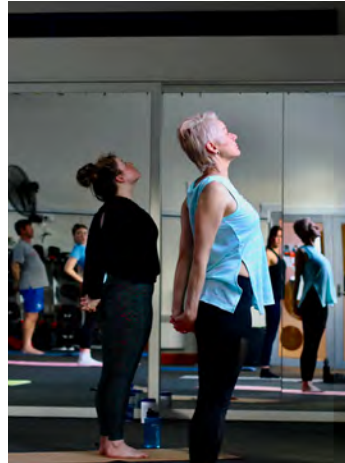


A fresh future for Newnham Campus

Creating a welcoming place for all

Newnham Development Strategy
Community Engagement

May 2023



Acknowledgement of Country

We acknowledge and pay respect to the Palawa people, the Traditional Owners of Lutruwita (Tasmania) Aboriginal land.

The Palawa people belong to the oldest continuing culture in the world. They cared for and protected Country for thousands of years. They knew this land, they lived on the land and they died on these lands.

For many years the Palawa people referred to this land as Palanwina Lurini Kanamaluka ('the town near river Tamar').

We pay our respects to Elders past and present and to the many Aboriginal people that did not make elder status and to the Tasmanian Aboriginal Community that continue to care for Country.

Our island is deeply unique, with spectacular landscapes, with its cities and towns surrounded by bushland, wilderness, mountain ranges and remarkable coastlines.

We stand for a future that profoundly respects and acknowledges Aboriginal perspectives, culture, language and history.

The University of Tasmania and Hassell are committed to learning from Aboriginal people in order to embed the Newnham campus on Country.

Conversations with Aboriginal people so far have identified opportunities for projects that invest in the local community, enable people to live well on Country today and deepen relationships into the future.

Looking at the story of this site reveals a connection to agricultural practices and sharing knowledge that has continued in some form for thousands of years.

This represents a rich opportunity to highlight and develop intergenerational connection to place, involve multicultural communities and connect current communities with future communities.





Productive landscape and orchard in the Newnham Hall Heritage Garden

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PROJECT TEAM

University of Tasmania
Hassell
Cumulus Studio
Purcell Architects
Rare Innovation
Engineering Solutions Tasmania
Stantec
Enviro Dynamics
ERA Planning & Environment
WT Partnership
PwC
Flux Consulting
Ochre Rain
Futures Ilse

The Newnham Campus today (2023)



scale 1:1,000
0 5 10 20 50 100m

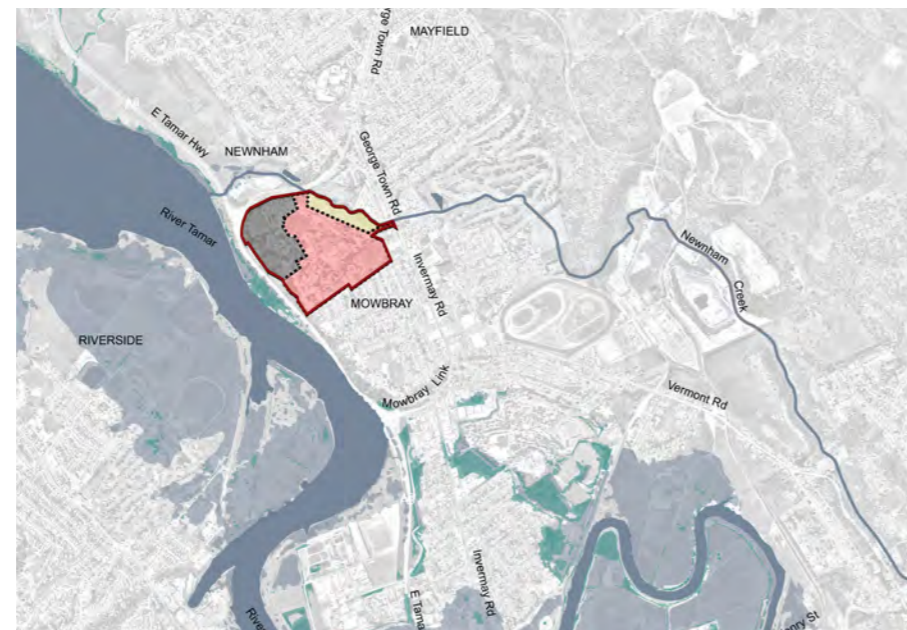


A FRESH FUTURE FOR NEWNHAM CAMPUS

Creating a welcoming place for all

The University's move to Inveresk involves the relocation of the core of learning and teaching but also strengthening our Australian Maritime College (AMC) and research presence at Newnham. It provides the opportunity to reimagine how the community could use the area in the future. Potential future uses include a mix of developments, facilities, and services supporting the people who live, work and visit in Newnham.

