

## University of Tasmania Sandy Bay Masterplan

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### 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.

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This document is split over six downloadable files. This is file 1 of 6 - Go to [Building our Hobart University presence since 2007](#) for more.

6 December 2021

Ms Kelly Grigsby  
Chief Executive Officer  
City of Hobart  
GPO Box 503  
HOBART TAS 7001

By Email; [grigsbyk@hobartcity.com.au](mailto:grigsbyk@hobartcity.com.au)

Dear Ms Grigsby

**Planning Scheme Amendment – University of Tasmania (UTAS), Sandy Bay Masterplan**

As you are aware, UTAS Properties Pty Ltd has been preparing a planning scheme amendment to the Hobart Interim Planning Scheme 2015.

Please see attached a formal application for the City of Hobart (Council) to consider the attached planning scheme amendment, which comprises;

- UTAS Sandy Bay Masterplan – Planning report including:
  - Certificates of Title and Owners Consent
  - Authority Network letters
  - Clarke Hopkins Clarke, UTAS Sandy Bay Masterplan report for PSA submission and;
  - Supporting reports

Should you require any further information regarding the above, please contact me by email at [matthew.higgs@utas.edu.au](mailto:matthew.higgs@utas.edu.au) or by telephone on 0448 537 881.

Yours Sincerely,



**Matthew C. Higgs**  
Chief Executive Officer, UTAS Properties Pty Ltd

Cc; Dave Clerk, UTAS Chief Operating Officer  
Jane Beaumont, UTAS General Counsel / Executive Director Legal and Risk



**Request for Planning  
Scheme Amendment  
University of Tasmania  
Sandy Bay Campus**



**Date 6 December 2021**

#### Statement of reliance

This report has been commissioned by UTAS Properties Pty Ltd to support an application for a planning scheme amendment to the Hobart Interim Planning Scheme 2015 to all for future use and development of the Site as supported by the UTAS Sandy Bay Masterplan for PSA Submission prepared by ClarkeHopkinsClarke Architects Pty Ltd. This report may only be used and relied on by ClarkeHopkinsClarke Architects Pty Ltd and UTAS Properties Pty Ltd for this purpose or as otherwise set out in this report.

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#### Document Status

Revision Ref	Author	Issue Date	Purpose of the revision
A	Frazer Read	6.12.2021	Submission of planning scheme amendment to CoH

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# Executive Summary

This report forms part of a request for amendment to the *Hobart Interim Planning Scheme 2015* (planning scheme) under the former Section 33 provisions of the *Land Use Planning and Approvals Act 1993*.

The University of Tasmania (UTAS) is relocating its teaching and learning activities at the existing Sandy Bay Campus into the Hobart CBD over the next decade. The decant of the UTAS from the Sandy Bay Site (the Site) into the CBD enables the reconceptualisation of the Site into a major urban renewal development that includes a mixed-use activity centre, a major sporting hub, five precincts with a variety of different residential neighbourhoods and other supporting land-uses/ infrastructure.

The preparation of the UTAS Sandy Bay Masterplan for PSA Submission (Masterplan) forms the initial phase of the planning process and the beginning of the long-term plan for the Site. The design for the Masterplan will continue to be developed and progressed over its lifetime and, through various stages of planning, consultation and design, and be delivered as envisioned by this Masterplan

The primary purpose of the Masterplan is to support the lodgement of a planning scheme amendment to the Tasmanian Planning Commission (TPC), to remove the educational use planning overlay and enable the future development of a mixed-use urban renewal precinct at the UTAS Site at Sandy Bay.

The masterplanning process been guided by strategic planning review and recommendations formed by ERA Planning and Environment (Strategic Planning Lead).

All Urban Planning has prepared the following planning scheme amendment to rationalise the proposed uses and development directions of the Masterplan within the planning scheme. The proposed amendment will be assessed by City of Hobart (CoH) and the TPC.

Stakeholder and community consultation will continue to accompany the development of the Site through CoH and TPC's assessment of the planning scheme amendment and subsequent Development Application (DA) phases of the project, expected to commence in 2022.

Assuming the proposed amendments are approved, it is envisaged that particular development projects within the Site will be prepared as individual applications for a planning permit (DA) . Each DA will be supported by detailed design development, feasibility and strategic and technical assessments to demonstrate compliance with the planning scheme once amended.

In preparing this submission, the provisions of the Hobart Interim Planning Scheme 2015, the relevant state policies, the State Planning Provisions, the regional land use strategies and objectives of *Land Use Planning and Approvals Act 1993* have been considered.

# 1. Introduction

All Urban Planning Pty Ltd has prepared this request for a planning scheme amendment pursuant to Section 33 of the *Land Use Planning and Approvals Act 1993 (Act)* on behalf of UTAS Properties Pty Ltd (UPPL) acting for the owner of the land, the University of Tasmania (UTAS).

The purpose of the planning scheme amendment is to remove the existing educational based Particular Purpose Zone (PPZ 3 - University of Tasmania (Sandy Bay Campus)) which applies across the Site and apply new use and development controls that will allow future use and development envisaged by the Masterplan.

The amendment is supported by the Masterplan and accompanying assessments including:

- Strategic Planning Report prepared by ERA;
- Community engagement summary;
- Conservation Management Plan;
- Heritage Impact Assessment;
- Economic Market Demand Assessment;
- Economic Impact Assessment;
- Natural Values Ecological Assessment + Impact Assessment;
- Traffic Impact Assessment;
- Landscape + Township Visual Impact Assessment;
- Aboriginal Heritage Assessment;
- Transport Strategy;
- Civil Engineering Report; and
- Contamination Report.

The strategic planning support and reasoning for the redevelopment of the Site in accordance with the Masterplan is detailed in the ERA, UTAS Sandy Bay Master Plan, Strategic Planning Report, 3 December 2021.

The 105-ha site has frontage to Sandy Bay Road and extends uphill to Olinda Grove/Southern Outlet crossing Churchill Avenue as shown in Figures 1 and 2.





Figure 1 - Location Plan



**Figure 2 — The Site (Source: theList)**

### 1.1 Summary of Consultation

The Masterplan has been informed by an ongoing public engagement process as summarised in the accompanying Engagement Summary.

UTAS is encouraged by the positive engagement it has had with the community and other stakeholder groups regarding the development of the Site. Engagement to date has included four separate engagement stages since July 2021.

A range of engagement methods were adopted to ensure accessibility and input from a wide stakeholder group, including an advertisement in the Hobart Observer that reached 24,600 people; 136,612 internal email communications through UTAS; a website that was accessed 4,462 times (the Concept Masterplan was downloaded 1,021 times); open houses and exhibition that were attended by 366 people; 103 focus groups and face-to-face meetings, and 11 online workshops. Stakeholder groups had a wide reach and included groups and tenants such as the City of Hobart CEO, Elected Members and Officers, Riawunna, Members of the House of Assembly, Tasmanian Property Council, Hobart Women's Housing, Tasmanian Herbarium, CSIRO Forestry, TUSA, neighbouring schools, the Bicycle Network and infrastructure providers, as well as the open sessions with the community.

A full list of engaged stakeholders is provided in the Appendix to Engagement Summary.

During the first round of engagement, which ran from 21st July to 22nd August, participants shared their views about the project, their aspirations for the future of the place, and their opinions on the draft Guiding Principles. During the second round of engagement, that ran from 13th September to 2nd

October, participants shared their views about the project and opinions on the Shared Vision and Guiding Principles. During the third round of engagement, which ran from 20th to 31st October, participants shared their views about the project and opinions on the Concept Masterplan. During the fourth round of engagement, which ran from 17th November to 1st December, participants shared their views and opinions on the Final Concept Masterplan.

Positive feedback was received around the retention of existing buildings, commitment to sustainable transport and upgrade of the sporting facilities.

Criticisms received were around the relocation of the campus itself, as well as concerns for high density infill development and the Site no longer being an educational precinct.

What people most valued about the Site were its natural assets, open and recreational spaces, as well as sporting facilities, with strong memories attached to the Site and some of the existing campus buildings.

The cumulative engagement findings have helped inform the final Guiding Principles and Shared Vision of the Masterplan that have informed this planning scheme amendment submission. Further opportunities for public involvement will continue as the planning scheme amendment is publicly exhibited, including hearings at the TPC. Assuming the planning scheme amendment is approved, there will be ongoing opportunities for public involvement as part of future public advertisement of individual DAs on the Site.

## 1.2 Engagement with Utility Authorities

The preparation of the Masterplan has been informed by preliminary civil infrastructure assessments and has included engagement with TasWater and Tas Networks as key utility providers (See Appendix B).

## 1.3 Statutory requirements Land Use Planning and Approvals Act

This report has been prepared with reference to the Southern Tasmanian Regional Land Use Strategy (STRLUS), the provisions of the *Hobart Interim Planning Scheme 2015*, the Tasmanian Planning Scheme: State Planning Provisions, and other applicable provisions of state, regional and local policies.

The CoH may initiate and certify an amendment to the planning scheme if it is satisfied that it is consistent with the requirements of Section 32 of the Act.

Accordingly, this assessment has been prepared to:

- Summarise the strategic rationale for the proposed amendment based on the Masterplan;
- Detail the site and the surrounding uses including consideration of the potential for land use conflict;
- Provide a full description of the proposed planning scheme amendments;
- Demonstrate that the proposal is in accordance with the State Policies;
- Demonstrate that the proposal is in accordance with the STRLUS; and
- Demonstrate that the application furthers the objectives set out in Schedule 1 of the Act.

#### 1.4 Statutory References

The proposal relates to the *Hobart Interim Planning Scheme 2015* (planning scheme). The Planning Authority is the CoH.

#### 1.5 Title Information & Owners Consent

The proposed planning scheme amendment relates to the following titles:

<b>Address</b>	<b>Title</b>	<b>Owner</b>
2 Churchill Avenue (301 Sandy Bay Road)	167420/1	UTAS
2 Churchill Avenue (6 Grace Street)	167420/2	UPPL
2 Churchill Avenue	176312/1	UTAS
Part of Churchill Avenue road reserve	1763311/100	UTAS
150 Churchill Avenue	176311/1	Hill Street South Property Group Pty Ltd
66 Proctors Road	119071/1	UTAS
Proctors Road	119071/2	UTAS

The planning scheme amendment is accompanied by owner’s consent from UTAS, UPPL and Hill Street South Property Group Pty Ltd as owners of the above land. These consents are provided on the Tasmanian Planning Commission’s specified form along with certificates of title in Appendix A.

#### Adjacent Road Reservations

The proposed planning scheme amendment is adjacent to three areas of land identified as road that are currently zoned at least part Particular Purpose 3 including:

- (1) an area of land identified as Grosvenor Crescent that extends southeast from the end of Grosvenor Street across the western side of the existing UTAS Sports Oval and down the western side of Earl Street as shown in Figure 3 below. The land is noted as subdivision road on theLIST and does not have a certificate of title. The cadastral boundaries do not follow the existing Grosvenor Crescent Road alignment.



**Figure 3 - Grosvenor Crescent untitled subdivision road (Source: theLIST)**

(2) the Earl Street Road reserve identified as subdivision road within CT197017/11. The registered owners of this land are Rosemary Fay Fry and Bruce Buchanan Lord (Figure 4). CoH is the Road Authority over this land.



**Figure 4 - Land forming part of the Earl Street road reservation is currently zoned Particular Purpose 3 to the road centreline.**

- (3) A small triangular untitled parcel of land that is zoned Particular Purpose Zone 3 and forms part of the untitled Proctors Road reservation as shown in Figure 5 below.



**Figure 5 -Triangular untitled parcel of land zoned Particular Purpose 3 and identified as part of the Proctors Road reserve.**

In the interests of uniformity, it is considered logical that CoH consider including broadening the proposed amendment pursuant to Section 34(1)(b) to delete the existing Particular Purpose 3 Zone and apply the amendment consistently across these related parcels also.

UTAS owns the following title for the Proctors Road that is zoned Environmental Management. This land is not subject to the proposed planning scheme amendment.

<i>Address</i>	<i>Title</i>	<i>Owner</i>
60 Proctors Road	28772/1	University of Tasmania

### 1.6 Draft Amendment

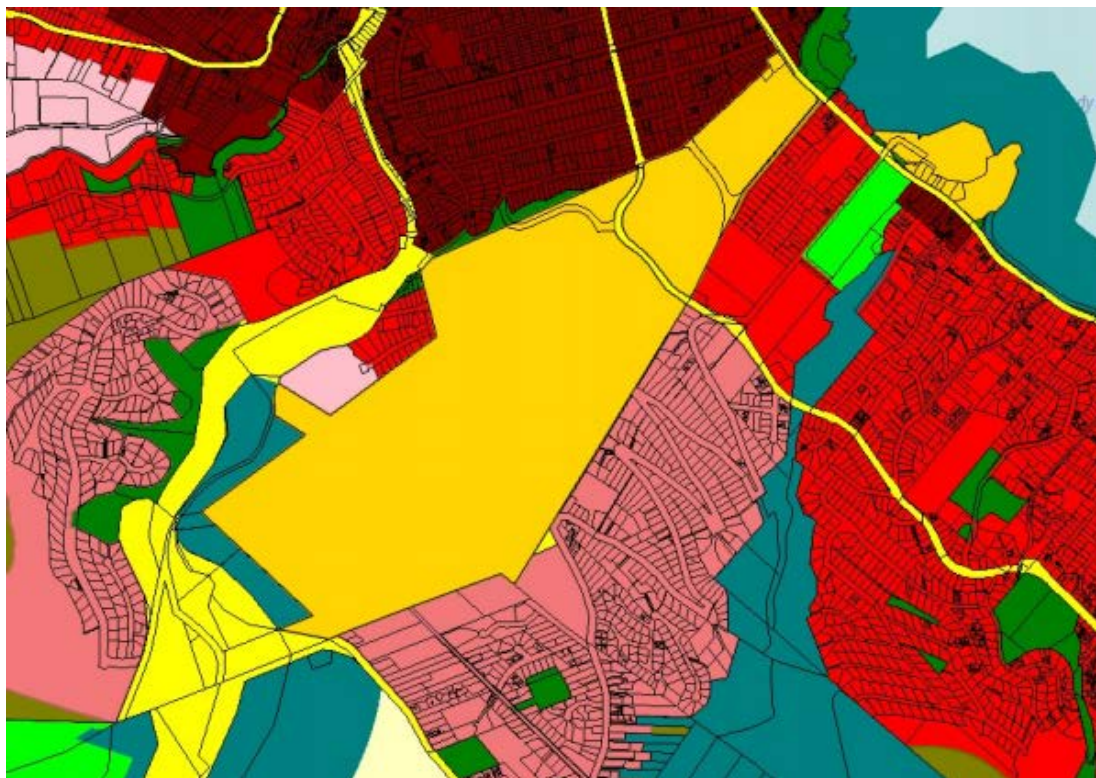
The proposed amendment is included in full at Appendix B and includes:

- deletion of the existing Clause 34.0 Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus);
- applying the Recreation, Inner Residential, Urban Mixed Use, General Residential, Environmental Management zones to the land along with a new Particular Purpose Zone – Mount Nelson Ecotourism Neighbourhood to the area on Mount Nelson;
- applying a new Specific Area Plan F5.0 – Sandy Bay Master Plan Specific Area Plan to the land to vary the underlying zone use and development provisions to provide for use and development envisaged by the Masterplan;
- updated heritage listings; and
- an amendment to the existing Biodiversity Protection Area.

## 2. Existing Planning Controls

### 2.1 Zoning

The proposal relates to the Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus) (PPZ3).



**Figure 6 – Planning Scheme Zoning (Source: iplan)**

The Zone Purpose under Clause 34.1.1 has a focus for the continued development of the campus as a major tertiary education centre with a diversity of activities primarily catering for education, recreation and entertainment of the student population but also that encourage a closer integration with the community.

*34.1.1.1 To provide for the continued development of the University of Tasmania Sandy Bay campus (UTAS Sandy Bay) as a major tertiary education centre of the State.*

*34.1.1.2 To provide for a diversity of activities primarily catering for the education, recreation and entertainment of its student population while also encouraging a closer integration with the community.*

The Use Table under Clause 34.2 currently reflects the core Zone Purpose and includes primarily education and support activities. Some commercial and retail uses can be considered but these are qualified for use primarily catering for student, staff or the needs of visitors to the campus.

The Use Table currently only allows a very narrow opportunity to repurpose existing buildings for non-educational activities. This is the primary reason for the proposed amendments and is discussed below.

The Masterplan supports a new strategic direction for mixed use and redevelopment of the Site.

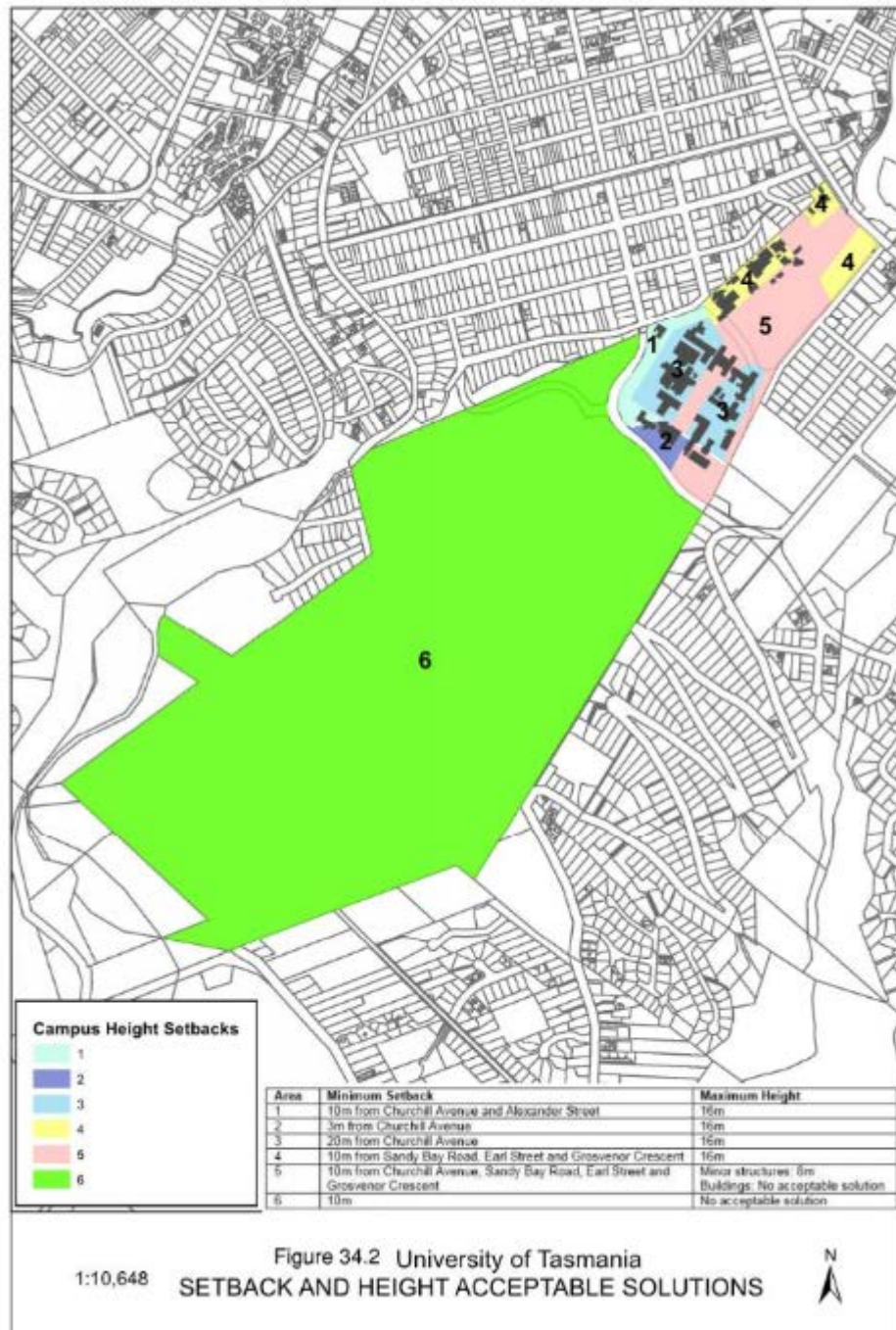
## 2.2 Development Standards

The existing Development Standards under the PPZ3 are based on the three character types; Upper, Middle and Lower Campus as shown in Figure 7 (referencing Figure 34.1 of the Planning Scheme). Height and setback is based on six different areas across the campus as shown on Figure 8 (referencing Figure 34.2 of the Planning Scheme).



Figure 7 – PPZ3 Character Types (source: Figure 34.1 HIPS)





**Figure 8 – PPZ3 Height and Setback Acceptable Solution areas (Source: Figure 34.2 HIPS)**

These currently provide for the discretionary consideration of development in the Upper Campus and permitted standards for height and siting in the Middle and Lower Campus.

### 2.3 Code Overlays

The Site is subject to Biodiversity Protection Area Overlays under the Biodiversity Code and Landslide Hazard Areas under the Landslide Code. The Biodiversity Protection Area is focussed on the 'Reserve' areas of the Upper Campus and controls the disturbance of vegetation.

There are a number of other Codes that apply to future use and development across the Site including:

- Bushfire Prone Areas Code;
- Road and Railway Assets Code;
- Parking and Access Code; and
- Stormwater Management Code.

## 3. Strategic Context

The strategic planning context that has guided the preparation of the Masterplan and the proposed planning scheme amendment is set out in the accompanying Strategic Planning Report prepared by ERA. It is summarised in this section.

### 3.1 Background

The Site has been UTAS's primary tertiary education campus for over seventy years. Outgrowing its city campus, UTAS relocated to Sandy Bay in the post war era and continued to expand its facilities through the modernist period. Since then, Hobart, the broader community and their needs have evolved along with contemporary tertiary education needs. Additionally, the built infrastructure on the Sandy Bay Site has aged and is no longer fit for purpose.

A decision was therefore made to relocate UTAS' educational facilities back to the city environment. The contemporary city fabric provides the opportunity to respond to challenges that did not exist at the time that the Sandy Bay Site was established. These include providing greater accessibility to the physical university environment by locating in a spatially central environment, reducing barriers to increase participation in tertiary education arising from the perceived 'elitist' location of UTAS' facilities and providing more diverse activity to the CBD environment, bringing it a life beyond the '9 to 5'. To harness those, UTAS has embarked on creating a distinctive and new southern campus in central Hobart which is being delivered through a separate and already commenced 'Southern Transformation Project'.

The relocation of most of the education facilities at the 105 ha Sandy Bay Site will occur gradually over the next 10 years.

### 3.2 Site and Surroundings

The Site is located approximately 2 kilometres south of the Hobart CBD at its closest point and intersects with several different urban areas. It is a unique site, not only because of its size being in an inner urban area proximate to the largest activity centre in Greater Hobart, but because it connects from the waterfront of the River Derwent through to the elevated bushland foothills of kunanyi/Mount Wellington and is dissected by key transport corridors.

To the north (the lower portion), the Site fronts onto Sandy Bay Road, a key arterial connection into central Hobart and a public transport transit corridor with a frequent regular bus service. Across the road is the Marieville Esplanade waterfront area with recreational boating facilities, public amenities, playground and a small beach (Short Beach Reserve). This part of the Site is relatively level. On either side of the northern end of the Site are established residential areas.

The Earl Street area to the south-east is an isolated residential pocket identifiable through its heritage characteristics arising from its subdivision pattern and Federation/Inter-War period housing. These are generally residential dwellings on moderate sized residential lots of around 1,000m<sup>2</sup>. There is already a clear departure in built form and physical characteristics between the Site and the Earl Street precinct, due to the open space characteristics of the sporting ovals. This also enables broader visual connection

from Sandy Bay Road across the Site from adjoining areas including Sandy Bay Road toward kunanyi/Mount Wellington.

The View and Grosvenor Street area is part of a larger established residential area. This established residential area has slightly different characteristics than the Earl Street area in that dwellings are typically on smaller allotments of around 700m<sup>2</sup> to 800m<sup>2</sup> and comprises predominantly Edwardian and California Bungalow style dwellings.

Across both areas, detached dwellings are predominant, except where lots are fronting onto Sandy Bay Road or on the north-eastern side close to the boundary with the Site.

The Site is also a short distance from the Sandy Bay shopping centre along Sandy Bay Road (approximately 600 metres).

From Grosvenor Crescent the Site begins to rise in elevation with more complex topographical features. This middle section of the Site contains substantial built infrastructure build around a modernist campus grid; an important example in an Australian architectural context.

Adjoining land use activity, with the exception of the Hutchins School, is predominantly residential. Churchill Avenue, another key road corridor that dissects through the site and provides for public transport connections marks a key transition to the bushland setting of the upper Site. The upper, southern portion of the Site is also more prominent within the visual landscape around Hobart. It forms part of the vegetated backdrop to the city as a foothill to kunanyi/Mount Wellington.

The Site and surroundings are described extensively in the Masterplan and supporting reports.

### 3.3 The opportunity

The size and location of the Site effectively enables the delivery of high quality and amenity 'micro-suburb' that has good connections to surrounding areas but can deliver a contained, highly walkable new community incorporating housing, community and economic activity.

Its size and location also mean that it can provide diverse recreational opportunities within as well as connecting to broader recreational and open spaces facilities in adjacent areas, benefiting not only future users of the Site but the residents of adjoining areas. There is an opportunity to build on existing pathways, contribute to new connections and deliver a stronger green spine from Mount Nelson through to the River Derwent, providing biodiversity and recreational benefits.

The landscape and visual characteristics of the Site and adjoining areas as well as the existing built form on the Site, mean that diverse housing types can be delivered in a way that maintains harmony with the characteristics of the established residential areas while also delivering a new articulated but electric and interesting built character areas through a precinct-based approach that transitions building heights and densities across the Site.

Residential growth on the Site will support more sustainable transport options on the Site through a model that will also suit existing residents.

Some of the existing built infrastructure on the Site, such as the Stanley Burbury Theatre, also suit continued ongoing community use, supporting the future 'life' and integration of a new micro suburb

into the community fabric. Other existing built infrastructure provides an opportunity to deliver new and innovative economic activity. The street pattern of adjoining areas along with the presence of Sandy Bay Road and Churchill Avenue create an opportunity for an internal urban structure that not only respects the modernist layout of the existing facilities but draws additional movement in and around the Site. Activation around the retail and commercial nodes with a precinct-based mindset to deliver local clustering of non-residential activity, along with the presence of new residents can encourage safe and lively movement in the day and night.

The extensive bushland environment on the upper (or southern part) of the Site provides an opportunity to provide a distinct destination-based area off Olinda Grove that draws on these landscape characteristics, particularly if recreational facilities are consolidated at the Sandy Bay end with higher quality facilities and supporting amenities. This area has good access to the Southern Outlet.

### 3.4 The broader context

After a long period of low population growth and economic activity the past 10 years of growth has reset the mindset to what the city can be in the long-term future: one of the world's best small capital cities and as articulated in the *2050 Vision for Greater Hobart*, a thriving and inspiring place to live and work. Hobart has been positioning itself as a leading sustainable city, powered by renewable energy, building on its long-standing reputation as city with strong connections to the natural environment. Walkable communities supported by sustainable transport options are an important building block along with development that is responsive to a site's environmental and landscape values, supporting sustainable solutions to stormwater management and bushfire constraints.

Improvements to Tasmania's information and communication technology (ICT) capability over the last couple of decades has meant that, even though Hobart is a remote city in a global context, it is well placed to capitalise on what will be the fourth industrial revolution driven by the digitalisation and connectivity of the economy and society. Increasingly strategies are looking on how to leverage the city's attractiveness as a place to live with ICT capability to create a global centre of excellence and knowledge and support new and start up innovative businesses.

However, as we grow there are not only opportunities but challenges.

Growing in a planned and complementary way is critical, particularly in the context of the city as an economic engine and the value of maintaining a network of activity centres. With significant opportunities existing in established activity centres, including the Hobart CBD, as demonstrated through the Central Hobart Precincts Plan project, new economic development opportunities need to complement rather than compete from a land use perspective.

Housing, dwelling diversity and attainability is now an ongoing part of the public discourse. Greater Hobart's median house price is now \$710,000, currently higher than Perth, Darwin and Adelaide. The median prices of Hobart inner suburbs, where residents experience the broadest range of location benefits, is now over a \$1million. The rental housing situation in Hobart, as recently highlighted in the latest Rental Affordability Report released by SGS Economics and Planning (November 2021), shows that Greater Hobart is now the most unaffordable capital city for renters.

Most attainable housing is located distant from the central Hobart area, where greater locational disadvantage is experienced. While for some people residential opportunities in middle and outer suburbs are desirable, for others living in these areas arise from lack of choice, particularly when considering that over 80% of Greater Hobart's housing stock remains single detached dwellings predominantly 2 to 3 bedrooms. The Greater Hobart context is a good example of the 'missing middle' problem which contributes to the housing attainability problem.

Also remembering and retaining what makes Hobart special and attractive as a place to live and invest now is a critical challenge. The value that the community places on key places and attributes of Hobart is strongly reflected in various strategic documents and in the participation of the community in planning processes. These elements extend from heritage buildings, to community assets, the landscape setting, environmental values and connections to the natural environment to name a few.

The size, capacity and location of the Site represents an opportunity to positively contribute to the long-term future of the broader city context.

Focusing on delivering a large number of new dwellings across a range of dwelling types will assist with the current housing issues being experienced. This does not mean that the Site needs to be provide high proportions of attainable or social housing, but rather delivery of diverse additional dwelling stock will support an intervention into the 'passive dislocation' trends being experienced across the Greater Hobart area. More smaller dwellings will support not only downsizing for older existing residents in the inner Hobart and Sandy Bay catchment, freeing up detached housing stock for others, but younger professional households entering the housing market.

The Site also has potential to serve as a nursery or start up hub for small innovative business, operating as a complementary centre to the Hobart CBD, drawing on high quality ICT capability and acting as an attractive site setting for people to live and work in proximity.

The opportunities identified based on the Site context also complement those at a broader level, particularly in how the Site can enhance accessibility to natural environments and support improved sustainable transport options. The natural setting and features on the Site also represent an opportunity to link in high quality water sensitive urban design features.

## 4. The Masterplan Vision

The Masterplan has been prepared through out 2021 and represents the new vision for the Sandy Bay Site. It aims to guide the Site's redevelopment into a dynamic, ecologically sensitive, innovative and future ready environment, building on the Site's cultural, social, community and environmental significance. It was developed through an iterative engagement approach with four phases that began with evolving and informing the Shared Vision, Guiding Principles and finally the Masterplan for PSA Submission. This process began in mid-2021 and was recently concluded, although public input will continue through the formal statutory process.



**Figure 9 - The Masterplan Vision (Source: CHC)**

### 4.1 Objectives of the Masterplan

The Masterplan identifies several key objectives:

- to support this request for an amendment to the planning scheme to remove the Particular Purpose Zone for educational uses across the 105Ha Sandy Bay Site, and allow for future use and

development that will transform the UTAS, Sandy Bay Site into a mixed-use urban renewal development;

- to develop an exemplary Masterplan that becomes an urban renewal benchmark for Hobart, Tasmania, Australia;
- to provide site analysis and existing conditions assessments to ensure the base information for the project is context driven, accurate, well established and informative;
- to summarise and evaluate the strategic context, opportunities, constraints for the Masterplan, through planning, economic, sustainability and movement/transit strategic recommendations, methodology, reporting and recommendations and shape the key aspects required to form an accessible, vibrant and evolving sustainable precinct to live, work, learn and play;
- to provide an initial concept proposition for a place that enhances its natural assets; honours its social, cultural, environmental and Tasmanian heritage; and delivers a feasible, viable annuity return which enables UTAS' broader objectives; and
- to clearly communicate the design intent of the project aspirations and initial understandings, to guide the progression of the urban renewal project into the next phases of development through 2022 and into 2023, through DAs and commencement of works on-Site.

#### 4.2 A World Class Vision + Aspiration

The Masterplan will guide the development of this significant urban renewal Site, supporting the wider Hobart context, and developing precincts that become world-class destinational locations in their own right.

The Masterplan will deliver an exemplary staged development that adds high environmental, social and economic value at a Site level, at a neighbourhood level, at a city level, drawing on international, Australian and local best practice to lead the way. It sets out a resilient plan, that continues the legacy of the Site established by UTAS, whilst providing a framework that is creative yet feasible, future focused and flexible. The urban renewal project targets leading sustainability, environmental and social/cultural goals that push the precincts to be comprehensive, future-ready communities, that continue to evolve and demonstrate positive outcomes for active transport, climate positivity, regenerative practice, water-sensitive urban design, biodiversity and natural habitat, heritage and culture, housing and social uplift and health and well-being.

#### 4.3 The Masterplan Concept

The Masterplan identifies five compact, mixed-use 'precincts' with a bushland reserve at the heart. Each precinct is designed around a 200m walkable radius. This precinct-based approach addresses the Site gradient and provides universal access within each precinct. 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 and use day-to-day.



The five precincts are:

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

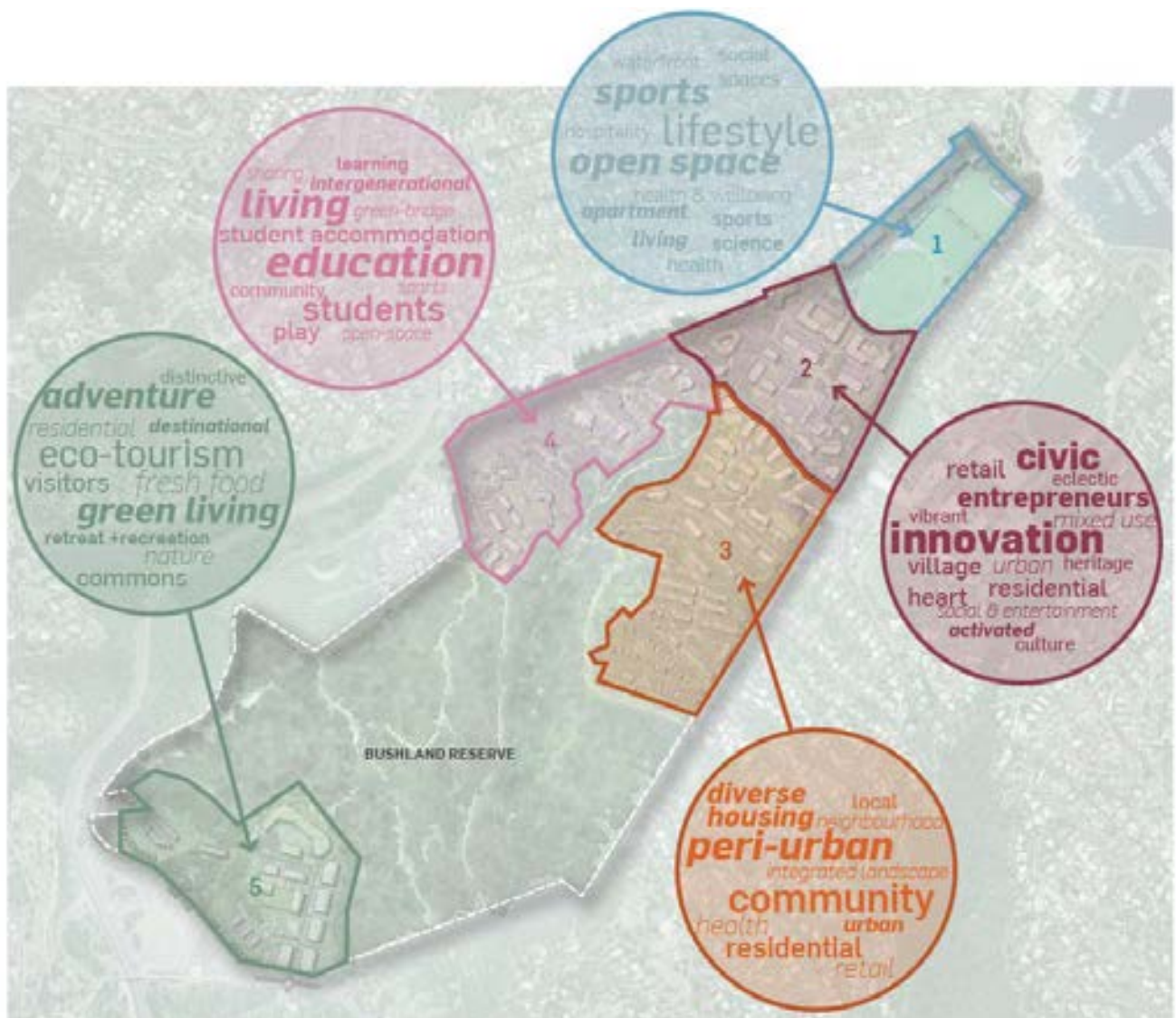


Figure 10 - The Masterplan Precincts (Source: CHC)

#### 4.4 Preserving the Bushland Reserve

The Masterplan includes preservation and enhancement of a 50ha bushland reserve as shown in Figure 11 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 including:

- protection of the ecological corridor;
- establishing appropriate setbacks to reduce encroachment on habitat and for bushfire mitigation;
- utilising the topography to sensitively place built form; and
- foster a sense of place through planting strategies that enhance biodiversity and the public realm.



**Figure 11 – A key feature of the Masterplan is to preserve and enhance the bushland reserve (Source: CHC)**

#### 4.5 The Precincts

##### **Precinct 1**

Precinct 1 comprises the lower area, situated between Sandy Bay Road and Grosvenor Crescent. Precinct 1 will continue to have a focus for sports, recreation and related uses, along with residential and other uses that take advantage of the local amenity and views across the Derwent River, delivering a lifestyle and sporting precinct that will continue to provide recreational facilities for the broader community.

The Masterplan anticipates the following outcomes in precinct 1:

- retention and enhancement of existing playing fields including:
  - multi-sport ground for AFL, rugby and cricket
  - multi-sport natural turf soccer and rugby field;
- indoor sports centre and club rooms (approximately 4,000 m<sup>2</sup>);
- sports science and sports administrative offices – 4-storey building;
- relocation of childcare centre into the 4-storey sports science and sports administrative offices;
- residential apartments (approximately 200) in 5 apartment buildings which will be 3-5 storeys each;
- serviced apartments (visitor accommodation) – approximately 70;
- supporting retail and food service uses to cater to residents and visitors (approximately 600 m<sup>2</sup>);  
and
- approximately 600 car parking spaces (excluding on-street parking).

The precinct will also support improved access arrangements onto Sandy Bay Road and Marieville Esplanade, providing a directly link through to the River Derwent and a key transport corridor.

## **Precinct 2**

Precinct 2 consists of the middle area from Grosvenor Crescent to Churchill Avenue. This precinct focuses on mixed-use, retail, and commercial with integrated residential. It will deliver a new neighbourhood activity centre which will not only support new residents but the broader catchment, taking up latent existing demand and expected future demand. The higher density residential living opportunities will support greater diversity in housing choice as well as provide the pre-conditions for a lively and safe precinct during the day and night.

Development within this precinct will include the re-use and adaptation of existing buildings, the demolition of some buildings and the construction of new mixed-use elements. The modernist urban structure will be retained and will link into surrounding streets. Churchill Avenue will transform from a road barrier into a street space.

The Masterplan anticipates the following outcomes in precinct 2:

- approximately 840 dwellings;
- approximately 18,400 m<sup>2</sup> of commercial and education floor space;
- approximately 5,300 m<sup>2</sup> of new retail and food services including a full line supermarket and specialty shops over 3 levels;
- residential aged care facility (approximately 90 beds);
- 3,200 m<sup>2</sup> of health and wellbeing in the form of a medical centre;
- community uses including performing arts, theatres, library, makers space and a community house;
- a new pedestrian bridge which links the retail centre to precinct 3 sitting above Churchill Avenue;  
and
- car parking for approximately 1,700 car parks.

### **Precinct 3**

Precinct 3 is within the upper section of the Site and extends uphill from Churchill Avenue and south-east of the gully that traverses the upper area of the Site. This precinct has a residential neighbourhood focus and currently accommodates a range of existing buildings. There is an existing Hill Street Grocer that adjoins precinct 3 with frontage to Churchill Avenue.

Development outcomes within precinct 3 will be largely residential, with a mix of apartments, townhouses and single dwellings, graduating in density as development progresses uphill. A small provision for retail or food services would provide local services at the base of some of the buildings and support the broader neighbourhood activity centre focus of precinct 2. A family health service clinic and childcare centre is proposed for the existing UTAS corporate services building at the rear of Hill Street Grocer.

The Masterplan anticipates the following outcomes in precinct 3:

- approximately 930 dwellings (a mixture of single dwellings, townhouses and multistorey apartment buildings);
- 400 m<sup>2</sup> retail (located on the ground floor of the apartment buildings);
- 1,500 m<sup>2</sup> health and wellbeing (family health services);
- 900 m<sup>2</sup> childcare; and
- car parking for approximately 1,120 car parks.

The existing CSIRO would remain on the site in its current form. The layout and patterns of development will mirror existing residential areas on the Mount Nelson bends, with new and existing residents able to make the most of new connections and trails through to the bushland reserve area.

### **Precinct 4**

Precinct 4 extends from Churchill Avenue uphill towards the Southern Outlet, on the north-western side of the gully that traverses the upper area of the Site. This precinct has a residential, student housing and education focus.

The existing student accommodation on this part of the site would be retained.

The Masterplan anticipates the following outcomes in precinct 4:

- approximately 300 dwellings primarily in the form of multistorey apartment buildings;
- community gardens;
- school (repurposing of the commerce building); and
- car parking for approximately 330 car parks.

### **Precinct 5**

Precinct 5 is situated at the highest point of the Site where access is from Olinda Grove, Mount Nelson. Access is therefore via the Southern Outlet area and the precinct would be spatially disparate from other precincts accessed via Sandy Bay. The area is characterised by extensive bushland across this part of the upper area of the Site, with walking tracks and bicycle paths providing connections north-east to the

main part of the Site. A former quarry site is located on the northern boundary off Proctors Road, and the precinct currently accommodates the UTAS soccer club and other recreation facilities, including storage areas for the UTAS whitewater rafting club.

The precinct is proposed to be developed for a range of nature based tourism and adventure-orientated uses that reflect the surrounding bushland and ease of access from Southern Outlet, together with a market and other retail and food services to serve new and existing residents of surrounding areas.

The Masterplan anticipates the following outcomes in precinct 5:

- 360 dwellings in the form of multistorey apartment buildings, townhouses and single dwellings;
- adventure tourism centre (500 m<sup>2</sup>);
- a 3-storey eco-hotel (6,000 m<sup>2</sup>);
- spa facility (1,000 m<sup>2</sup>);
- an eco-learning centre (500 m<sup>2</sup>);
- a retail area containing a market hall for stallholders (3,500 m<sup>2</sup>) with specialty retail on the ground floor of the apartment buildings (totalling 2,000 m<sup>2</sup>);
- an adventure playground;
- opportunities for adventure recreation pursuits such as rock climbing (on the southern end of the quarry face), ropes course, zip line and mountain biking; and
- approximately 830 car parking spaces.

#### 4.6 Proposed Site Plan

The proposed Site plan at Figure 8 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.



**Figure 12 - Proposed Site Layout (Source: CHC)**

#### 4.7 The Proposed Urban Structure

The Proposed Future Urban Structure Plan at Figure 11 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.



**Figure 13 -Masterplan Urban Structure Plan (Source: CHC)**

#### 4.8 Built Environment

Built form in the Masterplan responds to the surrounding context, being sensitive to the existing neighbourhood and to reflect and compliment the built form being retained on site. Buildings are located to ensure key viewlines are preserved 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 two, which is central and has little impact on the surrounding landscape; and lowest densities in precinct five, which has greater sensitivity to its bushland context.

A Landscape and Visual Impact Assessment prepared by Orbit Solutions accompanies the Masterplan.

#### 4.9 A Diversity of Housing

The Masterplan aims to provide a broad mix of housing typologies and densities that respond to the natural Site context, differing character precincts and various lifestyle options.

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. The Masterplan seeks 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.

#### 4.10 Historic Heritage

The Site was developed from the 1950 period (apart from the early farmhouse building that remains) and therefore the heritage values are generally contained in the modernist buildings and elements, together with the setting. A heritage impact assessment (HIA) accompanies the Masterplan and considers the proposal in relation to the heritage values of the Site. These heritage values being based on a detailed conservation management plan (CMP) which is also provided in support of the planning scheme amendment submission.

The Site has three specific elements that have statutory heritage listing: the Arts Theatre, the Christ College Group, and the Earl Street Hedge. The Masterplan satisfies all of the statutory requirements of the existing heritage listings on the Site and proposes conservation and protection of the listed heritage elements. There are no other heritage overlays applicable to the Site.

The CMP has determined that a group of buildings have certain identified areas of heritage significance to be considered for heritage protection through a formal listing process.

The following buildings will be retained in the Masterplan with individual statements of significance to 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:

- 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

The CMP has also considered the overall spatial arrangement of the Site and concludes that the central campus layout has some significance as a result of the setting for the significant buildings and in relation to how the Site was originally planned. The spatial arrangement was not assessed as having such high significance that it required heritage listing rather, where it forms the setting for buildings and features that are to be retained it does have significance.

Similarly, the CMP provided a range of other elements that were assessed as having potential moderate heritage significance in isolation that it requires heritage listing, but rather where it forms the setting for buildings and features that are to be retained, then the spatial arrangement does have significance.

Similarly, the CMP provided a range of other elements that were assessed as having potential moderate heritage significance, such as the Engineering, Geology and Physics buildings, however it has been concluded that they have a collective value in relation to the overall structure and redevelopment of the site in terms of its early form, which could be reflected in selective retention and re-purposing through the master planning process rather than being justified for formal retention.

#### 4.11 Bushfire hazard management

The NVA includes an assessment of the Masterplan against the bushfire code and found that the Masterplan is able to meet the deemed to satisfy requirements for Bushfire Hazard Management Areas based on BAL 19 and BAL 12.5 minimum distance of separation between all building types and the fire prone vegetation. There remains further potential to mitigate the hazard in conjunction with the Community Bushfire Mitigation Plan 2016 and additional landscape management.

Additional information regarding the design of access and regress, emergency escape routes and the provision of water supply will be addressed at the DA stage.

## 5. Impact Assessment and Strategic Planning Analysis

ERA's Strategic Planning Report provides a comprehensive assessment of the key strategic planning considerations for the site and an assessment of the impact of the Masterplan. These matters are summarised below.

### 5.1 Southern Tasmania Regional Land Use Strategy 2010 – 2035

*Southern Tasmania Regional Land Use Strategy 2010 – 2035* (STRLUS) is a broad policy document that was prepared to facilitate and manage change, growth, and development in Southern Tasmania from 2010 – 2035. There have been some limited amendments over recent years; however, no strategic review of the document has occurred since its preparation, and consequently it is generally recognised that the data being relied upon by the STRLUS is now out of date.

Notwithstanding, the STRLUS is the key strategic document that is considered through the planning scheme amendment. In particular, Section 30E(6) of the *Land use Planning and Approvals Act 1993* (former provisions) states:

*(6) Subject to section 20(1), a draft interim planning scheme and an interim planning scheme are to be, in the opinion of the decision-maker, within the meaning of section 20(2A), as far as practicable consistent with the regional land use strategy, if any, for the regional area in which schemes are to apply.*

Of relevance is that at the time the STRLUS was prepared, the relocation of teaching and learning activities at the UTAS Sandy Bay campus to the city was not anticipated or considered. As a result, there are two key policy areas in the STRLUS that need to be carefully considered for the proposed planning scheme amendment. These fall under Activity Centres (chapter 18) and Settlement and Residential Development (chapter 19) and are discussed further below.

## 5.2 Activity Centres

An activity centre network is identified in the STRLUS to provide for a regionally planned and defined hierarchy that ensures complementary uses and efficiencies, rather than creating unnecessary competition between centres. The adopted network hierarchy has the Hobart CBD as a Primary Centre and the pre-eminent centre for public administration, financial services and commerce. The role of the CBD is to be the *“primary hub for Tasmania, the region and the Greater Hobart metropolitan area in terms of business, government administration, leisure, entertainment and tourism services providing a comprehensive range of services and facilities including public transport. A significant proportion of all employment opportunities within the region is currently and should continue to be focussed in the Primary Activity Centre”*. In terms of its role for commercial and retail uses, STRLUS states that Hobart CBD should be the *“primary location for offices, including corporate headquarters, professional services, government administration. Regional shopping facilities including major department stores with high level of speciality shops, secondary retailing and a focus on the ‘high street’ shopping experience. Should include at least one major supermarket/food market. Bulky good retailing may be accommodated at the fringe.”*

Kingston is the nearest defined Principal Activity Centre to the subject site. Principal Activity Centres are to serve sub-regions and deliver a wide range of services and facilities, with retail a major sector but supported by a range of office and administrative functions.

Sandy Bay is the nearest Minor or Neighbourhood Centre to the site. The role of a Minor or Neighbourhood Centre is identified in the STRLUS to *“serve daily needs of surrounding community and provide a focus for day-to-day life within a community”*. Retail uses are anticipated to be anchored by at least one supermarket, along with other retail uses, community and health facilities, and some night-time entertainment activities.

Other local centres in the area include Lower Sandy Bay and Hill Street Grocer (on Churchill Street) with other isolated shops including Lipscombe Larder (Sandy Bay Road) and Mt Nelson shop (Nelson Road). The purpose of these local activity centres in the activity centre hierarchy is to provide a focus for day-to-day life within an urban community.

A specialist centre is to provide for activity of a specialist nature as defined through specific local area or structure plans. There are no specialist centres in proximity to the Site.

The premise of the Masterplan is that there are individual villages (precincts 1-5), each with a focused non-residential use varying from sport and recreation (precinct 1), retail, innovation and offices (precinct 2) to tourism (precinct 5).

### 5.3 Impacts by precinct

The retail elements in precinct 1 and precinct 3 are relatively minor and provide local services to reflect the other uses within each part of the Site. It is considered that these retail components fall within the category of Local Centres under the STRLUS and will simply provide a focus and meet the needs for day-to-day life for the future urban communities (projected to be 3,000 – 4,000 people) moving onto the site. The introduction of approximately 3,000 m<sup>2</sup> of commercial office in precinct 1 is supported by the Economic Impact Assessment (EIA) in that it will be supported by the planned development of a range of sports and recreation uses, including the potential to accommodate sports administration and sports science functions. That is, these uses are specific to the precinct and reflective of its specialist nature.

Precinct 2 is projected to contain 14,900 m<sup>2</sup> NLA, consisting of approximately 11,800 m<sup>2</sup> of repurposed spaces and approximately 3,000 m<sup>2</sup> of new built floorspace. This represents the creation of a new neighbourhood activity centre.

The EIA concludes that this is a relatively small share of the future development opportunity across Greater Hobart. For example, development of this scale would represent less than 5% of the commercial office floorspace within the Hobart CBD (noting that this estimate only includes larger floorplates monitored by the Property Council of Australia) and is a minor amount of development in the context of the 230,000 m<sup>2</sup> to 380,000 m<sup>2</sup> of additional occupied commercial floorspace projected to be accommodated in Central Hobart over the period 2020 to 2041. The proposed retail component in precinct 2 incorporates a supermarket to provide a local shopping focus for the precinct and to alleviate a current undersupply of supermarket floorspace serving study area residents. That is, there is a demonstrated demand for a new neighbourhood centre.

Precinct 4 is not projected to contain any retail or office floor space, with the proposed non-residential use being a school.

The proposed traditional retail component in precinct 5 consists of 2,000 m<sup>2</sup> of retail floorspace including a large general store or small supermarket, which would serve a local retail role for a limited population base in Mount Nelson and Tolmans Hill, together with the future residents in the precinct. This is compatible with the definition of a local activity centre under the STRLUS.

Some specialist shops for people accessing the adventure tourist facility or staying at the hotel are also included in this 2,000 m<sup>2</sup>. The proposed market hall within precinct 5 represents a visitor-oriented destination use that is consistent with the tourism-related used within the precinct. If successful, the EIA identifies that the market hall would help expand Tasmania's 'foodie' destination brand and would be expected to attract visits from residents throughout Hobart and the southern region as well as from tourists. That is, the trading role of this component would attract less frequent visits but from a much

wider catchment and would act as a visitor destination, consistent with the role of the adventure tourist centre and eco-hotel. In terms of the type of use, a market style development would not replicate the range of retail available at other supermarket-anchored centres, and therefore should be considered as complementary rather than competitive to other activity centres in the region. It is considered that this is compatible with the definition of a specialist centre under the STRLUS.

#### 5.4 Impacts – Hobart CBD

The main potential impact on the role and function of the Hobart CBD economy would arise from the proposed accommodation of about 14,900 m<sup>2</sup> NLA of commercial office floorspace in precinct 2 at Sandy Bay. The EIA does, however, state that the likelihood that the CBD would experience a significant impact arising from development within Sandy Bay is low, having regard to the anticipated source of demand, which will be mainly from small and micro businesses otherwise seeking leasable space in suburban and CBD office buildings. Importantly, the EIA details that the site is unlikely to be an attractive location for corporate office users or major government departments, which will continue to locate in the CBD where they can serve a regional labour force and create synergies with clients and suppliers.

Moreover, the scale of development in the Site, with 14,900 m<sup>2</sup> delivered over approximately 30 years, represents a small share of the total projected office demand throughout Greater Hobart, with the majority of future demand accommodated in the CBD. However, as a precautionary measure, the planning scheme amendment limits the NLA of commercial office space through a proposed discretionary use standard in the specific area plan that will overlay the underlying urban mixed-use zone provisions.

The EIA identifies other potential impacts that could occur because of the proposed commercial accommodation delivered on the Site. In this regard, however, it is relevant that the eco-hotel would serve a very different function to existing or planned hotels and motels in the CBD. Regarding the proposed serviced apartments, the EIA explains that these would mainly serve as a convenient location for visitors to the precinct 1 and would be unlikely to compete with other better-located accommodation providers in the CBD and surrounds that serve a mainstream tourism market.

#### 5.5 Impacts – Sandy Bay Town Centre

In summary, the EIA states that trading impacts on Sandy Bay would not adversely affect the role and performance of the centre and would not lead to changes in the existing mix of tenants. Furthermore, the EIA states that vacancies are unlikely to occur due to any additional competition. The main findings of the EIA are as follows:

- A new supermarket-based centre (neighbourhood activity centre) in the Sandy Bay catchment can be supported in strategic terms due to the opportunity to fulfill a latent and emerging need for additional supermarket floorspace, and to introduce a complementary offer that incorporates a full-line supermarket.
- Other proposed uses in precinct 1 and precinct 3 also represent complementary development that is supported mainly by the onsite residential, worker and visitor populations.

- The proposed allocation of 2,000 m<sup>2</sup> for a grocery store or small supermarket and other small retail tenancies in precinct 5 is consistent with the potential role in providing local shopping services to a small catchment living on the site and in Mount Nelson and Tolman Hill.
- The proposed market hall concept for precinct 5 is consistent with the visitor-oriented role of that precinct and would attract shoppers from throughout Hobart and the southern region on infrequent trips to buy local produce, as well as capturing spending from tourists (specialist activity centre).
- Residents in the local area of precinct 5 are unlikely to transfer a significant share of their grocery spending away from more convenient shopping locations, and so the potential for trading impacts is low.

## 5.6 Settlement and residential development

The Site falls within Greater Hobart and therefore residential growth is managed through the Greater Hobart Settlement Strategy. The strategy was formulated based on the forecast demand of an additional 26,500 dwellings by 2035.

The following is a summary of the key relevant statistics from the STRLUS:

- a southern regional population of 246,162 people in 2008;
- an indicative population of 327,036 for the southern region in 2035;
- 102,700 dwellings in 2008;
- forecast additional dwellings of 36,000 (for the southern region) and 26,500 (for Greater Hobart);
- an identified target of 3,312 dwellings for the City of Hobart municipality; and
- a policy of a 50:50 ratio of greenfield to infill scenario within an urban growth boundary anticipated to provide for a 20-year supply of residential land for the metropolitan area. Noting that all dwellings within the City of Hobart are considered infill.

The Site is located in the urban growth boundary and is identified as urban zoned land on Map 10 of the STRLUS. The site is not identified as a key densification area and there are no specific figures attributed to the site; noting that the redevelopment of the 105-ha site was not anticipated by the STRLUS.

Housing data has been obtained from the CoH (August 2021), which identified 1,337 infill dwellings having been provided from the 3,312 target identified for the CoH, resulting in 1,975 dwellings remaining of this target. The Masterplan provides for approximately 2,700 dwellings on site, which exceeds this target. This is, however, considered acceptable for the following reasons:

- all dwellings will be for infill and will therefore contribute to the 50:50 infill–greenfield target for Greater Hobart more generally;
- the STRLUS will be reviewed following completion of the Metropolitan Plan, which forecasts population growth of about 7,900 persons in Hobart LGA to 2040, implying a need for nearly 4,000 new dwellings over the next 20 years; and
- the growth forecast under STRLUS is that the projections anticipated average population growth across Southern Tasmania of approximately 3,000 persons per year over the 25-year planning period.

