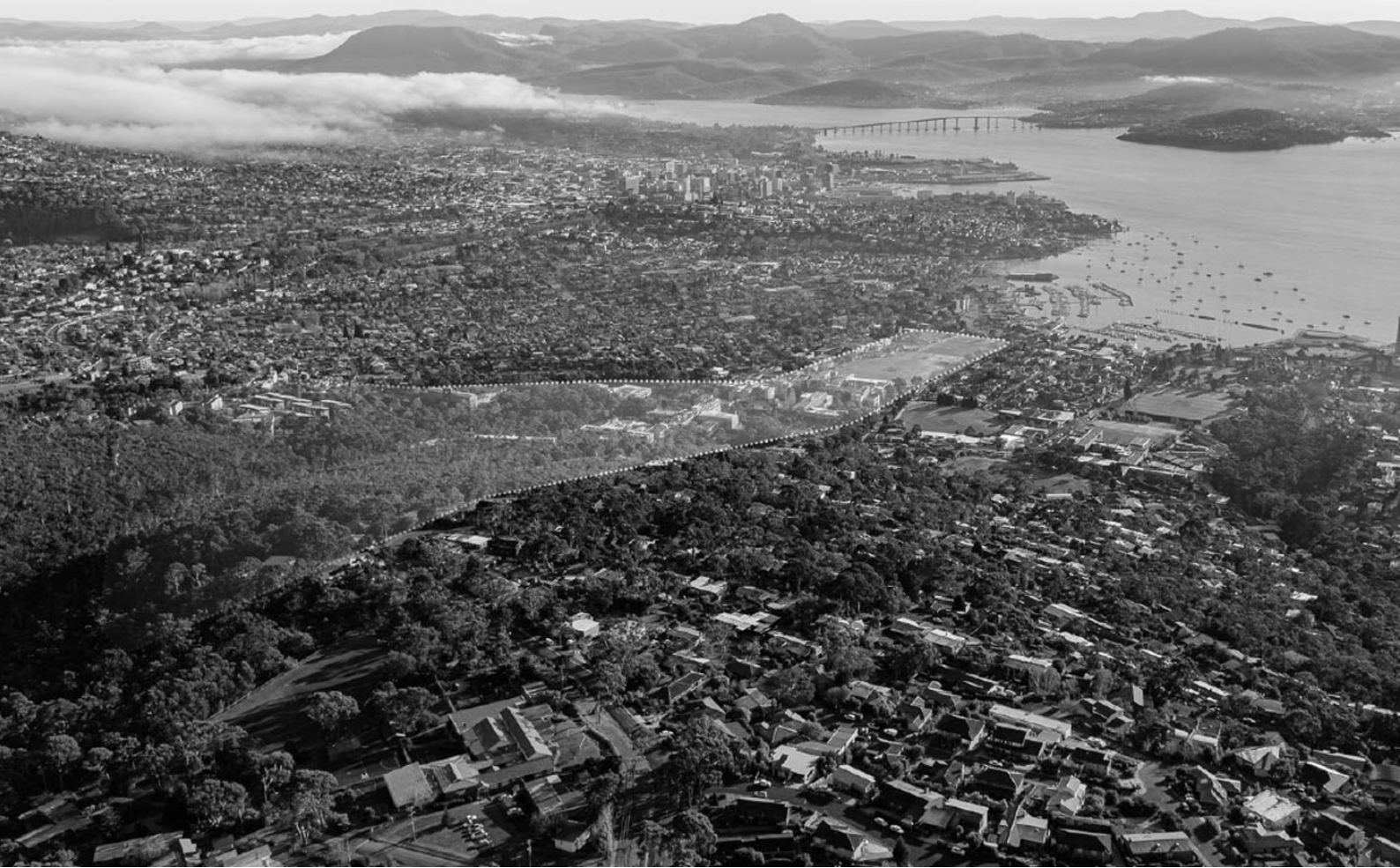


# UTAS Sandy Bay Master Plan

## Strategic planning report

for PSA submission

5 December 2021



© ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

**Reliance statement**

This report has been commissioned by ClarkeHopkinsClarke Architects Pty Ltd, on behalf of UTAS Properties Pty Ltd, to perform the strategic planning justification pertaining to and in support of the development of the UTAS Sandy Bay Master Plan for the purpose of a planning scheme amendment. This report may only be used and relied on by ClarkeHopkinsClarke Architects Pty Ltd and UTAS Properties Pty Ltd for this purpose or as otherwise set out in this report.

**Job Number:** 2021-120

**Cover Image Provided by:** ClarkeHopkinsClarke

**Document Status**

Document Version	Date	Author	Reviewer
DRAFT_V1	29 November 2021	Clare Hester	Emma Riley
DRAFT_V2	1 December 2021	Clare Hester	Client/Mel Roome
FINAL_V1	3 December 2021	Clare Hester	-
FINAL_V2	5 December 2021	Emma Riley	-

# Contents

1	Introduction	1
1.1	Introduction	1
1.2	Purpose of report	1
1.3	Site details	2
1.4	Project context	2
1.5	The site	3
1.6	Report structure	4
1.7	Description of planning scheme amendment	4
2	Strategic context	6
2.1	Background	6
2.2	The site context	6
2.2.1	The opportunity	8
2.3	The broader context	9
2.3.1	The opportunity	10
3	The new vision	12
3.1	Introduction to the masterplan	12
3.2	Objectives of the master plan	12
3.3	The shared vision and guiding principles	13
3.4	The precincts	14
3.4.1	Precinct 1	14
3.4.2	Precinct 2	15
3.4.3	Precinct 3	16
3.4.4	Precinct 4	16
3.4.5	Precinct 5	17
3.4.6	Translation to planning scheme amendment	17
4	Key planning considerations	19
4.1	Socio-economic trends	19
4.1.1	Residential	19
4.1.2	Office floor space	21
4.1.3	Retail	22
4.1.4	Sports, recreation, health, wellness, and community services	23
4.1.5	Employment	23

4.2	Transport	24
4.2.1	Site access and layout	24
4.2.2	Car parking	25
4.2.3	Surrounding road network	26
4.3	Aboriginal heritage	26
4.4	Historic heritage	27
4.5	Natural values	28
4.5.1	Fauna habitat	31
5	Strategic planning analysis	32
5.1	Southern Tasmanian Regional Land Use Strategy 2010 – 2035	32
5.1.1	Activity centres	32
5.1.2	Settlement and residential development	35
5.1.3	Recreation and open space	35
5.1.4	Social infrastructure	36
5.1.5	Biodiversity	36
5.1.6	Cultural heritage	37
5.1.7	Land use and transport integration	37
5.2	Capital City Strategic Plan 2019 – 2029	38
5.3	Hobart City Deal	38
5.4	Hobart: A community vision for our island capital	39
5.5	City of Hobart Transport Strategy	39
5.6	Sustainable Hobart Action Plan 2020 – 2025	40
6	Assessment of proposed amendment	41
6.1	Description of the proposed amendment	41
6.2	Requirements of the Land Use Planning and Approvals Act 1993	41
6.3	Regional land use strategy	42
6.3.1	Regional policy assessment (activity centre hierarchy)	42
6.3.2	Regional policy assessment (residential)	47
6.3.3	Recreation and open space	48
6.3.4	Social infrastructure	49
6.3.5	Biodiversity	50
6.3.6	Cultural heritage	51
6.3.7	Land use and transport integration	52
6.4	Municipal plan	53
6.5	Objectives of the Resource Management and Planning System	53
6.6	State Policies	57

6.6.1	State Policy on the Protection of Agricultural Land 2009	57
6.6.2	State Policy on Water Quality Management 1997	57
6.6.3	State Coastal Policy 1996	57
6.6.4	National Environmental Protection Measures	58
6.7	Gas Pipelines Act 2000	58
6.8	Potential land conflict	59
6.9	Regional impact	59
6.10	Other requirements	59
6.11	Hobart Interim Planning Scheme 2015	59
6.11.1	Recreation Zone	59
6.11.2	General Residential Zone	60
6.11.3	Inner Residential Zone	60
6.11.4	Urban Mixed Use Zone	60
6.11.5	Environmental Management Zone	60
6.11.6	Particular Purpose Zone (Mount Nelson Ecotourism Neighbourhood)	60
6.11.7	Bushfire Code	61
6.11.8	Biodiversity Code	61
6.11.9	Significant Trees Code	61
6.11.10	Historic heritage	61
6.11.11	Specific area plan	61
7	Conclusion	62

### **Acknowledgement of Country**

We acknowledge with deep respect the muwinina people, Traditional Owners of nipaluna country of Hobart lutruwita Tasmania, Aboriginal land.

We recognise the deep history and culture of this island and acknowledge the palawa/pakana people, the continuing custodians of the land, and pay profound respects to Elders past, present and emerging.

# 1 Introduction

## 1.1 Introduction

UTAS Properties Pty Ltd (UPPL) are embarking on one of the most significant urban renewal projects in Tasmania's history at the University of Tasmania's (UTAS) Sandy Bay site (the site). With most of the existing tertiary education facilities at the site, relocating to a new city centre campus in Central Hobart (expected to be completed over the next 10 years) an unparalleled opportunity to contribute to the shaping of Greater Hobart has arisen.

Conveniently located in the Hobart metropolitan context, the site is in proximity to central Hobart yet, at 105ha is large enough to connect from the River Derwent waterfront through to the bushland of Mount Nelson, spatially bridging urban and peri-urban areas with diverse characteristics. The site also has social significance to the community in Hobart as well as important heritage and environmental values.

With every opportunity of this scale comes the need to understand the importance of the place, what the community value, and how the opportunity can be best harnessed for the benefit of the broader Greater Hobart area. UPPL commissioned ClarkeHopkinsClarke in collaboration with Playstreet and Dock4Architects (and supported by contributing technical and strategic consultant inputs), to prepare a concept masterplan for the Sandy Bay site that represents the new urban vision.

By exploring the values of the site, its broader spatial and metropolitan context and understanding the opportunities, the new vision presents a dynamic, mixed-use redevelopment across five distinct site precincts. These precincts draw upon the diverse site characteristics to provide a place based response. Informed by a community engagement process that began with the identification of guiding principles and included opportunities for input into the master planning process, the concept masterplan is a 'reimaging' of site.

## 1.2 Purpose of report

The purpose of this report is to provide the strategic planning support and reasoning for the redevelopment of the site, in accordance with the prepared UTAS Sandy Bay Master Plan (the master plan) to assist in the successful progress of a planning scheme amendment (PSA) to the *Hobart Interim Planning Scheme 2015*.

The site is currently zoned a Particular Purpose Zone with site specific standards tailored to its current, and shortly to be former, educational purpose and therefore a PSA will be required to bring life to the new site vision.

The PSA involves the rezoning of the 105-ha site to a mix of the inner residential zone, general residential zone, recreation zone, urban mixed use zone and a particular purpose zone (Mount Nelson Ecotourism Neighbourhood) with the inclusion of a new specific area plan applying to part of the site. It will enable the redevelopment of the site into a mixed-use urban renewal development and will replace the existing Particular Purpose Zone (PPZ 3 - University of Tasmania (Sandy Bay Campus)) which applies to the entire site.

Specific details on the PSA are provided in the separate submission report prepared by All Urban Planning Pty Ltd but are summarised at section 1.7 below.

All enquiries about the report should be to:

Clare Hester  
Team Leader Planning  
ERA Planning and Environment  
P: 03 6165 0443  
E: [clare@eraplanning.com.au](mailto:clare@eraplanning.com.au)

### 1.3 Site details

The PSA is to apply to the certificate of titles identified below in Table 1.

**Table 1: Property information based on LISTmap**

Street address	Certificate of title reference
2 Churchill Avenue Sandy Bay	176312/1
2 Churchill Avenue Sandy Bay (also known as 306 Sandy Bay Road)	167420/1
2 Churchill Avenue Sandy Bay (also known as 6 Grace Street)	167420/2
60 Proctors Road Dynnyrne	28772/1
66 Proctors Road Dynnyrne	119071/1
Proctors Road Dynnyrne	119071/2
150 Churchill Avenue Sandy Bay	176311/1

### 1.4 Project context

The master plan for the site envisions a dynamic, ecologically sensitive, future-ready mixed-use activity centre supported by five distinct neighbourhood precincts with a range of offerings including sporting and recreation, retail, office accommodation, a diversity of residential uses, to education and eco-tourism, together with maintaining a 50-ha bushland reserve.

The master plan will guide UPPL in the future redevelopment of the site over a 30-year period. Some student accommodation will be retained on site. A more detailed summary of the master plan is provided for at section 3 of this report.

The proposed PSA has been directly informed by the master plan. The master plan itself, however, does not form part of the PSA and consequently is not intended to be approved by the City of Hobart or the Tasmanian Planning Commission. Rather the master plan demonstrates the intended use and development on the site once it is fully implemented. The planning period for this implementation is currently forecast to be up to 30 years.

The master plan has been adopted as the basis for examining the potential impacts (economic, environmental and social) that would arise if the intended use and development outcomes eventuated.

The PSA has been prepared to ensure the master plan can be implemented in accordance with the statutory requirements of the *Land Use Planning and Approvals Act 1993*.



## 1.5 The site

The 105-ha site has frontage to Sandy Bay Road and extends uphill to Olinda Grove/Southern Outlet crossing Churchill Avenue. It is generally divided into three sections: lower, middle, and upper (see Figure 1 and Figure 2). It is located in the area between Mount Nelson, Tolmans Hill and the River Derwent and encompasses a diverse landscape from dense bushland to suburban waterfront.

The lower part of the site is generally flat and comprises playing fields, sporting facilities, the University gymnasium, law faculty, and more car parking. This area is surrounded by established residential dwellings on View Street, Earl Street and Grace Street. It contains a heritage listed hedge along Earl Street and a heritage listed cottage to the west near to Grosvenor Street.

The middle section of the site contains the student village, cafes, academic buildings, administration, and car parking. This area involves a significant level change extending from Grosvenor Crescent to Churchill Avenue, with Churchill Avenue extending perpendicular through the centre of the site. The middle area contains buildings that are listed on the Tasmanian Heritage Register, buildings that have been identified as having heritage potential and buildings that have limited if any heritage value. Moreover, the layout of this section of the site, particularly those buildings between Grosvenor Crescent and Churchill Avenue, is recognised as being as important as individual buildings. More recently, this middle section has seen the development of the Hill Street Grocer building that includes a supermarket, bottle shop, café, and GP clinic.

The upper section of the site comprises a mix of research buildings, student accommodation and playing fields set among bushland, which is both significant swift parrot habitat and bushfire prone vegetation. This area includes several heritage buildings.



*Figure 1: Site shown with white shading (Source: Sandy Bay Master Plan ClarkeHopkinsClarke))*



*Figure 2: Site shown with white outline (Source: LISTmap 15/08/21)*

## 1.6 Report structure

Section 2 and section 3 of this report provides the strategic context, background, vision and guiding principles to the master plan and proposed PSA. Section 4 outlines the key planning considerations relevant to the PSA process which are drawn from the legislative requirements under the *Land Use Planning and Approvals Act 1993*. Section 5 provides a review of the relevant strategic documents underpinning strategic planning in the Hobart municipal area such as the *Southern Tasmania Regional Land Use Strategy (STRLUS)* and section 6 assesses the proposed PSA against these legislative requirements, including the objectives of the Resource Management and Planning System of Tasmania, the State Policies as declared under the *State Policies and Projects Act 1993* and the *Hobart Interim Planning Scheme 2015*.

## 1.7 Description of planning scheme amendment

The PSA will involve substituting clause 34.0 Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus) and applying the recreation, inner residential, urban mixed use, general residential zones to the land as well as a new particular purpose zone to the area on Mount Nelson. In addition to the zoning requirements, a new Specific Area Plan F5.0 – Sandy Bay Master Plan Specific Area Plan forms part of the PSA to vary the underlying zone use and development provisions to provide for use and development in accordance with the master plan.

A summary of the proposed PSA is as follows:

- Precinct 1 is proposed to be zoned as partly recreation and inner residential. The specific area plan (SAP) for precinct 1 will allow for business and professional services if associated with sport or recreation and visitor accommodation in the recreation zone. The SAP that will overlay the inner

residential zone provides a revised building envelope to reflect a greater height and setback than that permitted and a greater density than that permitted.

- Precinct 2 is proposed to be zoned urban mixed use with a SAP that limits the allowable uses in the zone such as removal of storage, bulk goods sales and equipment, and machinery sales and hire. The SAP will also vary the height and siting standards of the zone. These requirements for precinct 2 will also apply to the area of precinct 3 that is zoned urban mixed use.
- In addition to the urban mixed use zone along Churchill Avenue, precinct 3 will be zoned inner residential and general residential. The overlying SAP will vary the height and density standards of the inner residential zone and the density standards of the general residential zone. The SAP will also allow for research and development (if within an existing building) in recognition of CSIRO remaining on the site.
- Precinct 4 will be zoned inner residential, with the SAP varying the permitted height and siting standards and the permitted density standards.
- Precinct 5 will have a particular purpose zone to facilitate the tourism-orientated precinct while allowing for some residential and retail use.
- The bushland reserve will be zoned environmental management; there are no variations proposed to this zone.
- The biodiversity overlay will be amended to reflect the proposed zones, that is, the biodiversity overlay will only apply to the environmental management zone and the particular purpose zone.

## 2 Strategic context

### 2.1 Background

The site has been UTAS's primary tertiary education campus for over seventy years. Outgrowing its city campus, the University relocated to Sandy Bay in the post war era and continued to expand its facilities through the modernist period. Since then, Hobart, the broader community and their needs have evolved along with contemporary tertiary education needs. Additionally, the built infrastructure on the Sandy Bay site has aged and has been deemed by UTAS as no longer fit for purpose.

A decision was therefore made to relocate the University's educational facilities back to the city environment. The contemporary city fabric provides the opportunity to respond to challenges that did not exist at the time that the Sandy Bay site was established. These include providing greater accessibility to the physical university environment by locating in a spatially central environment, reducing barriers to increase participation in tertiary education arising from the perceived 'elitist' location of the University's facilities and providing more diverse activity to the CBD environment, bringing it a life beyond the '9 to 5'. To harness those, UTAS has embarked on creating a distinctive and new southern campus in central Hobart which is being delivered through a separate and already commenced 'Southern Transformation Project'.

