

A REALISTIC PLAN TO BRING UTAS SANDY BAY CAMPUS INTO THE 21ST CENTURY

A BRIEFING PAPER PREPARED BY **SaveUTAS**

CONTENTS:

1. UTAS's Wasteful and Impractical STEM Plan	2
2. UTAS's Plan to Sell STEM Facilities that it Can't Replace	4
3. SaveUTAS's Realistic and Achievable Campus Plan	6
Appendix 1 – A detailed analysis of UTAS's Plan of UTAS's STEM Plan	7
Appendix 2 – The Upper Campus STEM and Other Buildings UTAS Plans to Sell Off	15
Appendix 3 - UTAS City Properties that Can Be Sold	18

The Sandy Bay Campus



**Hard to fathom
logic of UTAS's
city relocation**

**Uni's \$500m
STEM squeeze
defies logic**

1. UTAS'S WASTEFUL AND IMPRACTICAL STEM PLAN.

In March 2025 UTAS released a *STEM Precinct Business Case* featuring UTAS's concept plan for refurbishment of the Sandy Bay lower campus. The plan is entirely dependent on UTAS being gifted \$500M in government funding (\$400M from the Commonwealth and \$100M from the State). UTAS says it has no plan B if no funding is forthcoming.

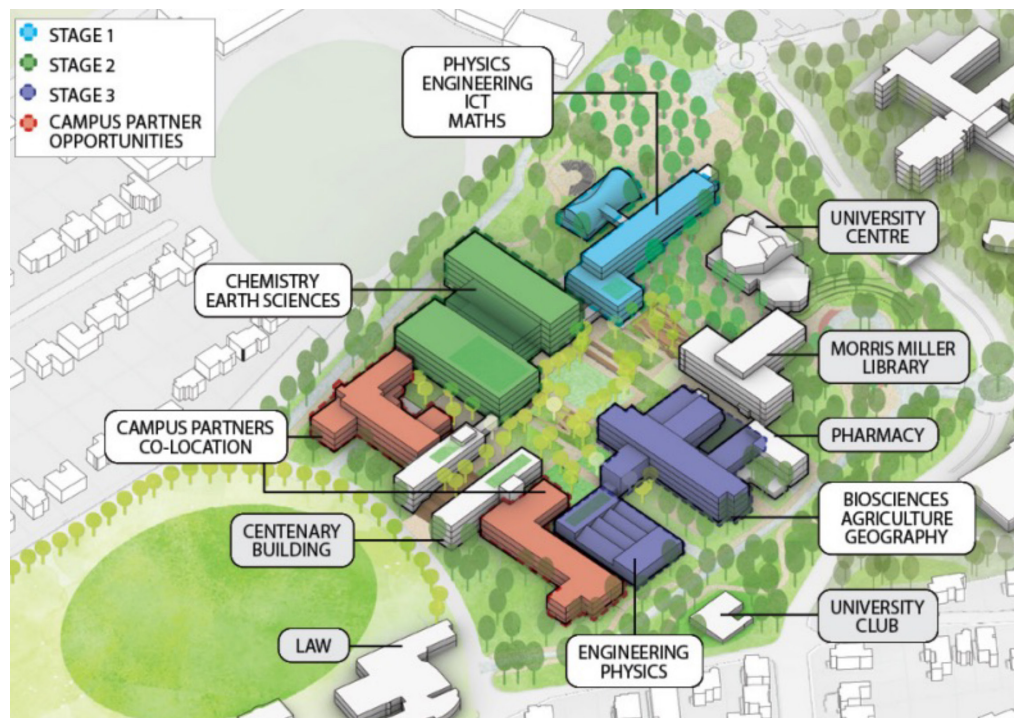
The UTAS plan is extravagant, expensive and unaffordable. It requires a massive and unnecessary relocation of existing STEM facilities and wastes good buildings which could easily be refurbished.

This UTAS STEM plan for the lower campus has major defects:

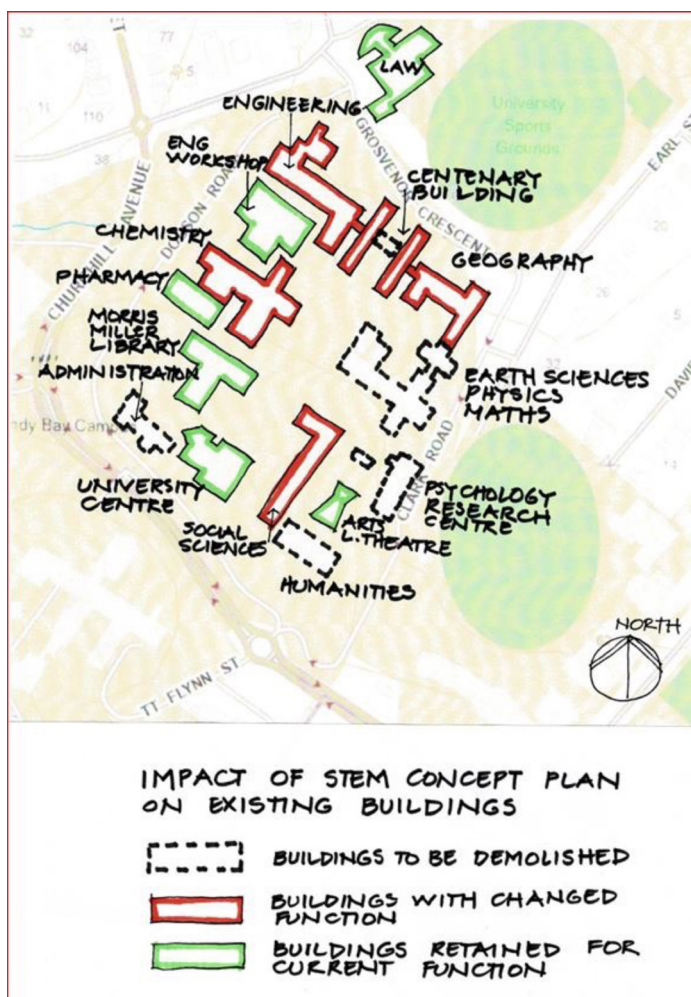
- **Biological Sciences and Agricultural Science (Life Sciences) are relocated to the current Chemistry building.** An expensive new building is then constructed for Chemistry. More logical and much cheaper is to refurbish existing facilities, as UTAS has already successfully done in parts of the existing Chemistry building.
- **Engineering is relocated from its current building to the Social Sciences building.** The Engineering Building is refitted for "campus partner opportunities." Facilities like the engineering workshops, house highly sophisticated heavy machinery and can not be relocated, thus splitting Engineering across the campus. This is an illogical and extremely expensive plan. UTAS has successfully modernised some areas of the Engineering building and the rest could easily be refurbished.
- **The Humanities building is to be demolished.** It is in good condition, has spaces which can be utilised for a variety of purposes and has excellent level access for people with disabilities being adjacent to the large carpark.
- **The Administration building is to be demolished to create a vehicle turning circle.** This is an excellent building, rated by UTAS in its 2018 Building Condition and Functionality Report as one of the best buildings on the Sandy Bay campus. Spaces in the building are mostly offices and meeting rooms, versatile spaces able to be leased to industry or used by researchers, post-graduate students or professionals.
- **The Physics and Maths building is to be demolished.** This is a solid building, capable of modernisation and refurbishment if required.
- **The central core between the two wings of the Centenary building is to be demolished.** This deprives the buildings of an important access point. The only reason for demolition is to improve the view from the central campus to the sports fields and river.

See **Appendix 1** for a detailed analysis and description of the buildings on the lower campus which UTAS plans to demolish or relocate

Many people in Tasmania and beyond are baffled by UTAS's decision to give up its greatest assets, writes **Michael Bennett**



UTAS's concept plan



The diagram above shows the waste and unnecessary relocation of existing facilities in the UTAS Plan.

Winter's UTAS spin leaves city out in the cold

Self-interest, not public, is leading Labor and co's push for the university move into the Hobart CBD

UTAS folly is a great travesty in the making

2. UTAS'S DAMAGING PLAN TO SELL STEM FACILITIES THAT IT CAN'T REPLACE.

UTAS wants to rezone and sell its upper campus, home to dozens of STEM and STEM-related buildings. At UTAS's request, the Rockliff government tabled a Bill in parliament that would rezone and approve for sale buildings like:

- The Life Science Building
- 16 Plant Science research glasshouses
- The Bush Fire Research Centre – Fire Lab
- The Horticultural Research Centre including glasshouses
- The TMAG Herbarium
- The CSIRO building and glasshouses



Google Earth photos showing the two parcels of land UTAS plans to rezone and sell off.

This UTAS plan for the upper campus has major defects

- UTAS has no plan for the comprehensive replacement of these facilities. It doesn't have the money or sufficient land to do so. There is no Business Case nor any assessment of the impact on UTAS staff and students of losing these facilities.
- UTAS hoped that the Tasmanian government might give it \$100M for the land but the government has offered nothing. (see the 2025 UTAS STEM Precinct Business Case)
- UTAS hoped that the Commonwealth might give it \$400M towards replacing some STEM facilities but this is unlikely. (see the UTAS STEM Business Case)
- UTAS falsely claimed that the upper campus was ripe for extensive housing development. The reality is that the steep rocky terrain and the proliferation of existing UTAS student accommodation and teaching and research facilities will discourage any private interest in housing development on the land.
- The UTAS plan to rezone and sell STEM facilities discourages student enrolment and harms academic staff recruitment and retention.

See Appendix 2 for details of the upper campus STEM and STEM-related buildings that UTAS wants to sell off.



Google Earth Photo showing the two parcels of land UTAS planned to rezone and sell off.



The Life Sciences Glasshouses
UTAS has no plan to replace the 16 glasshouses which are used for world-leading research.

To move everything down the hill into a relatively small space, and not include a single glasshouse - that's crazy
RICHARD DOYLE

Scrap city shift, uni told

Duncan Abey

A founding member of the

Law school reports fuel more UTAS uncertainty

would now move to Melville St, only saying it would "follow a rigorous process ahead of the



3. SAVEUTAS'S PRACTICAL AND AFFORDABLE PLAN FOR THE SANDY BAY CAMPUS.

In consultation with staff and students and with the help of architects SaveUTAS has developed a practical and affordable campus plan which could begin almost immediately.