However, since 2016 average growth as recorded by the ABS has averaged 3,840 persons per year and peaked at 4,225 persons in 2018-19 (i.e. pre-COVID).

The implementation period for the Masterplan is approximately 30 years (2022 – 2052), with the STRLUS planning period being through to 2035 only.

### 5.7 Recreation and open space

The STRLUS recognises that open spaces and recreational facilities are an important part of and contribute to the quality of the life enjoyed by the Tasmanian community. While there is limited formal documentation of the capacity of organised sporting facilities such as soccer and cricket grounds in the City of Hobart, anecdotally it is understood that in terms of spaces for organised sports in the City of Hobart, demand outstrips supply. Accordingly, the upgrade of the organised sporting facilities in precinct 1 will contribute to the supply for the City of Hobart, for a range of sporting clubs and associations.

This avoids unnecessary duplication of recreational facilities while responding to an existing need in the community, ensuring alignment with Regional policy ROS 1 of the STRLUS.

### 5.8 Social Infrastructure

Social infrastructure refers to all services, facilities and structures that are intended to support the wellbeing and amenity of the community. Regional policy SI 1 requires the provision of high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives. The Masterplan provides for childcare centres, health services, an aged care facility, school and other community services such as a library, performing arts facilities and a community house. Importantly, the Site is well located in terms of public transport services. This social infrastructure will not only underpin the population moving onto the site but will also contribute to the liveability of the existing surrounding communities.

### 5.9 Biodiversity

Approximately half of the 105-ha site is covered in native vegetation and, while not formally part of Tasmania's reserve estate, it is an important area for native flora, vegetation communities and fauna habitat. Furthermore, it is valued by the community and provides connections to Council reserves such as the Truganini Conservation Area and Waterworks Reserve.

The NVA identifies impacts to approximately 10 ha of native habitat under the Masterplan footprint and approximately 8 ha managed in bushfire hazard management areas. The planning scheme amendment proposes to amend the biodiversity overlay from majority of these impacted areas, that is, the biodiversity overlay is proposed to apply to the environmental management zone and the particular purpose zone. These impacted areas, that will not be covered by the biodiversity overlay contributed at some level to matters of national environmental significance (under the *Environmental Protection and Biodiversity Conservation Act 1999*); however, the impacts are identified as being inconsequential given the type, quality and size of the area of native vegetation to be retained.

It is highlighted that the biodiversity overlay will continue to apply in precinct 5 which contains the DOV community and involves 0.33 ha (footprint impact) and 0.92 ha (hazard management area) of DOV that

that will be directly impacted. Noting that a self-referral process to the Commonwealth for the DOV is recommended to determine whether the impact is a controlled action. However, given the small scale of impact, there are no offsets anticipated.

In terms of the swift parrot, the Natural Values Assessment (NVA) recognises that significant impacts are likely to occur under the Masterplan and hence will require offsets through the Commonwealth referral process. These offsets will be managed within the overall Site. The NVA states that additional tenure security such as a conservation covenant under the *Nature Conservation Act 2002* and a management plan to sustain the habitat values of Matters of National Environmental Significance would be a minimum requirement for the offset proposal to be achieved on Site and meet the requisite standard. This additional tenure security would form part of the Commonwealth referral process.

Accordingly, the management and protection of native vegetation on the Site is consistent with regional policies BNV 1.1, BNV 1.2 and BNV 1.3, in that primarily areas with native vegetation and biodiversity values have been avoided, a detailed impact assessment has been undertaken for the Site during the planning scheme amendment process, appropriate offsets onsite have been considered and the application of the biodiversity overlay specified.

#### 5.10 Cultural heritage

The STRLUS stresses the importance of the recognition and management needs of both Aboriginal cultural values and historic cultural heritage values. As outlined above under section 3.3, no Aboriginal heritage sites, suspected features or areas of elevated archaeological potential were identified during the survey assessment of the UTAS Sandy Bay Site study area. The Masterplan is identified as embedding Aboriginal narratives and understandings into the process of redeveloping the Site and throughout the Masterplan and its outcomes. The future of the Sandy Bay community needs to be developed in collaboration, and with a conscious interconnectedness and spirit of place that acknowledges the traditional custodians of country and their legacy to the site and wider lutruwita.

A detailed historic heritage assessment was undertaken for the Site, which is detailed under section 3.4 above. The planning scheme amendment proposes to formally protect, under the historic heritage code, six additional buildings and their setting. Furthermore, the Heritage Impact Assessment (HIA) concluded that the Masterplan more generally has appropriately responded to the heritage values of the Site such as:

- the central area of the Site that forms the core campus area is being retained with both existing, adapted and new built elements around the spatial logic of the original site layout;
- the area around the university colleges is retained as the setting for both Christ and John Fisher Colleges;
- several of the key recent buildings are retained including CSIRO and the Herbarium;
- the bushland setting is retained across large areas of the Site. While not a specific heritage requirement the HIA states that, it retains a balance between a developed and natural site that has characterised the site for most of its history; and

- the interface of the Site with adjoining residential areas has been considered in how future development is proposed to ensure that the heritage values of adjoining and nearby heritage precincts are protected.

### 5.11 Land use and transport integration

The STRLUS outlines that the demand for transport infrastructure is derived from the community's need to travel and to move freight. The relative location of different land uses (for example where people live in relationship to places for employment and shopping) is a significant determinant of transport demand, cost and modal choice. Accordingly, the STRLUS recognises that improved integration of transport and land use planning is both a major challenge and critical factor in the development of efficient and liveable urban areas and becoming a more environmentally sustainable community in the face of a changing climate.

The Masterplan proposes to include new bus stops to connect with current bus routes that service the site, as well as transport passengers internally between precincts. A mobility hub adjacent to Churchill Rd provides a multi-modal location for community to collect e-bikes, e-scooters, on-demand pick-up and conveniences. The movement network at the Site 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 futureproof the site for increased demand for electric vehicles.

### 5.12 CoH Capital City Strategic Plan 2019 – 2029

The CoH *Capital City Strategic Plan 2019 – 2029* (strategic plan) is built around eight pillars from the community vision and will guide the CoH work over the next 10 years. The eight pillars are outlined below.

- |          |   |
|----------|---|
| Pillar 1 | Sense of place. Hobart is to keep a strong sense of place and identity reflecting its heritage, culture and natural environment.  |
| Pillar 2 | Community inclusion, participation and belonging. Hobart is a place that recognises and celebrates Tasmanian Aboriginal people, history and culture, working together towards shared goals and where diversity is celebrated. |
| Pillar 3 | Creativity and culture. Hobart is a creative and cultural capital.  |
| Pillar 4 | City economics. Hobart's economy reflects its unique environment, culture and identity. It is a place where entrepreneurs and businesses can grow and flourish.   |
| Pillar 5 | Movement and connectivity. An accessible and connected city environment helps maintain Hobart's pace of life. Hobart has effective and environmentally sustainable transport systems.   |
| Pillar 6 | Natural environment. The natural environment is part of the city and biodiversity is preserved, secure and flourishing.   |



- Pillar 7 Built environment. Hobart has a diverse supply of housing and affordable homes. The built environment enhances Hobart’s unique identity, human scale and built heritage.
- Pillar 8 Governance and civic involvement. Hobart is a city of best practice, ethical governance and transparent decision-making.

The proposed planning scheme amendment is to facilitate the redevelopment of approximately 50 ha in an existing urban area. The five precincts, together with the retention of the bushland reserve which underpins the redevelopment of the Site, reflect the existing character and values of the Site, recognising the sense of place.

The proposed planning scheme amendment provides an increase in diversity of housing within proximity to the Hobart CBD, encourages reliance on environmentally sustainable transport systems and facilitates the provision of spaces that encourages small businesses to progress. The proposed planning scheme amendment is consistent with the strategic plan.

### 5.13 Hobart City Deal

The Hobart City Deal (HCD) is a shared 10-year vision between the Australian and Tasmanian governments and the Clarence, Glenorchy, Hobart and Kingborough councils. The HCD is to guide and encourage investment to leverage Hobart’s natural amenity and build on its position as a vibrant, liveable, and connected global city.

The proposed planning scheme amendment enables the redevelopment of the Site in accordance with the Masterplan that identifies an opportunity for Sandy Bay and for Greater Hobart and delivers community-oriented, interconnected, walkable, mixed-use precincts that celebrate the uniqueness of their contexts and grow their legacy of place into a new, dynamic and lively future.

There are six key focus areas, with the following three being seen as relevant to the planning scheme amendment and the redevelopment of the Site more generally:

Greater Hobart Transport Vision *Establish a reliable, sustainable and cost effective transport system with a focus on active and public transport as well as efficient private car travel.*

While the Site is not within the scope of the Major Commitments identified in the HCD as part of the package to reduce congestion, the redeveloped Site has the potential to contribute to the viability of improved public and active transport solutions south of the city and to that end assist in achieving a modernised and integrated public transport system.

Affordable Housing/ Urban Renewal *Deliver a diverse range of affordable housing options close to work, play, transport and services.*

A major commitment in the HCD is *The Australian Government will provide \$30 million for projects in partnership with community housing providers to deliver new dwellings. This will be supported by a package of measures to drive urban renewal, including commencing a program of precinct planning for priority areas to speed up the delivery of housing.*

The Masterplan identifies approximately 2,700 dwellings to be delivered on the Site across a 30-year planning period. The proposed planning scheme amendment increases the permitted density on the site

to facilitate the delivery of a diversity of dwellings that include 490 x 1-bed apartments, 1,730 x 2-bedroom apartments, 250 x 3-bedroom apartments, 170 x townhouses and 60 x single dwellings. The residential use on the site also includes the existing student housing, a residential aged care facility (approximately 90 beds) and 80 independent living units for retirees.

*Smart, Liveable and Investment Ready City Investing in people, technology, and emerging opportunities to support Hobart to continue to provide job and business opportunities.*

The Masterplan will deliver on this focus area, noting that the redeveloped Site does not undermine existing activity centres as discussed above.

#### 5.14 Hobart: A community vision for our island capital

This document is a community vision for Hobart, developed in 2018 based on over 1,100 contributions from community members and stakeholders across greater Hobart. The vision provided is stated to be future-focused, describing what people love and value about Hobart and how they want it to evolve.

The purpose of the document is to guide all of the CoH's work, so that CoH decisions help create the Hobart that the communities want, for current and future generations. The proposed planning scheme amendment will facilitate the redevelopment of an existing urban area and will offer a diversity of housing, mixed-use development integrated with a sustainable transport strategy. The proposed planning scheme amendment is consistent with this document.

#### 5.15 City of Hobart Transport Strategy

The draft transport strategy outlines the transport needs of Hobart. The strategy identifies that transport is one of the most important considerations for a growing city and one that will facilitate access and movement to support socially, economically, and environmentally sustainable growth.

The strategy describes two transport stories in Hobart. Compared with the other Australian capitals, Hobart residents are more likely to walk for transport, and some parts of Hobart have very high numbers of bicycle commuters. However, the regional story is quite different; when looking beyond Hobart's municipality to include the surrounding municipalities of Greater Hobart, the population is very car dependent. This car dependence, which is a legacy of land use, settlement patterns and past transport policy decisions, is the reason for the traffic congestion Hobart currently experiences.

The proposed planning scheme amendment encourages reliance on environmentally sustainable transport systems. Provisions include new bus stops to connect with current bus routes that service the site; a mobility hub adjacent to Churchill Road, providing a multi-modal location for community to collect e-bikes, scooters, on-demand pick-up and conveniences; and an overall movement network at the site that is an integrated pedestrian-focused environment accommodating pedestrians, cyclists, public transport and mobility, and vehicles.

#### 5.16 Sustainable Hobart Action Plan 2020 – 2025

The actions in the *Sustainable Hobart Action Plan 2020 – 2025* (action plan) respond to the COH's key strategies and action, which together seek to deliver climate-safe and smart outcomes for Hobart. The following eight strategic goals underpin the action plan.

1. To sustainably meet the rapid changes in Hobart's demographics and population.
2. To create a path to a zero-emissions future for the City and community.
3. To deliver on the community's vision for Hobart, described in the document Hobart: A community vision for our island capital (2018).
4. To prepare our city to withstand storm, sea level rise, flood, bushfire and other natural hazards.
5. To challenge the people of Hobart with exciting, smart, innovative and affordable solutions to energy management, transport and other areas.
6. To collaborate with all areas of the City and external stakeholders to drive efficiency in our processes, development and actions.
7. To provide leadership and collaboration at local, regional, national and international levels.
8. To deliver better and more efficient services and programs for the people of Hobart.

The proposed planning scheme amendment will facilitate the redevelopment of an existing urban area and will offer a diversity of housing, mixed-use development integrated with a sustainable transport strategy. The proposed planning scheme amendment is consistent with the strategic goals of the CoH's action plan.

It is highlighted that there are limitations on including technical requirements in a planning scheme for the design or construction of a building pursuant to section 9 of the *Building Act 2016* (Tas). Section 9 explicitly prevents the inclusion of these technical details without the approval of the Minister. Materiality, insulation levels and types of glazing are potential examples of these.

## 6. Translation of the Masterplan to a planning scheme amendment

The proposed planning scheme amendment is provided as Appendix C and an additional version with explanatory comments in Appendix D.

### 6.1 Approach to the amendment

The planning scheme amendment is to enable the redevelopment of the Site into a mixed-use urban renewal development and will replace the existing Particular Purpose Zone (PPZ 3 - University of Tasmania (Sandy Bay Campus)) which applies to the entire site.

The proposed amendment has been directly informed by the Masterplan and the Strategic Planning Report that evaluates the potential impacts (economic, environmental and social) of the indented use and development.

Given that the Masterplan is envisaged to be developed over a 30 year timeframe a degree of flexibility is required. The proposed planning scheme amendment therefore does not rigidly translate the Masterplan into the planning scheme. Instead, the approach is to adopt the State Planning Provision (SPP) zones where possible and apply a Specific Area Plan that provides for specific uses, envelope

controls, urban structure and connectivity of the Masterplan. Highly detailed prescriptive controls are not considered appropriate.

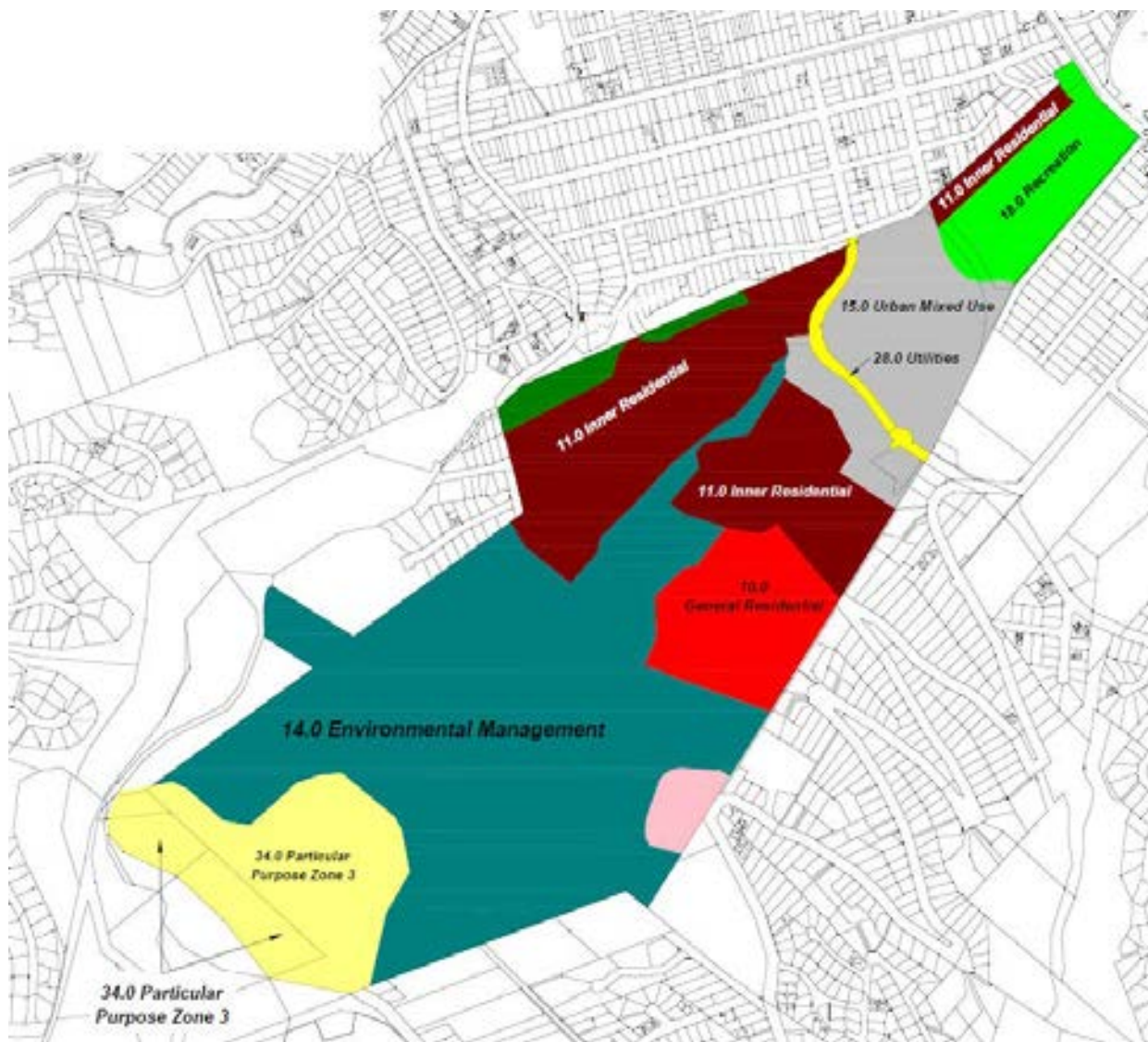
In addition to the zoning, a new Specific Area Plan F5.0 – Sandy Bay Master Plan Specific Area is to be inserted to vary the underlying zone use and development provisions to provide for use and development in accordance with the Masterplan.

The Site will still include the application of the bushfire, biodiversity and landslide hazard overlays, with the subsequent codes applying. Furthermore, the significant trees, historic heritage code, parking and access codes will also continue to apply to the Site.

## 6.2 Proposed Zoning

The proposal is to delete clause 34.0 Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus) and apply the Recreation, Environmental Management, Inner Residential, Urban Mixed Use, and General Residential zones to the land and as well as a new particular purpose zone (Mount Nelson Ecotourism Neighbourhood) to the area on Mount Nelson as shown in Figure 11 below. The proposed zoning plan is Attachment 1 to the amendment in Appendix B and has been prepared as a coordinated plan in accordance with the TPCs Practice Note 7.

The zones are proposed to be applied to match the Masterplan precinct boundaries with the primary objective to achieve the zone purpose to the greatest extent possible and for consistency with the existing zoning surrounding the Site.



**Figure 14 - Proposed Zoning**

### 6.3 Recreation Zone

The purpose of the Recreation Zone is to provide for a range of active and organised recreational use and development, together with complementary uses that do not impact adversely on the recreational use of the land. The zone purposes statements specifically refer to the provision of indoor sports facilities.

Precinct 1 will be partly zoned recreation. This area will provide for the redevelopment of the ovals to multi-sport grounds for AFL, rugby, cricket and soccer together with an indoor sports centre and club rooms. The sports science and sports administrative offices that will be provided for will complement the organised sport and recreation use of the land.

#### 6.4 General Residential Zone

The purpose of the General Residential Zone is to provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available, the development respects the neighbourhood character, and there is a provision of a high standard of residential amenity.

Precinct 3 of the master plan provides for a suburban density that allows for a transition from the adjoining low-density zoning of the Mt Nelson bends to the inner residential and urban mixed-use zoning nearer to Churchill Avenue. Precinct 3 will be fully serviced and provided with a high level of amenity.

#### 6.5 Inner Residential Zone

The purpose of the Inner Residential Zone is to provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, and for these uses and types to respect the existing variation and pattern in lot sizes, set back, and height.

The Inner Residential zoning will partly apply to precinct 1 and precinct 3, with the entirety of precinct 4 being zoned Inner Residential. Each of these precincts will allow for a diversity of housing types with a density reflecting the site's proximity to public transport, services and employment opportunities. Additionally, these precincts are in proximity or directly adjoining other residential zones, therefore allowing for a transition of density of development towards the more central part of the Site and ensuring the amenity provisions within these zones generally apply.

#### 6.6 Urban Mixed Use Zone

The purpose of the Urban Mixed Use zone is to provide for the integration of residential, retail, community services and commercial activities in urban locations that will not undermine the activity centre hierarchy.

The zone is to encourage use and development at street level that generates activity and pedestrian movement through the area and development is accessible by public transport, walking and cycling. Furthermore, the zone is to provide for a diversity of uses at densities responsive to the character of streetscapes, historic areas and buildings.

Precinct 2 and part of precinct 3 will be zoned urban mixed use, with key objectives of these areas being the integration of residential, retail and commercial activities, within proximity to public transport systems.

#### 6.7 Environmental Management Zone

The purpose of the environmental management zone is to provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard, and to allow for complementary use or development where consistent with any strategies for protection and management.

An area of approximately 50 ha will be zoned environmental management across the bushland reserve and will provide for complementary uses such as rock climbing and trails envisaged by the Masterplan.

## 6.8 Particular Purpose Zone (Mount Nelson Ecotourism Neighbourhood)

The proposed Precinct 5 development of the Masterplan for the Mount Nelson Hilltop Neighbourhood is intended as a state significant destinational eco, retreat and adventure tourism precinct uniquely located close to Hobart CBD.

The proposed Particular Purpose Zone 3 – Mount Nelson Ecotourism Neighbourhood has been drafted to respond to the area's particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land that justify a tailored approach in the terms of Section 32(4) of the Act.

### 34.0 Zone Purpose

The following Zone Purpose Statements are proposed to reflect the unique bushland qualities of the site and provide for local activity centre under the STRLUS.

#### 34.1.1 Zone Purpose Statements

34.1.1.1 *To provide for a mix of residential, visitor accommodation, community and commercial services with an ecotourism focus.*

34.1.1.2 *To provide amenity for residents appropriate to the mixed use characteristics of the zone.*

34.1.1.3 *To preserve and enhance the landscape and scenic character of the zone by providing for building design, materials and finishes that complement the landscape and scenic character of the area.*

#### 34.1.2 Local Area Objectives

Given the above Zone Purpose Statements and the application of the SAP it is not considered necessary to include Local Area Objectives.

#### 34.1.3 Desired Future Character Statements

Given the above Zone Purpose Statements and the application of the SAP it is not considered necessary to include Desired Future Character Statements consistent with the format of the existing interim planning scheme.

#### Use Table

The proposed Use Table under Clause 34.2 has been prepared to reflect the intended mix of residential, visitor accommodation, community and commercial services with an ecotourism focus.

### 32.3 Use Standards

#### 34.3.1 All non-residential uses

These standards relate to hours of operation, external lighting and commercial vehicle movements and are included to ensure that uses do not cause unreasonable loss of amenity to adjacent sensitive uses. They are based on clause 13.3.1 All uses for the Urban Mixed Use Zone of the SPPs and modified to avoid unreasonable loss of amenity of adjacent sensitive uses on Site as well as surrounding the site.

A2/P2 is based on clause 12.3.1 A2 for All non-residential uses in the Village Zone of the SPPs.

#### *34.3.2 Discretionary uses*

This standard is included to ensure that Discretionary Uses do not compromise or distort the activity centre hierarchy or unreasonably impact the amenity of adjoining sensitive uses. It is based on clause *GLE-S11.6.1 Discretionary Uses* in the MONA SAP of the Glenorchy LPS and requires that a use listed as Discretionary must:

- (a) complement or support permitted uses in the zone;*
- (b) be consistent with the Zone Purpose at Clause 34.1.1;*
- (c) not cause an unreasonable loss of amenity of adjacent residential properties; and*
- (d) not compromise the role of existing activity centres, having regard to:*
  - (i) the size and scale of the proposed use;*
  - (ii) the functions of surrounding activity centres; and*
  - (iii) the extent that the proposed use impacts on surrounding activity centres.*

#### *34.3.3 General Retail and Hire Use*

This standard is based on the clause GLE-S2.6.2 of the Wilkinsons Point Specific Area Plan of the Glenorchy LPS and adopts the advice of the EIA in relation to avoidance of impacts on the activity centre network.

The Objective is to ensure that the economic, social and environmental impact of General Retail and Hire uses supports the activity centre hierarchy.

It provides an acceptable solution of a gross floor area for General Retail and Hire uses in the zone to no more than 2000m<sup>2</sup> or for a market. A discretionary pathway is provided for further retail use providing that it can be demonstrated that a proposal will not compromise or distort the activity centre hierarchy, having regard to:

- the characteristics of the site;
- the size and scale of the proposed use;
- the function of nearby activity centres;
- the extent that the proposed use impacts on other activity centres; and
- a retail impact assessment.

### **34.4 Development Standards for Buildings and Works**

#### *34.4.1 Dwelling Density for Multiple Dwellings*

A density standard is included to provide for the modelled residential density of 360 dwellings within Precinct 5 of the Masterplan. An approach of specifying the Permitted number of dwellings for the zone/precinct is favoured over a dwelling per m<sup>2</sup> ratio given the site forms part of a larger title that may alter overtime.



#### 34.4.2 Building Height and Siting

This development standard adopts building and areas and maximum heights derived from the Masterplan modelling as shown on a new Figure F5.3 to be inserted into the SAP. These envelopes are intended to contribute to the creation of high quality pedestrian spaces envisaged by the Masterplan that are also appropriate to the location and surrounding landscape characteristics.

The accompanying Visual and Landscape Impact Assessment supports the proposed Permitted envelopes and discretionary considerations under P1 are included to ensure that building height and siting must be compatible with the surrounding landscape characteristics and contribute to the creation of high quality pedestrian spaces.

The discretionary consideration includes regard to:

- the topography of the site;
- minimising impacts on the skyline;
- the height, bulk and form of existing buildings on the site and adjacent properties;
- the bulk and form of proposed buildings;
- visual impacts caused by the apparent scale of the building and any required vegetation clearing when viewed from roads and public spaces outside the zone;
- overshadowing to habitable rooms and private open space of adjacent dwellings;
- overshadowing of public spaces on the site or adjacent properties; and
- any design measures that reduce the scale of the building.

#### 34.4.3 Design

This standards are included with the objective to ensure that building design and exterior finishes:

- contribute positively to the amenity and safety of the public;
- minimise the impact on the landscape values of the area; and
- minimise the threat of swift parrot collision.

The standard A3/P3 is the same as clause 22.4.2 A5/P5 for exterior finishes in the Landscape Conservation Zone of the SPPs and intended to complement the bushland setting and minimise impacts on the skyline. As discussed the same standard is applied to the SAP for building design in Precincts 2,3 and 4.

A4/P4 is provided following advice of the Natural Values Assessment to ensure that buildings including fences are designed to minimise the threat of swift parrot collision by:

- eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as, mesh fences more than 1.5m, uncovered corner windows or opposing windows that allow sightlines through buildings;
- glazed surfaces are treated to include visual markers or muted reflections to give them the appearance of an impenetrable surface and include either low-reflectivity glass (0-10%), films, coatings, fritted glass or permanent screens; or

- glass surfaces are angled to reflect the ground or built fabric rather than the sky or habitat.

A discretionary pathway is provided to allow for alternative treatments to minimise the threat of swift parrot collision as demonstrated by an assessment by a suitably qualified person.

#### 34.4.4 Fencing & 34.4.5 Outdoor storage areas

These standards are intended to provide for fencing and outdoor storage compatible with the streetscape and landscape qualities of the zone.

#### 34.4.6 Dwellings

This standard is based on clause 13.4.6 *Dwellings in the Urban Mixed Use Zone* under the SPPs and is to provide adequate and useable private open space and storage for the needs of residents.

### 34.5 Development Standards for Subdivision

These standards are based on *Clause 13.5.1 Lot design for subdivision in the Urban Mixed Use Zone* under the SPPs.

## 6.9 Amendment to heritage listings under Table E13.1 of the Historic Heritage Code

The amendment proposes replacement listings with specific extent plans for Heritage Places 609 to now include Chemistry/Central Science Laboratory, Morris Miller Library and Psychology Social Sciences Buildings and 185 to include Christ College, the Lodge and John Fisher College.

Details statement of significance and exclusions for these listings are being prepared by Paul Davies.

An additional new listing is also proposed for the c1880s farmhouse cottage. This building is currently used for child care and is the only site element remaining from the period prior to the rifle range use and related to the earlier farm use of the property.

The building is of particular historic significance as it has had uses in the three settlement phases of use of the site, farm, rifle range and campus. It is not an outstanding building in terms of design or innovation but it represents all the phases of use of the Site.

As the cottage has been previously relocated, a further move to somewhere else on the Site within the former farm is considered appropriate to provide an enhanced setting would be acceptable and this is noted in the listing details.

## 6.10 Insert a new Specific Area Plan

The amendment includes a new SAP F5.0 Sandy Bay Masterplan Specific Area Plan to provide for use and development in accordance with the UTAS Sandy Bay Masterplan with the following effect:

### Recreation Zone

- Substitute the use table of the Recreation Zone – to provide for sports related offices and visitor accommodation on the Sandy Bay Road frontage.
- Provide flexibility for residential use at CT167420/1 (301 Sandy Bay Road) which is adjacent to the Inner Residential Zone.

- Substitute the Height and Siting standard to refer to the building area and height plan Figure F5.3. These envelopes are supported by the accompanying Visual and Landscape Assessment prepared by Orbit Solutions.

#### **Inner Residential Zone**

- Substitute the use table to provide for an extension to an existing research and development use, the Masterplan's intended educational use in Precinct 4, provide discretionary consideration of a tertiary institution to provide flexibility as the UTAS decants from the Site and to provide for discretionary consideration of vehicle parking other than ancillary to a specific use. The Use Table is otherwise based on Use Table 9.2 for the Inner Residential Zone under the SPPS.
- Substitute the density standards for the Inner Residential Zone to replace 1 dwelling per 200m<sup>2</sup> with the following specified permitted dwelling numbers: 270 dwellings in the Precinct 1, 930 dwellings in Precinct 3 and 300 in Precinct 4.
- Substitute the setback and building envelop standards to refer to the building area and height plan Figure F5.3 that has been prepared based on the scale and siting of development envisaged in the Masterplan. These envelopes are supported by the accompanying Visual and Landscape Assessment prepared by Orbit Solutions.

#### **Urban Mixed Use Zone**

- Substitute the Use Table of the Urban Mixed Use zone to limit the allowable uses in the zone such as removal of Storage, Bulky Goods Sales, Equipment and Machinery Sales and Hire and drive through takeaway food sales.
- Insert an additional Use Standard to limit the amount of office and retail uses based on the Economic Impact Assessment.
- Substitute the height and siting standards of the Urban Mixed Use Zone to the building area and height plan Figure F5.3. These envelopes are supported by the accompanying Visual and Landscape Assessment prepared by Orbit Solutions.

#### **Swift Parrot Collision Risk**

- Inset an additional Development Standard to minimise swift parrot collision risk for all development in Precincts 2,3 and 4 in addition to the area of the PPZ for the Mount Nelson Ecotourism Neighbourhood in Precinct 5 of the Masterplan. This Standards has been reviewed by Phil Barker from North Barker.

#### **Parking and Access Code**

Modify the parking requirements for multiple dwellings under Table E6.1 as follows:

- 0.5 spaces per 1 bedroom dwelling;
- 1 space per 2 bedroom dwelling;
- 2 spaces per 3 or more bedroom dwelling;
- 1 visitor space per 10 dwellings; and
- 0.67 spaces per dwelling for a retirement village.

#### **Significant Trees Code**

- Substitute clause E24.6.1 Lopping, pruning, removal or destruction of significant trees under the Significant Trees Code to insert additional performance criterion to allow consideration of removal for broader benefit if there is no feasible alternative.

#### **Connectivity and Public Realm**

- Insert an additional development standard that requires roads and pedestrian connectivity throughout the site to be generally in accordance with the intent of the masterplan.

#### **Residential Density in the Inner Residential Zone**

This clause is in substitution for clause 11.4.1 Residential density for multiple dwellings in the Inner Residential Zone. It is intended to provide for density that makes efficient use of land for housing and optimises the use of infrastructure and community services.

The standard specifies permitted numbers of dwellings in Precincts 1,3 and 4 informed by the Masterplan.

#### **Development Standards for Subdivision**

The SAP does not include additional subdivision standards and the Subdivision Standards of the underlying zones will apply.

#### **6.11 Biodiversity Code**

The amendment includes deletion of the existing Biodiversity Protection Area that applies to the land and apply a new Biodiversity Protection Area as shown in Attachment 2 of Appendix B.

The figure has been prepared by PDA Surveyors based on Practice Note 7 and reflects the existing Biodiversity Protection Area adjusted to be clear of the bushfire hazard management areas required for development under the Masterplan as advised by North Barker.

## **7. Assessment of Proposed Amendment**

### **7.1 Land Use Planning and Approvals Act 1993**

Section (2)(b) of Schedule 6 of the *Land Use Planning and Approvals Act 1993* (the Act) saves Parts 2A and 3 of the former provisions under the Act.

Pursuant to Section 32(1) of the former provisions, a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

(a)....

(b)....

(c).....

(d)....

(e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

*(ea) must not conflict with the requirements of section 300; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

*(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Section 300 of the Act requires that an amendment to an interim planning scheme is, as far as practicable, consistent with the regional land use strategy. Section 300 also sets requirements relating to the insertion of a local provision and its relationship to a common provision.

In addition to these requirements, Section 20(1) is relevant, as a planning scheme amendment is also the making of a planning scheme:

*(1) A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker–*

*(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*

*(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*

*(c) ...*

*(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*

*(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

## 7.2 Regional land use strategy

An analysis of the proposed planning scheme amendment’s consistency with the STRLUS is provided in the accompanying ERA Strategic Planning Report and summarised above in Section 5 above. This analysis demonstrates that the proposal, as far as practicable, is consistent with the regional land use strategy in accordance with section 300 of the Act.

ERA has also provided the following assessment in relation to the Regional Policies of the STRLUS:

### 7.2.1 Regional policy assessment (activity centre hierarchy)

<b>Regional policy</b>	<b>Planning response</b>
<i>AC 1 – Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.</i>	The planning scheme amendment will facilitate the master plan vision of an integrated mixed-use infill redevelopment of a site with five distinct precincts. Key features of the master plan include good design, high amenity, the provision of services, retail and food opportunities, meeting the population’s day-to-

	<p>day needs. The planning scheme amendment is consistent with AC 1.</p>
<p><i>AC 1.1 – Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.</i></p>	<p>As outlined under AC 1, the planning scheme amendment will facilitate the master plan for the site that provides an integrated mixed-use infill redevelopment of a site with five distinct precincts, incorporating passenger transport facilities as a key mechanism to access the site. The planning scheme amendment includes limitations on NLA in precinct 2 precinct 3 and precinct 5, together with specific requirements in relation to sport and recreation for precinct 1 to ensure the implementation of a successful Activity Centre Network is achieved. Noting precinct 3 and precinct 4 will have the underlying residential zoning provisions for use applied. The planning scheme amendment is consistent with AC 1.1.</p>
<p><i>AC 1.2 – Utilise the Central Business, General Business, Local Business Zones to deliver the activity centre network through planning schemes, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.</i></p>	<p>Given the integrated mixed-use nature of the master plan and the importance of ensuring the activity centre hierarchy is maintained, precinct 2, which has the greatest floor area of office and retail space, will be zoned Urban Mixed Use, the purpose of the zone being the integration of residential, retail, community services and commercial activities in urban locations. A specific area plan that includes specific use standards to ensure that the Activity Centre Network is maintained is also proposed as part of the PSA and will limit the underlying zone-based provisions in the Urban Mixed Use zone regarding the commercial office space and retail floor area NLA provision. The planning scheme amendment is consistent with AC 1.2.</p>
<p><i>AC 1.3 – Discourage out-of-centre development by only providing for in-centre development within planning schemes.</i></p>	<p>A detailed analysis undertaken in the EIA identified that the current undersupply of supermarket floor space in the area, the type of office formats being attracted to the site such as co-work premises, individual small, leased offices and innovative mixed-use models, combined with the relatively small floor area of office floor space being provided on the site and the additional population living on the site, will</p>

	<p>not undermine the existing in-centre development.</p> <p>To this end the planning scheme amendment provides for a new neighbourhood centre in precinct 2 and a new specialist centre (tourism) in precinct 5. It is considered that the demonstrated demand for a new neighbourhood centre combined with the limitations on floor area, the specialist centre for tourism in precinct 5 and the limits for office space associated with the sport and recreation in precinct 1 will ensure the planning scheme amendment is consistent with AC 1.3.</p>
<p><i>AC 1.4 – Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.</i></p>	<p>The planning scheme amendment facilitates the opportunity to create a site of distinct local significance for Sandy Bay and for Greater Hobart and deliver community-oriented, interconnected, walkable, mixed-use precincts that celebrate the uniqueness of their contexts and grow their legacy of place into a new, dynamic and lively future.</p> <p>An objective of the master plan is to create a dynamic, mixed-use, place-based urban renewal development that is composed of character built environments, greenspaces, nature and biodiversity, urban amenity, community offerings, vibrant and distinct activity centres, and innovative, local economies.</p> <p>The EIA concluded that that the proposed planning scheme amendment will not adversely affect the role and performance of the Sandy Bay Town Centre, with there being no projected effect on the existing mix of tenants or increase in vacancies due to any additional competition. The planning scheme amendment is consistent with AC 1.4.</p>
<p><i>AC 1.5 – Ensure high quality urban design and pedestrian amenity through the respective development standards.</i></p>	<p>The master plan report focuses on high quality urban design and pedestrian amenity throughout the site. The existing development standards in the proposed zoning of recreation, inner residential, general residential and urban mixed use will be relied upon, with precinct 5 being a particular purpose zone that includes</p>

	<p>appropriate development standards. The planning scheme amendment is consistent with AC 1.5.</p>
<p><i>AC 1.6 – Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.</i></p>	<p>The proposed planning scheme amendment will facilitate five distinct precincts. Precincts 3 and 4 are primarily residential in nature, and precincts 1 and 5 offer a sport and recreation and tourism focus respectively. Precinct 5 will also provide a new local activity centre to support the new residential population.</p> <p>Precinct 2 will create a new neighbourhood activity centre and accordingly offers a mix of uses, including specialty shops, supermarket, health care, performing arts spaces, office space and a library.</p> <p>The planning scheme amendment is consistent with AC 1.6.</p>
<p><i>AC 1.7 – Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.</i></p>	<p>While the planning scheme amendment does not facilitate a higher order activity centre, the site has good access to public transport along Churchill Avenue and Sandy Bay Road, with the master plan more generally aiming to enhance the experience and site’s reliance on public transport. The planning scheme amendment is consistent with AC 1.7.</p>
<p><i>AC 1.8 – Ensure that new development and redevelopment in established urban areas reinforce the strengths and individual character of the urban area in which the development occurs.</i></p>	<p>The importance of the original campus setting has been highlighted by the heritage impact assessment (see the master plan report for the complete HIA) and was instrumental in the design of the master plan, particularly for precinct 2. Furthermore, each of the precincts reflects the existing character such as the retention of the sporting fields in precinct 1 and the eco-tourism focus in precinct 5, reflecting the bushland character. The planning scheme amendment is consistent with AC 1.8.</p>
<p><i>AC 1.9 – Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.</i></p>	<p>Active street frontages, with discrete car parking behind building lines is a key element of the planning scheme amendment and the master plan more generally. It is highlighted that precinct 2 and the edge of precinct 3 align with Churchill Avenue and will be zoned urban mixed</p>



	<p>use, to facilitate activation. The urban mixed use zone has existing development standards that deal with the design of frontages that will apply to future development. The planning scheme amendment is consistent with AC 1.9.</p>
<p><i>AC 1.10 – Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.</i></p>	<p>The office space identified in precinct 2 is identified in the EIA as being attractive to co-work premises, individual small, leased offices and innovative mixed-use models and not large corporates or government departments. It is opined that this is reflective of small-scale businesses, encouraging local employment. The planning scheme amendment is consistent with AC 1.10.</p>
<p><i>AC 1.11 – Ensure the Cambridge Park Specialist Activity Centre is consolidated by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing</i></p>	<p>The planning scheme amendment will not prevent this regional policy being achieved.</p>
<p><i>AC 1.11 – Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within planning schemes.</i></p>	<p>There is no change to the existing activity centre zoning proposed. The planning scheme amendment will not prevent this regional policy being achieved.</p>
<p><i>AC 2 – Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.</i></p>	<p>The office space identified in the master plan is identified as representing less than 5% of the commercial office floorspace within the Hobart CBD (noting that this estimate only includes larger floorplates monitored by the Property Council of Australia) and is a minor amount of development in the context of the 230,000 m<sup>2</sup> to 380,000 m<sup>2</sup> of additional occupied commercial floorspace projected to be accommodated within Central Hobart over the period 2020 to 2041. The proposed retail component in precinct 2 incorporates a supermarket to provide a neighbourhood shopping focus for the site and to alleviate a current undersupply. The planning scheme amendment which places a limit on the NLA for retail and office provision in precinct 2, precinct 3 and precinct 5 will not undermine the</p>

	role and function of the Primary and Principal Activity Centres. The planning scheme amendment is consistent with AC 2.
<i>AC 2.1 – Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre.</i>	The performing arts facilities identified in precinct 2 are small and local in nature. The tourism activity, such as the eco-hotel and adventure activity such as mountain biking and climbing, is a niche proposal that is reflective of its setting and the surrounding opportunities. The proposed planning scheme amendment is not expected to undermine the achievement of this regional policy. The planning scheme amendment is consistent with AC 2.1.
<i>AC 2.2 – Achieve high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres.</i>	The planning scheme amendment will not prevent this regional policy being achieved.
<i>AC 2.3 – Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.</i>	The planning scheme amendment will not prevent this regional policy being achieved.
<i>AC 2.4 – Encourage structure and economic development planning for lower-level Activity Centres by local planning authorities.</i>	The master plan provides a clear guide for the future redevelopment of the site. The planning scheme amendment is consistent with AC 2.4.
<i>AC 3 – Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.</i>	The planning scheme amendment facilitates the master plan that focuses on the creation of pedestrian-oriented environment in the new neighbourhood centre.
<i>AC 3.1 – Actively encourage people to walk, cycle and use public transport to access Activity Centres.</i>	The proposed planning scheme amendment will facilitate the redevelopment of the site that integrates mixed-use development, active transport opportunities and emphasises the use of public transport to access the site. The planning scheme amendment is consistent with AC 3.1.
<i>AC 3.2 – Support high frequency public transport options into Principal and Primary Activity Centres</i>	The planning scheme amendment will not prevent this regional policy being achieved.

<p><i>AC 3.3 – Ensure the minimum car parking requirements and associated ‘discretion’ in planning schemes for use and development in the Principal and Primary Activity Centres encourages the use of alternative modes of transport than private cars.</i></p>	<p>The planning scheme amendment will not prevent this regional policy being achieved.</p>
<p><i>AC 3.4 – Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.</i></p>	<p>The planning scheme amendment will not prevent this regional policy being achieved.</p>
<p><i>AC 3.5 – Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.</i></p>	<p>The proposed planning scheme amendment includes a specific area plan that overrides the car parking requirements of the parking and access code. The subsequent requirement is supported by a traffic impact assessment and a sustainable transport strategy for the site. The planning scheme amendment is consistent with AC 3.5.</p>

### 7.2.2 Regional policy assessment (residential)

The key relevant regional policies for settlement and residential development of the STRLUS that shape the residential growth scenario for Greater Hobart are outlined in Table 3 to the ERA Strategic Planning Report and summarised as follows:

<b>Regional policy</b>	<b>Planning response</b>
<p><i>SRD 1.5 – Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density).</i></p>	<p>The approximate 55 ha of the site that will be redeveloped (noting that the remaining area of the site will be retained as bushland in the environmental management zone) will have an urban density (overall) of approximately 50 dwellings/ha. Accordingly, the planning scheme amendment provides for a permitted density greater than that in the inner residential and general residential zones through the specific area plan and density table respectively.</p>
<p><i>SRD 2.1 – Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.</i></p>	<p>All residential development on the site proposed is infill, thereby contributing to the 50:50 goal for Greater Hobart more generally.</p>

<p><i>SRD 2.6 – Increase densities to an average of at least 25 dwellings per hectare within 400 m to 800 m of the identified Integrated Transit Corridor, which includes Sandy Bay Road (see map 4 of the STRLUS).</i></p>	<p>As outlined above, the site will exceed the minimum density of 25 dwellings per hectare.</p>
<p><i>SRD 2.7 – Distribute residential infill growth across the existing urban areas for the 25-year planning period (i.e. until 2035) with 3312 dwellings in the CoH.</i></p>	<p>As outlined above under section 4.1.2 the number of dwellings identified in the master plan and facilitated by the planning scheme amendment is acceptable, given the planning period for the master plan and the growth forecast identified by the STRLUS being exceeded.</p>
<p><i>SRD 2.9 – To encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.</i></p>	<p>The planning scheme amendment allows for a higher density of residential dwellings to accommodate apartment living. The master plan includes a residential aged care facility as well as detached dwellings and townhouses, recognising the need for a greater mix of dwelling typologies.</p>
<p><i>SRD 2.11 – Increase the supply of affordable housing.</i></p>	<p>The dwelling typology proposed in the master plan that is facilitated by the increased densities in the proposed planning scheme amendment include smaller dwellings of one and two bedrooms as well as mixed-use offerings such as SOHOs. The proposed planning scheme amendment through the specific area plan for the inner residential zone and creating a density area in the general residential zone changes the permitted density standards to achieve this diversity of housing through higher densities.</p> <p>There is currently no legislative mechanism in Tasmania that deals with the supply of affordable housing as part of the planning process. In the absence of this framework it is considered that the Masterplan’s inclusion of 5-10% attainable housing on Site is best delivered through mechanisms outside the planning scheme.</p>

**7.2.3 Recreation and open space**

The key regional policies relevant to the site regarding recreation and open space and the proposed planning scheme amendment are outlined in are outlined in Table 4 to the ERA Strategic Planning Report and summarised as follows:

<b>Regional policy</b>	<b>Planning response</b>
ROS 1 – Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.	The master plan proposes to remove the soccer pitches in Mount Nelson and upgrade the existing sporting facilities along Sandy Bay Road to include two new shared multi-sport fields, cricket nets and an indoor multi-sport, sports facility. These facilities will be available to the public with the intention that they are used as a local facility only.
ROS 1.5 – Ensure residential areas, open spaces and other community destinations are well connected with a network of high quality walking and cycling routes.	A sustainable transport strategy that has a pedestrian and cycling movement focus has been integrated into the master plan, with the planning scheme amendment including development standards requiring this network of high quality walking and cycling infrastructure throughout the site.
ROS 1.6 – Ensure subdivision and development is consistent with principles outlined in ‘Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania’.	In addition to the pedestrian and cycling movement focus that has been integrated into the master plan, there is a diversity of housing proposed on the site with the higher densities near to public transport routes and the encouragement of active ground floors. The planning scheme amendment includes specific requirements to facilitate the pedestrian and cycling movement focus whilst including the urban mixed use zone in precinct 2 and for the area of precinct 3 that has frontage to Churchill Avenue.
ROS 2 – Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.	The sport and recreation facilities proposed are intended to have a local focus that will upgrade and/or replace the existing facilities on the site. The facilities do not represent an unnecessary duplication across the region.

#### 7.2.4 Social Infrastructure

The key regional policies relevant to the site regarding social infrastructure and the proposed planning scheme amendment are outlined in Table 5 to the ERA Strategic Planning Report and summarised as follows:

<b>Regional policy</b>	<b>Planning response</b>
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<p><i>SI 1 – Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.</i></p>	<p>In addition to extensive area of public open, the master plan provides for childcare centres, health services, an aged care facility, school and other community services such as a library, performing arts facilities and a community house. Importantly, the site is well located in terms of public transport services. The planning scheme amendment provides for all these uses on the site.</p>
<p><i>SI 2 – Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.</i></p>	<p>The planning scheme amendment allows for the consideration of social housing on the site.</p>
<p><i>SI 2.1 – Provide flexibility in planning schemes for a variety of housing types (including alternative housing models) in residential areas.</i></p>	<p>The planning scheme amendment allows for higher densities near to key public transport routes and services whilst providing for lower densities in areas adjoining Mount Nelson, reflecting the setting and the established character. The planning scheme amendment provides for flexibility for a variety of housing types.</p>
<p><i>SI 2.2 – Ensure planning schemes do not prevent the establishment of social housing in residential areas.</i></p>	<p>The planning scheme amendment allows for the consideration of social housing on the site.</p>

### 7.2.5 Biodiversity

The key regional policies relevant to the site regarding biodiversity and the proposed planning scheme amendment are outlined in Table 6 to the ERA Strategic Planning Report and summarised as follows:

<b>Regional policy</b>	<b>Planning response</b>
<p>BNV 1.1 - Manage and protect significant native vegetation at the earliest possible stage of the land use planning process. Where possible, ensure zones that provide for intensive use or development are not applied to areas that retain biodiversity values that are to be recognised and protected by Planning Schemes.</p>	<p>BNV 1.1 - Manage and protect significant native vegetation at the earliest possible stage of the land use planning process. Where possible, ensure zones that provide for intensive use or development are not applied to areas that retain biodiversity values that are to be recognised and protected by Planning</p>
<p><i>BNV 1.2 – Recognise and protect biodiversity values deemed significant at the local level and ensure that planning schemes:</i></p>	<p>The planning scheme amendment will retain the biodiversity overlay across the environmental management zone and precinct 5.</p>

<p><i>a. specify the spatial area in which biodiversity values are to be recognised and protected (either by textural description or map overlay); and</i>  <i>b. implement an ‘avoid, minimise, mitigate’ hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.</i></p>	
<p><i>BNV 1.3 – Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.</i>  <i>Biodiversity offsets:</i>  <i>a. are to be used only as a ‘last resort’;</i>  <i>b. should provide for a net conservation benefit and security of the offset in perpetuity;</i>  <i>c. are to be based upon ‘like for like’ wherever possible.</i></p>	<p>The NVA does not expect biodiversity offsets at the local level. The expectation of the NVA being that the offsets required for the swift parrot habitat would be determined through a Commonwealth approval process and that they could be achieved on the site.</p>
<p><i>BNV 1.4 – Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.</i></p>	<p>The planning scheme amendment does not prevent this regional policy from being achieved.</p>
<p><i>BNV 2.1 – Avoid the clearance of threatened vegetation communities except:</i>  <i>a. where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and</i>  <i>b. where the clearance will not significantly detract from the conservation of that native vegetation community.</i></p>	<p>The master plan will facilitate significant economic benefit to the region (see section 3.1.5 above) and provide for a significant number of dwellings within an inner city area, with the impact on the threatened vegetation communities being considered acceptable by the NVA</p>
<p><i>BNV 2.2 – Minimise clearance of native vegetation communities that provide habitat for threatened species.</i></p>	<p>BNV 2.2 – Minimise clearance of native vegetation communities that provide habitat for threatened species.</p>
<p><i>The NVA has concluded that the impacts on threatened vegetation communities is acceptable, given the retention and protection of the majority of the DGL on site and the biodiversity overlay applying to the DOV community.</i></p>	<p>The NVA has concluded that the impacts on threatened vegetation communities is acceptable, given the retention and protection of the majority of the DGL on site and the biodiversity overlay applying to the DOV community.</p>

### 7.2.6 Cultural heritage

The key regional policies relevant to the site and the proposed planning scheme amendment are outlined in Table 7 to the ERA Strategic Planning Report and summarised as follows:

<b>Regional policy</b>	<b>Planning response</b>
<i>CV1 - Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region.</i>	CV1 - Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region.
<i>No Aboriginal heritage sites, suspected features or areas of elevated archaeological potential were identified during the Aboriginal heritage survey assessment of the site. The master plan is identified as embedding Aboriginal narratives and understandings into the process of redeveloping the site and throughout the master plan and its outcomes.</i>	No Aboriginal heritage sites, suspected features or areas of elevated archaeological potential were identified during the Aboriginal heritage survey assessment of the site. The master plan is identified as embedding Aboriginal narratives and understandings into the process of redeveloping the site and throughout the master plan and its outcomes.
<i>CV2 - Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region.</i>	CV2 - Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region.

### 7.2.7 Land use and transport integration

The key regional policies relevant to the site and the proposed planning scheme amendment are outlined in Table 8 to the ERA Strategic Planning Report and summarised as follows:

<b>Regional policy</b>	<b>Planning response</b>
<i>LUTI 1 – Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.</i>	The site is in an existing urban area that has access to regular public transport along Churchill Avenue and Sandy Bay Road. It is highlighted that all of precinct 1, 2, 3 and 4 are within 800 m of these roads.
<i>LUTI 1.2 – Allow higher density residential and mixed-use developments within 400, and possibly up to 800 metres (subject to topographic and heritage constraints) of integrated transit corridors.</i>	As per above response, all precincts 1 – 4 are within 800 m of either Churchill Avenue, Sandy Bay Road or both.
<i>LUTI 1.9 – Ensure car parking requirements in planning schemes and provision of public car</i>	A sustainable transport strategy for the site was integral to the preparation of the master plan.



<p><i>parking is consistent with achieving increased usage of public transport.</i></p>	<p>The subsequent planning scheme amendment has a lower requirement for car parking spaces on site than the standard requirements in the parking and access code. The number required is based upon both the sustainable transport strategy and the TIA.</p>
<p><i>LUTI 1.11 – Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.</i></p>	<p>The master plan includes new bus stops to connect with current bus routes that service the site, as well as transport passengers internally between precincts. 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.</p> <p>The movement network at the site 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 futureproof the site for increased demand for electric vehicles.</p>

### 7.3 Municipal Plan

Section 20(d) of the Act requires the Commission to have regard to the strategic plan of a council prepared in accordance with Division 2 of Part 7 of the Local Government Act 1993. An analysis of the proposed planning scheme amendment was undertaken under section 4.2 above and was found to be consistent.

### 7.4 Schedule 1 of the Land Use Planning & Approvals Act 1993

Schedule 1 of the Land Use Planning and Approvals Act 1993 Section 20(1)(a) of the Act provides that the Council is to be satisfied that the proposed amendment seeks to further the objectives set out in Schedule 1. The objectives in Schedule 1 and their relevance to this amendment are addressed below.

#### 7.4.1 Schedule 1 Part 1

*(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

#### Comment

The proposed planning scheme amendment will primarily retain the native vegetation on the site and rezone the land to the environmental management zone, of which the purpose is to provide for the protection, conservation and management of areas with natural values. Subject to appropriate controls regarding the building design for bird strike and on site offsets provided through the Commonwealth referral process, the proposed planning scheme amendment will further objective (a).

*(b) To provide for the fair, orderly and sustainable use and development of air, land and water;*

**Comment**

The proposed planning scheme amendment will facilitate the redevelopment of an existing urban area that has good access to public transport, is within proximity to the Hobart CBD, includes the repurposing of existing buildings and will intensify the use of the site overall, ensuring an efficient use of infrastructure.

The site is in an existing serviced area. GHD undertook a detailed servicing analysis (see master plan report) and identified a number of options to achieve appropriate servicing outcomes.

The planning scheme amendment has arisen from a comprehensive master plan process that has considered site and surrounding context and potential broader spatial impacts.

The proposed planning scheme amendment will further objective (b).

*(c) To encourage public involvement in resource management and planning;*

**Comment**

Community and stakeholder input was sought over four engagement phases throughout 2021 to hear community views, and to test, evolve and inform the preparation of the master plan. A range of engagement methods were adopted to ensure accessibility and input from a wide stakeholder group, including an advertisement in the Hobart Observer that reached 24,600 people; 136,612 internal email communications through the University; a website that was accessed 3,503 times (the concept master plan was downloaded 703 times); open houses and exhibition that were attended by 358 people; 101 focus groups and face-to-face meetings; and 11 online workshops. Objective (c) is furthered by this proposed planning scheme amendment.

Further opportunities for public involvement will continue as the planning scheme amendment is publicly exhibited and through hearings at the TPC. Assuming the amendment is approved, there will also be ongoing opportunities for public involvement as part of future public advertisement of individual applications on the site.

*(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.*

**Comment**

The EIA demonstrates that the proposal will generate significant positive economic effects, estimating:

- significant capital investment of approximately \$1.65 bn, representing approximately \$990 m in 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 \$150 m in value added

For these reasons the proposal is consistent with this Objective.

*(e) To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

**Comment**

The Masterplan has been directly informed by the community and the planning scheme amendment will be considered by Hobart City Council and the Tasmanian Planning Commission. The proposed planning scheme amendment will further objective (e).

**7.4.2 Schedule1 Part 2**

*(a) To require sound strategic planning and co-ordinated by state and local Government;*

**Comment**

The proposed amendment is informed by a comprehensive Masterplan and supporting investigations. It is consistent with the STRLUS, the City municipal strategy and strongly aligns with land-use policies for integrated and sustainable transport solutions, retaining biodiversity values, providing a diversity of housing and managing growth and development in a sustainable manner. Accordingly, it represents sound strategic planning.