The relocation of educational facilities to central Hobart has commenced already and is expected to continue over the next 10 years.

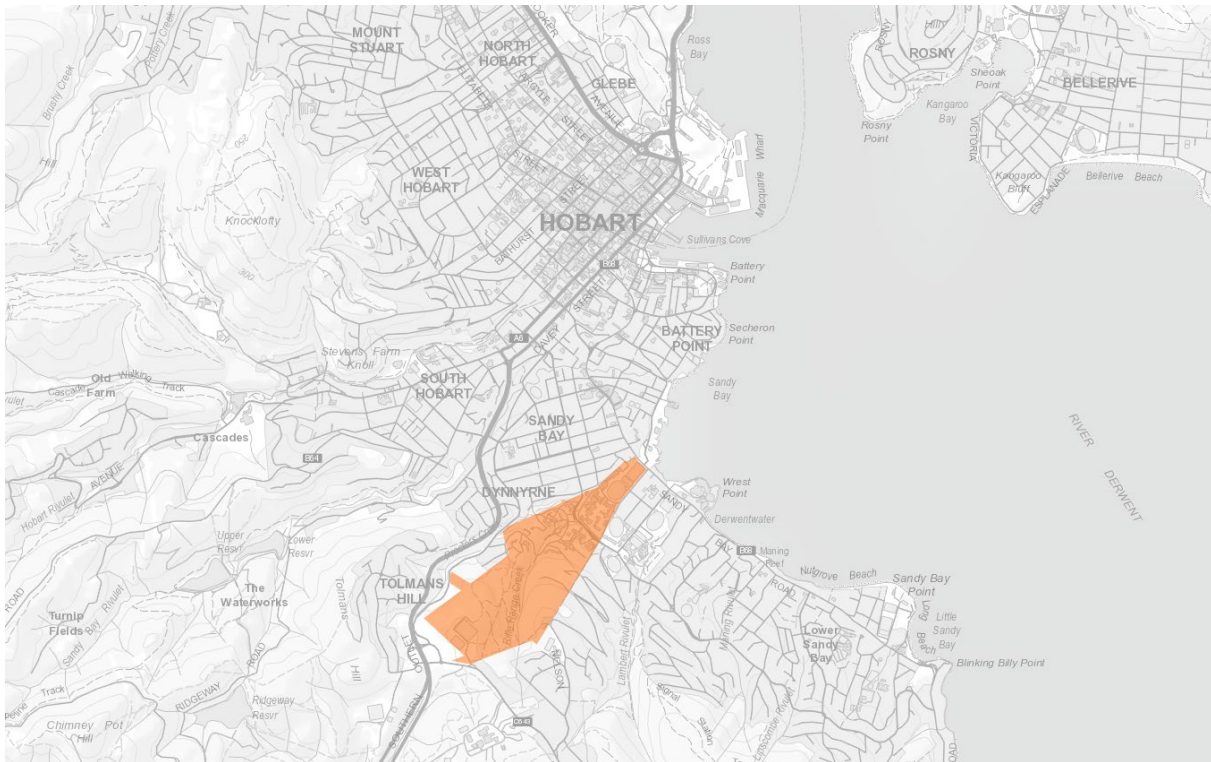
### 2.2 The site context

The site is located approximately 2 kilometres south of the Hobart CBD at its closest point and intersects with several different urban areas. It is a unique site, not only because of its size being in an inner urban area proximate to the largest activity centre in Greater Hobart, but because it connects from the waterfront of the River Derwent through to the elevated bushland foothills of kunanyi/Mount Wellington and is dissected by key transport corridors.

To the north (the lower portion), the site fronts onto Sandy Bay Road, a key arterial connection into central Hobart and a public transport transit corridor with a frequent regular bus service. Across the road is the Marieville Esplanade waterfront area with recreational boating facilities, public amenities, playground and a small beach (Short Beach Reserve). This part of the site is relatively level. On either side of the northern end of the site are established residential areas.

The Earl Street area to the south-east is an isolated residential pocket identifiable through its heritage characteristics arising from its subdivision pattern and Federation/Inter-War period housing. These are generally residential dwellings on moderate sized residential lots of around 1,000m<sup>2</sup>. There is already a clear departure in built form and physical characteristics between the site and the Earl Street precinct, due to the open space characteristics of the sporting ovals. This also enables broader visual connection from Sandy Bay Road across the site from adjoining areas including Sandy Bay Road toward kunanyi/Mount Wellington.





**Figure 3: The site context (Source: TheList Map)**

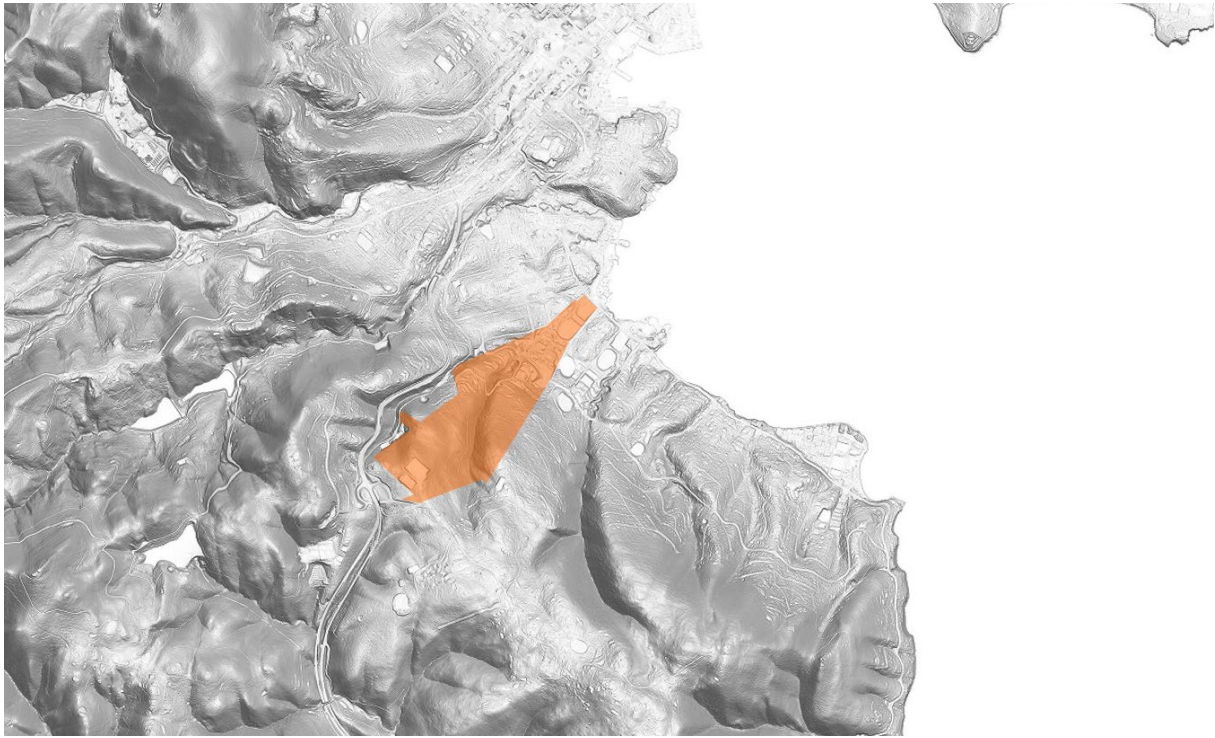
The View and Grosvenor Street area is part of a larger established residential area, colloquially referred to as upper Sandy Bay. This established residential area has slightly different characteristics than the Earl Street area in that dwellings are typically on smaller allotments of around 700m<sup>2</sup> to 800m<sup>2</sup> and comprises predominantly Edwardian and California Bungalow style dwellings.

Across both areas, detached dwellings are predominant, except where lots are fronting onto Sandy Bay Road or on the north-eastern side close to the boundary with the site.

The site is also a short distance from the Sandy Bay shopping centre along Sandy Bay Road (approximately 600 metres).

From Grosvenor Crescent the site begins to rise in elevation with more complex topographical features. This middle section of the site contains substantial built infrastructure structured around a modernist campus grid; an important example in an Australian architectural context.

Adjoining land use activity, with the exception of the Hutchins School remains predominantly residential, with established built characteristics. Churchill Avenue, another key road corridor that dissects through the site and provides for public transport connections, marks a key transition to the bushland setting of the upper site. The upper, southern portion of the site is also more prominent within the visual landscape around Hobart. It forms part of the vegetated backdrop to the city as a foothill to kunanyi/Mount Wellington.



*Figure 4: The site context showing the underlying topography with its relatively flat northern end and elevated bush hill face at the southern end (Source: TheLIST Map)*

### 2.2.1 The opportunity

The size and location of the site effectively enables the delivery of high quality and amenity ‘micro-suburb’ that has good connections to surrounding areas but can deliver a contained, highly walkable new community incorporating housing, community and economic activity.

Its size and location also mean that it can provide diverse recreational opportunities within as well as connecting to broader recreational and open spaces facilities in adjacent areas, benefiting not only future users of the site but the residents of adjoining areas. There is an opportunity to build on existing pathways, contribute to new connections and deliver a stronger green spine from Mount Nelson through to the River Derwent, providing biodiversity and recreational benefits.

The landscape and visual characteristics of the site and adjoining areas as well as the existing built form on the site, mean that diverse housing types can be delivered in a way that maintains harmony with the characteristics of the established residential areas while also delivering a new articulated but eclectic and interesting built character areas through a precinct-based approach that transitions building heights and densities across the site.

Residential growth on the site will support more sustainable transport options on the site through a model that will also suit existing residents.

Some of the existing built infrastructure on the site, such as the Stanley Burbury Theatre, also suit continued ongoing community use, supporting the future ‘life’ and integration of a new micro suburb into the community fabric. Other existing built infrastructure provides an opportunity for deliver new and innovative economic activity. The street pattern of adjoining areas along with the presence of Sandy Bay Road and Churchill Avenue create an opportunity for an internal urban structure that not only respects the modernist layout of the existing facilities but draws additional movement in and around the site. Activation around the retail and commercial

nodes with a precinct-based mindset to deliver local clustering of non-residential activity, along with the presence of new residents can encourage safe and lively movement in the day and night.

The extensive bushland environment on the upper (or southern part) of the site provides an opportunity to provide a distinct destination-based area off Olinda Grove that draws on these landscape characteristics, particularly if recreational facilities are consolidated at the Sandy Bay end with higher quality facilities and supporting amenities. This area has good access to the Southern Outlet.

## **2.3 The broader context**

After a long period of low population growth and economic activity the past 10 years of growth has reset the mindset to what the city can be in the long-term future: as articulated in the *2050 Vision for Greater Hobart* (Greater Hobart Committee, 2021), one of the world's best small capital cities and a thriving and inspiring place to live and work. Hobart has been positioning itself as a leading sustainable city, powered by renewable energy, building on its long-standing reputation as city with strong connections to the natural environment. Walkable communities supported by sustainable transport options are an important building block along with development that is responsive to a site's environmental and landscape values, supporting sustainable solutions to stormwater management and bushfire constraints.

Improvements to Tasmania's information and communication technology (ICT) capability over the last couple of decades has meant that, even though Hobart is a remote city in a global context, it is well placed to capitalise on what will be the fourth industrial revolution driven by the digitalisation and connectivity of the economy and society. Increasingly strategies are looking on how to leverage the city's attractiveness as a place to live with ICT capability to create a global centre of excellence and knowledge and support new and start up innovative businesses.

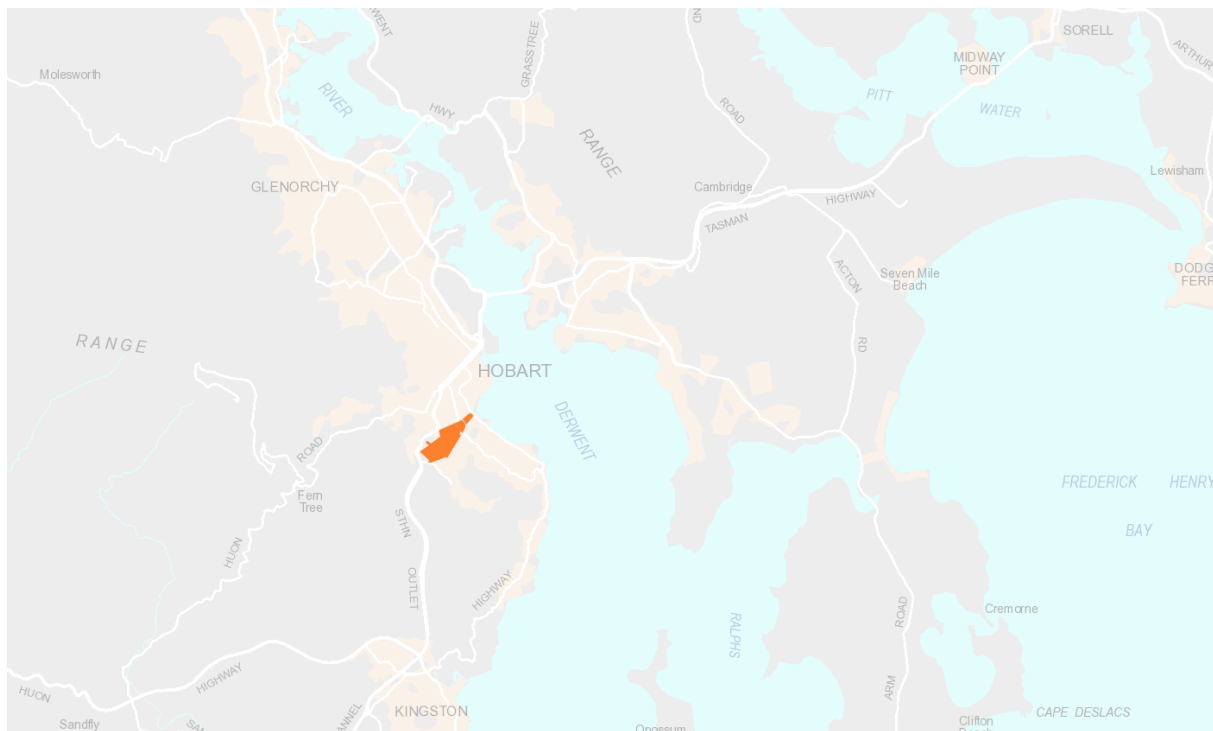
However, as we grow there are not only opportunities but challenges.

Growing in a planned and complementary way is critical, particularly in the context of the city as an economic engine and the value of maintaining a network of activity centres. With significant opportunities existing in established activity centres, including the Hobart CBD, as demonstrated through the Central Hobart Precincts Plan project, new economic development opportunities need to complement rather than compete from a land use perspective.

Housing, dwelling diversity and attainability is now an ongoing part of the public discourse. Greater Hobart's median house price is now \$710,000, currently higher than Perth, Darwin and Adelaide. The median prices of Hobart inner suburbs, where residents experience the broadest range of location benefits, is now over a \$1million. The rental housing situation in Hobart, as recently highlighted in the latest Rental Affordability report released by SGS Economics and Planning (November 2021), shows that Greater Hobart is now the most unaffordable capital city for renters.

Most attainable housing is located distant from the central Hobart area, where greater locational disadvantage is experienced. While for some people residential opportunities in middle and outer suburbs are desirable, for others living in these areas arise from lack of choice, particularly when considering that over 80% of Greater Hobart's housing stock remains single detached dwellings predominantly 2 to 3 bedrooms. The Greater Hobart context is a good example of the 'missing middle' problem which contributes to the housing attainability problem.

Also remembering and retaining what makes Hobart special and attractive as a place to live and invest now is a critical challenge. The value that the community places on key places and attributes of Hobart is strongly reflected in various strategic documents and in the participation of the community in planning processes. These elements extend from heritage buildings, to community assets, the landscape setting, environmental values and connections to the natural environment to name a few.



**Figure 5: The site in the urban context. The current urban footprint is shown in beige demonstrating the significance of the site size and location (Source: TheLIST Map)**

### 2.3.1 The opportunity

The size, capacity and location of the site represents an opportunity to positively contribute to the long-term future of the broader city context.

Focusing on delivering a large number of new dwellings across a range of dwelling types will assist with the current housing issues being experienced. This does not mean that the site needs to provide high proportions of attainable or social housing, but rather delivery of diverse additional dwelling stock will support an intervention into the 'passive dislocation' trends being experienced across the Greater Hobart area. More smaller dwellings will support not only downsizing for older existing residents in the inner Hobart and Sandy Bay catchment, freeing up detached housing stock for others, but younger professional households entering the housing market.

The site also has potential to serve as a nursery or start up hub for small innovative business, operating as a complementary centre to the Hobart CBD, drawing on high quality ICT capability and acting as an attractive setting for people to live and work in proximity.



The opportunities identified based on the site context also complement those at a broader level, particularly in how the site can enhance accessibility to natural environments and support improved sustainable transport options. The natural setting and features on the site also represent an opportunity to link in high quality water sensitive urban design features.

## 3 The new vision

### 3.1 Introduction to the masterplan

The master plan represents the new vision for the Sandy Bay site. It aims to guide the site's redevelopment into a dynamic, ecologically sensitive, innovative and future ready environment, building on the site's cultural, social, community and environmental significance. The master plan was developed through an iterative engagement approach with four phases that began with evolving and informing the shared vision, guiding principles and finally the concept masterplan. This process (Figure 6) began in mid-2021 and was recently concluded, although public input will continue through the formal statutory process.