Let us know your thoughts on how you'd use the area in the future and what facilities and spaces would benefit you or encourage you to visit. Where possible, feedback will be considered and integrated in the next stage of the ongoing master planning process and shared in September 2023 as part of a Planning Scheme Amendment for the proposed rezoning to enable future site uses.



POSITIVE TRANSFORMATION

Introduction

A key goal of the project is to create a truly mixed-use place that comprises a range of new residential homes, commercial office space, health, well-being and community uses as well as aged care, sports precincts, large, landscaped areas and the integration of access, movement and services.

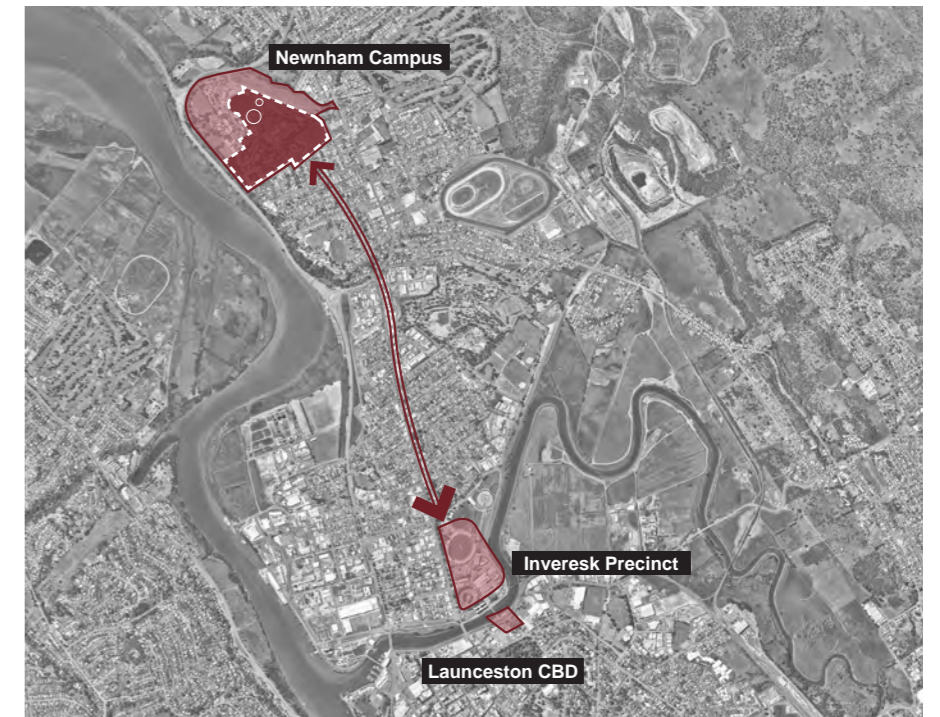
Plans for Newnham's future development are underway to draw together the many uses of the site, including the maritime and defence, timber and agricultural uses as well as research, innovation, business and industry partnerships.

Confirmed developments include:

- Expansion of Australian Maritime College infrastructure
- A new \$30 million Defence and Maritime Innovation and Design Precinct to foster maritime-specific solutions as well as a broad range of science and technology capabilities, drawing academics from across the country to support Defence Science and Technology
- A new \$15 million Defence Cadet facility

- A new multi-million-dollar Agricultural Precinct including Natural Resources and Environment Tasmania and the Tasmanian Institute of Agriculture to drive regional innovation and research

- Homes Tasmania social and affordable housing
Community facilities, housing and green recreation spaces care being planned for the site to support a vibrant and sustainable population in the Northern suburbs.