Furthermore, the planning scheme amendment process allows for coordinated action by State and local government. The proposed planning scheme amendment will further objective (a).

*(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;*

**Comment**

The site will be rezoned to general residential, inner residential, recreation, urban mixed use, environmental management and a particular purpose zone with some of the underlying zone provisions such as density and height and code provisions such as car parking requirements being overridden through the introduction of a SAP. This system of planning instruments is enabled by the Act and will allow for future development of the site to be considered against the provisions of the planning scheme. The proposed planning scheme amendment will further objective (b).

*(c) To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;*

**Comment**

An NVA and EIA were undertaken for the master plan. The resultant planning scheme amendment allows for a mix of non-residential uses integrated with residential while retaining and zoning an

approximate area of 50 ha under environmental management. The proposed planning scheme amendment will further objective (c).

*(d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels;*

**Comment**

The proposed amendment does not affect the attainment of this objective.

*(e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;*

**Comment**

The proposed amendment does not affect the attainment of this objective.

*(f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;*

**Comment**

The master plan for the site envisages a vibrant community with integrated community services, retail, food and office opportunities together with high quality open spaces and a diversity of residential uses, with the site encouraging sustainable transport solutions. The proposed planning scheme amendment will further objective (f).

*(g) To conserve those buildings, areas or other places which are of scientific, aesthetics, architectural or historical interest, or otherwise of special cultural value;*

**Comment**

A heritage impact assessment was undertaken for the master plan. Six buildings were assessed as being having a level of significance to warrant listing as local heritage places under the Historic Heritage code. These include three buildings and their curtilage in precinct 2 (chemistry, Morris Miller library and psychology); John Fisher College, the Lodge (part of the already listed Christ College complex) and the childcare cottage. The proposed planning scheme amendment will further objective (g).

*(h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

**Comment**

The proposed amendment does not affect the attainment of this objective.

For these reasons the proposal will further this Objective.

*(i) To provide a planning framework which fully considers land capability;*

**Comment**

The proposed amendment does not affect the attainment of this objective.

## 7.5 State Policies

### 7.5.1 State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 is:

*“to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.*

The subject site is not agricultural land and this policy does not apply to the proposed amendment.

### 7.5.2 State Coastal Policy 1996

All of precinct 1 and 2 and the majority of precinct 3 and 4 are within 1 km of the coastline. The State Coastal Policy 1996 therefore applies to the proposed amendment. Accordingly, the draft amendment has been assessed against the policy of the State Coastal Policy in Table 10 of the ERA Strategic Planning Report and summarised below.

Outcome	Response
<p>2.4.1</p> <p><i>Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.</i></p>	<p>The proposal is consistent with this policy outcome.</p>
<p>2.4.2</p> <p><i>Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.</i></p>	<p>The proposed planning scheme amendment will facilitate the redevelopment of an existing site within an urban area. The mixed use characterising the site and the diversity of dwellings that the planning scheme will enable through the variation of density, height and setback standards will contribute to the municipal area being a compact and contained planned urban environment.</p> <p>The proposal is consistent with this policy outcome.</p>
<p>2.3.3</p> <p><i>Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.</i></p>	<p>The proposed planning scheme amendment is for a site within the municipal area of the City of Hobart, approximately 2 km from the CBD. The proposal is consistent with this policy outcome.</p>

<p>2.3.4</p> <p><i>Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.</i></p>	<p>The proposed planning scheme amendment is for a site within the municipal area of the City of Hobart, approximately 2 km from the CBD. The proposal is consistent with this policy outcome.</p>
--	--

### 7.5.3 State Policy on Water Quality Management 1997

The existing Interim Planning Scheme includes provisions that ensure that future use and development is undertaken in accordance with the *State Policy on Water Quality Management 1997*. Given the physical characteristics of the site, these are considered to provide adequate safeguards.

### 7.5.4 National Environment Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the National Environment Protection Council (Tasmania) Act 1995 and outline objectives and protections for aspects of the environment. Section 12A of the State Policies and Projects Act 1993 provides NEPMs with the status of a State Policy.

Seven NEPMs have been made to date that deal with:

- ambient air quality
- air toxins
- assessment of site contamination
- diesel vehicle emissions
- movement of controlled waste between states and territories
- national pollutant inventory
- used packaging materials.

### 7.6 Gas Pipelines Act 2000

The subject land is not affected by the Gas Pipeline. This requirement is not applicable.

### 7.7 Potential for conflict with adjoining land uses

The site is within an existing urban area. Generally, the non-residential uses that will be facilitated by the planning scheme amendment are located in the centre of the site in precinct 2, such as the supermarket and offices, or located in more isolated areas of the site, such as the eco-hotel and market hall in precinct 5. The two areas that share a boundary and have development within proximity to these boundaries are in the area zoned inner residential in precinct 1 and the area zoned general residential in precinct 3. It is opined that the residential zoning has adequate safe guards to ensure the potential for land conflict is minimised.

## 7.8 Regional impact

The draft amendment will have a significant, positive economic impact on the region, including a projected capital investment of approximately \$1.65 bn, employment generated during the construction period estimated at 6,460 direct jobs, total direct ongoing employment of 1,520 jobs (FTE) and indirect employment estimated at 3,000 jobs.

## 7.9 Other requirements

The proposed amendment is also consistent with the other requirements under Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act. In particular, the proposed amendment does not:

- prevent the continuance or completion of any lawful use or development
- prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation, or the maintenance or repair of such a building.

Section 300 of the former provisions of the Act requires that an amendment to a local provision of an interim planning scheme is not directly or indirectly inconsistent with the common provisions. The planning scheme amendment is for a rezoning and a specific area plan which is not directly or indirectly inconsistent with the common provisions. The proposed planning scheme amendment is consistent with section 300.

# 8. Conclusion

The proposed planning scheme amendments are informed by an extensive masterplanning process including specialist investigations and a Strategic Planning Report prepared by ERA.

The Masterplan has been prepared with careful regard to the values of the site, its broader spatial and metropolitan context and presents a new vision for a dynamic, mixed-use redevelopment across five distinct site precincts. These precincts draw upon the diverse site characteristics to provide a place based response. Informed by a community engagement process that began with the identification of guiding principles and included opportunities for input into the master planning process, the Masterplan is a 'reimaging' of Sandy Bay.

Given that the Masterplan is envisaged to be developed over a 30 year timeframe a degree of flexibility is required. The proposed planning scheme amendment therefore does not rigidly translate the Masterplan into the planning scheme. Instead, the approach is to adopt the SPP zones where possible and apply a SAP that provides for specific uses, envelope controls, urban structure and connectivity of the Masterplan.

This report assesses the proposed planning scheme amendment has been undertaken in accordance with the legislative requirements including the STRLUS. It is concluded that the proposed planning scheme amendment is consistent with these requirements and should be approved.

**Appendix A**  
**Certificates of Title & Owners Consent**



## Form No. 1

## Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

### 1. Request made by:

Name(s):

UTAS Properties Pty Ltd ACN 636 735 834

Email address

matthew.higgs@utas.edu.au

Contact number:

+61 3 62262545

### 2. Site address:

Address:

2 Churchill Avenue, 150 Churchill Avenue, 60 Proctors Road, 66 Proctors Road

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

CT 176312/1, CT167420/1, CT167420/2, CT176311/100, CT 28772/1,  
CT119071/2, CT119071/1, CT176311/1

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:  Date:

## NOTES:

### a. When is owners' consent required?

Owners' consent is required for:

- amendments to an interim planning scheme or to a Local Provisions Schedule<sup>1</sup>; or
- combined permits and amendments<sup>2</sup>.

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

### b. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

### c. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

### d. Companies

If the land is owned by a company the form is to be signed by a person with authority in accordance with the *Corporations Act 2001 (Cwth)*.

### e. Associations

If the land is owned by an incorporated association the form is to be signed by a person with authority in accordance with the rules of the association.

### f. Council or the Crown

If the land is owned by a council or the Crown then form is to be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: September 2021

<sup>1</sup> under section 33(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* or section 37 of the current provisions.

<sup>2</sup> under section 43A of the former provisions or section 40T of the current provisions of the Act

24 November 2021

Mr Nick Nikitaras and Mr Marco Nikitaras  
Hill Street South Property Group Pty Ltd  
Email: [nick@hillstreetgrocer.com](mailto:nick@hillstreetgrocer.com); [marco@hillstreetgrocer.com](mailto:marco@hillstreetgrocer.com)

Dear Nick and Marco

### **Sandy Bay Masterplan – Planning Scheme Amendment**

The University of Tasmania through its subsidiary company, UTAS Properties Pty Ltd, is submitting an application for a planning scheme amendment to support removal of the existing Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus) and for changes to the planning scheme ordinance.

The purpose of the application is to remove the Educational (and ancillary) use restriction from the University campus titles and allow for a mixture of commercial, retail and residential development across the site. You will be aware that the use restriction also continues to cover the title of your Sandy Bay Store (CT 176311/1).

The form of the application will request a Specific Area Plan (SAP). This approach aligns with City of Hobart and State Planning Provision obligations. The use of precincts and zones across the site is a simpler and more effective way to apply a variation to the underlying zone to vary the height, density, use and parking, etc.

It is proposed to include your title in the UTAS Properties Pty Ltd planning scheme amendment application whereby, if successful, will also remove the use restriction from your title.

Enclosed is an owners' consent form specific to your title and we kindly request you to complete page two and return it to our office. It would be appreciated if it could be returned by Friday the 26<sup>th</sup> of November to meet key deadlines for lodging the application.

Please do not hesitate to call me should you have further queries.

Yours faithfully



**Matthew Higgs**  
Chief Executive Officer – UTAS Properties Pty Ltd  
M. 0448 537 881



## Form No. 1

## Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

### 1. Request made by:

Name(s):

UTAS Properties Pty Ltd ACN 636 735 834

Email address

matthew.higgs@utas.edu.au

Contact number:

+61 3 62262545

### 2. Site address:

Address:

2 Churchill Avenue, 150 Churchill Avenue, 60 Proctors Road, 66 Proctors Road

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

CT 176312/1, CT167420/1, CT167420/2, CT176311/100, CT 28772/1,  
CT119071/2, CT119071/1, CT176311/1

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:   
 Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:   
 Date:

Registered owner (please print):

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Position (if applicable):

Signature:   
 Date:

## NOTES:

### a. When is owners' consent required?

Owners' consent is required for:

- amendments to an interim planning scheme or to a Local Provisions Schedule<sup>1</sup>; or
- combined permits and amendments<sup>2</sup>.

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

### b. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

### c. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

### d. Companies

If the land is owned by a company the form is to be signed by a person with authority in accordance with the *Corporations Act 2001 (Cwth)*.

### e. Associations

If the land is owned by an incorporated association the form is to be signed by a person with authority in accordance with the rules of the association.

### f. Council or the Crown

If the land is owned by a council or the Crown then form is to be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: September 2021

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<sup>1</sup> under section 33(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* or section 37 of the current provisions.

<sup>2</sup> under section 43A of the former provisions or section 40T of the current provisions of the Act

SEARCH OF TORRENS TITLE

VOLUME 176311	FOLIO 1
EDITION 5	DATE OF ISSUE 15-May-2020

SEARCH DATE : 23-Nov-2021

SEARCH TIME : 08.32 AM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Sealed Plan 176311

Derivation : Part of 251A-2R-18 2/10P Vested in the University of Tasmania

Prior CT 167424/1

SCHEDULE 1

E109619 TRANSFER to HILL STREET SOUTH PROPERTY GROUP PTY LTD  
Registered 07-Aug-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP176311 EASEMENTS in Schedule of Easements

SP176311 COVENANTS in Schedule of Easements

E109810 BENEFITING EASEMENT: a right of carriageway over the land marked Right of Way on Sealed Plan 176311  
Registered 08-Aug-2019 at noon

E206435 MORTGAGE to Commonwealth Bank of Australia  
Registered 08-Jan-2020 at noon

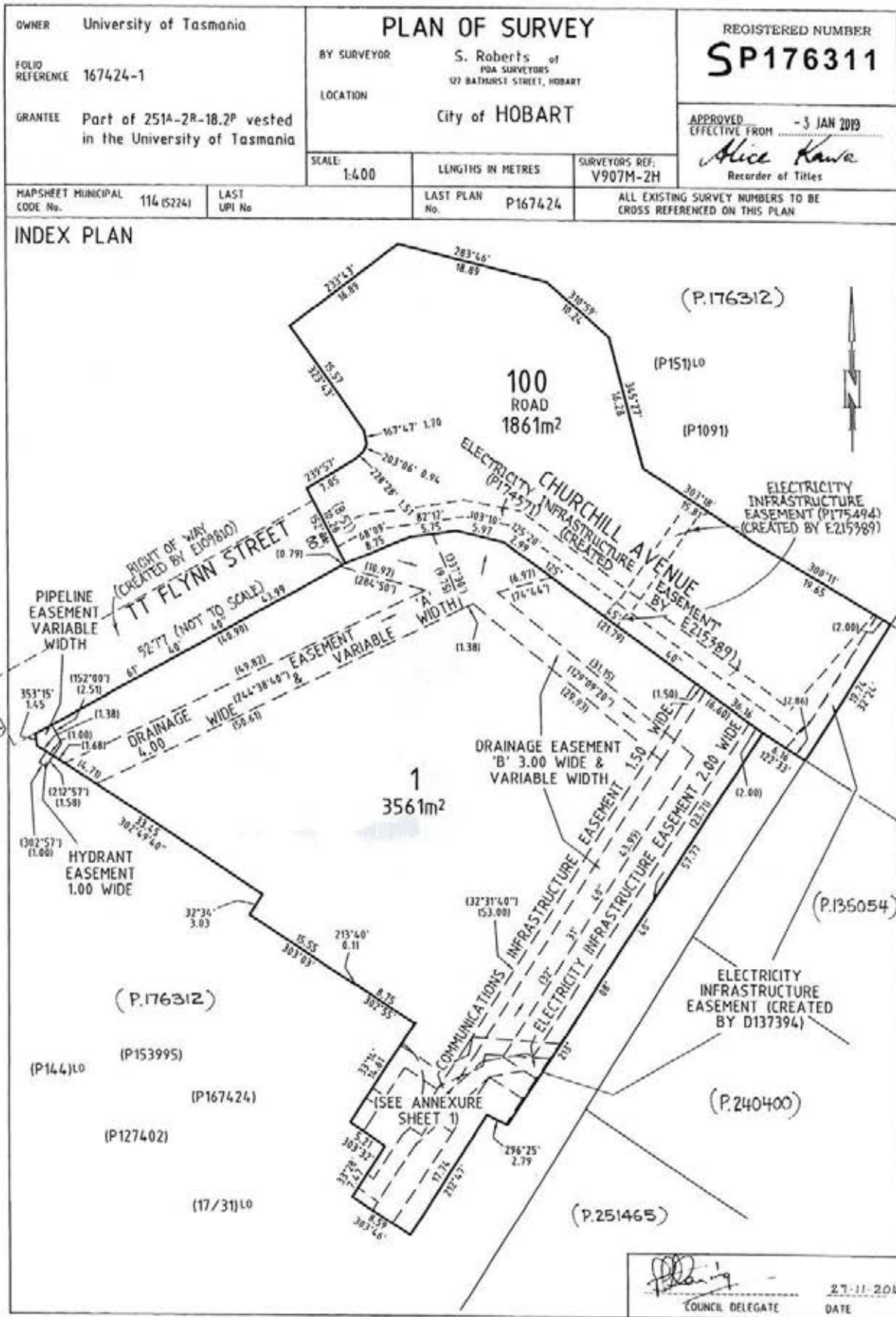
E220141 LEASE to IPN MEDICAL CENTRES PTY LTD of a leasehold estate for the term of 7 years from 19-May-2020 (of that part of the said land shown hatched in Schedule 1 on the plan attached to the said lease) Registered 15-May-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations







SEARCH OF TORRENS TITLE

VOLUME 176311	FOLIO 1
EDITION 5	DATE OF ISSUE 15-May-2020

SEARCH DATE : 23-Nov-2021

SEARCH TIME : 08.32 AM

DESCRIPTION OF LAND

City of HOBART  
 Lot 1 on Sealed Plan 176311  
 Derivation : Part of 251A-2R-18 2/10P Vested in the University  
 of Tasmania  
 Prior CT 167424/1

SCHEDULE 1

E109619 TRANSFER to HILL STREET SOUTH PROPERTY GROUP PTY LTD  
 Registered 07-Aug-2019 at noon

SCHEDULE 2

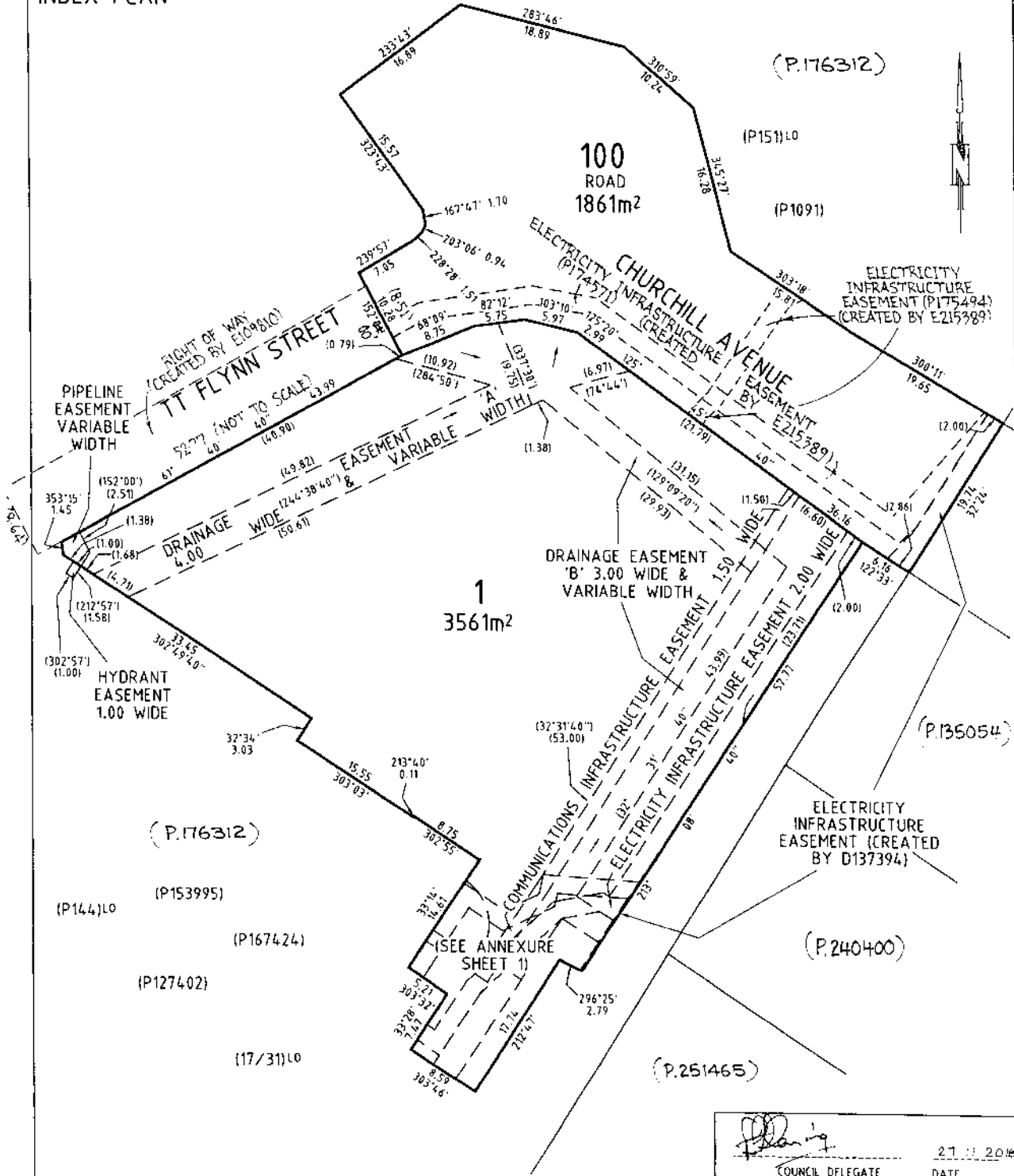
Reservations and conditions in the Crown Grant if any  
 SP176311 EASEMENTS in Schedule of Easements  
 SP176311 COVENANTS in Schedule of Easements  
 E109810 BENEFITING EASEMENT: a right of carriageway over the  
 land marked Right of Way on Sealed Plan 176311  
 Registered 08-Aug-2019 at noon  
 E206435 MORTGAGE to Commonwealth Bank of Australia  
 Registered 08-Jan-2020 at noon  
 E220141 LEASE to IPN MEDICAL CENTRES PTY LTD of a leasehold  
 estate for the term of 7 years from 19-May-2020 (of  
 that part of the said land shown hatched in Schedule  
 1 on the plan attached to the said lease) Registered  
 15-May-2020 at noon

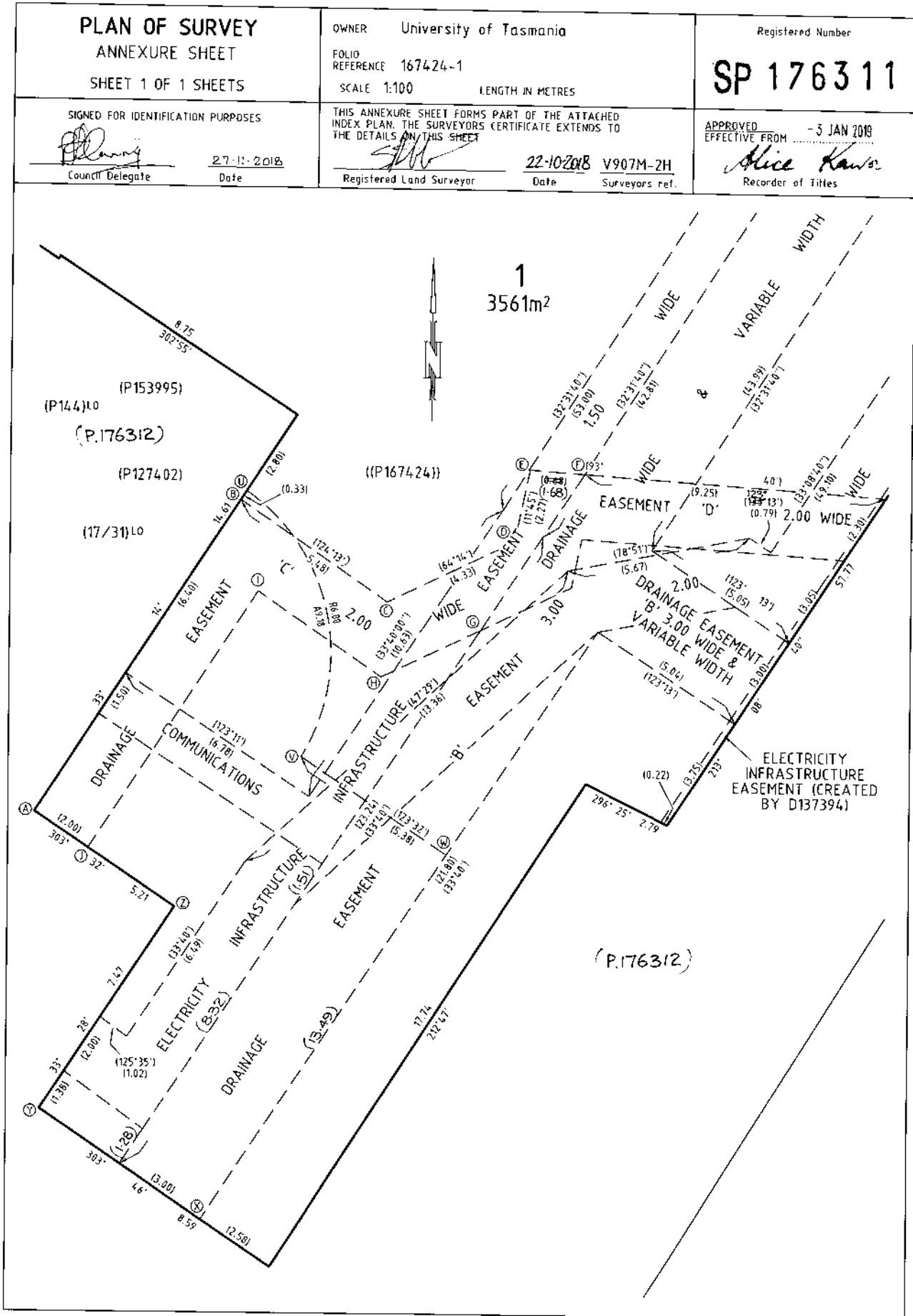
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER University of Tasmania		PLAN OF SURVEY BY SURVEYOR S. Roberts of PDA SURVEYORS 127 BATHURST STREET, HOBART		REGISTERED NUMBER <b>SP176311</b>	
FOLIO REFERENCE 167424-1				LOCATION City of HOBART	
GRANTEE Part of 251A-2R-18.2P vested in the University of Tasmania		SCALE 1:400	LENGTHS IN METRES	SURVEYORS REF V907M-2H	
MAPSHEET MUNICIPAL CODE No. 114 (5224)	LAST UPI No.	LAST PLAN No. P167424	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

INDEX PLAN





SEARCH OF TORRENS TITLE

VOLUME 167420	FOLIO 2
EDITION 2	DATE OF ISSUE 27-Nov-2020

SEARCH DATE : 23-Nov-2021

SEARCH TIME : 08.39 AM

DESCRIPTION OF LAND

City of HOBART  
 Lot 2 on Sealed Plan 167420  
 Derivation : Part of 251A-2R-18 2/10P Vested in the University  
 of Tasmania  
 Prior CT 153995/1

SCHEDULE 1

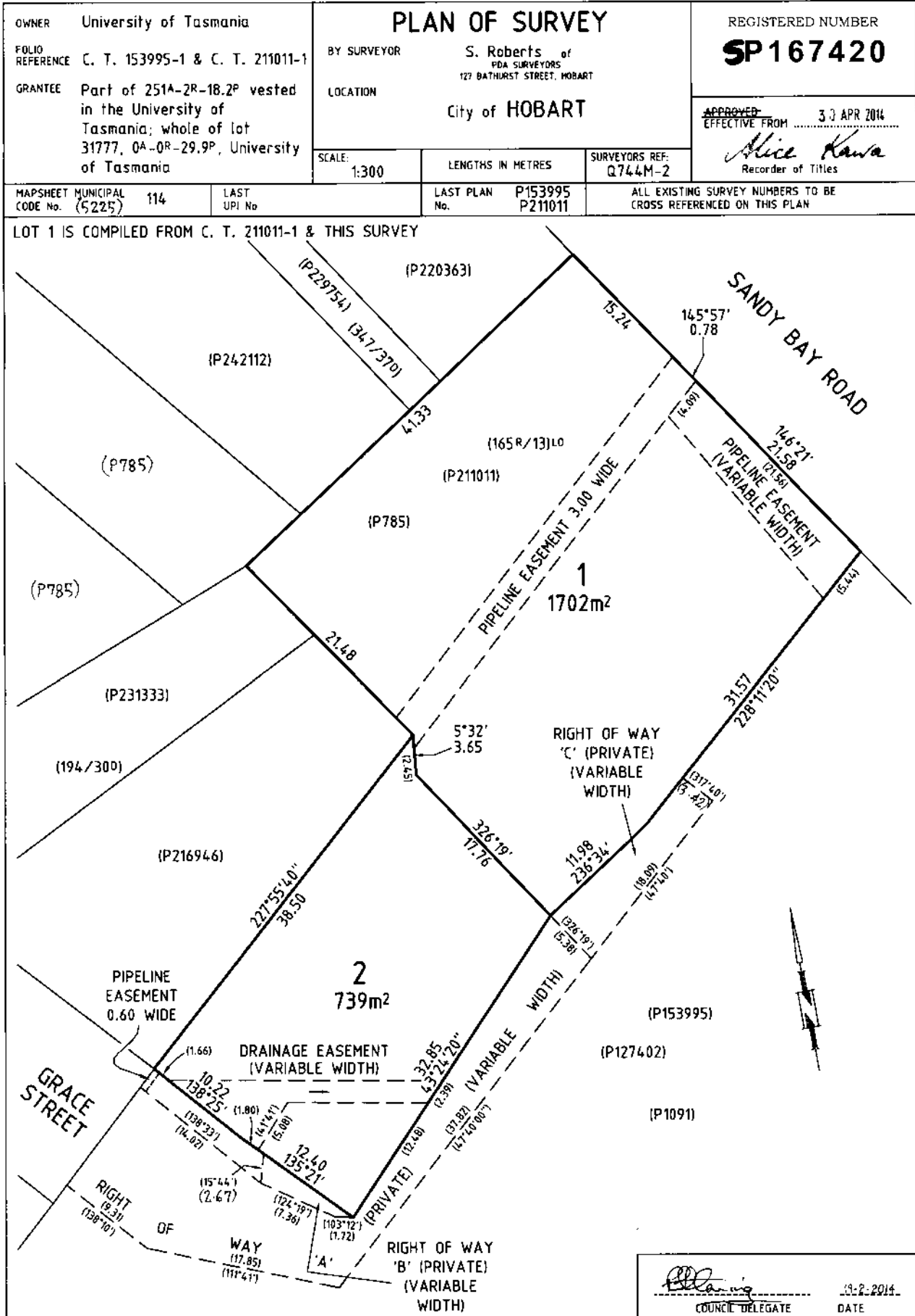
E110027 TRANSFER to UTAS PROPERTIES PTY LTD Registered  
 27-Nov-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP167420 EASEMENTS in Schedule of Easements  
 SP167420 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

VOLUME 28772	FOLIO 1
EDITION 2	DATE OF ISSUE 03-Jun-2003

SEARCH DATE : 23-Nov-2021

SEARCH TIME : 08.38 AM

DESCRIPTION OF LAND

City of HOBART  
 Lot 1 on Diagram 28772  
 Being the land described in Conveyance No. 62/1243  
 Derivation : Part of 633 Acres Gtd. to R.L. Murray.  
 Prior CT 4279/61

SCHEDULE 1

C411349 UNIVERSITY OF TASMANIA Registered 03-Jun-2003 at  
 noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



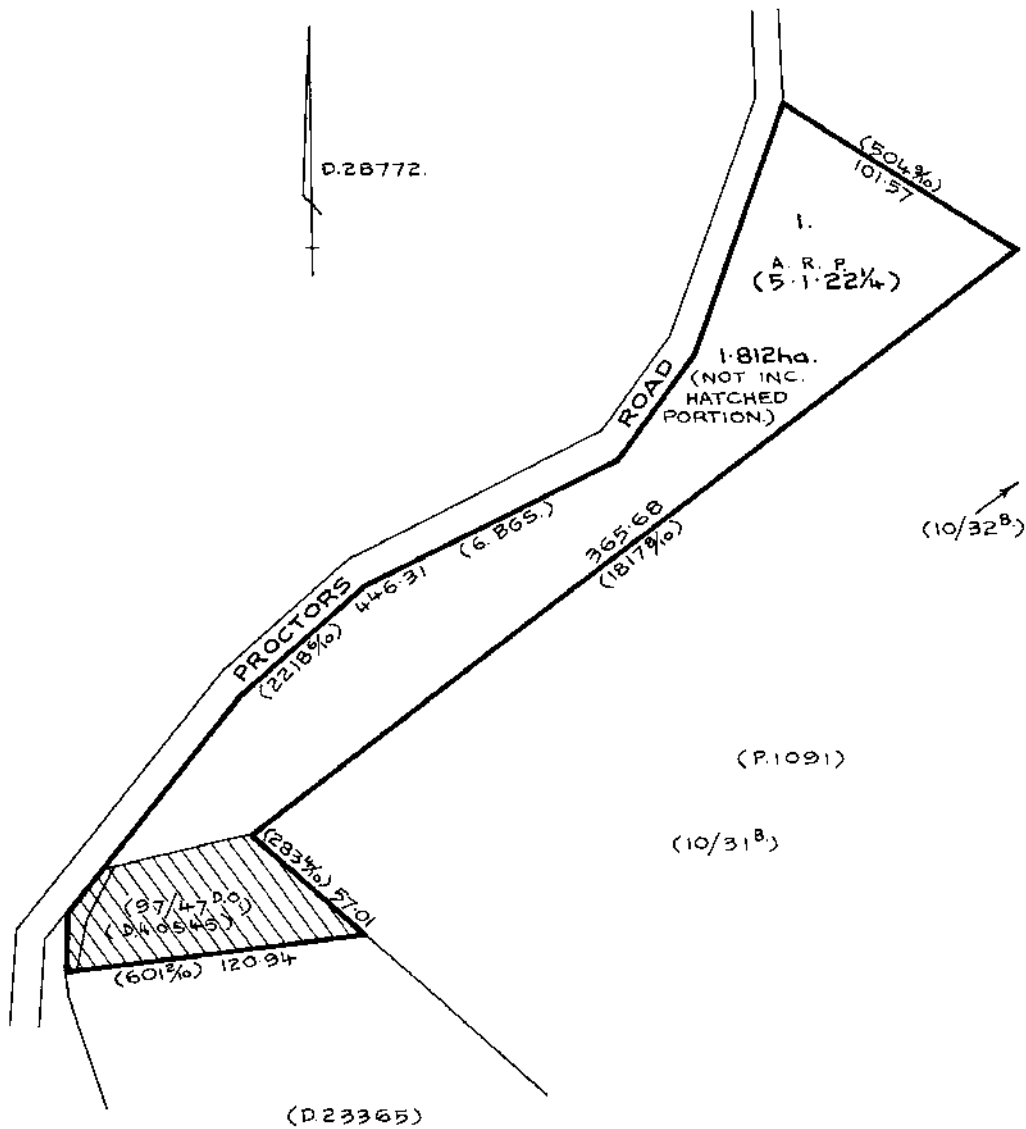
APPROVED 28 APR 1986 <i>Murray Hill</i> <b>ACTING</b> RECORDER OF TITLES	<b>CONVERSION PLAN</b> CONVERTED FROM 62/1243	REGISTERED NUMBER <b>D.28772</b>
FILE NUMBER Y.6018.	GRANTEE PART OF 633.0.0 ROBERT LATHROP MURRAY.	DRAWN B. HILL. 23.4.86

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART.  
LAND-DISTRICT OF  
PARISH OF

(SP.110715)

LENGTHS ARE IN METRES, NOT TO SCALE.  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



SEARCH OF TORRENS TITLE

VOLUME 119071	FOLIO 1
EDITION 1	DATE OF ISSUE 13-Jul-1995

SEARCH DATE : 23-Nov-2021

SEARCH TIME : 08.36 AM

DESCRIPTION OF LAND

City of HOBART  
 Lot 1 on Plan 119071  
 Derivation : Whole of Lot 40833 and 40834 Gtd. to University  
 of Tasmania  
 Prior CT 4635/80

SCHEDULE 1

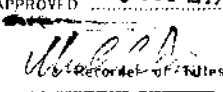
UNIVERSITY OF TASMANIA

SCHEDULE 2

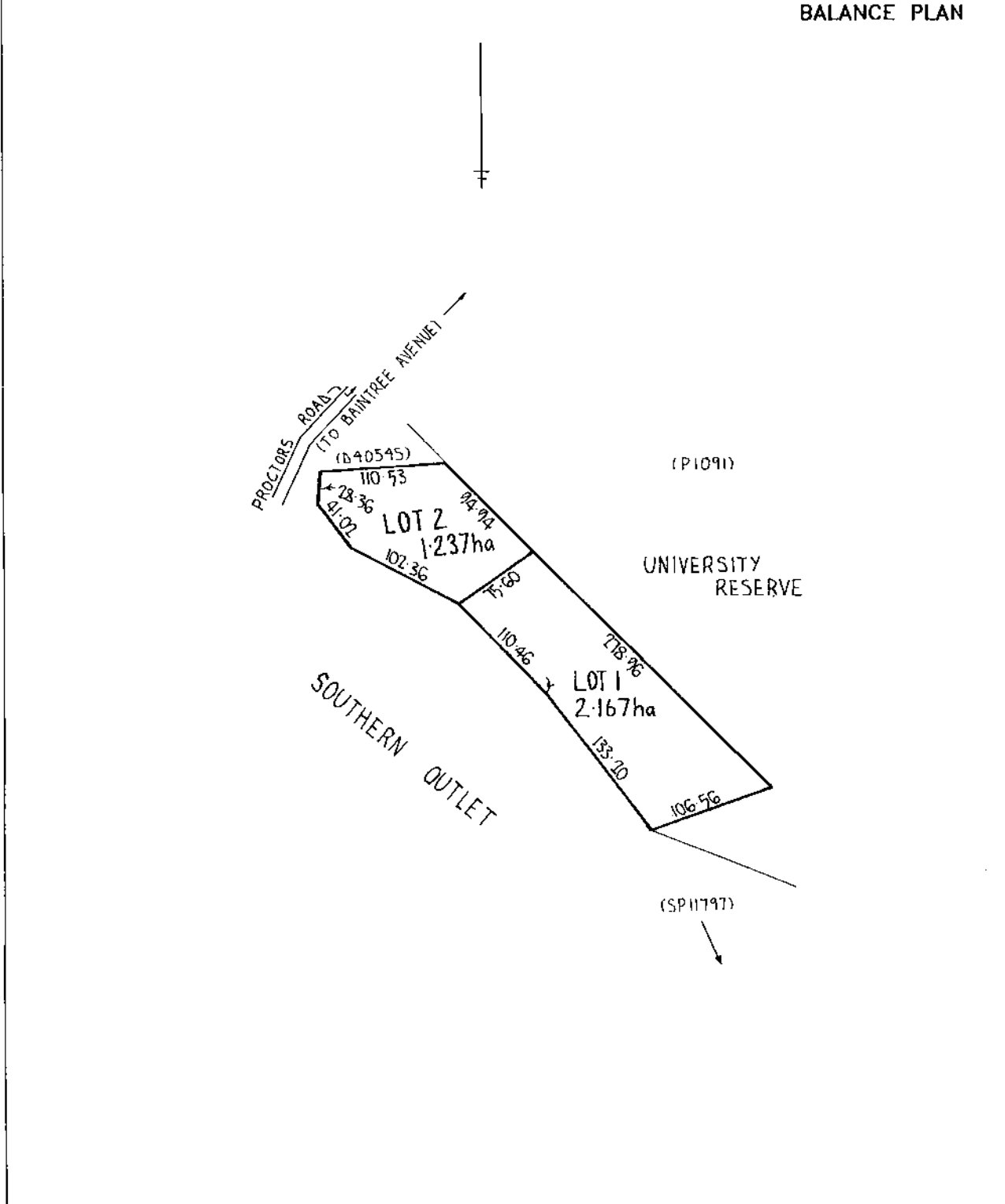
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		<b>PLAN OF TITLE</b>		REGISTERED NUMBER	
FOLIO REFERENCE F.R. 4635/80				P 119071	
GRANITE		LOCATION HOBART		APPROVED 6 JUL 1995	
		FIRST SURVEY PLAN No. (P6166)L.O. (P6407)20		 Registrar of Titles	
		COMPILED BY L.T.O.			
		SCALE 1:3000		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 114	LAST UPI No 2110246	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

**BALANCE PLAN**



SEARCH OF TORRENS TITLE

VOLUME 119071	FOLIO 2
EDITION 1	DATE OF ISSUE 13-Jul-1995

SEARCH DATE : 23-Nov-2021

SEARCH TIME : 08.37 AM

DESCRIPTION OF LAND

City of HOBART  
 Lot 2 on Plan 119071  
 Derivation : Whole of Lot 40833 and 40834 Gtd. to University  
 of Tasmania  
 Prior CT 4635/80

SCHEDULE 1

UNIVERSITY OF TASMANIA

SCHEDULE 2

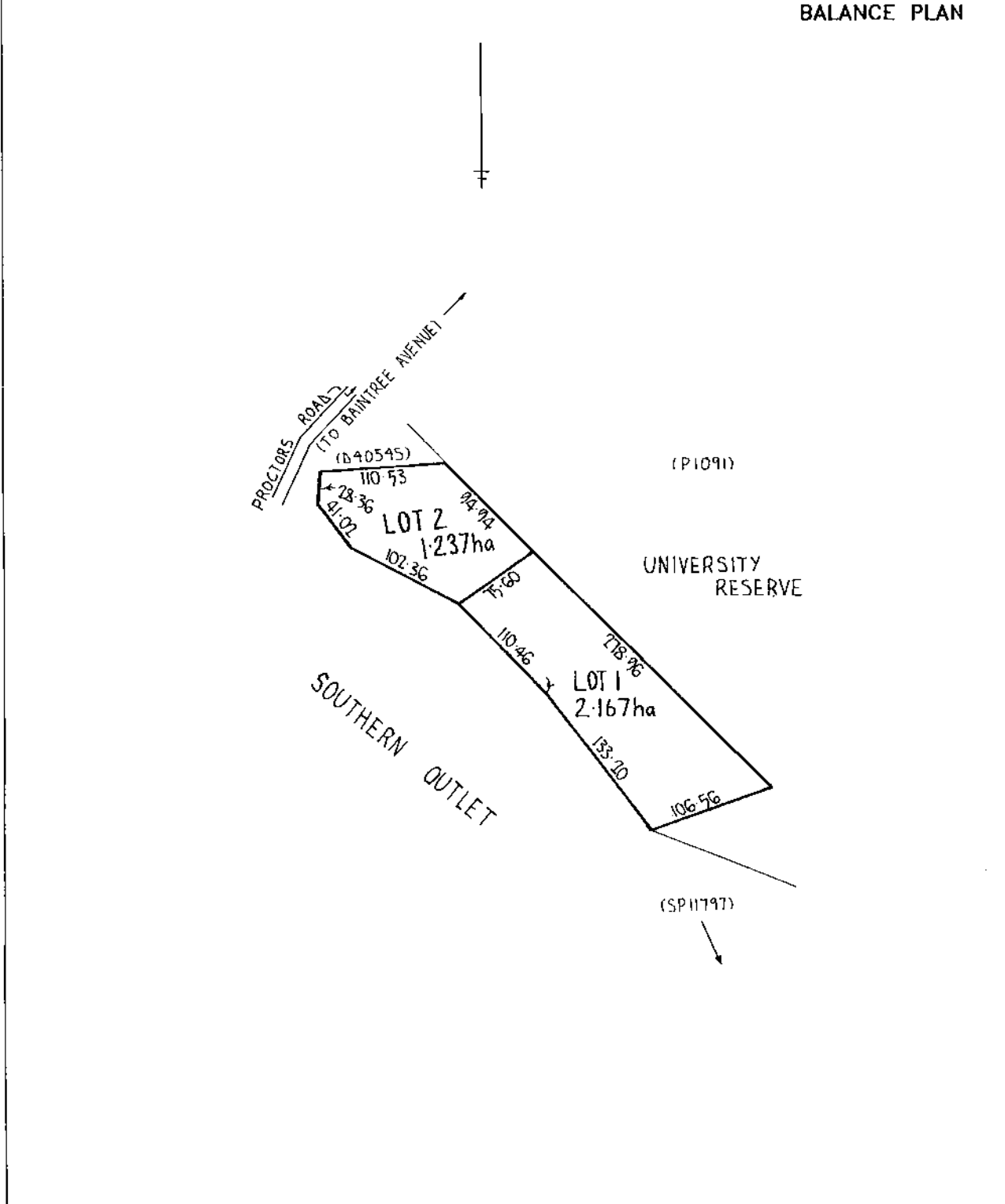
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		PLAN OF TITLE		REGISTERED NUMBER
FOLIO REFERENCE F.R. 4635/80				P 119071
GRANITE		LOCATION HOBART		APPROVED 6 JUL 1995
		FIRST SURVEY PLAN No. (P6166)L.O. (P6407)20		<i>W.P.O.</i> Recorder of Titles
		COMPILED BY L.T.O.		
		SCALE 1:3000	LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 114	LAST UPI No 2110246	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN



SEARCH OF TORRENS TITLE

VOLUME 167420	FOLIO 1
EDITION 1	DATE OF ISSUE 30-Apr-2014

SEARCH DATE : 23-Nov-2021

SEARCH TIME : 08.39 AM

DESCRIPTION OF LAND

City of HOBART  
 Lot 1 on Sealed Plan 167420  
 Derivation : Whole of Lot 31777, 29 9/10P Gtd. to The  
 University of Tasmania and Part of 251A-2R-18 2/10P Vested in  
 the University of Tasmania  
 Prior CTs 211011/1 and 153995/1

SCHEDULE 1

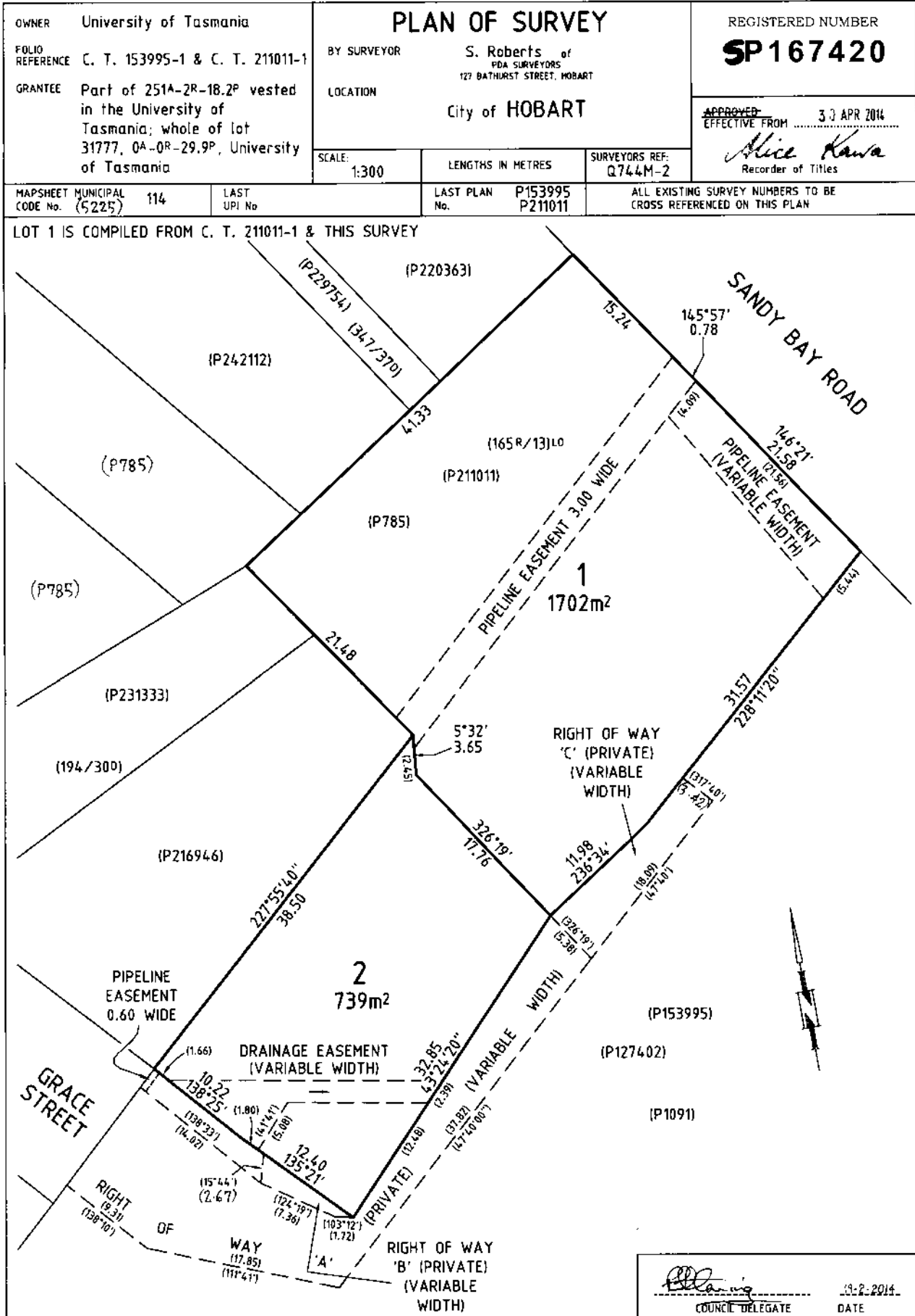
A800944 B382690 C21681 C411349 UNIVERSITY OF TASMANIA  
 Registered 03-Jun-2003 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP167420 EASEMENTS in Schedule of Easements  
 SP167420 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

VOLUME 176311	FOLIO 100
EDITION 2	DATE OF ISSUE 20-Jan-2021

SEARCH DATE : 23-Nov-2021

SEARCH TIME : 09.29 AM

DESCRIPTION OF LAND

City of HOBART  
 Lot 100 on Sealed Plan 176311  
 Derivation : Part of 251A-2R-18 2/10P Vested in the University  
 of Tasmania  
 Prior CT 167424/1

SCHEDULE 1

A800944 B382690 C21681 C411349 UNIVERSITY OF TASMANIA  
 Registered 03-Jun-2003 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP176311 EASEMENTS in Schedule of Easements  
 E215389 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with  
 the benefit of a restriction as to user of land in  
 favour of Tasmanian Networks Pty Ltd over the land  
 marked Electricity Infrastructure Easement on Sealed  
 Plan 176311 (Subject to Provisions) Registered  
 20-Jan-2021 at 12.01 PM

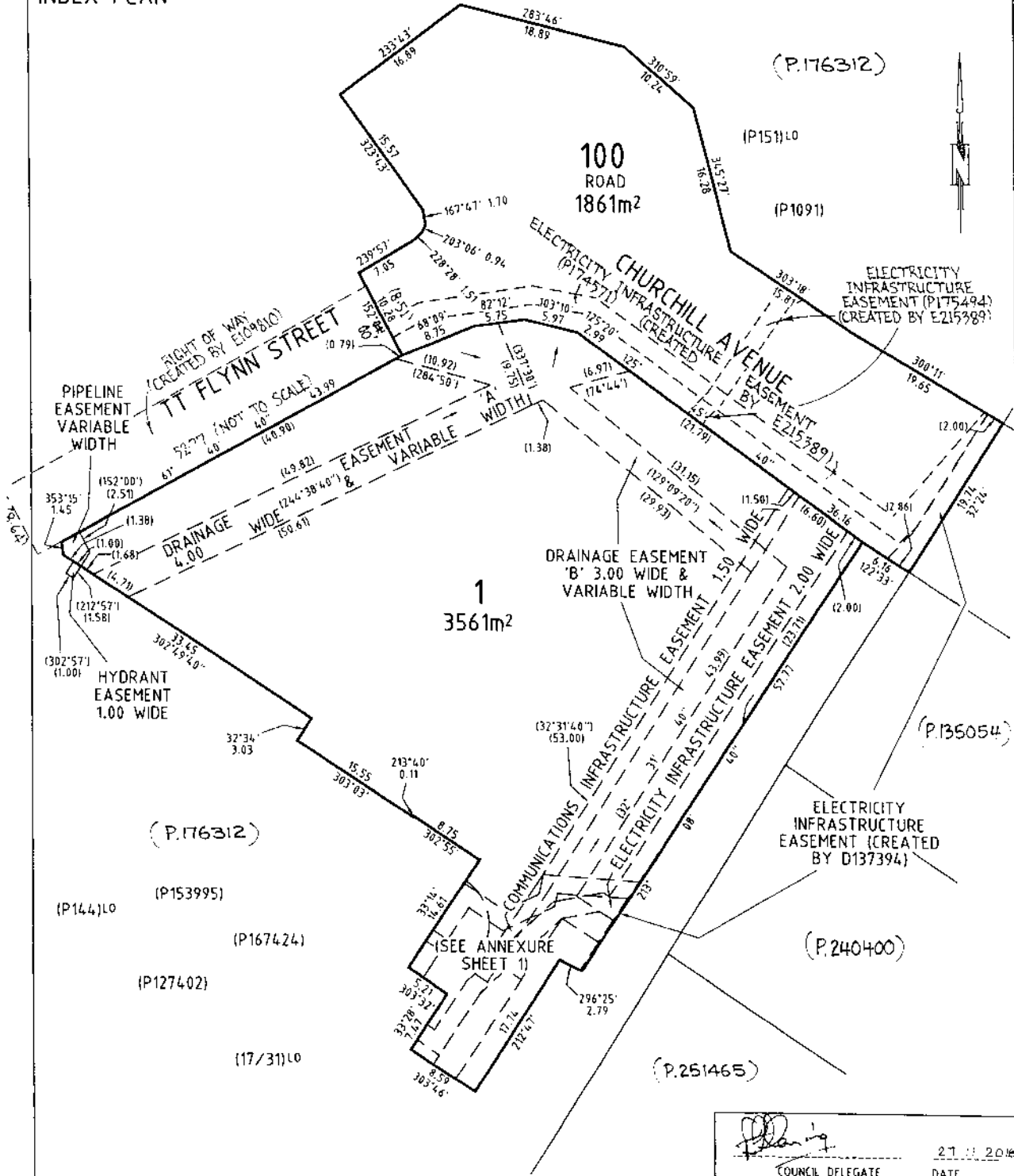
UNREGISTERED DEALINGS AND NOTATIONS

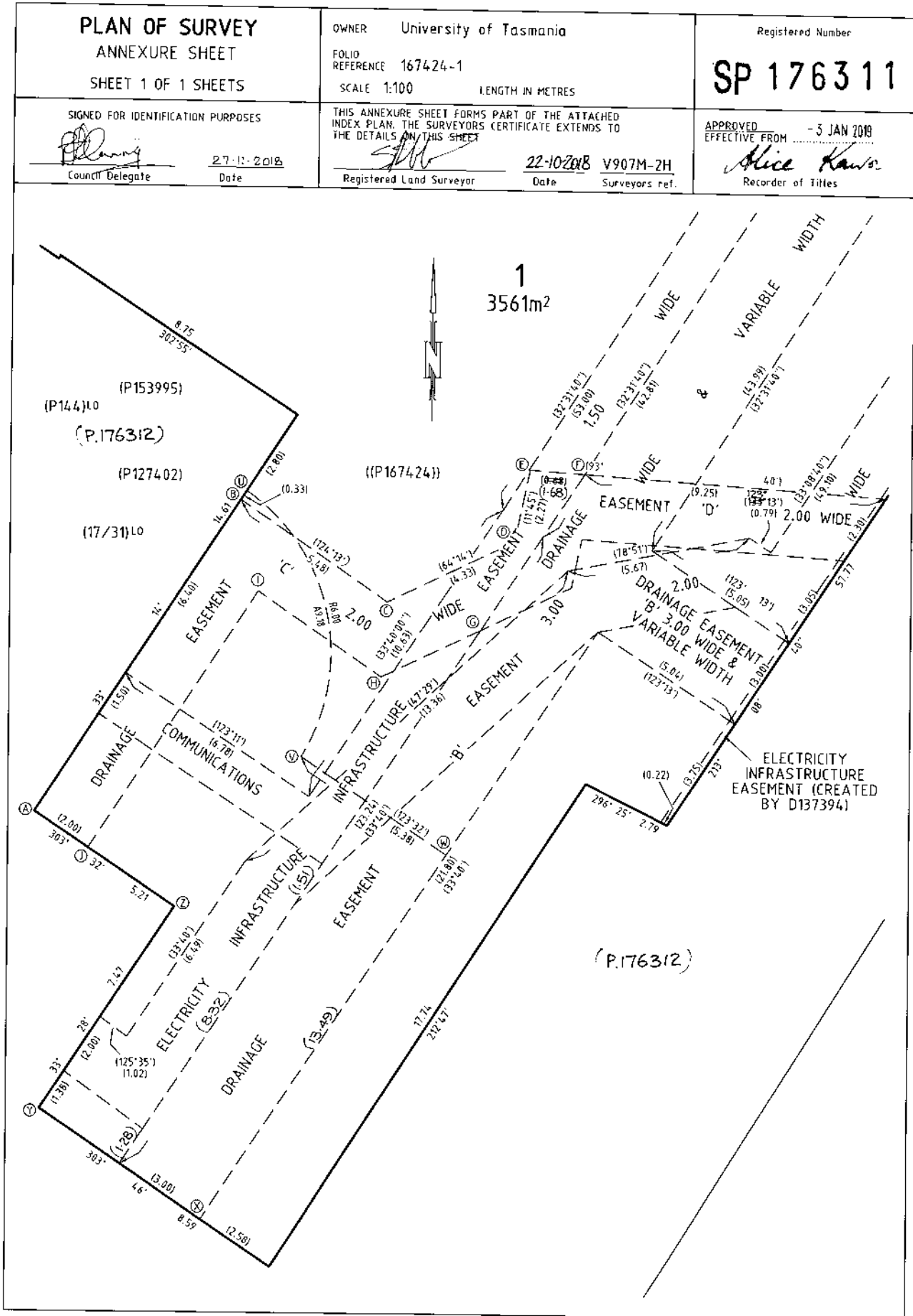
No unregistered dealings or other notations



