We acknowledge and pay respect to the Palawa people, the Traditional Owners of Lutruwita (Tasmania) Aboriginal land. The Palawa people belong to the oldest continuing culture in the world. They cared for and protected Country for thousands of years. They knew this land, they lived on the land and they died on these lands. For many years the Palawa people referred to this land as Palanwina Lurini Kanamaluka ('the town near river Tamar'). We pay our respects to Elders past and present and to the many Aboriginal people that did not make elder status and to the Tasmanian Aboriginal Community that continue to care for Country.

Our island is deeply unique, with spectacular landscapes, with its cities and towns surrounded by bushland, wilderness, mountain ranges and remarkable coastlines. We stand for a future that profoundly respects and acknowledges Aboriginal perspectives, culture, language and history. The University of Tasmania and Hassell are committed to learning from Aboriginal people in order to embed the Newnham campus on Country. Conversations with Aboriginal people so far have identified opportunities for projects that invest in the local community, enable people to live well on Country today and deepen relationships into the future.

Looking at the story of this site reveals a connection to agricultural practices and sharing knowledge that has continued in some form for thousands of years. This represents a rich opportunity to highlight and develop intergenerational connection to place, involve multicultural communities and connect current communities with future communities.

Acknowledgement

The Hassell project team would like to thank and acknowledge the assistance and input of the many people, stakeholders and organisations that have participated and contributed their time and energy during the consultation and engagement process for the Newnham Development Strategy.

Authorisation

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Glossary

Abbreviation       Terms
AFWI               Australian Forest and Wood Innovations
AMC               Australian Maritime College
CSAW              Centre for Sustainable Architecture with Wood
DMIDP             Defence and Maritime Innovation and Design Precinct
GLP               Greater Launceston Plan
NDS               Newnham Development Strategy
NTRLUS            Regional Land Use Strategy of Northern Tasmania
TAP               Tasmanian Agricultural Precinct
TIA               Tasmanian Institute of Agriculture
UPPL              UTAS Properties Pty Ltd
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Image: Maireener – black crow and rice shell necklace, Aunty Nola Hooper. Image supplied by UTAS. Photography: Osborne Images
A fresh future for Newnham Campus

The University of Tasmania (UTAS) has led the Newnham Development Strategy (NDS) to revitalise the Newnham Campus. The project aims to rejuvenate a site with a rich history, making it a vibrant and welcoming place for residents, workers, and visitors.

The strategy encompasses a diverse mix of uses, including a local village centre, community spaces, offices, housing, aged care facilities, and various health, medical, well-being, and recreational areas.

At its core, the NDS focuses on creating an authentic, inclusive, and sustainable environment that adds long-term value to the northern suburbs of Launceston. The project seeks to consolidate the campus’s various functions, fostering innovation, community growth, and collaboration with local industries.

On a metropolitan scale, the site’s development will contribute to shaping Launceston’s future by redefining the city’s northern boundaries and increasing population density. It will also enhance access to public transport infrastructure and support the expansion of services in the Newnham and Mowbray areas.

At the local scale, the NDS aims to improve local amenities, introducing much-needed health and medical services, promote cultural activities, and establish a network of open spaces and community gardens. These enhancements will not only benefit the immediate community but also drive economic growth.

The NDS represents a comprehensive vision to transform the Newnham Campus into a vibrant, inclusive, and sustainable hub. It leverages the site’s historical and cultural significance to create a place that benefits the local community, supports education and research, and contributes to Launceston’s future.

Master plan

The Master Plan as part of the Newnham Development Strategy explains the design response proposed for the site to guide its evolution. It is structured to describe:

- How the site can be better connected with the city and surrounding areas through a new structure and approach for access and movement.
- The land use arrangement across the site and how existing and new uses are positioned within precincts.
- The strategies, site wide services and site planning principles that have been developed to inform each of the design recommendations; and
- The open space network and how its landscape supports cultural practices, links ecological systems, improves site amenity and microclimates and creates multiple spaces located and scaled for a variety of different local community uses.

Key Design Aims

Four key design aims have been iteratively developed and refined through each phase of the NDS Project to underpin the Master Plan. They have been informed by the visioning workshop, analysis and conversations with UTAS, the City of Launceston, the local community and stakeholders.

The four key design aims for the NDS project are to achieve:

- A cultural landscape
- A connected place
- A clear legible structure
- An integrated neighborhood.

The key design aims help provide the roadmap and decision-making tool to ensure the master plan aligns across all facets of the project. Each key aim is explained further in the following pages.
Grow and evolve

The redevelopment of the Newnham Campus will be a carefully managed process produced in stages to allow the community, UTAS and everyone involved to come together early in the process and discuss the plans for the area with opportunities to test new uses before building begins.

