

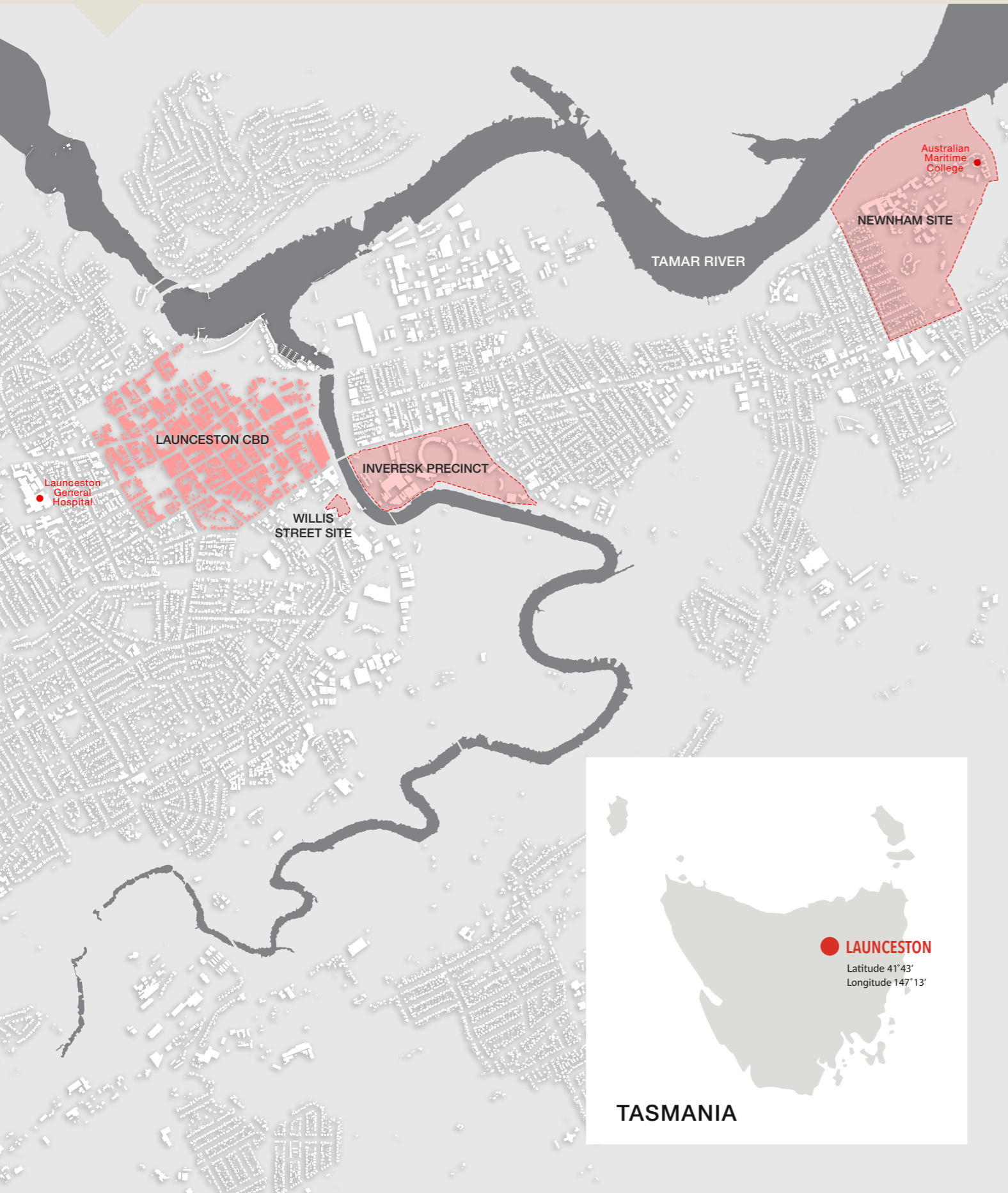
# TRANSFORMING LIVES. TRANSFORMING CITIES.

The Inveresk Precinct Redevelopment Masterplan.





# Launceston



## Acknowledgement of partners

This vital project in Launceston for the wider regional community has been made possible by a partnership between the University of Tasmania, the City of Launceston, the Commonwealth Government and the Tasmanian Government.

We acknowledge the significant project contributions by each partner:

- The Australian Government has committed \$130 million to the project through the Launceston City Deal
- The Tasmanian Government has committed \$65 million to the project as part of the Northern Cities Major Development Initiative
- The City of Launceston has committed land for the relocation at both Inveresk and Willis Street with a value of \$4.5 million
- The University of Tasmania has committed \$60.5 million to the project.