OWNER University of Tasmania		PLAN OF SURVEY		REGISTERED NUMBER <b>SP176311</b>	
FOLIO REFERENCE 167424-1		BY SURVEYOR S. Roberts of PDA SURVEYORS 127 BATHURST STREET, HOBART		APPROVED EFFECTIVE FROM - 3 JAN 2019	
GRANTEE Part of 251A-2R-18.2P vested in the University of Tasmania		LOCATION City of HOBART		Recorder of Titles <i>Alice Kawa</i>	
SCALE 1:400	LENGTHS IN METRES	SURVEYORS REF V907M-2H			
MAPSHEET MUNICIPAL CODE No. 114 (5224)	LAST UPI No.	LAST PLAN No. P167424	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

INDEX PLAN





SEARCH OF TORRENS TITLE

VOLUME 176312	FOLIO 1
EDITION 3	DATE OF ISSUE 20-Jan-2021

SEARCH DATE : 23-Nov-2021

SEARCH TIME : 08.34 AM

DESCRIPTION OF LAND

City of HOBART  
 Lot 1 on Plan 176312  
 Derivation : Part of 251A-2R-18 2/10P Vested in the University  
 of Tasmania  
 Prior CT 167424/1

SCHEDULE 1

A800944 B382690 C21681 C411349 UNIVERSITY OF TASMANIA  
 Registered 03-Jun-2003 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP153903 BENEFITING EASEMENT: (of that part of the said land within described formerly comprised in Folio of the Register Volume 153903 Folio 3) a right of drainage over the Drainage Easement Variable Width shown on Plan 176312

SP153903 BURDENING EASEMENT: right of drainage in favour of Hobart City Council over the Drainage Easement 2.00 Wide shown on Plan 176312

SP153903 BURDENING EASEMENT: a right of drainage (appurtenant to Lots 1 & 2 on SP153903) over the Drainage Easements 2.00 Wide shown on Plan 176312

C973919 BURDENING GAS SUPPLY EASEMENT and ancillary rights (fully defined therein) for the benefit of Tas Gas Networks Pty Ltd over the Gas Supply Easement 'P' and Gas Supply Easement 'Q' shown passing through the said land within described on Plan 176312 (Subject to Conditions) Registered 28-Jun-2011 at noon

C973920 BURDENING TELECOMMUNICATIONS EASEMENT with the benefit of a restriction as to user of land in favour of The Crown over the land marked Easement for Services 'T' and Easement for Services 'V' on Plan 176312 (Subject to Conditions) Registered 28-Jun-2011 at noon

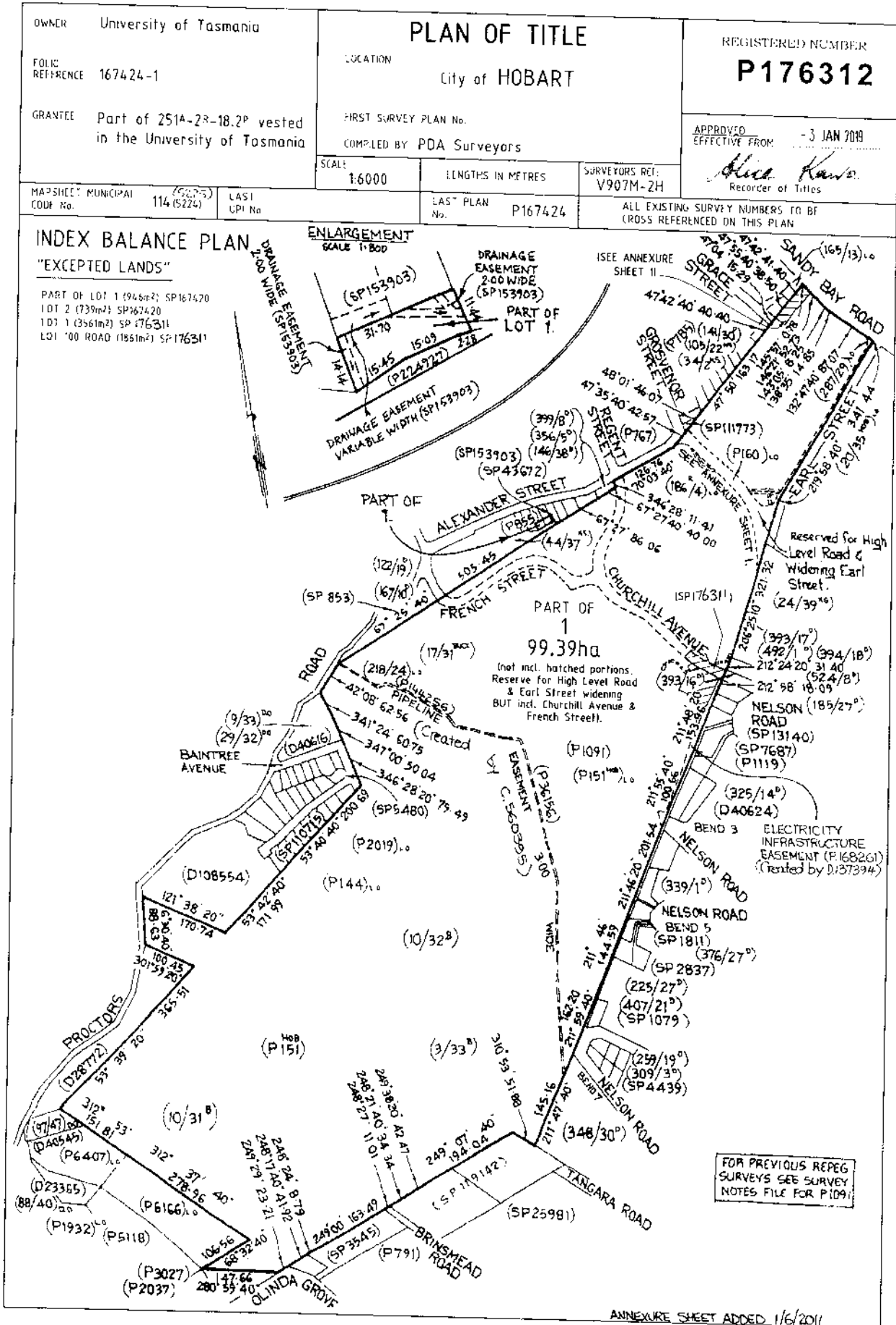
SP167420 BURDENING EASEMENT: Right of Carriageway (appurtenant

- to Lots 1 & 2 on SP167420) over the Rights of Way 'A' & 'B' variable width on Plan 176312
- SP167420 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on SP167420) over the Right of Way 'C' variable width on Plan 176312
- SP167420 BURDENING EASEMENT: a pipeline easement (appurtenant to Lot 2 on SP167420) over the Pipeline Easement 0.60 wide on Plan 176312
- D137394 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Electricity Infrastructure Easement on Plan 176312 (Subject to Provisions) Registered 13-May-2015 at noon
- SP176311 BENEFITING EASEMENT: Right of Drainage over the Drainage Easement 'A' 4.00 wide & variable width (SP176311) shown on Plan 176312
- SP176311 BENEFITING EASEMENT: Right of Drainage over the Drainage Easement 'C' 2.00 wide (SP176311) shown on Plan 176312
- SP176311 BENEFITING EASEMENT: Right of Drainage over the Drainage Easement 'D' 2.00 wide (SP176311) shown on Plan 176312
- SP176311 BENEFITING EASEMENT: a communications infrastructure easement over the Communications Infrastructure Easement 1.50 wide (SP176311) shown on Plan 176312
- SP176311 BURDENING EASEMENT: a hydrant easement (appurtenant to Lot 1 on Sealed Plan 176311) over the land marked Hydrant Easement 1.00 wide (SP176311) shown on Plan 176312
- SP176311 BENEFITING EASEMENT: a private electricity infrastructure easement over the land marked Electricity Infrastructure Easement 2.00 wide (SP176311) shown on Plan 176312
- SP176311 BENEFITING EASEMENT: a pipeline easement over the land marked Pipeline Easement variable width (SP176311) shown on Plan 176312
- E109810 BURDENING EASEMENT: a right of carriageway (appurtenant to Lot 1 on Sealed Plan 176311) over the land marked Right of Way on Plan 176312 Registered 08-Aug-2019 at noon
- E183154 BURDENING EASEMENT: a right of footway (appurtenant to Strata Plan 178915) over the land marked Right of Footway 2.00 wide on Plan 176312 Registered 20-Jan-2021 at 12.01 PM
- E215389 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Electricity Infrastructure Easement on Plan 176312 (Subject to Provisions) Registered 20-Jan-2021 at 12.01 PM

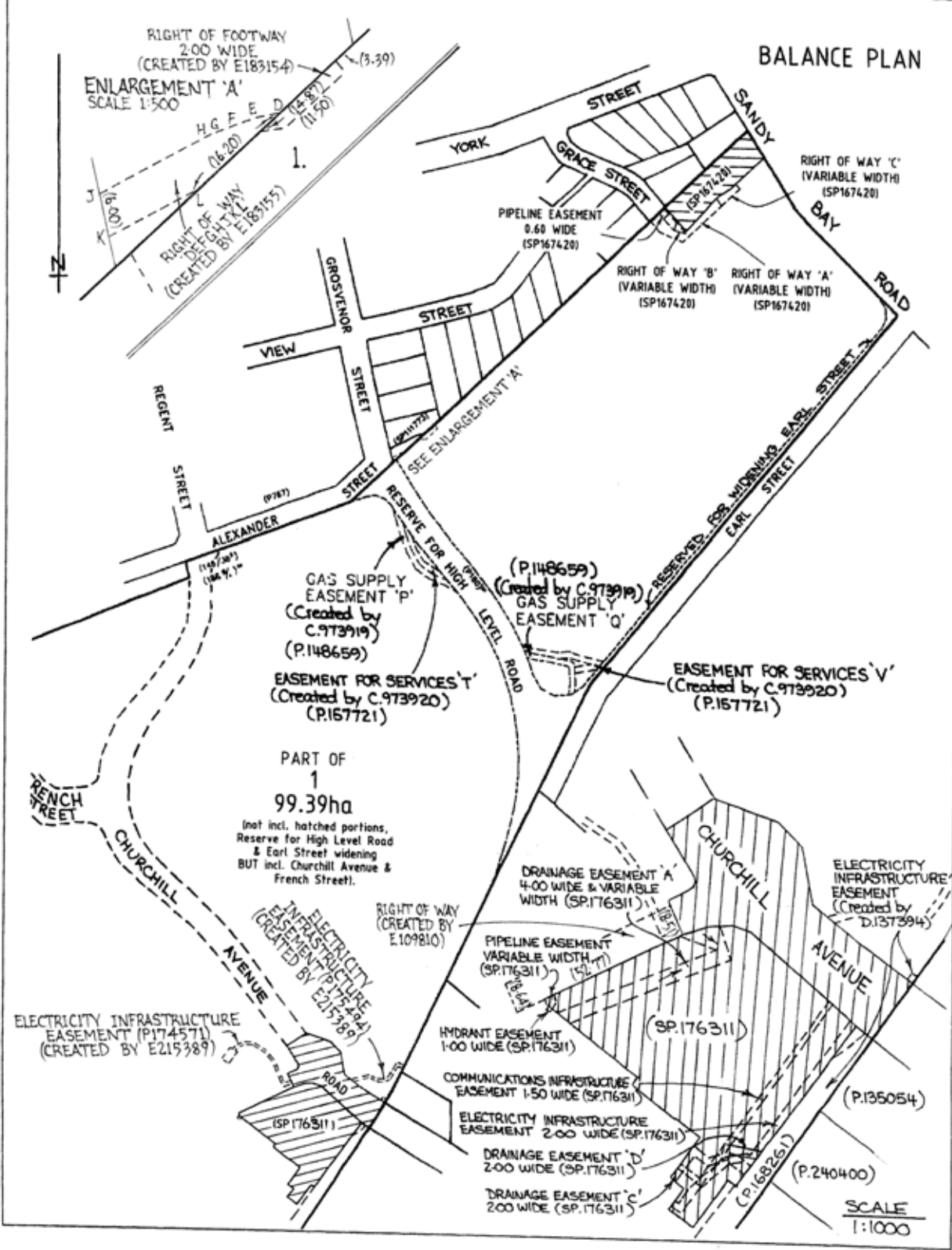
- E183155 BENEFITING EASEMENT: a right of carriageway and a services easement over the land makred Right of Way 'DEFGHJKL' on Plan 176312 Registered 20-Jan-2021 at 12.02 PM
- C560395 BURDENING EASEMENT: a Pipeline Easement in favour of Hobart City Council over the Pipeline Easement 3.00 wide on Plan 176312 Registered 18-Apr-2008 at noon
- C248926 LEASE to COMMONWEALTH SCIENTIFIC AND INDUSTRIAL RESEARCH ORGANISATION of a leasehold estate for the term of 99 years from 1-Jan-1999 (of Lot 1 on P. 127885 only) Registered 04-Oct-2000 at noon  
Leasehold Title(s) issued: 127885A/1
- C840784 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 28-May-2008 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p><b>PLAN OF TITLE</b> ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER University of Tasmania FOLIO REFERENCE 167424-1 SCALE 1:100 LENGTH IN METRES</p>	<p>Registered Number <b>P 1763 12</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council Delegate _____ Date _____</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS OF THIS SHEET <i>[Signature]</i> 22-10-2018 V907M-2H Registered Land Surveyor Date Surveyors ref.</p>	<p>APPROVED - 3 JAN 2019 EFFECTIVE FROM _____ <i>[Signature]</i> Recorder of Titles</p>



**Appendix B**  
**Letters from TasWater and TasNetworks**



25 November 2021

Matthew C Higgs  
Chief Executive Officer  
UTAS Properties Pty Ltd

Dear Matthew

**RE Planning Scheme Amendment**

I can confirm that TasNetworks has been liaising with UTAS Properties during the development of the Sandy Bay Masterplan.

We understand the Sandy Bay Masterplan will soon be submitted for Planning Scheme amendment and look forward to an ongoing dialogue with UTAS Properties through the project's delivery.

Yours sincerely



Wayne Tucker  
General Manager Regulation, Policy and Strategic Asset Management



26 November 2021

**Matthew C. Higgs**

Chief Executive Officer

UTAS Properties Pty Ltd

Dear Matthew,

**UTAS Sandy Bay Masterplan**

Please be advised UTAS Properties have been liaising with TasWater during the development of the Sandy Bay Masterplan.

We understand the Sandy Bay Masterplan will soon be submitted for Planning Scheme Amendment and look forward to an ongoing dialogue with UTAS Properties through the project's delivery.

Kind Regards

A handwritten signature in black ink, appearing to read "J Taylor".

**Jason Taylor**

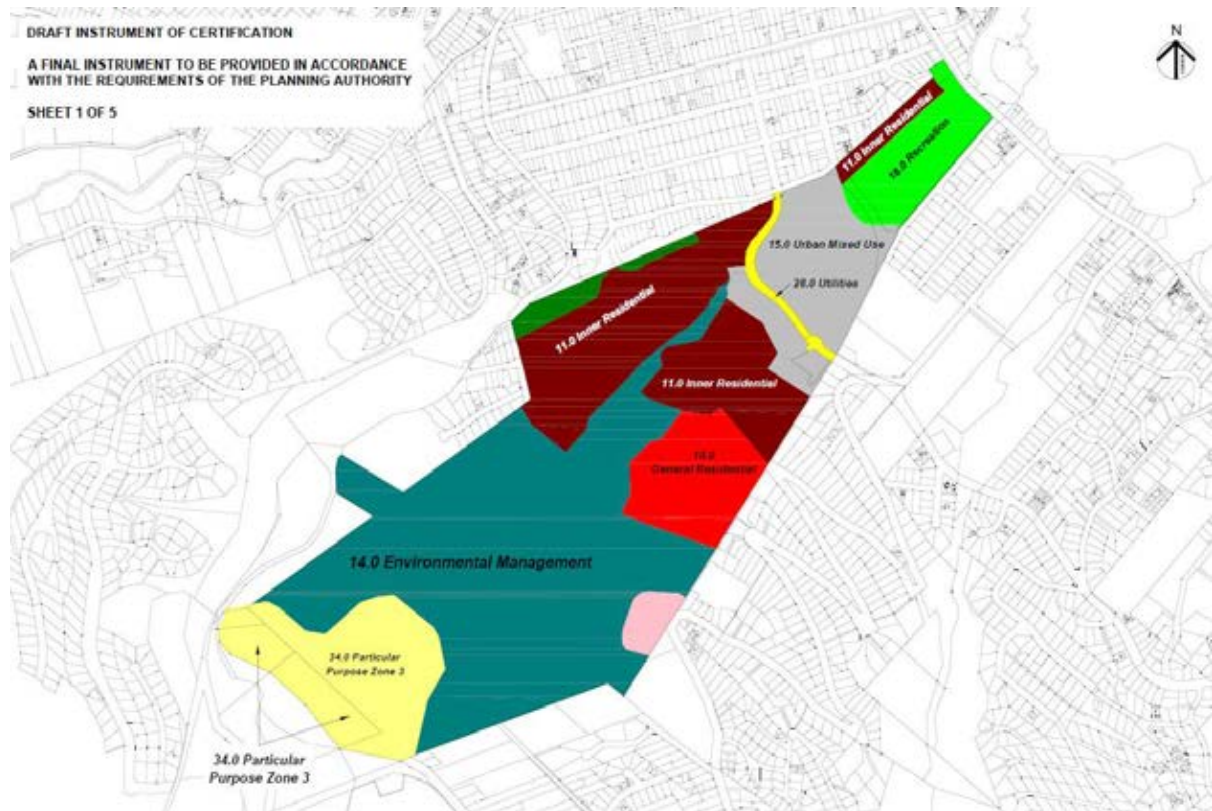
Development Assessment Manager

**Appendix C**  
**Proposed Planning Scheme Amendment**

## Draft Amendment [NUMBER] to the Hobart Interim Planning Scheme 2015

Amend the planning scheme as follows:

- 1 Apply the Recreation, Inner Residential, Urban Mixed Use, General Residential, Environmental Management and Particular Purpose Zone 3 - Mt Nelson Ecotourism Neighbourhood to the land as shown on Attachment 1.<sup>1</sup>



- 2 Delete Clause 34.0 Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus)<sup>2</sup>

- 3 Insert an amended Clause 34.0 Particular Purpose Zone 3 – Mount Nelson Ecotourism Neighbourhood<sup>3</sup> to apply to the land in Figure F5.1 as follows:

### **34.0 Particular Purpose Zone 3 – Mount Nelson Ecotourism Neighbourhood**

#### **34.1 Zone Purpose**

##### **34.1.1 Zone Purpose Statements**

<sup>1</sup> The existing PPZ applies across road reserves that are not owned by the University including to the centreline of Earl Street (Owner Fry and Lord), Grosvenor Crescent (owner Crown) a small triangular shaped area adjacent to Proctors Road (assumed Council). Although not part of the proposed amendment it would be logical for Council to consider broadening the scope of the amendment in the terms of Section 34 to apply the proposed zoning uniformly across these areas also.

<sup>2</sup> If Council determines not to increase the scope of the amendment to rezone the road reserve areas not owned by the University the existing Clause 34.0 PPZ 3 would need to be retained.

<sup>3</sup> Having regard to footnote 2 above the new PPZ could alternatively be inserted as Clause 42.0 Particular Purpose Zone 11 – Mount Nelson Ecotourism Neighbourhood.

- 34.1.1.1 To provide for a mix of residential, visitor accommodation, community and commercial services with an ecotourism focus.
- 34.1.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.
- 34.1.1.3 To preserve and enhance the landscape and scenic character of the zone by providing for building design, materials and finishes that complement the landscape and scenic character of the area.

### 34.1.2 Local Area Objectives

There are no Local Area Objectives for this zone.

### 34.1.3 Desired Future Character Statements

There are no desired future character statements for this zone.

### 34.2 Use Table

<b>No Permit Required</b>	
<b>Use Class</b>	<b>Qualification</b>
Natural and Cultural Values Management	
Passive recreation	
Utilities	If for minor utilities
<b>Permitted</b>	
Community meeting & entertainment	
Emergency Services	
Food services	If not a drive through take-away food premises
General retail and hire	
Hotel Industry	
Residential	
Sports and recreation	
Tourist Operation	
Transport depot	Only if for public transport related uses
Visitor Accommodation	
<b>Discretionary</b>	
Business and professional services	
Educational and occasional care	
Manufacturing and Processing	If for a craft industry or an artist's studio
Recycling and Waste Disposal	
Research and development	
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Service Industry	If not for motor repairs or panel beating
Utilities	If not listed as No Permit Required
Vehicle parking	
<b>Prohibited</b>	
All other uses	

### 32.3 Use Standards

#### 34.3.1 All non-residential uses

<b>Objective:</b>	
That uses do not cause unreasonable loss of amenity to adjacent sensitive uses.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p>P1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>
<p>A2</p> <p>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation must be baffled so that it does not cause emission of light onto adjoining residential properties or beyond the zone.</p>	<p>P2</p> <p>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation must not cause an unreasonable loss of amenity to adjoining residential uses having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms of an adjacent dwelling.</p>
<p>A3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p>P3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;</p> <p>(e) any noise mitigation measures between the vehicle movement areas and adjoining residential uses; and</p>

	(f) potential conflicts with other traffic.
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### 34.3.2 Discretionary uses

<b>Objective:</b>	
That uses listed as Discretionary:	
a) do not compromise or distort the activity centre hierarchy; or b) unreasonably impact the amenity of adjoining sensitive uses.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No Acceptable Solution.	P1 A use listed as Discretionary must: <ul style="list-style-type: none"> <li>(a) complement or support permitted uses in the zone;</li> <li>(b) be consistent with the Zone Purpose at Clause 34.1.1;</li> <li>(c) not cause an unreasonable loss of amenity of adjacent residential properties; and</li> <li>(d) not compromise the role of existing activity centres, having regard to: <ul style="list-style-type: none"> <li>(i) the size and scale of the proposed use;</li> <li>(ii) the functions of surrounding activity centres; and</li> <li>(iii) the extent that the proposed use impacts on surrounding activity centres.</li> </ul> </li> </ul>

### 34.3.3 General Retail and Hire Use

<b>Objective:</b>	
That the economic, social and environmental impact of General Retail and Hire uses supports the activity centre hierarchy.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 The gross floor area for General Retail and Hire uses in the zone must be not more than 2000m <sup>2</sup> or for a market.	P1 General Retail and Hire must not compromise or distort the activity centre hierarchy, having regard to: <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the size and scale of the proposed use;</li> <li>(c) the function of nearby activity centres;</li> <li>(d) the extent that the proposed use impacts on other activity centres; and</li> </ul>

	(e) a retail impact assessment.
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### 34.4 Development Standards for Buildings and Works

#### 34.4.1 Dwelling Density for Multiple Dwellings

<b>Objective:</b>	
That the density of multiple dwellings:	
(a) makes efficient use of land for housing; and	
(b) optimises the use of infrastructure and community services.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1  The number of multiple dwellings must be no more than 360 dwellings.	P1  The number of multiple dwellings must only exceed the number specified in A1 if:  (a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or  (b) the development provides for a specific accommodation need with significant social or community benefit.

#### 34.4.2 Building Height and Siting

<b>Objective:</b>	
Buildings:	
(a) contribute to the creation of high quality pedestrian spaces; and	
(b) are appropriate to the location and surrounding landscape characteristics.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1  Buildings must be sited within the building areas and no higher than the maximum height shown on Figure F.5.3 Sandy Bay Masterplan Building Height and Siting Plan.	P1  Building height and siting must be compatible with the surrounding landscape characteristics and contribute to the creation of high quality pedestrian spaces, having regard to:  (a) the topography of the site;  (b) minimising impacts on the skyline;  (c) the height, bulk and form of existing buildings on the site and adjacent properties;  (d) the bulk and form of proposed buildings;  (e) visual impacts caused by the apparent scale of the building and any required vegetation clearing when viewed from roads and public spaces outside the zone;



	<p>(f) overshadowing to habitable rooms and private open space of adjacent dwellings;</p> <p>(g) overshadowing of public spaces on the site or adjacent properties; and</p> <p>(h) any design measures that reduce the scale of the building.</p>
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### 34.4.3 Design

<b>Objective:</b>	
That building design and exterior finishes:	
<p>(a) contribute positively to the amenity and safety of the public;</p> <p>(b) minimise the impact on the landscape values of the area; and</p> <p>(c) minimise the threat of swift parrot collision.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>New buildings must be designed to satisfy all of the following:</p> <p>(a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places;</p> <p>(b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof;</p> <p>(c) not include security shutters or grilles over windows or doors on a façade facing a frontage or other public places; and</p> <p>(d) provide external lighting to illuminate external vehicle parking areas and pathways.</p>	<p>P1</p> <p>New buildings must be designed to be compatible with the streetscape, having regard to:</p> <p>(a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places;</p> <p>(b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and</p> <p>(c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.</p>
<p>A2</p> <p>New buildings or alterations to an existing façade must be designed to satisfy all of the following:</p> <p>(a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site;</p> <p>(b) excluding for Residential, if for a ground floor level façade facing a frontage:</p>	<p>P2</p> <p>New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to:</p> <p>(a) how the main pedestrian access to the building will address the street or other public places;</p> <p>(b) excluding for Residential, windows on the façade facing the frontage for visual interest and passive surveillance of public spaces;</p>

<ul style="list-style-type: none"> <li>(i) have not less than 40% of the total surface area consisting of windows or doorways; or</li> <li>(ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%;</li> </ul> <p>(c) excluding for Residential, if for a ground floor level façade facing a frontage, must:</p> <ul style="list-style-type: none"> <li>(i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or</li> <li>(ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and</li> </ul> <p>(d) excluding for Residential, provide awnings over a public footpath if existing on the site or on adjoining properties.</p>	<ul style="list-style-type: none"> <li>(c) excluding for Residential, providing architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces;</li> <li>(d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and</li> <li>(e) excluding for Residential, the need for provision of awnings over a public footpath.</li> </ul>
<p>A3</p> <p>Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.</p>	<p>P3</p> <p>Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the appearance of the building when viewed from roads or public places in the surrounding area;</li> <li>(b) any screening vegetation; and</li> <li>(c) the nature of the exterior finishes.</li> </ul>
<p>A4</p> <p>Buildings including fences are designed to minimise the threat of swift parrot collision by:</p> <ul style="list-style-type: none"> <li>(a) eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as, mesh fences more than 1.5m, uncovered corner windows or opposing windows that allow sightlines through buildings;</li> <li>(b) glazed surfaces are treated to include visual markers or muted reflections to give them the appearance of an impenetrable surface and include either low-reflectivity glass (0-10%), films,</li> </ul>	<p>P4</p> <p>Buildings including fences are designed to minimise the threat of swift parrot collision as demonstrated by an assessment by a suitably qualified person.</p>

coatings, fritted glass or permanent screens; or	
(c) glass surfaces are angled to reflect the ground or built fabric rather than the sky or habitat.	

#### 34.4.4 Fencing

<b>Objective:</b>	
That the height and transparency of fencing:	
(a) is compatible with the streetscape and landscape qualities of the zone; and	
(b) allows the potential for passive surveillance of publicly accessible spaces.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 A fence (including free standing walls) within 4.5m of a frontage is to be not more than the height of:	P1 A fence (including a free-standing wall) within 4.5m of a frontage must be compatible with the streetscape, having regard to:
(a) 1.2m above existing ground level if the fence is solid; or	(a) the height, design, location and extent of the fence;
(b) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights);	(b) the degree of transparency; and
	(c) the proposed materials and construction.
A2 A fence (including free standing walls) that is not within 4.5m of a frontage is to be no higher than 2.1m above existing ground level.	P1 A fence (including a free-standing wall) that is not within 4.5m of a frontage must:
	(a) provide for security and privacy, while allowing for passive surveillance of adjoining publicly accessible spaces;
	(b) be consistent with the height and transparency of fences in the zone; and
	(c) have regard to the topography and landscape qualities of the site.

#### 34.4.5 Outdoor storage areas

<b>Objective:</b>	
That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Outdoor storage areas, excluding for Residential use or for the display of goods for	P1 Outdoor storage areas, excluding for Residential use or for the display of goods for sale, must be located, treated or screened to

sale, must not be visible from any road or publicly accessible space adjoining the site.	not cause an unreasonable loss of visual amenity.
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#### 34.4.6 Dwellings

<b>Objective:</b>	
To provide adequate and useable private open space and storage for the needs of residents.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>A dwelling must have private open space that is not less than:</p> <p>(a) 24m<sup>2</sup> with a minimum horizontal dimension of not less than 4m; or</p> <p>(b) 8m<sup>2</sup> with a minimum horizontal dimension not less than 1.5m, if the dwelling is located wholly above ground floor level.</p>	<p>P1</p> <p>A dwelling must be provided with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment.</p>
<p>A2</p> <p>Each dwelling must be provided with a dedicated and secure storage space of no less than 6m<sup>3</sup>.</p>	<p>P2</p> <p>Each dwelling must be provided with adequate storage space.</p>

#### 34.5 Development Standards for Subdivision

##### 34.5.1 Lot design

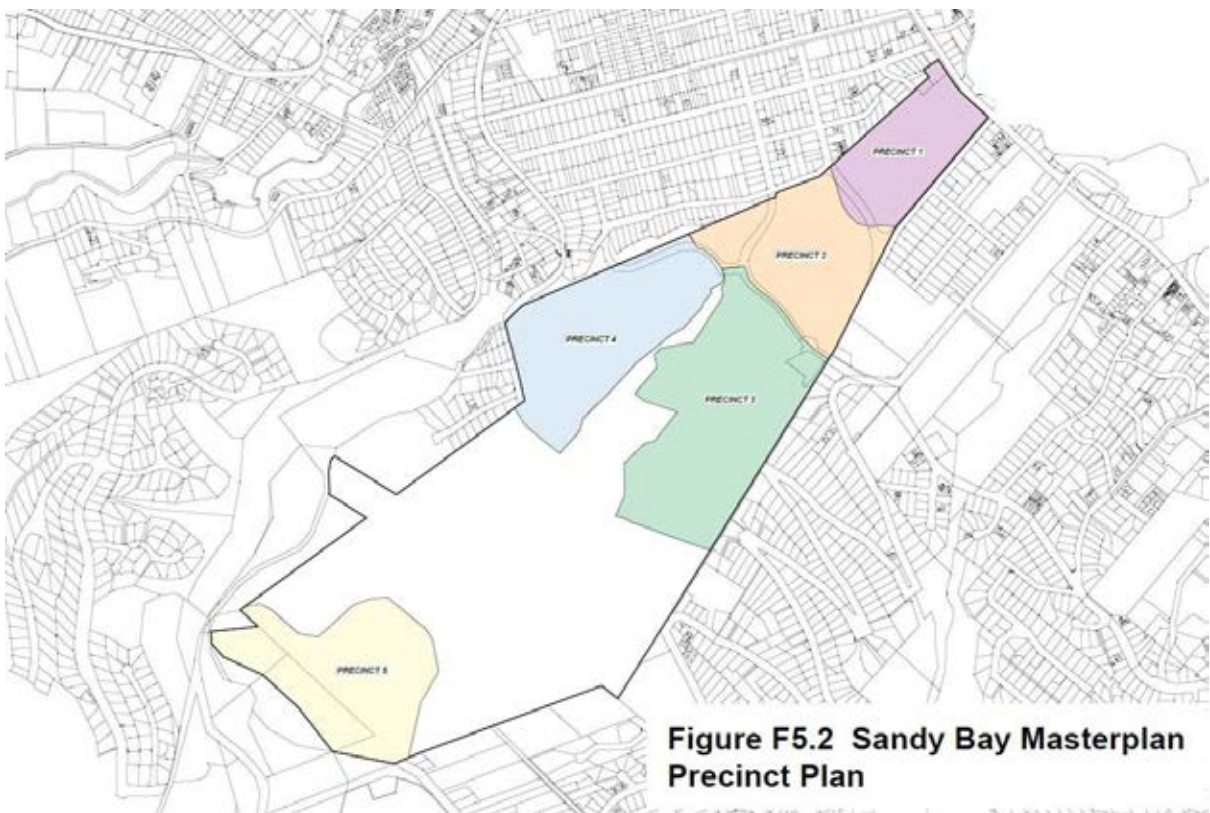
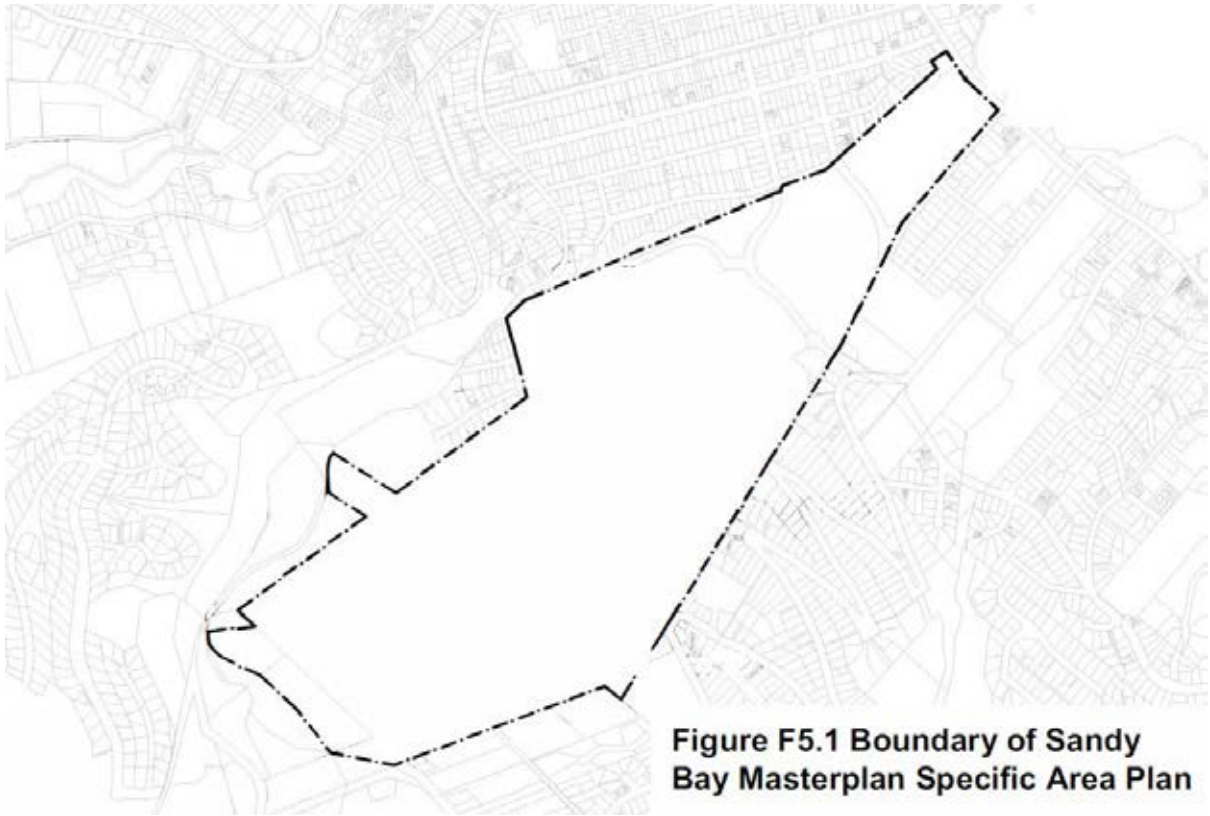
<b>Objective:</b>	
That each lot:	
<p>(a) has an area and dimensions appropriate for use and development in the zone; and</p> <p>(b) is provided with appropriate access to a road.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 300m<sup>2</sup> and:</p> <p>(i) be able to contain a minimum area of 10m x 15m within the building areas shown on Figure F5.3 Sandy Bay Masterplan Building Height and Siting Plan;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lot;</p> <p>(b) existing buildings and the likely location of intended buildings on the lot;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards; and</p> <p>(e) the pattern of development existing on established properties in the area.</p>

<p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(b) the topography of the site;</li> <li>(c) the functionality and useability of the frontage;</li> <li>(d) the anticipated nature of vehicles likely to access the site;</li> <li>(e) the ability to manoeuvre vehicles on the site;</li> <li>(f) the ability for emergency services to access the site; and</li> <li>(g) the pattern of development existing on established properties in the area.</li> </ul>
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the distance between the lot or building area and the carriageway;</li> <li>(c) the nature of the road and the traffic; and</li> <li>(d) the pattern of development existing on established properties in the area.</li> </ul>

### 34.5.2 Services

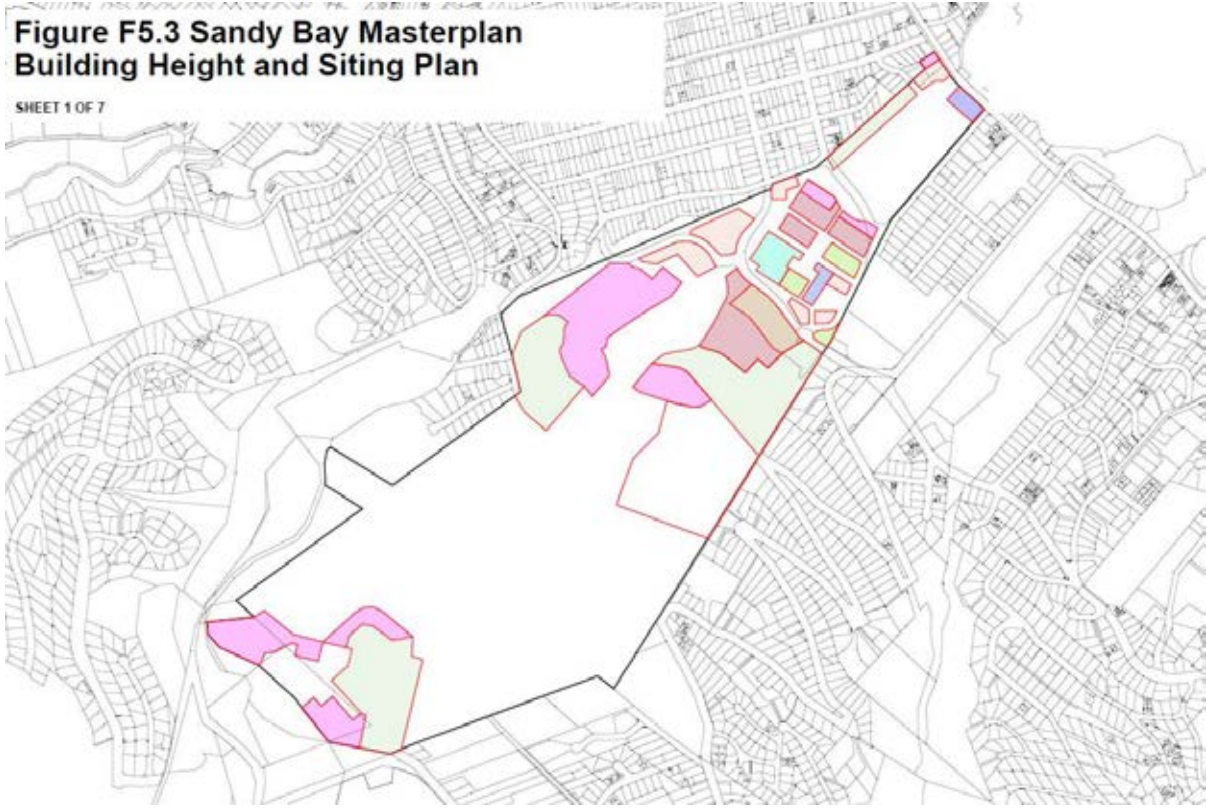
<p><b>Objective:</b></p>	
<p>That the subdivision of land provides services for the future use and development of the land.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1</p>	<p>P1</p>

<p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<p>A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> <li>(a) flow rates;</li> <li>(b) the quality of potable water;</li> <li>(c) any existing or proposed infrastructure to provide the water service and its location;</li> <li>(d) the topography of the site; and</li> <li>(e) any advice from a regulated entity.</li> </ul>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a reticulated sewerage system.</p>	<p>P2</p> <p>Each lot, or lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3</p> <p>Each lot, or lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size of the lot;</li> <li>(b) topography of the site;</li> <li>(c) soil conditions;</li> <li>(d) any existing buildings on the site;</li> <li>(e) any area of the site covered by impervious surfaces; and</li> <li>(f) any watercourse on the land.</li> </ul>



**Figure F5.3 Sandy Bay Masterplan  
Building Height and Siting Plan**

SHEET 1 OF 7



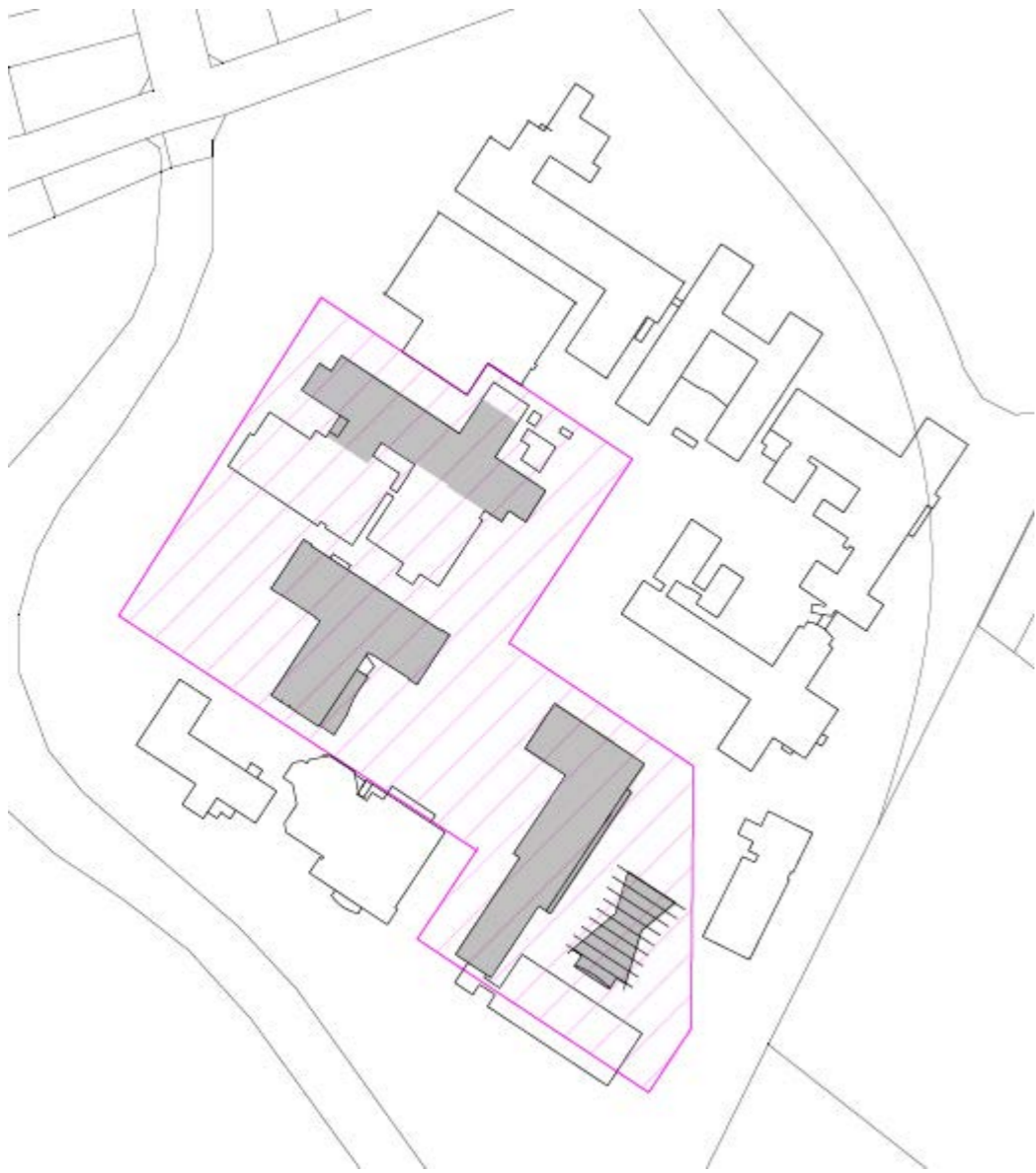


**4. Amend Table E13.1 Heritage Places as follows:**

4.1 Delete 'Heritage Place Ref No. 609 Arts Lecture Theatre, University of Tasmania, Churchill Avenue, CT 167424/1' and insert:

Ref. No.	Name	Street No.	Street/Location	C.T.	General Description	Specific Extent	Exclusions	Exempt Development
609	Chemistry/Central Science Laboratory, Morris Miller Library and Psychology Social Sciences Buildings	2	Churchill Avenue	176312/1	A detailed statement of significance and exclusions for this listing is being prepared by Paul Davies.	As shown on Figure E13.1.14		Demolition of non shaded buildings as shown on Figure E13.1.14

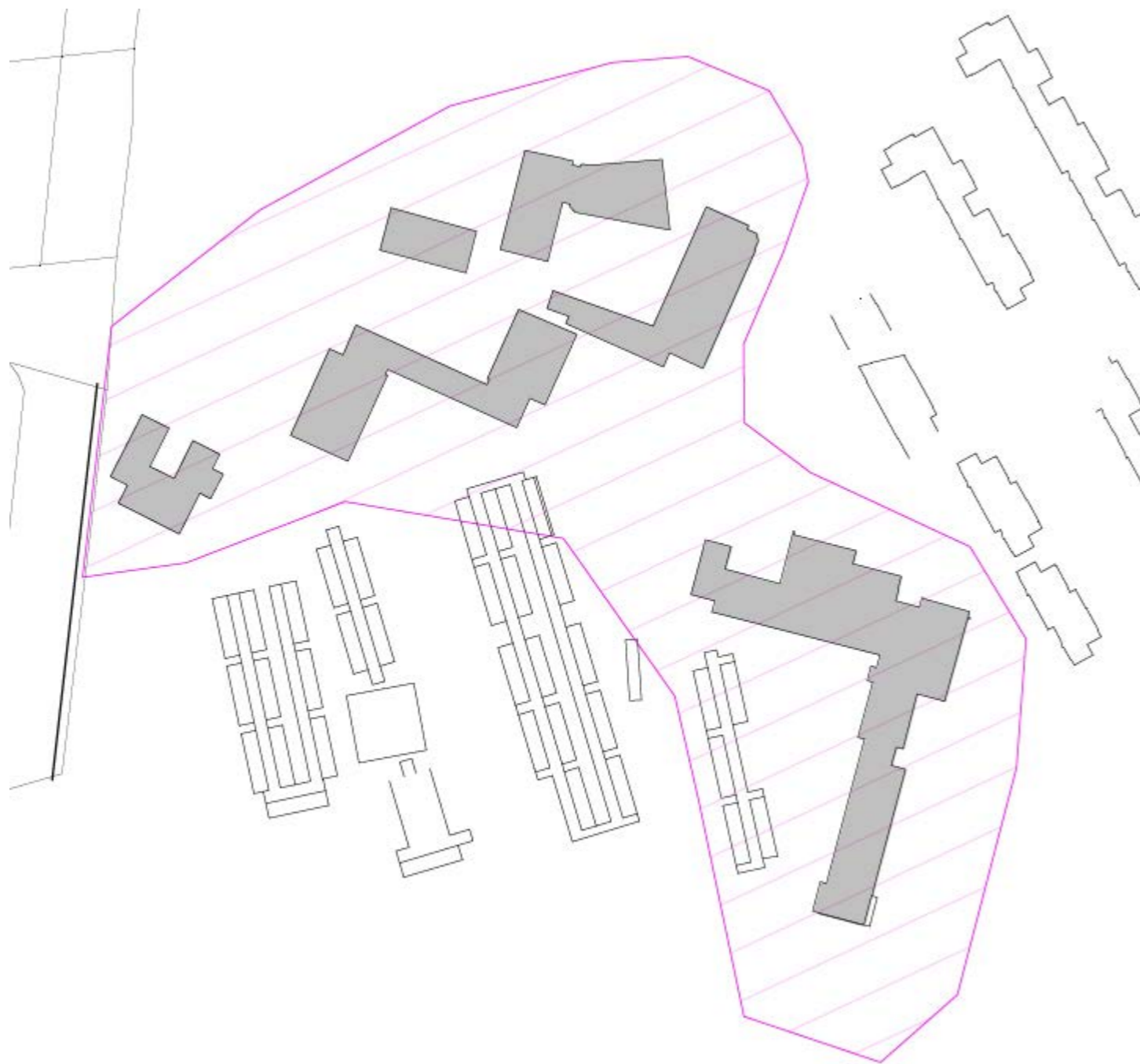
4.2 Insert Figure E13.1.14 Specific Extent



4.3 Delete Heritage Place ' Ref No. 185 Christ College, Baintree Avenue, CT 127402/1, Part of 2 Churchill Avenue and Insert a new Heritage Place:

Ref. No.	Name	Street No.	Street/Location	C.T.	General Description	Specific Extent	Exclusions	Exempt Development
185	Christ College, the Lodge and John Fisher College	2	Churchill Avenue	176312/1	A detailed statement of significance and exclusions for this listing is being prepared by Paul Davies.	As shown on Figure E13.1.15		Demolition of non shaded buildings as shown on Figure E13.1.15

4.4 Insert Figure E13.1.15 Specific Extent



4.5 Insert a new Heritage Place:

Ref. No.	Name	Street No.	Street/Location	C.T.	General Description	Specific Extent	Exclusions	Exempt Development
To be confirmed by COH	Childcare Cottage	2	Churchill Avenue	176312/1	<p>The c1880s Cottage is the only site element remaining from the period prior to the rifle range use and related to the earlier farm use of the property.</p> <p>The building is of particular historic significance as it has had uses in the three settlement phases of use of the site, farm, rifle range and campus. It is not an outstanding building in terms of design or innovation but it represents all the phases of use of the site.</p>	Building footprint		Demolition of additions to return the building to its farmhouse form

					As the cottage has been previously relocated, a further move to provide an enhanced setting within the original farm area would be appropriate.			
--	--	--	--	--	---	--	--	--

## **5. Insert a new Specific Area Plan**

Insert a new Specific Area Plan F5.0 Sandy Bay Masterplan Specific Area Plan as follows:

### **F5.0 Sandy Bay Masterplan Specific Area Plan**

#### **F5.1 Purpose of Specific Area Plan**

The purpose of the Sandy Bay Masterplan Specific Area Plan is:

- F5.1.1 To provide the future coordinated use and development of a vibrant mixed use precinct as the University decants to the CBD.
- F5.1.2 To provide for uses that will complement rather than compete with the CBD.
- F5.1.3 To provide for a diversity of housing types and an increased residential density appropriate to the site's proximity to public transport, services and employment opportunities.
- F5.1.4 To provide for a sport and recreational precinct.
- F5.1.5 To provide for coordinated development that respects the Modernist masterplan of the University of Tasmania Campus and transitions appropriately to the townscape qualities of the surrounding area.
- F5.1.6 To conservation the environmental values of the reserve.
- F5.1.7 To provide an integrated pedestrian focused environment that accommodates pedestrians, cyclists, public transport, mobility and vehicles.

#### **F5.2 Application of this Plan**

- F5.2.1 This specific area plan applies to an area of land designated as the Sandy Bay Masterplan Specific Area Plan on the overlay maps and in Figure F5.1.
- F5.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, or in addition to. The provisions of the:
  - a) Inner Residential Zone
  - b) Urban Mixed Use Zone
  - c) Recreation Zone
  - d) Parking and Access Code
  - e) Significant Trees Code

As specified the relevant provision.

#### **F5.3 Local Area Objectives**

This clause is not used in this specific area plan.

#### **F5.4 Use Table**

##### **F5.4.1 Use Table General Residential Zone**

The General Residential - clause 8.2 Use Table applies.

##### **F5.4.2 Use Table Inner Residential Zone**

This clause is a substitution for Inner Residential Zone - clause 11.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling
Utilities	If for minor utilities
<b>Permitted</b>	
Educational and Occasional Care	If in Precinct 4
Research and development	If for extension to an existing use
Residential	If not listed as No Permit Required
Visitor Accommodation	
<b>Discretionary</b>	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not listed as Permitted
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility
General Retail and Hire	
Sports and recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground
Utilities	If not listed as No Permit Required
Vehicle Parking	
<b>Prohibited</b>	
All other uses	

#### F5.4.3 Use Table Urban Mixed Use

This clause is a substitution for Urban Mixed Use Zone - clause 15.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business
Utilities	If for minor utilities
<b>Permitted</b>	
Business and Professional Services	
Community Meeting and Entertainment	
Food Services	If not for a take away food premises with a drive through facility
General Retail and Hire	
Hotel Industry	
Research and Development	
Residential	If:

	(a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Sports and Recreation	
Tourist Operation	
Vehicle Parking	If above or below ground floor level (excluding access)
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises.
<b>Discretionary</b>	
Educational and Occasional Care	
Emergency Services	
Hospital Services	
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food or beverage production.
Transport Depot and Distribution	If for public transport facilities.
Utilities	If not listed as No Permit Required
Vehicle Parking	If not listed as Permitted
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) not listed as Permitted.
<b>Prohibited</b>	
All other uses	

#### F5.4.4 Use Table Recreation Zone

This clause is a substitution for Recreation Zone - clause 18.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Sports and Recreation	If not for a major sporting facility
Utilities	If for minor utilities
<b>Permitted</b>	
Business and Professional Services	If for office or consulting room for a sports and recreation-based organisation
Educational and Occasional Care	If for a childcare centre
Residential	If at CT167420/1
Sports and Recreation	If not listed as No Permit Required
Vehicle Parking	If below ground floor level (excluding access)
Visitor Accommodation	If with frontage to Sandy Bay Road
<b>Discretionary</b>	

Business and Professional Services	If: a) not listed as Permitted; and b) if an office for a community-based organisation
Community Meeting and Entertainment	
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for: a) clothing, equipment or souvenirs for a Sports and Recreation use; or b) a market.
Hotel Industry	
Tourist Operation	
Utilities	If not listed as No Permit Required
Vehicle Parking	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

### F.5.5 Use Standards

#### F.5.5.1 Business and Professional Services and General Retail and Hire Uses in the Urban Mixed Use Zone

This clause applies in addition to Clause 15.3 Use Standards for the Urban Mixed Use Zone.

<b>Objective:</b>	
That the economic, social and environmental impact of Business and Professional Services and General Retail and Hire uses supports the activity centre hierarchy.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 The gross floor area for General Retail and Hire uses in the zone must be not more than 5500m <sup>2</sup> .	P1 General Retail and Hire uses must not compromise or distort the activity centre hierarchy, having regard to:  (a) the characteristics of the site; (b) the size and scale of the proposed use; (c) the function of nearby activity centres; (d) the extent that the proposed use impacts on other activity centres; and (e) a retail impact assessment.
A1 The gross floor area for Business and Professional Services in the zone must be not more than 18000m <sup>2</sup> .	P1 Business and Professional Services uses must not compromise or distort the activity centre hierarchy, having regard to:  (a) the characteristics of the site;



	<ul style="list-style-type: none"> <li>(b) the size and scale of the proposed use;</li> <li>(c) the function of nearby activity centres;</li> <li>(d) the extent that the proposed use impacts on other activity centres; and</li> <li>(e) an economic impact assessment.</li> </ul>
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## F5.6 Development Standards for Buildings and Works

### F5.6.1 Setbacks and building envelope in the Inner Residential Zone

This clause is in substitution for clauses 11.4.2 Setbacks and building envelope for all dwellings 11.4.9 Non-dwelling dwelling development in the Inner Residential Zone.

<b>Objective:</b>	
To ensure that building height and siting contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of adjacent dwellings.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>Buildings must be sited within the building areas and no higher than the maximum height shown on Figure F.5.3 Sandy Bay Masterplan Building Height and Siting Plan.</p>	<p>P1</p> <p>Building height and siting must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be compatible with the scale and siting of nearby buildings;</li> <li>(b) not unreasonably overshadow adjacent public space;</li> <li>(c) not unreasonably overshadow habitable rooms and private open space of adjacent dwellings;</li> <li>(d) allow for a transition in height between adjoining buildings, where appropriate.</li> </ul>

### F5.6.2 Site coverage and private open space for all dwellings

This clause is in substitution for clauses 11.4.3 Site coverage and private open space for all dwellings in the Inner Residential Zone.

<b>Objective:</b>	
To ensure that buildings for residential use provide reasonable levels of residential amenity and safety.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>A dwelling must have at least one habitable room window (other than a bedroom) facing between 30 degrees west of north and 30 degrees east of north.</p>	<p>P1</p> <p>A dwelling must be sited and designed to optimise sunlight to at least one habitable room (other than a bedroom).</p>
<p>A3</p> <p>Outdoor living space must be provided for a dwelling that complies with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be no less than 10 m<sup>2</sup>;</li> <li>(b) have a width no less than 2 m.</li> </ul>	<p>P3</p> <p>Outdoor living space must be provided for a dwelling with dimensions sufficient for the projected requirements of the occupants.</p>

### F5.6.3 Building Height in the Urban Mixed Use and Recreation Zones

This clause is in substitution for clause 15.4.1 Building Height for the Urban Mixed Use Zone and clause 18.4.1 Building Height in the Recreation Zone.

