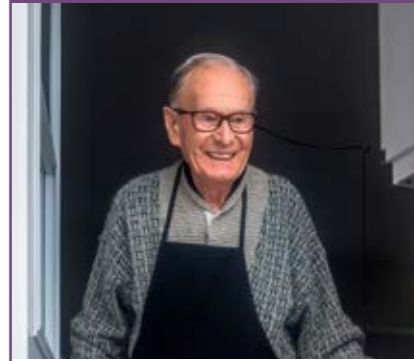
The following personas and audience profiles have been broken down into visitor, residential and worker market segments. They describe and identify the key user groups that will interact with, and engage with the Site.

Visitors + Community

DAY TRIPPER	INTERSTATE TOURIST	NATURE LOVER	NEIGHBOURING RESIDENT	UTAS STUDENT + ALUMNI	SPORTING CLUB
					
<p>Who we are:</p> <ul style="list-style-type: none"> Locals and Hobart residents Thrill and experience seekers keen to explore new opportunities in and around Hobart Youth, young families and groups coming to the Site for new experiences <p>What we are looking for</p> <ul style="list-style-type: none"> Experiences to explore different places and discover more of Hobart Food and socialising options close to adventure activities Arts and cultural experiences <p>Where you might find us</p> <ul style="list-style-type: none"> Precinct 1,2 and 5 	<p>Who we are:</p> <ul style="list-style-type: none"> Money is not a major issue When visiting Hobart we tend to explore the finer side to life and like to 'switch off' Looking for places and experiences that we can tell people about back home, that are unique and distinctive <p>What we are looking for</p> <ul style="list-style-type: none"> Entertainment and cultural connection Active nightlife and socialising opportunities Accommodation and experiences <p>Where you might find us</p> <ul style="list-style-type: none"> Precinct 1,2 and 5 	<p>Who we are:</p> <ul style="list-style-type: none"> Adventurous, outgoing and explorative Keen connection to flora and fauna and an appreciation for all living creatures Spend as much of our free time as possible outdoors and looking for new ways to uncover our own backyard <p>What we are looking for</p> <ul style="list-style-type: none"> Connections to nature Preserved, untouched and protected natural environment to explore Opportunities to uncover new ways to explore and outdoor adventure activities <p>Where you might find us</p> <ul style="list-style-type: none"> Precinct 5 	<p>Who we are:</p> <ul style="list-style-type: none"> Long time locals who are well established in Sandy Bay Strong spirited community Well aware of the Site's history <p>What we are looking for</p> <ul style="list-style-type: none"> Integration of the new community to its surroundings Additional amenity and places to gather and socialise Everyday facilities Opportunities to work, socialise and play close to home <p>Where you might find us</p> <ul style="list-style-type: none"> Precinct 1,2,3 and 4 	<p>Who we are:</p> <ul style="list-style-type: none"> Academics, students and young professionals Still working or studying at the University, visiting the Site for use of the additional facilities Spend long hours researching, and further exploring our area of interest <p>What we are looking for</p> <ul style="list-style-type: none"> Places to collaborate, gather and socialise Opportunities to connect with friends and other students / alumni <p>Where you might find us</p> <ul style="list-style-type: none"> Precinct 1, 2 and 4 	<p>Who we are:</p> <ul style="list-style-type: none"> Local groups, clubs and sporting teams frequently using the facilities to train and compete Wider network of clubs visiting the facilities for games, competition and matches Coaches, trainers, youth and parents <p>What we are looking for</p> <ul style="list-style-type: none"> State of the art facilities to train and compete Convenient facilities, change rooms etc Public transport connections and car parking provisions <p>Where you might find us</p> <ul style="list-style-type: none"> Precinct 1

The following personas and audience profiles have been broken down in to residential, worker and visitor market segments. They identify the key user groups that will interact with, and engage with the Site.