The University would like to thank our partners for their ongoing commitment to creating a once-in-a-generation opportunity to revitalise the economy of northern Tasmania and create a lasting legacy for the community.





# Overview of the masterplan

## PRESENTING THE MASTERPLAN

The University of Tasmania is excited to be presenting the *Inveresk Campus Redevelopment Masterplan* to our staff, students, local and regional communities, and other interested stakeholders. It has been informed by working with our partners and consultants, stakeholder engagement, and technical investigations.

This masterplan outlines an exciting and dynamic University presence as part of the Inveresk Precinct and the beating heart of Launceston as a University City for the future. This concept of a smart city, a city for the future, is outlined in the Launceston City Deal of which this University project forms the major investment.

Most importantly, this vision is underpinned by the broader *Northern Transformation* project which includes the development of the University College and an Institute for Applied Science and Design along with further work designed to bring new distinctiveness to the research, teaching and learning we will use these facilities for.

While the masterplan vision focuses on the Inveresk and Willis Street sites and the Launceston CBD more broadly, our bigger collective vision remains the reinvigoration of the northern region through supporting economic and social growth. Over time this will be realised in many ways, from industry co-location onsite through to improving the skills and educational attainment of our people for jobs now and into the future.

The masterplan vision is designed to support a vibrant and safe student experience, attractive to local and international students alike.

Each element of the vision in the masterplan is there because it delivers these objectives and supports a precinct which not only is the heart of Launceston as a University City but also a precinct that brings the community together around learning, culture and sport – a place we can all be proud of for decades to come.





# Creating a vibrant and inclusive precinct

In February 2017, architects McBride Charles Ryan conducted detailed analysis of the Inveresk site, its place in the topography of the broader region, and the configuration of current buildings and streets in Inveresk and surrounds.

Working with University leaders, the City of Launceston and stakeholders, McBride Charles Ryan has prepared a masterplan of how a modern, inner-city university should be realised. This masterplan sets out the University's aspirations for the Inveresk Precinct:

- Modern, fit-for-purpose teaching and learning spaces a short walk to the Central Business District
- High-tech research facilities that focus on distinctive fields of academic endeavour, driving better education and economic outcomes in northern Tasmania
- An inviting and accessible environment that is attractive to the community, including new, exciting spaces for cultural and community events
- A precinct that acknowledges the previous and current history of the site including Aboriginal and industrial heritage