<b>Objective:</b>	
To ensure that building height and siting contributes positively to the streetscape and landscape and does not result in unreasonable impact on residential amenity of adjacent dwellings in the Inner Residential Zone.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Buildings must be no higher than the maximum height shown on Figure F.5.3 Sandy Bay Masterplan Building Height and Siting Plan.	P1 Building height must satisfy all of the following: (a) allow for a transition in height between adjoining buildings, where appropriate; (b) contribute to the creation of high quality pedestrian spaces; (c) not unreasonably overshadow habitable rooms and private open space of adjacent dwellings in the Inner Residential Zone; and (d) be compatible with the surrounding landscape characteristics having regard to: (i) the topography of the site and sense of the enclosing ridge of Mount Nelson; (ii) the height, bulk and form of existing buildings on the site and adjacent properties; (iii) the bulk and form of proposed buildings; (iv) visual impacts caused by the apparent scale of the building and any required vegetation clearing when viewed from roads and public spaces; and (vi) any design measures that reduce the scale of the building.

### F5.6.4 Building Setback in the Recreation and Urban Mixed Use Zones

This clause is in substitution for clause 18.4.2 Setback in the Recreation Zone and clause 15.4.2 Setback for the Urban Mixed Use Zone.

<b>Objective:</b>
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in the Inner Residential Zone.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must be sited within the building areas shown on Figure F.5.3 Sandy Bay Masterplan Building Height and Siting Plan.</p>	<p>P1</p> <p>Building siting must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) allow for a transition in height between adjoining buildings, where appropriate;</li> <li>(b) contribute to the creation of high quality pedestrian spaces; and</li> <li>(c) not cause an unreasonable loss of amenity to adjacent dwellings in the Inner Residential Zone, having regard to: <ul style="list-style-type: none"> <li>(i) the topography of the site;</li> <li>(ii) the height, bulk and form of existing buildings on the site and adjacent properties;</li> <li>(iii) the bulk and form of proposed buildings;</li> <li>(iv) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</li> <li>(v) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(vi) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and</li> <li>(vii) any design measures that reduce the scale of the building.</li> </ul> </li> </ul>

#### F5.6.5 Minimising Swift Parrot Collision Threat in Precincts 2, 3 and 4

This clause applies in addition to the Development Standards in clause 11.4 of the Inner Residential Zone, clause 11.4 of the General Residential Zone and clause 15.4 of the Urban Mixed Use Zone.

<b>Objective:</b>	
That building design including fences and exterior finishes minimise the threat of swift parrot collision.	
Acceptable Solutions	Performance Criteria
<p>A4</p> <p>Buildings including fences in Precincts 2,3 or 4 on Figure F5.2 must be designed to minimise risk of bird strike by:</p> <ul style="list-style-type: none"> <li>(a) eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as, mesh fences more than 1.5m, uncovered corner windows or opposing</li> </ul>	<p>P4</p> <p>Buildings and fences are designed to minimise the threat of swift parrot (<i>Lathamus discolor</i>) collision as demonstrated by an assessment by a suitably qualified person.</p>

<p>windows that allow sightlines through buildings;</p> <p>(b) glazed surfaces are treated to include visual markers or muted reflections to give them the appearance of an impenetrable surface and include either low-reflectivity glass (0-10%), films, coatings, fritted glass or permanent screens; or</p> <p>(c) angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat.</p>	
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#### F5.6.6 Lopping, pruning, removal or destruction of significant trees

This clause is a substitution for clause E24.6.1 Lopping, pruning, removal or destruction of significant trees under the Significant Trees Code.

<b>Objective:</b>	
To ensure that significant trees are not unnecessarily destroyed and are managed in a way that maintains their health and appearance.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>the lopping, pruning, removal or destruction of any tree listed in Table E24.1 that is determined to be dead from natural causes, based on a written statement to that effect prepared by a suitably qualified person.</p>	<p>P1</p> <p>The lopping, pruning, removal or destruction of any tree listed in Table E24.1 may be approved having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the impact that the proposed tree removal, lopping or pruning would have on the character of the area or the appearance of development on the site;</li> <li>(b) whether the removal or destruction of the tree is appropriate due to the tree being near the end of its expected life span or being in poor health;</li> <li>(c) the proposed means of lopping, pruning, destruction or removal of vegetation;</li> <li>(d) the need to maintain and protect the amenity value of the tree and the general area and its landscape and heritage significance;</li> <li>(e) any hazards the tree poses to the health, welfare and safety of persons and to property;</li> <li>(f) the impact on the appearance or setting of any place of cultural heritage significance;</li> <li>(g) whether pruning or lopping will adversely affect the health, appearance or significance of the tree;</li> </ul>

	<p>(h) whether the use or development will result in significant long term social or economic benefits and there is no feasible alternative location; and</p> <p>(i) any proposed replacement plantings.</p>
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### F5.6.7 Residential Density in the Inner Residential Zone

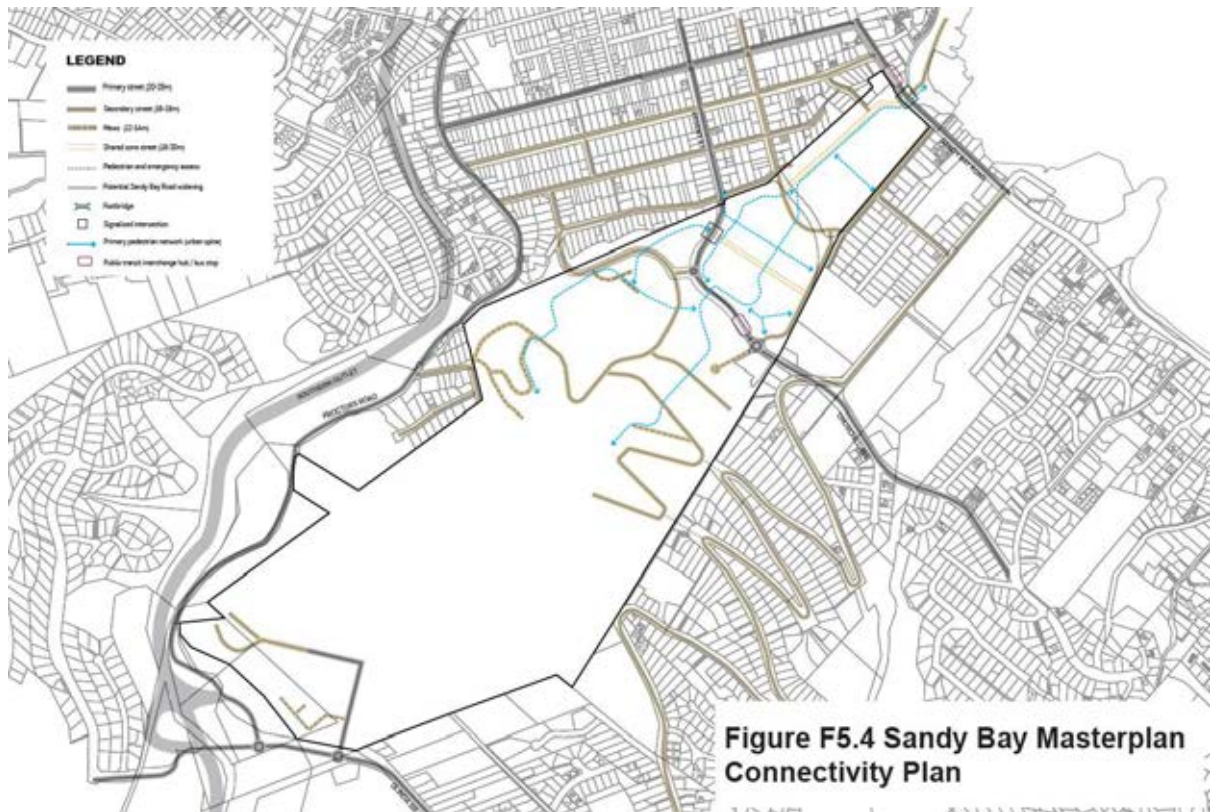
This clause is in substitution for clause 11.4.1 Residential density for multiple dwellings in the Inner Residential Zone.

<b>Objective:</b>	
That the density of multiple dwellings:	
<p>(a) makes efficient use of land for housing; and</p> <p>(b) optimises the use of infrastructure and community services.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>The number of multiple dwellings must be no more than:</p> <p>a) 270 in Precinct 1;</p> <p>b) 930 in Precinct 3; and</p> <p>c) 300 in Precinct 4</p>	<p>P1</p> <p>The number of multiple dwellings must only exceed the number specified in A1 if:</p> <p>(a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or</p> <p>(b) the development provides for a specific accommodation need with significant social or community benefit.</p>

### F5.6.8 Connectivity

This clause applies in addition to the Development Standards in clause 11.4 of the Inner Residential Zone, clause 11.4 of the General Residential Zone and clause 15.4 of the Urban Mixed Use Zone.

<b>Objective:</b>	
That development is compatible with an integrated pedestrian focused environment that accommodates pedestrians, cyclists, public transport, mobility and vehicles.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<p>A1</p> <p>Development must be in accordance with the Figure F5.4 Sandy Bay Masterplan Connectivity Plan.</p>	<p>P1</p> <p>Development provides for efficient movement and connectivity throughout the site and to surrounding areas having regard to the need to provide for:</p> <p>(a) public and active transport, and</p> <p>(b) pedestrian oriented streetscapes; and</p> <p>(c) multi-modal transport options.</p>



### F5.6.9 Car parking numbers

This clause modifies the parking requirements for multiple dwellings under Table E6.1 of the Parking and Access Code.

Objective:	
To provide appropriate car parking numbers to cater for the needs of residents and that pedestrian activity and amenity is not compromised through the provision of on-site car parking.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<p>The number of on-site carparking spaces for the following Residential uses must be:</p> <p>(a) Multiple dwellings:</p> <ul style="list-style-type: none"> <li>(i) 0.5 spaces per 1 bedroom dwelling;</li> <li>(ii) 1 space per 2 bedroom dwelling;</li> <li>(iii) 2 spaces per 3 or more bedroom dwelling; and</li> <li>(iv) 1 visitor space per 10 dwellings.</li> </ul> <p>(b) Retirement village:</p> <ul style="list-style-type: none"> <li>(i) 0.67 spaces per dwelling.</li> </ul>	<p>P1</p> <p>The number of car parking spaces for dwellings or a retirement village must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature and intensity of the use and car parking required;</li> <li>(b) the size of the use and the number of bedrooms;</li> <li>(c) the pattern of parking in the surrounding area.</li> <li>(d) the availability and frequency of public transport within reasonable walking distance of the site;</li> <li>(e) the availability and frequency of other transport alternatives;</li> <li>(f) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</li> </ul>

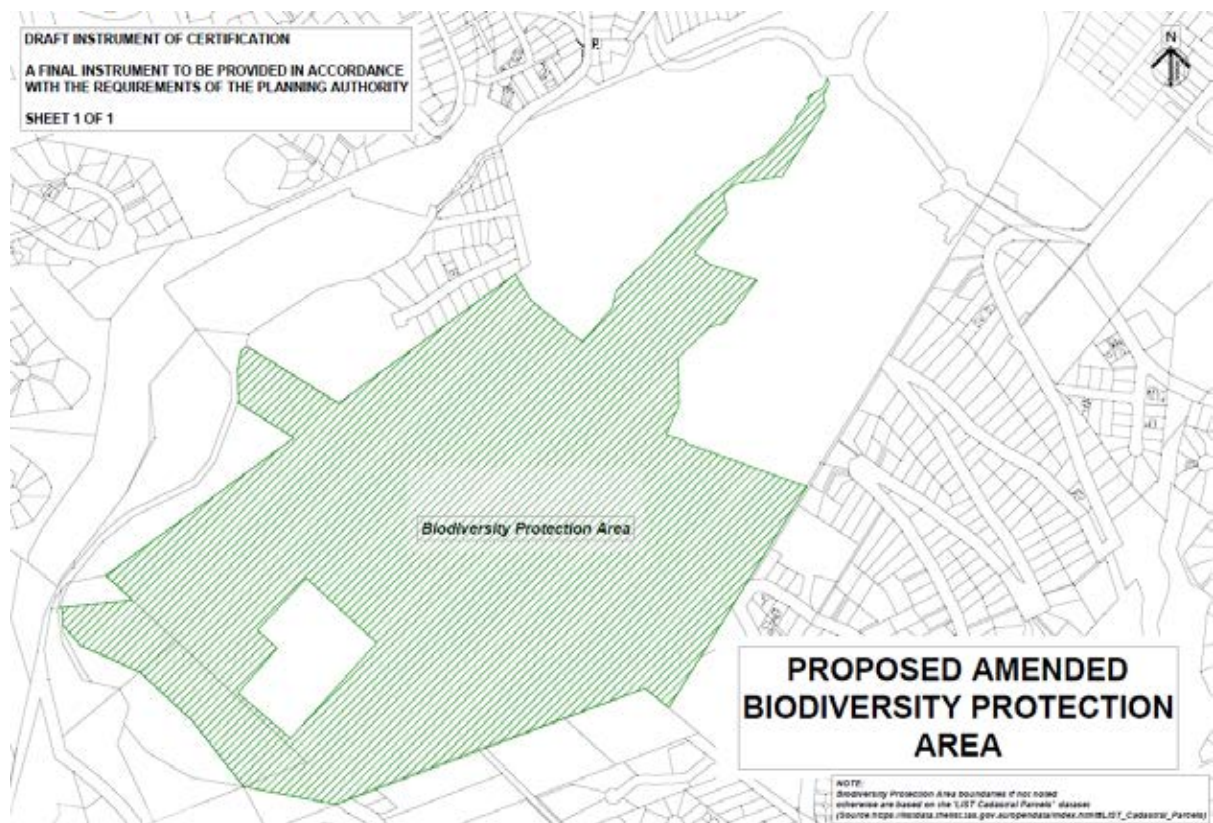
	<ul style="list-style-type: none"> <li>(g) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</li> <li>(h) the effect on streetscape; and</li> <li>(i) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</li> </ul>
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**F5.6.10 Development Standards for Subdivision**

This clause is not used in this specific area plan.

**Biodiversity Code**

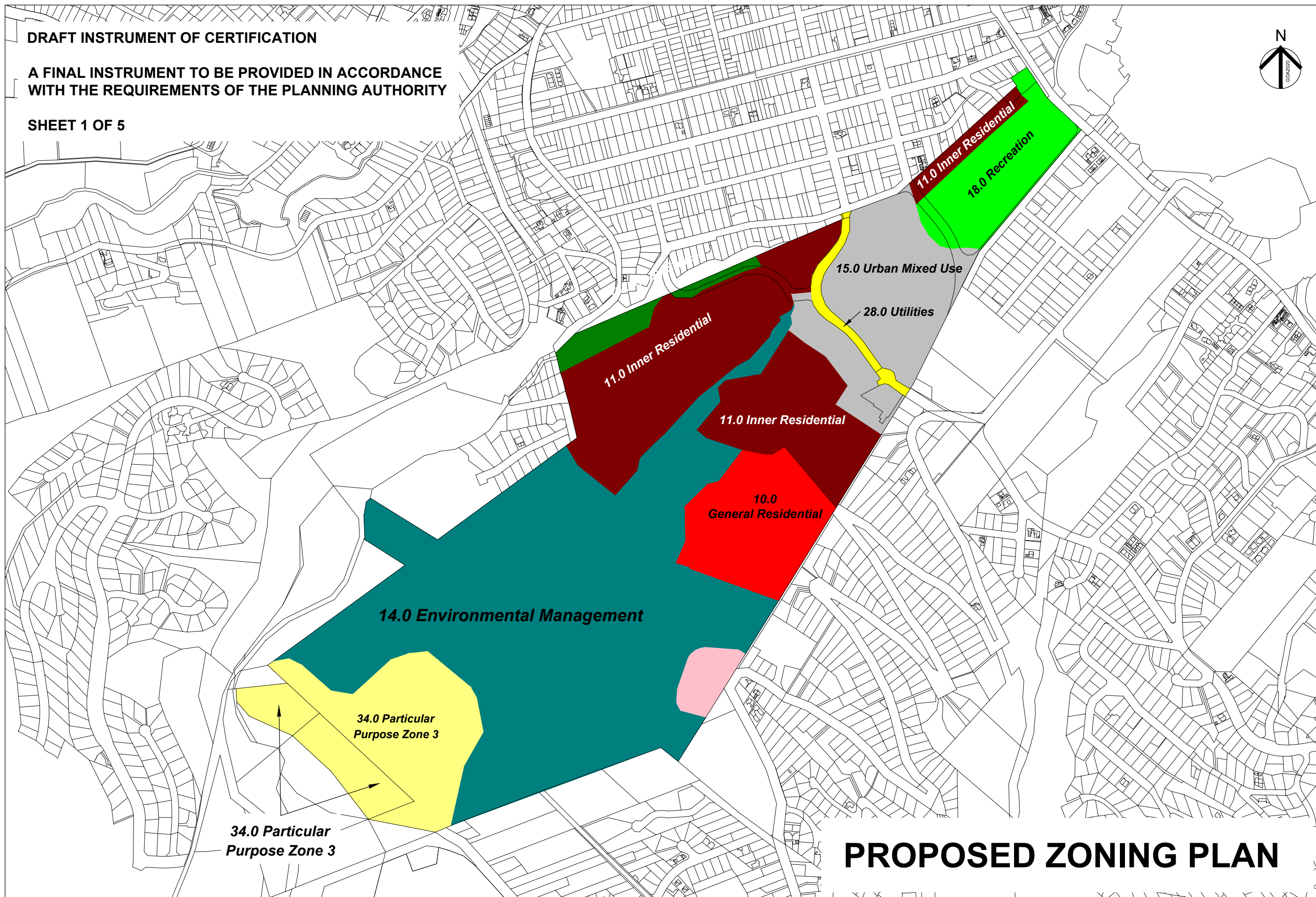
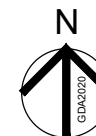
Delete the existing Biodiversity Protection Area that applies to the land and apply a new Biodiversity Protection Area as shown in Attachment 2.



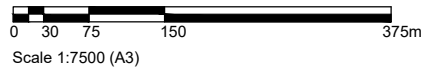
DRAFT INSTRUMENT OF CERTIFICATION

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SHEET 1 OF 5



# PROPOSED ZONING PLAN



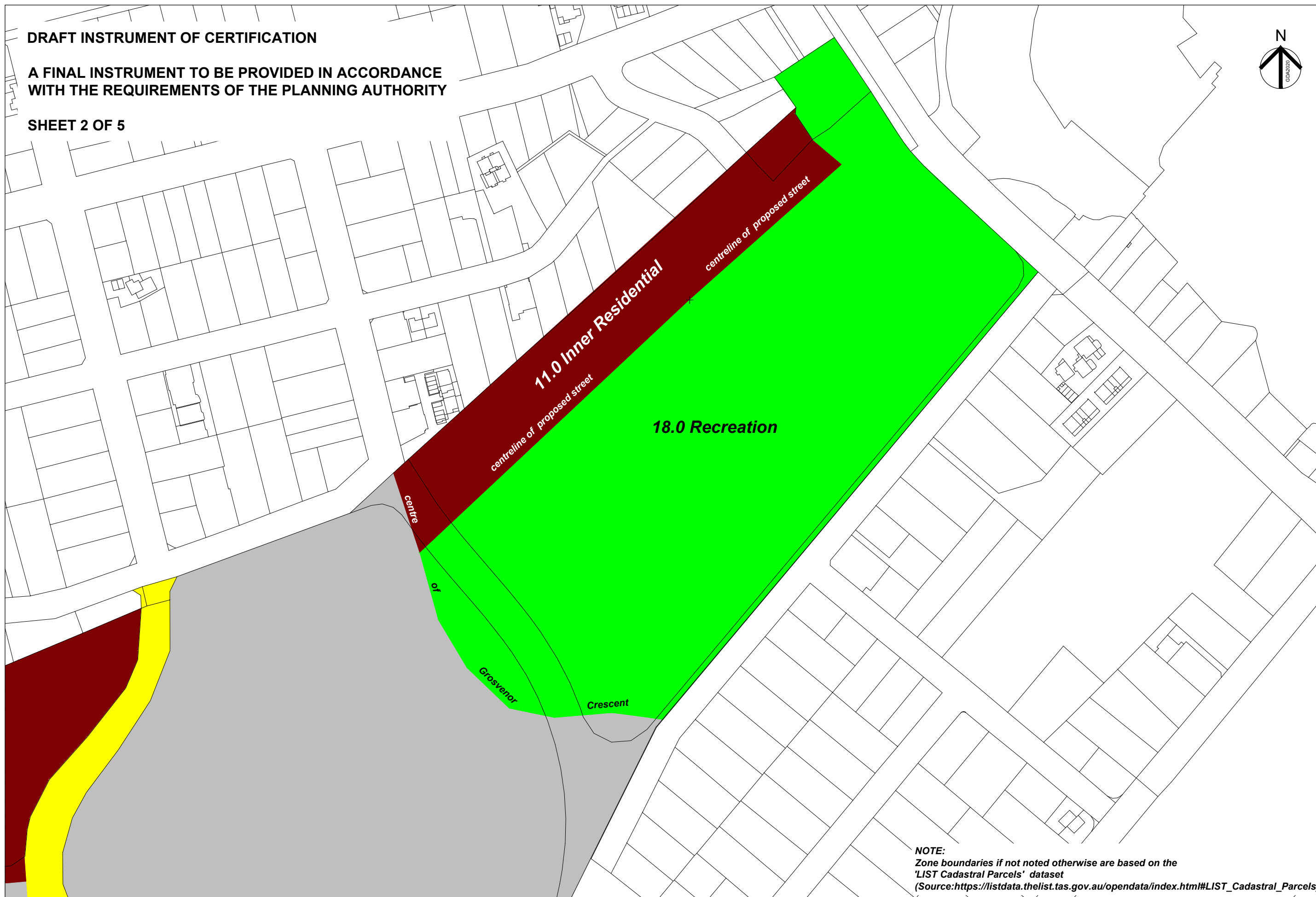
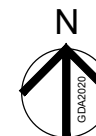
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SHEET 2 OF 5



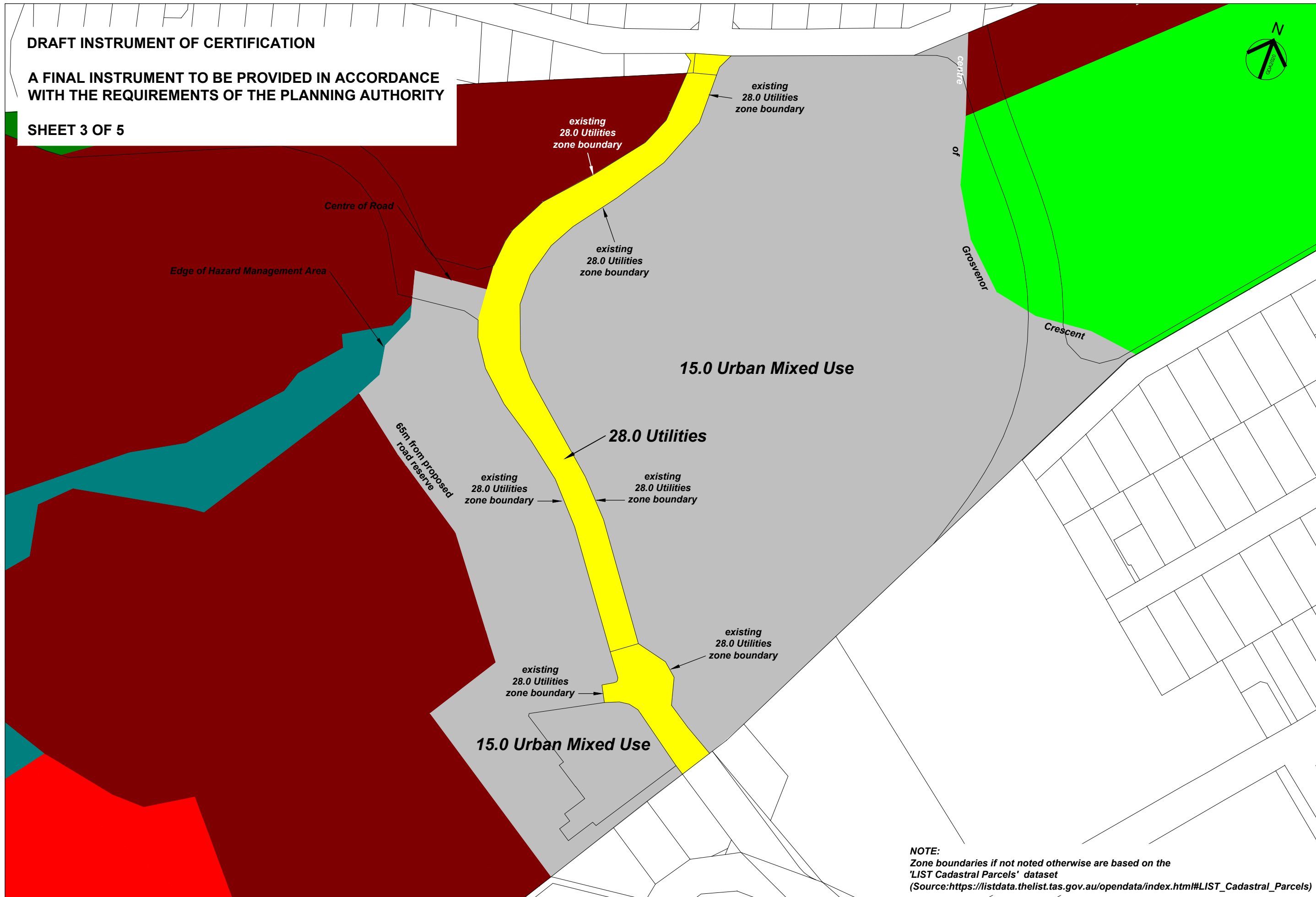
**NOTE:**  
Zone boundaries if not noted otherwise are based on the  
'LIST Cadastral Parcels' dataset  
(Source: [https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST\\_Cadastral\\_Parcels](https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST_Cadastral_Parcels))



**DRAFT INSTRUMENT OF CERTIFICATION**

**A FINAL INSTRUMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING AUTHORITY**

**SHEET 3 OF 5**



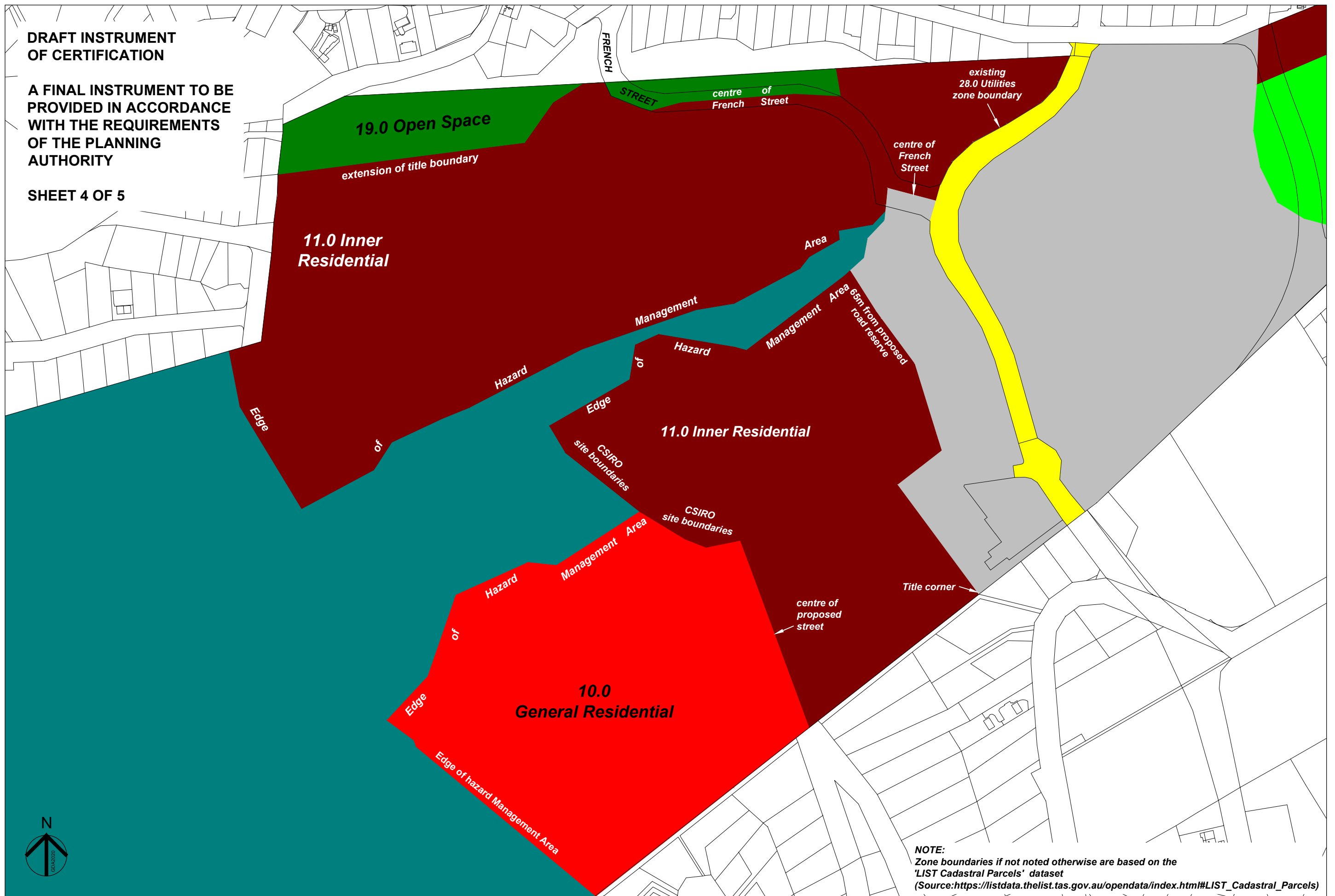
**NOTE:**  
Zone boundaries if not noted otherwise are based on the 'LIST Cadastral Parcels' dataset  
(Source: [https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST\\_Cadastral\\_Parcels](https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST_Cadastral_Parcels))



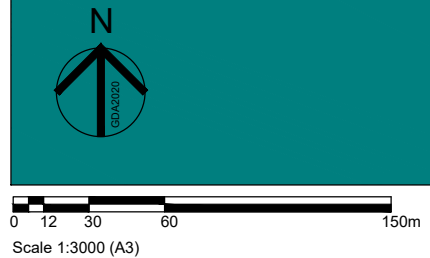
**DRAFT INSTRUMENT  
OF CERTIFICATION**

**A FINAL INSTRUMENT TO BE  
PROVIDED IN ACCORDANCE  
WITH THE REQUIREMENTS  
OF THE PLANNING  
AUTHORITY**

**SHEET 4 OF 5**



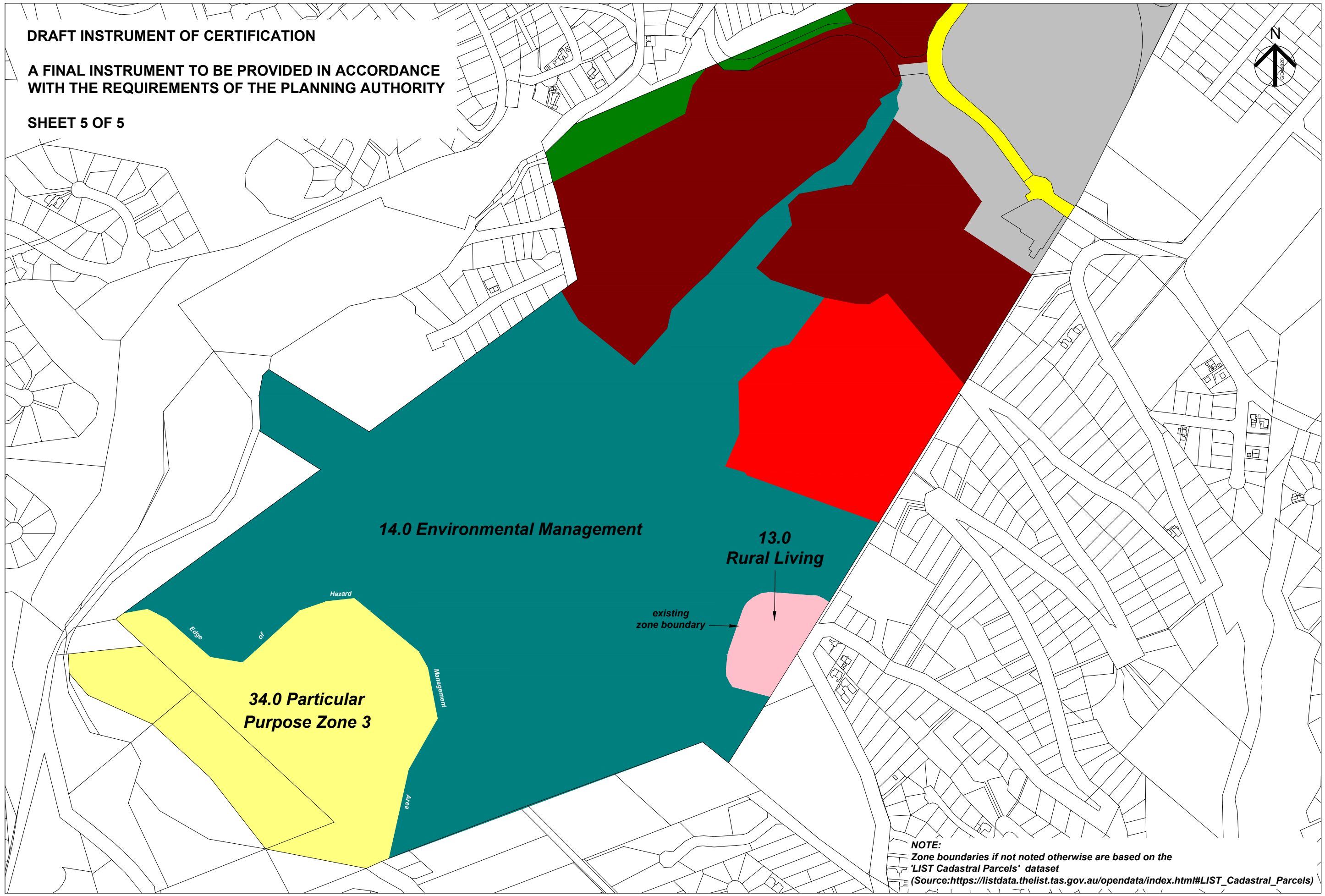
**NOTE:**  
Zone boundaries if not noted otherwise are based on the  
'LIST Cadastral Parcels' dataset  
(Source: [https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST\\_Cadastral\\_Parcels](https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST_Cadastral_Parcels))



**DRAFT INSTRUMENT OF CERTIFICATION**

**A FINAL INSTRUMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING AUTHORITY**

**SHEET 5 OF 5**



**14.0 Environmental Management**

**13.0 Rural Living**

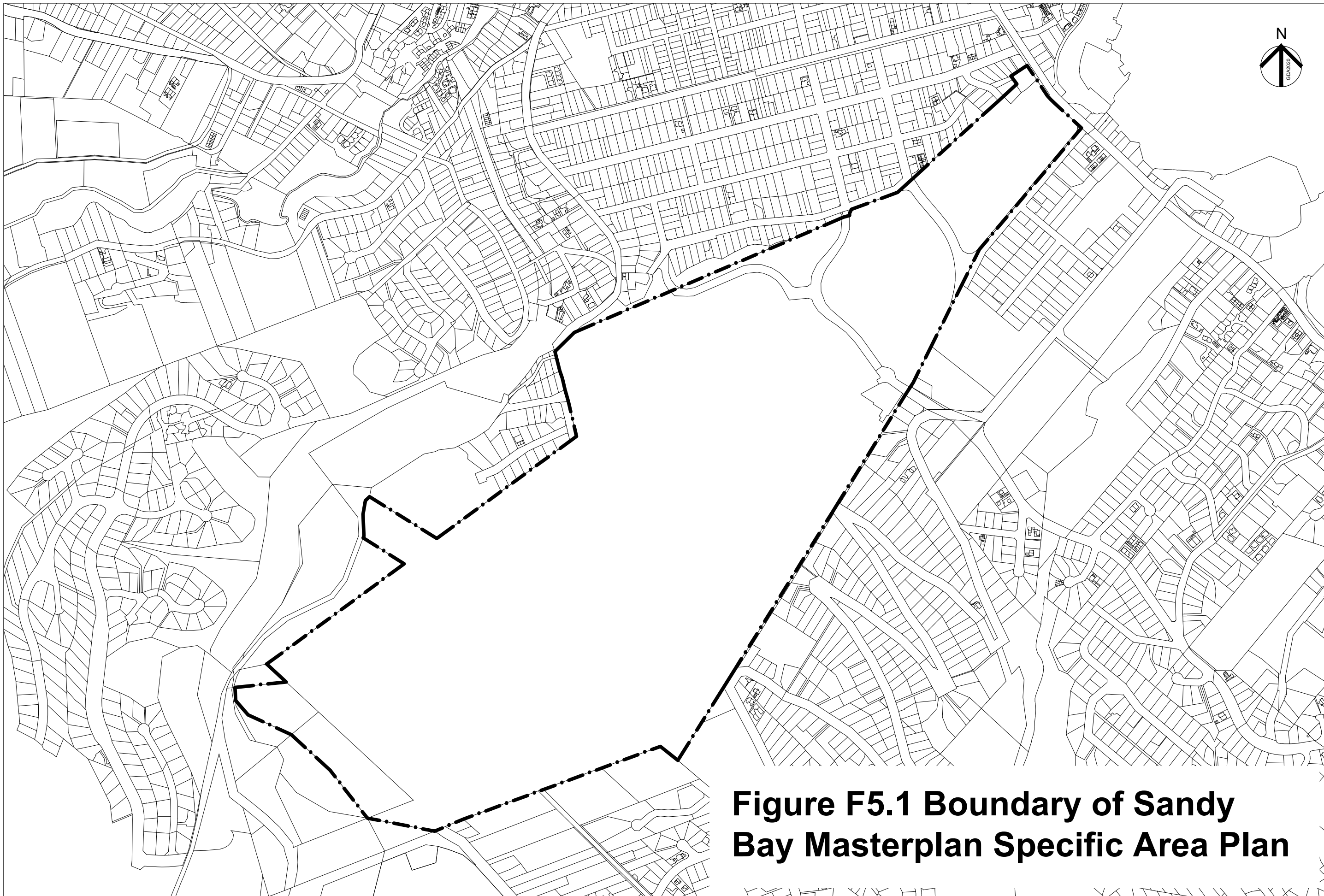
**34.0 Particular Purpose Zone 3**

existing zone boundary

Edge of Hazard Management Area

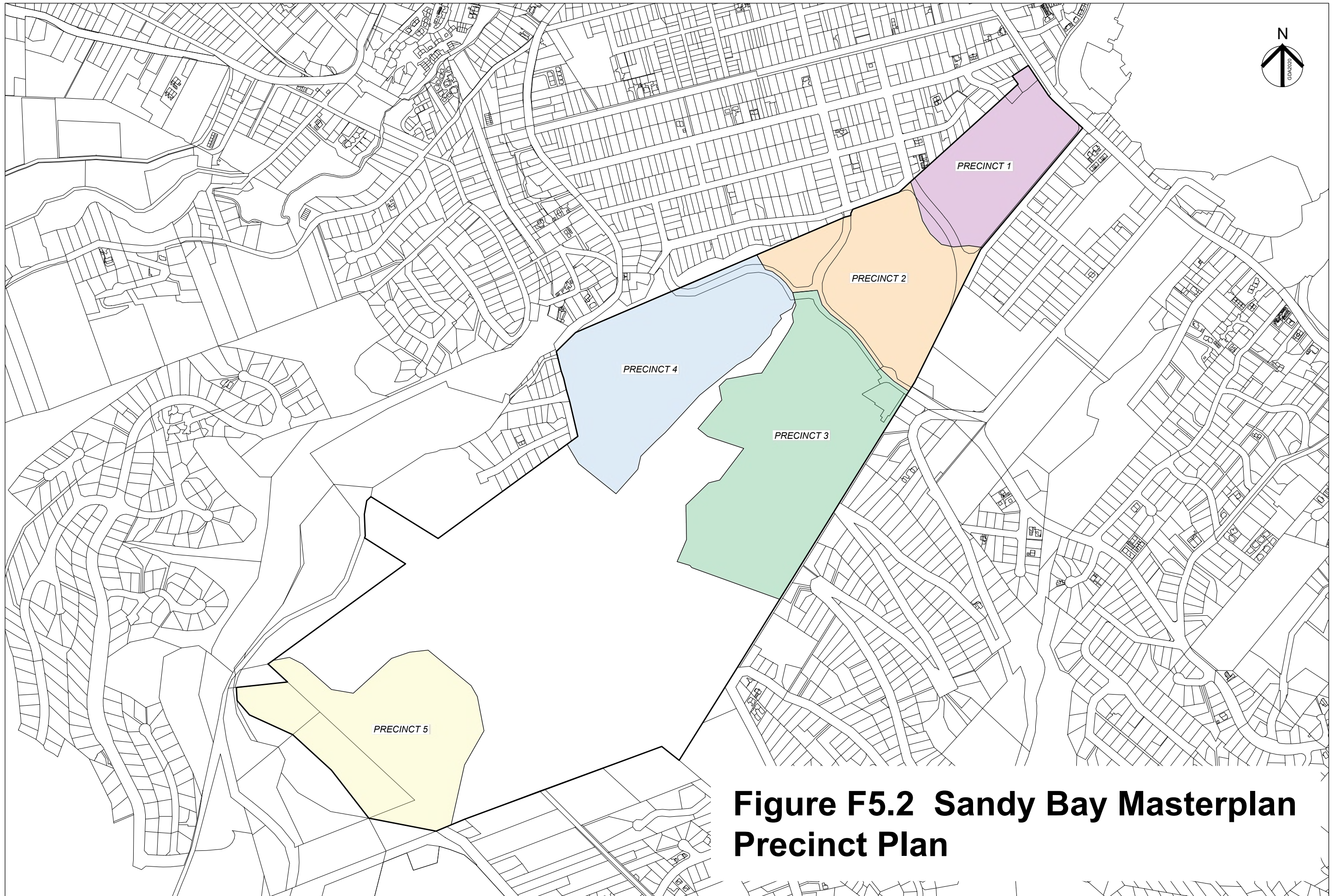
**NOTE:**  
Zone boundaries if not noted otherwise are based on the 'LIST Cadastral Parcels' dataset  
(Source: [https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST\\_Cadastral\\_Parcels](https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST_Cadastral_Parcels))





**Figure F5.1 Boundary of Sandy Bay Masterplan Specific Area Plan**

0 30 75 150 375m  
Scale 1:7500 (A3)

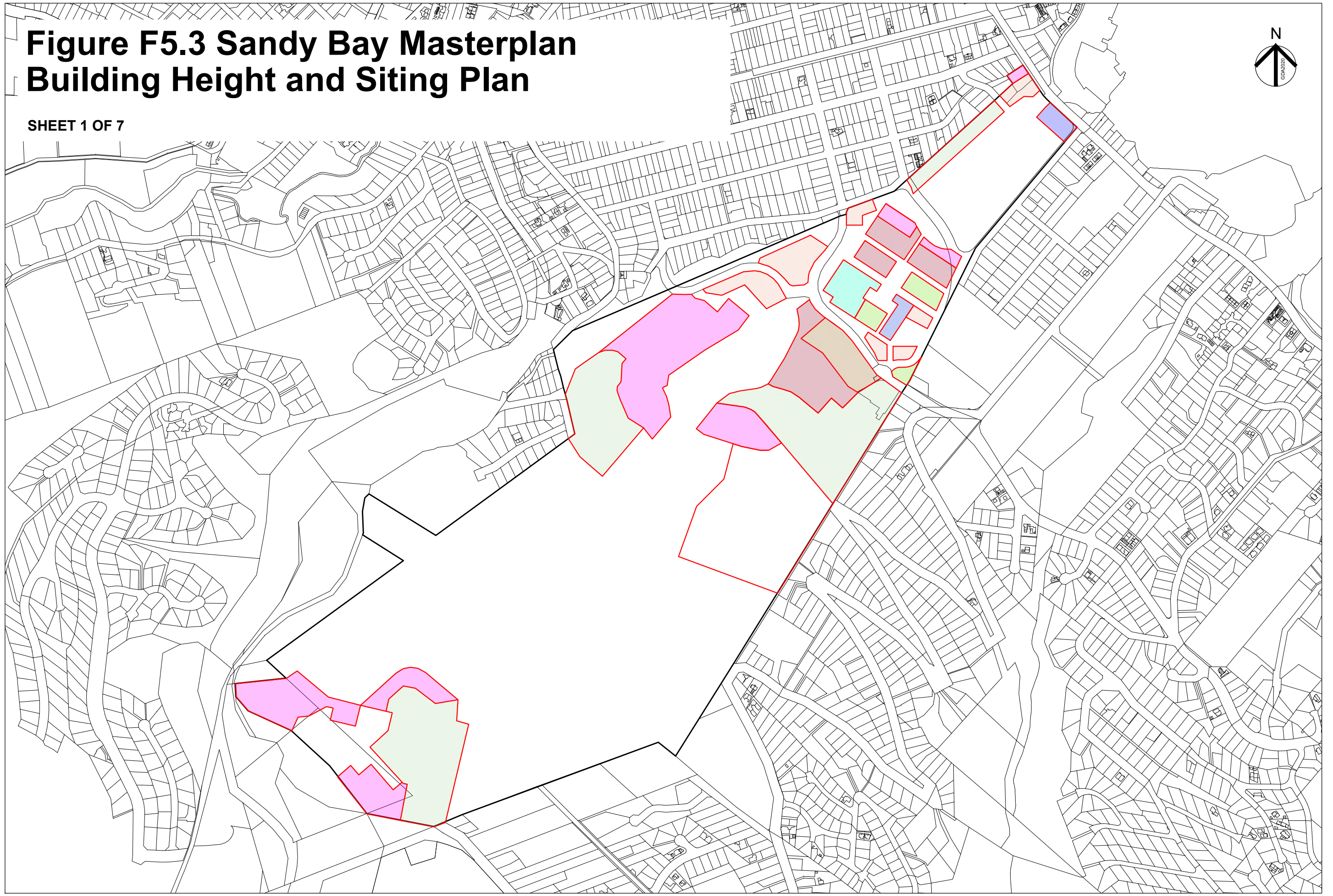


**Figure F5.2 Sandy Bay Masterplan  
Precinct Plan**

0 30 75 150 375m  
Scale 1:7500 (A3)

# Figure F5.3 Sandy Bay Masterplan Building Height and Siting Plan

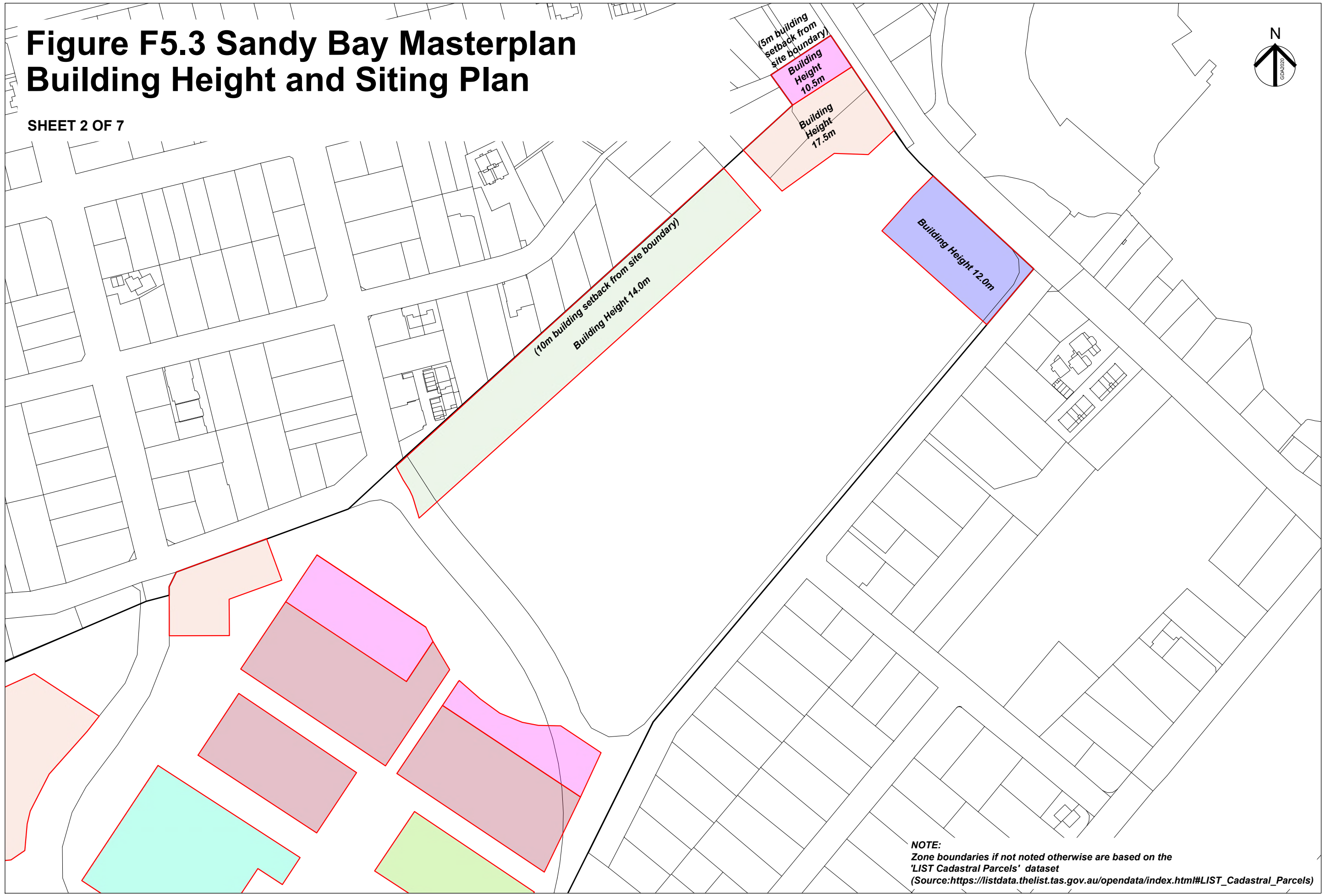
SHEET 1 OF 7



0 30 75 150 375m  
Scale 1:7500 (A3)

# Figure F5.3 Sandy Bay Masterplan Building Height and Siting Plan

SHEET 2 OF 7



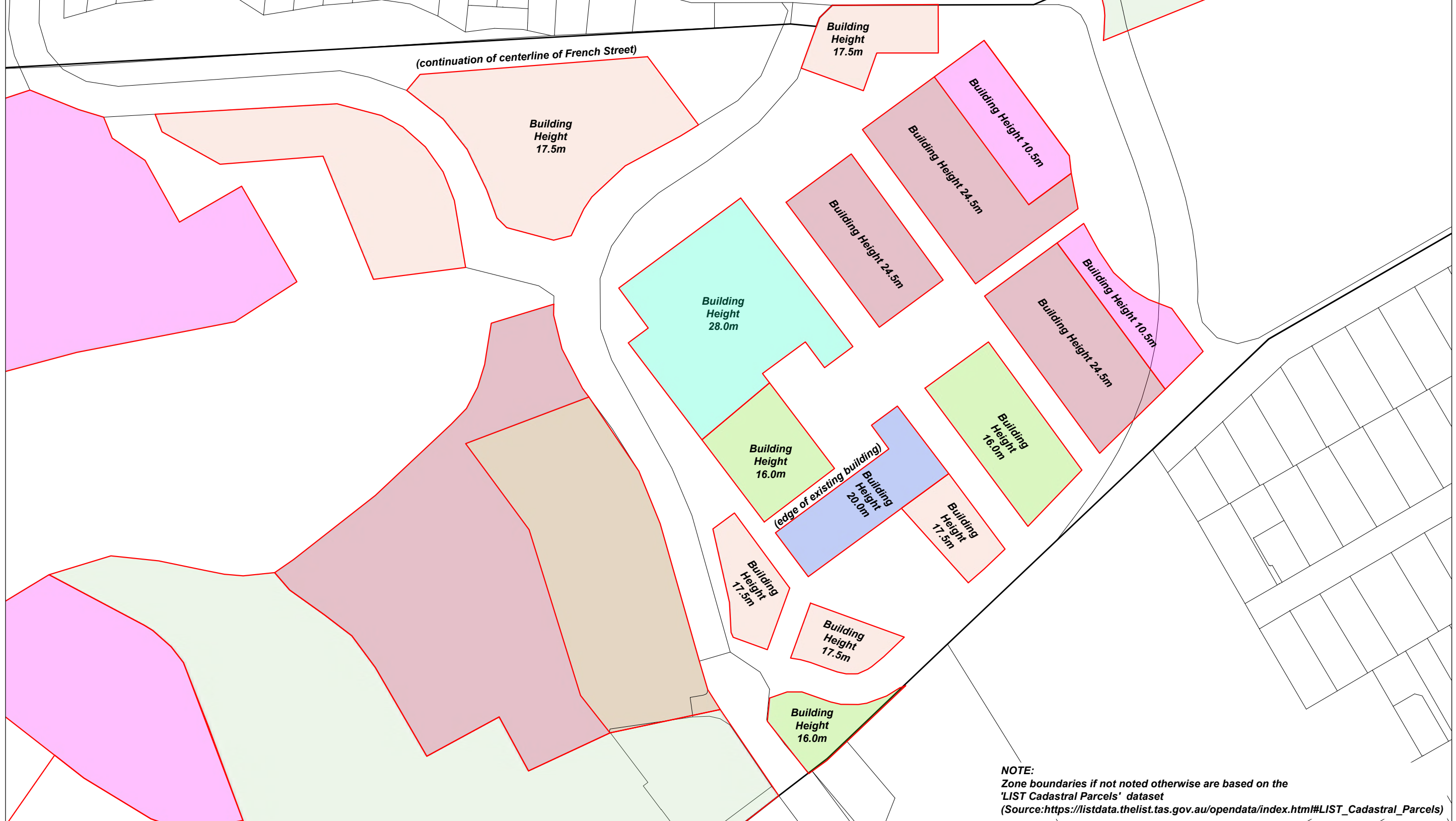
**NOTE:**  
Zone boundaries if not noted otherwise are based on the  
'LIST Cadastral Parcels' dataset  
(Source: [https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST\\_Cadastral\\_Parcels](https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST_Cadastral_Parcels))

0 4 8 20 40 100m  
Scale 1:2000 (A3)



