



REIMAGINE SANDY BAY MASTERPLAN UNCOVERED

An analysis by precinct

PRECINCT #5

This document is an interpretation of Precinct 5 which is adjacent to Olinda Grove, Proctors Road and the Southern Outlet. Currently the precinct accommodates three sports fields and a number of buildings.

SUMMARY

- It is stated that this precinct will have **360 dwellings** at a density of **32 dwellings per hectare**. According to the Built Form isometric drawing of Precinct 5 (Reimagine Sandy Bay – Engagement #4, page 11) the new buildings appear to be between 1 and 6 storeys high. However, the Masterplan map (Reimagine Sandy Bay – Engagement #4, page 6) states that buildings are between 1 and 4 storeys.
- There are a number of buildings on site as well as three playing fields, playing field fencing, 14 lighting towers and a communications tower (Telstra type). It seems that all these facilities will be removed.
- There are 21 residential single lots of 2 storeys in height indicated on the Built Form isometric plan (page 11). A lesser number is indicated on the Masterplan map (page 6).
- There appear to be 40 residential townhouses of 2 storeys in height indicated on the Built Form isometric plan (page 11). It is difficult to accurately count the number of townhouses on the Masterplan map (page 6).
- There are 11 residential apartment buildings ranging in height from 4 to 6 storeys.
- There appears to be retail/commercial on the lower floors of 4 of the apartment blocks. In addition, there appear to be a large retail/commercial area (noted as building 7) located partially under 2 residential apartment buildings.
- A large 'eco-tourism' facility of 2 and 3 storeys is proposed (building 12). The accompanying notes to the plan would indicate that this building is a hotel. At over 100m in length it is the longest building proposed on the whole masterplan. In addition to this, there is a smaller eco-tourism building adjacent to the hotel.
- 826 car parks are stated to be provided for housing and retail/commercial usage.
- There is no reporting in their document of established trees being retained.
- Of interest is loss by the community of an expansive sporting area which has potential for further expansion. Currently this sporting facility accommodates 3 playing fields and associated buildings. Two playing fields will be provided in Precinct 1, but it is understood these fields will be shared with rugby.

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 11 (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)
3. Aerial photo of Precinct #5 (Figure 3)

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.