# A reimagined Inveresk precinct

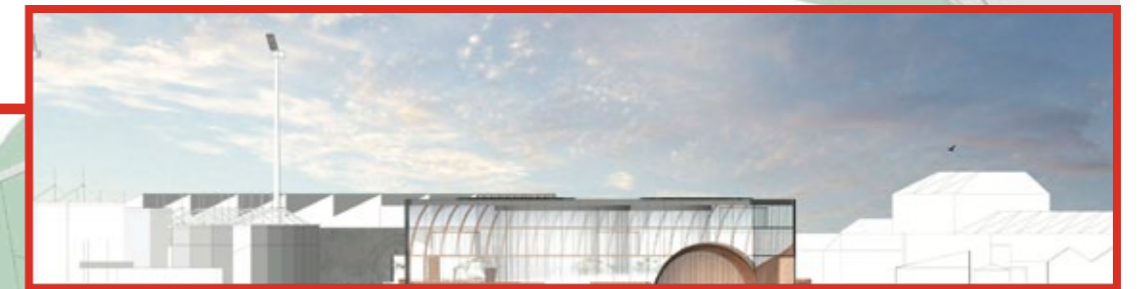
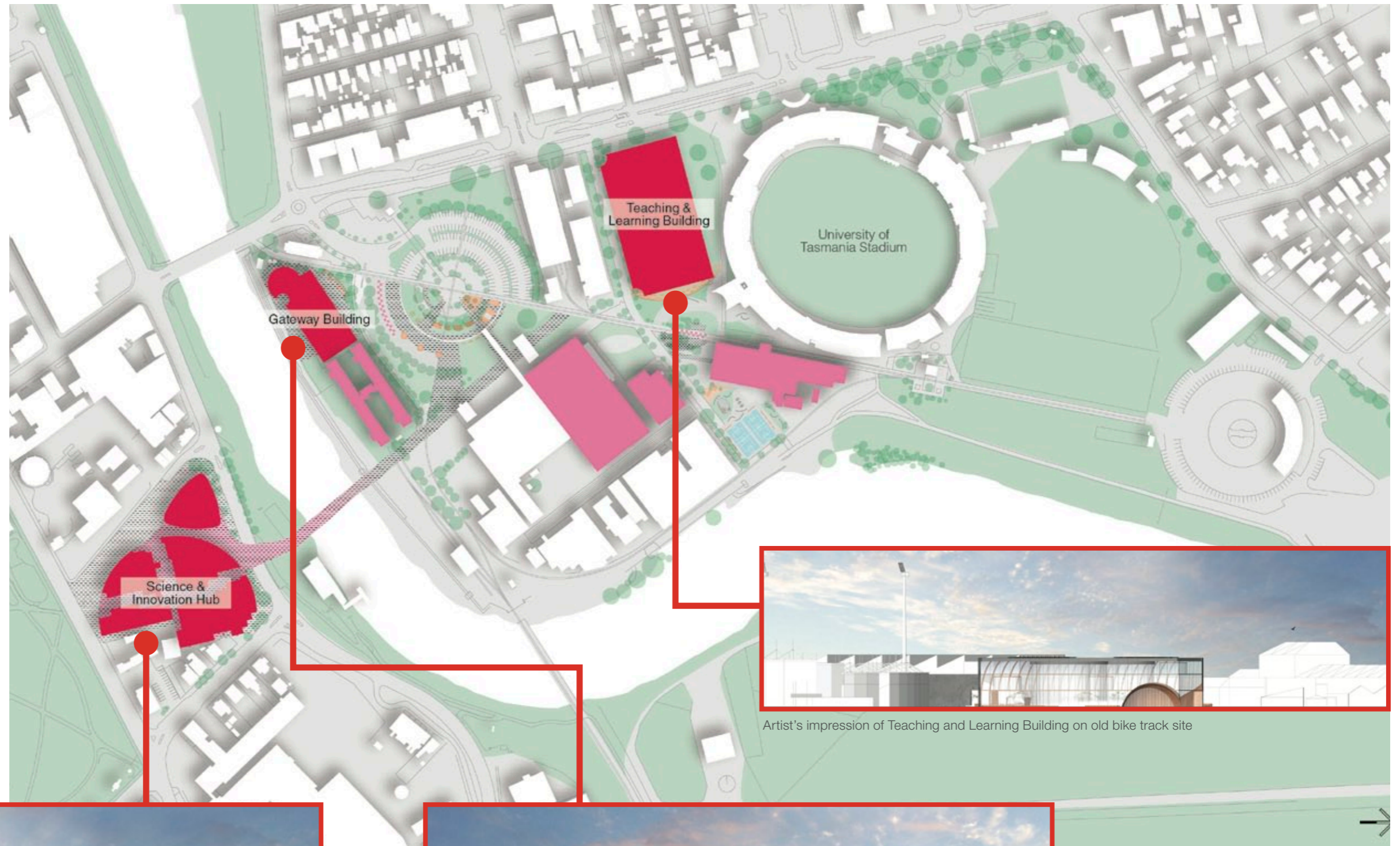
McBride Charles Ryan has taken work completed in early 2016 for a new Inveresk presence, and developed an enhanced vision informed by feedback from community stakeholders.

The masterplan includes the construction of three new University buildings, each complementing the other to create a vibrant and inclusive campus for the future:

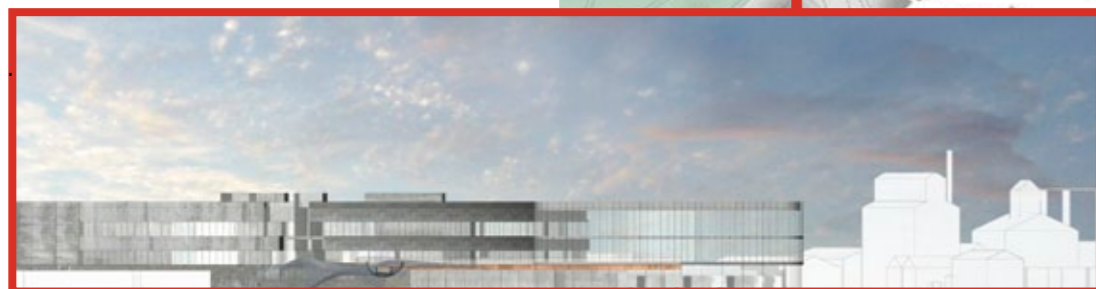
- A teaching and learning-focussed building on the old velodrome site
- A gateway building adjacent to the existing student accommodation
- A science and innovation-focussed hub on Willis Street

The vision also includes the construction of a new pedestrian and cycling bridge linking the Willis Street site to the Inveresk Precinct.