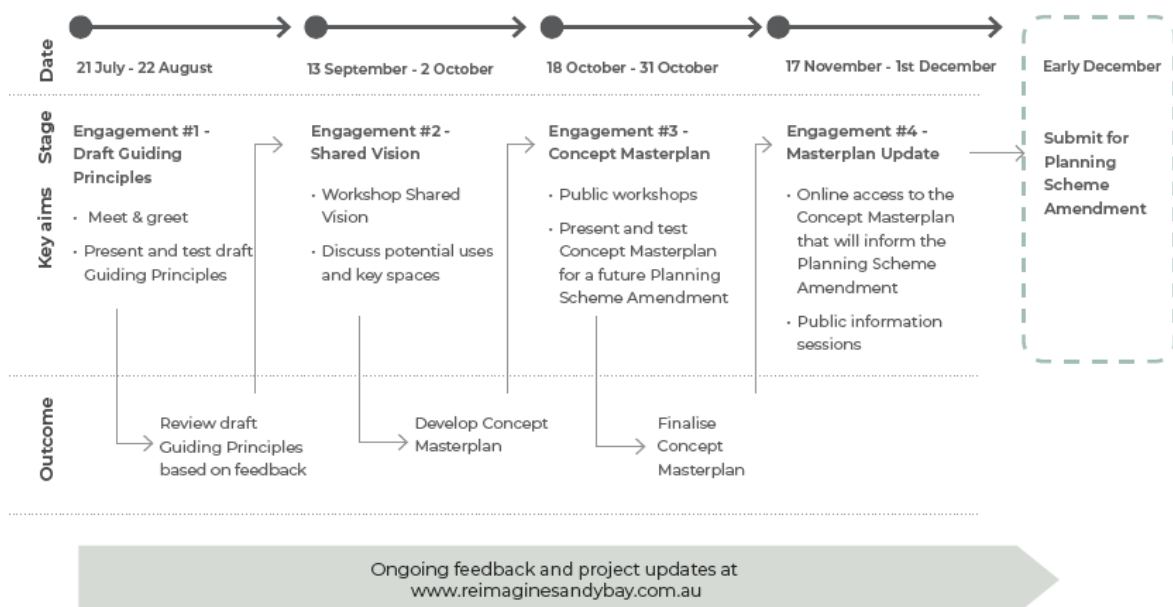


Figure 6: Engagement touchpoints from the concept masterplan (source: ClarkeHopkinsClarke)

### 3.2 Objectives of the master plan

The master plan identifies several key objectives:

- To develop an exemplary master plan proposal that becomes an urban renewal benchmark for Hobart, Tasmania and Australia.
- To provide a detailed site analysis and existing conditions assessments to ensure the base information for the project is context driven, accurate, well established and informative.
- To summarise and evaluate the strategic context, opportunities and constraints for the master plan, through planning, economic, sustainability and movement/transit strategic recommendations, to shape the key aspects required to form an accessible, vibrant and evolving sustainable precinct to live, work, learn and play.

- To provide an initial concept proposition for a place that enhances its natural assets; honours its social, cultural, environmental and Tasmanian heritage; and delivers a feasible, viable annuity return which enables the University's broader objectives.
- To clearly communicate the design intent of the project to the surrounding community and other key stakeholders.

The master plan comprises five precincts that each deliver different elements:

- Precinct 1: Multi-sporting precinct, social/recreational amenities and mid-rise housing
- Precinct 2: Two dedicated arts and cultural facilities, a grouping of heritage buildings (adaptively re-used), centre for hub for innovation, entrepreneurship and local economy, significant public realm and urban street interfaces and housing including aged care
- Precinct 3: A range of housing typologies and community areas/public realm
- Precinct 4: Education and learning offerings, as well as housing
- Precinct 5: An eco-tourism and adventure destination and boutique, hilltop neighbourhood.

A detailed summary of each precinct is given below.

### **3.3 The shared vision and guiding principles**

The first phase of the master planning process began with identifying a shared vision and guiding principles that then informed the master plan. Detail on the shared vision, the guiding principles and how those outcomes have been achieved in the master plan are articulated in detail on page 34 of the master plan report but are shown in summary in Figure 7.

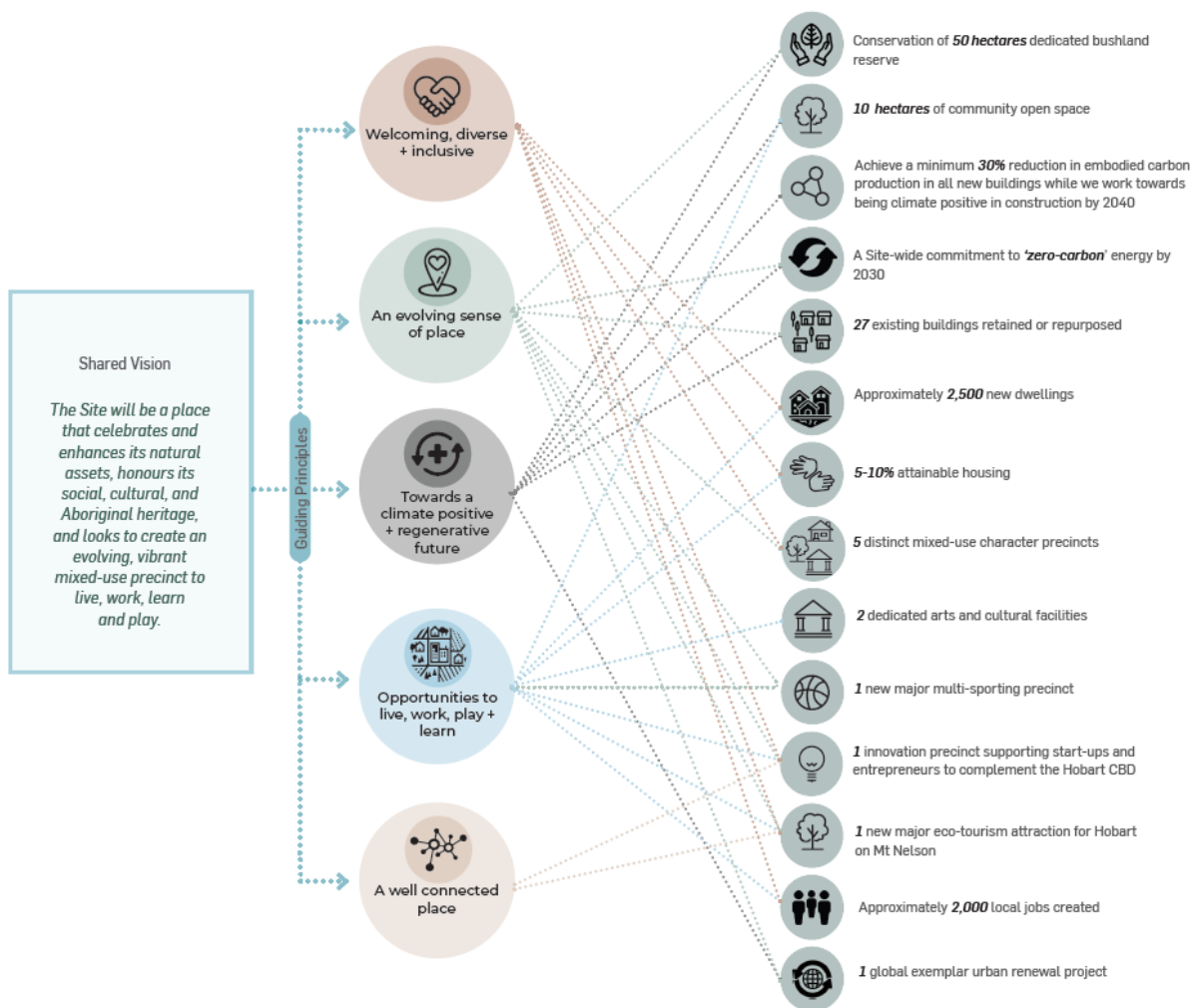


Figure 7: The shared vision and guiding principles (source: ClarkeHopkinsClarke)

### 3.4 The precincts

The master plan envisages five new site precincts with a separate bushland reserve. Each precinct will have a different focus and character that responds to its local context. The precincts are as follows:

#### 3.4.1 Precinct 1

Precinct 1 comprises the lower area, situated between Sandy Bay Road and Grosvenor Crescent. It contains the existing football and rugby grounds, tennis courts and University gymnasium.

Precinct 1 will continue to have a focus for sports, recreation and related uses, along with residential and other uses that take advantage of the local amenity and views across the River Derwent, delivering a lifestyle and sporting precinct that will continue to provide recreational facilities for the broader community.

The master plan anticipates the following outcomes in precinct 1:

- retention and enhancement of existing playing fields including:
  - multi-sport ground for AFL and cricket
  - multi-sport natural turf soccer and rugby field
- indoor sports centre and club rooms (approximately 4,000 m<sup>2</sup>)
- sports science and sports administrative offices – 4-storey building
- relocation of childcare centre into the 4-storey sports science and sports administrative offices
- residential apartments (approximately 200) in 5 apartment buildings which will be 3-5 storeys each
- serviced apartments (visitor accommodation) – approximately 70
- supporting retail and food service uses to cater to residents and visitors (approximately 600 m<sup>2</sup>)
- approximately 600 car parking spaces (excluding on-street parking).

The precinct will also support improved access arrangements onto Sandy Bay Road and Marieville Esplanade, providing a directly link through to the River Derwent and a key transport corridor.

### **3.4.2 Precinct 2**

Precinct 2 consists of the middle area from Grosvenor Crescent to Churchill Avenue. This precinct focuses on mixed-use, retail, and commercial with integrated residential. It will deliver a new neighbourhood activity centre which will not only support new residents but the broader catchment, taking up latent existing demand and expected future demand. The higher density residential living opportunities will support greater diversity in housing choice as well as provide the pre-conditions for a lively and safe precinct during the day and night.

The precinct currently contains the bulk of the education facilities and is the focus for current staff and student activity, supported by existing cafés including within the Centenary Building and at the University Centre and student lounge.

Development within this precinct will include the re-use and adaptation of existing buildings, the demolition of some buildings and the construction of new mixed-use elements. The modernist urban structure will be retained and will link into surrounding streets. Churchill Avenue will transform from a road barrier into a street space.

The master plan anticipates the following outcomes in precinct 2:

- approximately 755 dwellings
- approximately 18,400 m<sup>2</sup> of commercial and education floor space
- approximately 5,300 m<sup>2</sup> of new retail and food services including a full line supermarket and specialty shops over 3 levels
- retirement living (approximately 80 apartments)
- residential aged care facility (approximately 90 beds)
- 3,200 m<sup>2</sup> of health and wellbeing in the form of a medical centre

- community uses including performing arts, theatres, library, makers space and a community house
- a new pedestrian bridge which links the retail centre to precinct 3 sitting above Churchill Avenue
- car parking for approximately 1,700 car parks.

### **3.4.3 Precinct 3**

Precinct 3 is within what is currently known as the upper section of the site and extends uphill from Churchill Avenue and south-east of the gully that traverses the upper area of the site. This precinct has a residential neighbourhood focus and currently accommodates a range of existing buildings. There is an existing Hill Street Grocer that adjoins precinct 3 with frontage to Churchill Avenue.

Development outcomes within precinct 3 will be largely residential, with a mix of apartments, townhouses and single dwellings, decreasing in density as development progresses uphill. A small provision for retail or food services would provide local services at the base of some of the buildings and support the broader neighbourhood activity centre focus of precinct 2. A family health service clinic and childcare centre is proposed for the existing UTAS Corporate Services building at the rear of Hill Street Grocer.

The master plan anticipates the following outcomes in precinct 3:

- approximately 930 dwellings (a mixture of single dwellings, townhouses and multistorey apartment buildings)
- 400 m<sup>2</sup> retail (located on the ground floor of the apartment buildings)
- 1,500 m<sup>2</sup> health and wellbeing (family health services)
- 900 m<sup>2</sup> childcare
- car parking for approximately 1,120 car parks.

The existing CSIRO would remain on the site in its current form. The layout and patterns of development will mirror existing residential areas on the Mount Nelson bends, with new and existing residents able to make the most of new connections and trails through to the bushland reserve area.

### **3.4.4 Precinct 4**

Precinct 4 extends from Churchill Avenue uphill towards the Southern Outlet, on the north-western side of the gully that traverses the upper area of the site. This precinct has a residential, student housing and education focus.

The existing student accommodation on this part of the site would be retained.

The master plan anticipates the following outcomes in precinct 4:

- approximately 300 dwellings primarily in the form of multistorey apartment buildings
- community gardens
- Education facility (repurposing of the commerce building)
- car parking for approximately 330 car parks.

### 3.4.5 Precinct 5

Precinct 5 is situated at the highest point of the site. Access is from Olinda Grove, Mount Nelson. Access is therefore via the Southern Outlet area and the precinct would be spatially disparate from other precincts generally accessed via Sandy Bay. The area is characterised by extensive bushland across this part of the upper area of the site, with walking tracks and bicycle paths providing connections north-east to the main part of the site. A former quarry site is located on the northern boundary off Proctors Road. The precinct currently accommodates the University soccer club and other recreation facilities, including storage areas for the University whitewater rafting club.

The precinct is proposed to be developed for a range of tourism-oriented and adventure-orientated uses that reflect the surrounding bushland and ease of access from Southern Outlet, together with a market and other retail and food services.

The master plan anticipates the following outcomes in precinct 5:

- 360 dwellings in the form of multistorey apartment buildings, townhouses and single dwellings
- adventure tourism centre (500 m<sup>2</sup>)
- a 3-storey eco-hotel (6,000 m<sup>2</sup>)
- spa facility (1,000 m<sup>2</sup>)
- an eco-learning centre (500 m<sup>2</sup>)
- a retail area containing a market hall (3,500 m<sup>2</sup>) with specialty retail on the ground floor of the apartment buildings (totalling 2,000 m<sup>2</sup>)
- an adventure playground
- opportunities for adventure recreation pursuits such as rock climbing (on the southern end of the quarry face), ropes course, zip line and mountain biking
- approximately 830 car parking spaces.

### 3.4.6 Translation to planning scheme amendment

The PSA will involve substituting clause 34.0 Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus) and apply varied zones across the site reflecting each precinct's different focus and character. The zones will include the recreation, inner residential, urban mixed use, and general residential zones to the land and a new particular purpose zone (Mount Nelson Ecotourism Neighbourhood) to the area on Mount Nelson (precinct 5).

In addition to the zoning requirements, a new Specific Area Plan F5.0 – Sandy Bay Master Plan Specific Area Plan (SAP) forms part of the PSA to vary the underlying zone use and development provisions. Specifically the SAP will:

- Include zone purpose statements that further the objectives and aims of the master plan
- provide for a higher permitted residential density standards near to key public transport corridors;
- limit allowable uses in the urban mixed use zone to ensure only those contributing to a vibrant area are provided for
- include use standards for retail and commercial office uses so to protect existing activity centres

- include specific development standards for pedestrian and cycling orientated streets to enable the vision of the master plan to be achieved
- reduce car parking requirements reflecting the reliance on sustainable modes of transport and in particular public transport
- Identify the site precincts and align the site specific standards to the relevant precinct so to reinforce the different focus and character of each precinct as shown in the master plan.



## 4 Key planning considerations

### 4.1 Socio-economic trends

Deep End Services prepared an economic impact assessment (EIA) report to determine the economic effects associated with future development of the site. The EIA is the second of two reports. The first report, also prepared by Deep End Services, was a detailed market assessment of the type and scale of potential land uses that could be incorporated into the master plan, which were used to inform its preparation.

The EIA<sup>1</sup> undertakes an examination of the proposed development and land uses in the master plan. It outlines the market context, analyses strategic policy, outlines the potential implications for other centres and precincts, and describes the likely economic outcomes that will arise once the master plan is implemented.

Section 3.1.1 – 3.1.5 below summarises the EIA.

#### 4.1.1 Residential

##### 4.1.1.1 Growth trends

Population growth in the City of Hobart (CoH) municipal area and in the other local government areas that constitute the Greater Hobart<sup>2</sup> region had been accelerating up to the start of the COVID-19 pandemic in March 2020. Prior to 2020, annual population growth in the CoH peaked at almost 1,000 new residents in 2019, while the population within Greater Hobart increased by 3,500 in that year.

In a Tasmanian context, the impact of COVID-19 has been largely on net overseas migration which has declined from a peak of +1,773 persons in the December 2019 quarter, to -276 persons in the September 2020 quarter. The effect has been to reduce quarterly population growth to just +234 persons across Tasmania in the September 2020 quarter, down from the pre-COVID peak of nearly +2,500 persons in December 2019.

The EIA notes that interstate migration is holding up relatively strongly compared to pre-COVID levels. It is partly influenced by strong interest in Tasmania as an alternative lifestyle destination during the pandemic. A full recovery to pre-COVID population growth is not predicted to occur until 2024.

In terms of overall population, the study area (see Figure 8) has a current population of 236,606 persons (June 2021) and is projected to reach 260,607 persons in 2030 and 277,193 persons in 2036. The core study area (see Figure 8), which aligns with the CoH, municipal area has an estimated population of 55,536 persons in 2021 and is forecast to reach 60,958 persons in 2030 and 65,497 persons in 2036. The EIA highlighted that these projections may be exceeded if trends revert to their pre-COVID levels during the period 2016-2019.

Overall, the EIA found that there are currently 110,810 dwellings within the study area, including 27,525 within the core study region and 6,100 within the local Sandy Bay SA2. Recent dwelling demand is estimated at 1,655 dwellings per annum across the study area in the period 2016-18, with substantial decline expected in the recent past due to COVID-19. Over the forecast period post-COVID, the EIA details the underlying dwelling demand

---

<sup>1</sup> See the master plan for the full EIA

<sup>2</sup> The definition of Greater Hobart in the Southern Tasmania Regional Land Use Strategy has been adopted, as this is the applicable statutory document under the *Land Use Planning and Approvals Act 1993*.

across the study area is forecast to recover to reach around 1,450 new dwellings per annum, including demand for 400 within the core study region and 70-75 dwellings per annum within Sandy Bay SA2 (see Figure 8).



*Figure 8: Study area, core study area and Sandy Bay SA2 shown (source: Deep End Services EIA 2021)*

#### 4.1.1.2 Master plan response

The future dwelling requirements for the types of homes suitable for delivery at the subject site will include:

- apartments targeted to younger professional renters willing to trade location against size of residence
- those seeking to enter the Sandy Bay market without being able to afford existing product
- older people wishing to downsize from larger existing homes in the area
- families that may be living in Hobart on shorter-term arrangements and may be seeking high quality residences.

The subject site has potential to capture a substantial share of this market given its attractive attributes. This is sufficient to support an estimated average 'roll-out' of approximately 70-95 dwellings per year in medium and high-density formats.

In addition to the market opportunity for 'standard' residential housing across a range of formats, the ageing of the population in Greater Hobart, and particularly within the inner region, supports the establishment of other formats to cater for the need for downsizing, retirement living and aged care.