# Figure F5.3 Sandy Bay Masterplan Building Height and Siting Plan

SHEET 3 OF 7

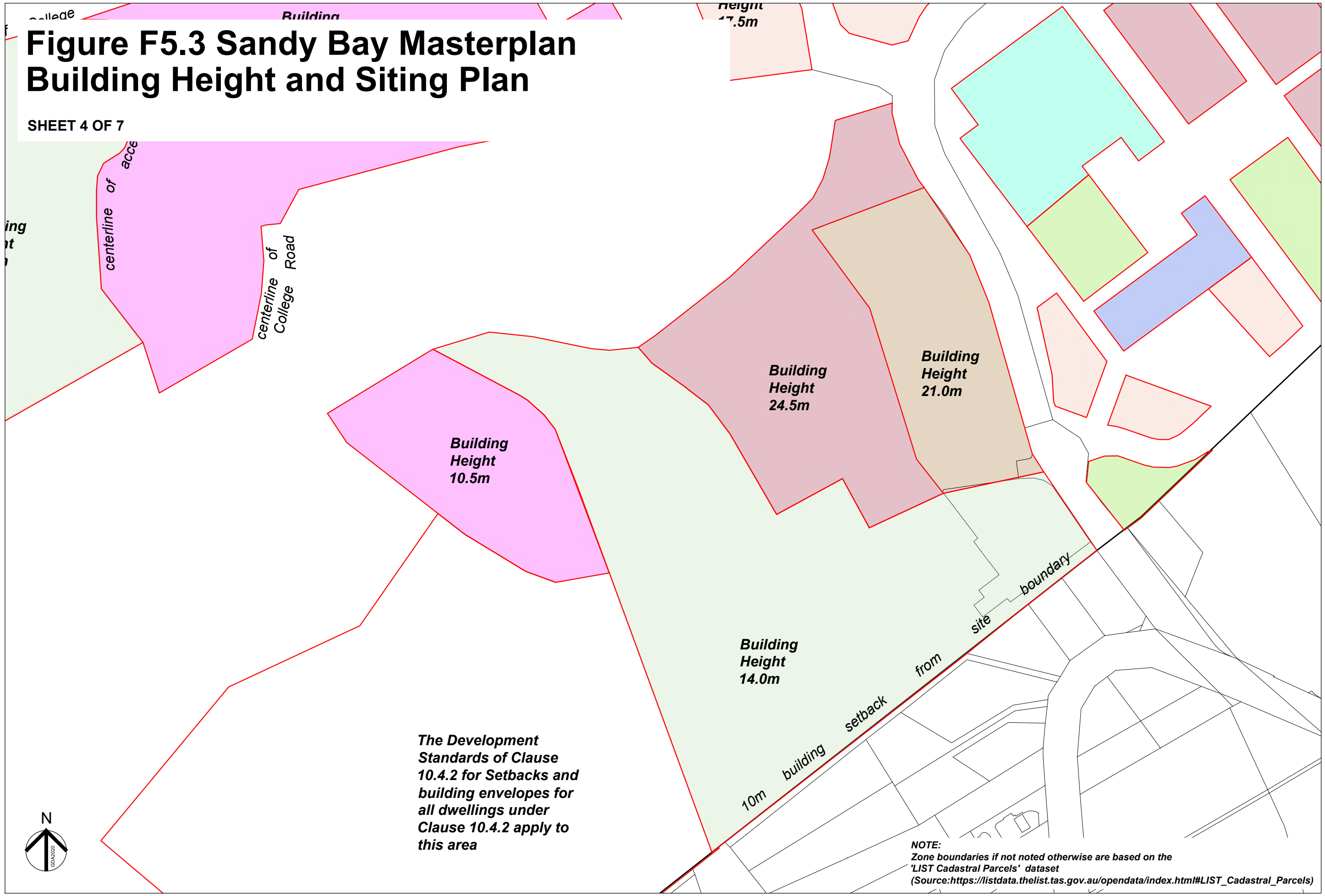


**NOTE:**  
Zone boundaries if not noted otherwise are based on the  
'LIST Cadastral Parcels' dataset  
(Source: [https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST\\_Cadastral\\_Parcels](https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST_Cadastral_Parcels))



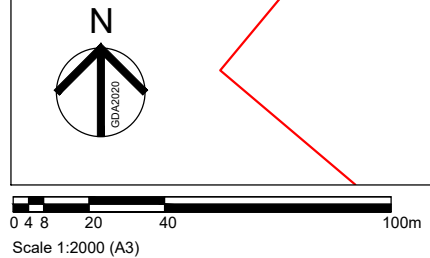
# Figure F5.3 Sandy Bay Masterplan Building Height and Siting Plan

SHEET 4 OF 7



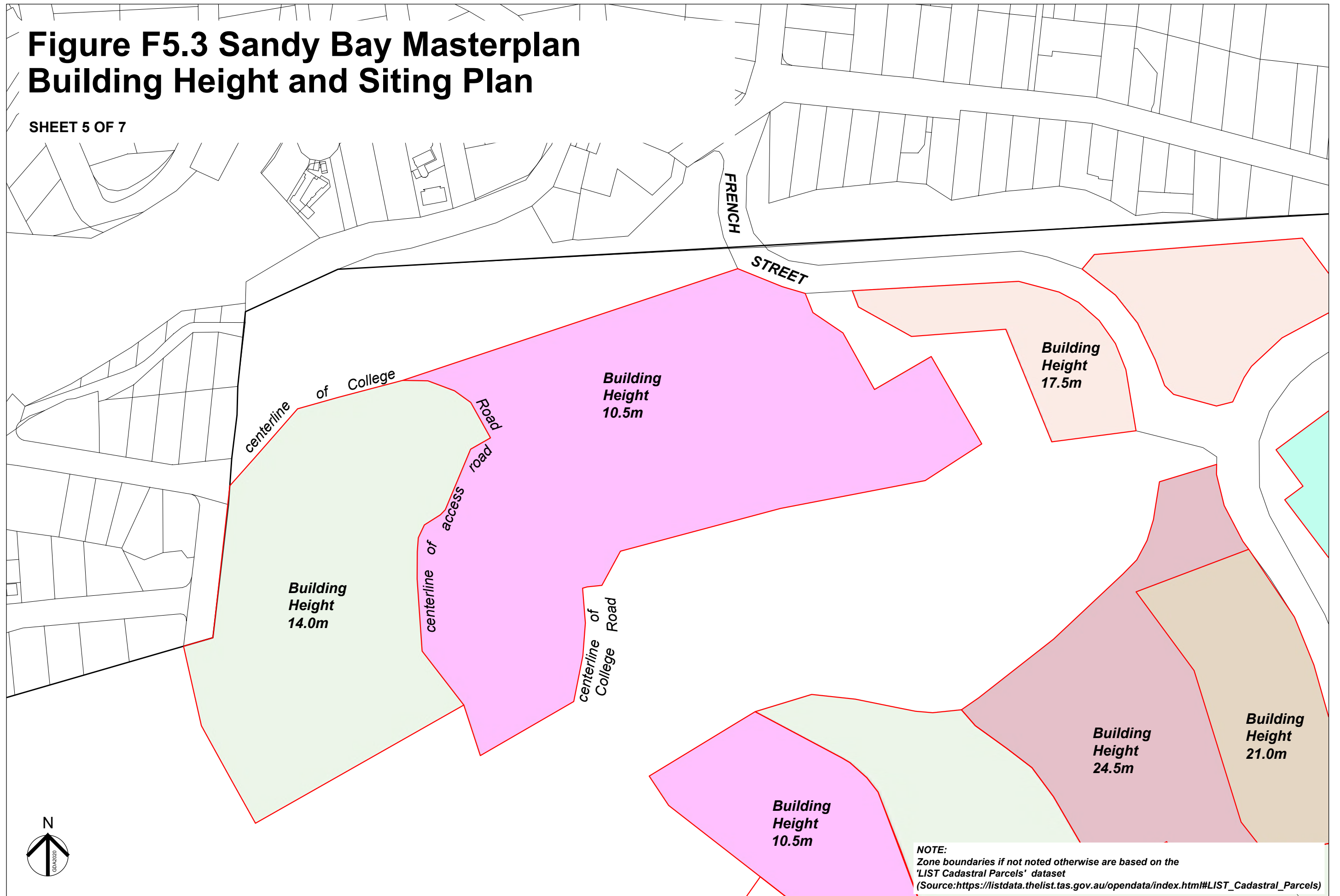
*The Development Standards of Clause 10.4.2 for Setbacks and building envelopes for all dwellings under Clause 10.4.2 apply to this area*

**NOTE:**  
Zone boundaries if not noted otherwise are based on the 'LIST Cadastral Parcels' dataset  
(Source: [https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST\\_Cadastral\\_Parcels](https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST_Cadastral_Parcels))



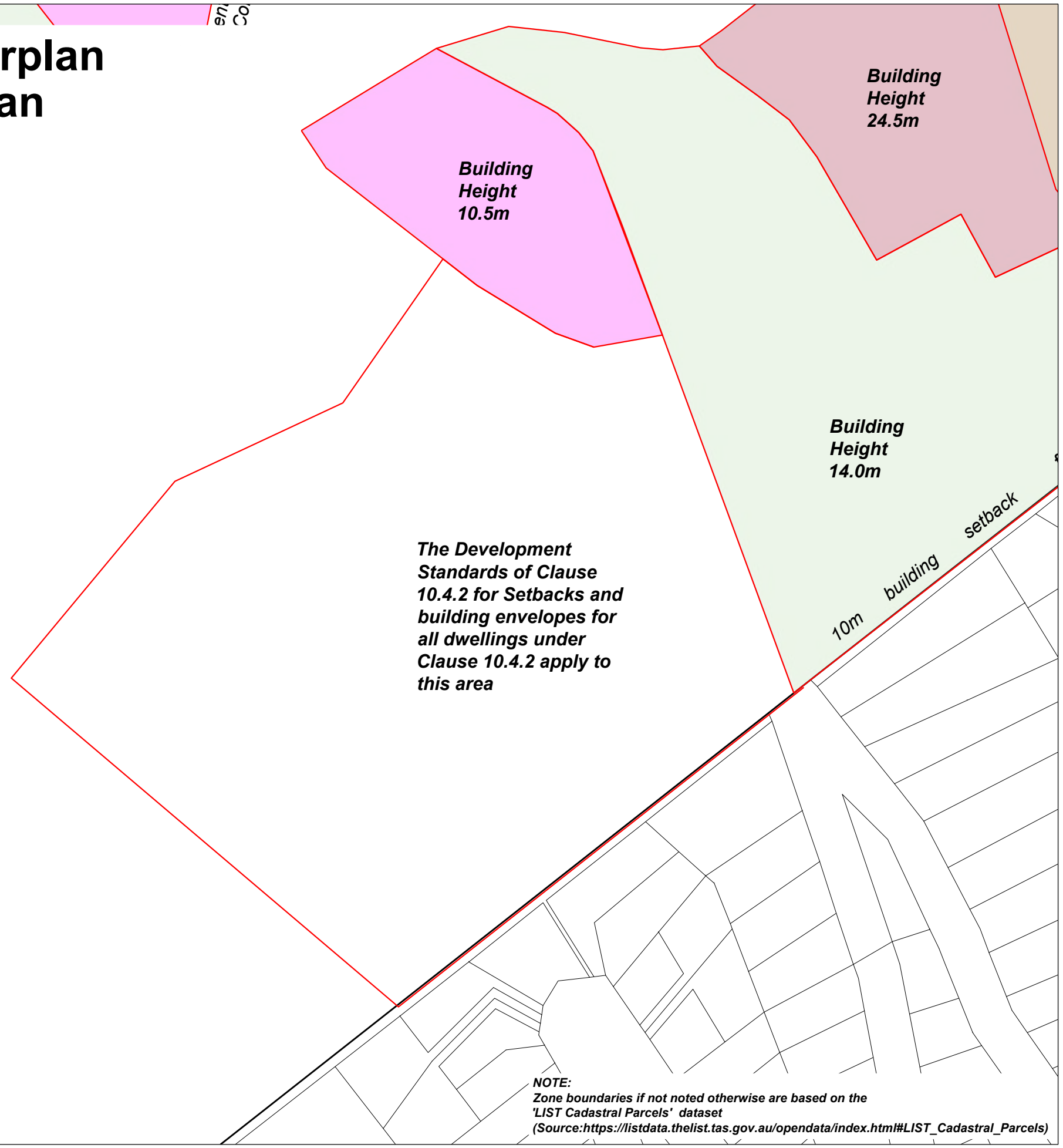
# Figure F5.3 Sandy Bay Masterplan Building Height and Siting Plan

SHEET 5 OF 7



# Figure F5.3 Sandy Bay Masterplan Building Height and Siting Plan

SHEET 6 OF 7

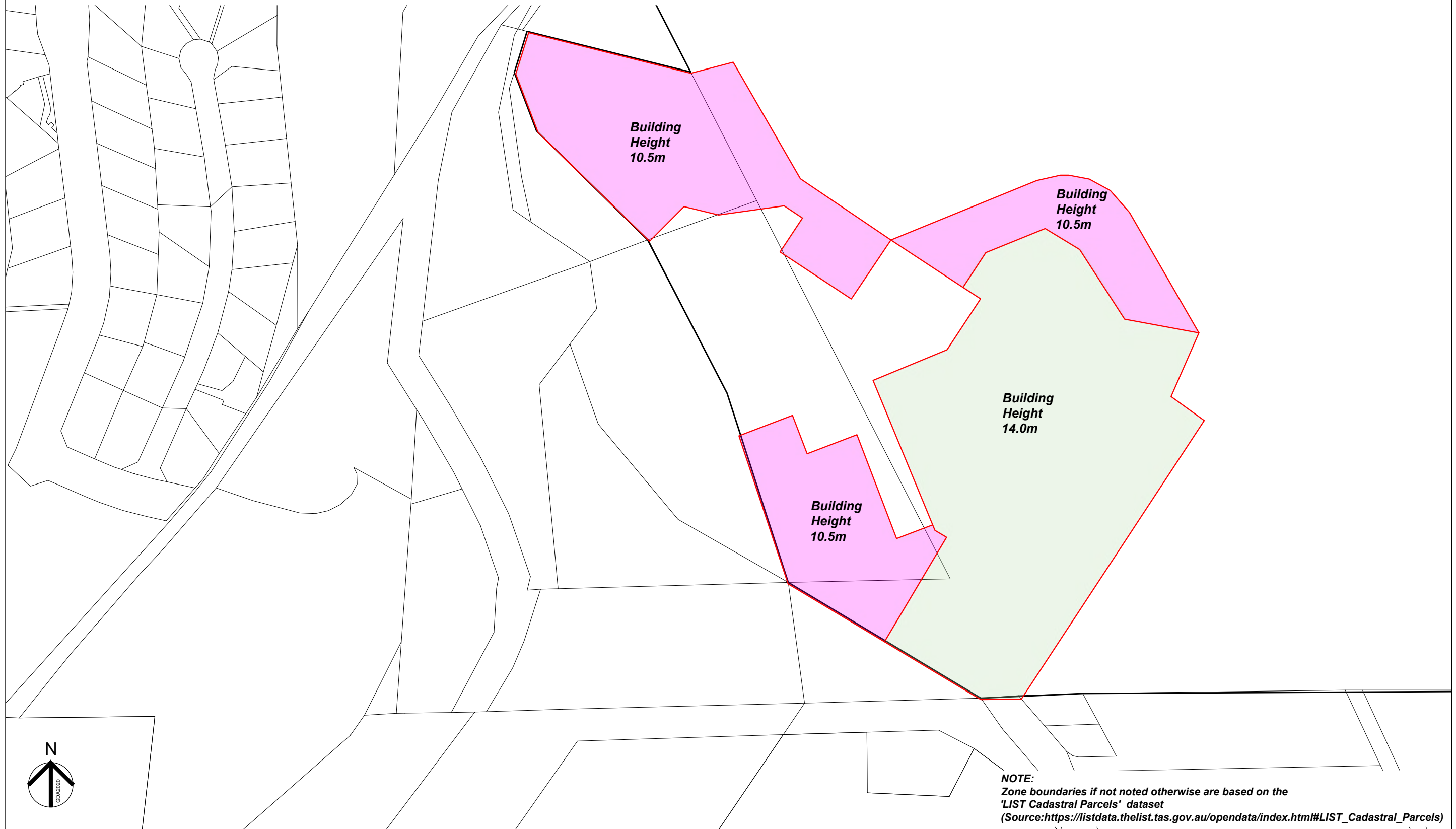


0 4 8 20 40 100m  
Scale 1:2000 (A3)

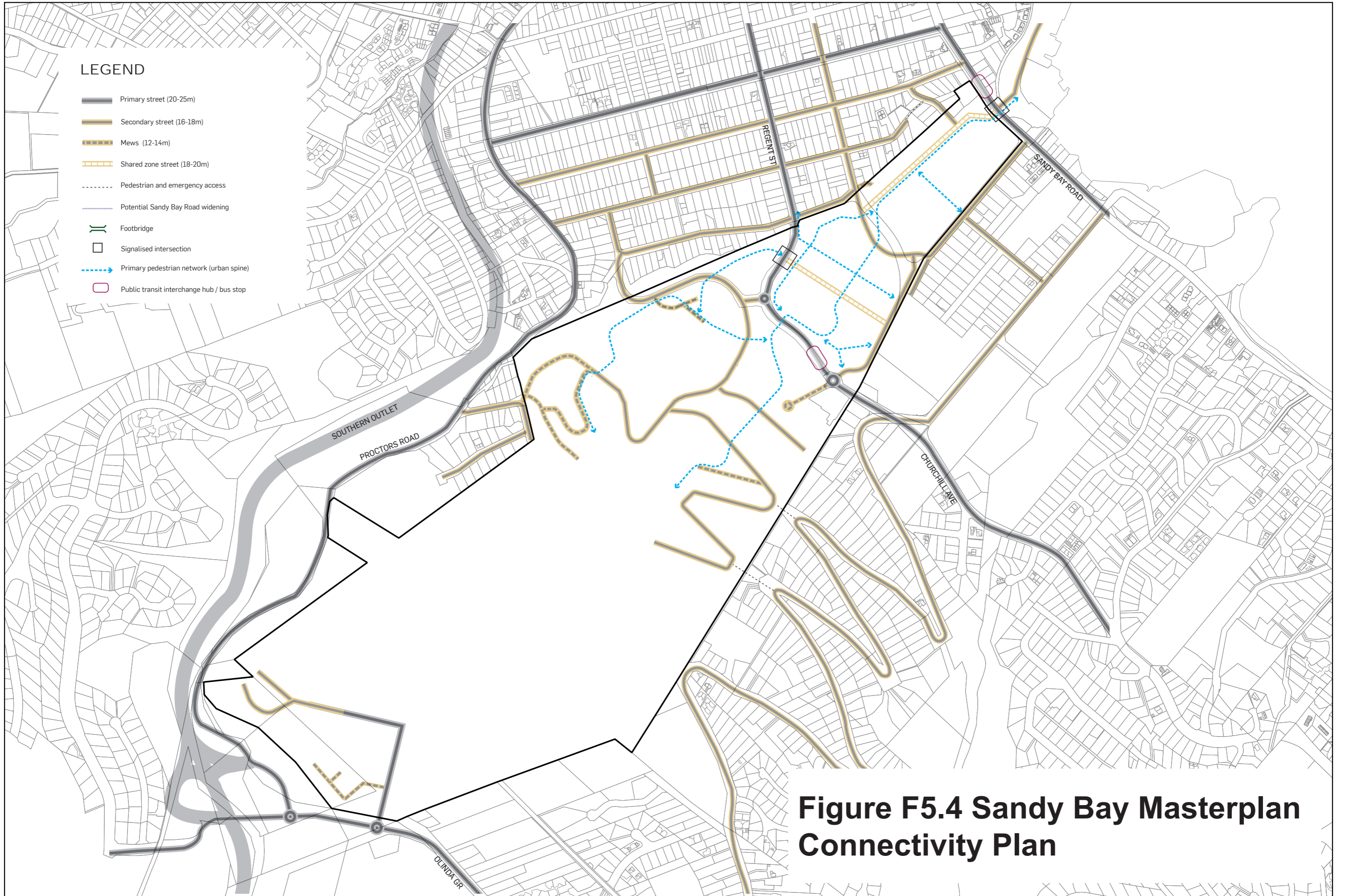
**NOTE:**  
Zone boundaries if not noted otherwise are based on the  
'LIST Cadastral Parcels' dataset  
(Source: [https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST\\_Cadastral\\_Parcels](https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST_Cadastral_Parcels))

# Figure F5.3 Sandy Bay Masterplan Building Height and Siting Plan

SHEET 7 OF 7



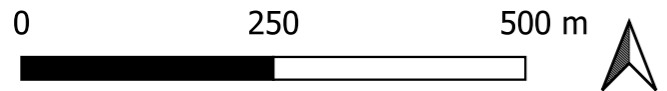
0 10 25 50 125m  
Scale 1:2500 (A3)



**LEGEND**

- 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

**Figure F5.4 Sandy Bay Masterplan Connectivity Plan**



**DRAFT INSTRUMENT OF CERTIFICATION**

**A FINAL INSTRUMENT TO BE PROVIDED IN ACCORDANCE  
WITH THE REQUIREMENTS OF THE PLANNING AUTHORITY**

**SHEET 1 OF 1**



***Biodiversity Protection Area***

**PROPOSED AMENDED  
BIODIVERSITY PROTECTION  
AREA**

**NOTE:**  
*Biodiversity Protection Area boundaries if not noted  
otherwise are based on the 'LIST Cadastral Parcels' dataset  
(Source: [https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST\\_Cadastral\\_Parcels](https://listdata.thelist.tas.gov.au/opendata/index.htm#LIST_Cadastral_Parcels))*

0 20 50 100 250m  
Scale 1:5000 (A3)

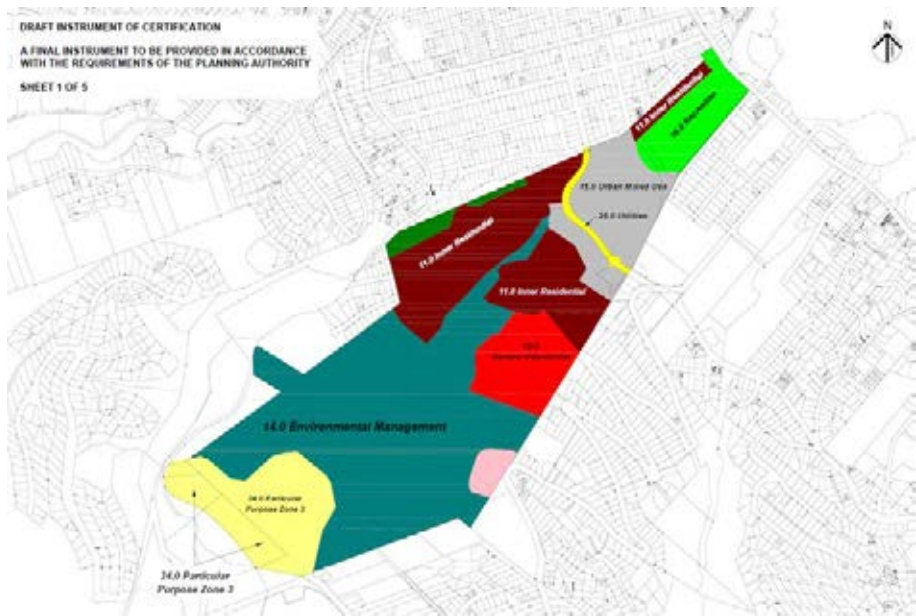
**Appendix D**  
**Proposed Planning Scheme Amendment with explanatory notes**



**Draft Amendment [NUMBER] to the Hobart Interim Planning Scheme 2015**

Amend the planning scheme as follows:

- 1 Apply the Recreation, Inner Residential, Urban Mixed Use, General Residential, Environmental Management and Particular Purpose Zone 3 - Mt Nelson Ecotourism Neighbourhood to the land as shown on Attachment 1.<sup>1</sup>



- 2 Delete Clause 34.0 Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus)<sup>2</sup>

- 3 Insert an amended Clause 34.0 Particular Purpose Zone 3 – Mount Nelson Ecotourism Neighbourhood<sup>3</sup> to apply to the land in Figure F5.1 as follows:

**34.0 Particular Purpose Zone 3 – Mount Nelson Ecotourism Neighbourhood**  
**34.1 Zone Purpose**  
**34.1.1 Zone Purpose Statements**

<sup>1</sup> The existing PPZ applies across road reserves that are not owned by the University including to the centreline of Earl Street (Owner Fry and Lord), Grosvenor Crescent (owner Crown) a small triangular shaped area adjacent to Proctors Road (assumed Council). Although not part of the proposed amendment it would be logical for Council to consider broadening the scope of the amendment in the terms of Section 34 to apply the proposed zoning uniformly across these areas also.

<sup>2</sup> If Council determines not to increase the scope of the amendment to rezone the road reserve areas not owned by the University the existing Clause 34.0 PPZ 3 would need to be retained.

<sup>3</sup> Having regard to footnote 2 above the new PPZ could alternatively be inserted as Clause 42.0 Particular Purpose Zone 11 – Mount Nelson Ecotourism Neighbourhood.

- 34.1.1.1 To provide for a mix of residential, visitor accommodation, community and commercial services with an ecotourism focus.
- 34.1.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.
- 34.1.1.3 To preserve and enhance the landscape and scenic character of the zone by providing for building design, materials and finishes that complement the landscape and scenic character of the area.

**34.1.2 Local Area Objectives**

There are no Local Area Objectives for this zone.

**34.1.3 Desired Future Character Statements**

There are no desired future character statements for this zone.

**34.2 Use Table**

<b>No Permit Required</b>	
<b>Use Class</b>	<b>Qualification</b>
Natural and Cultural Values Management	
Passive recreation	
Utilities	If for minor utilities
<b>Permitted</b>	
Community meeting & entertainment	
Emergency Services	
Food services	If not a drive through take-away food premises
General retail and hire	
Hotel Industry	
Residential	
Sports and recreation	
Tourist Operation	
Transport depot	Only if for public transport related uses
Visitor Accommodation	
<b>Discretionary</b>	
Business and professional services	
Educational and occasional care	
Manufacturing and Processing	If for a craft industry or an artist's studio
Recycling and Waste Disposal	
Research and development	
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Service Industry	If not for motor repairs or panel beating
Utilities	If not listed as No Permit Required
Vehicle parking	
<b>Prohibited</b>	
All other uses	

**Commented [FR1]:** Subject to Use Standard 34.3.3 below.

**32.3 Use Standards**

**34.3.1 All non-residential uses**

**Commented [FR2]:** These standards are based on clause 13.3.1 *All uses for the Urban Mixed Use Zone* of the SPPs and modified to avoid unreasonable loss of amenity of adjacent sensitive uses.

<b>Objective:</b>	
That uses do not cause unreasonable loss of amenity to adjacent sensitive uses.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p><b>P1</b></p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>
<p><b>A2</b></p> <p>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation must be baffled so that it does not cause emission of light onto adjoining residential properties or beyond the zone.</p>	<p><b>P2</b></p> <p>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation must not cause an unreasonable loss of amenity to adjoining residential uses having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms of an adjacent dwelling.</p>
<p><b>A3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p><b>P3</b></p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;</p> <p>(e) any noise mitigation measures between the vehicle movement areas and adjoining residential uses; and</p>

**Commented [FR3]:** This standard is based on clause 12.3.1 A2 for All non-residential uses in the Village Zone of the SPPs

	(f) potential conflicts with other traffic.
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### 34.3.2 Discretionary uses

**Commented [FR4]:** This standard is based on clause GLE-S11.6.1 Discretionary Uses in the MONA SAP of the Glenorchy LPS.

<b>Objective:</b>	
That uses listed as Discretionary:	
<ul style="list-style-type: none"> <li>a) do not compromise or distort the activity centre hierarchy; or</li> <li>b) unreasonably impact the amenity of adjoining sensitive uses.</li> </ul>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A use listed as Discretionary must:</p> <ul style="list-style-type: none"> <li>(a) complement or support permitted uses in the zone;</li> <li>(b) be consistent with the Zone Purpose at Clause 34.1.1;</li> <li>(c) not cause an unreasonable loss of amenity of adjacent residential properties; and</li> <li>(d) not compromise the role of existing activity centres, having regard to: <ul style="list-style-type: none"> <li>(i) the size and scale of the proposed use;</li> <li>(ii) the functions of surrounding activity centres; and</li> <li>(iii) the extent that the proposed use impacts on surrounding activity centres.</li> </ul> </li> </ul>

### 34.3.3 General Retail and Hire Use

**Commented [FR5]:** This standard is based on the clause GLE-S2.6.2 of the Wilkinsons Point Specific Area Plan of the Glenorchy LPS and adopts the advice of the Deep End Services economic impact assessment

<b>Objective:</b>	
That the economic, social and environmental impact of General Retail and Hire uses supports the activity centre hierarchy.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>The gross floor area for General Retail and Hire uses in the zone must be not more than 2000m<sup>2</sup> or for a market.</p>	<p>P1</p> <p>General Retail and Hire must not compromise or distort the activity centre hierarchy, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the size and scale of the proposed use;</li> <li>(c) the function of nearby activity centres;</li> <li>(d) the extent that the proposed use impacts on other activity centres; and</li> </ul>

	(e) a retail impact assessment.
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### 34.4 Development Standards for Buildings and Works

#### 34.4.1 Dwelling Density for Multiple Dwellings

<b>Objective:</b>	
That the density of multiple dwellings:	
(a) makes efficient use of land for housing; and	
(b) optimises the use of infrastructure and community services.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1	P1
The number of multiple dwellings must be no more than 360 dwellings.	The number of multiple dwellings must only exceed the number specified in A1 if:
	(a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or
	(b) the development provides for a specific accommodation need with significant social or community benefit.

#### 34.4.2 Building Height and Siting

<b>Objective:</b>	
Buildings:	
(a) contribute to the creation of high quality pedestrian spaces; and	
(b) are appropriate to the location and surrounding landscape characteristics.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1	P1
Buildings must be sited within the building areas and no higher than the maximum height shown on Figure F.5.3 Sandy Bay Masterplan Building Height and Siting Plan.	Building height and siting must be compatible with the surrounding landscape characteristics and contribute to the creation of high quality pedestrian spaces, having regard to:
	(a) the topography of the site;
	(b) minimising impacts on the skyline;
	(c) the height, bulk and form of existing buildings on the site and adjacent properties;
	(d) the bulk and form of proposed buildings;
	(e) visual impacts caused by the apparent scale of the building and any required vegetation clearing when viewed from roads and public spaces outside the zone;

	<p>(f) overshadowing to habitable rooms and private open space of adjacent dwellings;</p> <p>(g) overshadowing of public spaces on the site or adjacent properties; and</p> <p>(h) any design measures that reduce the scale of the building.</p>
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### 34.4.3 Design

<b>Objective:</b>	
That building design and exterior finishes:	
<p>(a) contribute positively to the amenity and safety of the public;</p> <p>(b) minimise the impact on the landscape values of the area; and</p> <p>(c) minimise the threat of swift parrot collision.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>New buildings must be designed to satisfy all of the following:</p> <p>(a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places;</p> <p>(b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof;</p> <p>(c) not include security shutters or grilles over windows or doors on a façade facing a frontage or other public places; and</p> <p>(d) provide external lighting to illuminate external vehicle parking areas and pathways.</p>	<p>P1</p> <p>New buildings must be designed to be compatible with the streetscape, having regard to:</p> <p>(a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places;</p> <p>(b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and</p> <p>(c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.</p>
<p>A2</p> <p>New buildings or alterations to an existing façade must be designed to satisfy all of the following:</p> <p>(a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site;</p> <p>(b) excluding for Residential, if for a ground floor level façade facing a frontage:</p>	<p>P2</p> <p>New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to:</p> <p>(a) how the main pedestrian access to the building will address the street or other public places;</p> <p>(b) excluding for Residential, windows on the façade facing the frontage for visual interest and passive surveillance of public spaces;</p>

<ul style="list-style-type: none"> <li>(i) have not less than 40% of the total surface area consisting of windows or doorways; or</li> <li>(ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%;</li> </ul> <p>(c) excluding for Residential, if for a ground floor level façade facing a frontage, must:</p> <ul style="list-style-type: none"> <li>(i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or</li> <li>(ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and</li> </ul> <p>(d) excluding for Residential, provide awnings over a public footpath if existing on the site or on adjoining properties.</p>	<ul style="list-style-type: none"> <li>(c) excluding for Residential, providing architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces;</li> <li>(d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and</li> <li>(e) excluding for Residential, the need for provision of awnings over a public footpath.</li> </ul>
<p><b>A3</b></p> <p>Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.</p>	<p><b>P3</b></p> <p>Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the appearance of the building when viewed from roads or public places in the surrounding area;</li> <li>(b) any screening vegetation; and</li> <li>(c) the nature of the exterior finishes.</li> </ul>
<p><b>A4</b></p> <p>Buildings including fences are designed to minimise the threat of swift parrot collision by:</p> <ul style="list-style-type: none"> <li>(a) eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as, mesh fences more than 1.5m, uncovered corner windows or opposing windows that allow sightlines through buildings;</li> <li>(b) glazed surfaces are treated to include visual markers or muted reflections to give them the appearance of an impenetrable surface and include either low-reflectivity glass (0-10%), films,</li> </ul>	<p><b>P4</b></p> <p>Buildings including fences are designed to minimise the threat of swift parrot collision as demonstrated by an assessment by a suitably qualified person.</p>

**Commented [FR6]:** This standard is the same as clause 22.4.2 A5/P5 for exterior finishes in the Landscape Conservation Zone of the SPPs and intended to complement the bushland setting and minimise impacts on the skyline.

**Commented [f7]:** An equivalent Development Standard for buildings in Precincts 2,3 and 4 is included in the SAP.

coatings, fritted glass or permanent screens; or	
(c) glass surfaces are angled to reflect the ground or built fabric rather than the sky or habitat.	

#### 34.4.4 Fencing

<b>Objective:</b>	
That the height and transparency of fencing:	
(a) is compatible with the streetscape and landscape qualities of the zone; and	
(b) allows the potential for passive surveillance of publicly accessible spaces.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 A fence (including free standing walls) within 4.5m of a frontage is to be not more than the height of:	P1 A fence (including a free-standing wall) within 4.5m of a frontage must be compatible with the streetscape, having regard to:
(a) 1.2m above existing ground level if the fence is solid; or	(a) the height, design, location and extent of the fence;
(b) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights);	(b) the degree of transparency; and
	(c) the proposed materials and construction.
A2 A fence (including free standing walls) that is not within 4.5m of a frontage is to be no higher than 2.1m above existing ground level.	P1 A fence (including a free-standing wall) that is not within 4.5m of a frontage must:
	(a) provide for security and privacy, while allowing for passive surveillance of adjoining publicly accessible spaces;
	(b) be consistent with the height and transparency of fences in the zone; and
	(c) have regard to the topography and landscape qualities of the site.

#### 34.4.5 Outdoor storage areas

<b>Objective:</b>	
That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Outdoor storage areas, excluding for Residential use or for the display of goods for	P1 Outdoor storage areas, excluding for Residential use or for the display of goods for sale, must be located, treated or screened to

**Commented [FR8]:** This standard is based on clause 13.4.5 Outdoor storage areas in the Urban Mixed Use Zone under the SPPs



sale, must not be visible from any road or publicly accessible space adjoining the site.	not cause an unreasonable loss of visual amenity.
--	---

#### 34.4.6 Dwellings

**Commented [FR9]:** This standard is based on clause 13.4.6 Dwellings in the Urban Mixed Use Zone under the SPPs

<b>Objective:</b>	
To provide adequate and useable private open space and storage for the needs of residents.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>A dwelling must have private open space that is not less than:</p> <p>(a) 24m<sup>2</sup> with a minimum horizontal dimension of not less than 4m; or</p> <p>(b) 8m<sup>2</sup> with a minimum horizontal dimension not less than 1.5m, if the dwelling is located wholly above ground floor level.</p>	<p>P1</p> <p>A dwelling must be provided with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment.</p>
<p>A2</p> <p>Each dwelling must be provided with a dedicated and secure storage space of no less than 6m<sup>3</sup>.</p>	<p>P2</p> <p>Each dwelling must be provided with adequate storage space.</p>

#### 34.5 Development Standards for Subdivision

##### 34.5.1 Lot design

**Commented [FR10]:** These standards are based on Clause 13.5.1 Lot design for subdivision in the Urban Mixed Use Zone under the SPPs

<b>Objective:</b>	
That each lot:	
<p>(a) has an area and dimensions appropriate for use and development in the zone; and</p> <p>(b) is provided with appropriate access to a road.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 300m<sup>2</sup> and:</p> <p>(i) be able to contain a minimum area of 10m x 15m within the building areas shown on Figure F5.3 Sandy Bay Masterplan Building Height and Siting Plan;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lot;</p> <p>(b) existing buildings and the likely location of intended buildings on the lot;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards; and</p> <p>(e) the pattern of development existing on established properties in the area.</p>

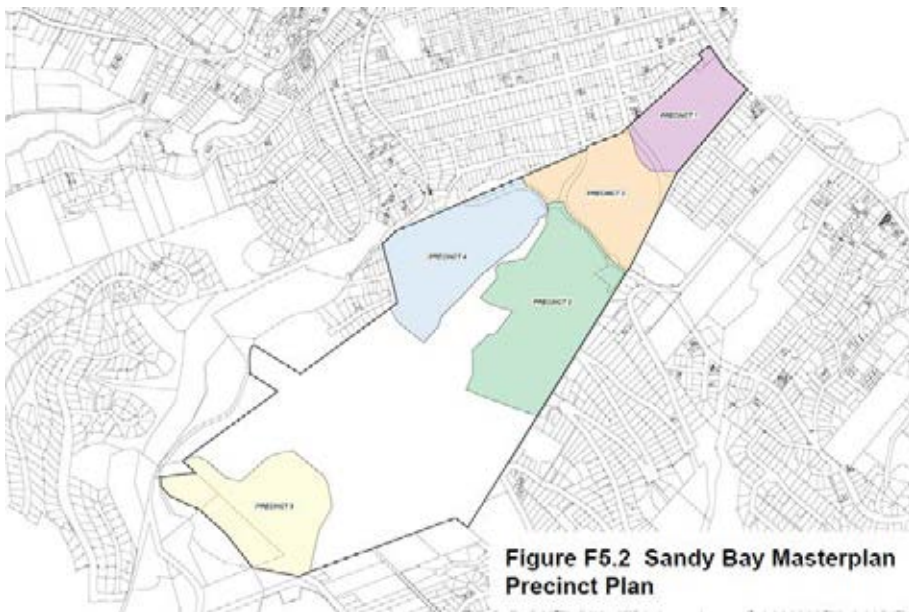
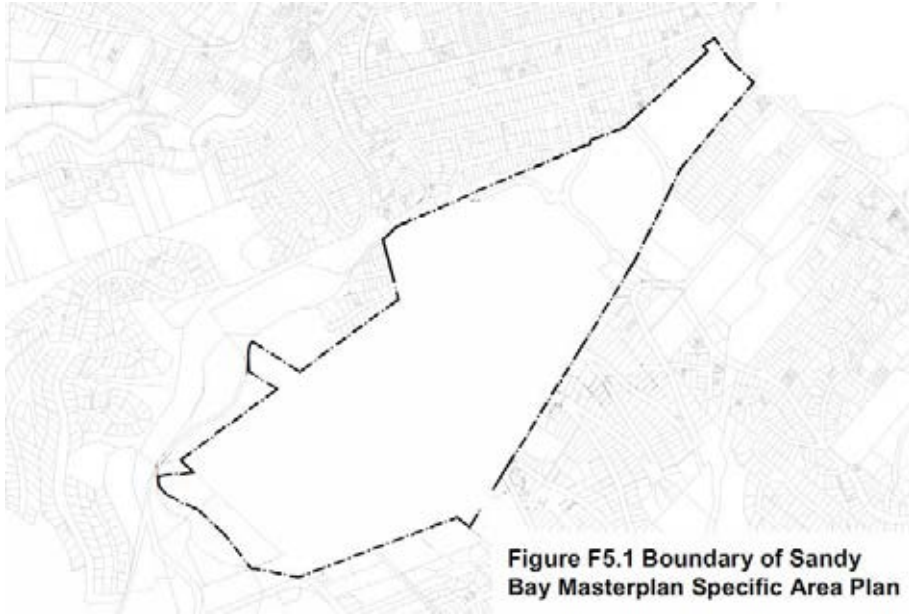
(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	
A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.	P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:  (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;  (b) the topography of the site;  (c) the functionality and useability of the frontage;  (d) the anticipated nature of vehicles likely to access the site;  (e) the ability to manoeuvre vehicles on the site;  (f) the ability for emergency services to access the site; and  (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:  (a) the topography of the site;  (b) the distance between the lot or building area and the carriageway;  (c) the nature of the road and the traffic; and  (d) the pattern of development existing on established properties in the area.

**34.5.2 Services**

<b>Objective:</b>	
That the subdivision of land provides services for the future use and development of the land.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1	P1

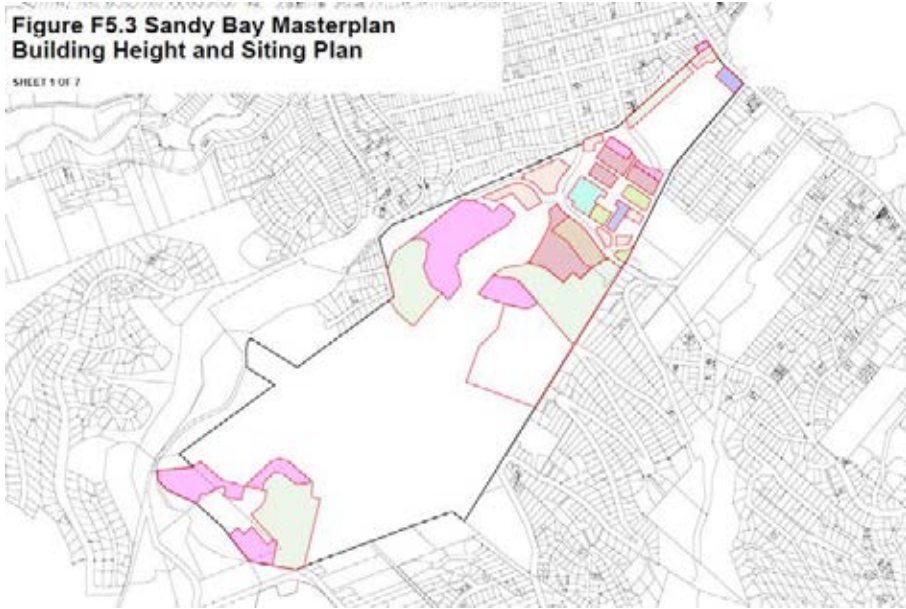
**Commented [FR11]:** These standards are based on clause 13.5.2 Services for subdivision in the Urban Mixed Use Zone under the SPPs

<p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.</p>	<p>A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:</p> <ul style="list-style-type: none"> <li>(a) flow rates;</li> <li>(b) the quality of potable water;</li> <li>(c) any existing or proposed infrastructure to provide the water service and its location;</li> <li>(d) the topography of the site; and</li> <li>(e) any advice from a regulated entity.</li> </ul>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a reticulated sewerage system.</p>	<p>P2</p> <p>Each lot, or lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>
<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3</p> <p>Each lot, or lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size of the lot;</li> <li>(b) topography of the site;</li> <li>(c) soil conditions;</li> <li>(d) any existing buildings on the site;</li> <li>(e) any area of the site covered by impervious surfaces; and</li> <li>(f) any watercourse on the land.</li> </ul>



**Figure F5.3 Sandy Bay Masterplan  
Building Height and Siting Plan**

SHEET 1 OF 7

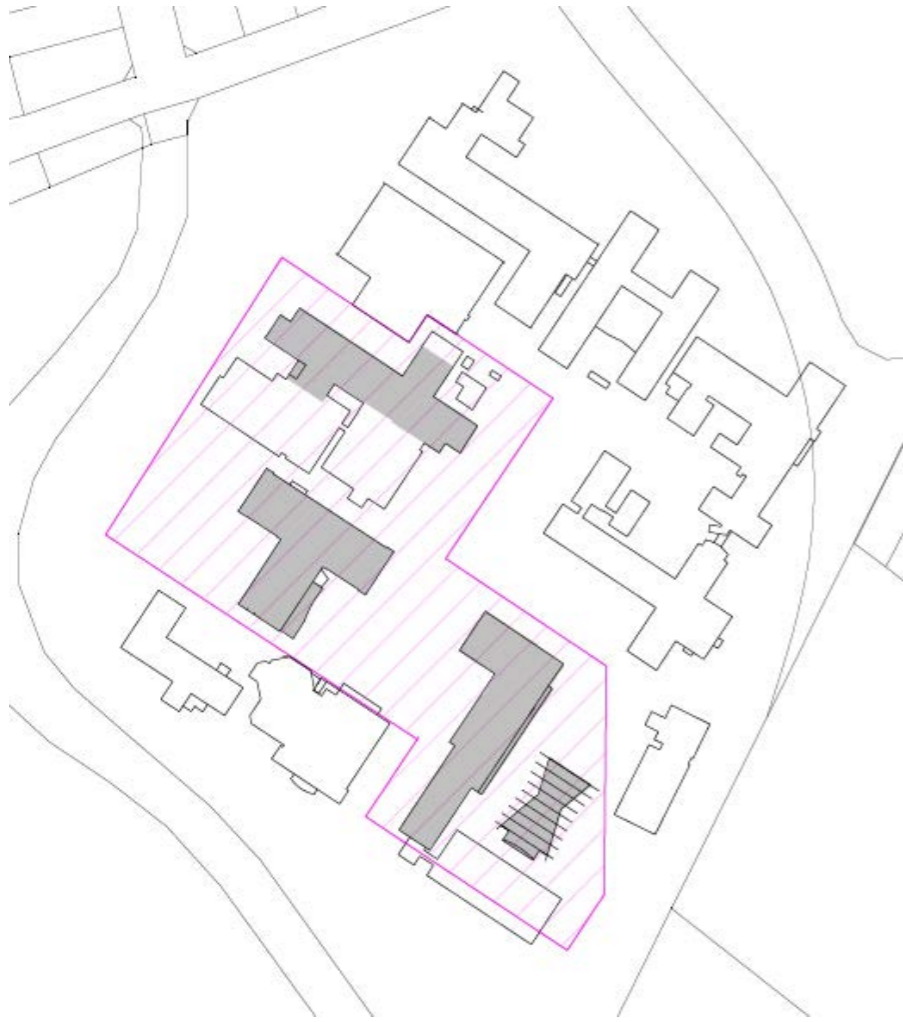


4. Amend Table E13.1 Heritage Places as follows:

4.1 Delete 'Heritage Place Ref No. 609 Arts Lecture Theatre, University of Tasmania, Churchill Avenue, CT 167424/1' and insert:

Ref. No.	Name	Street No.	Street/Location	C.T.	General Description	Specific Extent	Exclusions	Exempt Development
609	Chemistry/Central Science Laboratory, Morris Miller Library and Psychology Social Sciences Buildings	2	Churchill Avenue	176312/1	A detailed statement of significance and exclusions for this listing is being prepared by Paul Davies.	As shown on Figure E13.1.14		Demolition of non shaded buildings as shown on Figure E13.1.14

4.2 Insert Figure E13.1.14 Specific Extent

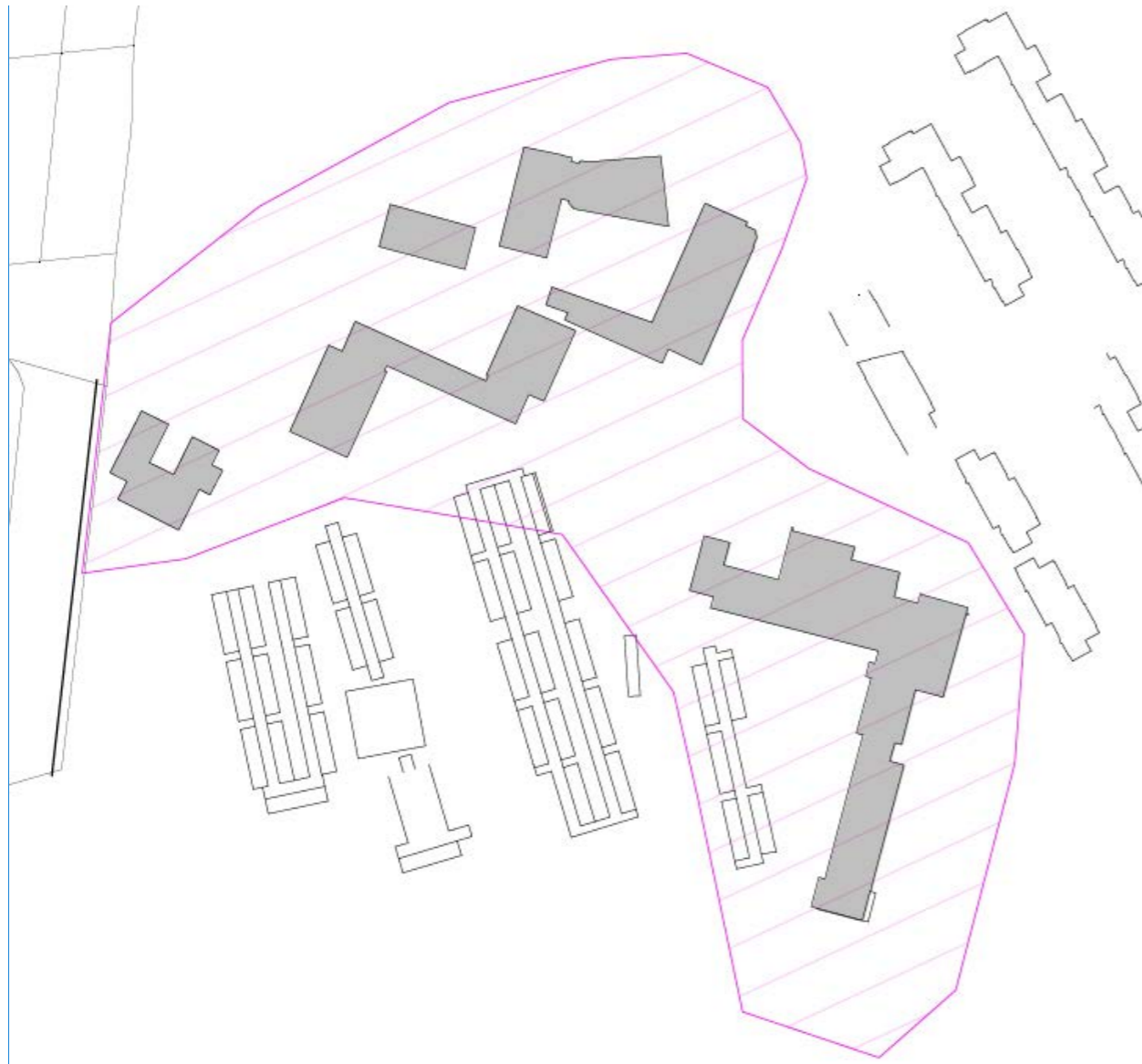


4.3 Delete Heritage Place ' Ref No. 185 Christ College, Baintree Avenue, CT 127402/1, Part of 2 Churchill Avenue and Insert a new Heritage Place:

Ref. No.	Name	Street No.	Street/Location	C.T.	General Description	Specific Extent	Exclusions	Exempt Development
185	Christ College, the Lodge and John Fisher College	2	Churchill Avenue	176312/1	A detailed statement of significance and exclusions for this listing is being prepared by Paul Davies.	As shown on Figure E13.1.15		Demolition of non shaded buildings as shown on Figure E13.1.15

4.4 Insert Figure E13.1.15 Specific Extent

**Commented [f12]:** CPR Plan being prepared by PDA Surveyors



4.5 Insert a new Heritage Place:

Ref. No.	Name	Street No.	Street/Location	C.T.	General Description	Specific Extent	Exclusions	Exempt Development
To be confirmed by CoH	Childcare Cottage	2	Churchill Avenue	176312/1	<p>The c1880s Cottage is the only site element remaining from the period prior to the rifle range use and related to the earlier farm use of the property.</p> <p>The building is of particular historic significance as it has had uses in the three settlement phases of use of the site, farm, rifle range and campus. It is not an outstanding building in terms of design or innovation but it represents all the phases of use of the site.</p>	Building footprint		Demolition of additions to return the building to its farmhouse form



					As the cottage has been previously relocated, a further move to provide an enhanced setting within the original farm area would be appropriate.			
--	--	--	--	--	---	--	--	--

## **5. Insert a new Specific Area Plan**

Insert a new Specific Area Plan F5.0 Sandy Bay Masterplan Specific Area Plan as follows:

### **F5.0 Sandy Bay Masterplan Specific Area Plan**

#### **F5.1 Purpose of Specific Area Plan**

The purpose of the Sandy Bay Masterplan Specific Area Plan is:

- F5.1.1 To provide the future coordinated use and development of a vibrant mixed use precinct as the University decants to the CBD.
- F5.1.2 To provide for uses that will complement rather than compete with the CBD.
- F5.1.3 To provide for a diversity of housing types and an increased residential density appropriate to the site's proximity to public transport, services and employment opportunities.
- F5.1.4 To provide for a sport and recreational precinct.
- F5.1.5 To provide for coordinated development that respects the Modernist masterplan of the University of Tasmania Campus and transitions appropriately to the townscape qualities of the surrounding area.
- F5.1.6 To conservation the environmental values of the reserve.
- F5.1.7 To provide an integrated pedestrian focused environment that accommodates pedestrians, cyclists, public transport, mobility and vehicles.

#### **F5.2 Application of this Plan**

- F5.2.1 This specific area plan applies to an area of land designated as the Sandy Bay Masterplan Specific Area Plan on the overlay maps and in Figure F5.1.
- F5.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, or in addition to. The provisions of the:
  - a) Inner Residential Zone
  - b) Urban Mixed Use Zone
  - c) Recreation Zone
  - d) Parking and Access Code
  - e) Significant Trees Code

As specified the relevant provision.

#### **F5.3 Local Area Objectives**

This clause is not used in this specific area plan.

#### **F5.4 Use Table**

##### **F5.4.1 Use Table General Residential Zone**

The General Residential - clause 8.2 Use Table applies.

##### **F5.4.2 Use Table Inner Residential Zone**

This clause is a substitution for Inner Residential Zone - clause 11.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling
Utilities	If for minor utilities
<b>Permitted</b>	
Educational and Occasional Care	If in Precinct 4
Research and development	If for extension to an existing use
Residential	If not listed as No Permit Required
Visitor Accommodation	
<b>Discretionary</b>	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not listed as Permitted
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility
General Retail and Hire	
Sports and recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground
Utilities	If not listed as No Permit Required
Vehicle Parking	
<b>Prohibited</b>	
All other uses	

**Commented [FR13]:** The Use Table is based on Use Table 9.2 for the Inner Residential Zone under the SPPS

**Commented [FR14]:** To allow for the proposed educational uses in Precinct 4 of the Masterplan

**Commented [FR15]:** To allow for adaptation/extension of the existing CSIRO building in Precinct 3.

**Commented [FR16]:** Vary Use Table 9.2 of the SPPs to also allow discretionary consideration of a tertiary institution

**Commented [FR17]:** Provide for discretionary consideration of car parking other than ancillary to another use

#### F5.4.3 Use Table Urban Mixed Use

This clause is a substitution for Urban Mixed Use Zone - clause 15.2 Use Table.

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business
Utilities	If for minor utilities
<b>Permitted</b>	
Business and Professional Services	
Community Meeting and Entertainment	
Food Services	If not for a take away food premises with a drive through facility
General Retail and Hire	
Hotel Industry	
Research and Development	
Residential	If:

**Commented [FR18]:** This table is based on Use Table 13.2 for the Urban Mixed Use Zone of the SPPs varied as noted

**Commented [FR19]:** Subject to Use Standard F5.5.1

**Commented [FR20]:** Drive through take away food premises are not considered to align with the intended uses of the Masterplan.

**Commented [FR21]:** Subject to Use Standard F5.5.1

	(a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Sports and Recreation	
Tourist Operation	
Vehicle Parking	If above or below ground floor level (excluding access)
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises.
<b>Discretionary</b>	
Educational and Occasional Care	
Emergency Services	
Hospital Services	
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food or beverage production.
Transport Depot and Distribution	If for public transport facilities.
Utilities	If not listed as No Permit Required
Vehicle Parking	If not listed as Permitted
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) not listed as Permitted.
<b>Prohibited</b>	
All other uses	

**Commented [FR22]:** Allow for Sports and Recreation as a permitted use

**Commented [FR23]:** Remove Custodial Facility (a Discretionary use under 13.2 of the SPPs) on the basis that such a use would be more appropriately located in the CBD.

#### F5.4.4 Use Table Recreation Zone

This clause is a substitution for Recreation Zone - clause 18.2 Use Table.

**Commented [FR24]:** This use Table is based on Use Table 28.2 for the Recreation Zone under the SPPs and varied as necessary to accommodate Precinct 1 uses under the Masterplan

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Sports and Recreation	If not for a major sporting facility
Utilities	If for minor utilities
<b>Permitted</b>	
Business and Professional Services	If for office or consulting room for a sports and recreation-based organisation
Educational and Occasional Care	If for a childcare centre
Residential	If at CT167420/1
Sports and Recreation	If not listed as No Permit Required
Vehicle Parking	If below ground floor level (excluding access)
Visitor Accommodation	If with frontage to Sandy Bay Road
<b>Discretionary</b>	

**Commented [FR25]:** To provide for the proposed childcare in Precinct 1

**Commented [FR26]:** To provide flexibility for residential use alternative adjacent to the Inner Residential zoned areas instead of visitor accommodation concept under the Masterplan

**Commented [FR27]:** To provide for the proposed visitor accommodation on the Sandy Bay Road frontage under the Masterplan

**Commented [FR28]:** Exclude Motor racing facility and Pleasure Boat Facility Discretionary uses under Table 28.2 of the SPPs on the basis that they don't suit the location and attributes of the site.

Business and Professional Services	If: a) not listed as Permitted; and b) if an office for a community-based organisation
Community Meeting and Entertainment	
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for: a) clothing, equipment or souvenirs for a Sports and Recreation use; or b) a market.
Hotel Industry	
Tourist Operation	
Utilities	If not listed as No Permit Required
Vehicle Parking	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

**Commented [FR29]:** To provide for hospitality related uses such as a bar to complement the recreational activities of Precinct 1.

#### F.5.5 Use Standards

##### F.5.5.1 Business and Professional Services and General Retail and Hire Uses in the Urban Mixed Use Zone

This clause applies in addition to Clause 15.3 Use Standards for the Urban Mixed Use Zone.