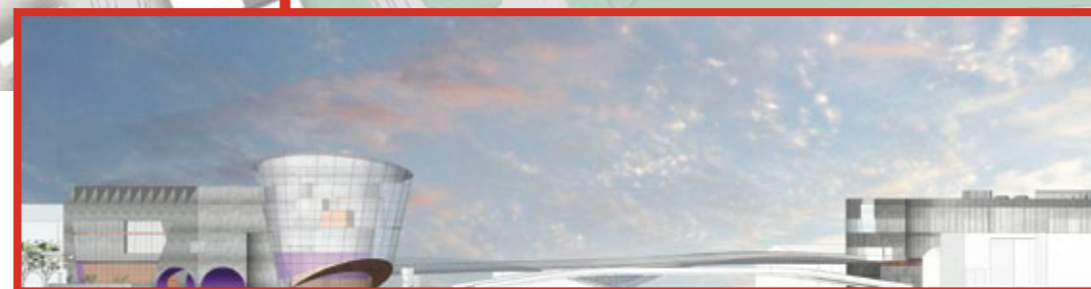
As a result of stakeholder feedback, a third building (gateway building) has been proposed to enable the reduction of height and scale of the original concepts. It also provides a space for more deliberate engagement with the community.



Artist's impression of Teaching and Learning Building on old bike track site



Artist's impression of Science and Innovation Hub on Willis Street site



Artist's impression of gateway building and pedestrian and bicycle bridge connecting Willis Street site to Inveresk Precinct



# Launceston – A University City

The Inveresk redevelopment sits within a broader vision as the University of Tasmania reimagines the possibilities of ‘the University City’. Around the world, cities with universities at their hearts have successfully stimulated economic growth and jobs, and revitalised local communities.

Across Tasmania’s cities, this vision is being realised in distinct ways. The Inveresk relocation provides the University with an opportunity to fundamentally transform its relationship with the city of Launceston, enhancing educational attainment and designing a vision of the future based on interaction, collaboration, engagement and flexibility. At the same time, the University aims to capture the attention of students, researchers and academics worldwide with world-class facilities and distinctiveness in teaching and research, all based in an attractive Tasmanian location.

The redevelopment of the Inveresk Precinct will facilitate the harnessing of opportunities for innovation through research and industry engagement. Through enhanced partnerships across all levels of government, the community and industry, this project will see the University develop and deliver a vision of the future that will benefit Tasmania for generations to come.