## **4.1.2 Office floor space**

### **4.1.2.1 Growth trends**

The EIA identifies that the white-collar workforce in the study region is forecast to increase by nearly 5,000 people over the period 2021 to 2036 at a rate of around 300 new white-collar workers per year. If the growth in the white-collar workforce is translated into office floorspace requirements, using a broad average of 20 m<sup>2</sup> per worker, an average requirement for about 6,000 m<sup>2</sup> of office floorspace per year, or a cumulative total of 94,000 m<sup>2</sup> from 2021 to 2036, or about 180,000 m<sup>2</sup> over the next 30 years, is implied.

The EIA recognises that Hobart's office sector is heavily weighted towards government departments and agencies, with the recent completion of Parliament Square (about 17,000 m<sup>2</sup> of floorspace) being the main addition to supply in recent years. This lack of recent supply has led to a significant tightening of occupancy rates, with vacancies at just 5.1% in 2021, the tightest CBD market in the country according to the Property Council of Australia.

### **4.1.2.2 Master plan response**

The opportunities for the provision of office space on the site are identified in the EIA as being limited to small and micro businesses and organisations across professional, technical, and scientific sectors. The site is identified as being suitable for small and micro business owners that are seeking more attractive suburban locations rather than a position within lower grade CBD offices, and who might value the attractive mixed-use urban setting on offer within the site.

The EIA highlights that the site is unlikely to attract corporate style offices, which are better suited to a CBD location, due to the intended re-use of existing building stock. Moreover, the site would not be chosen by government departments and agencies as a location for sub-regional offices. The main office formats likely to be attracted to the site are:

- co-work premises
- individual small, leased offices
- innovative mixed-use models such as SOHO<sup>3</sup> product
- a research or innovation hub.

The EIA identifies that the workforce forecasts suggest that there is an ongoing opportunity for greater than 6,000 m<sup>2</sup> per annum of new office floorspace across various geographies and formats in Greater Hobart over the forecast period. The master plan provides for a total of 22,800 m<sup>2</sup> of commercial office development in Gross Leasable Area terms but delivered in various formats across the site. In terms of Net Leasable Area (NLA), which is the normal measure for office floorspace, the master plan would facilitate a total of 18,760 m<sup>2</sup> NLA, comprising:

- 3,060 m<sup>2</sup> NLA in precinct 1, which is anticipated to accommodate sports sciences and sports administrative functions
- 14,900 m<sup>2</sup> NLA in precinct 2, which consists of 11,840 m<sup>2</sup> of repurposed space in the Physics, Morris Miller and Social Sciences buildings, and 3,060 m<sup>2</sup> of additional built floorspace for general commercial office use.

---

<sup>3</sup> Small office home office

## 4.1.3 Retail

### 4.1.3.1 Growth trends

The retail study area identified in the EIA is shown in Figure 9. The area has a total residential population of nearly 27,000 people in 2021, with the largest concentration (11,865 persons or 44%) living in Sandy Bay East stretching along the coastline to Taroona. The study area population is projected to increase by about 4,000 people over the next 15 years to be nearly 31,000 people in 2036. Residential development within the site, should the PSA be approved, is likely to increase population outcomes substantially, by approximately an additional 3,000 to 4,000 persons given the baseline projections and the population outcomes on the site.

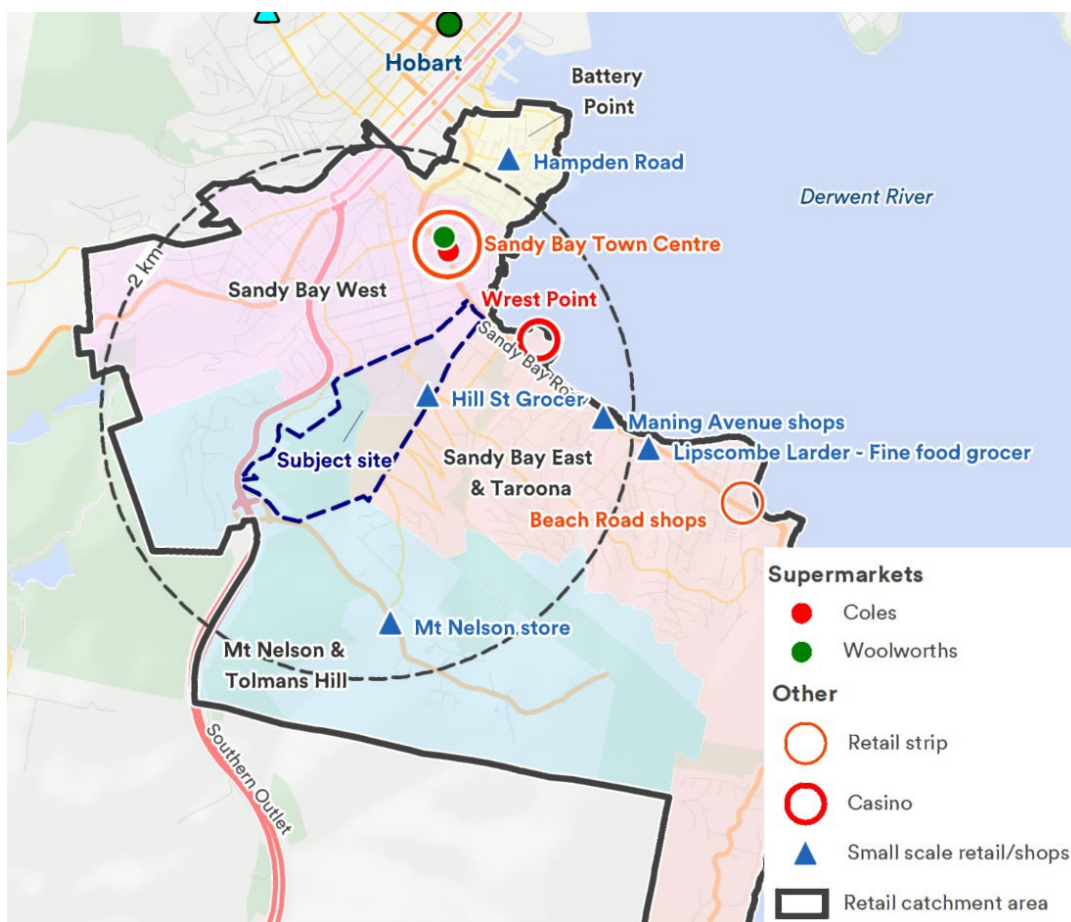


Figure 9: Retail study area (Source: Deep End Services 2021)

The EIA identifies that residents within the study area generated a total of \$523.6m in spending on retail goods and services in 2021, of which a large share (\$172.2m or 38%) is associated with food and groceries, and liquor categories. Spending on non-food items accounts for a larger share of total spending, but this is less relevant for the proposed use and development identified in the master plan.

The EIA identifies that the volume of retail spending on food and groceries and liquor is forecast to increase, in the study area, by a combined \$111 m each year over the period 2021 to 2036. This has the potential to support a significant expansion in provision of supermarkets and grocery stores serving the study area, particularly if the same growth trends occur throughout the 30-year planning horizon. These projections do not fully account for

the new residential population that will be living within the site itself. This will introduce an additional 3,000 – 4,000 residents once fully developed, or put another way, an additional spending in the order of \$79 m to \$105 m in 2036, of which \$24 to \$32 m would be associated with spending on food and groceries, and liquor.

Adopting this approach and allowing for some incoming demand to serve workers and visitors (and, currently, students), the EIA estimates the demand for supermarket floorspace in the study area at 9,450 m<sup>2</sup> in 2021, increasing to 12,400 m<sup>2</sup> in 2036 (an increase of around 3,000 m<sup>2</sup>). The EIA details that there is already an undersupply of 2,600 m<sup>2</sup> of supermarket floorspace provision to serve the needs of study area residents and incoming visitors, with this undersupply of supermarket floorspace projected to widen: by 2036 the EIA estimates this undersupply will be equivalent to about 5,500 m<sup>2</sup> and will widen thereafter with ongoing population and spending growth. The implication of this supermarket undersupply is that local residents will direct their spending to the under-sized stores in the Sandy Bay Town Centre, which subsequently achieve higher than average sales performance, with indirect effects such as traffic congestion and difficulty in finding parking.

#### **4.1.3.2 Master plan response**

The key retail opportunity is the proposed retail component in precinct 2, which incorporates a supermarket to provide a local shopping focus for the precinct and to alleviate a current undersupply of supermarket floorspace serving study area residents. The EIA identifies the retail elements in precinct 1 and precinct 3 as being relatively minor and providing local services to reflect the other uses in each part of the site. There is no retail proposed in precinct 4.

The retail component in precinct 5 consists of 2,000 m<sup>2</sup> of floorspace, including a large general store or small supermarket, to serve a local retail role for a limited population base in Mount Nelson and Tolmans Hill, while also providing some specialist shops for people accessing the adventure tourist facility or staying at the eco-hotel. The EIA states that the proposed market hall in precinct 5 represents a visitor-oriented destination use that is consistent with the tourism-related uses within the precinct, recognising Tasmania's 'foodie' destination brand. The EIA identifies that the market hall would be expected to attract visits from residents throughout Hobart and the southern region as well as from tourists.

#### **4.1.4 Sports, recreation, health, wellness, and community services**

The inclusion of a range of sports, recreation, health, wellness, and community services is consistent with the proposed mixed-use nature of development envisaged for the Sandy Bay site and provides for a holistic, well-serviced community and enables walkability. These elements of the master plan will generate positive outcomes for the local community in terms of the choice, range and convenience of personal and community services available in the area.

#### **4.1.5 Employment**

The EIA estimated full-time equivalent (FTE) employment of approximately 1,520 jobs would be created within the site upon full development, with an approximately further 2,955 FTE jobs being created indirectly through industry production linkages and consumption effects (expenditure of wages). A total direct value added is identified as being an estimated \$147 m based on typical industry performance averages.

In summary, this analysis of the master plan shows the project will generate significant positive economic effects, estimated at:

- significant capital investment of over \$1.5 bn, representing approximately \$990 m in direct value added

- employment generated during the construction period, estimated at 6,460 direct jobs spread across the life of the project, peaking at an estimated 465 jobs created in 2026
- indirect benefits through multiplier effects, including estimated indirect employment of 11,320 jobs arising from the construction activity
- total direct ongoing employment of 1,900 employment positions, or 1,520 jobs when measured in full-time equivalent terms
- indirect employment estimated at 3,000 jobs
- direct contribution of \$150 m in value added.

## 4.2 Transport

Complete Streets together with MR Cagney prepared a sustainable transport strategy for the site which was integrated into the preparation of the master plan. The sustainable transport strategy encouraged sustainable transport trips, thereby reducing the quantum and impact of traffic movements in the area. This included recommendations with respect to car parking provisions, pedestrian and cycling connections, and alternative transport options for future development (such as, on-demand public transport services and micro-mobility hubs with e-bikes). The sustainable transport strategy also outlined means by which the car parking supply can be further reduced over time, should demand decline, such as by 'de-coupling' car parking from buildings to allow improved opportunities for sharing between uses and/or re-use in the future.

The resultant transport network proposed at the site is an integrated pedestrian-focused environment that accommodates pedestrians, cyclists, public transport and mobility, and vehicles. The transport network connects into its surrounding context and streets, and offers a multiplicity of pedestrian paths, open space trails, laneways, plaza, streets, roads and shared spaces, in addition to the road network. Electric vehicle charging points are identified as infrastructure integrated into the site.

The proposed diversification of land use at the site as is proposed in the master plan provides an opportunity to encourage more trips to occur locally, and by walking, cycling and public transport modes, such that traffic generation and traffic impacts are minimised and may be reduced, particularly to/from the CBD where some congestion occurs at peak hours.

### 4.2.1 Site access and layout

In addition to the sustainable transport advice provided by Complete Streets, GTA/Stantec Australia was engaged to undertake a traffic impact assessment (TIA) for the master plan. The following sections (3.2.1 – 3.2.3) are a summary of the TIA findings. See the master plan report for the full TIA.

The site is near to the Hobart CBD, surrounded by numerous existing land uses (including a variety of schools), and benefits from a range of active travel, public transport, and road network connections and services. The TIA identifies clear opportunities for improvements and enhancements to these connections and services. For example, at site interfaces, pedestrian, cycling and vehicle access can be improved and bus stop infrastructure enhanced. As improvements to the frequency of public transport services also occur, and active travel connections to and from the CBD are created, the role and importance of active and public transport for movement to and from the site will become increasingly important. This is consistent with the CoH's Transport Strategy.

Pedestrian interconnectivity in the site will also be enhanced through provision of signalised crossing points, shared paths, and low speed traffic environments that prioritise alternate means of transport and seek to create a highly walkable precinct and maximise trip containment to the site. In addition, public transport infrastructure will be improved through the provision of additional bus stops along Churchill Avenue and Olinda Grove, and a mobility hub along Churchill Avenue. The TIA identifies that the site currently has bus accessibility that exceeds much of Hobart and continuing to enable this level of accessibility and increasing it to align with the site's redevelopment will reduce the reliance on private vehicle use.

The TIA also outlines that the master plan will also improve and enhance vehicle access arrangements to abutting roads, particularly Sandy Bay Road, Churchill Avenue and Olinda Grove. The design of these intersections will be reviewed and finalised in subsequent planning permit applications.

Sport and community parking is also shared with commercial and office parking. Or in other words weekday and weekend relates uses will share parking facilities to reduce overall car park space requirements.

#### **4.2.2 Car parking**

The proposed redevelopment will result in an activated and mixed-use precinct, where multi-purpose trips will enable a sharing of car parking resources amongst the various land uses. Appropriate car parking rates have been recommended to provide a car parking supply that will meet the future needs of the precinct.

The proposed development will include approximately 5,000 onsite car spaces (equivalent to a 0.9 ratio) across the five precincts in private car parks that form part of proposed or existing buildings and shared / public car parks that are to be decoupled from buildings. The identified car parking provision in the master plan is less than the statutory requirements as outlined in the *Hobart Interim Planning Scheme 2015* – clause E6.0 Parking and Access Code.

The TIA identified that the rate of car parking demand for the master plan is likely to be materially lower than specified in the parking and access code, particularly in the context that the redevelopment will occur over a 30-year period.

The TIA identified the following car parking rates as appropriate for the master plan:

- residential:
  - 1-bedroom apartment: 0.5 spaces per dwelling
  - 2-bedroom apartment: 1.0 space per dwelling
  - 3-bedroom apartment: 2.0 spaces per dwelling (assumed for conservatism)
  - separate houses / lots: 2.0 spaces per dwelling (assumed for conservatism)
  - weighted average: 1.09 spaces per dwelling
  - retirement living dwelling: 0.67 spaces per dwelling
  - visitor parking: 1 visitor space per 10 dwellings
- aged care: per planning scheme rates
- hotel: 1 space per room
- supermarket and market: 5 spaces per 100 sqm (assumed for conservatism)
- specialty shops: 3 spaces per 100 sqm

- commercial:
  - office: 3 spaces per 100 sqm
  - medical centre: 5 spaces per practitioner (assumed for conservatism)
  - childcare: 0.2 spaces per child
- community: nil (shared with other provisions e.g. office).

### 4.2.3 Surrounding road network

The traffic impacts of the redevelopment of the site were assessed by GTA/Stantec using a mix of strategic and operational modelling. The strategic modelling indicated that the traffic impacts of the proposed development at a macro perspective are relatively minor, particularly on the road network close to the site. Closer to the CBD, the TIA found that there are select road linkages where congestion occurs at present and is expected to experience some increase in the future with or without the development of the site.

Nearer to the site, the SIDRA<sup>4</sup> analysis found that the intersections providing access to the proposed development can be expected to operate satisfactorily under ultimate post-development conditions subject to the intersection works outlined, such as a signalised intersection to Sandy Bay Road and Churchill Avenue and new roundabouts along Churchill Avenue and Olinda Grove. The TIA states that it is expected that these intersection works, together with the potential need for further mitigating works at other nearby intersections (such as at Olinda Grove / Proctors Road), will be further analysed and addressed in future planning permit applications, when the more precise details of the use and floor areas proposed and the current traffic network capacity at the time of making the application can be determined.

### 4.3 Aboriginal heritage

An Aboriginal heritage assessment report (dated 24 September 2019) was prepared by Cultural Heritage Management Australia for the site. This includes the original Aboriginal Heritage Assessment Report and two addendums.

The following summary of results was provided:

*No Aboriginal heritage sites, suspected features or areas of elevated archaeological potential were identified during the survey assessment of UTAS Sandy Bay campus study area. As noted in section 4.2 of this report, the results of the AHR search shows that there are no registered Aboriginal sites that are located either within the immediate vicinity of the study area boundaries. On the basis of these negative results it is determined that there are no known Aboriginal heritage sites that occur within the study area.*

*The field survey assessment did not identify any evidence for Aboriginal stone quarrying/procurement activity within the study area. The geology for the study area is dominated by Jurassic dolerite. This stone material type is typically not suited for artefact manufacturing. A geological contact zone was noted in the south-west portion of the study area, around Olinda Grove, where the dolerites intersect with Triassic sedimentary sequences. However, no metamorphosed stone material suitable for artefact manufacturing was identified in this area. Given the nature of the geology in the study area, it is assessed that it is very unlikely that any undetected Aboriginal stone quarry or procurement sites would be present.*

---

<sup>4</sup> Micro-analytical traffic engineering software



*The apparent absence of Aboriginal heritage sites within the study area can most likely be attributed to a combination of three main factors: the nature of the topography and resources of the study area, the extent of very high levels of disturbances in parts of the study area, and poor conditions of surface visibility. Overall, it is assessed that there is a low potential for undetected Aboriginal heritage sites to be present within the UTAS Sandy Bay campus study area.*

See the master plan report for further details.

#### **4.4 Historic heritage**

The site was developed from the 1950 period (apart from the early farmhouse building that remains) and therefore the heritage values are generally contained in the modernist buildings and elements, together with the setting. A heritage impact assessment<sup>5</sup> (HIA) was prepared that considered the master plan proposal in relation to the heritage values of the site. These heritage values being based on a detailed conservation management plan<sup>6</sup> (CMP).