A sustainable place

Build Newnham as a valuable place that delivers sustainable, long-term environmental benefits and advantages to the local community, UTAS, Launceston and Tasmania.

Positive change

Build a reputation for the Newnham site as an inspiring place based on the natural and cultural values of the region, the Aboriginal people and the local communities.

Connected communities

Bring the new and existing parts of Newnham together as one place. Weave this place into the fabric of the local community, broader Launceston, and Northern Tasmania.

Diversity and choice

Encourage and inspire a variety of different people to actively talk about, visit and experience Newnham as part of their daily lives.

Guiding Principles

Five Guiding Principles were developed with input from a range of project stakeholders during Stage 2 of the NDS. The Principles outline what the renewal and re-development can achieve through its design and planning process. They play an important role in ensuring that social and environmental factors are considered alongside the economic outcomes for the area.

The Principles and a number of supporting Goals are explained in this section of the Master Plan Report.

PROJECT POSITIONING

Guiding Principles

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**SITE CONTEXT & ANALYSIS**

### An evolving place

Aboriginal people have lived on and cared for this Country around kanamaluka / Tamar River for thousands of generations before invasion and colonisation. They lived on the eastern side of kanamaluka, and co-existed with this landscape over thousands of years to support their families and culture, as well as engaging in trade and relationships with neighbouring nations. The site has a strong legacy as a homeland, a productive cultural landscape that has always supported a diverse Aboriginal community.

The evolution of the site has been through many periods of change. Each layer has left its mark and informed the next stage. A summary of some of the key periods is noted here.

- **Pre-European:** The Tamar began filling around 17,000 years ago as sea levels rose with the end of the last ice age. The vast wetlands were rich in waterfowl and swamp, yams, mussels, oysters and shellfish, a variety of edible plants, as well as plentiful grass and game in the grassland of the hinterland. Aboriginal people cultivated grasslands for hunting with cultural practices such as burning and a deep knowledge of Country, attracting marsupials such as wallaby and kangaroo. The higher plains offered open grasslands and open woodlands, teeming with life providing further food sources in the form of roots, seeds and fruits that were seasonally harvested, as well as year-round populations of possum, wombat and other game.

- **Following colonisation and the dispossession of aboriginal land:** In 1946, Newnham Hall opened as Newnham Hall Hostel, housing girls from rural areas of Northern lutherina / Tasmania including from lutruwita (the Furneaux Islands in Bass Strait) who were attending Launceston High School. In 1948, Dr Dick Whitford, responsible for the introduction of comprehensive high school systems within lutruwita / Tasmania, established the experimental Newnham Community School.

- **By mid 1970s the Tasmanian Community High School, the Tasmanian College of Advanced Education (1973) and Australian Maritime College (c. 1975-78) were co-located on the Newnham site.**

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### A cultural landscape

A rich and multi-layered cultural landscape has been a key foundation for the Master Plan response. The cultural landscape is founded on tens of thousands of years of connection and use of the site by hundreds of generations of First Nations people. The cultural landscape also draws from the memories and connections to this place by people who attended school and university here as well as the use of the site for farming and pastoral uses and more recently by newcomers to the area who bring with them further cultural diversity, new energy and fresh perspectives.

An opportunity to rethink the way the site can be understood and experienced by all cultures has been identified through the consultation and engagement process during Stage 3 of the project. The planning and design of this revitalised part of Launceston presents an opportunity to enrich an existing place that can support the surrounding community, including Aboriginal people from lutruwita and beyond, and the diverse communities that form part of the Newnham area.

Country, as it is understood by Aboriginal and Torres Strait Islander people, has a different meaning to the western understanding of the word country. Country (capital C) speaks to a complex and interconnected system of all things related to, and that exist within, Country. This includes the land, waters and seas, and the systems and life they support; it includes people, spiritually and ancient knowledges, cultural practices, lore and language, both tangible and intangible. Country relates to the nation or cultural group and land they / we belong to, are born-of, and will return to. Aboriginal people understand that Country must be nurtured and cared for and that in healing and taking care of Country, Country will care for us.

Culture and Country are increasingly finding space as an essential way of considering and interpreting new developments, redevelopments, and places and spaces across Australia. Through engaging with principles of designing with Country, there is the opportunity to embed connection to Country, Aboriginal knowledge, cultural practice and the histories of people and place into the community, visitor, student and staff experience at the University of Tasmania.

