



REIMAGINE SANDY BAY MASTERPLAN UNCOVERED

An analysis by precinct

PRECINCT #1

SUMMARY

This document is an interpretation of Precinct 1, which stretches from Sandy Bay Road to Grosvenor Crescent, and is the lowest part of the campus and includes the Law Faculty, Uni Gym, Old IMAS Building, Cricket and Rugby Pavilions, Childcare, the Oval, the rugby ground and 5 tennis courts.

It is stated that this precinct will have **270 dwellings** at a density of **38 dwellings per hectare**. That density calculation is spread over an area of 7 hectares which includes extensive sports fields. However, the residential buildings are not spread out over the whole precinct, but are concentrated between the sports fields and the northern boundary. This will particularly affect the existing residential neighbourhood nearby. The surrounding residential neighbourhoods have a density of 10-12 dwellings per hectare according to Bob Cotgrove.

Every building in Precinct 1 is being demolished. All the buildings listed in Precinct 1 in the University's own ['Sandy Bay Building and Functionality Report - July 2018'](#) are stated as being in good condition.

Six residential buildings are proposed, all 5 storeys high (Buildings Nos 3 to 5) with an average of 45 apartments per residential building. The surrounding residential neighbourhood is mostly 1 to 2 storeys and current university buildings in this precinct are mostly 2 storeys.

There will be a 3 and a 5 storey building housing a hotel and retail/commercial on Sandy Bay Road (Building No 2).

There will be a 2 and 3 storey building (Building No 1) on the corner of Sandy Bay Road and Earl Street, consisting of a floor of retail, a floor of sports office hub and a floor of childcare.

A sports pavilion (Building No 9) is proposed between the oval and the multi sports fields. The tennis courts will be removed.

It is also stated that in Precinct 1, there will be 604 carparks provided for all the residential, hotel, retail/commercial, sports office hub, sports pavilion and childcare uses. However please note UTAS has stated on the masterplan that they have already reduced car parking 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 in Precinct 1 being retained with the exception of the heritage hedge which runs along Earl Street. It seems that most trees on site would have to be removed to enable building works.

A new street will be constructed joining Sandy Bay Road and Grosvenor Crescent. The new street will also connect to Grace Street. There will be a new set of traffic lights at the new street's intersection with Sandy Bay Road. It appears Marieville Esplanade will be relocated to form a cross road at the new set of traffic lights.

Grosvenor Crescent will be relocated further up the hill by approximately 15 metres.

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 7 (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 1 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.

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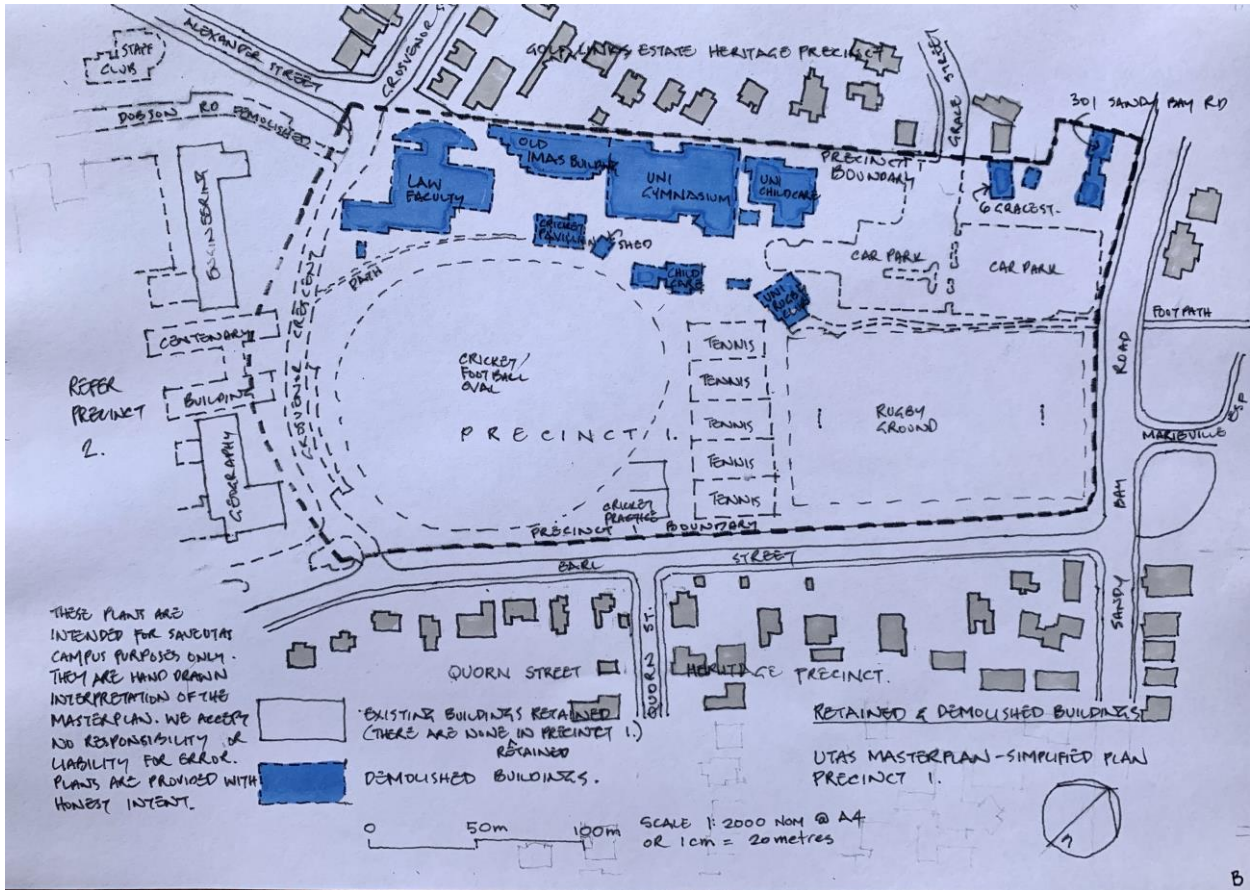