The SaveUTAS plan key features:

1. **Creating a vibrant multidisciplinary campus at Sandy Bay.** All faculties traditionally located on the Sandy Bay campus would be located there including Humanities, Social Sciences, Business and Economics.
2. **Retaining existing buildings and beginning a program of refurbishment immediately.** UTAS admits it has neglected the Sandy Bay campus. For years it redirected funds earmarked for maintenance and renewal at Sandy Bay to pay the costs of its planned relocation to the city.
3. **Avoiding demolition of buildings which are capable of re-use or modernisation.**
 - Recent modernising by UTAS in its Engineering building and its Chemistry and Pharmacy laboratories demonstrates that refurbishment can be inexpensive and successful.
 - UTAS's own March 2025 STEM Precinct Detailed Business Plan says a key reason for keeping UTAS STEM facilities at Sandy Bay is the availability of buildings and land necessary "for fostering local and industry partnerships through an ecosystem-based approach", co-locating on the campus with industry. Retaining good buildings, like the existing Administration building, will help UTAS achieve this.
4. **Self-funding by UTAS using the sale proceeds of UTAS city properties,** including The Forest. These buildings were acquired when UTAS intended to relocate to the city. UTAS spent around \$400M on its now abandoned plan to relocate the entire Sandy Bay campus. At least \$300M of this was used to buy and develop city real estate which is no longer required. It is estimated that property sales could generate at least \$250M.
See Appendix 3 for details of the properties UTAS purchased for its relocation plan that could be sold.
5. **Refurbishing begins almost immediately,** generating enrolments from the young Tasmanians who are increasingly choosing mainland universities. UTAS admits that without \$500M in government funding it has no plan for reinvigorating the campus. This leaves young Tasmanians with little reason to choose UTAS.

Most think the split campus doesn't work

Headlines sourced from The Mercury Newspaper and ABC online

Appendix 1- A DETAILED ANALYSIS OF UTAS'S PLAN FOR THE LOWER SANDY BAY CAMPUS

(prepared by architect Prue Slatyer in collaboration with UTAS Adjunct Professor John Ross)

Good Buildings UTAS wants to Demolish:

- The Humanities Building
- The Administration Building
- The Maths/ Physics Building
- The Geology Building (part)
- The Psychology Research Building
- Central core of the Centenary Building

Map of the UTAS Sandy Bay Lower Campus



Key

UTAS wants to demolish buildings in red

- 9. Law Building
- 10. Surveying Building
- 11. Engineering Building
- 12. Staff Club
- 13. Engineering workshop
- 14. Centenary Building – central linking core**
- 15. Geography, **Geology**, CODES
- 16. Chemistry Building
- 17. Pharmacy Building
- 18. Mathematics**
- 19. Physics Building**
- 20. Morris Millar Library
- 21. Social Sciences
- 22. Terrapin
- 23. Psychology Research Centre**
- 24. Arts Lecture Theatre
- 25. Humanities**
- 26. Stanley Burbury Centre
- 27. Studio Theatre
- 28. Administration**

CONTEXT

The Sandy Bay campus has been the main campus for Tasmania's only university for over 70 years. It contains a significant collection of mid-twentieth century buildings designed by notable Tasmanian and interstate architects. The planning of the site below Churchill Ave by Leslie Wilkinson is significant, with buildings located around the central green spine which creates a strong visual axis to the River Derwent. The landscaping shows styles of landscape design throughout the past 70 years. This year, Times Higher Education rated UTAS, with particular mention of the Sandy Bay campus, as the fourth most beautiful university campus in Australia.

The concept plan for STEM at Sandy Bay involves demolition and major functional change to over half of the existing buildings below Churchill Ave. The proposed new STEM building as it appears in the STEM concept plan will be the largest building on the campus below Churchill Ave. These changes will have a significant impact on the existing values of the campus. **The changes are also disruptive, illogical and much more costly than retaining the buildings with their existing functions and refurbishing them.** Retention of all existing buildings is a form of future proofing by providing opportunities for future needs.

BUILDINGS PLANNED FOR DEMOLITION

1. The Humanities building

- The Humanities building is in good condition. Staff report no structural problems.
- The building contains mostly teaching spaces on the ground floor with the two upper floors containing many offices off corridors.
- Staff report that the offices are an advantage in attracting post graduate students who are able to have their own space to work in. The corridors and offices could easily be opened up, both visually with glass to the offices, and physically by opening up some offices into the corridors to create social, meeting and break-out spaces.
- The ground floor of Humanities is valued by staff and students for its accessibility. It is located immediately adjacent to the large car parking area with level access directly into the building. Accessible toilets are located on the ground floor. There is no lift but the cojoined Social Sciences building has lift access to all floors and these lifts can be used for travel to all floors in Humanities.
- If there are redundant spaces in Humanities these could provide co-working spaces for recent graduates or postgraduate students. Humanities could also provide space for partnership opportunities.



The Humanities building



The Administration building

2. The Administration building

- Administration is planned to be demolished for a vehicle turning circle. This is a waste of an excellent building, rated by UTAS in their 2018 Building Condition and Functionality Assessment as one of the best buildings on the Sandy Bay campus.
- UTAS plans to scatter its administration and corporate offices between buildings at Sandy Bay and The Forest in the city. This is illogical and inconvenient for staff and inefficient. A retained Administration building could accommodate them. The Administration building contains mostly offices and meeting rooms which are versatile spaces.
- If there are redundant spaces it could be leased to industry, researchers, post graduate students or professionals, providing an income and fulfilling UTAS's objectives of co-location with government and industry.

3. Central core of The Centenary Building

- Constructed in 1989, the Centenary Building is one of the most recent buildings below Churchill Ave and is arguably the most iconic building on the campus. It won an architectural award from the Tasmanian Chapter of the Australian Institute of Architects in 1991.
- It is planned to demolish the central core containing the lifts, stairs and the spaces surrounding them. These surrounding spaces are popular gathering and working spaces for students, with superb views to the River Derwent.