Program overview

2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Stage 3 NDS Draft Master Plan												
Engagement					We are here							
Stage 4 NDS Master Plan												
Engagement												
Planning Scheme Amendment (PSA)												

AN EVOLVING PLACE

The evolution of a site

Aboriginal people have lived on and cared for this Country around kanamaluka / Tamar River for thousands of generations before invasion and colonisation. They lived on the eastern side of kanamaluka, and co-existed with this landscape over thousands of years to support their families and culture, as well as engaging in trade and relationships with neighbouring nations. The site has a strong legacy as a homeland, a productive cultural landscape that has always supported a diverse community.

Pre-European: The Tamar began filling around 17,000 years ago as sea levels rose with the end of the last Ice Age. The vast wetlands were rich in waterfowl and swans, eggs, mussels, oysters and shellfish, a variety of edible plants, as well as plentiful grass and game in the grassland of the hinterland. Aboriginal people cultivated grasslands for hunting with cultural practices such as burning and a deep knowledge of Country, attracting marsupials such as wallaby and kangaroo. The higher plains offered open grasslands and open woodlands, teeming with life providing further food sources in the form of roots, seeds and fruits that were seasonally harvested, as well as year-round populations of possum, wombat and other game.

Following colonisation and the dispossession of aboriginal land Martin Mowbray Stephenson took up a grant of 500 acres. By 1855, the Newnham Estate was one of the grandest estates in the north of Tasmania.

In 1946, Newnham Hall opened as Newnham Hall Hostel, housing girls from rural areas of Northern lutruwita / Tasmania including from tayaritja (the Furneaux Islands in Bass Strait) who were attending Launceston High School. In 1948 Dr Dick Whitford, responsible for the introduction of comprehensive high school systems within lutruwita / Tasmania, established the experimental Newnham Community School.

By mid 1970s the Brooks Community High school, the Tasmanian College of Advanced Education (1973) and Australian Maritime College (c.1975-78) were co-located on the Newnham site.

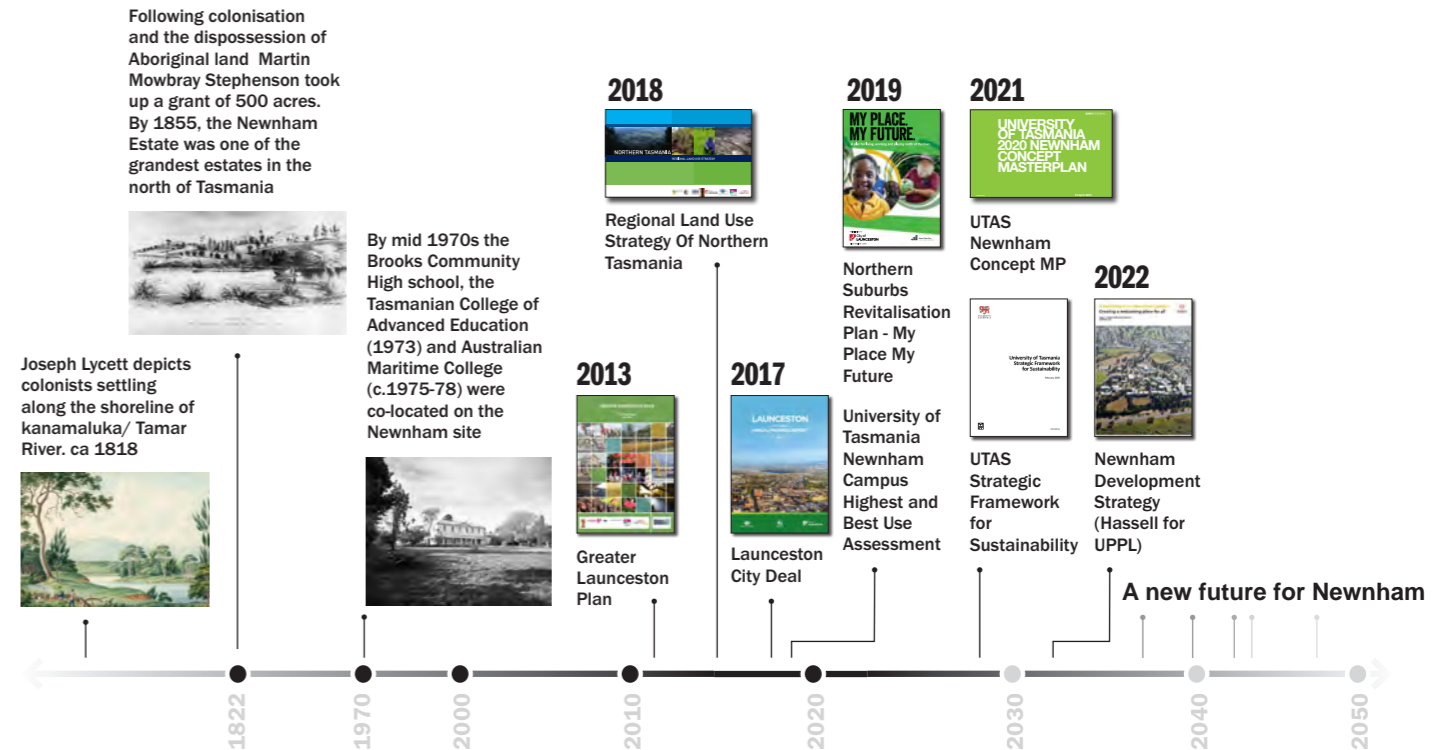
In the 1990's the University of Tasmania amalgamated with the Tasmanian State Institute of Technology (TSIT). The TSIT's Centre for Aboriginal Research and Education became the Riawunna Centre for Aboriginal Education. Riawunna's Murina program saw many Aboriginal students come through the University system, and maintain connection to this site as a place of learning and sharing culture and knowledge.