Figure 1: Buildings earmarked for demolition

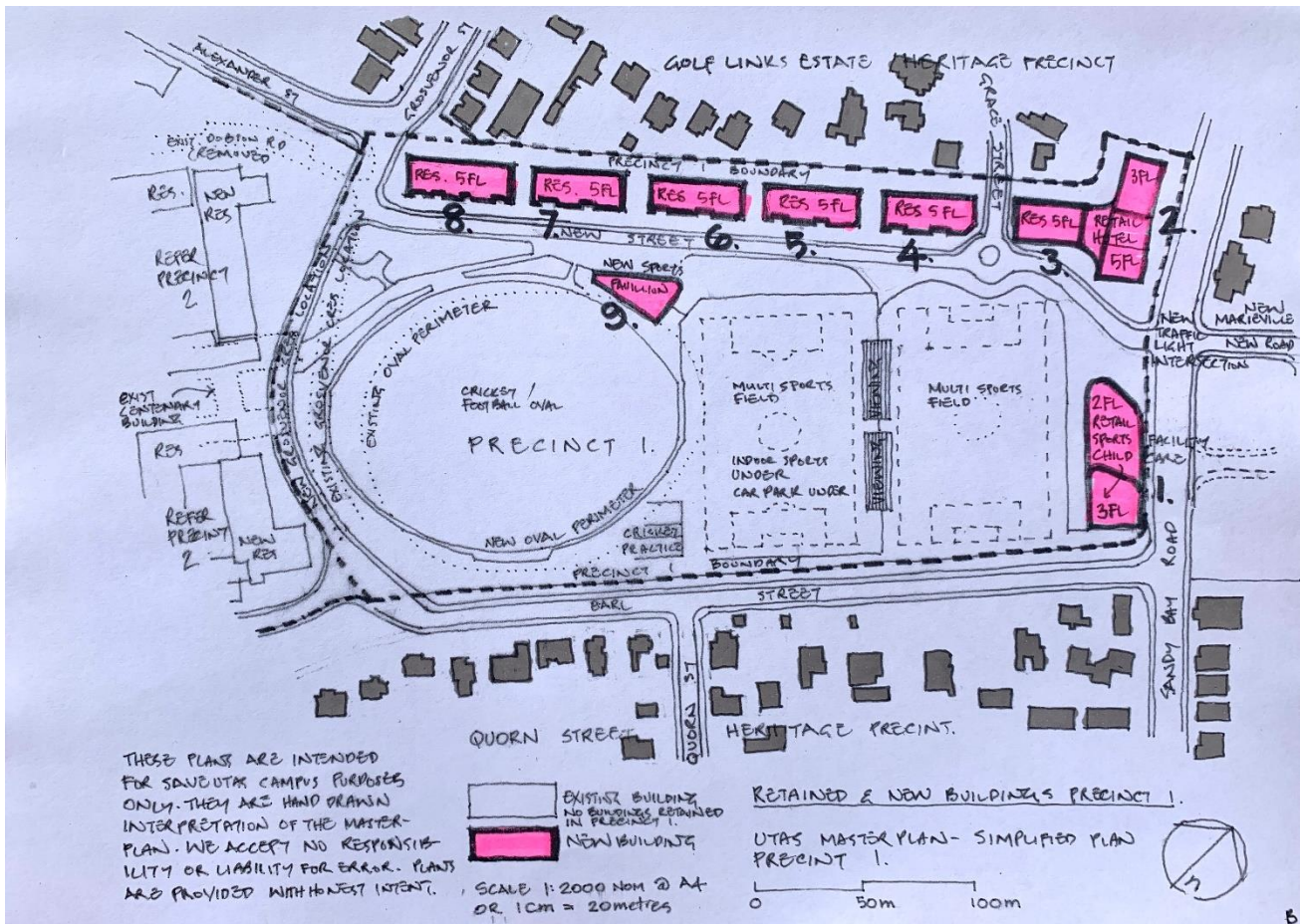


Figure 2: New Buildings Plan