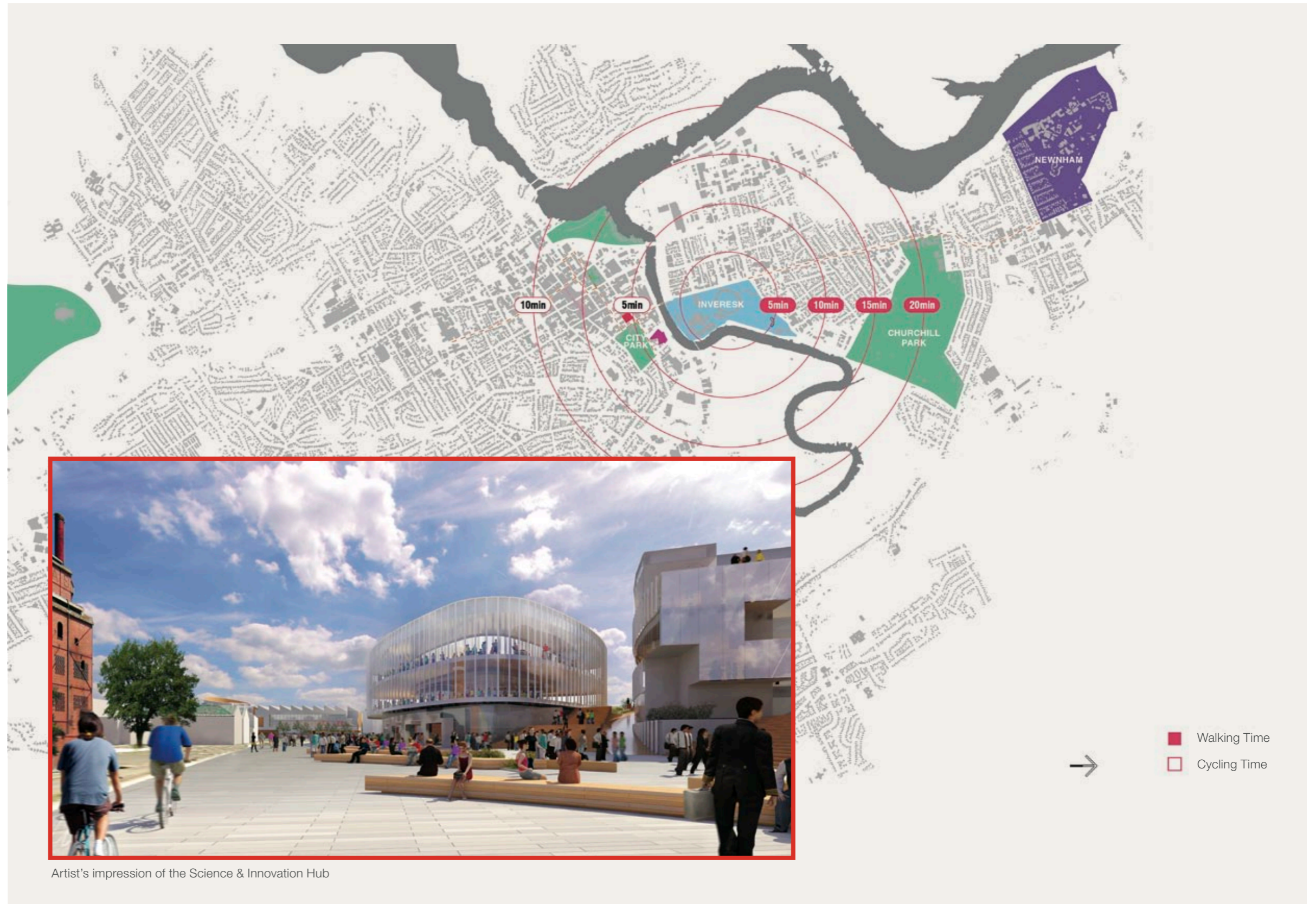
# Future possibilities

The University's campus in the outer-suburban Newnham campus is poorly designed for contemporary learning, teaching and research, under-utilised, with run-down infrastructure and facilities resulting in a poor experience for students. The majority of buildings were developed between 1968 and 1974 and are no longer fit for purpose to meet the region's current and future education needs.

To attract more students into higher education across northern Tasmania, the University must provide fit-for-purpose facilities that are inviting to current and future generations of students from all segments of the community and provide an attractive environment for senior academics.

Consolidating and expanding facilities in Launceston will put the University in close proximity to the community, businesses, industry and other education infrastructure. By creating a higher education precinct in the city, the University will provide opportunities to support increased activity across the CBD.

The Newnham site is developing its own masterplan to ensure the AMC has room to grow and the rest of the site is able to be developed to improve outcomes for the community in the Northern Suburbs.





# A vision for a modern, educational, cultural and sporting precinct

The redevelopment of the University at Inveresk provides a historic opportunity to design a modern, fit-for-purpose university campus that sits within a broader community precinct.

The redevelopment will complement existing infrastructure and facilities at the site, such as the University of Tasmania Stadium, QVMAG, the Big Picture School and the Tramway Museum along with private facilities, resulting in an attractive precinct that provides social, learning, and cultural opportunities for students, staff and the broader community.





# Creating attractive community spaces

The vision for the redeveloped Inveresk Precinct also includes new, inviting spaces for the community, including an area for events and a public space that could be used for a variety of purposes.

There are two main areas proposed, and we are running a process with the City of Launceston to plan for spaces that are exciting, vibrant and where people want to come and spend time.

The community will be asked to share their vision for new experiences that could be enjoyed at the precinct.

**Discover more about how you can have your say in community engagement (pg.11).**



Artist's impression of half circle car park and event space



Artist's impression of Public Realm

- Event Space
- Public Realm
- Site Linkages





# Key issues: car parking and traffic management

A major consideration in developing this draft masterplan has been access to the site by students, staff and the community. The University and its partners understand the need to work with the Launceston community to ensure that options to manage parking and traffic at the site meet community needs and expectations.

