



REIMAGINE SANDY BAY MASTERPLAN UNCOVERED

An analysis by precinct

PRECINCT #4

This document is an interpretation of Precinct 4 which extends from French Street up the hill to College Road and Baintree Avenue. Currently the precinct accommodates student housing and other university buildings including the Old Commerce building.

SUMMARY

It is stated that this precinct will have **300 dwellings** at a density of **27 dwellings per hectare**. The new buildings will be up to 6 storeys high, whereas buildings in the surrounding residential neighbourhoods are mostly 1 to 2 storeys. There will be a concentration of residential apartment buildings at the lower end and upper end of the precinct.

The following buildings will be demolished: Hytten Hall, Old Commerce Annexe, Old Warden's Lodge, Research House (the old Vice Chancellor's Lodge), The Lodge and The Annexe (shipping container housing).

Facing French Street, close to the intersection with Churchill Avenue, in place of the demolished Research House, two 4 storey residential apartment buildings will be built on top of a 2 storey podium. The total height of these two buildings will be 6 storeys.

Hytten Hall will be demolished and six residential townhouses of 2 storeys will be constructed in this vicinity, as well as another residential apartment building of 5 storeys facing French Street.

Further up the hill three educational buildings are proposed. Two of these buildings are new buildings and it appears the Old Commerce Building will remain, with an addition built at its northern end, but it is somewhat difficult to ascertain exactly what is proposed.

The Sandy Bay Apartments, John Fisher College and Christ College are indicated to remain.

The Annexe and The Lodge, near to Christ College and adjacent to Baintree Avenue, will both be demolished to make way for seven residential apartment buildings ranging from 4 to 6 storeys.

It is also stated that there will be 332 carparks provided for student housing, residential apartments, residential townhouses and education buildings. However please note that UTAS has stated on the Masterplan that they have already reduced carparking from the standard statutory requirement. According to the ABC media report of 1 March 2022 which quotes a Hobart City Council report, UTAS are 3000 car parks short across all five precincts.

There is no reporting of significant trees being retained. From examination of the plans, it seems there are a number of large trees and vegetation that would be removed to make way for building works and in particular, the trees and vegetation lining the upper side of part of French Street and on the lower side of Hytten Hall.

TECHNICAL DETAILS OF THE MASTERPLAN

The UTAS Masterplan drawings and isometrics are best viewed enlarged on the computer screen directly from their website to at least 300%, as it is easier to discern the number of floors and other details in the drawings. (Page 6 (plan) and page 10 (isometric), Reimagine Sandy Bay – Engagement #4) see [Reimagine Sandy Bay: Engagement Summary #4, December 2021](#).

The plans presented in the UTAS Masterplan are depicted in several images of the 5 Precincts, in the form of plans and isometric views. It was felt the plans and isometrics were at times unclear. As an effective method of communicating the characteristics of the masterplan in a simple and understandable way, the plans have been redrawn in the form of:

1. Retained and Demolished Buildings Plan (Figure 1)
2. Retained and New Buildings Plan (Figure 2)

The existing UTAS building layout was traced from **The List Plans**, which are available through the Lands Department. The new Masterplan buildings were interpolated onto the new drawings. When printed out at A4, the plans are at a scale of approximately 1:2000 or 2 centimetre equal to 20 metres. The UTAS plans are not scaled which is unusual for a design drawing.

Note: The attached plans are intended for Save UTAS Campus purposes only. They are a hand drawn interpretation of the master plan and there may be errors in interpretation. We accept no responsibility or liability for any error in these drawings, but note they are provided with honest intent.