The HIA identified that currently the site has three specific elements that have statutory heritage listing: the Arts Theatre, the Christ College Group, and the Earl Street Hedge. There are no other heritage overlays applicable to the site. In addition to these sites the conservation management plan determined that a small group of buildings and elements have sufficient heritage value to be considered for heritage protection through a formal listing process. These include five additional buildings along with sufficient settings to retain the central and upper campus forms in relation to those built elements. This will form the largest group of 'Modernist' buildings in Tasmania to be recognised for their heritage values. The additional buildings are:

- Chemistry
- Morris Miller Library
- Psychology
- St John's College
- original farmhouse

The CMP also considered the overall spatial arrangement of the site and concluded that the central campus layout had some significance as the setting for the significant buildings and in relation to how the site was originally planned. This was not assessed as having such high significance that it required heritage listing rather, where it forms the setting for buildings and features that are to be retained it does have significance.

Similarly, the CMP provided a range of other elements that were assessed as having potential moderate heritage significance, however it was concluded that they had a collective value in relation to the overall structure and redevelopment of the site in terms of its early form, which could be reflected in selective retention and re-purposing through the master planning process rather than being justified for formal retention.

---

<sup>5</sup> See the master plan report for the complete HIA

<sup>6</sup> See master plan report for the conservation management plan

## 4.5 Natural values

A natural values assessment (NVA)<sup>7</sup> of the site has been undertaken by North Barker Ecosystem Services. A summary of the findings is provided by precinct below.

### Precinct 1

No threatened vegetation or threatened flora will be impacted. Precinct 1 contains 11 swift parrot foraging and/or potential nesting trees, including one potential hollow bearing tree.

### Precinct 2

No threatened vegetation or threatened flora will be impacted. Precinct 2 contains 26 swift parrot foraging and/or potential nesting trees including one hollow bearing tree and two potential hollow bearing trees. Precinct 2 also includes 11 trees (nine blue gums and two white peppermints) listed on the *Hobart Interim Planning Scheme 2015* significant trees code.

### Precinct 3

The proposed development in the master plan has been assessed as impacting 0.61 ha of mapped *Eucalyptus globulus* dry forest and woodland (DGL) in this precinct. This occurs in two small patches to the south-east of the precinct and is listed as a threatened community under the *Nature Conservation Act 2002* and is listed as high priority under the biodiversity code. The loss of these areas is not considered significant in the NVA, given the quality and extent of DGL to be retained on site.

Areas of *Allocasuarina verticillata* forest (NAV), *Eucalyptus pulchella* forest and woodland (DPU) and a small section of DVG will also be impacted in this precinct. However, these communities are not listed as threatened and are low priority under the biodiversity code.

Precinct 3 also contains 55 swift parrot foraging and/or potential nesting trees, including two hollow bearing trees and a potential hollow bearing tree.

No threatened flora impacts are anticipated by the NVA in precinct 3.

### Precinct 4

The proposed development in the master plan anticipates 0.07 ha of *Eucalyptus globulus* wet forest (WGL) to be impacted around the lower edge of Hytten Hall. This represents an impact to 0.93% of WGL across the site. Impacts would be limited to the edge of the community and would not fragment the riparian corridor. Specific mitigation measures can be implemented to minimise indirect impacts to adjacent areas of WGL as well as Rifle Range Creek, located downslope of the development footprint.

WGL is listed as medium priority under the biodiversity code but is not a threatened community under the *Nature Conservation Act 2002* or the *Environmental Protection and Biodiversity Conservation Act 1999*.

Precinct 4 contains 63 swift parrot foraging and/or potential nesting trees, including two hollow bearing trees and six potential hollow bearing trees.

An area of DPU and a small section of NAV would also be impacted in this precinct. Again, these communities are not listed as threatened and are low priority under the biodiversity code.

No threatened flora impacts are anticipated by the NVA in precinct 4.

---

<sup>7</sup> See the master plan report for the complete NVA

### Precinct 5

The NVA identifies 0.27 ha of DGL and 0.33 ha of *Eucalyptus ovata* forest and woodland (DOV) as being directly impacted and 0.92 ha of DOV in a bushfire hazard management area. Both are listed as threatened vegetation communities under the *Nature Conservation Act 2002* and listed as high priority biodiversity under the biodiversity code; with DOV listed as critically endangered under the *Environmental Protection and Biodiversity Conservation Act 1999*.

Approximately 0.16 ha of high quality swift parrot foraging habitat and 0.2 ha of high-medium quality nesting habitat are to be impacted in this precinct.

The NVA specifies that a referral under the *Environmental Protection and Biodiversity Conservation Act 1999* would be required if impacts to the DOV community cannot be avoided. Given this and the significance of the community, precinct 5 has been through multiple design iterations to avoid and minimise direct impacts on the DOV, thereby limiting the potential for the impacts being determined by the Commonwealth as a controlled action.

Precinct 5 also contains 57 swift parrot foraging and/or potential nesting trees including three hollow bearing trees and three potential hollow bearing trees.

No threatened flora impacts are anticipated by the NVA in precinct 5.

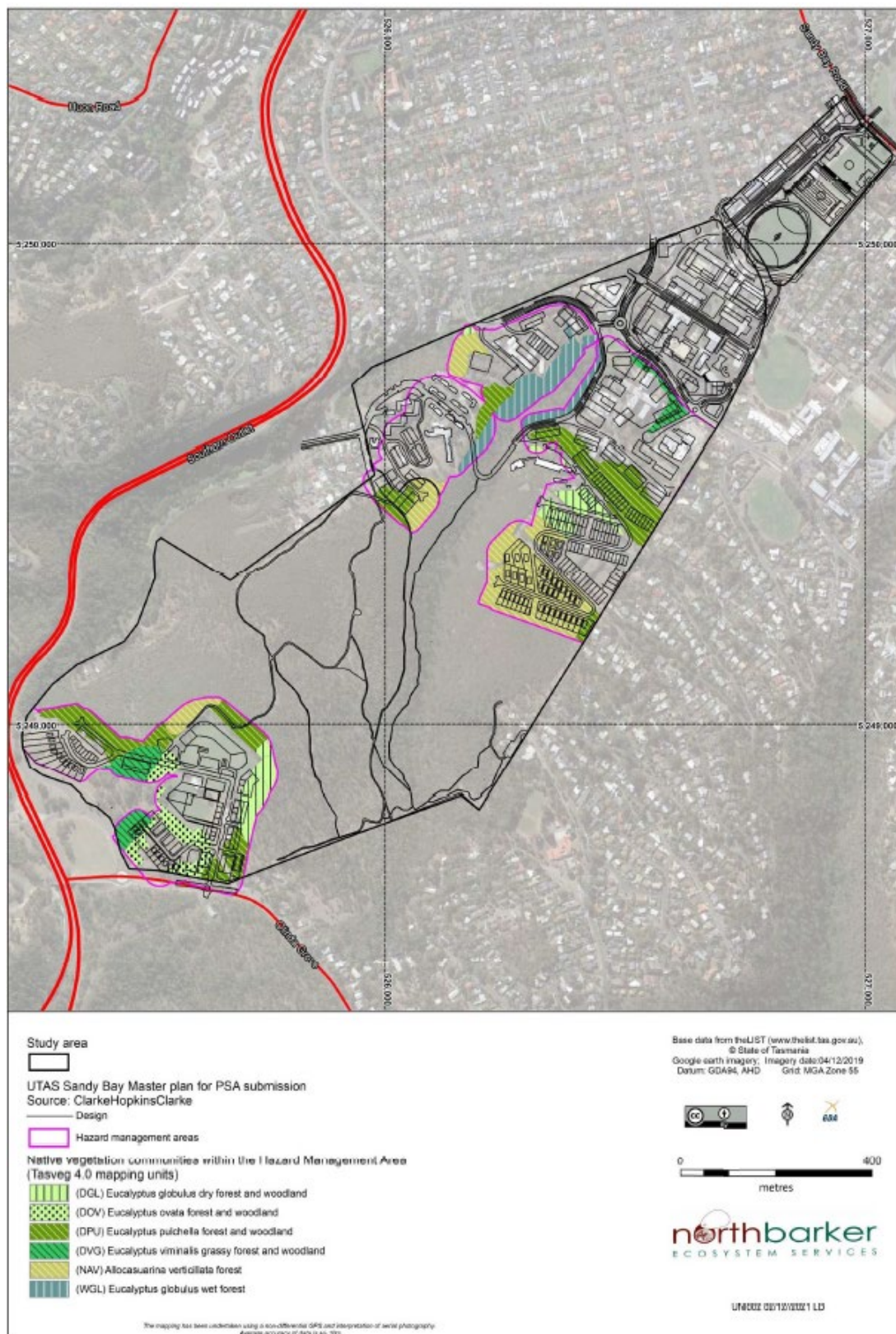


Figure 10: Extent of vegetation to be impacted by development and hazard management areas (Source: NBES Natural Values Assessment 3 December 2021)

#### **4.5.1 Fauna habitat**

The NVA identifies that a number of nationally listed fauna species may use the habitat on the property for foraging. These include the eastern barred bandicoot, spotted quoll, eastern quoll, wedge-tailed eagle, forty spotted pardalote, and Tasmanian devil. The biodiversity constraints mapping based upon fauna habitat assessment has indicated that implementation of the master plan is unlikely to cause a measurable decline to these species based upon the loss of foraging habitat. This is due to the majority of available foraging habitat remaining unaffected and not being fragmented. Furthermore, the NVA identifies that no known den/nest sites would be impacted, with a small amount of potential denning habitat for the eastern quoll, spotted quoll and Tasmanian devil being affected only, with this area being recognised as minor, given the extent of similar habitats being retained.

##### **4.5.1.1 Swift parrot**

The NVA identifies that the master plan will reduce the available habitat for the swift parrot within the site. The proposal will impact on 1.25 ha of medium to high quality forest habitat and at least 30 foraging and/or nesting trees for this species outside of stands of forest.

Based on this likely impact the NVA identifies that a referral to the Commonwealth under the *Environmental Protection and Biodiversity Conservation Act 1999* would be required. The NVA states that an offset area of approximately 4 ha of swift parrot habitat will be required, with a further offset required for the loss of at least 30 habitat trees (a ratio was not determined in the NVA).

There are 13.5 ha of high quality swift parrot habitat located outside the development footprint in the bushland reserve. The NVA therefore details that the balance of the land within the bushland reserve supports the swift parrot values that require offsetting. However, additional tenure security such as a conservation covenant under the *Nature Conservation Act 2002* and a management plan to sustain the habitat values of Matters of National Environmental Significance would be a minimum requirement for the offset proposal to meet the requisite standard. This additional tenure security would form part of the Commonwealth referral process.

Additionally, a range of possible actions to offset impacts are potentially acceptable including rehabilitation of degraded habitat or establishing plantings to expand habitat. The NVA identifies that if efforts to offset the impact are acceptable then it is possible that the proposal could be permitted to proceed in the particular manner provisions under Section 77A of the *Environmental Protection and Biodiversity Conservation Act 1999* rather than be a controlled action.

#### **Building and structures**

An overall consideration of the proposed development highlighted in the NVA is the construction of buildings within areas supporting swift parrots and the risk of creating bird strike hazards it brings. Collision with fences, windows and vehicles is recognised as a key cause of mortality in swift parrots. Accordingly, the level of risk thereby needs to be minimised through the architectural details such as the use of low reflectivity glazing. To minimise this risk, the NVA identifies that the *Minimising the swift parrot collision threat, guidelines and recommendations for parrot-safe building design*, prepared by the Threatened Species Network, the Australian Government and the World Wildlife Fund, be used to guide building design. Accordingly, the PSA has included a specific development standard that aligns with these guidelines.

## 5 Strategic planning analysis

### 5.1 Southern Tasmanian Regional Land Use Strategy 2010 – 2035

The *Southern Tasmania Regional Land Use Strategy 2010 – 2035* (STRLUS) is a broad policy document that was prepared to facilitate and manage change, growth, and development in Southern Tasmania from 2010 – 2035. There have been some limited amendments over recent years; however, no strategic review of the document has occurred since its preparation, and consequently it is generally recognised that the data being relied upon by the STRLUS is now out of date.

Notwithstanding, the STRLUS is the key strategic document that is considered through the PSA. In particular, Section 30E(6) of the *Land use Planning and Approvals Act 1993* (former provisions) states:

*(6) Subject to section 20(1), a draft interim planning scheme and an interim planning scheme are to be, in the opinion of the decision-maker, within the meaning of section 20(2A), as far as practicable consistent with the regional land use strategy, if any, for the regional area in which schemes are to apply.*

Of relevance is that at the time the STRLUS was prepared, the relocation of UTAS Sandy Bay campus to the city was not anticipated or considered. As a result, there are two key policy areas in the STRLUS that need to be carefully considered for the proposed PSA. These fall under Activity Centres (chapter 18) and Settlement and Residential Development (chapter 19) and are discussed further below.

#### 5.1.1 Activity centres

An activity centre network is identified in the STRLUS to provide for a regionally planned and defined hierarchy that ensures complementary uses and efficiencies, rather than creating unnecessary competition between centres. The adopted network hierarchy has the Hobart CBD as a Primary Centre and the pre-eminent centre for public administration, financial services and commerce. The role of the CBD is to be the “*primary hub for Tasmania, the region and the Greater Hobart metropolitan area in terms of business, government administration, leisure, entertainment and tourism services providing a comprehensive range of services and facilities including public transport. A significant proportion of all employment opportunities within the region is currently and should continue to be focussed in the Primary Activity Centre*”. In terms of its role for commercial and retail uses, STRLUS states that Hobart CBD should be the “*primary location for offices, including corporate headquarters, professional services, government administration. Regional shopping facilities including major department stores with high level of speciality shops, secondary retailing and a focus on the ‘high street’ shopping experience. Should include at least one major supermarket/food market. Bulky good retailing may be accommodated at the fringe.*”

Kingston is the nearest defined Principal Activity Centre to the subject site. Principal centres are to serve sub-regions and deliver a wide range of services and facilities, with retail a major sector but supported by a range of office and administrative functions.

Sandy Bay is the nearest Minor or Neighbourhood Centre to the site. The role of a Minor or Neighbourhood Centre is identified in the STRLUS to “*serve daily needs of surrounding community and provide a focus for day-to-day life within a community*”. Retail uses are anticipated to be anchored by at least one supermarket, along with other retail uses, community and health facilities, and some night-time entertainment activities.

Other local centres in the area include Lower Sandy Bay and Hill Street Grocer (on Churchill Avenue) with other isolated shops including Lipscombe Larder (Sandy Bay Road) and Mt Nelson store (Nelson Road). The purpose of

these local activity centres in the activity centre hierarchy is to provide a focus for day-to-day life within an urban community.

A specialist centre is *to provide for activity of a specialist nature as defined through specific local area or structure plans*. There are no specialist centres in proximity to the site.

The premise of the master plan is that there are individual villages (precincts 1-5), each with a focused non-residential use varying from sport and recreation (precinct 1), retail, innovation and offices (precinct 2) to tourism (precinct 5).

#### **5.1.1.1 Impacts by precinct**

The retail elements in precinct 1 and precinct 3 are relatively minor and provide local services to reflect the other uses within each part of the site. It is considered that these retail components fall within the category of Local Centres under the STRLUS and will simply provide a focus and meet the needs for day-to-day life for the future urban communities (projected to be 3,000 – 4,000 people) moving onto the site. The introduction of approximately 3,000 m<sup>2</sup> of commercial office in precinct 1 is supported by the EIA in that it will be supported by the planned development of a range of sports and recreation uses, including the potential to accommodate sports administration and sports science functions. That is, these uses are specific to the precinct and reflective of its specialist nature.

Precinct 2 is projected to contain 14,900 m<sup>2</sup> NLA, consisting of approximately 11,800 m<sup>2</sup> of repurposed spaces and approximately 3,000 m<sup>2</sup> of new built floorspace. This represents the creation of a new neighbourhood activity centre.

The EIA concludes that this is a relatively small share of the future development opportunity across Greater Hobart. For example, development of this scale would represent less than 5% of the commercial office floorspace within the Hobart CBD (noting that this estimate only includes larger floorplates monitored by the Property Council of Australia) and is a minor amount of development in the context of the 230,000 m<sup>2</sup> to 380,000 m<sup>2</sup> of additional occupied commercial floorspace projected to be accommodated in Central Hobart over the period 2020 to 2041. The proposed retail component in precinct 2 incorporates a supermarket to provide a local shopping focus for the precinct and to alleviate a current undersupply of supermarket floorspace serving study area residents. That is, there is a demonstrated demand for a new neighbourhood centre.

Precinct 4 is not projected to contain any retail or office floor space, with the proposed non-residential use being an educational facility such as a school.

The proposed traditional retail component in precinct 5 consists of 2,000 m<sup>2</sup> of retail floorspace including a large general store or small supermarket, which would serve a local retail role for a limited population base in Mount Nelson and Tolmans Hill, together with the future residents in the precinct. This is compatible with the definition of a local activity centre under the STRLUS.

Some specialist shops for people accessing the adventure tourist facility or staying at the hotel is also included in this 2,000 m<sup>2</sup>. The proposed market hall within precinct 5 represents a visitor-oriented destination use that is consistent with the tourism-related used within the precinct. If successful, the EIA identifies that the market hall would help expand Tasmania's 'foodie' destination brand and would be expected to attract visits from residents throughout Hobart and the southern region as well as from tourists. That is, the trading role of this component would attract less frequent visits but from a much wider catchment and would act as a visitor destination, consistent with the role of the adventure tourist centre and eco-hotel. In terms of the type of use, a market style development would not replicate the range of retail available at other supermarket-anchored centres, and

therefore should be considered as complementary rather than competitive to other activity centres in the region. It is considered that this is compatible with the definition of a specialist centre under the STRLUS.

#### **5.1.1.2 Impacts – Hobart CBD**

The main potential impact on the role and function of the Hobart CBD economy would arise from the proposed accommodation of about 14,900 m<sup>2</sup> NLA of commercial office floorspace in precinct 2 at Sandy Bay. The EIA does, however, state that the likelihood that the CBD would experience a significant impact arising from development within Sandy Bay is low, having regard to the anticipated source of demand, which will be mainly from small and micro businesses otherwise seeking leasable space in suburban and CBD office buildings. Importantly, the EIA details that the site is unlikely to be an attractive location for corporate office users or major government departments, which will continue to locate in the CBD where they can serve a regional labour force and create synergies with clients and suppliers.

Moreover, the scale of development in the site, with 14,900 m<sup>2</sup> delivered over approximately 30 years, represents a small share of the total projected office demand throughout Greater Hobart, with the majority of future demand accommodated in the CBD. However, as a precautionary measure, the PSA limits the NLA of commercial office space through a proposed use standard in the specific area plan that will overlay the underlying urban mixed-use zone provisions.