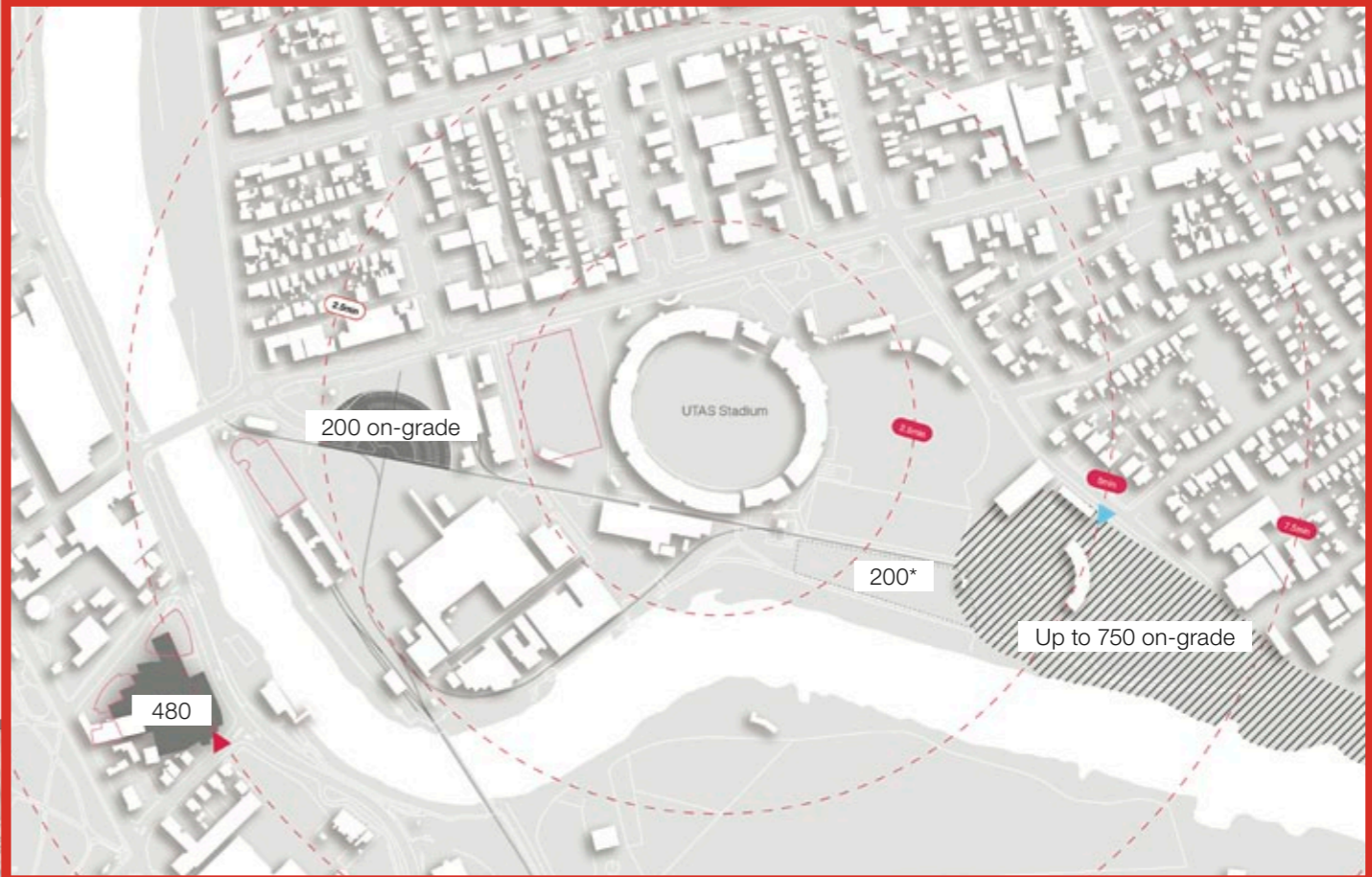
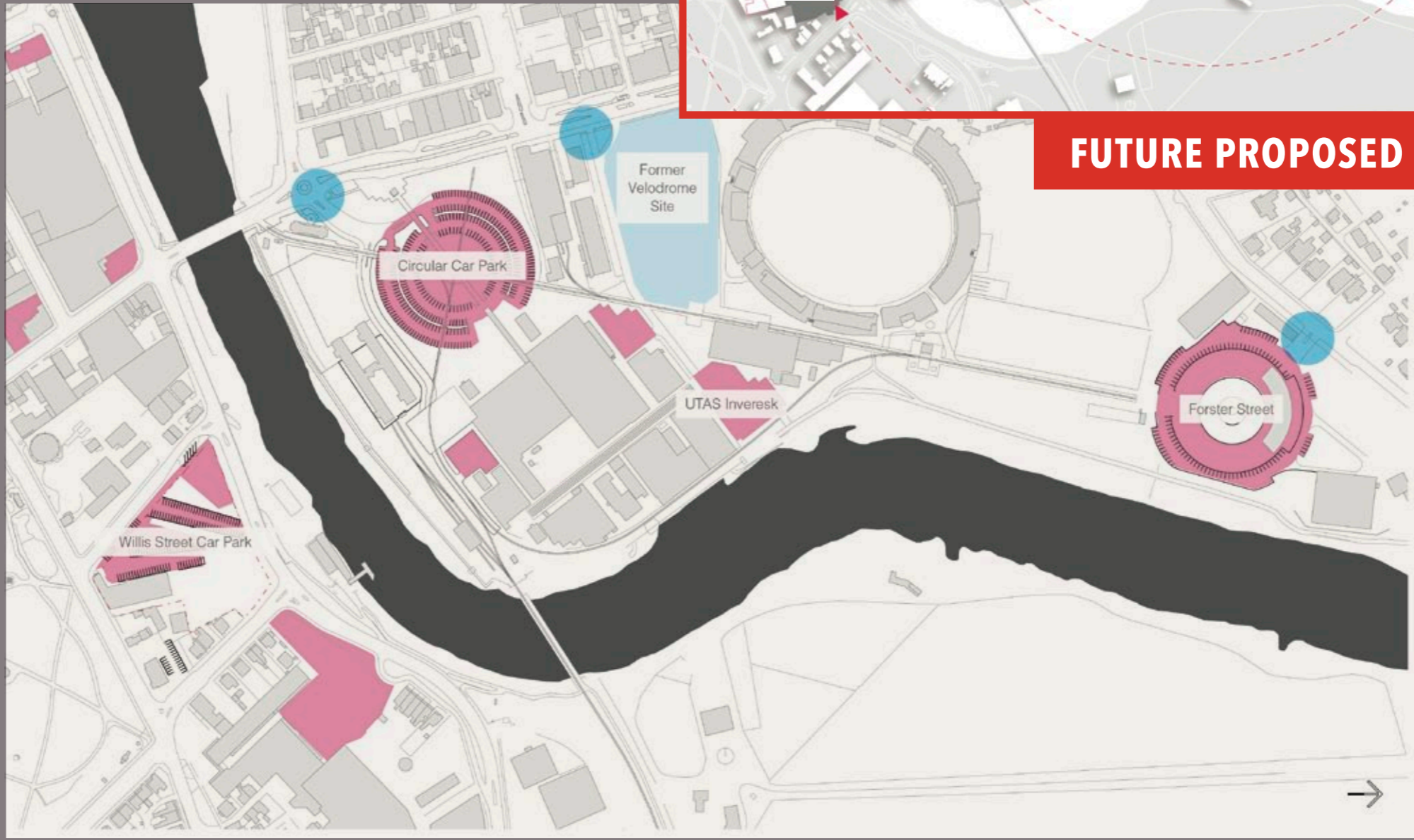
We are keen to reduce private vehicle use and traffic impacts on the site itself to ensure that our joint vision for the site to be safe, attractive and connected to the CBD is realised.