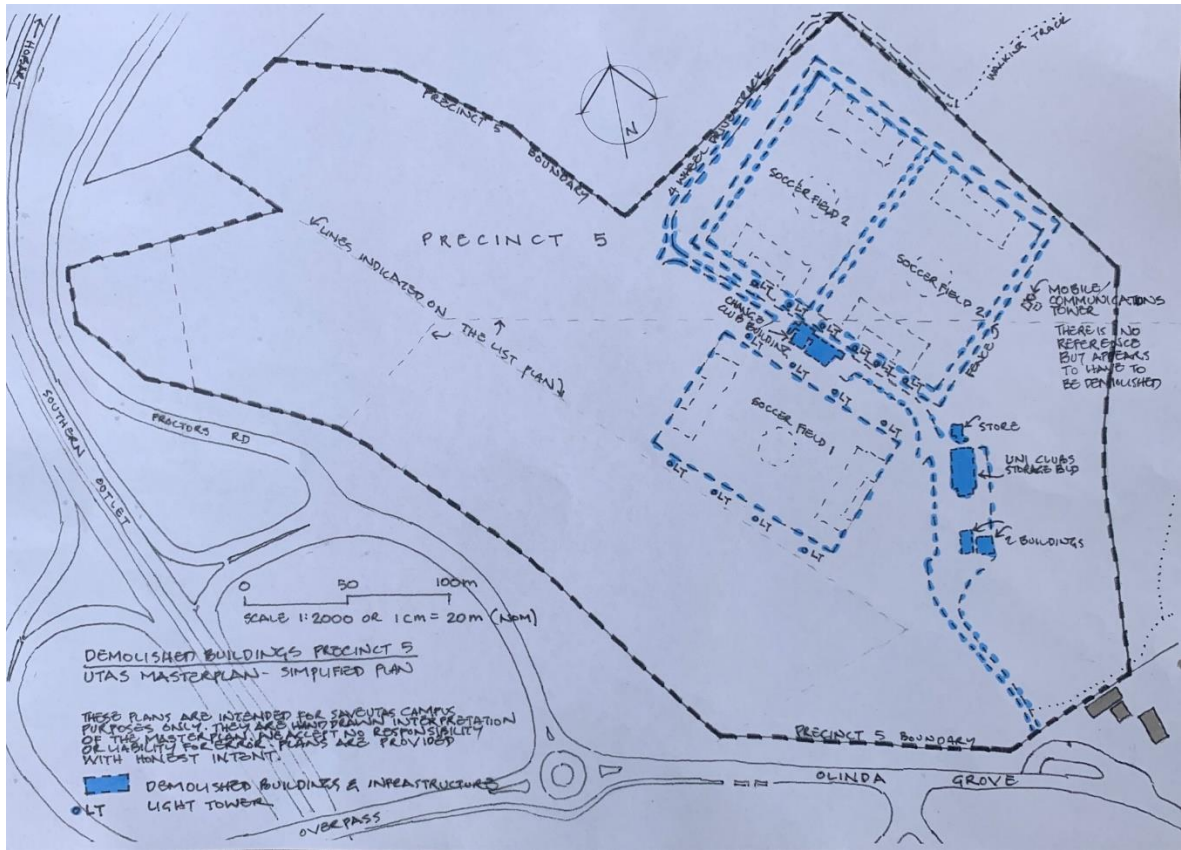


Figure 1: Retained and Demolished Buildings Plan

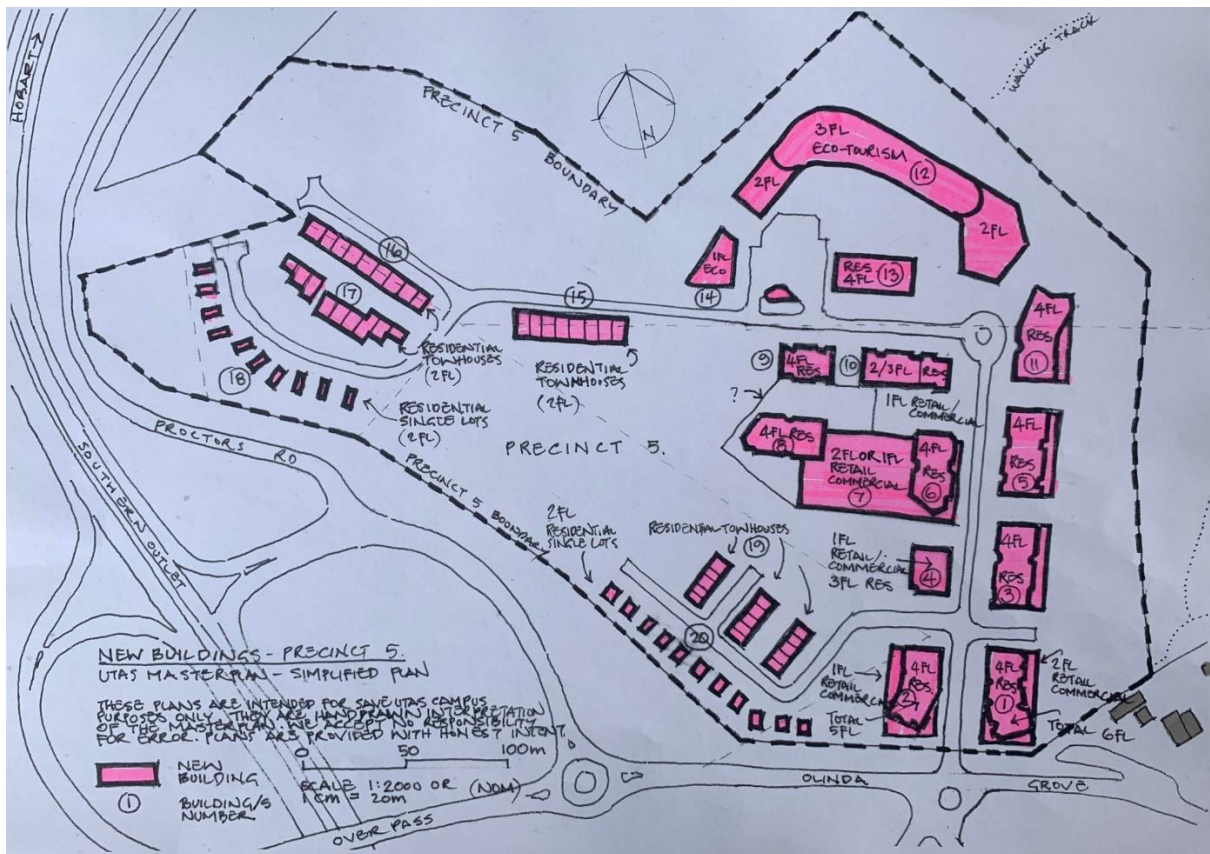


Figure 2: Retained and New Buildings Plan



Figure 3: Aerial photo of Precinct #5