Residents

SOLE OCCUPANT	STUDENT	FIRST HOME BUYER	GROWING FAMILY	DOWNSIZER	RETIRES / EMPTY NESTER
					
<p>Who we are:</p> <ul style="list-style-type: none"> • Singles, renting out of home for the first time • Happy to be close to work and home, and not having to travel far for anything • Newfound freedoms and responsibilities • Social life is important, meeting new people and connecting with friends and family <p>What we are looking for</p> <ul style="list-style-type: none"> • Affordable housing options • Health and fitness opportunities • Everyday convenience • Access to art and cultural events, especially pop-ups and temporary installations and experiences <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 2 and 3 	<p>Who we are:</p> <ul style="list-style-type: none"> • Love being central to everything. Value is king • Enjoy casual social experiences • Interested in personal development • Money conscious and love a good deal • Motivated by social connections, free experiences and events • Always looking for new study spaces, quiet and social <p>What we are looking for</p> <ul style="list-style-type: none"> • Proximity to the natural environment • Accessible public transport and bike paths • A community focus <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 4 	<p>Who we are:</p> <ul style="list-style-type: none"> • Singles, couples and small young families looking to get out of the rental market • Health conscious and enjoy keeping fit • Steady work and income • Thinking about pets or children in the near future • Homemaking and DIY <p>What we are looking for</p> <ul style="list-style-type: none"> • A vibrant neighbourhood • An arts precinct with cultural opportunities • Exciting dining and bar options • Inviting communities with like-minded people <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 1,2,3 and 5 	<p>Who we are:</p> <ul style="list-style-type: none"> • Families with young children looking for space for the family to grow • Take walks with the bike, pram and dog on lead • Time poor, looking for convenience and amenity • A close network of family and friends is important for support <p>What we are looking for</p> <ul style="list-style-type: none"> • Affordable lifestyle • Kid friendly spaces • Access to fresh produce • Parks and walking trails • Play centres, childcare and schools <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 3 and 5 	<p>Who we are:</p> <ul style="list-style-type: none"> • Families with adult children moving out of larger family homes • Spend most of the week close to home, household activities or nearby amenities • Enjoy a glass of wine and high quality meals • Tend to socialise separately, or in larger groups <p>What we are looking for</p> <ul style="list-style-type: none"> • Quiet, community focused neighbourhood • Convenience shopping • Cultural and knowledge events • Informal exercise areas • Open spaces <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 1,2 and 4 	<p>Who we are:</p> <ul style="list-style-type: none"> • Singles and older couples no longer working and potentially requiring care and support • Depend on local community for social interactions • Daily routines are key • Family visits and explore the local amenities together <p>What we are looking for:</p> <ul style="list-style-type: none"> • Close knit community • Proximity to amenities and family • Affordable retirement alternative • Safe neighbourhood <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 1,2 and 3

The following personas and audience profiles have been broken down in to residential, worker and visitor market segments. They identify the key user groups that will interact with, and engage with the Site.