<b>Objective:</b>	
That the economic, social and environmental impact of Business and Professional Services and General Retail and Hire uses supports the activity centre hierarchy.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 The gross floor area for General Retail and Hire uses in the zone must be not more than 5500m <sup>2</sup> .	P1 General Retail and Hire uses must not compromise or distort the activity centre hierarchy, having regard to: (a) the characteristics of the site; (b) the size and scale of the proposed use; (c) the function of nearby activity centres; (d) the extent that the proposed use impacts on other activity centres; and (e) a retail impact assessment.
A1 The gross floor area for Business and Professional Services in the zone must be not more than 18000m <sup>2</sup> .	P1 Business and Professional Services uses must not compromise or distort the activity centre hierarchy, having regard to: (a) the characteristics of the site;

	<ul style="list-style-type: none"> <li>(b) the size and scale of the proposed use;</li> <li>(c) the function of nearby activity centres;</li> <li>(d) the extent that the proposed use impacts on other activity centres; and</li> <li>(e) an economic impact assessment.</li> </ul>
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**F5.6 Development Standards for Buildings and Works**

**F5.6.1 Setbacks and building envelope in the Inner Residential Zone**

This clause is in substitution for clauses 11.4.2 Setbacks and building envelope for all dwellings 11.4.9 Non-dwelling dwelling development in the Inner Residential Zone.

<b>Objective:</b>	
To ensure that building height and siting contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of adjacent dwellings.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>Buildings must be sited within the building areas and no higher than the maximum height shown on Figure F.5.3 Sandy Bay Masterplan Building Height and Siting Plan.</p>	<p>P1</p> <p>Building height and siting must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) be compatible with the scale and siting of nearby buildings;</li> <li>(b) not unreasonably overshadow adjacent public space;</li> <li>(c) not unreasonably overshadow habitable rooms and private open space of adjacent dwellings;</li> <li>(d) allow for a transition in height between adjoining buildings, where appropriate.</li> </ul>

**F5.6.2 Site coverage and private open space for all dwellings**

This clause is in substitution for clauses 11.4.3 Site coverage and private open space for all dwellings in the Inner Residential Zone.

<b>Objective:</b>	
To ensure that buildings for residential use provide reasonable levels of residential amenity and safety.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>A dwelling must have at least one habitable room window (other than a bedroom) facing between 30 degrees west of north and 30 degrees east of north.</p>	<p>P1</p> <p>A dwelling must be sited and designed to optimise sunlight to at least one habitable room (other than a bedroom).</p>
<p>A3</p> <p>Outdoor living space must be provided for a dwelling that complies with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be no less than 10 m<sup>2</sup>;</li> <li>(b) have a width no less than 2 m.</li> </ul>	<p>P3</p> <p>Outdoor living space must be provided for a dwelling with dimensions sufficient for the projected requirements of the occupants.</p>

**Commented [FR30]:** The Residential Amenity Development Standards A1/P1 and A3/P3 of the Urban Mixed Use Zone are adopted and considered more appropriate to the increased density and format of dwellings anticipated by the Masterplan than the SPP standards for the Inner Residential Zone.

**F5.6.3 Building Height in the Urban Mixed Use and Recreation Zones**

This clause is in substitution for clause 15.4.1 Building Height for the Urban Mixed Use Zone and clause 18.4.1 Building Height in the Recreation Zone.

<b>Objective:</b>	
To ensure that building height and siting contributes positively to the streetscape and landscape and does not result in unreasonable impact on residential amenity of adjacent dwellings in the Inner Residential Zone.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Buildings must be no higher than the maximum height shown on Figure F.5.3 Sandy Bay Masterplan Building Height and Siting Plan.	P1 Building height must satisfy all of the following: (a) allow for a transition in height between adjoining buildings, where appropriate; (b) contribute to the creation of high quality pedestrian spaces; (c) not unreasonably overshadow habitable rooms and private open space of adjacent dwellings in the Inner Residential Zone; and (d) be compatible with the surrounding landscape characteristics having regard to: (i) the topography of the site and sense of the enclosing ridge of Mount Nelson; (ii) the height, bulk and form of existing buildings on the site and adjacent properties; (iii) the bulk and form of proposed buildings; (iv) visual impacts caused by the apparent scale of the building and any required vegetation clearing when viewed from roads and public spaces; and (vi) any design measures that reduce the scale of the building.

**F5.6.4 Building Setback in the Recreation and Urban Mixed Use Zones**

This clause is in substitution for clause 18.4.2 Setback in the Recreation Zone and clause 15.4.2 Setback for the Urban Mixed Use Zone.

<b>Objective:</b>
To ensure that building setback contributes positively to the streetscape and does not result in unreasonable impact on residential amenity of land in the Inner Residential Zone.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must be sited within the building areas shown on Figure F.5.3 Sandy Bay Masterplan Building Height and Siting Plan.</p>	<p>P1</p> <p>Building siting must satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) allow for a transition in height between adjoining buildings, where appropriate;</li> <li>(b) contribute to the creation of high quality pedestrian spaces; and</li> <li>(c) not cause an unreasonable loss of amenity to adjacent dwellings in the Inner Residential Zone, having regard to: <ul style="list-style-type: none"> <li>(i) the topography of the site;</li> <li>(ii) the height, bulk and form of existing buildings on the site and adjacent properties;</li> <li>(iii) the bulk and form of proposed buildings;</li> <li>(iv) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</li> <li>(v) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(vi) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and</li> <li>(vii) any design measures that reduce the scale of the building.</li> </ul> </li> </ul>

**Commented [FR31]:** To be updated following Orbit townscape and landscape assessment

#### F5.6.5 Minimising Swift Parrot Collision Threat in Precincts 2, 3 and 4

This clause applies in addition to the Development Standards in clause 11.4 of the Inner Residential Zone, clause 11.4 of the General Residential Zone and clause 15.4 of the Urban Mixed Use Zone.

Objective:	
That building design including fences and exterior finishes minimise the threat of swift parrot collision.	
Acceptable Solutions	Performance Criteria
<p>A4</p> <p>Buildings including fences in Precincts 2,3 or 4 on Figure F5.2 must be designed to minimise risk of bird strike by:</p> <ul style="list-style-type: none"> <li>(a) eliminating or obscuring transparent or highly reflective obstacles that are not readily perceptible by birds in flight, such as, mesh fences more than 1.5m, uncovered corner windows or opposing</li> </ul>	<p>P4</p> <p>Buildings and fences are designed to minimise the threat of swift parrot (<i>Lathamus discolor</i>) collision as demonstrated by an assessment by a suitably qualified person.</p>



<p>windows that allow sightlines through buildings;</p> <p>(b) glazed surfaces are treated to include visual markers or muted reflections to give them the appearance of an impenetrable surface and include either low-reflectivity glass (0-10%), films, coatings, fritted glass or permanent screens; or</p> <p>(c) angling glass surfaces to reflect the ground or built fabric rather than the sky or habitat.</p>	
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**F5.6.6 Lopping, pruning, removal or destruction of significant trees**

This clause is a substitution for clause E24.6.1 Lopping, pruning, removal or destruction of significant trees under the Significant Trees Code.

<b>Objective:</b>	
To ensure that significant trees are not unnecessarily destroyed and are managed in a way that maintains their health and appearance.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1	P1
the lopping, pruning, removal or destruction of any tree listed in Table E24.1 that is determined to be dead from natural causes, based on a written statement to that effect prepared by a suitably qualified person.	<p>The lopping, pruning, removal or destruction of any tree listed in Table E24.1 may be approved having regard to all of the following:</p> <ul style="list-style-type: none"> <li>(a) the impact that the proposed tree removal, lopping or pruning would have on the character of the area or the appearance of development on the site;</li> <li>(b) whether the removal or destruction of the tree is appropriate due to the tree being near the end of its expected life span or being in poor health;</li> <li>(c) the proposed means of lopping, pruning, destruction or removal of vegetation;</li> <li>(d) the need to maintain and protect the amenity value of the tree and the general area and its landscape and heritage significance;</li> <li>(e) any hazards the tree poses to the health, welfare and safety of persons and to property;</li> <li>(f) the impact on the appearance or setting of any place of cultural heritage significance;</li> <li>(g) whether pruning or lopping will adversely affect the health, appearance or significance of the tree;</li> </ul>

	(h) whether the use or development will result in significant long term social or economic benefits and there is no feasible alternative location; and (i) any proposed replacement plantings.
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**Commented [FR32]:** Insert additional performance criterion to allow consideration of removal for broader benefit if there is no feasible alternative location

**F5.6.7 Residential Density in the Inner Residential Zone**

This clause is in substitution for clause 11.4.1 Residential density for multiple dwellings in the Inner Residential Zone.

<b>Objective:</b> That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1  The number of multiple dwellings must be no more than:  a) 270 in Precinct 1; b) 930 in Precinct 3; and c) 300 in Precinct 4	P1  The number of multiple dwellings must only exceed the number specified in A1 if: (a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or (b) the development provides for a specific accommodation need with significant social or community benefit.

**F5.6.8 Connectivity**

This clause applies in addition to the Development Standards in clause 11.4 of the Inner Residential Zone, clause 11.4 of the General Residential Zone and clause 15.4 of the Urban Mixed Use Zone.

<b>Objective:</b> That development is compatible with an integrated pedestrian focused environment that accommodates pedestrians, cyclists, public transport, mobility and vehicles.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
A1  Development must be in accordance with the Figure F5.4 Sandy Bay Masterplan Connectivity Plan.	P1  Development provides for efficient movement and connectivity throughout the site and to surrounding areas having regard to the need to provide for: (a) public and active transport, and (b) pedestrian oriented streetscapes; and (c) multi-modal transport options.



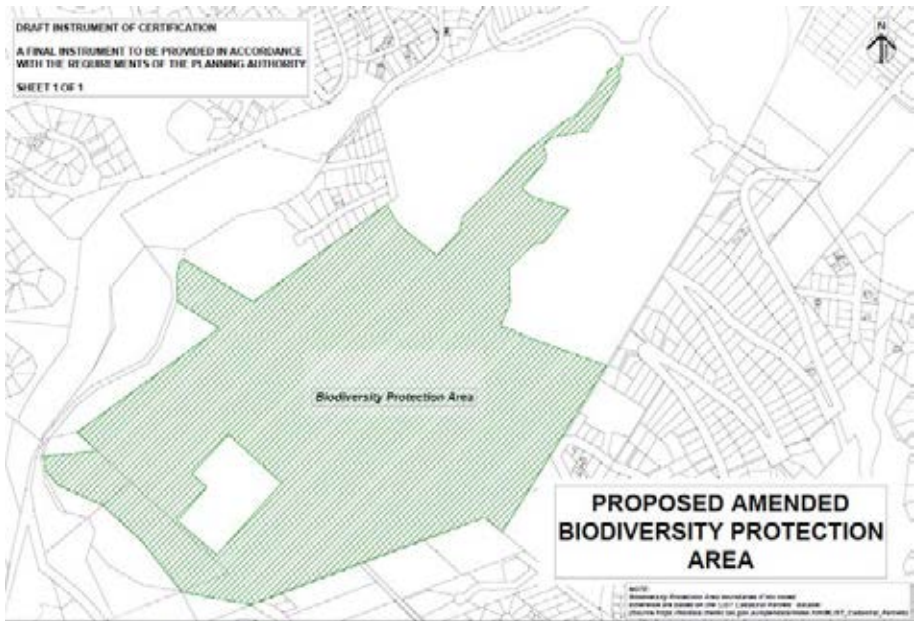
	<ul style="list-style-type: none"> <li>(g) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</li> <li>(h) the effect on streetscape; and</li> <li>(i) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</li> </ul>
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**F5.6.10 Development Standards for Subdivision**

This clause is not used in this specific area plan.

**Biodiversity Code**

Delete the existing Biodiversity Protection Area that applies to the land and apply a new Biodiversity Protection Area as shown in Attachment 2.



# UTAS Sandy Bay Masterplan Report

*for Planning Scheme Amendment Submission*

Urban Renewal Masterplan | December 2021

Clarke  
Hopkins  
Clarke

PLAY  
ST. 4 Architects



UTAS  
properties

UNIVERSITY of  
TASMANIA



Project Title	<b>UTAS Sandy Bay Masterplan</b>
Document Title	<b>UTAS Sandy Bay Masterplan Report</b>
Prepared for	<b>UTAS Properties Pty Ltd (UPPL)</b>
Prepared by	<b>ClarkeHopkinsClarke + Playstreet</b>

Revision Ref.	Author	Issue Date	Purpose of the revision
A	CHC/Playstreet	12.11.21	<i>DRAFT Masterplan Report for client review</i>
B	CHC/Playstreet	19.11.21	<i>DRAFT Masterplan Report for client/ planning review</i>
C	CHC/Playstreet	05.12.21	<i>FINAL Masterplan Report for PSA</i>

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*Image 1 Aerial View of Precinct 1 + 2 of Concept Masterplan*

*The approach is to be holistic with Country, Sky Country and waters connecting, and reflect the muwinina, palawa/pakana people and the Tasmanian Aboriginal community.*

Image 2 Aerial view of Nipaluna

We acknowledge with deep respect the muwinina people, traditional owners of Nipaluna Country of Hobart, Lutruwita Tasmania, Aboriginal land.

We recognise the deep history and culture of this island and acknowledge the palawa/pakana people, the continuing custodians of the land, and pay profound respects to Elders past, present and emerging.

The palawa/pakana people belong to the oldest continuing culture in the world. They cared and protected Country for thousands of years. They knew this land, they lived on the land and their past, present and futures lie in this land.

The Sandy Bay Masterplan Site is on Lutruwita (Tasmania) Aboriginal land, sea and waterways, stretching from Mt Nelson to Timtumili minanya (the Derwent River).

We acknowledge the stories, traditions, understandings of palawa/pakana culture on this land and commit to building a brighter future together through working with Country.

In the words of Rocky Sainty (Aboriginal Heritage Officer);

*'Aboriginal heritage provides a direct link to the past, however is not limited to the physical evidence of the past. It includes both tangible and intangible aspects of culture. Physical and spiritual connection to land and all things within the landscape has been, and continues to be, an important feature of cultural expression for Aboriginal people since creation.'*

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*Image 3 Aerial view of Sandy Bay Masterplan Site and surrounds*

# Executive Summary

### Purpose of the UTAS Sandy Bay Masterplan

The UTAS Sandy Bay Masterplan (Masterplan) for Planning Scheme Amendment (PSA) submission is commissioned by UTAS Properties Pty Ltd (UPPL), and compiled by the lead project consultant; ClarkeHopkinsClarke in collaboration with Playstreet and Dock4 Architects (supported by a range of contributing technical and strategic consultant inputs).

The University of Tasmania (UTAS) is relocating its existing Sandy Bay Campus into the Hobart CBD over the next decade. The decant of the University from the Sandy Bay Site (the Site) into the CBD enables the reconceptualisation of the Site into a major urban renewal development that includes a mixed-use activity centre, a major sporting hub, five precincts, and a variety of different residential neighbourhoods and other supporting land-uses/ infrastructure.

The preparation of the Masterplan forms the initial phase of the Masterplanning and planning process and the beginning of the long-term plan for the Site. The design and development will continue to be developed and progressed over the next 25-30 years, through various different stages of planning, design and documentation, engagement and delivery.

### The Planning Scheme Amendment

The primary purpose of the Masterplan is to support the lodgement of a Planning Scheme Amendment to the Tasmanian Planning Commission (TPC), to remove the educational use planning overlay and enable the future development of a mixed-use urban renewal precinct at the University of Tasmania Site at Sandy Bay.

The Masterplanning process to-date has been guided through strategic planning reviews and recommendations formed by ERA Planning and Environment (Strategic Planning Lead). All Urban Planning will prepare a PSA to rationalise the proposed uses and development directions of the Masterplan within the planning scheme. The PSA will be assessed by City of Hobart (CoH) and the TPC.

### Future Stages

The Masterplan will be carried out and delivered over many years. Stakeholder and community consultation will continue to accompany the development of the Site through CoH and TPC's assessment of the PSA and subsequent Development Application (DA) phases of the project, expected to commence in 2022. The DA phases will involve specific DAs submitted for each stage of delivery. Each DA will be supported by detailed design development and strategic and technical assessments to demonstrate compliance with the planning scheme once amended.



DEVELOPMENT OF SOCIAL, CULTURAL, ENVIRONMENTAL + BUILT ENVIRONMENT HERITAGE

The University of Tasmania at Sandy Bay Campus

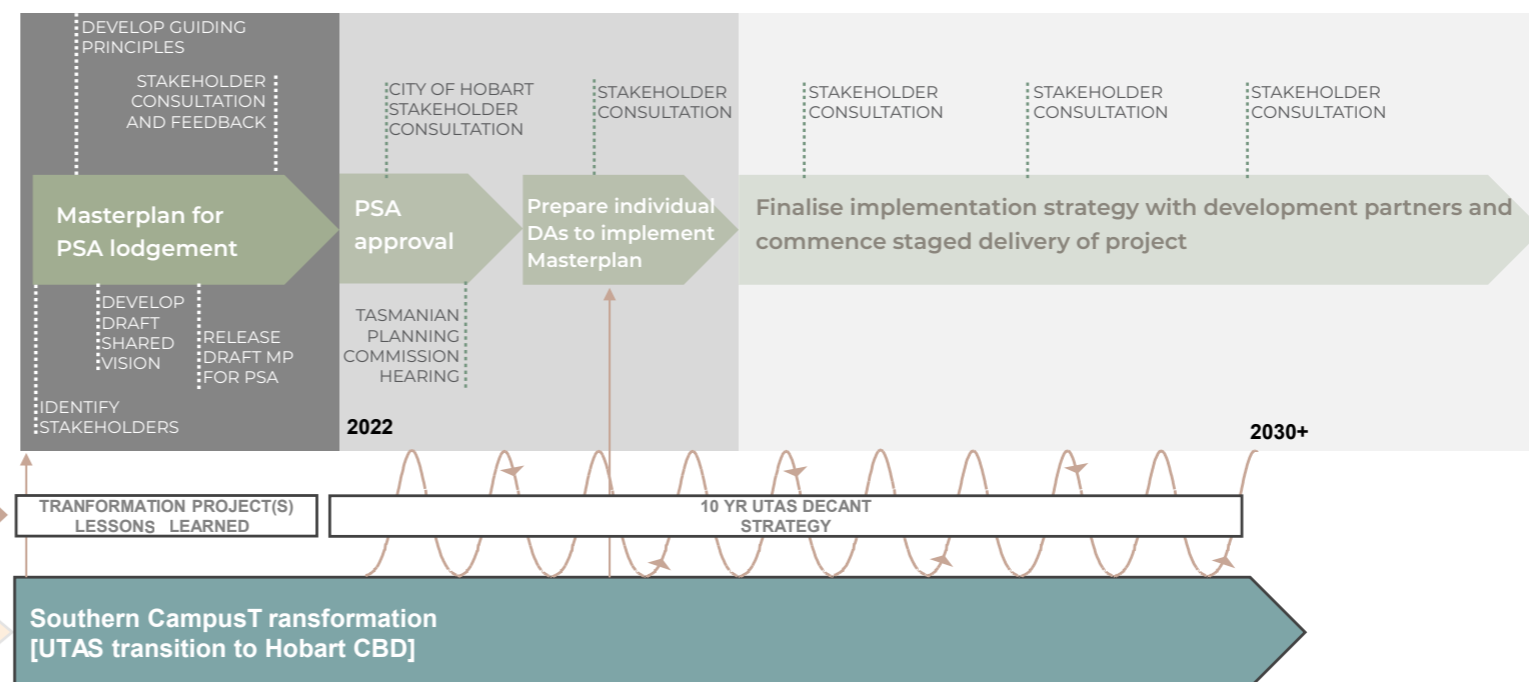


Figure 1 The UTAS Masterplan development processes



Image 4 Character images

## The UTAS Sandy Bay Masterplan Report

The UTAS Sandy Bay Masterplan Report (Report) provides a summary position of the Masterplan.

The Masterplan for PSA submission supports and informs the PSA and guides the future development through the next stages of progression. The Masterplan will be a plan and framework and is intended to provide a robust structure for future works whilst remaining flexible enough to accommodate changes where necessary. The Report provides a succinct summary of the design vision, strategy, rationale and design outcomes resulting in the Masterplan. This Report may be used to describe the Masterplan to primary stakeholders, council and state bodies, including supporting the application of the PSA and subsequently leading into the various development approvals that will follow.

This Report is the result of a multi-staged scope of work that has been undertaken throughout 2021, including engaging and incorporating perspectives from community and key stakeholders, including the University of Tasmania, State Government, City of Hobart, Riawunna (The University Centre for Aboriginal Education), on-Site tenants and local residents and associations. The team has delivered an extensive stakeholder engagement programme (based on the International Association for Public Participation (IAP2) Australasia Framework and Principles) covering 101 focus groups and stakeholder meetings and 23 open-house sessions (with 366 open-house participants). The engagement enabled discussions and participation from a wide range of community members and key stakeholders and resulted in recognition and incorporation of many stakeholder/community ideas into the design of the Masterplan.

Each stage of the Masterplanning process informed the Masterplan in greater depth; opportunities, constraints and design options were explored through technical, strategic and feasibility assessments also. These factors were then integrated, tested, iterated and evaluated in relation to the Site and the proposal to arrive at the best outcomes to be put forward into the Masterplan.

## Objectives of the Masterplan Report

This report has multiple objectives, including the following:

- To support the documentation required to lodge a request for a PSA to the Hobart Interim Planning Scheme 2015 to remove the Particular Purpose Zone for educational uses across the 105Ha Sandy Bay Site, and allow for future use and development that will transform the University of Tasmania, Sandy Bay Site into a mixed-use urban renewal development.
- To develop an exemplary Masterplan that becomes a urban renewal benchmark for Hobart, Tasmania and Australia.
- To provide site analysis and existing conditions assessments to ensure the base information for the project is context driven, accurate, well established and informative.
- To summarise and evaluate the strategic context, opportunities, constraints for the Masterplan, through planning, economic, sustainability and movement/transit strategic recommendations, methodology, reporting and recommendations and shape the key aspects required to form an accessible, vibrant and evolving sustainable precinct to live, work, learn and play.
- To provide an initial concept proposition for a place that enhances its natural assets; honours its social, cultural, environmental and Tasmanian heritage; and delivers a feasible, viable annuity return which enables the University's broader objectives.
- To clearly communicate the design intent of the project, aspirations and initial understandings, guide the progression of the urban renewal project into the next phases of design development, through future planning applications and delivery of works on-Site.

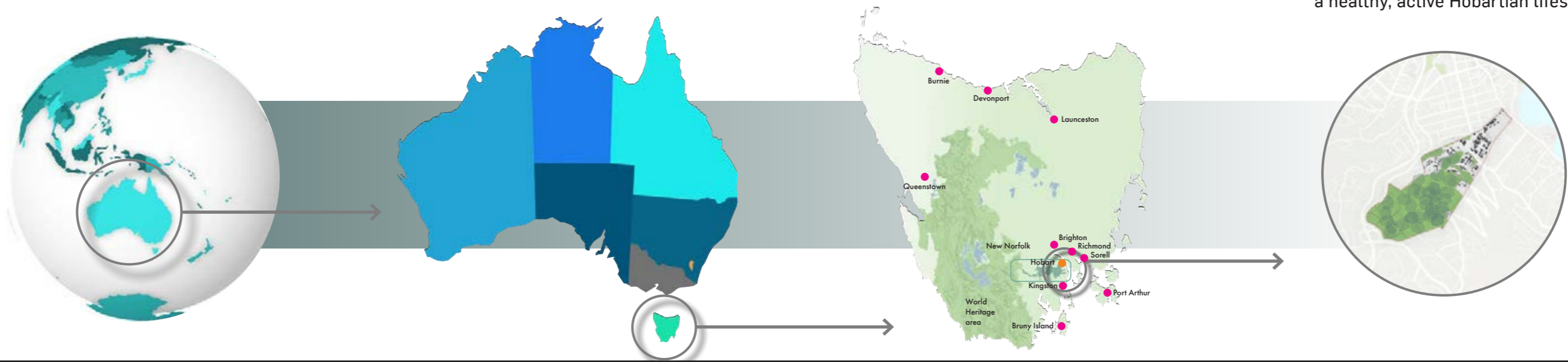
### A World Class Vision + Aspiration

The Masterplan will guide the development of this significant urban renewal Site by supporting the wider Hobart context and developing precincts that become world-class destinations in their own right.

The Masterplan will deliver an exemplary staged development that adds high environmental, social and economic value at a Site level, neighbourhood level and city level, drawing on local, Australian and international best practice to lead the way. It sets out a resilient plan that continues the legacy of the Site established by UTAS, whilst providing a framework that is creative yet feasible, future focused and flexible.

The urban renewal project targets leading sustainability, environmental and social/cultural goals that push the precincts to be comprehensive, future-ready communities. These urban aspirations will continue to evolve and demonstrate positive outcomes for active transport, climate positive regenerative practice, water-sensitive urban design, biodiversity and natural habit as well as heritage and culture, housing and social uplift and health and well-being.

### Globally iconic, locally distinctive design.



The Masterplan celebrates local heritage, culture and community. This has been achieved through a process of listening, engaging and collaborating. A wide range of stakeholders have informed the design which has resulted in dynamic, inclusive and diverse environments, that represent community narratives of the past, and present the visions of the future.



The Masterplan is future focused and provides for the next generation of Hobartians. It recognises the impetus to demonstrate leadership in delivering on climate responsiveness and embedded sustainability. It offers the best of both ecology/environment and urbanity. It comprises of experiential, unique, mixed-use precincts, alongside micro-hubs of enterprise, amenity and innovation that aspires to support a range of circular local economies particular to the Site.



Nature, recreation, sport, activity and adventure will form a large part of the desirability to live and visit the Sandy Bay Precincts. The proposed precincts include carefully designed pedestrian oriented walkable networks, ecology tracks and trails, sports fields, indoor sports hub and fitness offerings. The upper Mt Nelson area provides adventure tourism, relaxation and nature based experiences. The co-location of neighbourhoods and recreation, sport, activity and adventure offerings creates an epicentre that showcases a healthy, active Hobartian lifestyle.

**The UTAS Sandy Bay Masterplan is a dynamic, mixed-use, place-based urban renewal development. It is composed of character built environments, quality public realm and greenspaces and an array of nature and biodiversity. The rich natural setting is complemented by a great selection of community, recreational and retail offerings and world-class urban amenity. The Masterplan provides a series vibrant distinct activity centres that support unique, innovative, local economies and destinations for Sandy Bay and Hobart.**

'Reimagine Sandy Bay' is a once-in-a-lifetime opportunity to create a Masterplan of great significance for the local area, Sandy Bay and for Greater Hobart. It is an opportunity to deliver community oriented, interconnected, walkable, mixed-use precincts that celebrate the uniqueness of their contexts and grow their legacy of place into a new, dynamic and lively future. This urban renewal project aims to deliver valuable and needed, impact and uplift across key areas such as housing, innovation and local economies, active recreation, community and mixed-use amenity.

The vision is for a sustainable, compact and connected finely built urbanism, where new, curated mixed-use built environments meet and complement the natural landscape, recreation and bushland in complement. The Masterplan takes a 'triple bottom line' approach across three major areas of focus; social, environmental and economic outcomes. The Masterplan design rationale is driven by a set of guiding principles that have been developed through extensive community and stakeholder engagement resulting in collaborative outcomes which will guide design propositions.

The resulting Masterplan is an integrated plan, comprised of five precincts.

Each precinct is nestled into high quality public realm and landscape, heritage, character, culture and place.

The precincts are each activated by a different variety of activities ranging from work, entrepreneurship, innovation, arts, community facilities, retail and food/beverage, health, wellness, sport, adventure, eco-tourism, entertainment, recreation and retreat.

This location will become a micro-centre, as well as a neighbourhood and destination. This urban renewal opportunity positively contributes to the future of Hobart, and the needs of the city and will result in a designed built exemplar of Tasmania's next generation of social, cultural, environmental and economic ecosystems and communities.

**The Masterplan supports the projected growth and development of the City of Hobart and is enabling for strategic areas like provision of new housing and outlined and acknowledged by City of Hobart below;**

- *“Providing a significant contribution of new housing to help address both the current housing crisis and a focus on new models of “missing middle” housing offering real alternatives to traditional fringe greenfield housing in the city.”*
- *“Leveraging the Site as an economic and innovation engine complementing Hobart CBD, including ideas like a “global centre of excellence” in an iconic Tasmanian field and a start-up hub.”*

- (City of Hobart, Sandy Bay UTAS Redevelopment Submission)

Image 5 University of Tasmania Existing Built Environment

## The Outcomes + The UTAS Sandy Bay Masterplan

The Masterplan is composed of a wide range of complementary elements that are outcomes of Site response, design, feasibility, technical review and strategic considerations - which relate back to the Shared Vision and Guiding Principles developed for the Site. The flowchart adjacent highlights the key aspects that form and describe the features and targets of the Masterplan.

These elements cover soft (qualitative/social) elements, and hard elements (physical/infrastructural), and demonstrate the amplitude and integration achieved in the Masterplan.

The Masterplan is composed of five precincts, that each deliver different elements.

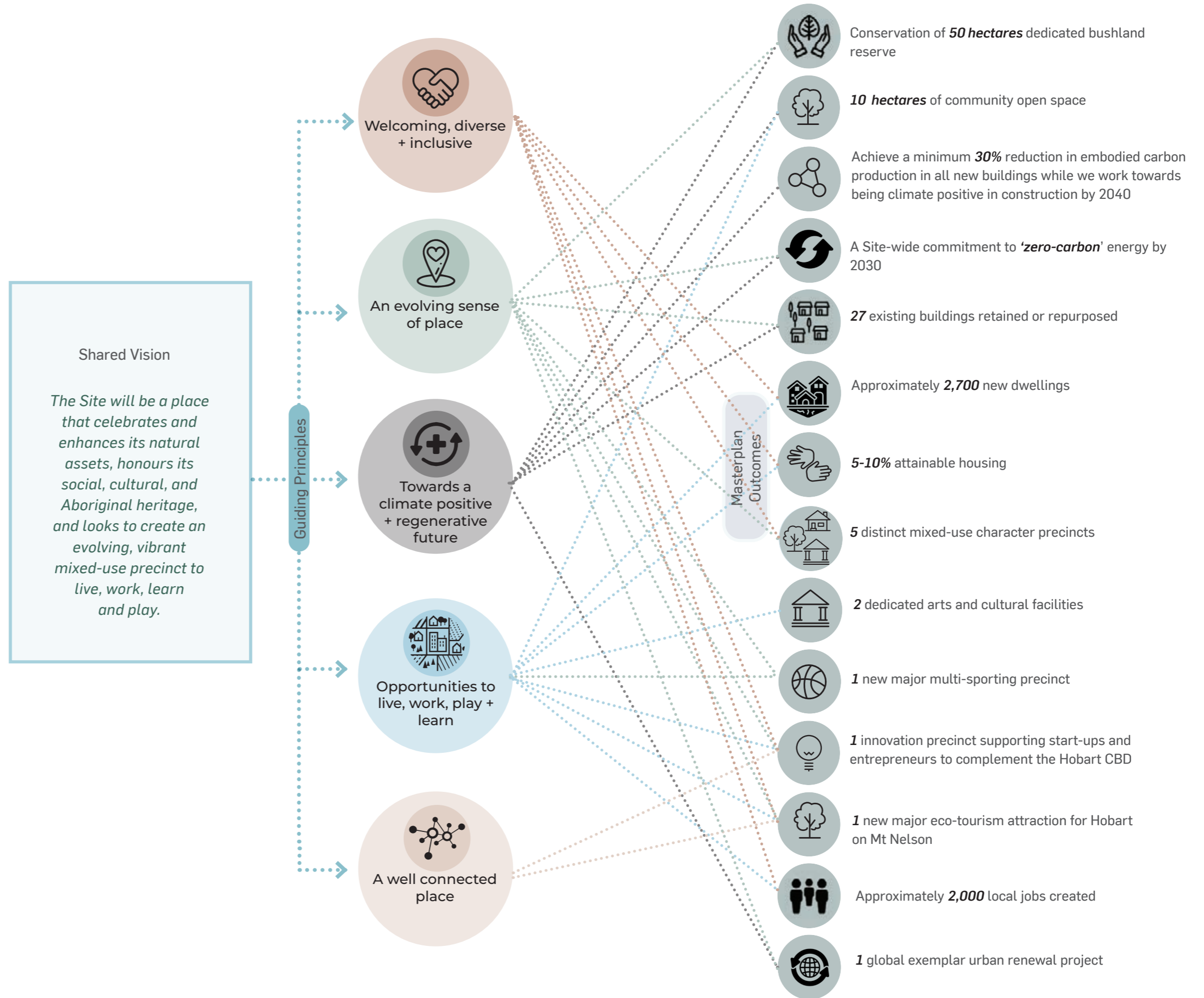
**Precinct 1:** Major multi-sporting precinct, social/recreational amenities and mid-rise housing.

**Precinct 2:** Two dedicated arts and cultural facilities, a grouping of heritage buildings (adaptively reused), micro-centre and hub for innovation, entrepreneurship and local economy, significant public realm and urban street interfaces.

**Precinct 3:** A range of housing typologies and community areas/public realm.

**Precinct 4:** Aged-care, education and learning offerings, as well as housing.

**Precinct 5:** An eco-tourism and adventure destination and boutique hilltop neighbourhood.



What does the Masterplan yield?

The Masterplan includes a variety of offerings across the site. Accommodation offerings range from apartments, town houses and single lot dwellings, aged care, hotel and serviced apartments. Community offerings include education and community, sports/health/wellbeing and eco-tourism. Eco-Adventure offerings are accommodated in the expansive bushland reserves and landscaped open space and commercial/office, retail and food offerings are conveniently located centrally to the Masterplan site

The summary adjacent provides approximations of the numbers/areas of each of these elements within the Masterplan.



\*All figures are approximate and subject to change

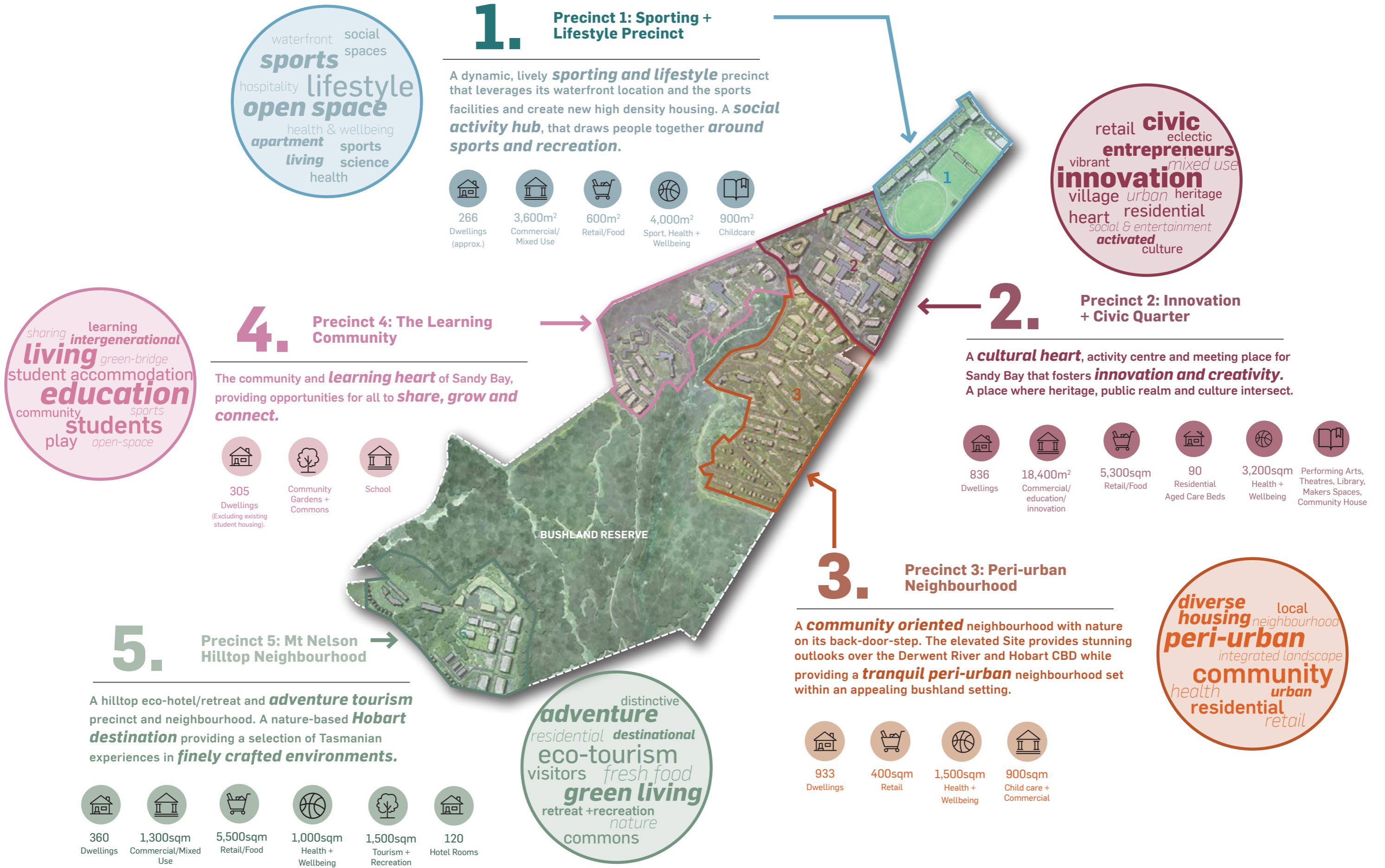


Figure 3 The Masterplan





Image 7 Sandy Bay and Hobart CBD

# Introduction

The Masterplan aims to guide the development of this large scale urban renewal Site into a dynamic, ecologically sensitive, innovative and future-ready collection of locally distinctive precincts. Stretching from the ridge of Mt Nelson to the shores of the Derwent river (timtumili minanya), and across topographic bushlands and expansive vistas, the Masterplan site includes rocky cliffs, two rivulets, and open sports fields.

The Masterplan acknowledges and builds upon the Site's long established cultural, social, academic, community and environmental significance of place, and provides a future urbanism that is integrated, resilient and responsive and an ideal location for community oriented neighbourhoods and a civic and heritage, mixed-use heart where residents and the wider community can enjoy all the site has to offer

Image 6 Aerial view of Hobart CBD



## Methodology

The Masterplan has been developed by an expert team of specialist consultants, and multi-disciplinary designers and engineers.

The Masterplan is the result of wide-ranging contributions, from carefully nominated firms that are known for delivering high-quality, well-rationalised outcomes.

This highly collaborative process has been iterative, enabling changes to be made throughout the Masterplanning design to incorporate ideas and inputs received through stakeholder engagement and community feedback that have supported the refinement of the Masterplan into the current concept. The Masterplan has responded to many different conditions and constraints as well as present macro and micro aspirations, opportunities and outcomes.

The methodology in developing the Masterplan can be split into three main parts;

- 1. Informing the Design** (the supporting engagement, Site, technical, strategic and feasibility documentation, and inputs).
- 2. The Design Response** (the design testing and iterations, integration of engagement feedback, strategic and technical inputs, and the delivery of comprehensive Masterplanning outcomes).
- 3. The Planning Submission (PSA)** (The strategic planning case that demonstrates that use and development provided for under the Masterplan is consistent with the relevant statutory tests under the *Land Use Planning and Approvals Act 1993*).

This Site offers a unique opportunity, at a grand scale, with attributes of bushlands, topography, views and heritage rarely encountered for redevelopment. The beauty and complexity of the Site is part of what has driven the detail and attentiveness of the outcomes described in the Masterplan.

The Masterplan was developed across parallel streams of work, as follows;

### Community + Stakeholder Engagement

To ensure the Masterplan has been well-considered and socialised, and incorporates as many community ideas and contributions as possible, a dedicated engagement team (of both local Tasmanian and Melbourne-based firms) have carried out a broad multi-staged stakeholder and community engagement programme which are detailed in the following pages of this document.

### Strategic + Technical Rationalisation

The process of developing the Masterplan commenced with rigorous analysis, and strategic and technical testing and evaluation to formulate a solid basis to support design and future planning. The strategic and technical teams have worked collaboratively with the design team to ensure issues have been resolved, and feasible, integrated and comprehensive solutions are provided for the Masterplan.

### Feasibility Modelling

Feasibility modelling has supported the design decision making to guarantee the viability of the Masterplanning options tested throughout the design development. This approach has ensured that a feasible development model has been established and evaluated.

### Design Testing + Development

This Masterplan is the result of a many influences. The Masterplan has evolved through the phases, responding to issues and ideas raised, continually working to resolve propositions to best meet the requirements at point, and provide adapted, reconsidered responses. The Masterplan provides a detailed and well-tested development proposition.

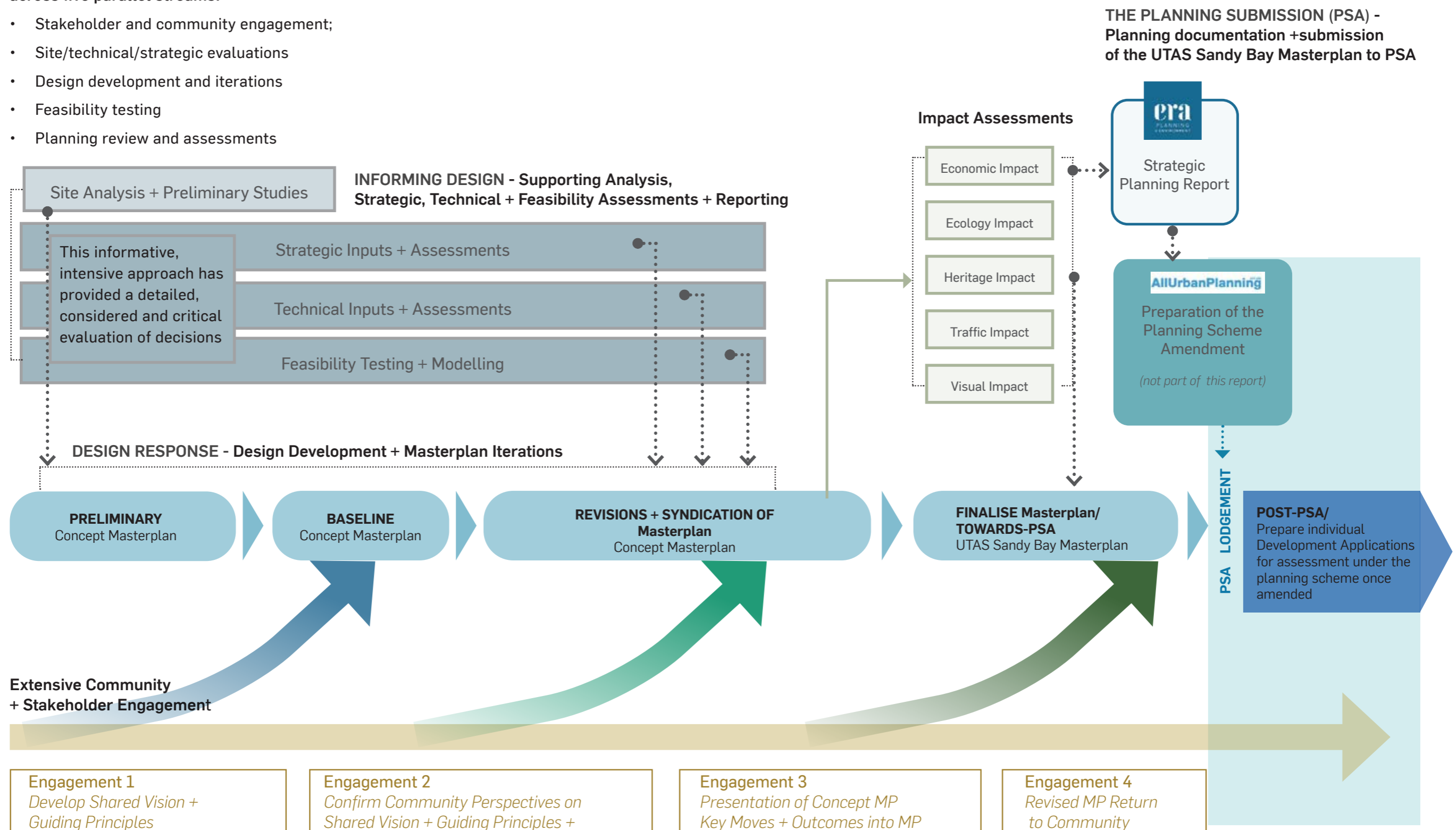
### Planning Assessments + Submission

The main objective of the Masterplan is to successfully meet the requirements to enable the PSA to be approved through good design and feasible, appropriate Masterplanning.

## The Process

The Masterplan process has been undertaken across five parallel streams.



























- Stakeholder and community engagement;
- Site/technical/strategic evaluations
- Design development and iterations
- Feasibility testing
- Planning review and assessments



The UTAS Sandy Bay Masterplan has been developed by UPPL with lead architects ClarkeHopkinsClarke. The proposal has been supported, tested, evaluated and designed in collaboration with a multidisciplinary, expert team, who know Masterplanning, and who understand Hobart.

The Masterplan was developed as a collaborative project, based on knowledge, analysis and recommendations of selected expert consultants. The team is located across Hobart and Melbourne, providing a local on-the-ground team and direct understanding of place and context, with interstate expertise that draws on Australian and international best practice.

The multidisciplinary team has undertaken thorough site investigations and developed substantial background analysis and reporting across key disciplines. These reports informed the key design moves and ensure the Masterplan is innovative, well-considered, appropriate to context and feasible. This process developed a proposition that is strategically and technically sound and provides a comprehensive solution for a Site of this importance, complexity and scale.

<b>Client</b>	 <b>UTAS Properties</b> PROJECT LEAD/ DEVELOPMENT	 <b>UNIVERSITY of TASMANIA</b> University of Tasmania UNIVERSITY	 <b>Deloitte.</b> Deloitte DEVELOPMENT ADVISORY	 <b>WT Partnership</b> QUANTITY SURVEYING	 <b>SMEC</b> PEER REVIEW ENGINEERING	 <b>All Urban Planning</b> LEAD STATUTORY PLANNING (PSA PREPARATION)
<b>Design Team</b>	 <b>ClarkeHopkinsClarke</b> URBAN DESIGN & ARCHITECTURE LEAD CONSULTANT		 <b>Dock4 Architects</b> ARCHITECTURE	 <b>Playstreet</b> LANDSCAPE ARCHITECTURE		
<b>Strategic Team</b>	 <b>ERA Planning &amp; Environment</b> LEAD STRATEGIC PLANNING	 <b>Cundall</b> ESD / CARBON ZERO STRATEGY	 <b>Complete Streets</b> TRANSPORT STRATEGY	 <b>GTA / Stantec</b> TRANSPORT ENGINEERING	 <b>Deep End Services</b> ECONOMICS	 <b>Odonata</b> THE BUSINESS OF BIODIVERSITY
<b>Expert Technical Team</b>	 <b>Paul Davies Pty Ltd</b> HERITAGE		 <b>CHMA</b> ARCHAEOLOGY & CULTURAL HERITAGE	 <b>GHD</b> STRUCTURAL / CIVIL ENGINEERING	 <b>EST</b> ENGINEERING SERVICES	
 <b>Pudding Lane</b> BUILDING SURVEYOR		 <b>PDA Surveyors</b> PDA LAND SURVEYOR		 <b>Geo-Environmental Solutions</b> GEO TECHNICAL/ENVIRONMENTAL		 <b>North Barker</b> ECOLOGY + FIRE SERVICES
<b>Engagement Team</b>	 <b>Village Well</b> PLACE MAKING + STRATEGY		 <b>Cor Comms</b> ENGAGEMENT FACILITATION + ADMINISTRATION		 <b>ClarkeHopkinsClarke</b> ENGAGEMENT LEAD / COORDINATION	

## The Future for Hobart

The Masterplan caters to an existing and expanding Hobart demographic. The following extracts from *'Hobart: A Community Vision for Our Island Capital' (July 2018)* highlight and provide an overview of the people of Hobart and considerations that have also guided the Masterplan. It is important to understand and reflect the identity of Hobart, and the people that are proud to call it home.

### Where we live

- We are deeply connected to nature and wilderness, in, around, above and below our city.
- Our geography and history guide the scale of our city: kunanyi / Mt Wellington, the River Derwent and heritage buildings are our most prominent landmarks.
- We can access all the important parts of life, in a walkable and rideable city where we do not spend our lives commuting.
- We want to ensure more of us have access to nature, and we should not take our 'clean green' image for granted.

### Who we are

- Hobart is a place where we can be ourselves.
- We prize honesty, authenticity and modesty.
- We help each other in the best and worst times, and we flourish in the face of hardship.
- Our city feels friendly and safe—but we know not everyone experiences our city this way, and we could do better.

### Where we come from

- We are proud of our history, lineage and ancestry.
- We have been lucky to escape development during times when other cities were booming, and we embrace the best of 'Slowbart'.
- All of us in Hobart—who grew up and stayed, moved away (and sometimes returned) and moved here from elsewhere—are part of maintaining and evolving our city's culture and feeling of home.

### How we relate

- Hobart is a city of chance encounters and collisions with friends and neighbours.
- The connections between us are strong and help us get things done.
- The scale of our city helps us meet and learn from people not like us.
- We could make our connectedness more inclusive and inviting.

### How we engage in civic life

- We are active on issues that are important to us.
- We feel collective ownership of, and responsibility for our city.
- Government is a big force in city life and we want it to reflect and reinforce what we value about Hobart.
- As Tasmanians who live in Hobart and Hobartians who live in Tasmania, we are connected to our region and our island.

### How we live

- Life in Hobart is not just about the money: we prize our time, meaning and fulfilment.
- We celebrate, in daily life and through our many events and festivals.
- We are a small city with the cultural wonder of a capital many times our size.
- We are a city of well-loved artists, creators and cultural institutions.
- We are concerned that, in a city known nationally for its affordability, increasing costs of living are excluding people from the 'Hobart lifestyle'.
- We want our economy, and especially tourism, to focus on quality over quantity.

### How we work

- We prize our inventiveness, resourcefulness and creativity.
- We are multi-skilled tinkerers, artisans and craftspeople, we are a city of niche professions and industries.
- We have an entrepreneurial spirit: our city is our workshop and our markets are our small business incubators.
- We are concerned that some of us are being left behind as we grow, and growth and change could have negative impacts on our way of life if not planned and managed well.

## Good for Sandy Bay, Good for Hobart

The Masterplan aligns with strategic goals of the city and the surrounding area. Community and Culture, Local Economy, Housing Diversity, Sustainability and Regeneration, Ecology and Conservation, and Transport and Movement were identified as priorities for the Masterplan design, and also support local policy aspirations.

The following statements are adapted from the identity statements in the document 'Hobart: A community vision for our island capital' (City of Hobart, July 2018), identifying how the concept Masterplan aligns with these goals.



Hobart: A Community vision for Our Island Capital



## Community + Culture

**Hobart is a vibrant city of well-loved artists, creators and cultural institutions - chance encounters with friends and neighbours. People value their time, meaning and fulfilment in a unique 'Hobart lifestyle.'**

This Masterplan celebrates culture and community and provides friendly, inclusive, accessible spaces and places to socialise, live, work and play in one location.



## Local Economy

**Hobartians want their economy, and especially tourism, to focus on quality over quantity. People have an entrepreneurial spirit and use the city as their workshop.**

This Masterplan will provide circular economies / business opportunities and new and innovative spaces for makers, emerging business, home-business and small enterprise to flourish in a localised, high-amenity environment.



## Housing Diversity

**Increasing housing costs concern Hobartians, who value the scale of their city and the opportunity to live in a well-connected and amenable city.**

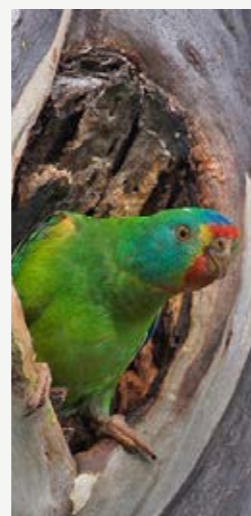
This Masterplan purposefully integrates a range of diverse housing typologies, sizes and delivery models to provide a range of market options and ensure all ages, family-types and identities find a place in the emerging Sandy Bay community. Housing has been sensitively integrated offering a new variety of context-driven community neighbourhoods of differing densities and scale to suit various people and living arrangements.



## Sustainability + Regeneration

**In Hobart, residents feel a collective ownership of and responsibility for their city.**

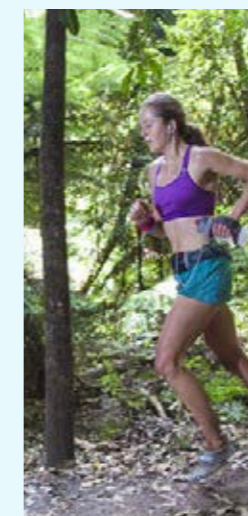
This Masterplan aims for a sustainable regenerative future, where carbon footprint is prioritised, buildings are re-used and adapted, food is grown on-site and energy is sourced locally and from sustainable/renewable sources where possible. Also refer to Sustainable Hobart Action Plan 2020-2025 for further information.



## Ecology + Conservation

**People in Hobart want to ensure that everyone has access to nature, and that the 'clean green' image of the city is not taken for granted.**

This Masterplan sets aside 50 hectares of bushland and natural area to conserve, enjoy and integrate the natural values into the surrounding urban fabric, actively promoting biodiversity, whilst protecting and enhancing habitat and environmental conditions. An additional 10 hectares of public landscaped space further ensure accessibility to green space.



## Transport + Movement

**Its important that people can access all the important parts of life in a walkable and rideable city without spending their whole lives commuting.**

This Masterplan is designed around a well-connected, future-focused transport strategy, where pedestrians are prioritised through safe, walkable streets and public transit operates throughout the Site.

## Informing the Future

Four stages of public and stakeholder engagement have informed a 'Shared Vision' and a set of 'Guiding Principles.' These principles create a summary position for key aspects of the project, and ensure that the vision for the project and Site grows in alignment with these foundational ideas.