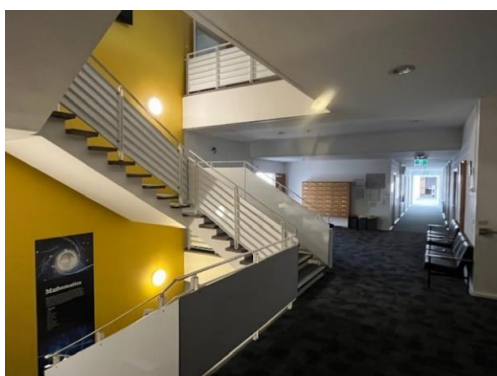
- The rationale for the demolition is to visually open up the central mall area of the campus to the river. However, this destroys some very functional aspects of the building as well as destroying its architectural integrity.
- The lifts provide essential access for people living with disabilities both within the Centenary building and the adjacent Engineering building. Engineering relies on the Centenary lifts to render each floor of Engineering accessible.
- Without its central core, the Centenary building will be left as two separated wings, each requiring the expense of new lifts. This doubling up of lifts is expensive and will compromise the internal layout and functionality of the remnant wings



The Centenary Building Central Core

4. The Earth Sciences, Physics and Maths buildings

- These three conjoined buildings are planned to be demolished to provide space for a very large new STEM building which will house Chemistry and Earth Sciences.
- The buildings are in reasonable condition and contain features specific to these disciplines. Physics contains an excellent lecture theatre which is used by other disciplines. The basement of the Earth Sciences building contains a large collection of geological core samples which cannot be relocated.
- Earth Sciences has one of only nine Foucault Pendulums in Australia and a large seismograph which has collected data continually for many years.
- Surrounding Earth Sciences is a garden of very large ore containing rocks which would need to be removed for the new STEM building. Two large eucalypts on the Hobart City Council's Register of Significant Trees will also need to be removed.
- These existing buildings have the potential to be refurbished to improve accessibility, open up existing small spaces to increase openness and inspire collegiality, and to provide contemporary teaching spaces and laboratories. There is sufficient space to incorporate part of the Central Science Laboratory in this building complex if required.



5. The Psychology Research Centre

- This good building is to be demolished. It is planned to move Psychology to the Old Commerce Building on the upper campus next year.
- However, as a moderately sized building it is a good resource for many partnering opportunities such as continuing use by U3A (University of the Third Age)

BUILDINGS WHICH WILL HAVE A CHANGED FUNCTION AND NEW OCCUPANTS

UTAS proposes wasteful and unnecessary relocation of existing STEM facilities

Keeping occupants in buildings which were specifically designed for their discipline is logical. The UTAS argument for moving disciplines to a different building is that building work cannot be carried out whilst buildings are occupied. However, incremental small refurbishments are possible whilst buildings are occupied, and this approach has recently been used successfully in Chemistry and Engineering. The long summer teaching break of 4 months provides a good opportunity for any more disruptive building refurbishment.

1. The Chemistry building

- It is logical and more cost effective to keep the chemists in the Chemistry building.
- Under the UTAS STEM Concept Plan, Biosciences (Biological Sciences), Agriculture and Geography will relocate to the current Chemistry building and Chemistry will be relocated to a new STEM building.
- The gross floor area available to Chemistry in the new building will shrink significantly.
- Chemistry and Life Sciences have different requirements for lab spaces. For example, Chemistry, dealing with potentially dangerous chemicals, requires specific storage areas, good ventilation and fume hoods. The current recently refurbished Chemistry labs will not be suitable for Life Sciences.
- In addition some labs in the present Chemistry building are contaminated with the same substances that future Plant Scientists may well be attempting to extract, in minute quantities, from plant samples. Great care and expense will be needed to avoid contamination of samples.
- Labs are expensive to build, so making major changes to lab functionality is illogical and unnecessarily costly.
- There are examples of recently refurbished labs in the Chemistry building. Students and staff rate these refurbished labs highly - they are great examples of successful refurbishment carried out whilst the buildings were occupied.



Recently updated Chemistry Labs



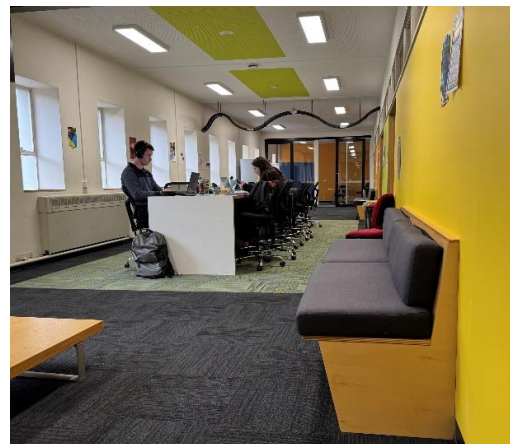
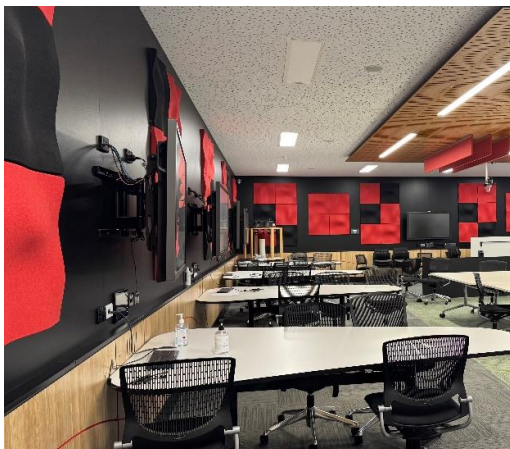
The Chemistry building with its iconic mid-century glass curtain walls



There are two engineering themed murals by renowned Tasmanian artist Tom Samek in the engineering building.