Critical elements in the vision for the site are:

- Working with the City of Launceston to provide more overall parking than is currently utilised across the Inveresk and Newnham sites
- Ensuring major events at the University of Tasmania Stadium have a range of parking options which, at a minimum, are equivalent to current options
- Creating a safe environment for pedestrians and cyclists
- Alleviating some of the current traffic congestion in the area, in particular on Invermay Road.

The University and City of Launceston has engaged the Australian Road Research Board (ARRB) group to provide ongoing advice in relation to a car parking plan for the Inveresk Precinct that considers a supply and demand analysis, forecast analysis, impact study and more. The University has also undertaken a significant traffic management study with Pitt and Sherry to inform options.

## CURRENT CAR PARKING



## FUTURE PROPOSED CAR PARKING

- Vehicular Access Points
- Event Day Car Spaces
- Formal Car Spaces
- - Site Linkages



# Community engagement

## CONSULTATION

Community and stakeholder consultation will occur over the coming weeks and months in several stages. There will be a range of forums for people to have their say, including online, in writing and face-to-face.

The community will also be engaged through independent consultants who will work directly with the community to help offer solutions on important issues like parking and traffic management and new community experiences for the site.

It is important to note that this draft masterplan has been designed to be flexible to incorporate feedback from the community and our stakeholders.

## NEW EXPERIENCES FOR THE LAUNCESTON COMMUNITY IN THE INVERESK PRECINCT

The project partners have engaged not-for-profit community engagement specialists CoDesign Studio to explore how the precinct can become a well-used and valued part of the city, focussing on key elements of the precinct that are of the most relevance and benefit to the community.

A joint project is underway to explore new experiences in the precinct for the community as well as efficient transport connections to get there. We want to hear how the city and campus can work together, and test improvements to and around the precinct.