John Glover 'Natives on the Ouse River, Van Diemen's Land'. 1838 - Art Gallery NSW

Planning timeline

This time line provides a high level overview of the key chapters that have helped shape the Newnham Campus site. These, and many other layers, inform how we understand and read the site today. From the Aboriginal natural and cultural values through to pastoral settlement, post war residential and urban development and various phases of the UTAS engagement and use of the site followed by its recent partially decanting of some learning, teaching and research functions to Inveresk.



GUIDING PRINCIPLES

Guiding principles

Five Guiding Principles have been prepared to help inform and guide what the Newnham development will achieve through its design and planning process and form the basis for how we will measure success.

The Guiding Principles play an important role in ensuring that social and environmental factors are considered alongside the economic outcomes for the area and the continued growth of the Australian Maritime College (AMC), the Tasmanian Institute for Agriculture (TIA) and the Defence and Maritime Innovation and Design Precinct (DMIDP).

Grow and evolve

The redevelopment of the Newnham Campus will be a carefully managed process produced in stages to allow the community, UTAS and everyone involved to come together early in the process and discuss the plans for the area – with opportunities to test new uses before building begins.



A sustainable place

Build Newnham as a valuable place that delivers sustainable, long-term environmental benefits and advantages to the local community, UTAS, Launceston and Tasmania.



Positive change

Build a reputation for the Newnham site as an inspiring place based on the natural and cultural values of the region, the Aboriginal people and the local communities.



Connected communities

Bring the new and existing parts of Newnham together as one place. Weave this place into the fabric of the local community, broader Launceston, and Northern Tasmania.



Diversity and choice

Encourage and inspire a variety of different people to actively talk about, visit and experience Newnham as part of their daily lives.



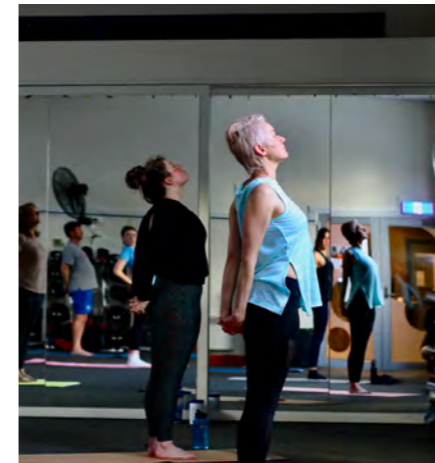
Grow and evolve

The redevelopment of the Newnham Campus will be a carefully managed process produced in stages to allow the community, UTAS and everyone involved to come together early in the process and discuss the plans for the area – with opportunities to test new uses before building begins.