2. The Engineering building

- Under the STEM concept plan, Engineering is planned to be relocated to the vacated Social Sciences building, and the Engineering building is planned for 'partnership opportunities'.
- The adjacent Engineering workshops will be retained in situ because they contain highly sophisticated, large, heavy equipment. It is illogical to separate Engineering from its workshops which are an integral part of much Engineering teaching and research.
- Staff say they enjoy the views from the Engineering building across the sports fields to the river. The building could be modernised. There are spaces within Engineering which are great examples of refurbishment to create openness, conviviality and contemporary teaching space.
 - One example is a large flexible teaching space, suitable for group work, tutorials or lectures. Seating is arranged around group tables each with a large screen on the perimeter wall.
 - Another example is the student co-working and social space on the ground floor which is a large space created by combining a number of offices and demolishing the enclosing office walls opening the space into the corridor. (see photos below)
- The Engineering building needs some work to make it more accessible, including an entry ramp to the ground floor, accessible toilets and a lift. This is all possible. Presently, Engineering can be accessed from the adjacent Centenary Building which has lifts to each floor and linking to each floor of Engineering



Photos: The recently refurbished flexible teaching space and student co-working and social space in the Engineering building.

3. The Geography building

- The Geography building is planned to be retained and refitted for 'partnership opportunities', with Geography relocated to the Chemistry building.
- A more logical and less expensive approach is to keep Geography in its current location which provides appropriate spaces for the discipline, and use any surplus space used for innovation hubs or partnering opportunities.



Photo: Surveying students on the Sandy Bay campus

4. The Social Sciences building

- The Social Sciences (Arts) building currently consists of teaching spaces and staff offices. The UTAS plan is to change its use to Physics, Engineering, Information and Computer Technology.
- This will require expensive work on the building to provide the types of spaces required for this changed function (more labs and workshops).

5. The Centenary Building

- The Centenary building was designed as an educational building with lecture theatre, teaching spaces and staff offices. In 2015 UTAS proudly announced it as the new home of its Business and Economics School. However, it is now planned to use the building for offices accommodating UTAS Corporate Services.
- The Administration building, planned for demolition would be a more appropriate and logical home for Corporate Services. The UTAS plan is now to put Business and Economics in "The Forest ", inconveniently remote from the campus.
- The Centenary Building won an award from the Australian Institute of Architects, Tasmania in 1991.



Photos: The Centenary Building reburbishment

In 2019 **The Centenary Building** was refurbished for Business and Economics. It was "transformed into a light and airy environment. Glass fronted state-of-the-art lecture theatres open onto an informal learning area with a mix of contemporary spaces for collaborative or solitary use."
<https://wp.architecture.com.au/>

BUILDINGS WHICH WILL REMAIN WITH CURRENT FUNCTION AND OCCUPANTS

- Law
- Engineering Workshop
- Pharmacy
- UTAS Centre – Stanley Burbury Theatre
- Morris Miller Library

The Law School fought to stay on the Sandy Bay Campus. It argued successfully that the refurbished Forest building did not meet their needs eg no lecture theatre, no dedicated Law library, no moot room, limited tutorial rooms and no private offices for academic staff. The Law building was upgraded in 2018.



The Morris Millar Library and Stanley Burbury Theatre continue to be the heart of the Sandy Bay Campus.



The Pharmacy building is a 2007 addition to the Chemistry building. It contains a recently refurbished lab which is functionally very successful and a great example of how incremental improvements can create contemporary facilities. Materials from the old lab were reused and recycled.



The Engineering Workshop will remain in its present location however Engineering will relocate to another building. It is illogical to locate the teaching and learning spaces away from the workshops.

Opinion piece by Dr John Ross and Ian Johnson, The Mercury, 13 August 2025.

STEM squeeze defies logic



In November last year the University of Tasmania announced that the Science, Technology, Engineering and Maths (STEM) section would remain in Sandy Bay. STEM staff were relieved by that decision, but the subsequent plan to squeeze all STEM facilities into the campus below Churchill Ave has been met with disappointment. That plan is irrational and extravagant.

UTAS estimated the cost of these works at \$501.5m and it expects the federal government to provide most of this funding.

But it is very wasteful to dispose of good existing facilities just to raise funds to build those facilities somewhere else. A major contributor to the expense of the UTAS plan is the movement of Biological Sciences and Agricultural Science from the Life Sciences building above Churchill Ave to further down the campus. The very successful and highly cited academics from Life Sciences are supposed to be shoe-horned into the existing Chemistry building, which would be adapted at enormous cost. UTAS intends that Geography would be crammed into that building as well.

Under the UTAS plan the Life Sciences building would be sold off even though Madeleine Ogilvie, the former Minister in charge of UTAS matters, describes that building and the associated facilities as “functioning well” (on her Facebook site, July 17, 2025).

The Chemistry building is solid and could be retrofitted for any discipline, but it would cost up to \$150m to adapt it for Biological Sciences and Agricultural Science, a terrible waste of money.

To compound that extravagance, Chemistry would have to move out of its building into a new one, with an expected cost of about \$300m.

The UTAS plan will have to be adapted to include moving other essential Life Science infrastructure to below Churchill Ave. That includes approximately 15 functioning glasshouses used for important teaching and research. Apart from the waste inherent in demolishing and then rebuilding these facilities, UTAS has never been able to identify where they could be rebuilt.

