



REIMAGINE SANDY BAY MASTERPLAN UNCOVERED

An analysis by precinct

PRECINCT #2

The intensification of the site may not be evident from a casual glance of the UTAS plans and many people may not understand the enormity of the proposed development. This document is an interpretation of Precinct 2, which stretches from Grosvenor Crescent to Churchill Ave, and is the central part of the campus that contains the Morris Miller library and the University Centre.

SUMMARY

Precinct #2 will have **840 dwellings** at a density of **84 dwellings per hectare**. Bob Cotgrove has said the surrounding residential neighbourhood has a density of 10-12 dwellings per hectare. The new buildings will be up to 8 storeys high, whereas buildings in the surrounding residential neighbourhood are mostly 1 to 2 storeys and current university buildings in this precinct are mostly 3 to 4 storeys.

- There will be 1677 carparks for residential, commercial, office, community, health and retail uses. However please note UTAS has stated on the Masterplan they have already reduced car parking from the standard statutory requirement. According to the ABC media report 1 March 2022 which quotes a Hobart City Council report, UTAS is 3000 car parks short across all five precincts.
- There is no reporting of significant trees being retained.
- Some of the most recently built buildings will be demolished including the Pharmacy and Centenary buildings. Other buildings that have good basic structure or are in good condition are also being demolished.
- The current Administration building will be demolished and, in this location will be 2 storeys of retail centre which extends to the library and to the other side of the University Centre. On top of this retail centre will be three 4 and 5 storey residential apartment buildings, making them the equivalent height of 7 storey buildings when viewed from Churchill Ave. This appears to be an over development of this area and will displace a landscaped area that has established trees.
- Near the Arts building, there will be three residential apartment buildings of 5 and 6 storeys.
- The Staff Club will be replaced by a large 5 storey residential apartment building.
- The front buildings of Engineering and Geography which face the oval will be retained. The buildings behind them will be demolished and replaced with large courtyard style residential apartment buildings of up to 6 storeys.
- Some of the Chemistry building will be retained, but the notable, double height entrance will be demolished along with the Pharmacy building and the Central Science Labs to make way for two 8 storey residential apartment buildings and a new 'shared street'.
- There appears to be three buildings of 3, 5 and 6 storeys where the Union Buildings are, but the use of the new buildings is not stated.

- It seems the University ring road will be altered. Dobson Road will be removed. Grosvenor Crescent and Clark Road will be realigned and widened. The new Clark Road will join directly into Churchill Avenue and it seems that Churchill Avenue and Alexander Streets will become default ring roads for the university.
- Cutting through the middle of Precinct #2 across the campus from Clark Road to Churchill Avenue, passing the downhill side of the Morris Miller library, is a 'shared street', presumably for vehicles and pedestrians. This will bisect the landscaped axis in the middle of the buildings. There are traffic lights where the new shared street intersects with Churchill Avenue. There is a new roundabout at the intersection of the French Street/College Road connection with Churchill Avenue.

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 8 (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 a number of 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 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)

This was achieved by tracing the existing UTAS building layout from **The List Plans**, which are available through the Lands Department. The new masterplan buildings were interpolated onto the new drawings. When these redrawn plans are printed as A4, the plans are at a scale of approximately 1:2000 or 1 centimetre equal to 20 metres. Of interest, the UTAS masterplans 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.



RETAINED & DEMOLISHED BUILDINGS

LEGEND:



EXISTING BUILDING RETAINED



DEMOLISHED BUILDING



ROAD REMOVED

THIS PLAN IS FOR SAVE UTA'S CAMPUS PURPOSES ONLY. WE ACCEPT NO RESPONSIBILITY OR LIABILITY FOR ANY ERROR.

UTAS MASTER PLAN
SIMPLIFIED PLAN
PRECINCT 2

SCALE - 1:2000 NOM 50 or 1CM = 100m
20m

A.

Figure 1: Retained and Demolished Buildings Plan