Workers

INNOVATOR / CREATOR	ENTREPRENEUR	KEY WORKER	CASUAL WORKER	CO-WORKER	ESTABLISHED WORKER
					
<p>Who we are:</p> <ul style="list-style-type: none"> • Passionate about volunteering and actively involved in the community • Enjoy discovering new things and constantly seeking answers and solutions • Creative thinkers and keen learners • Spend long hours within our workspace and studios <p>What we are looking for</p> <ul style="list-style-type: none"> • Opportunities to network and expand our knowledge • Modern and technology advanced workspaces <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 2 and 5 	<p>Who we are:</p> <ul style="list-style-type: none"> • Highly active - social, cultural community members who enjoy being around other people • Looking to socialise and spend time in the city however we are short on time • Enjoys city life at all hours of the day and night • Motivated by weekend activities that break up the day-to-day <p>What we are looking for</p> <ul style="list-style-type: none"> • Opportunities to promote our brand and offering • State of the art facilities <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 2 and 5 	<p>Who we are:</p> <ul style="list-style-type: none"> • Shift workers experiencing the Site at varying hours • We know the 'hot spots' and where to go and enjoy our down time • Customer facing role dealing with the community daily <p>What we are looking for</p> <ul style="list-style-type: none"> • Opportunities to multi-task and fulfill everyday needs close to work • Convenience shopping • Spaces to relax during breaks and shift work • Reliable public transport and convenience car parking <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 2,4 and 5 	<p>Who we are:</p> <ul style="list-style-type: none"> • Motivated by free experiences and events • Likely to spend disposable income on local brands, retail and social experiences • Working part time while pursuing other interests • Happy to change jobs frequently <p>What we are looking for</p> <ul style="list-style-type: none"> • Laid back and relaxed spaces / venues to gather and socialise before / after a shift • Flexible work hours • A vibrant nightlife and social scene • Time-efficient transport <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 1,2 and 5 	<p>Who we are:</p> <ul style="list-style-type: none"> • Ranging in age, work experience and at different stages of our career • Office based roles, generally working 9-5 hours • Work life balance is a priority for us <p>What we are looking for</p> <ul style="list-style-type: none"> • Opportunities to network and meet new people Close proximity to amenity • Outdoor bars and dining • Accessible public transport <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 2 	<p>Who we are:</p> <ul style="list-style-type: none"> • Drawn to the convenience of being in the heart of it all • Often don't leave the city unless for a road trip or a planned event. • Driven, dedicated generally 9-5 workers <p>What we are looking for</p> <ul style="list-style-type: none"> • Opportunities to work close to home • Flexibility around work hours • Social opportunities close to work • Convenience car parking <p>Where you might find us</p> <ul style="list-style-type: none"> • Precinct 2 and 4

Vision



The Shared Vision

The Site will be a place that celebrates and enhances its natural assets, honours its social, cultural, and Aboriginal heritage, and looks to create an evolving, vibrant mixed-use precinct to live, work, learn and play.

It will set a new standard for urban renewal in Tasmania and nurture a community that is inclusive and accessible to all, leaving a more sustainable legacy for people now and into the future.

Image 58 Sandy Bay Context

Key design moves

The design rationale for the UTAS Sandy Bay Masterplan can be summarised in the adjacent key moves, which outline the design approach that has been taken. The design draws together; Landscape and Environment, Urban Places and Spaces, and Built Form and features of the existing Site. These key moves provide the spatial realisation of the strategic considerations and Guiding Principles.

The Masterplan has been shaped by the Site itself, and community and stakeholder input. The exploration of design opportunities and constraints together with a deep understanding of the Site context has resulted in a plan that is robust, responsive to Site and context, and well-informed.

Special attention has been paid to creating a place legacy that will benefit both future and current residents of Sandy Bay and Hobart. Each of the key design moves relates back to the guiding principles below and has been highlighted in the adjacent diagrams.



Welcoming, diverse and inclusive



An evolving and distinct sense of place



Towards a climate-positive and regenerative future

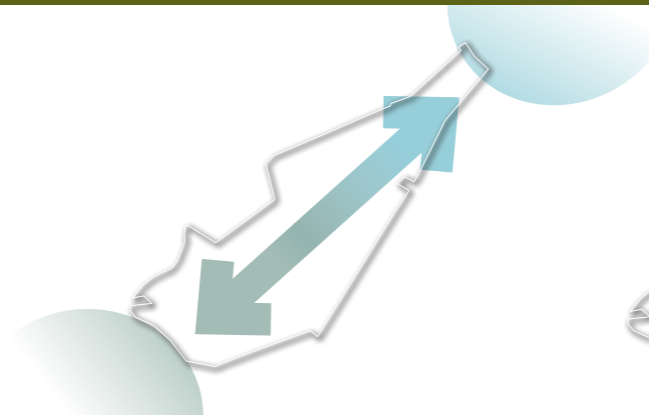


Opportunities to live, work, play and learn



A well connected place

LANDSCAPE & ENVIRONMENT



Celebrating a transect connecting bushlands to the waterfront through the landscaping and design treatments within the Masterplan

Relating Guiding Principles:



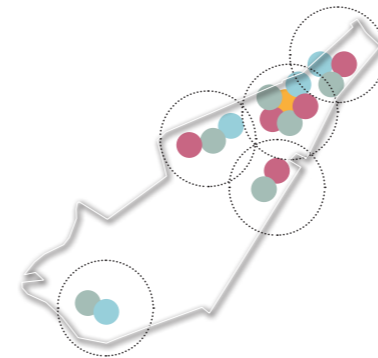
A green ecological spine provides a series of natural environments and linked open spaces throughout the Site



A green bushland heart and a civic, urban heart define open spaces and built environments within the Masterplan



URBAN PLACES + SPACES

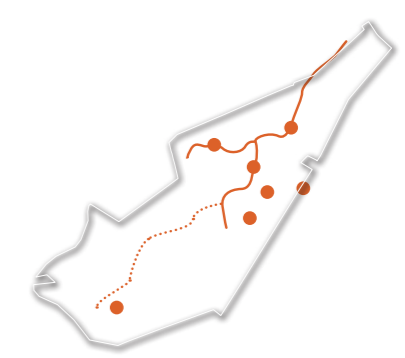


A collection of vibrant local clusters each with a unique character and offering for the community

Relating Guiding Principles:



Creating an urban structure that celebrates the existing modernist Masterplan and Site topography



Establishing an urban thread that connects various pedestrian links, key public realm and community spaces within the different precincts



BUILT FORM

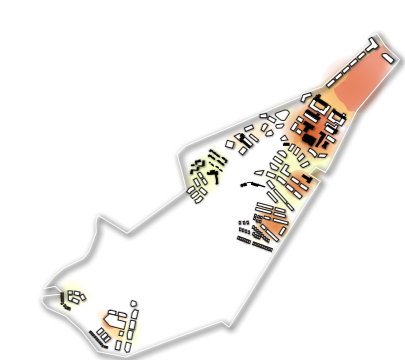


Combining new architecture with existing built form to create an eclectic urban environment

Relating Guiding Principles:



Transitional heights across the Site ranging from 1 - 8 stories, targeting a density of 40-50 dwellings per hectare



An activated ground plane and vibrant mix of uses provides a range of activities in different locations through the day and night



UTAS Sandy Bay Masterplan

The Masterplan will guide the future for this Site, and create a place-based vibrant mixed-use precinct to live, work, learn and play. It is expected to be a dynamic environment that evolves, transitioning through the decant of the University to the CBD, and ultimately shaping a new identity for the Site.

The Masterplan takes the form of a comprehensive, integrated Masterplan including; urban structuring (five precincts), built form (of varying densities) and neighbourhoods (of different place-characters), road and infrastructure networks, blue and green spines, social/retail/employment and activity hubs and embedded public realm, as well as landscaped areas, bushland reserves and natural habitats.

An ongoing programme of community engagement will continue to inform the evolution of the Masterplan through DAs. Both the engagement and design process seek to embed Aboriginal values and perspectives across the proposal.