## 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 8 Sandy Bay Campus  
 Image 9 Salamanca Markets  
 Image 10 Hobart Skyline  
 Image 11 Sandy Bay Campus  
 Image 12 Aerial view of Hobart and surrounds

## Guiding Principles



### Welcoming, diverse and inclusive

What this might look like:

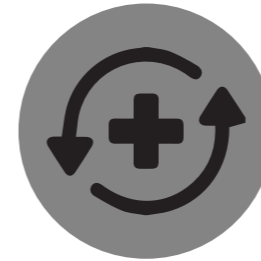
- Accessible for all
- Celebrate and acknowledge Aboriginal and palawa / pakana culture and narrative
- Develop a safe and welcoming environment
- Provide a diversity of housing choice



### An evolving and distinct sense of place

What this might look like:

- Maintain a sensitivity to place and build a legacy for the Site
- Respect the social, environmental, and cultural history of the place, including Aboriginal stories
- Honour and enhance the natural assets of the Site



### Towards a climate-positive and regenerative future

What this might look like:

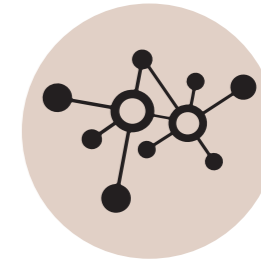
- Embrace the unique biodiverse environment while creating an environmentally sustainable and resilient future - natural environment
- Prioritise sustainability, conservation and regeneration - built environment



### Opportunities to live, work, play and learn

What this might look like:

- Provide opportunities for growth in the areas of commerce, society, culture, and education
- Create diverse employment opportunities that complement the local economy
- Provide a new level of amenity and liveability for residents of Sandy Bay

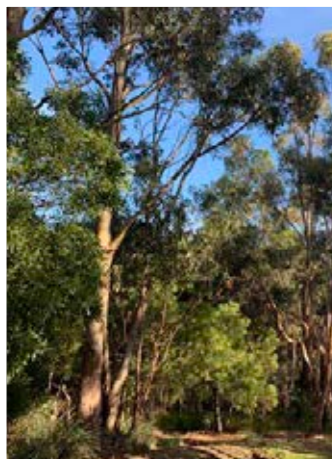
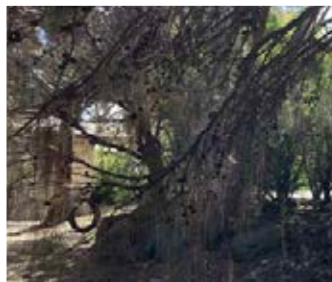


### A well connected place

What this might look like:

- Improve connection and accessibility within, through and around the Site and its surroundings
- Connected to nature
- Connected to people
- Connected to the CBD
- Connected through technology





Location Character Images

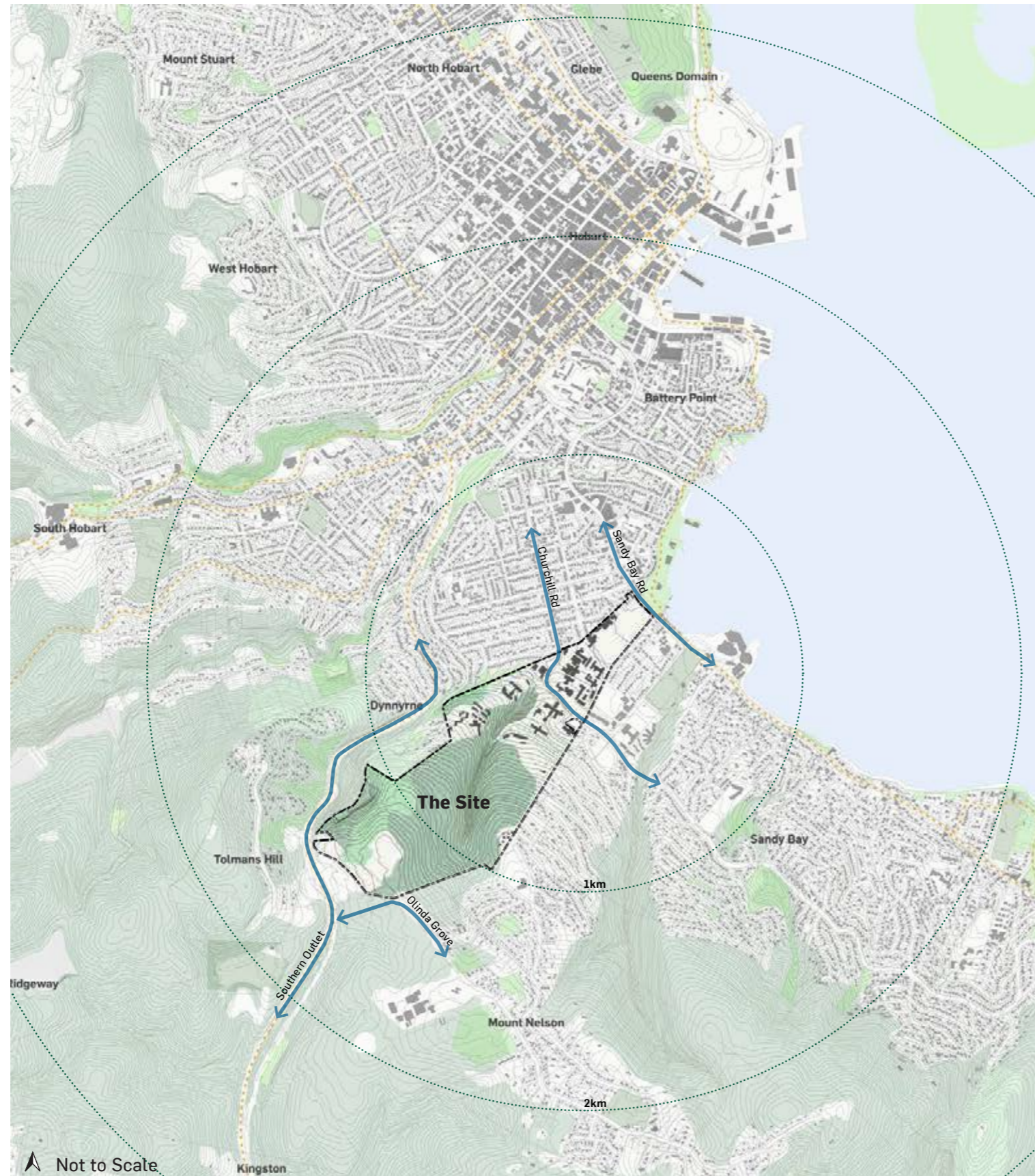


Figure 4 Location context plan

The Site occupies a remarkable position within the Hobart cityscape, offering close proximity to the CBD, as well as bushlands and waterfront.

The Site holds significant value to the people of Hobart, through its connection to higher education; social heritage, nature; the community of Sandy Bay; the muwinina and palawa/pakana people, traditional owners of nipaluna country; and to the Hobart CBD.

Located in the area between the peaks of Mount Nelson, Tolmans Hill and the Derwent River/timtumili minanya, the 105 Ha Site encompasses a diverse landscape from dense bushland to suburban waterfront. The transitions between high and low altitude offers rich contrasts; bush to water; city to neighbourhood; ridge to river; all serving particular functions within the multifaceted and thriving city of Hobart and their strong connection to place, people and environment.

The Site is well-known for its long-standing relationships to the surrounding residential catchment and community, with sports fields providing a home for local clubs, student living and university learning. Churchill Avenue traverses the Site and provides a well-known connection from between Hobart's southern suburbs and the CBD.

This Masterplan provides an important opportunity to continue to grow the richness of place and connection this Site has to Hobart and it's local communities, while offering a new models of living, working and playing.

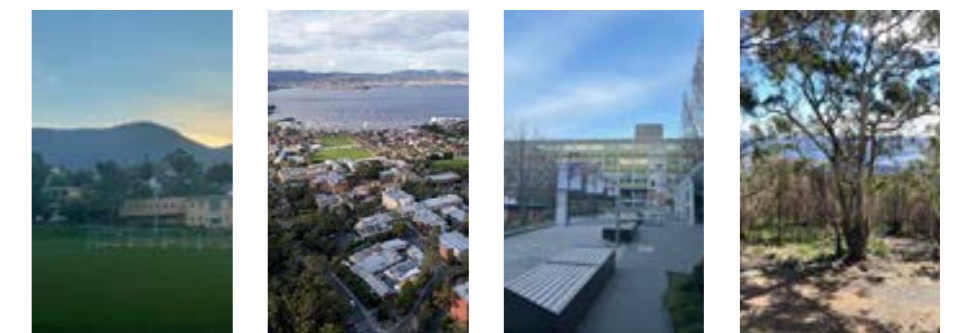


Image 13 Sandy Bay Site sportsfields  
 Image 14 University of Tasmania existing built form  
 Image 15 University of Tasmania Social Sciences Building  
 Image 16 Natural landscape of Site



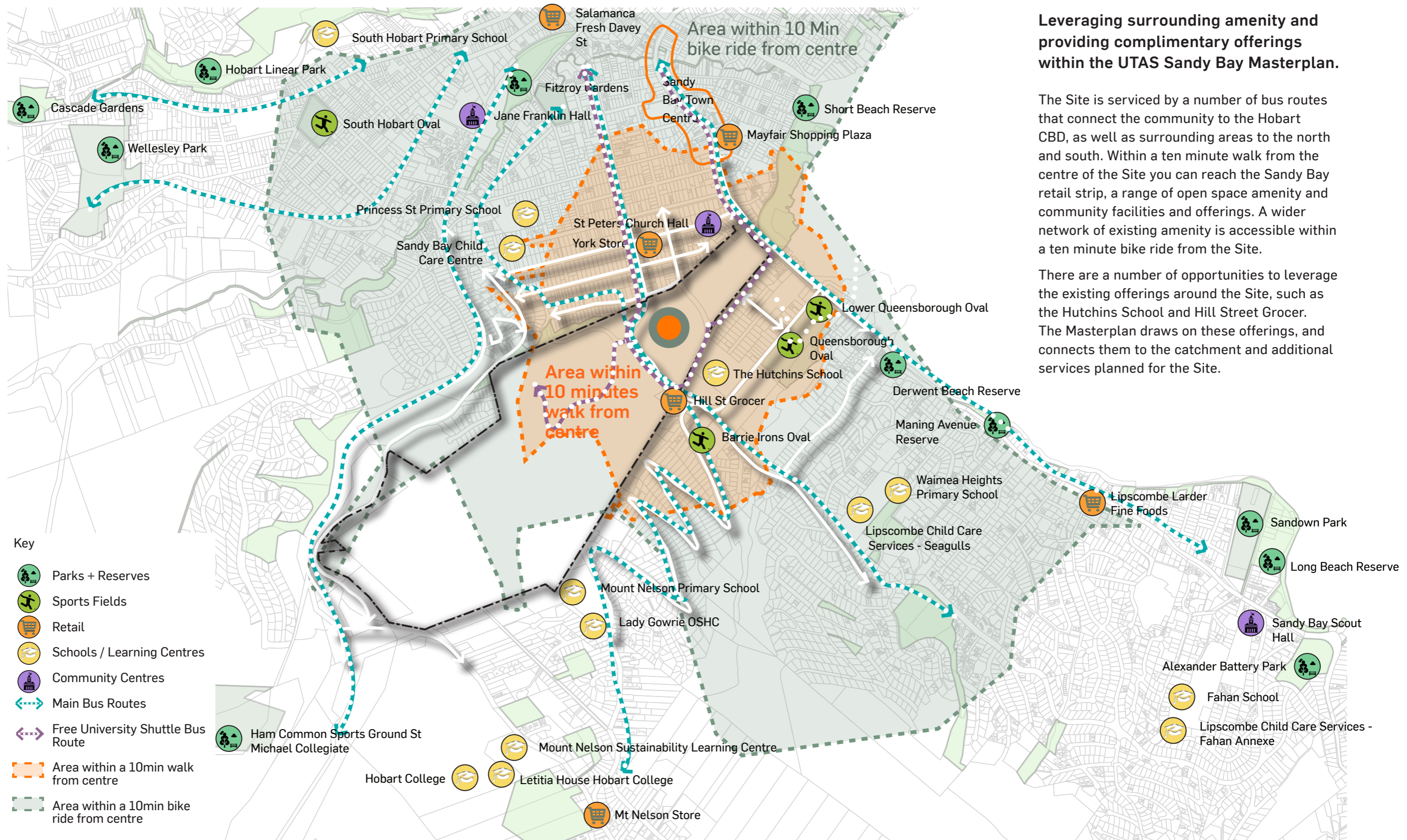
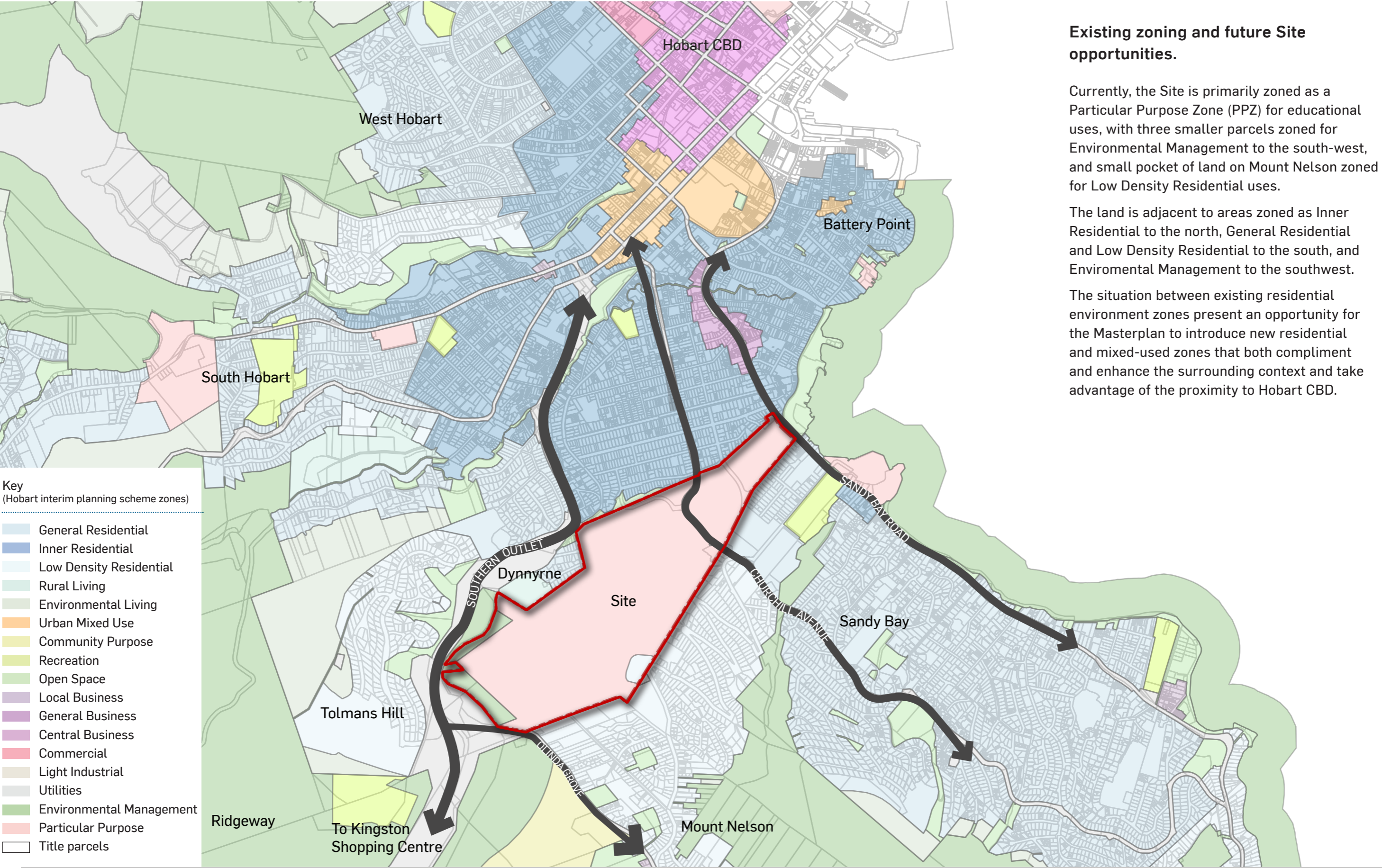


Figure 5 Connections + surrounding amenity plan



**Existing zoning and future Site opportunities.**

Currently, the Site is primarily zoned as a Particular Purpose Zone (PPZ) for educational uses, with three smaller parcels zoned for Environmental Management to the south-west, and small pocket of land on Mount Nelson zoned for Low Density Residential uses.

The land is adjacent to areas zoned as Inner Residential to the north, General Residential and Low Density Residential to the south, and Environmental Management to the southwest.

The situation between existing residential environment zones present an opportunity for the Masterplan to introduce new residential and mixed-used zones that both compliment and enhance the surrounding context and take advantage of the proximity to Hobart CBD.

Figure 6 Zoning + Land use plan



Image 17 Sandy Bay Site & context












## This plan identifies existing conditions of the Site;

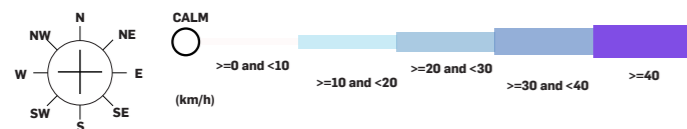
It describes; Site topography / landscape features and existing buildings; climatic conditions summary, including path of sun, prevailing wind; location of on-site and off-site utilities, trunk routes; pedestrian and vehicular circulation (including adjoining streets) and identifies heritage landmarks.



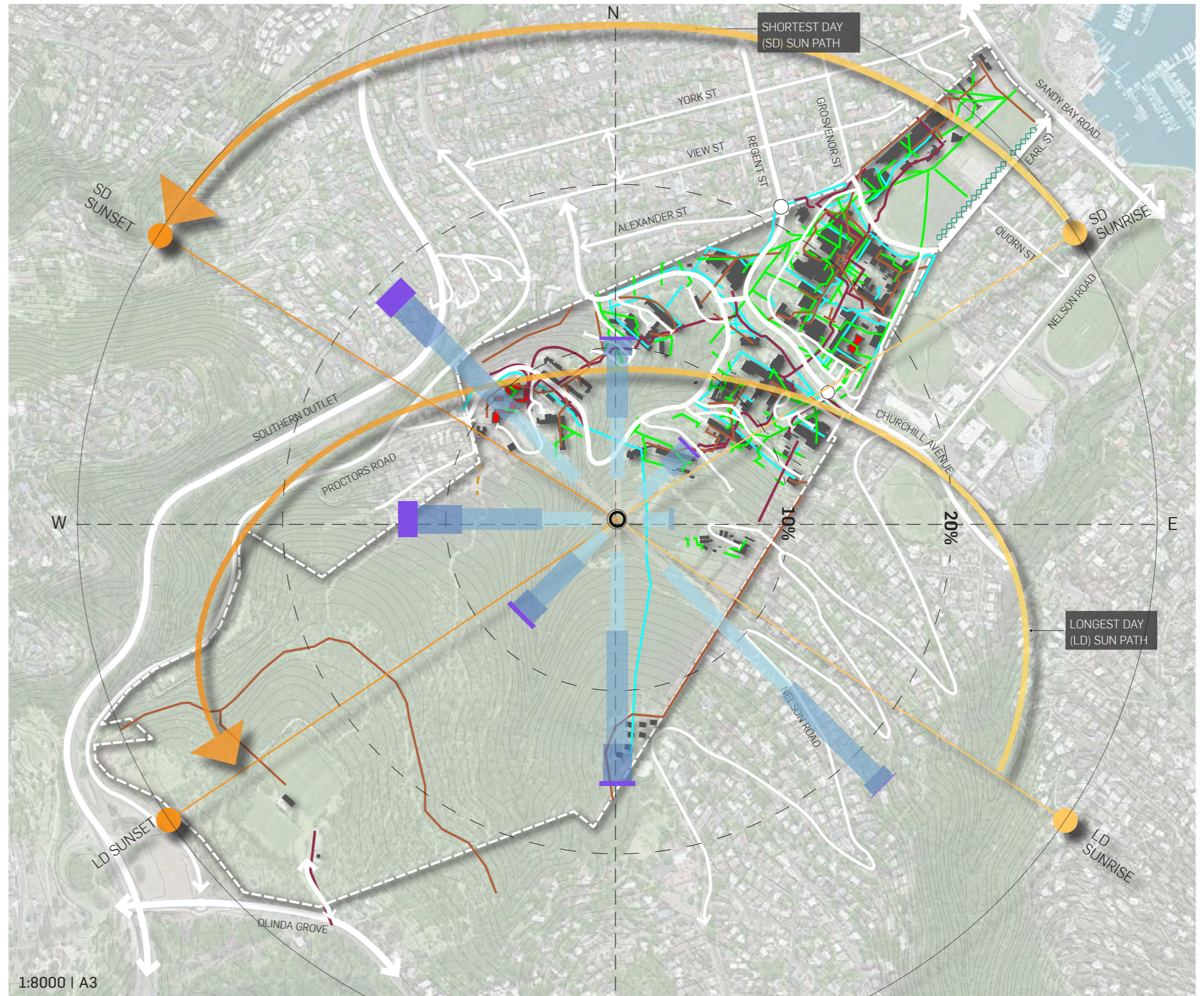
Image 19 Existing Site images

-  Existing Buildings
-  Heritage listed buildings
-  Stormwater line
-  Sewer line
-  Water line
-  Electrical line
-  Existing round-about
-  Heritage Hedge
-  Sun Angle Shortest Day (SD) Longest Day (LD)

Wind Frequency at 3pm annually



### Existing Site Conditions Plan



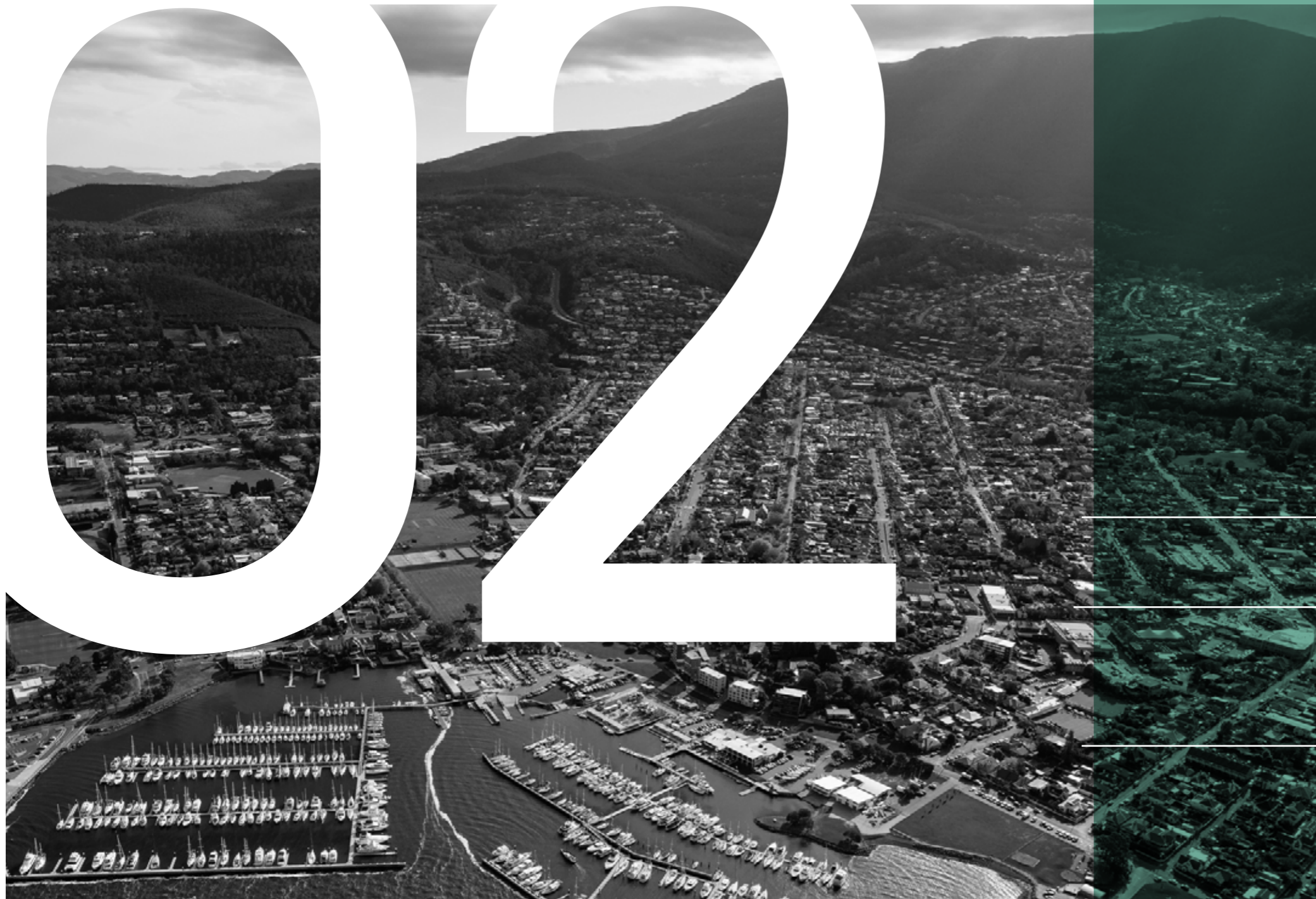


Image 20 Site with Kunanyi (Mount Wellington) in the distance

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# Informing the Design

The Engagement Process

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Policy + Planning

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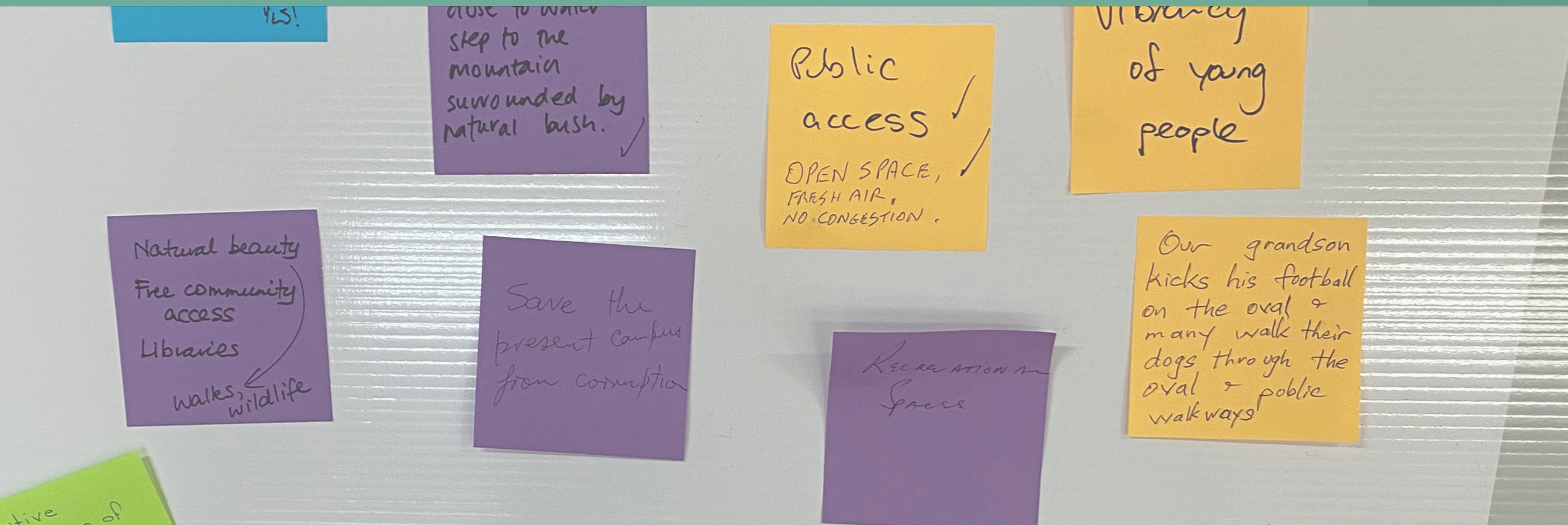
Strategic Inputs +  
Technical Reporting

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Heritage + Adaptive Re-use

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# The Engagement Process



## Engagement Overview

Community and stakeholder input was sought over four engagement phases throughout 2021 to hear community views, and to test, evolve and inform the Shared Vision, Guiding Principles and the Masterplan. The engagement process has enabled the community to help shape the Masterplan that will form part of a request for a PSA for the Site. Following submission of the PSA request, the engagement program will continue throughout the future DA stages.

Over 800 people participated in face-to-face conversations, focus group discussions, open house events and contributed to the Reimagine Sandy Bay website over the engagement period.

A range of engagement methods were adopted to ensure accessibility and input from a wide stakeholder group, including an advertisement in the Hobart Observer that reached 24,600 people; 136,612 internal email communications through the University; a website that was accessed 4,462 times (the Masterplan was downloaded 1,021 times); open houses and exhibition that were attended by 366 people; 103 focus groups and face-to-face meetings, and 11 online workshops. The engagement team met with a wide range of stakeholders, including groups and tenants such as the City of Hobart CEO, Elected Members and Officers, Riawunna, Members of the House of Assembly, Tasmanian Property Council, Hobart Women's Housing, Tasmanian Herbarium, CSIRO Forestry, TUSA, neighbouring schools, the Bicycle Network and infrastructure providers, as well as the open sessions with the community.

For a full list of stakeholders, please refer to the Appendix.

The four engagement touchpoints, dates, key aims, outcomes and outputs are illustrated in figure adjacent. Overall engagement feedback has been supportive of the Guiding Principles, Shared Vision and Masterplan. All feedback from engagement has been iteratively incorporated into the design of the Masterplan.

Engagement 1 and 2 sought to introduce participants to the project, understand people's views, and develop with the community the Shared Vision and a set of Guiding Principles to guide the development of the Masterplan. This has established a valuable framework to guide the design, and created a future tool to measure the Masterplan against. From these two rounds of engagement emerged eight key themes that have informed the key moves in the Masterplan;

- Protect and enhance the natural assets of the Site.
- Redevelopment that is sensitive to the Site and local context
- Adaptive reuse of existing buildings and retention of sports facilities
- Provide diverse housing options
- Include community facilities and open space amenity
- Consider the impact of traffic and improve pedestrian access through the Site
- Create a place with a wide mix of uses that is active and vibrant
- Target a sustainable and regenerative community

Engagement 3 and 4 presented the Masterplan to the community, receiving feedback to further refine the Masterplan for lodgement.



Figure 7 Engagement Reach

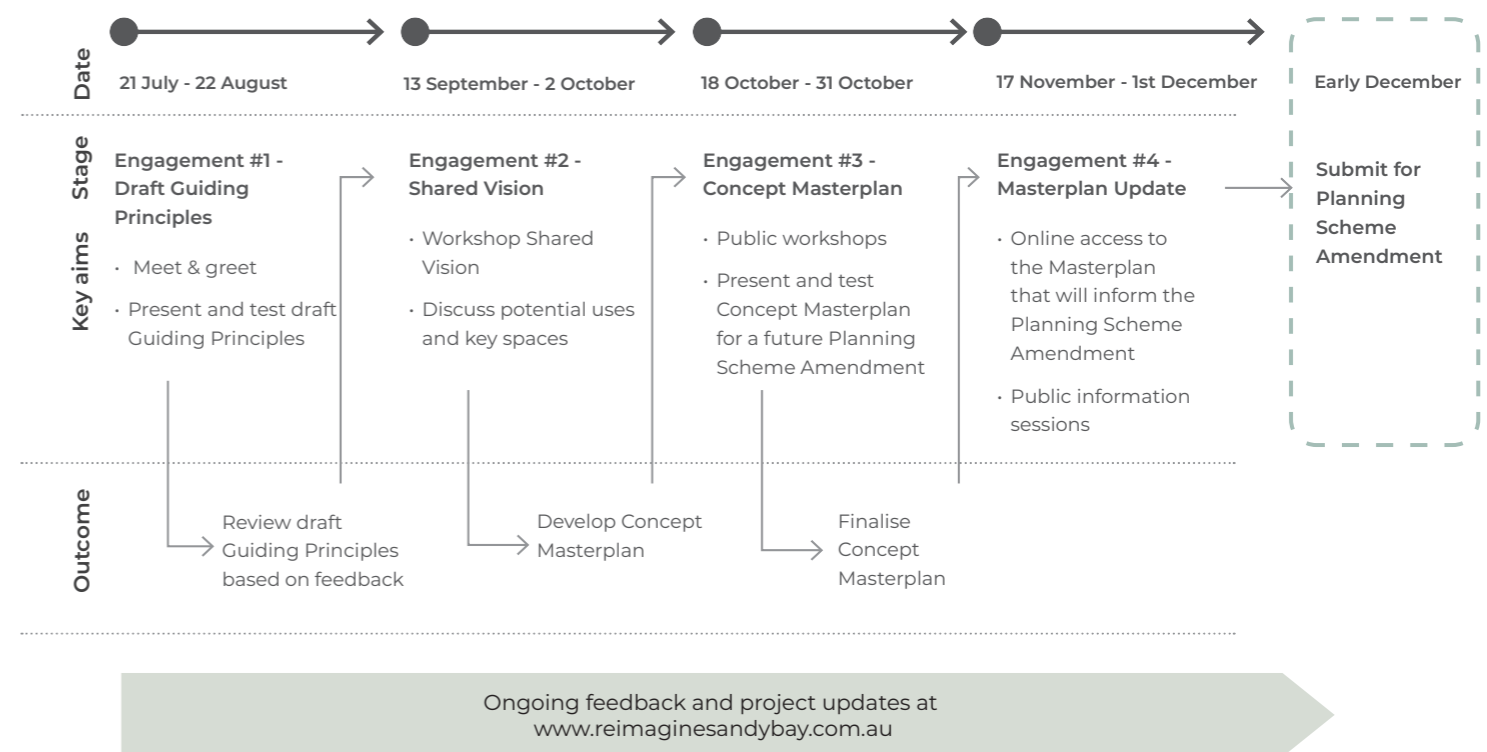


Figure 8 Engagement touchpoints



## Engagement Methodology

### Level of Engagement

The engagement methodology used throughout all stages of engagement is guided by the industry accepted international Association for Public Participation (IAP2) Spectrum. The IAP2 Spectrum identifies the levels of participation that defines the public's role in a community engagement program and sets out the promise being made to the public at each participation level. This engagement utilises three levels - Inform, Consult and Involve from the IAP2 Spectrum, as shown in figure 9.

### Communication and Engagement Principles

The communication and engagement principles outlined in figure 10 provided a framework for how the engagement team approached communication and engagement activities undertaken in relation to the Masterplan.

These principles helped guide the delivery of a best practice communications and engagement approach.

Framework is known locally through application in City of Hobart Projects

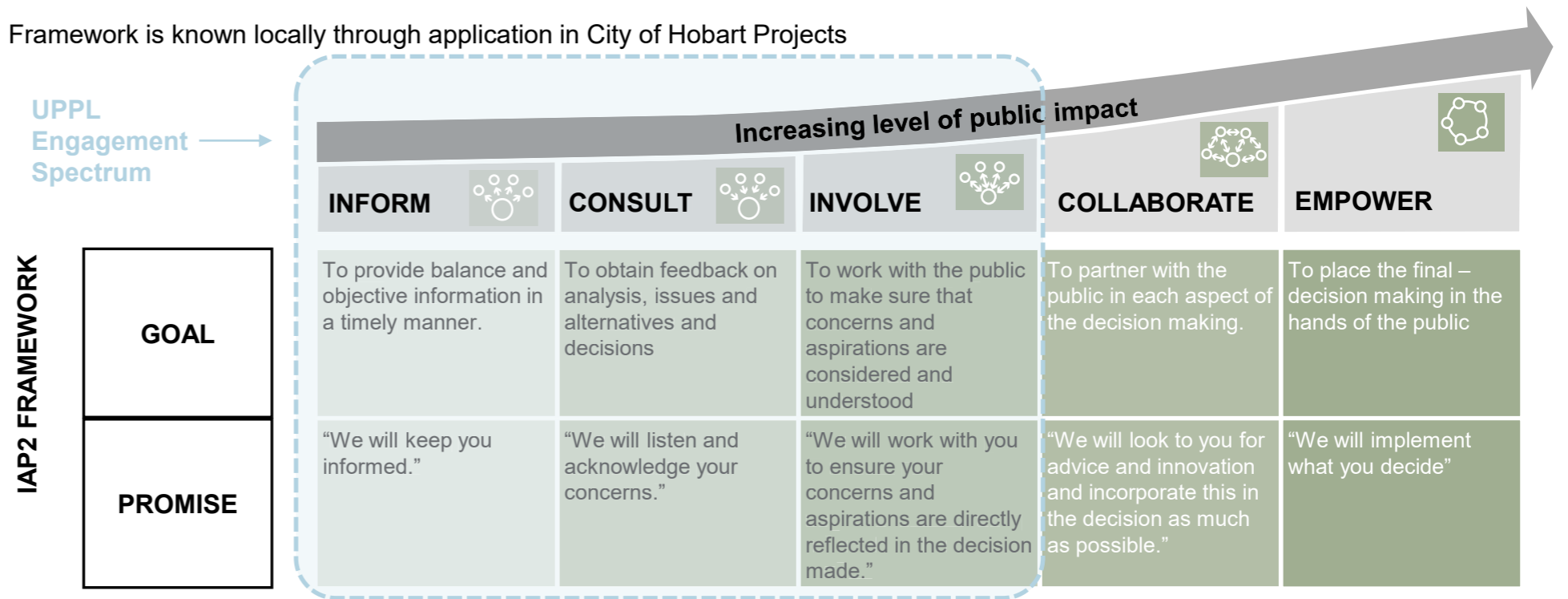


Figure 9 IAP2 Public Participation Spectrum  
Source: <https://iap2.org.au/resources/spectrum/>



Figure 10 Communication & engagement principles used in the development of the Masterplan for PSA submission

## Engagement Process

Community input and feedback has been sought at four critical points during the development of the UTAS Sandy Bay Masterplan.

All stages of consultation included a series of face-to-face sessions, focus groups, open house and exhibition events at the Sandy Bay Bowls Club, and online forums and surveys. Engagements 2 and 3 additionally held online workshops. For further detail on the engagement, please refer to the Engagement Summary in Appendix 04.

### Engagement 1

Engagement 1 saw the introduction of the draft Guiding Principles to community stakeholders. Overall participants viewed the principles positively and felt that the draft Guiding Principles captured their aspirations and the key challenges for the Site.

Further to this, six clear themes emerged from all engagement groups regarding what was important on Site and what needed priority in the design response.

### Engagement 2

Engagement 2 presented the emerging Shared Vision for the Masterplan and shared findings from the first round of engagement. Engagement 2 also put forward further developed Guiding Principles for feedback and sought insight into what participants thought they might look like applied to the Site. This type of feedback was mainly received from the open house events and online workshops.

Stakeholder conversations revealed current uses and key concerns for the Site as well as future needs and opportunities. Running in parallel to this, discussions with tenants also gave insight into who wished to remain on the Site and who wished to move to the CBD with the University. General feedback on the project and aspirations and opportunities for the Site continued to be received via the website.

Engagement 2 discussions further reinforced the six key themes from the first round of engagement. An additional two themes were also emphasised - sustainable transport / Site connections and Site access. These two themes align with the previously established Guiding Principles.

Eight key themes were then identified from engagement 1 and 2 which would form the basis for the Masterplan response (refer to Fig. 12).

### Engagement 3:

Engagement 3 showcased the Masterplan, including details around how the key themes that emerged from engagement discussions, had been addressed and developed into key moves on the Masterplan. The presentation of the Masterplan also included details around the planned precincts for the Site. There were engaging discussions around the Masterplan. Participants contributed by providing their views, suggestions and concerns, including what they liked, what they thought was missing and any queries they had around the Masterplan.

Surveys were prepared that asked questions around what participants liked about the Masterplan; what they thought was missing and whether the Masterplan captured the Shared Vision and Guiding Principles.

Direct correspondence was received around building heights, cycling networks, missing sporting facilities, retention of buildings, traffic and the staging of the redevelopment.

### Engagement 4

Engagement 4 closed the feedback loop and updated stakeholders on how the final Masterplan has been shaped by engagement and responded to frequently asked questions raised in Engagement 3.

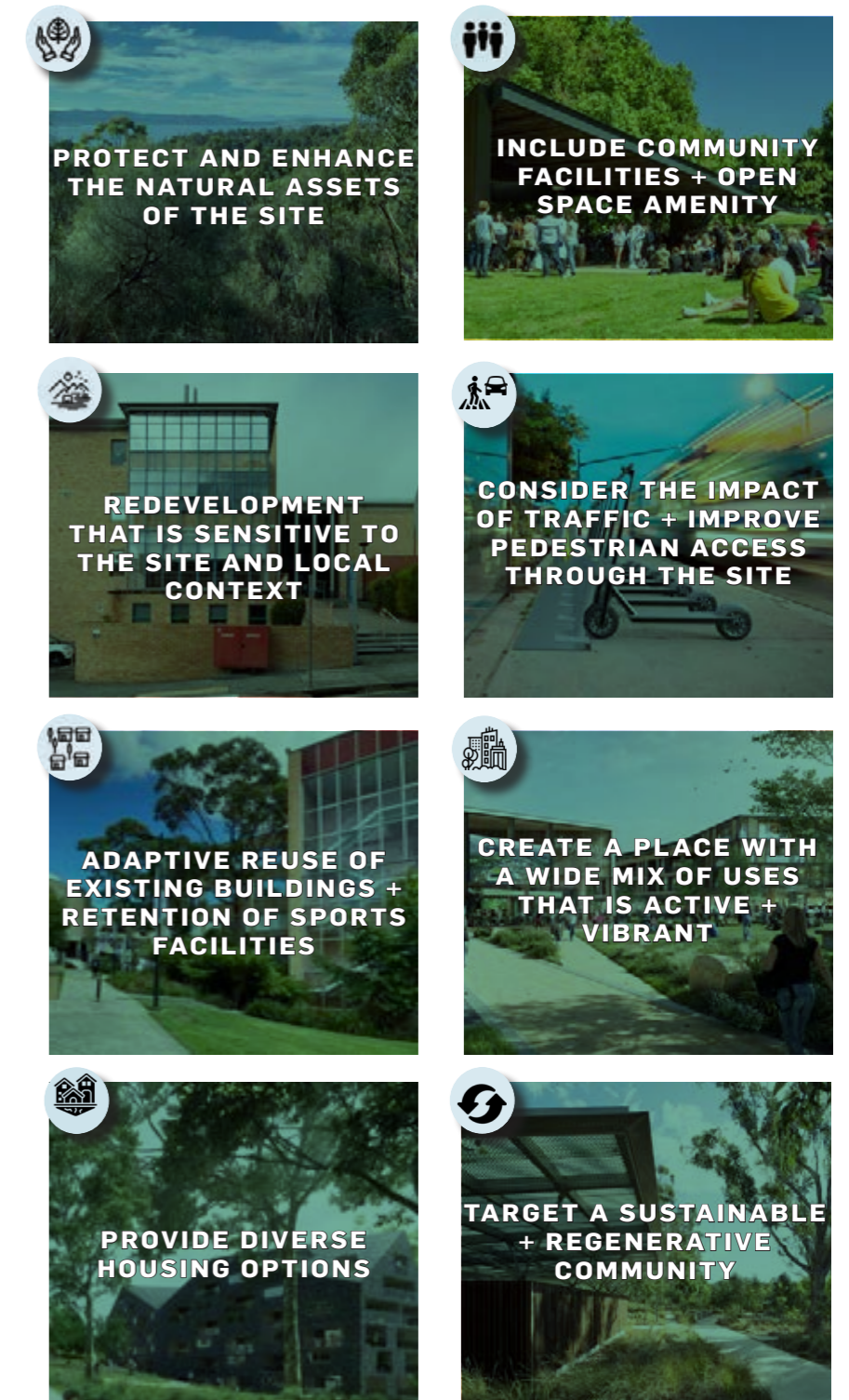


Figure 11 Eight key themes to arise from community engagement

## Taking the Masterplan from Principles to Outcomes

The four-phased engagement programme has resulted in a set of Guiding Principles, Key Themes and outcomes in the form of Key Moves.

The figure adjacent illustrates how Engagement 1 and 2 (Guiding Principles and Key Themes) shaped and helped inform Engagement 3, and develop key moves to apply to the Site and the design proposition.

The Guiding Principles are over-arching statements of intent (that have been collaboratively crafted) and identify and describe the main aspirations of the Masterplan.

The Key Themes are the messages collectively expressed as most important to the community through the initial engagement.

The Key Moves are the outcomes of integrating the Shared Vision, Guiding Principles and Key Themes (from engagement) into the Masterplan design, developing a series of endorsed actions and Site responses for the Masterplan.

**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.*

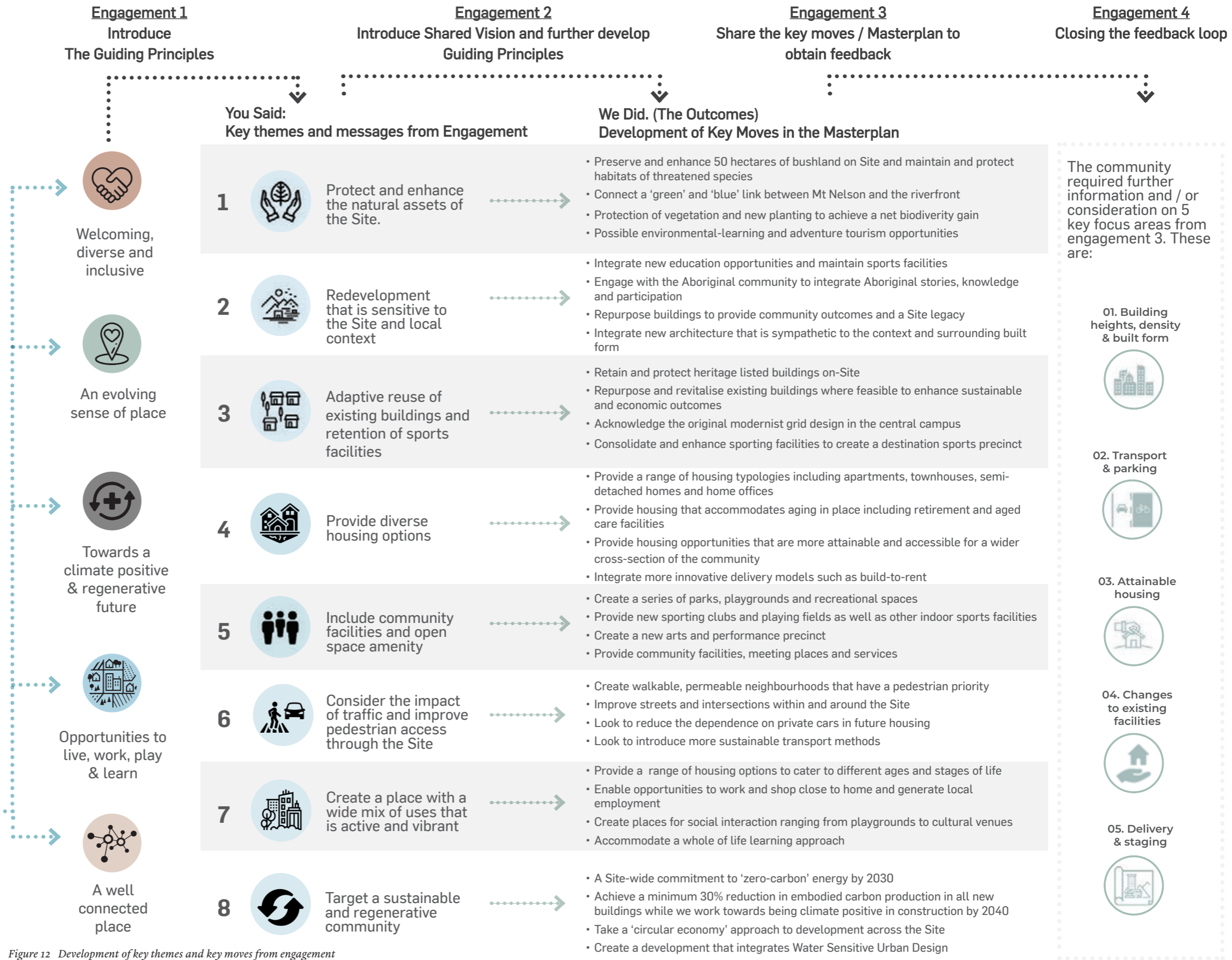


Figure 12 Development of key themes and key moves from engagement

## Acknowledgement, Learning + Reconciliation

The future Sandy Bay Site and development will reflect Tasmanian Aboriginal culture, the palawa/pakana people and the Tasmanian Aboriginal community. The acknowledgment and ongoing participation of the Aboriginal community, Aboriginal leadership and Riawunna (The University of Tasmania Centre for Aboriginal Education and Facilitation) is a significant part of Sandy Bay and the potential for the Masterplan to celebrate, share and incorporate palawa/pakana understandings of country, and cultural heritage and futures.

## Building Relationships

The Masterplan team and UPPL have worked with Riawunna to develop our understandings of Country and the possibilities envisioned for the Masterplan from an Aboriginal point of view. Time taken to continue to build relationships with Riawunna, Aboriginal leadership and community will be an important part of the forward journey of the Masterplan. A working group was established that has met monthly to discuss and share views on the inception of the project, the potential of the project (with regard to Aboriginal Engagement), understandings of Country and culture, and to grow our awareness around protocols and stories and narratives of people and place, past, present and future.

## Understanding Country

On the 20th of August, Riawunna facilitated an on-Country walk-shop at Sandy Bay Site with members of the Aboriginal community, university staff, design team members (landscape architects and architects) and UPPL. This group met on Country, to spend time in place to share, yarn, to listen to Country and experience the nature and culture of place.

“The aim of coming together on Country was to connect, build true relationships and to communicate the depth of what Country means from Aboriginal people. Communicating Aboriginal perspectives and sharing meaning of Country will give the group a better understanding of embedding Aboriginal knowledge into the Site. Country being inclusive of land, sky, water and all living things and creations.”  
- Caroline Spotswood, Riawunna

## Developing the approach

The approach is to be holistic with Country, Sky Country and Waters connecting. Stories will be incorporated into the design giving meaning and understanding to users of the Site from the mountain to river. Understanding and working with Aboriginal custodians, Aboriginal leaders and communities will create a place-based response that acknowledges traditional custodians and peoples through design, narrative and activation, and on-going care of community and country.

## A framework for Aboriginal Engagement

The project will be supported by an Aboriginal Engagement framework, to be further developed in collaboration with Riawunna. The framework will guide how the Masterplan engages with Aboriginal leaders and communities, and describe some key themes to support this process.

- To grow knowledge and cultural understandings (across the project team, and through the broader engagement) that enable authentic, relationships to be built and solid outcomes to be created that enable what is envisioned
- To actively demonstrate actions of reconciliation through the project teams and processes, and to understand the challenges and the impact of the histories and their influences today
- To pro-actively up-skill and attend cultural training, to share wisdoms and recommendations passed on by key members of the local Aboriginal community

## Design + Placemaking

Integrating Aboriginal narratives, knowledge and expression into the design, architecture, public realm and landscaping will offer a strong opportunity to:

- Develop statements of civic scale – embedding Aboriginal design into the development at a precinct level
- Embed Aboriginal narrative and concepts of histories, place and Country and integrate through art/public art, sculpture
- Re-introduce place naming through selected sites and wayfinding
- Develop a place that demonstrates and celebrates authentic connection to Country/Site – through the bush landscapes, to the waters edge, celebrating views to Country
- Tracks, Trails, Stories/References of place (ie annotated places across the Site describing features and histories that might help educate as well as create identity of place)
- Create cultural overlays and encourage regenerative actions caring for Country, conservation, nature, natural habitats and biodiversity

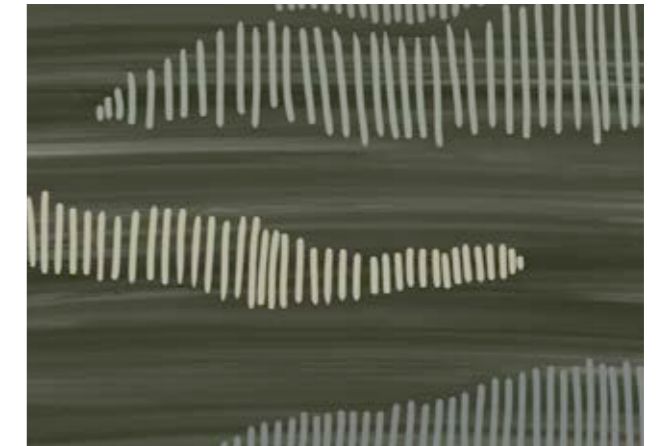


Image 21 Aboriginal Design by Caleb Nichols-Mansell, Inveresk Library Carpet “Wetlands”



Image 22 RexGreeno Canoe: By Palawa Artist, Rex Greeno, Canoe, 2013, Tasmanian paperbark, tea tree, string, glue. Photography: Rémi Chauvin

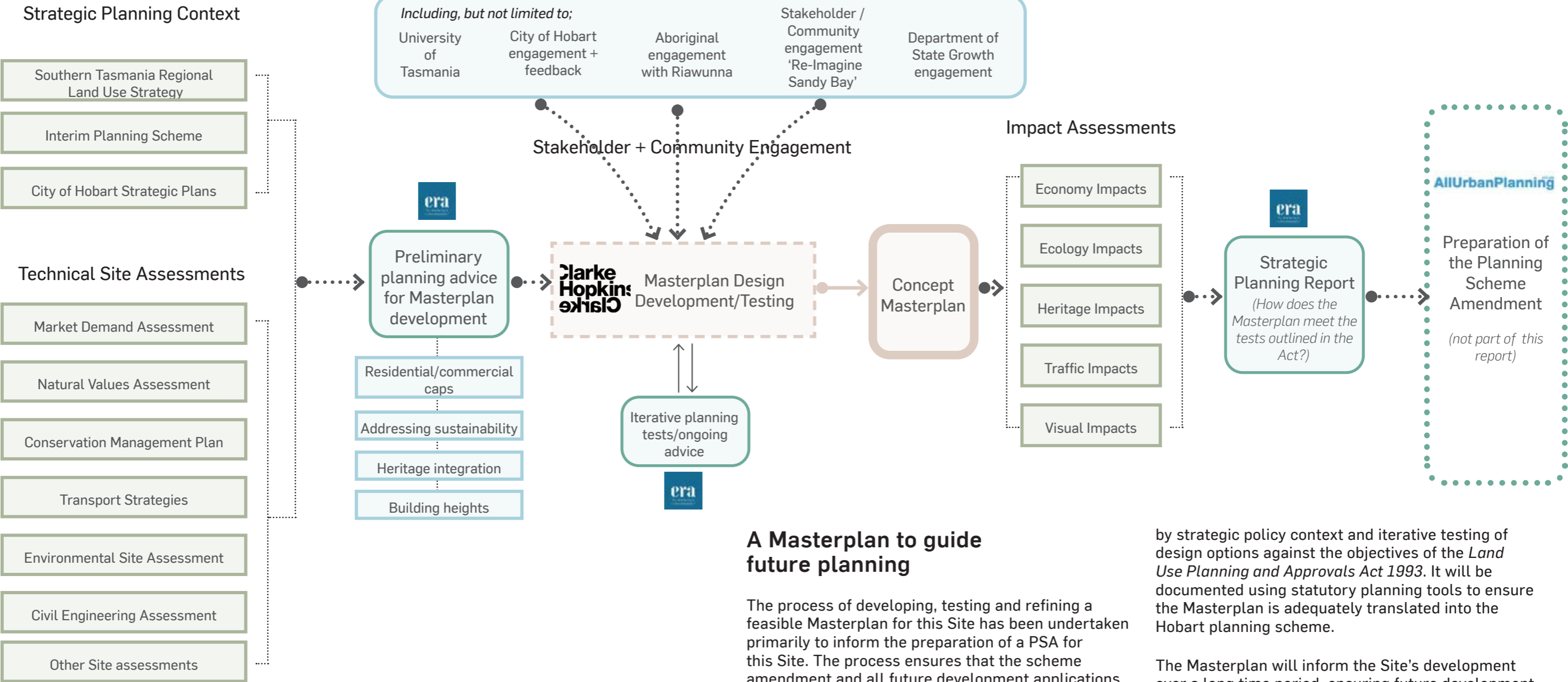


Image 23 Celebrate and understand the intrinsic values and understanding of Country from local Aboriginal perspectives

# Policy + Planning



Masterplan Framework



**A Masterplan to guide future planning**

The process of developing, testing and refining a feasible Masterplan for this Site has been undertaken primarily to inform the preparation of a PSA for this Site. The process ensures that the scheme amendment and all future development applications are based upon, and guided by, an holistic Masterplan that considers all parts of the Site within a logical development and planning framework. The development of the Masterplan has been guided

by strategic policy context and iterative testing of design options against the objectives of the *Land Use Planning and Approvals Act 1993*. It will be documented using statutory planning tools to ensure the Masterplan is adequately translated into the Hobart planning scheme.

The Masterplan will inform the Site's development over a long time period, ensuring future development contributes positively to the needs and context of Sandy Bay and Hobart.

Figure 13 Masterplan + PSA process diagram

## Considering Hobart's Future Strategies + Plans

The Strategic Policy and Planning context for Tasmania and Hobart has a number of State, Regional and Local documents that set out the Statutory and Strategic directions for the city and its future vision and development.

The Southern Tasmanian Regional Land Use Strategy (STRLUS) 2010-2035 is the principal reference document that guides the statutory direction for Hobart and Sandy Bay, alongside multiple other policies, strategies and plan for the region and area.

The table outlines the key policy documents which have helped set the broader planning context and inform the design of the Masterplan in alignment with key city visions for Hobart and Tasmania.

	STATUTORY	STRATEGIC	OTHER
<b>STATE</b>	<ul style="list-style-type: none"> <li>Tasmanian Planning Scheme – State Planning Provisions</li> </ul>	<ul style="list-style-type: none"> <li>Hobart City Deal (Aust Govt/Tas Govt/Local Govts)</li> <li>MetroPlan (Future Document)</li> </ul>	<ul style="list-style-type: none"> <li>Unordinary Adventures (Tourism Tasmania)</li> </ul>
<b>REGIONAL</b>	<ul style="list-style-type: none"> <li>Southern Tasmanian Regional Land Use Strategy (STRLUS) 2010-2035</li> <li>Central Hobart Precinct Plan</li> </ul>	<ul style="list-style-type: none"> <li>Hobart: A Community Vision for our Island Capital</li> <li>Capital City Strategic Plan (2019-2029) Hobart City Council</li> <li>Hobart 2025 A Strategic Framework</li> </ul>	
<b>LOCAL</b>	<ul style="list-style-type: none"> <li>Hobart Interim Planning Scheme (2015)</li> <li>Tasmanian Planning Scheme – Local Provisions</li> </ul>	<ul style="list-style-type: none"> <li>Hobart Recreation Management Plan</li> <li>City of Hobart Youth Strategy (2014-2019)</li> <li>Sustainable Hobart Action Plan 2020-2025</li> <li>A plan for Hobart's local retail precincts</li> <li>Social Inclusion Strategy</li> <li>City of Hobart Draft Transport Strategy</li> <li>Housing and Homelessness Strategy</li> <li>Street Tree Strategy</li> <li>Sustainable Hobart Action Plan</li> </ul>	<ul style="list-style-type: none"> <li>UTas Strategic Plan 2019-2024</li> <li>Hobart City Council Submission document to 'Re-Imagine Sandy Bay' Engagement Process</li> </ul>

Figure 14 Key policy documents



Hobart City Deal



Southern Tasmanian Regional Land Use Strategy 2010-2035



Hobart: A Community Vision for our Island Capital