Goals

The following goals have been identified to help the site establish new uses whilst enabling existing and new uses to grow and evolve over time.

- Create a welcoming environment. Open the site, invite people in and encourage them to walk around and discover the place for themselves. Inspire visitors to return regularly.
- Reflect the local nature, character and regional experiences in the design of the site.
- Learn how new uses can be blended into what will remain, and actively test and improve how these new uses can make the site and its surroundings better.
- Speak with local and regional communities to help shape the site so they can benefit from the social, economic, and environmental returns that flow from the site's development.



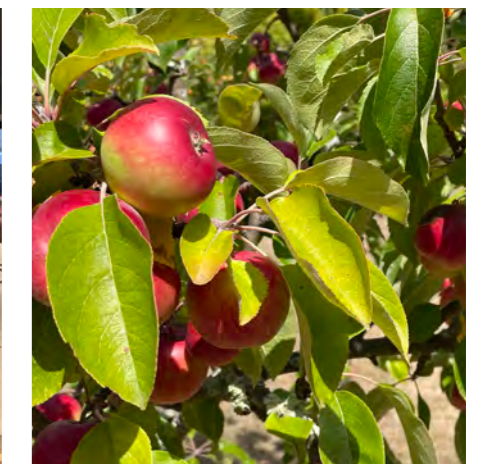
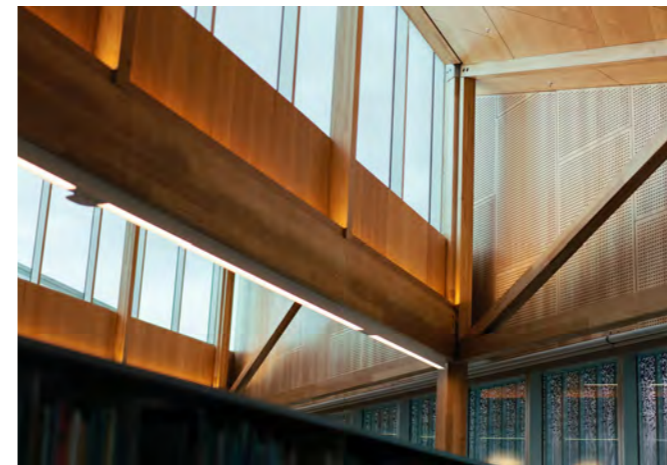
A sustainable place

Build Newnham as a valuable place that delivers sustainable, long-term environmental benefits and advantages to the local community, UTAS, Launceston and Tasmania.

Goals

The following goals aim to increase the value of the Newnham site and make it a more sustainable place.

- Ensure the Newnham site remains a vibrant and active place for AMC, TIA and other UTAS groups, and new groups and uses that come to the campus.
- Take a long-term view and make the plan for the Newnham campus development happens in a staged, step-by-step, sustainable way that is possible to achieve.
- Create long-term value and economic benefits for UTAS, Launceston, the local communities, and Northern Tasmania.
- Design for the long-term and consider the money spent on improving buildings, updating equipment, and ongoing maintenance and operations costs.
- Increase the positive aspects of the site's renewal to local and regional communities in terms of social improvements such as employment opportunities.
- Raise the importance of the site's ancient natural and cultural values and its landscape heritage as a productive and learning landscape.
- Conserve and protect fragile landscapes and waterways. Create green corridors between different habitats and increase the number and variety of plants and animals.
- Improve water flows and water quality for the marine environment.
- Develop smart, sustainable solutions for waste, water management, parking systems, irrigation and energy.