This allows people to engage with the stories and histories of Country in a real and meaningful way, and provides opportunities for shared, cross-cultural learning and continuation of cultural practice. The benefits of this include substantial contribution to truth-telling, and ensuring nobody is excluded from the wide-reaching opportunities provided by cultural spaces.

Visitors and staff can deepen their sense of belonging to Country as they understand and learn these stories. These places need to be safe places for Aboriginal and other First Nations people, including visitors from elsewhere. People often feel a deeper sense of belonging when they are provided an opportunity to understand the story of place.

The stories of Country are our roots, and our inheritance, and are the foundation of all developments and places across lutruwita / Tasmania. Many of these stories are being told to the wider community for the first time, but there is an opportunity to fill places with them, telling them often and generously until all Australians understand the depth of our cultural inheritance.

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*Referenced from the supporting work of Ochre Rain*
The Master Plan comprises a range of precincts that collocate and amplify existing uses with those proposed to come to the site. The precincts are outlined below. Each precinct is discussed further on the following pages.

The street and open space network has been structured to enable each precinct to be implemented in phases whilst providing a coordinating framework to align supporting services, infrastructure, access and movement into and through the site.

The precincts

1. Health Services & Wellbeing Precinct
2. Central Living Precinct
3. Central Park
4. Southern Living Precinct
5. Cadets Precinct
6. The Village Precinct
7. The Sport & Recreation Precinct, CSAW, AFWI
8. Defence and Maritime Innovation and Design Precinct
9. Student Living Precinct
10. UTAS [AMC & TIA]
11. The Growing Fields [TIA]
12. Newnham Gardens
13. River Edge Living

Overview of design responses

The Master Plan has been refined and updated in response to the feedback from the consultation and engagement process.

Six areas of design and planning were identified to refine the master plan. A summary on how and where the Master Plan has been refined and updated is discussed in this section of the report.

The updates are further to the initial planning and design proposed for the site illustrated in the draft Master Plan.

The consultation and engagement process undertaken during the draft Master Plan phase of the NDS project included a range of different discussions with First Nations people and organisations, the local community, businesses, and stakeholders as well as staff from the University of Tasmania and the City of Launceston.

Many people generously contributed their time and energy to the process and shared their views on what they thought was working well in the draft design, what was missing as well as contributing ideas for what should be considered further. Some concerns and further questions were also raised by different people and organisations through the discussions.

The discussions regarding the draft Master Plan covered the proposed mix of uses, the configuration of the site including the open space and landscape network as well as the connections, and the approach to accessing and moving through the site.

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Previous Draft Master Plan (May 2023) for engagement

This plan was used during the consultation and engagement process in stage 3 ahead of the final changes being undertaken to reflect the feedback from the community, stakeholders, UTAS and the City of Launceston. A summary of the key changes to the design are illustrated on the next page.

CONSULTATION & ENGAGEMENT OVERVIEW

Master Plan refinements

Master Plan areas of response to community engagement

Key:
- Positive contribution to:
  - Designing for a Cultural Landscape
  - Deepen the connections with the local community and support local needs
  - Plan for a diverse mix of accommodation and uses that suit different lifestyles.
  - Improve access and movement opportunities and manage the impact of traffic
  - Meanwhile at Newnham...
  - Integrate UTAS learning, teaching and research functions on the site as vibrant and core activity and connect this with other services.

Land Zoning Overview for Engagement consultation and engagement in Stage 3 of the NDS.

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Land Zoning Overview for Engagement consultation and engagement in Stage 3 of the NDS.
A New Community Neighbourhood Emerges

1. Allensby's Green
2. Native Parkland
3. Constructed Wetland
4. Central Park Shared Trail
5. Rrawunna Centre Gardens
6. Community Hub Courts
7. Kinder and Child Care
8. Communal event lawn with stage pavilion
9. Queen Elizabeth Plaza
10. Queen Elizabeth Walk
11. Village Square with playground
12. Brooks Cafe
13. Brooks Urban Orchard
14. Oval with Outdoor Fitness track
15. Brooks College Heritage Park
16. Newnham Creek Nature Trail
17. Brooks Road Entry Garden
18. Newnham Heritage Gardens and Orchards
19. Communal Productive Gardens
20. Food Forest
21. Neighbourhood Veggie Patches
22. Public Outdoor sports
23. Playparklets on road reserve

Existing footpath

Newnham Development Strategy - Stage 4 - Master Plan Summary
View towards Newnham Hall from the productive Community Gardens.

Site aerial view from north
A fresh future for Newnham Campus
Creating a welcoming place for all