Illustrative UTAS Sandy Bay Masterplan



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Urban Structure



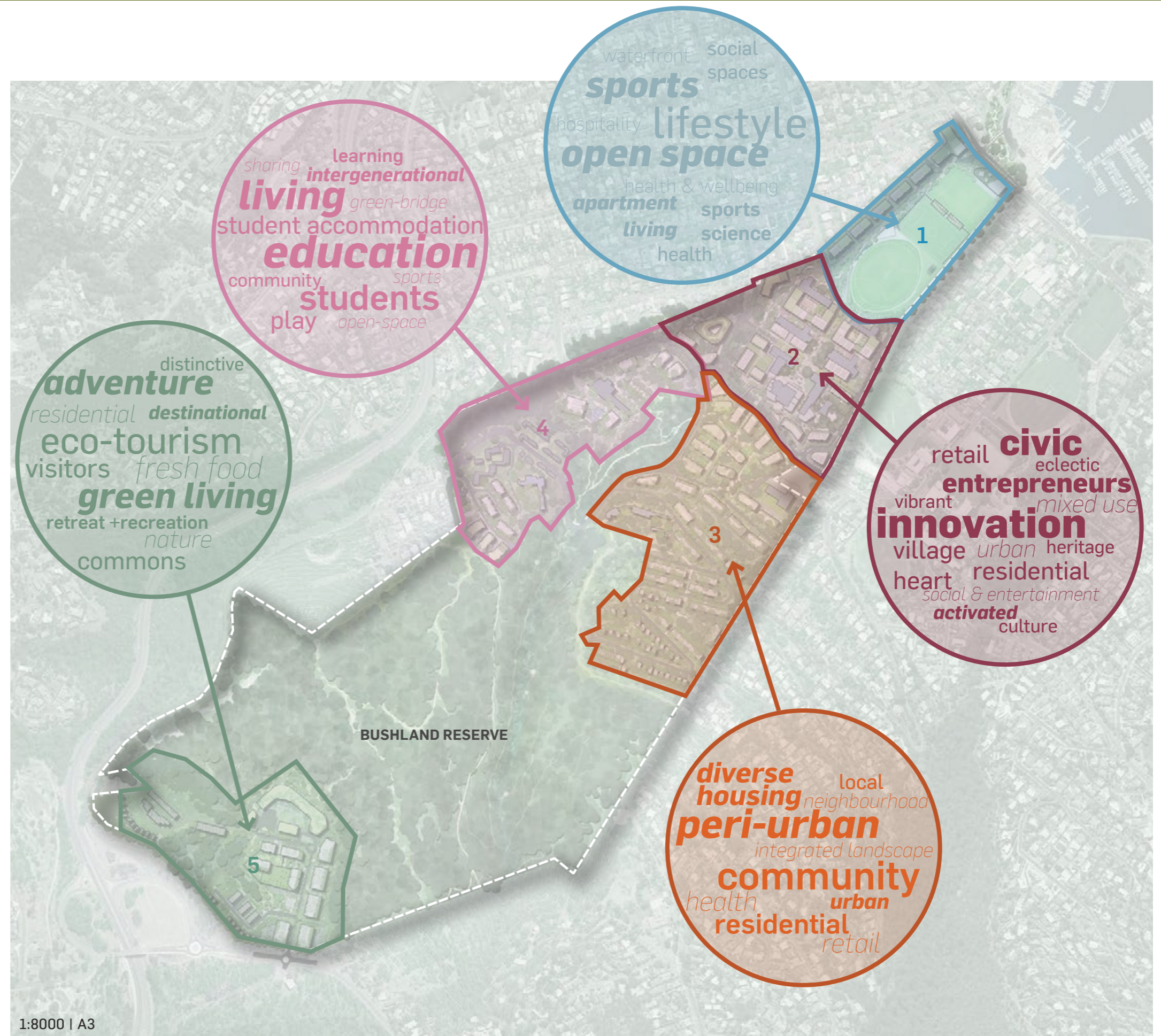
The Masterplan Precincts

Each of the five precincts described in the UTAS Sandy Bay Masterplan are designed around walkable radiuses. This precinct-based approach addresses the Site gradient and provides universal access within each precinct. The design of the precincts has incorporated the Guiding Principles (endorsed by the community). The series of precincts are complemented by a bushland reserve that provides natural amenity and environments in the upper Site.

The scale and compactness of each precinct allows for the development of a distinct character and focus that is unique to the precinct. Collectively these five precincts form an overall community of experience and place that makes the Sandy Bay a desirable destination with plenty of different offerings to explore, enjoy as a visitor or use day-to-day as a resident or worker.

The five precincts are:

1. Lifestyle + Sporting Precinct
2. Innovation + Civic Quarter
3. A Peri-Urban Neighbourhood
4. The Learning Precinct
5. Mt Nelson Eco-Tourism + Hilltop Neighbourhood



Masterplan Precincts



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Proposed Site Plan

The proposed Site plan describes various aspects that contribute to forming the Masterplan; built form, identified heritage buildings and buildings to be retained, street network including key intersections and roundabouts, pedestrian networks and zones and carparking locations.