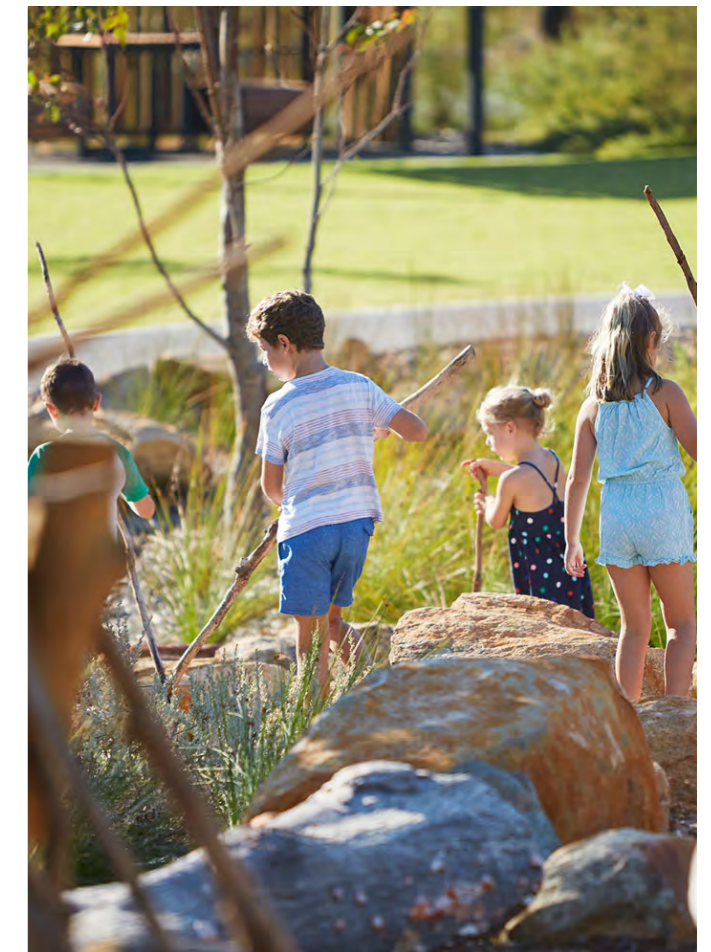
Positive change

Build a reputation for the Newnham site as an inspiring place based on the natural and cultural values of the region, the Aboriginal people and the local communities.

Goals

The following goals help create a positive and lasting change for Newnham.

- Go out and speak with the community and all involved with creating a fresh future for Newnham to build understanding and a broad base of support for the region's future.
- Call on the wisdom, values, knowledge and beliefs of Aboriginal people to inform and to help communicate the story of the renewed site, its character and its experiences.
- Set the benchmark for a positive future for Newnham via the quality of the new and renewed buildings, the landscape and supporting services and systems.
- Create a place that is easily recognised and experienced as an essential part of the neighbourhood of Launceston and its northern suburbs.



Connected communities

Bring the new and existing parts of Newnham together as one place. Weave this place into the fabric of the local community, broader Launceston, and Northern Tasmania.

Goals

The following goals help position and strengthen existing connections between the people and organisations of Newnham while also weaving the new parts of the area's development into the fabric of local and regional communities.

- Recognise Newnham's value, heritage and influence in the area's new development and its design and planning process.
- Introduce and communicate the energy of new cultures and values from the local community into the design of the development.
- Bring a taste of the Tamar Valley and Northern Tasmanian regional experiences to Newnham.
- Combine the site with the surrounding urban transport systems and open spaces to create a welcoming and inviting experience.
- Create opportunities for different communities to connect and come together over shared interests.



Diversity and choice

Encourage and inspire a variety of different people to actively talk about, visit and experience Newnham as part of their daily lives.

Goals

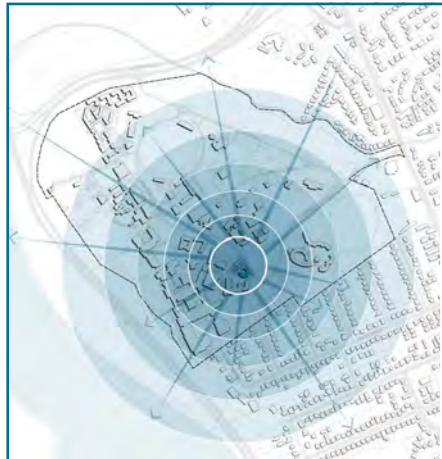
The following goals guide how the design and planning for the Newnham site can help a wide variety of people enjoy the new development through the choices that are offered to them to live, work and visit.