Special mention should be made also of the new Fire Lab. As the Mercury reported (Fire lab a ‘game-changer’, July 25) this facility “puts UTAS at the epicentre of global bushfire research”. But UTAS proposes to sell the land on which it is situated, above Churchill Ave, without suggesting where or how it could be replaced, nor at what cost.

The Fire Lab helps ensure that students continue to come to Tasmania to study in state-of-the-art bushfire research facilities. The repurposing of this building, formerly a workshop, demonstrates that modest older buildings can be adapted to provide contemporary facilities.

The plans for condensing STEM to below Churchill Ave were hatched without any genuine consultation with academic staff. While there were indeed two “consultative” workshops last year there was no mention of the radical plan to physically shuffle around STEM subsections, much less to somehow compress them all into the land below Churchill Ave. As a result, there was no consultation at all with staff on what UTAS subsequently announced were the key elements of the plan for STEM.

By taking a commonsense approach to existing infrastructure, UTAS could have facilities of world standard at a fraction of the cost proposed by UTAS management. They would need, however, to listen to their own staff.

Below Churchill Ave, UTAS plans to demolish Humanities, Maths, Physics, and the Administration building, to make way for new STEM facilities. Good quality existing buildings are to be destroyed, and grossly expensive new ones constructed. The university’s recognition as the leading university globally on “Sustainable Development Goal 13: Climate Action”, is at serious odds with those plans. There is embodied carbon within the existing buildings, which would be wastefully cast aside in order to build replacements. It is far more environmentally sustainable to refurbish existing buildings above and below Churchill Ave.

While government funding for UTAS’s extravagant STEM plan is unlikely, if a realistic scheme was developed the necessary works could be funded by UTAS itself. It has properties in the city which were bought when it intended to relocate. The most valuable of these, the former Forestry building in Melville St, would have a value in excess of \$150m. Selling all the city properties would give UTAS around \$250m, enough to refurbish the Sandy Bay campus.

Dr John Ross is an Adjunct Professor in the School of Natural Sciences at the University of Tasmania.

Ian Johnson is a retired Hobart architect and former company director who worked on government and private commercial buildings in Tasmania for more than 40 years

Appendix 2 – A DETAILED LOOK AT UTAS’S PLAN TO SELL ITS UPPER CAMPUS

UTAS plans to rezone its upper campus and sell it off, including the STEM and STEM-related buildings essential for current teaching and research. UTAS has never produced a Business Plan to explain why this is a good idea. Nor has UTAS adequately explained how the lost facilities will be replaced except that it will unnecessarily move Life Sciences out of their current building, although is ‘functioning well’, onto the lower campus. There are 12 STEM related buildings and a complex of 16 glass houses, used for important STEM teaching and research.

The MAP below identifies the two parcels (labelled lot 1&2) of land UTAS proposes for rezoning and sale and the facilities affected are named. Numbers correspond to numbering on the map. (map sourced from UTAS webpage)

STEM Facilities

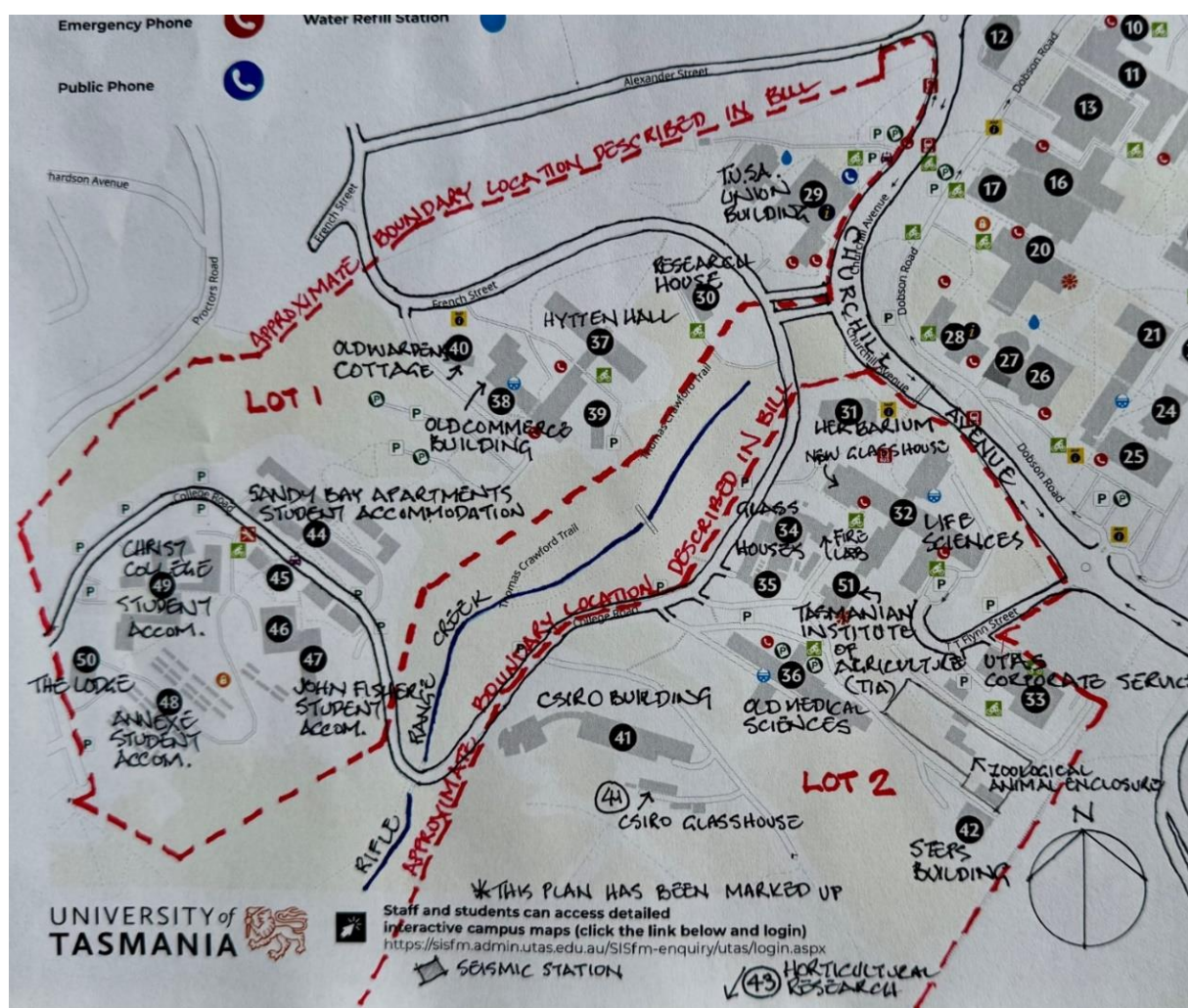
- 31 - TMAG Herbarium
- 32 - Life Sciences Building
- 32 - New Life Science Glass House
- 34 - Life Science Glass Houses
- 36 - Old Medical Sciences Building
- 41 - CSIRO
- 42 - STEPS Building
- 43 - Horticultural Research Centre T.I.A.
- 51 - T.I.A. Tasmanian Institute of Agriculture (Life Science Annexe)
- Unnumbered – FIRELAB3 (near Building 34), Zoological Animal Enclosures, Seismic Station