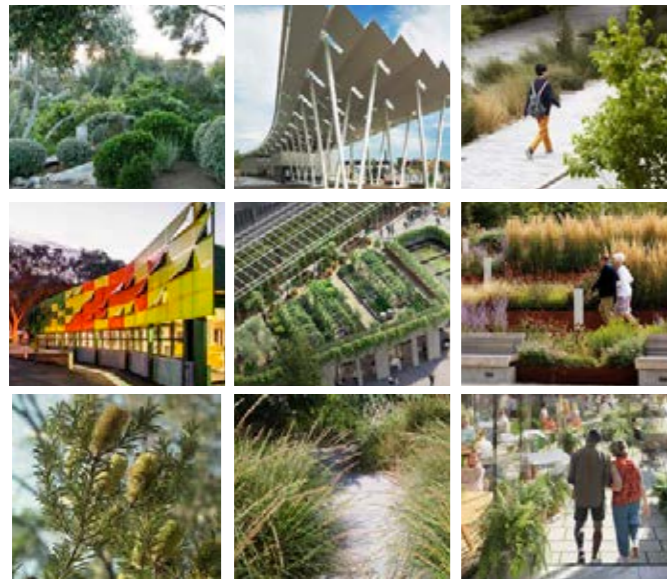


Image 59 Landscape + Site Intervention precedents

- Proposed buildings
- Heritage buildings
- Buildings to be retained/ re-purposed
- Secondary vehicle movement
- Primary vehicle movement
- Shared Streets
- Key pedestrian movement
- Key pedestrianised zone
- Heritage Hedge
- On-grade Car parking
- Basement / Undercroft Car parking
- Proposed signalised intersection
- Proposed round-about
- Existing round-about retained

Proposed Site Plan



- Transit**
- Primary street (20-25m)
 - Secondary street (16-18m)
 - Mews (12-14m)
 - Shared zone street (18-20m)
 - Pedestrian and emergency access
 - Potential Sandy Bay Road widening
 - Footbridge
 - Signalised intersection
 - Primary pedestrian network (urban spine)
 - Public transit interchange hub / bus stop
- Land Use**
- Residential - Higher Density
 - Residential - Medium/Low Density
 - Residential - Student Housing
 - Innovation, Commercial and Office
 - Mixed-use, retail (residential above)
 - School
 - Community, arts, commercial
 - Accommodation and tourism
- Heritage + Built Form**
- Heritage listed building retained
 - Building retained/re-purposed
 - Heritage hedge
 - Sub-ground sports facilities underneath field
- Open Space**
- Bushland
 - Precinct development areas
 - Parks, WSUD and landscape
 - Plaza/pedestrian space
- Ecology**
- Level 1 BAC conservation area
 - Swift Parrot nesting or foraging tree considered retained (Rev4)
 - Swift Parrot nesting or foraging tree considered removed (Rev4)
 - Level 1 BAC considered removed (Rev4)
 - Indicative bushfire management area
 - Level 1 BAC impacted by bushfire management area

The Structure Plan

The Proposed Future Urban Structure Plan outlines the overarching structuring of the Masterplan. The existing neighbourhood pattern has been integrated with the new urban structure. This structure plan provides a comprehensive hierarchy, ordering the proposed land uses, precincts and movement network, into a cohesive but flexible Masterplan. More intense mixed-use, innovation and community land uses are clustered around the centre of the Site, while residential and ecotourism uses provide a transition to adjacent neighbourhoods and bushland settings.



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Future Urban Structure Plan



A mixed use Masterplan, with five distinct focuses

The Masterplan has been divided into five walkable, mixed use precincts, each with their own character and identity. While all precincts are intrinsically mixed-use, each has a particular focus, and distinctive mix of land uses which develops the intended character of that precinct, and enhances its location within the Masterplan.