- Provide a wide range of places, services and activities year-round that people in the community are proud of and attract people to Newnham.
- Provide flexible designs that can easily change to help Newnham evolve with people's shifting needs and preferences over time.
- Deliver a range of affordable and high-quality housing choices to suit different needs.
- Attract a range of businesses and employment opportunities to Newnham that offer local employment.
- Plan for lasting positive changes in Newnham and neighbouring communities in terms of health and well-being, and quality of life.



Rethinking access and movement to encourage new uses which support the Northern Suburbs

Thinking about the existing design of the Newnham Campus, a key focus is how it can be integrated into the local community and better connect to Launceston and its region. This thinking has led to the draft future Newnham map.



Embrace indigenous place values and connect to, with, and through Country.



Invite community inwards and engage outwards with the local area, Launceston and the region.



Adopt a network of blue green systems that restore and embrace site ecology.



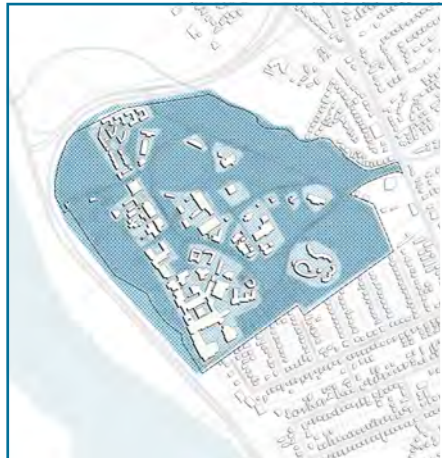
A place where urban farm meets urban village.



Establish a clear and legible structure for access and movement that supports people finding their way through the site.



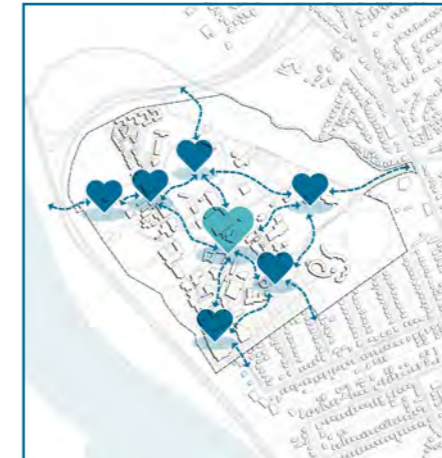
Re-life key infrastructure to create a vibrant village heart that establishes the foundation of growth between campus and community.



Enhance the identity of the site as a destination with a parkland setting to invite public visitation and engagement with the landscape.



Create a vibrant community on day-one through early activation of key spaces and the seeding of native planting.



Reinforce connectivity between key public destinations to create a diverse civic offering for Newnham.

Creating new green spaces and a Village Heart with gathering places throughout the area

Key areas of the existing Campus setting have been used in the design process to help connect and integrate the site with the local community, Launceston and its region. Each key area presents the opportunity to enable people to engage in, experience and enjoy the site in new ways.



A native landscape spine
Set up a clear legible open space corridor that draws the main entry through to the river's edge.



Open the views
An activated connection between site and river is created by removing buildings that are difficult to re-use and by establishing a new park and elevated view.