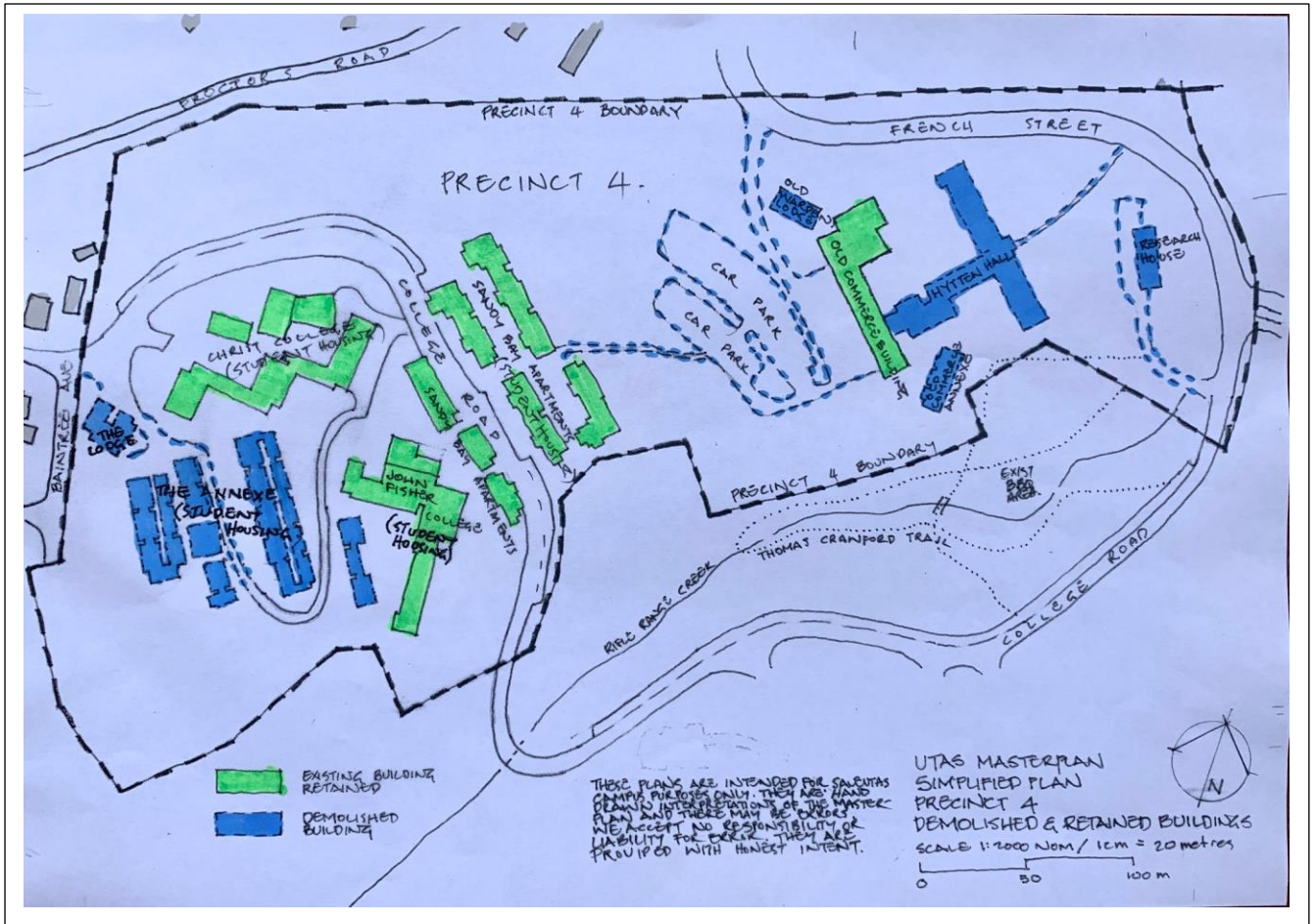


Figure 1: Retained and Demolished Buildings Plan

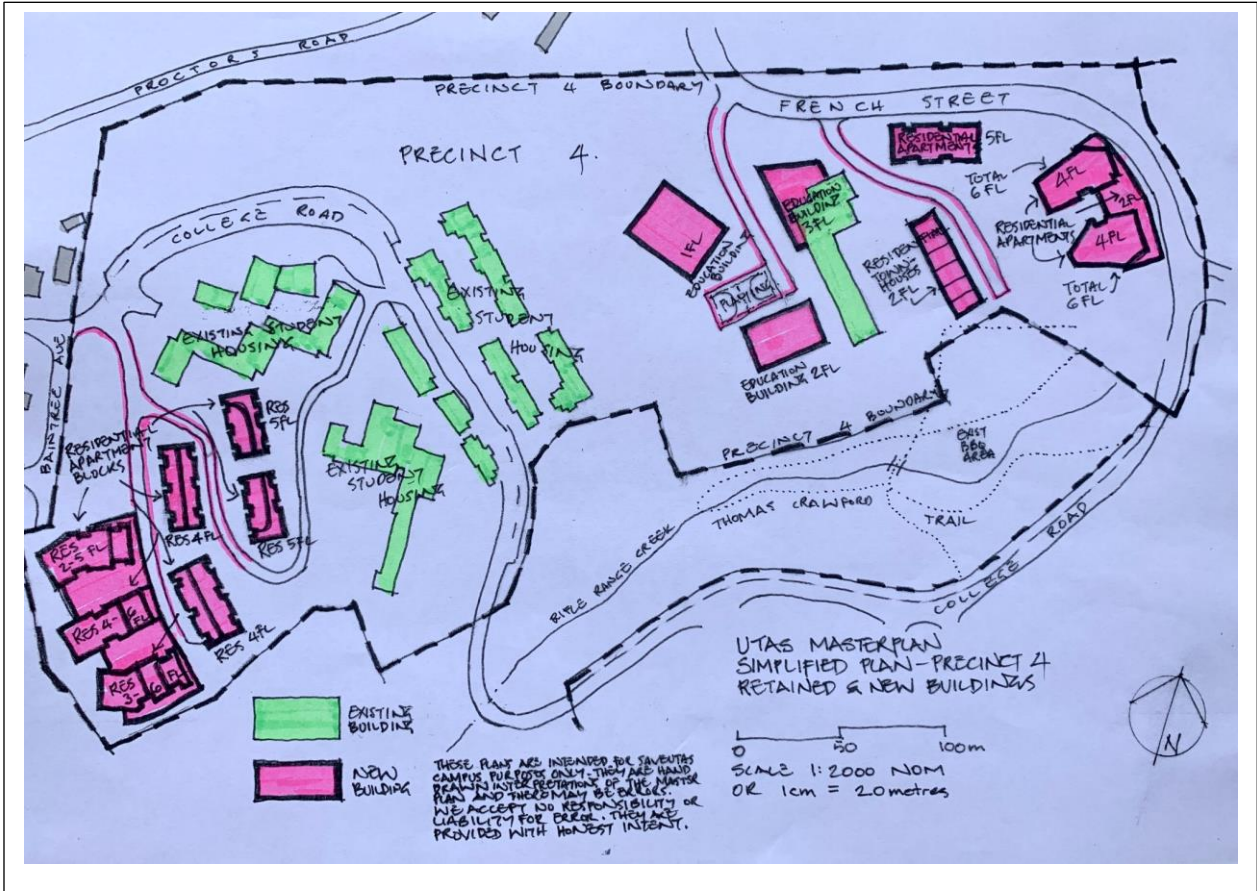


Figure 2: Retained and New Buildings Plan