Student Accommodation

- 44 - Sandy Bay Apartments
- 47 - John Fisher College
- 49 - Christ College
- 50 - Christ College The Lodge

Other Buildings

- 29 – TUSA Building
- 33 - Corporate Services Building
- 37 - Hytten Hall
- 38 - Old Commerce Building
- 39 - Old Commerce Annexe
- 40 48 - The Annexe - Old Warden’s Lodge



KEY STEM FACILITIES ON LAND THAT UTAS WANTS TO APPROVE TO SELL

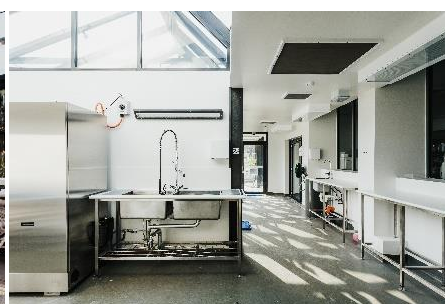
1. The Life Sciences Building (32)



- The Life Sciences building is the home of Biological Sciences and the main home of Agricultural Science (TIA).
- It is functioning well and is structurally sound. The older, more east-west, axis dates from the 1960s but has new additions added. The more north-south axis is only 35 years old and won an architectural award from the Australian Institute of Architects, Tasmania in 2002.
- UTAS has offered no reasonable explanation as to why it would sell this essential building
- The research conducted within the Life Sciences building has been recognised worldwide and is also a centre for supporting teaching of these disciplines at the undergraduate and Ph.D. levels, helping to create and expand new industries for the state.
- Staff and students from the Life Sciences building collaborate with colleagues from other sections of the Colleges of Science and Engineering to carry out research in dozens of areas.

2. New Life Science Glass House - part of the Life Sciences building (32)

This facility is situated on the upper level of the Life Sciences building and demonstrates what can be achieved by such modifications. Opening in 2018, the facility has high physical containment and quarantine containment capability complete with a lab and growth chambers. The building glasshouse has excellent controlled environment features and maximises space usage.



3. Life Science Glass Houses (34)

Used for a variety of study and research activities in plant biology. Important for careers in research, biotechnology, forestry, horticulture, aquaculture, botanical gardens and herbaria, teaching, and government departments of primary industry and environment. A key feature is the capacity of this glasshouse complex to accommodate large numbers of plants in precisely controlled day length. It has enabled hundreds of research publications.

The Life Sciences glasshouses, used for world-leading research, are not shown on the STEM concept plan. The total area of all existing glasshouses is approximately 2,500 square metres, which cannot be accommodated on the lower campus.



4. Horticultural Research Centre and Tasmanian Institute of Agriculture TIA (43 & 50) (also called Life Science Annexe)

The Horticulture Centre works closely with established and emerging industries to support quality, productivity and resilience in cool-climate horticultural production systems. Research, development, extension, and adoption activities focus on industry segments of high importance to Tasmania, including fruit and tree crops, grapes and wine, berries, industrial and extractive crops, and vegetables.



5. Fire Centre Research Hub (not numbered)

Launched in July 2025, this facility ‘puts UTAS at the epicentre of global Bushfire research.’ (The Mercury) This building is an excellent example of how existing buildings can easily be repurposed, in this case to become a centre for groundbreaking research funded by the Australian government’s Natural Hazards Research Australia. The building has been refitted as the home of a unique research facility, shared between the School of Natural Sciences and Menzies Institute for Medical Research. The groundbreaking research is across three core themes bushfires, bioenergy and emission.