Opportunities for the community to provide their views on the site will kick off on Saturday 12 and Sunday 13 August at the University of Tasmania's Open Day in the heart of the Inveresk Precinct.

Information about all the ways to have a say will be available through both the University and City of Launceston's websites by the end of July.

If you are interested in having a say about the masterplan, visit [utas.edu.au/northern-expansion/get-involved](https://utas.edu.au/northern-expansion/get-involved)

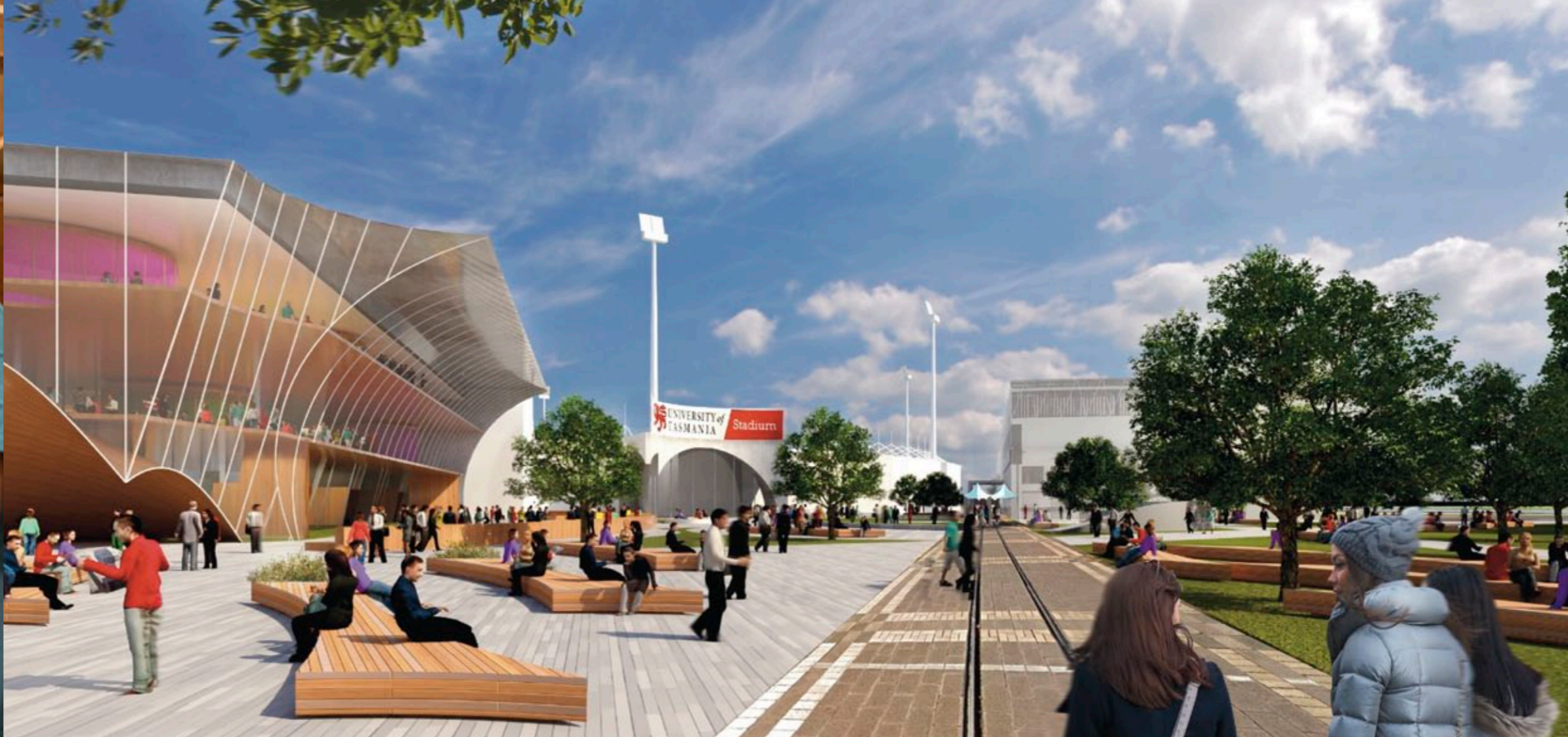
## NEXT STEPS

Following community feedback, the University will move to submit a development application to the City of Launceston to enable the project to progress.

Once this application has been made, there will be a further round of community consultations before building begins.









## **FURTHER INFORMATION**

[utas.edu.au/northern-expansion/get-involved](https://utas.edu.au/northern-expansion/get-involved)