The EIA identifies other potential impacts that could occur because of the proposed commercial accommodation delivered on the site. In this regard, however, it is relevant that the eco-hotel would serve a very different function to existing or planned hotels and motels in the CBD. Regarding the proposed serviced apartments, the EIA explains that these would mainly serve as a convenient location for visitors to precinct 1 and would be unlikely to compete with other better-located accommodation providers in the CBD and surrounds that serve a mainstream tourism market.

#### **5.1.1.3 Impacts – Sandy Bay Town Centre**

In summary, the EIA states that trading impacts on Sandy Bay would not adversely affect the role and performance of the centre and would not lead to changes in the existing mix of tenants. Furthermore, the EIA states that vacancies are unlikely to occur due to any additional competition. The main findings of the EIA are as follows:

- A new supermarket-based centre (neighbourhood activity centre) in the Sandy Bay catchment can be supported in strategic terms due to the opportunity to fulfill a latent and emerging need for additional supermarket floorspace, and to introduce a complementary offer that incorporates a full-line supermarket.
- Other proposed uses in precinct 1 and precinct 3 also represent complementary development that is supported mainly by the onsite residential, worker and visitor populations.
- The proposed allocation of 2,000 m<sup>2</sup> for a grocery store or small supermarket and other small retail tenancies in precinct 5 is consistent with the potential role in providing local shopping services to a small catchment living on the site and in Mount Nelson and Tolman Hill.
- The proposed market hall concept for precinct 5 is consistent with the visitor-oriented role of that precinct and would attract shoppers from throughout Hobart and the southern region on infrequent trips to buy local produce, as well as capturing spending from tourists (specialist activity centre).



- Residents in the local area of precinct 5 are unlikely to transfer a significant share of their grocery spending away from more convenient shopping locations, and so the potential for trading impacts is low.

### **5.1.2 Settlement and residential development**

The site falls within Greater Hobart and therefore residential growth is managed through the Greater Hobart Settlement Strategy. The strategy was formulated based on the forecast demand of an additional 26,500 dwellings by 2035.

The following is a summary of the key relevant statistics from the STRLUS:

- a southern regional population of 246,162 people in 2008
- an indicative population of 327,036 for the southern region in 2035
- 102,700 dwellings in 2008
- forecast additional dwellings of 36,000 (for the southern region) and 26,500 (for Greater Hobart).
- an identified target of 3,312 dwellings for the City of Hobart municipality
- a policy of a 50:50 ratio of greenfield to infill scenario within an urban growth boundary anticipated to provide for a 20-year supply of residential land for the metropolitan area. Noting that all dwellings within the City of Hobart are considered infill.

The site is located in the urban growth boundary and is identified as urban zoned land on Map 10 of the STRLUS. The site is not identified as a key densification area and there are no specific figures attributed to the site; noting that the redevelopment of the 105-ha site was not anticipated by the STRLUS.

Housing data has been obtained from the CoH (August 2021), which identified 1,337 infill dwellings having been provided from the 3,312 target identified for the CoH, resulting in 1,975 dwellings remaining of this target. The master plan design concept provides for approximately 2,700 dwellings on site, which exceeds this target. This is, however, considered acceptable for the following reasons:

- All dwellings will be for infill and will therefore contribute to the 50:50 infill–greenfield target for Greater Hobart more generally.
- The STRLUS will be reviewed following completion of the Metropolitan Plan, which forecasts population growth of about 7,900 persons in Hobart LGA to 2040, implying a need for nearly 4,000 new dwellings over the next 20 years.
- The growth forecast under STRLUS is that the projections anticipated average population growth across Southern Tasmania of approximately 3,000 persons per year over the 25-year planning period. However, since 2016 average growth as recorded by the ABS has averaged 3,840 persons per year and peaked at 4,225 persons in 2018-19 (i.e. pre-COVID).
- The implementation period for the master plan is approximately 30 years (2022 – 2052), with the STRLUS planning period being through to 2035 only.

### **5.1.3 Recreation and open space**

The STRLUS recognises that open spaces and recreational facilities are an important part of and contribute to the quality of the life enjoyed by the Tasmanian community. While there is limited formal documentation of the

capacity of organised sporting facilities such as soccer and cricket grounds in the City of Hobart, anecdotally it is understood that in terms of spaces for organised sports in the City of Hobart, demand outstrips supply. Accordingly, the upgrade of the organised sporting facilities in precinct 1 will continue to contribute to the supply for the City of Hobart, as they currently are.

This avoids unnecessary duplication of recreational facilities while responding to an existing need in the community, ensuring alignment with Regional policy ROS 1 of the STRLUS.

#### **5.1.4 Social infrastructure**

Social infrastructure refers to all services, facilities and structures that are intended to support the wellbeing and amenity of the community. Regional policy SI 1 requires the provision of high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives. The master plan provides for childcare centres, health services, an aged care facility, school and other community services such as a library, performing arts facilities and a community house. Importantly, the site is well located in terms of public transport services. This social infrastructure will not only underpin the population moving onto the site but will also contribute to the liveability of the existing surrounding communities.

#### **5.1.5 Biodiversity**

Approximately half of the 105-ha site is covered in native vegetation and, while not formally part of Tasmania's reserve estate, it is an important area for native flora, vegetation communities and fauna habitat. Furthermore, it is valued by the community and provides connections to Council reserves such as the Truganini Conservation Area and Waterworks Reserve.

The NVA identifies impacts to approximately 10 ha of native habitat under the master plan footprint and approximately 8 ha managed in bushfire hazard management areas. The PSA proposes to amend the biodiversity overlay from majority of these impacted areas, that is, the biodiversity overlay is proposed to apply to the environmental management zone and the particular purpose zone. These impacted areas, that will not be covered by the biodiversity overlay contributed at some level to matters of national environmental significance (under the *Environmental Protection and Biodiversity Conservation Act 1999*); however, the impacts are identified as being inconsequential given the type, quality and size of the area of native vegetation to be retained.

It is highlighted that the biodiversity overlay will continue to apply in precinct 5 which contains the DOV community and involves 0.33 ha (footprint impact) and 0.92 ha (hazard management area) of DOV that that will be directly impacted. Noting that a referral process to the Commonwealth for the DOV is recommended to determine whether the impact is a controlled action.

In terms of the swift parrot, the NVA recognises that significant impacts are likely to occur under the master plan and hence will require offsets through the Commonwealth referral process. The NVA states that additional tenure security such as a conservation covenant under the *Nature Conservation Act 2002* and a management plan to sustain the habitat values of Matters of National Environmental Significance would be a minimum requirement for the offset proposal to be achieved on site and meet the requisite standard. This additional tenure security would form part of the Commonwealth referral process.

Accordingly, the management and protection of native vegetation on the site is consistent with regional policies BNV 1.1, BNV 1.2 and BNV 1.3, in that primarily areas with native vegetation and biodiversity values have been

avoided, a detailed impact assessment has been undertaken for the site during the PSA process, appropriate offsets have been considered and the application of the biodiversity overlay specified.

#### **5.1.6 Cultural heritage**

The STRLUS stresses the importance of the recognition and management needs of both Aboriginal cultural values and historic cultural heritage values. As outlined above under section 3.3, no Aboriginal heritage sites, suspected features or areas of elevated archaeological potential were identified during the survey assessment of the UTAS Sandy Bay campus study area. The master plan is identified as embedding Aboriginal narratives and understandings into the process of redeveloping the site and throughout the master plan and its outcomes. The future of the Sandy Bay community needs to be developed in collaboration, and with a conscious interconnectedness and spirit of place that acknowledges the traditional custodians of country and their legacy to the site and wider lutruwita.

A detailed historic heritage assessment was undertaken for the site, which is detailed under section 3.4 above. The PSA proposes to formally protect, under the historic heritage code, five additional building and their setting. Furthermore, the HIA concluded that the master plan more generally has appropriately responded to the heritage values of the site such as:

- The central area of the site that forms the core campus area is being retained with both existing, adapted and new built elements around the spatial logic of the original site layout.
- The area around the university colleges is retained as the setting for both Christ and St John Colleges.
- Several of the key recent buildings are retained including CSIRO and the Herbarium.
- The bushland setting is retained across large areas of the site. While not a specific heritage requirement the HIA states that, it retains a balance between a developed and natural site that has characterised the site for most of its history.
- The interface of the site with adjoining residential areas has been considered in how future development is proposed to ensure that the heritage values of adjoining and nearby heritage precincts are protected.

#### **5.1.7 Land use and transport integration**

The STRLUS outlines that the demand for transport infrastructure is derived from the community's need to travel and to move freight. The relative location of different land uses (for example where people live in relationship to places for employment and shopping) is a significant determinant of transport demand, cost and modal choice. Accordingly, the STRLUS recognises that improved integration of transport and land use planning is both a major challenge and critical factor in the development of efficient and liveable urban areas and becoming a more environmentally sustainable community in the face of a changing climate.

The master plan includes new bus stops to connect with current bus routes that service the site, as well as transport passengers internally between precincts. A mobility hub adjacent to Churchill Rd provides a multi-modal location for community to collect e-bikes, scooters, on-demand pick-up and conveniences. The movement network at the site is an integrated pedestrian-focused environment that accommodates pedestrians, cyclists, public transport and mobility, and vehicles. The movement network connects into its surrounding context and streets, and offers a multiplicity of pedestrian paths, open space trails, laneways, plaza, streets, roads and shared spaces, in addition to the road network. Electric vehicle charging points will also be

implemented across the site in car parking locations to futureproof the site for increased demand for electric vehicles.

## 5.2 Capital City Strategic Plan 2019 – 2029

The CoH *Capital City Strategic Plan 2019 – 2029* (strategic plan) is built around eight pillars from the community vision and will guide the CoH work over the next 10 years. The eight pillars are outlined below.

Pillar 1	Sense of place. Hobart is to keep a strong sense of place and identity reflecting its heritage, culture and natural environment.
Pillar 2	Community inclusion, participation and belonging. Hobart is a place that recognises and celebrates Tasmanian Aboriginal people, history and culture, working together towards shared goals and where diversity is celebrated.
Pillar 3	Creativity and culture. Hobart is a creative and cultural capital.
Pillar 4	City economics. Hobart's economy reflects its unique environment, culture and identity. It is a place where entrepreneurs and businesses can grow and flourish.
Pillar 5	Movement and connectivity. An accessible and connected city environment helps maintain Hobart's pace of life. Hobart has effective and environmentally sustainable transport systems.
Pillar 6	Natural environment. The natural environment is part of the city and biodiversity is preserved, secure and flourishing.
Pillar 7	Built environment. Hobart has a diverse supply of housing and affordable homes. The built environment enhances Hobart's unique identity, human scale and built heritage.
Pillar 8	Governance and civic involvement. Hobart is a city of best practice, ethical governance and transparent decision-making.

The proposed PSA is to facilitate the redevelopment of approximately 50 ha in an existing urban area. The five precincts, together with the retention of the bushland reserve which underpins the redevelopment of the site, reflect the existing character and values of the site, recognising the sense of place.

The proposed PSA provides an increase in diversity of housing within proximity to the Hobart CBD, encourages reliance on environmentally sustainable transport systems and facilitates the provision of spaces that encourages small businesses to progress. The proposed PSA is consistent with the strategic plan.

## 5.3 Hobart City Deal

The Hobart City Deal (HCD) is a shared 10-year vision between the Australian and Tasmanian governments and the Clarence, Glenorchy, Hobart and Kingborough councils. The HCD is to guide and encourage investment to leverage Hobart's natural amenity and build on its position as a vibrant, liveable, and connected global city.

The proposed PSA enables the redevelopment of the site in accordance with the master plan that identifies an opportunity for Sandy Bay and for Greater Hobart and delivers community-oriented, interconnected, walkable, mixed-use precincts that celebrate the uniqueness of their contexts and grow their legacy of place into a new, dynamic and lively future.

There are six key focus areas, with the following three being seen as relevant to the PSA and the redevelopment of the site more generally:

#### Greater Hobart Transport Vision

*Establish a reliable, sustainable and cost effective transport system with a focus on active and public transport as well as efficient private car travel.*

While the site is not within the scope of the Major Commitments identified in the HCD as part of the package to reduce congestion, the redeveloped site has the potential to contribute to the viability of improved public and active transport solutions south of the city and to that end assist in achieving a modernised and integrated public transport system.

#### Affordable Housing/ Urban Renewal

*Deliver a diverse range of affordable housing options close to work, play, transport and services.*

A major commitment in the HCD is *The Australian Government will provide \$30 million for projects in partnership with community housing providers to deliver new dwellings. This will be supported by a package of measures to drive urban renewal, including commencing a program of precinct planning for priority areas to speed up the delivery of housing.*

The master plan identifies approximately 2,700 dwellings to be delivered on the site across a 30-year planning period. The proposed PSA increases the permitted density on the site to facilitate the delivery of a diversity of dwellings that include up to 490 x 1-bed apartments, 1,730 x 2-bedroom apartments, 250 x 3-bedroom apartments, 170 x townhouses and 60 x single dwellings. The residential use on the site also includes the existing student housing, a residential aged care facility (approximately 90 beds) and 80 independent living units for retirees.

#### Smart, Liveable and Investment Ready City

*Investing in people, technology, and emerging opportunities to support Hobart to continue to provide job and business opportunities.*

The master plan will deliver on this focus area, noting that the redeveloped site does not undermine existing activity centres (see response to the activity centre hierarchy under 4.1.1 above).

### **5.4 Hobart: A community vision for our island capital**

This document is a community vision for Hobart, developed in 2018 based on over 1,100 contributions from community members and stakeholders across greater Hobart. The vision provided is stated to be future-focused, describing what people love and value about Hobart and how they want it to evolve.

The purpose of the document is to guide all of the City of Hobart's work, so that Council decisions help create the Hobart that the communities want, for current and future generations. The proposed PSA will facilitate the redevelopment of an existing urban area and will offer a diversity of housing, mixed-use development integrated with a sustainable transport strategy. The proposed PSA is consistent with this document.

### **5.5 City of Hobart Transport Strategy**

The draft transport strategy outlines the transport needs of Hobart. The strategy identifies that transport is one of the most important considerations for a growing city and one that will facilitate access and movement to support socially, economically, and environmentally sustainable growth.

The strategy describes two transport stories in Hobart. Compared with the other Australian capitals, Hobart residents are more likely to walk for transport, and some parts of Hobart have very high numbers of bicycle commuters. However, the regional story is quite different; when looking beyond Hobart's municipality to include

the surrounding municipalities of Greater Hobart, the population is very car dependent. This car dependence, which is a legacy of land use, settlement patterns and past transport policy decisions, is the reason for the traffic congestion Hobart currently experiences.

The proposed PSA encourages reliance on environmentally sustainable transport systems. Provisions include new bus stops to connect with current bus routes that service the site; a mobility hub adjacent to Churchill Road, providing a multi-modal location for community to collect e-bikes, e-scooters, on-demand pick-up and conveniences; and an overall movement network at the site that is an integrated pedestrian-focused environment accommodating pedestrians, cyclists, public transport and mobility, and private vehicles.

## **5.6 Sustainable Hobart Action Plan 2020 – 2025**

The actions in the *Sustainable Hobart Action Plan 2020 – 2025* (action plan) respond to the COH's key strategies and action, which together seek to deliver climate-safe and smart outcomes for Hobart. The following eight strategic goals underpin the action plan.

1. To sustainably meet the rapid changes in Hobart's demographics and population
2. To create a path to a zero-emissions future for the City and community
3. To deliver on the community's vision for Hobart, described in the document *Hobart: A community vision for our island capital* (2018)
4. To prepare our city to withstand storm, sea level rise, flood, bushfire and other natural hazards
5. To challenge the people of Hobart with exciting, smart, innovative and affordable solutions to energy management, transport and other areas
6. To collaborate with all areas of the City and external stakeholders to drive efficiency in our processes, development and actions
7. To provide leadership and collaboration at local, regional, national and international levels
8. To deliver better and more efficient services and programs for the people of Hobart

The proposed PSA will facilitate the redevelopment of an existing urban area and will offer a diversity of housing, mixed-use development integrated with a sustainable transport strategy. The proposed PSA is consistent with the strategic goals of the City's action plan.

It is highlighted that there are limitations on including technical requirements in a planning scheme for the design or construction of a building pursuant to section 9 of the *Building Act 2016* (Tas). Section 9 explicitly prevents the inclusion of these technical details without the approval of the Minister. Materiality, insulation levels and types of glazing are potential examples of these.

## 6 Assessment of proposed amendment

### 6.1 Description of the proposed amendment

The PSA will involve deleting clause 34.0 Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus) and applying the recreation, inner residential, urban mixed use, and general residential zones to the land and a new particular purpose zone (Mount Nelson Ecotourism Neighbourhood) to the area on Mount Nelson. In addition to the zoning requirements, a new Specific Area Plan F5.0 – Sandy Bay Master Plan Specific Area Plan forms part of the PSA to vary the underlying zone use and development provisions to provide for use and development in accordance with the master plan.

### 6.2 Requirements of the Land Use Planning and Approvals Act 1993

Section (2)(b) of Schedule 6 of the *Land Use Planning and Approvals Act 1993* (the Act) saves Parts 2A and 3 of the former provisions under the Act.

Pursuant to Section 32(1) of the former provisions, a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

(a).....

(b).....

(c).....

(d).....

(e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

(ea) *must not conflict with the requirements of section 300; and*

(f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

(2) *The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Section 300 of the Act requires that an amendment to an interim planning scheme is, as far as practicable, consistent with the regional land use strategy. Section 300 also sets requirements relating to the insertion of a local provision and its relationship to a common provision.

In addition to these requirements, Section 20(1) is relevant, as a PSA is also the making of a planning scheme:

(1) *A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker–*

(a) *seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*

(b) *prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*

(c) ...

(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and

(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

### 6.3 Regional land use strategy

An analysis of the proposed PSA's consistency with the STRLUS was undertaken under section 4.1 and was found to be, as far as practicable, consistent with the regional land use strategy in accordance with section 300 of the Act.

#### 6.3.1 Regional policy assessment (activity centre hierarchy)

Table 2 provides a detailed assessment of the key regional policies in relation to the activity centre hierarchy.