6. TMAG Herbarium partially underground (31)

This building is home for the botanical collections of Tasmania. Preserved plant specimens are internationally recognised as the most comprehensive record of Tasmanian flora in the world. The Herbarium won an award from the Australian Institute of Architects Tasmania in 1989.



7. The CSIRO Building and glasshouses (41)

Focusing on agricultural and ecological research including projects that use macroecological approaches, this building is used to model biodiversity outcomes under scenarios of different land-use, management, or climate changes.

Appendix 3 - UTAS CITY PROPERTIES WHICH CAN BE SOLD

UTAS purchased a number of valuable city properties to be used when it intended to relocate the entire Sandy Bay campus to the city. These properties have remained empty or rented out, some for more than a decade. In 2024 UTAS abandoned the planned city relocation. Only one of these sites (Freedom and Forestry), now called The Forest has begun repurposing for UTAS use. The other sites would be suitable for much needed inner-city housing. Sale of all these properties including The Forest would yield at least \$250M for refurbishment at Sandy Bay.

The properties are:

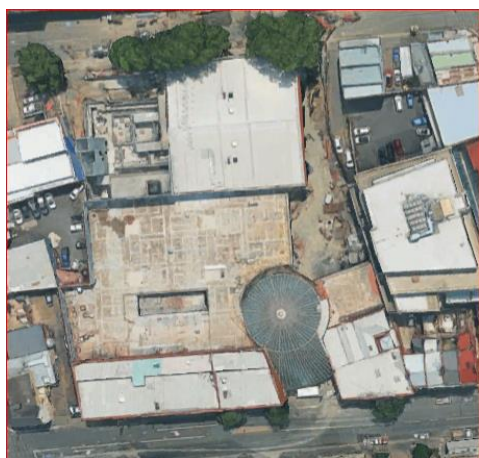
1. Forestry and Freedom Furniture sites in Melville and Brisbane Streets
2. The former K and D site and Seabrook Cottages – on the market
3. The Webster's site, including Good Grief Studios, Argyle St
4. Featherston Interiors and car park, Bathurst St
5. McCanns Music and carpark, Melville St.
6. The Theatre Royal Hotel
7. 31-37 Bathurst St and 65 Argyle St (reportedly sold)

1. Former Forestry and Freedom Furniture Sites

The known cost of the purchase and redevelopment of these sites is in **total \$226.598mil** (source UTAS documents)

- Purchase price - Forestry Building in 2018 - \$15 mil, Freedom Furniture in 2021 - \$8.9mil
- Redevelopment costs - \$131mil, other project costs - \$23 mil, Interest costs \$40 mil
- Rent of space in the KMPG and Vodafone buildings - 6 years \$5.4mil + 4 years \$3.2mil

The Forestry Building was purchased as part of the UTAS CBD relocation plan in 2018. The Law School was to be relocated there. However protests from staff, alumni and students saw the plan dropped because they said the building was not fit for purpose. UTAS spent the next two years trying to persuade a School to occupy the building. Finally Humanities and Social Sciences along with Business and Economics and some or UTAS Administration are now designated to move into the building in 2026.



2. The Former K&D site and Seabrook Cottages

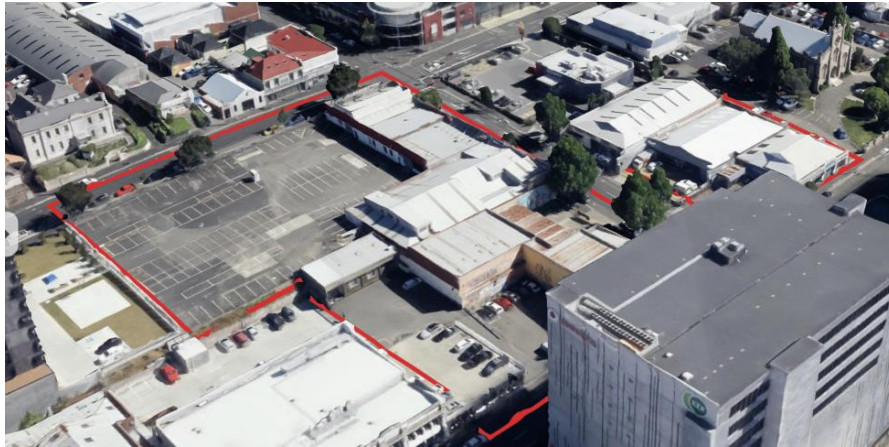
A city block bordered by Murray, Melville, Harrington and Brisbane Streets
159-165 Harrington St
Purchased in 2019 for \$30 million.
Sold for a reported \$30 million



3. Webster's site, including Good Grief Studios

62-82 Argyle St

Purchased in 2016 for \$9.8 million. The Webster's site has been idle for 9 years



4. Featherston Interiors and car park

69 Bathurst St

Purchased in 2019 for \$4.5 Mil



5. The Theatre Royal Hotel

29 Campbell St

Purchased in 2016 for \$1.665 million.

Leased to the state government, to be developed as the S.H.E. Cancer Wellness Centre



6. McCanns Music and carpark

139-143 Elizabeth St

Purchased in 2018 for \$4.5 million.

This building is on the Tasmanian Heritage Register.

7. 31-37 Bathurst St and 65 Argyle St

NW corner of Bathurst and Argyle Streets

Purchased in 2019 for \$6.76 million

Reportedly sold



Site of the underground Herbarium



World leading research takes place in Plant Science glass houses



Photo credit: Loic Le Guilly