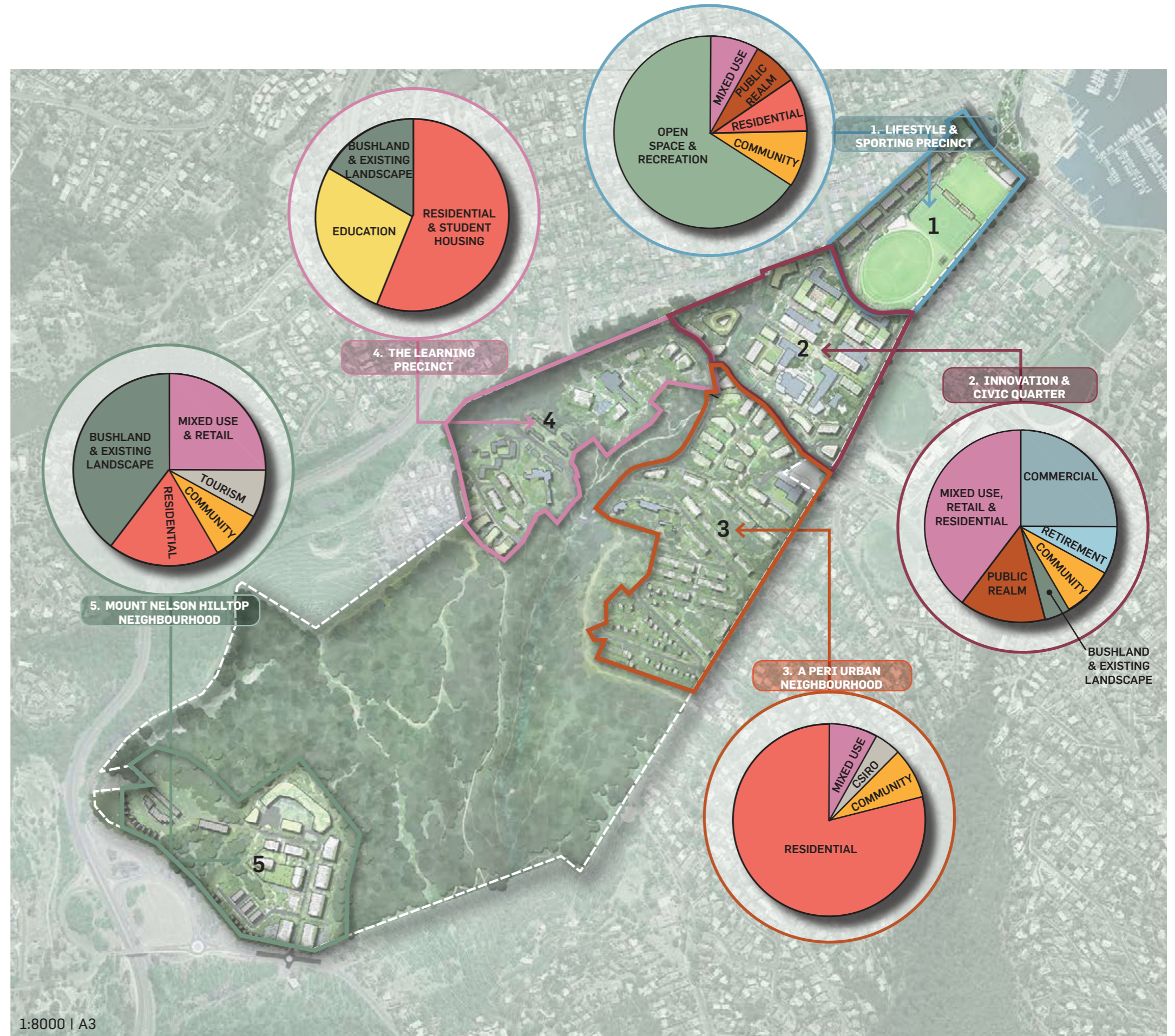
Precinct 1 has a focus on open-space, sports and recreation.

Precinct 2 has the most diverse mix of uses including, retail/integrated residential, community and commercial uses.

Precinct 3 has a residential/neighbourhood focus.

Precinct 4 has a residential, student housing and education focus.

Precinct 5 has a focus on bushlands/nature and mixed destination experiences, curated retail and eco-tourism.



Mix of use by precinct



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