**Table 2: Regional policy assessment (activity centre hierarchy)**

Regional policy	Planning response
<i>AC 1 – Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.</i>	The PSA will facilitate the master plan vision of an integrated mixed-use infill redevelopment of a site with five distinct precincts. Key features of the master plan include good design, high amenity, the provision of services, retail and food opportunities, meeting the population's day-to-day needs. The PSA is consistent with AC 1.
<i>AC 1.1 – Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.</i>	As outlined under AC 1, the PSA will facilitate the master plan for the site that provides an integrated mixed-use infill redevelopment of a site with five distinct precincts, incorporating passenger transport facilities as a key mechanism to access the site. The PSA includes limitations on NLA in precinct 2 precinct 3 and precinct 5, together with specific requirements in relation to sport and recreation for precinct 1 to ensure the implementation of a successful Activity Centre Network is achieved. Noting precinct 3 and precinct 4 will have the underlying residential zoning provisions for use applied. The PSA is consistent with AC 1.1.
<i>AC 1.2 – Utilise the Central Business, General Business, Local Business Zones to deliver the activity centre network through planning schemes, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.</i>	Given the integrated mixed-use nature of the master plan and the importance of ensuring the activity centre hierarchy is maintained, precinct 2, which has the greatest floor area of office and retail space, will be zoned Urban Mixed Use, the purpose of the zone



Regional policy	Planning response
	<p>being the <i>integration of residential, retail, community services and commercial activities in urban locations</i>. A specific area plan that includes specific use standards to ensure that the Activity Centre Network is maintained is also proposed as part of the PSA and will limit the underlying zone-based provisions in the Urban Mixed Use zone regarding the commercial office space and retail floor area NLA provision. The PSA is consistent with AC 1.2.</p>
<p><i>AC 1.3 – Discourage out-of-centre development by only providing for in-centre development within planning schemes.</i></p>	<p>A detailed analysis undertaken in the EIA identified that the current undersupply of supermarket floor space in the area, the type of office formats being attracted to the site such as co-work premises, individual small, leased offices and innovative mixed-use models, combined with the relatively small floor area of office floor space being provided on the site and the additional population living on the site, will not undermine the existing in-centre development.</p> <p>To this end the PSA provides for a new neighbourhood centre in precinct 2 and a new specialist centre (tourism) in precinct 5. It is considered that the demonstrated demand for a new neighbourhood centre combined with the limitations on floor area, the specialist centre for tourism in precinct 5 and the limits for office space associated with the sport and recreation in precinct 1 will ensure the PSA is consistent with AC 1.3.</p>
<p><i>AC 1.4 – Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.</i></p>	<p>The PSA facilitates the opportunity to create a site of distinct local significance for Sandy Bay and for Greater Hobart and deliver community-oriented, interconnected, walkable, mixed-use precincts that celebrate the uniqueness of their contexts and grow their legacy of place into a new, dynamic and lively future.</p> <p>An objective of the master plan is to create a <i>dynamic, mixed-use, place-based urban renewal development that is composed of character built environments, greenspaces, nature and biodiversity, urban amenity, community offerings, vibrant and distinct activity centres, and innovative, local economies</i>.</p>

Regional policy	Planning response
	<p>The EIA concluded that that the proposed PSA will not adversely affect the role and performance of the Sandy Bay Town Centre, with there being no projected effect on the existing mix of tenants or increase in vacancies due to any additional competition. The PSA is consistent with AC 1.4.</p>
<p><i>AC 1.5 – Ensure high quality urban design and pedestrian amenity through the respective development standards.</i></p>	<p>The master plan report focuses on high quality urban design and pedestrian amenity throughout the site. The existing development standards in the proposed zoning of recreation, inner residential, general residential and urban mixed use will be relied upon, with precinct 5 being a particular purpose zone that includes appropriate development standards. The PSA is consistent with AC 1.5.</p>
<p><i>AC 1.6 – Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.</i></p>	<p>The proposed PSA will facilitate five distinct precincts. Precincts 3 and 4 are primarily residential in nature, and precincts 1 and 5 offer a sport and recreation and tourism focus respectively. Precinct 5 will also provide a new local activity centre to support the new residential population.</p> <p>Precinct 2 will create a new neighbourhood activity centre and accordingly offers a mix of uses, including specialty shops, supermarket, health care, performing arts spaces, office space and a library.</p> <p>The PSA is consistent with AC 1.6.</p>
<p><i>AC 1.7 – Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.</i></p>	<p>While the PSA does not facilitate a higher order activity centre, the site has good access to public transport along Churchill Avenue and Sandy Bay Road, with the master plan more generally aiming to enhance the experience and site's reliance on public transport. The PSA is consistent with AC 1.7.</p>
<p><i>AC 1.8 – Ensure that new development and redevelopment in established urban areas reinforce the strengths and individual character of the urban area in which the development occurs.</i></p>	<p>The importance of the original campus setting has been highlighted by the heritage impact assessment (see the master plan report for the complete HIA) and was instrumental in the design of the master plan, particularly for precinct 2. Furthermore, each of the precincts reflects the existing character such as the retention of the sporting fields in precinct 1 and the eco-tourism focus in precinct 5, reflecting the</p>

Regional policy	Planning response
	bushland character. The PSA is consistent with AC 1.8.
<i>AC 1.9 – Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.</i>	Active street frontages, with discrete car parking behind building lines is a key element of the PSA and the master plan more generally. It is highlighted that precinct 2 and the edge of precinct 3 align with Churchill Avenue and will be zoned urban mixed use, to facilitate activation. The urban mixed use zone has existing development standards that deal with the design of frontages that will apply to future development. The PSA is consistent with AC 1.9.
<i>AC 1.10 – Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.</i>	The office space identified in precinct 2 is identified in the EIA as being attractive to co-work premises, individual small, leased offices and innovative mixed-use models and not large corporates or government departments. It is opined that this is reflective of small-scale businesses, encouraging local employment. The PSA is consistent with AC 1.10.
<i>AC 1.11 – Ensure the Cambridge Park Specialist Activity Centre is consolidated by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing</i>	The PSA will not prevent this regional policy being achieved.
<i>AC 1.11 – Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within planning schemes.</i>	There is no change to the existing activity centre zoning proposed. The PSA will not prevent this regional policy being achieved.
<i>AC 2 – Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.</i>	The office space identified in the master plan is identified as representing less than 5% of the commercial office floorspace within the Hobart CBD (noting that this estimate only includes larger floorplates monitored by the Property Council of Australia) and is a minor amount of development in the context of the 230,000 m <sup>2</sup> to 380,000 m <sup>2</sup> of additional occupied commercial floorspace projected to be accommodated within Central Hobart over the period 2020 to 2041. The proposed retail component in precinct 2 incorporates a supermarket to provide a neighbourhood shopping focus for the site and to

Regional policy	Planning response
	alleviate a current undersupply. The PSA which places a limit on the NLA for retail and office provision in precinct 2, precinct 3 and precinct 5 will not undermine the role and function of the Primary and Principal Activity Centres. The PSA is consistent with AC 2.
<i>AC 2.1 – Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre.</i>	The performing arts facilities identified in precinct 2 are small and local in nature. The tourism activity, such as the eco-hotel and adventure activity such as mountain biking and climbing, is a niche proposal that is reflective of its setting and the surrounding opportunities. The proposed PSA is not expected to undermine the achievement of this regional policy. The PSA is consistent with AC 2.1.
<i>AC 2.2 – Achieve high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres.</i>	The PSA will not prevent this regional policy being achieved.
<i>AC 2.3 – Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.</i>	The PSA will not prevent this regional policy being achieved.
<i>AC 2.4 – Encourage structure and economic development planning for lower-level Activity Centres by local planning authorities.</i>	The master plan provides a clear guide for the future redevelopment of the site. The PSA is consistent with AC 2.4.
<i>AC 3 – Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.</i>	The PSA facilitates the master plan that focuses on the creation of pedestrian-oriented environment in the new neighbourhood centre.
<i>AC 3.1 – Actively encourage people to walk, cycle and use public transport to access Activity Centres.</i>	The proposed PSA will facilitate the redevelopment of the site that integrates mixed-use development, active transport opportunities and emphasises the use of public transport to access the site. The PSA is consistent with AC 3.1.
<i>AC 3.2 – Support high frequency public transport options into Principal and Primary Activity Centres</i>	The PSA will not prevent this regional policy being achieved.
<i>AC 3.3 – Ensure the minimum car parking requirements and associated ‘discretion’ in planning schemes for use and development in the Principal and</i>	The PSA will not prevent this regional policy being achieved.

Regional policy	Planning response
<i>Primary Activity Centres encourages the use of alternative modes of transport than private cars.</i>	
<i>AC 3.4 – Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.</i>	The PSA will not prevent this regional policy being achieved.
<i>AC 3.5 – Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.</i>	The proposed PSA includes a specific area plan that overrides the car parking requirements of the parking and access code. The subsequent requirement is supported by a traffic impact assessment and a sustainable transport strategy for the site. The PSA is consistent with AC 3.5.

### 6.3.2 Regional policy assessment (residential)

The key relevant regional policies for settlement and residential development of the STRLUS that shape the residential growth scenario for Greater Hobart are outlined in Table 3 below.

**Table 3: Regional policy assessment (residential)**

Regional policy	Planning response
<i>SRD 1.5 – Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density).</i>	The approximate 55 ha of the site that will be redeveloped (noting that the remaining area of the site will be retained as bushland in the environmental management zone) will have an urban density (overall) of approximately 50 dwellings/ha. Accordingly, the PSA provides for a permitted density greater than that in the inner residential and general residential zones through the specific area plan and density table respectively.
<i>SRD 2.1 – Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.</i>	All residential development on the site proposed is infill, thereby contributing to the 50:50 goal for Greater Hobart more generally.
<i>SRD 2.6 – Increase densities to an average of at least 25 dwellings per hectare within 400 m to 800 m of the identified Integrated Transit Corridor, which includes Sandy Bay Road (see map 4 of the STRLUS).</i>	As outlined above, the site will exceed the minimum density of 25 dwellings per hectare.
<i>SRD 2.7 – Distribute residential infill growth across the existing urban areas for the 25-year planning</i>	As outlined above under section 4.1.2 the number of dwellings identified in the master plan and facilitated

Regional policy	Planning response
<i>period (i.e. until 2035) with 3312 dwellings in the CoH.</i>	by the PSA is acceptable, given the planning period for the master plan and the growth forecast identified by the STRLUS being exceeded.
<i>SRD 2.9 – To encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.</i>	The PSA allows for a higher density of residential dwellings to accommodate apartment living. The master plan includes a residential aged care facility as well as detached dwellings and townhouses, recognising the need for a greater mix of dwelling typologies.
<i>SRD 2.11 – Increase the supply of affordable housing.</i>	The dwelling typology proposed in the master plan that is facilitated by the increased densities in the proposed PSA include smaller dwellings of one and two bedrooms as well as mixed-use offerings such as SOHOs. The proposed PSA through the specific area plan for the inner residential zone and creating a density area in the general residential zone changes the permitted density standards to achieve this diversity of housing through higher densities.

### 6.3.3 Recreation and open space

The key regional policies relevant to the site regarding recreation and open space and the proposed PSA are outlined in Table 7 below.

**Table 4: Regional policy assessment (recreation and open space)**

Regional policy	Planning response
<i>ROS 1 – Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.</i>	The master plan proposes to remove the soccer pitches in Mount Nelson and upgrade the existing sporting facilities along Sandy Bay Road to include two new shared multi-sport fields, cricket nets and an indoor multi-sport, sports facility. These facilities will be available to the public with the intention that they are used as a local facility only.
<i>ROS 1.5 – Ensure residential areas, open spaces and other community destinations are well connected with a network of high quality walking and cycling routes.</i>	A sustainable transport strategy that has a pedestrian and cycling movement focus has been integrated into the master plan, with the PSA including development standards requiring this network of high quality walking and cycling infrastructure throughout the site.

Regional policy	Planning response
<i>ROS 1.6 – Ensure subdivision and development is consistent with principles outlined in ‘Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania’.</i>	In addition to the pedestrian and cycling movement focus that has been integrated into the master plan, there is a diversity of housing proposed on the site with the higher densities near to public transport routes and the encouragement of active ground floors. The PSA includes specific requirements to facilitate the pedestrian and cycling movement focus whilst including the urban mixed use zone in precinct 2 and for the area of precinct 3 that has frontage to Churchill Avenue.
<i>ROS 2 – Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.</i>	The sport and recreation facilities proposed are intended to have a local focus that will upgrade and/or replace the existing facilities on the site. The facilities do not represent an unnecessary duplication across the region.

#### 6.3.4 Social infrastructure

The key regional policies relevant to the site regarding social infrastructure and the proposed PSA are outlined in Table 5 below.

**Table 5: Regional policy assessment (social infrastructure)**

Regional policy	Planning response
<i>SI 1 – Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.</i>	In addition to extensive area of public open, the master plan provides for childcare centres, health services, an aged care facility, school and other community services such as a library, performing arts facilities and a community house. Importantly, the site is well located in terms of public transport services. The PSA provides for all these uses on the site.
<i>SI 2 – Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.</i>	The PSA allows for the consideration of social housing on the site.
<i>SI 2.1 – Provide flexibility in planning schemes for a variety of housing types (including alternative housing models) in residential areas.</i>	The PSA allows for higher densities near to key public transport routes and services whilst providing for lower densities in areas adjoining Mount Nelson, reflecting the setting and the established character.

Regional policy	Planning response
	The PSA provides for flexibility for a variety of housing types.
SI 2.2 – Ensure planning schemes do not prevent the establishment of social housing in residential areas.	The PSA allows for the consideration of social housing on the site.

### 6.3.5 Biodiversity

The key regional policies relevant to the site regarding biodiversity and the proposed PSA are outlined in Table 6 below.

**Table 6: Regional policy assessment (biodiversity)**

Regional policy	Planning response
<i>BNV 1.1 - Manage and protect significant native vegetation at the earliest possible stage of the land use planning process. Where possible, ensure zones that provide for intensive use or development are not applied to areas that retain biodiversity values that are to be recognised and protected by Planning Schemes.</i>	A detailed NVA has been undertaken for the master plan which concluded that the PSA, having regard to the protection it provides to biodiversity values on the site is acceptable.
<p><i>BNV 1.2 – Recognise and protect biodiversity values deemed significant at the local level and ensure that planning schemes:</i></p> <ul style="list-style-type: none"> <li><i>a. specify the spatial area in which biodiversity values are to be recognised and protected (either by textural description or map overlay); and</i></li> <li><i>b. implement an ‘avoid, minimise, mitigate’ hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.</i></li> </ul>	The PSA will retain the biodiversity overlay across the environmental management zone and precinct 5.
<p><i>BNV 1.3 – Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated.</i></p> <p><i>Biodiversity offsets:</i></p> <ul style="list-style-type: none"> <li><i>a. are to be used only as a ‘last resort’;</i></li> </ul>	The NVA does not expect biodiversity offsets at the local level. The expectation of the NVA being that the offsets required for the swift parrot habitat would be determined through a Commonwealth approval process and that they could be achieved on the site.



Regional policy	Planning response
<p><i>b. should provide for a net conservation benefit and security of the offset in perpetuity;</i></p> <p><i>c. are to be based upon 'like for like' wherever possible.</i></p>	
<i>BNV 1.4 – Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values.</i>	The PSA does not prevent this regional policy from being achieved.
<p><i>BNV 2.1 – Avoid the clearance of threatened vegetation communities except:</i></p> <p><i>a. where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and</i></p> <p><i>b. where the clearance will not significantly detract from the conservation of that native vegetation community.</i></p>	The master plan will facilitate significant economic benefit to the region (see section 3.1.5 above) and provide for a significant number of dwellings within an inner city area, with the impact on the threatened vegetation communities being considered acceptable by the NVA.
<i>BNV 2.2 – Minimise clearance of native vegetation communities that provide habitat for threatened species.</i>	The NVA has concluded that the impacts on threatened vegetation communities is acceptable, given the retention and protection of the majority of the DGL on site and the biodiversity overlay applying to the DOV community.
<i>BNV 2.3 Ensure potential applicants are advised of the requirements of the Threatened Species Protection Act 1995 and their responsibilities under the Environmental Protection and Biodiversity Conservation Act 1999.</i>	The PSA will not prevent this policy from being achieved.

### 6.3.6 Cultural heritage

The key regional policies relevant to the site and the proposed PSA are outlined in Table 7 below.

**Table 7: Regional policy assessment (cultural heritage)**

Regional policy	Planning response
<i>CV1 - Recognise, retain and protect Aboriginal heritage values within the region for their character,</i>	No Aboriginal heritage sites, suspected features or areas of elevated archaeological potential were identified during the Aboriginal heritage survey

Regional policy	Planning response
<i>culture, sense of place, contribution to our understanding history and contribution to the region.</i>	assessment of the site. The master plan is identified as embedding Aboriginal narratives and understandings into the process of redeveloping the site and throughout the master plan and its outcomes.
<i>CV2 - Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region.</i>	The PSA includes the listing of five additional buildings (four with settings). Moreover, the detailed HIA concluded that the master plan appropriately respects the original campus setting and layout.
<i>CV 2.2 - Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places.</i>	The PSA includes the listing of five additional buildings (four with settings) under the historic heritage code as a heritage place.

### 6.3.7 Land use and transport integration

The key regional policies relevant to the site and the proposed PSA are outlined in Table 8 below.

**Table 8: Regional policy assessment (land use and transport integration)**

Regional policy	Planning response
<i>LUTI 1 – Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.</i>	The site is in an existing urban area that has access to regular public transport along Churchill Avenue and Sandy Bay Road. It is highlighted that all of precinct 1, 2, 3 and 4 are within 800 m of these roads.
<i>LUTI 1.2 – Allow higher density residential and mixed-use developments within 400, and possibly up to 800 metres (subject to topographic and heritage constraints) of integrated transit corridors.</i>	As per above response, all precincts 1 – 4 are within 800 m of either Churchill Avenue, Sandy Bay Road or both.
<i>LUTI 1.9 – Ensure car parking requirements in planning schemes and provision of public car parking is consistent with achieving increased usage of public transport.</i>	A sustainable transport strategy for the site was integral to the preparation of the master plan. The subsequent PSA has a lower requirement for car parking spaces on site than the standard requirements in the parking and access code. The number required is based upon both the sustainable transport strategy and the TIA.
<i>LUTI 1.11 – Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe,</i>	The master plan includes new bus stops to connect with current bus routes that service the site, as well as transport passengers internally between precincts. A mobility hub adjacent to Churchill Rd provides a

<i>attractive and convenient walking and cycling environments.</i>	<p>multi-modal location for community to collect e-bikes, scooters, on-demand pick-up and conveniences.</p> <p>The movement network at the site is an integrated pedestrian-focused environment that accommodates pedestrians, cyclists, public transport and mobility, and vehicles. The movement network connects into its surrounding context and streets, and offers a multiplicity of pedestrian paths, open space trails, laneways, plaza, streets, roads and shared spaces, in addition to the road network. Electric vehicle charging points will also be implemented across the site in car parking locations to futureproof the site for increased demand for electric vehicles.</p>
--	--

## 6.4 Municipal plan

Section 20(d) of the Act requires the Commission to have regard to the strategic plan of a council prepared in accordance with Division 2 of Part 7 of the *Local Government Act 1993*. An analysis of the proposed PSA was undertaken under section 4.2 above and was found to be consistent.

## 6.5 Objectives of the Resource Management and Planning System

The relevant objectives of the Resource Management and Planning System (RMPS) are considered in Table 9 below.

**Table 9: Assessment of proposed planning scheme amendment**

RMPS objective	Planning response
<i>Part 1</i>	
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The proposed PSA will primarily retain the native vegetation on the site and rezone the land to the environmental management zone, of which the purpose is to provide for the protection, conservation and management of areas with natural values. The partial removal of the biodiversity overlay from the site has been assessed in the NVA, which concluded that, subject to appropriate controls regarding the building design for bird strike and offsets provided through the Commonwealth referral process, the proposed PSA will further objective (a).

RMPS objective	Planning response
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	<p>The proposed PSA will facilitate the redevelopment of an existing urban area that has good access to public transport, is within proximity to the Hobart CBD, includes the repurposing of existing buildings and will intensify the use of the site overall, ensuring an efficient use of infrastructure.</p> <p>The site is in an existing serviced area. GHD undertook a detailed servicing analysis (see master plan report) and identified a number of options to achieve appropriate servicing outcomes.</p> <p>The PSA has arisen from a comprehensive master plan process that has considered site and surrounding context and potential broader spatial impacts.</p> <p>The proposed PSA will further objective (b).</p>
<i>(c) to encourage public involvement in resource management and planning</i>	<p>Community and stakeholder input was sought over four engagement phases throughout 2021 to hear community views, and to test, evolve and inform the preparation of the master plan. A range of engagement methods were adopted to ensure accessibility and input from a wide stakeholder group, including an advertisement in the <i>Hobart Observer</i> that reached 24,600 people; 136,612 internal email communications through the University; a website that was accessed 3,503 times (the concept master plan was downloaded 703 times); open houses and exhibition that were attended by 358 people; 101 focus groups and face-to-face meetings; and 11 online workshops. Objective (c) is furthered by this proposed PSA.</p>
<i>(d) to facilitate economic development in accordance with the objectives set out in <a href="#">paragraphs (a), (b) and (c)</a></i>	<p>In summary, the EIA showed the master plan will generate significant positive economic effects, estimating:</p> <ul style="list-style-type: none"> <li>significant capital investment of over \$1.5 bn, representing approximately \$990 m in direct value added</li> </ul>

RMPS objective	Planning response
	<ul style="list-style-type: none"> <li>• employment generated during the construction period, estimated at 6,460 direct jobs spread across the life of the project, peaking at an estimated 465 jobs created in 2026</li> <li>• indirect benefits through multiplier linkages, including estimated indirect employment of 11,320 jobs arising from the construction activity</li> <li>• total direct ongoing employment of 1,900 employment positions, or 1,520 jobs when measured in full-time equivalent terms</li> <li>• indirect employment estimated at 3,000 jobs</li> <li>• direct contribution of \$150 m in value added.</li> </ul> <p>The proposed PSA will further objective (d).</p>
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	<p>The proponent for the PSA is UPPL; the preparation of the master plan, which the PSA will facilitate, has been directly informed by the community; and both the CoH and the Tasmanian Planning Commission are required to approve the proposed PSA. The proposed PSA will further objective (e).</p>
<i>Part 2</i>	
<i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>	<p>The proposed amendment is consistent with the STRLUS and the City municipal strategy, strongly aligning with land-use policies for integrated and sustainable transport solutions, retaining biodiversity values, providing a diversity of housing and managing growth and development in a sustainable manner. Accordingly, it represents sound strategic planning.</p> <p>Furthermore, the PSA process allows for coordinated action by State and local government. The proposed PSA will further objective (a).</p>

RMPS objective	Planning response
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	The site will be rezoned to general residential, inner residential, recreation, urban mixed use, environmental management and a particular purpose zone with some of the underlying zone provisions such as density and height and code provisions such as car parking requirements being overridden through the introduction of a SAP. This system of planning instruments is enabled by the Act and will allow for future development of the site to be considered against the provisions of the planning scheme. The proposed PSA will further objective (b).
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.</i>	An NVA and EIA were undertaken for the master plan. The resultant PSA allows for a mix of non-residential uses integrated with residential while retaining and zoning an approximate area of 50 ha under environmental management. The proposed PSA will further objective (c).
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i>	The proposed amendment does not affect the attainment of this objective.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	The proposed amendment does not affect the attainment of this objective.
<i>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i>	The master plan for the site envisages a vibrant community with integrated community services, retail, food and office opportunities together with high quality open spaces and a diversity of residential uses, with the site encouraging sustainable transport solutions. The proposed PSA will further objective (f).
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	A heritage impact assessment was undertaken for the master plan. Six buildings were assessed as being having a level of significance to warrant listing as local heritage places under the Historic Heritage code. These include three buildings and their curtilage in precinct 2 (chemistry, Morris Miller library and psychology); John Fisher College, the

RMPS objective	Planning response
	Lodge (part of the already listed Christ College complex) and the childcare cottage. The proposed PSA will further objective (g).
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.</i>	The proposed amendment does not affect the attainment of this objective.
<i>(i) to provide a planning framework which fully considers land capability.</i>	The proposed amendment does not affect the attainment of this objective.

## 6.6 State Policies

### 6.6.1 State Policy on the Protection of Agricultural Land 2009

As the site is zoned Particular Purpose for educational purposes and is therefore not currently agricultural land, the *State Policy on the Protection of Agricultural Land 2009* does not apply to the proposed amendment.

### 6.6.2 State Policy on Water Quality Management 1997

The existing Interim Planning Scheme includes provisions that ensure that future use and development is undertaken in accordance with the *State Policy on Water Quality Management 1997*. Given the physical characteristics of the site, these are considered to provide adequate safeguards.

### 6.6.3 State Coastal Policy 1996

All of precinct 1 and 2 and the majority of precinct 3 and 4 are within 1 km of the coastline. The *State Coastal Policy 1996* therefore applies to the proposed amendment. Accordingly, the draft amendment has been assessed against the policy outcomes for tourism under the State Coastal Policy, as shown in Table 10 below.

**Table 10: State coastal policy analysis (urban and residential development)**

Outcome	Response
2.4.1 <i>Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.</i>	The proposal is consistent with this policy outcome.
2.4.2 <i>Urban and residential development in the coastal zone will be based on existing towns and townships.</i>	The proposed PSA will facilitate the redevelopment of an existing site within an urban area. The mixed use characterising the site and the diversity of

Outcome	Response
<i>Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.</i>	<p>dwelling that the planning scheme will enable through the variation of density, height and setback standards will contribute to the municipal area being a compact and contained planned urban environment.</p> <p>The proposal is consistent with this policy outcome.</p>
<p>2.3.3</p> <p><i>Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.</i></p>	<p>The proposed PSA is for a site within the municipal area of the City of Hobart, approximately 2 km from the CBD. The proposal is consistent with this policy outcome.</p>
<p>2.3.4</p> <p><i>Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.</i></p>	<p>The proposed PSA is for a site within the municipal area of the City of Hobart, approximately 2 km from the CBD. The proposal is consistent with this policy outcome.</p>

#### 6.6.4 National Environmental Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the *National Environment Protection Council (Tasmania) Act 1995* and outline objectives and protections for aspects of the environment. Section 12A of the *State Policies and Projects Act 1993* provides NEPMs with the status of a State Policy.

Seven NEPMs have been made to date that deal with:

- ambient air quality
- air toxins
- assessment of site contamination
- diesel vehicle emissions
- movement of controlled waste between states and territories
- national pollutant inventory
- used packaging materials.

The site is not identified as potentially contaminated, and the rezoning does not involve any potential use or development that will give rise to the environmental considerations under the NEPMs.

#### 6.7 Gas Pipelines Act 2000

The subject land is not affected by the Gas Pipeline. This requirement is not applicable.



## **6.8 Potential land conflict**

The site is within an existing urban area. Generally, the non-residential uses that will be facilitated by the PSA are located in the centre of the site in precinct 2, such as the supermarket and offices, or located in more isolated areas of the site, such as the eco-hotel and market hall in precinct 5. The two areas that share a boundary and have development within proximity to these boundaries are in the area zoned inner residential in precinct 1 and the area zoned general residential in precinct 3. It is opined that the residential zoning has adequate safe guards to ensure the potential for land conflict is minimised.

## **6.9 Regional impact**

The draft amendment will have a significant, positive economic impact on the region, including a projected capital investment of over \$1.5 bn, employment generated during the construction period estimated at 6,460 direct jobs, total direct ongoing employment of 1,520 jobs (FTE) and indirect employment estimated at 3,000 jobs.

## **6.10 Other requirements**

The proposed amendment is also consistent with the other requirements under Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act. In particular, the proposed amendment does not:

- prevent the continuance or completion of any lawful use or development
- prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation, or the maintenance or repair of such a building.

Section 300 of the former provisions of the Act requires that an amendment to a local provision of an interim planning scheme is not directly or indirectly inconsistent with the common provisions. The PSA is for a rezoning and a specific area plan which is not directly or indirectly inconsistent with the common provisions. The proposed PSA is consistent with section 300.

## **6.11 Hobart Interim Planning Scheme 2015**

The proposed PSA involves the rezoning of land to recreation, inner residential, urban mixed use, general residential, particular purpose (tourism) and the inclusion of the SAP. The site will still include the application of the bushfire, biodiversity and landslide hazard overlays, with the subsequent codes applying. Furthermore, the significant trees, historic heritage code, parking and access codes will also continue to apply to the site.

The following is a summary assessment of the proposed PSA against the zone and code purpose statements.

### **6.11.1 Recreation Zone**

The purpose of the recreation zone is to provide for a range of active and organised recreational use and development, together with complementary uses that do not impact adversely on the recreational use of the land. The zone purposes statements specifically refer to the provision of indoor sports facilities.

Precinct 1 will be partly zoned recreation. This area includes the redevelopment of the ovals to multi-sport grounds for AFL, rugby, cricket and soccer together with an indoor sports centre and club rooms (approximately 4,000 m<sup>2</sup>). The sports science and sports administrative offices proposed will complement the organised sport and recreation use of the land.

### **6.11.2 General Residential Zone**

The purpose of the general residential zone is to provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available, the development respects the neighbourhood character, and there is a provision of a high standard of residential amenity.

Precinct 3 of the master plan provides for a suburban density that allows for a transition from the adjoining low-density zoning of the Mt Nelson bends to the inner residential and urban mixed-use zoning nearer to Churchill Avenue. Precinct 3 will be fully serviced and provided with a high level of amenity.

### **6.11.3 Inner Residential Zone**

The purpose of the inner residential zone is to provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, and for these uses and types to respect the existing variation and pattern in lot sizes, set back, and height.

The inner residential zoning will partly apply to precinct 1 and precinct 3, with the entirety of precinct 4 being zoned inner residential. Each of these precincts will allow for a diversity of housing types with a density reflecting the site's proximity to public transport, services and employment opportunities. Additionally, these precincts are in proximity or directly adjoining other residential zones, therefore allowing for a transition of density of development towards the more central part of the site and ensuring the amenity provisions within these zones generally apply.

### **6.11.4 Urban Mixed Use Zone**

The purpose of the urban mixed-use zone is to provide for the integration of residential, retail, community services and commercial activities in urban locations. The zone is to encourage use and development at street level that generates activity and pedestrian movement through the area and development is accessible by public transport, walking and cycling. Furthermore, the zone is to provide for a diversity of uses at densities responsive to the character of streetscapes, historic areas and buildings.

Precinct 2 and part of precinct 3 will be zoned urban mixed use, with key objectives of these areas being the integration of residential, retail and commercial activities, within proximity to public transport systems. The specific area plan will place limitations on use and limit NLA.

### **6.11.5 Environmental Management Zone**

The purpose of the environmental management zone is to provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard, and to allow for complementary use or development where consistent with any strategies for protection and management. An area of approximately 50 ha will be zoned environmental management, with the master plan identifying limited complementary uses such as rock climbing and trails.

### **6.11.6 Particular Purpose Zone (Mount Nelson Ecotourism Neighbourhood)**

This section has intentionally been left blank.

#### **6.11.7 Bushfire Code**

The NVA includes an assessment of the master plan against the bushfire code and found that the master plan is able to meet the deemed to satisfy requirements for bushfire Hazard Management Areas based on BAL 19 and BAL 12.5 minimum distance of separation between all building types and the fire prone vegetation. There remains further potential to mitigate the hazard in conjunction with the *Community Bushfire Mitigation Plan 2016* and additional landscape management.

Additional information regarding the design of access and regress, emergency escape routes and the provision of water supply is required to satisfy the objectives of the code and to meet the certification requirements of a Bushfire Hazard Management Plan, which will be addressed during the planning application stages.

#### **6.11.8 Biodiversity Code**

The implementation of the master plan will impact on vegetation that is currently covered by the biodiversity overlay. The NVA, which includes an assessment against the biodiversity code, was undertaken for the site and concluded the proposed PSA that incorporates a modification to the biodiversity overlay was consistent with the requirements of the code.

#### **6.11.9 Significant Trees Code**

The site includes 11 trees that are listed under the significant trees code. The code will still apply to the site. The SAP will include further criterion under P1 that provides for regard to be given to the social and economic impact that the development will facilitate should the removal of a listed tree be unavoidable.

#### **6.11.10 Historic heritage**

The purpose of the historic heritage code is to recognise and protect the historic cultural heritage significance of places, precincts and landscapes by regulating development that may impact on their values, features and characteristics. The PSA identifies additional buildings and their settings to be protected under this code, with the HIA concluding that all heritage characteristics of the currently listed items on the site are not undermined by the master plan.

#### **6.11.11 Specific area plan**

The specific area plan will provide for a higher permitted residential density standard near to key public transport corridors, limit allowable uses in the urban mixed use zone, reduce the car parking requirements and have specific development standards for pedestrian and cycling orientated streets to enable the vision of the master plan to be achieved.

## 7 Conclusion

UTAS Properties Pty Ltd (UPPL) are embarking on one of the most significant urban renewal projects in Tasmania's history at the UTAS Sandy Bay site. With most of the existing tertiary education facilities at the site, relocating to a new city centre campus in Central Hobart. The contemporary city fabric provides the opportunity to respond to challenges that did not exist at the time that the Sandy Bay site was established. These include providing greater accessibility to the physical university environment by locating in a spatially central environment, reducing barriers to increase participation in tertiary education arising from the perceived 'elitist' location of the University's facilities and providing more diverse activity to the CBD environment, bringing it a life beyond the '9 to 5'.

With the relocation, the Sandy Bay site now becomes available for other use. In response to this opportunity a master plan has been prepared for the site. The size and location of the site effectively enables the delivery a high quality and amenity 'micro-suburb' that has good connections to surrounding areas but can deliver a contained, highly walkable new community incorporating housing, community and economic activity. Its size and location also mean that can provide diverse recreational opportunities within as well as connecting to broader recreational and open spaces facilities in adjacent areas, benefiting not only future users of the site but the residents of adjoining areas. There is an opportunity to build on existing pathways, contribute to new connections and deliver a stronger green spine from Mount Nelson through to the River Derwent, providing biodiversity and recreational benefits.

The landscape and visual characteristics of the site and adjoining areas as well as the existing built form on the site, mean that diverse housing types can be delivered in a way that maintains harmony with the characteristics of the established residential areas while also delivering a new articulated but eclectic and interesting built character areas through a precinct-based approach that transitions building heights and densities across the site.

Residential growth on the site will support more sustainable transport options on the site through a model that will also suit existing residents.

Some of the existing built infrastructure on the site, such as the Stanley Burbury Theatre, also suit continued ongoing community use, supporting the future 'life' and integration of a new micro suburb into the community fabric. Other existing built infrastructure provides an opportunity for deliver new and innovative economic activity. The street pattern of adjoining areas along with the presence of Sandy Bay Road and Churchill Avenue create an opportunity for an internal urban structure that not only respects the modernist layout of the existing facilities but draws additional movement in and around the site. Activation around the retail and commercial nodes with a precinct-based mindset to deliver local clustering of non-residential activity, along with the presence of new residents can encourage safe and lively movement in the day and night.

The extensive bushland environment on the upper (or southern part) of the site provides an opportunity to provide a distinct destination-based area off Olinda Grove that draws on these landscape characteristics, particularly if recreational facilities are consolidated at the Sandy Bay end with higher quality facilities and supporting amenities. This area has good access to the Southern Outlet.

The PSA will involve substituting clause 34.0 Particular Purpose Zone 3 – University of Tasmania (Sandy Bay Campus) under the *Hobart Interim Planning Scheme 2015* and applying the recreation, inner residential, urban mixed use, and general residential zones to the land as well as a new particular purpose zone (Mount Nelson Ecotourism Neighbourhood) to the area on Mount Nelson. In addition to the zoning requirements, a new Specific Area Plan F5.0 – Sandy Bay Master Plan Specific Area Plan forms part of the PSA to vary the underlying

zone use and development provisions to provide for a higher permitted residential density standards near to key public transport corridors, limit allowable uses in the urban mixed use zone, reduce the car parking requirements and have specific development standards for pedestrian and cycling orientated streets to enable the vision of the master plan to be achieved.

An assessment of the PSA has been undertaken in accordance with the legislative requirements including the STRLUS. It is concluded that the proposed PSA is consistent with these requirements and should be approved.