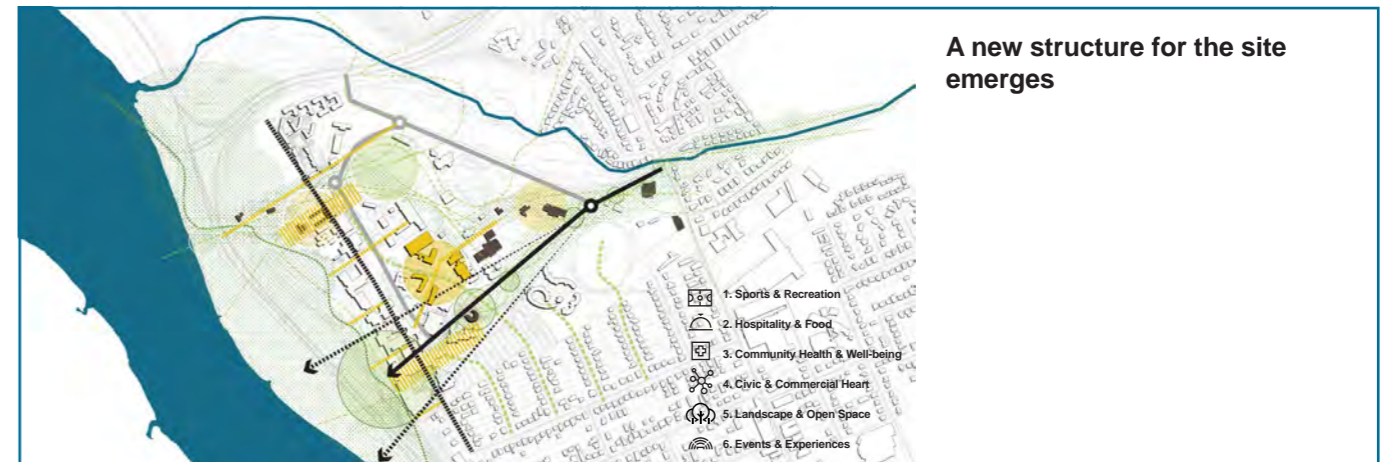
Laneways + landscapes
The site's existing ridge line has been used in the design to establish a key north south access route for pedestrians. It connects the site's landscape and river edge with the urban grid.



Connecting green links
By establishing clear green links across the site connections can be made between each of key public spaces and existing neighbourhoods.



A Village Heart
A new local village heart is proposed to connect residents, visitors, workers and students.



A new structure for the site emerges

- 1. Sports & Recreation
- 2. Hospitality & Food
- 3. Community Health & Well-being
- 4. Civic & Commercial Heart
- 5. Landscape & Open Space
- 6. Events & Experiences

Draft Master Plan

A key goal is to create a truly mixed-use place that comprises a range of new residential homes, commercial office space, health, well-being and community uses as well as aged care, sports precincts, large, landscaped areas and the integration of access, movement and services.

The possible mix of uses

A vibrant and diverse mixed use outcome is envisaged for the renewal of the Newnham Campus. This includes the opportunity for a diverse variety of uses for discussion with the community.

Housing Diversity

Key parcels of land will be developed for Homes Tasmania for affordable housing and opportunities for social housing. Other opportunities on the site include: Student / Key Worker Affordable Rental / Aged Care / Short Stay Rental / Other?

Health & Wellbeing

Medical Centre / Allied Health / Mental Health Recuperation / Wellness Centre / Recreation & Sports – Formal & Informal / Community Programs / Other?

New Workplace

Flexible and adaptable workplaces that support key Tasmanian industries including marine, agriculture, forestry and the environmental sectors.

Teaching & Learning

ELC / Primary / High School / Industry & Community / Studio & Maker Spaces / Prototyping Centre / Upskill, Reskill & Extend / Collaboration Field Station / Personal Interest / TAFE / Artists Retreat & Studios / Culinary School / Other?

A Local Village Heart

Day-to-Day Needs / Local Produce & Lifestyle / Value-Add & Makers Market / Community Programs / Other?

01



02



03



04



05



06



07



08



09



Draft Master Plan overview












	01 The Oval		04 Central Green		07 The Village Heart
	02 The Urban Park		05 Communal Gardens		08 Newnham Hall
	03 Wellbeing and Living		06 Diverse Living		09 The Heritage Gardens

Image credits

Cover

01 – Aboriginal Cultural Practices. Image supplied by UTAS. Credit: Osborne Images
02 – Harvest Launceston Farmers' Market. Credit: Rob Burnett
03 – Salamanca Market Nutrition Classes. Image supplied by UTAS. Credit: Osborne Images
04 – AMC Vessel Simulator. Image supplied by UTAS
05 – Unigym Launceston. Image supplied by UTAS
06 – Willie Smiths Orchard. Image supplied by UTAS. Credit: Osborne Images
07 – ARC Centre for Forest Value. Photo supplied by UTAS
08 – Nature Play. Playground by Hassell. Credit: Robert Frith/Acorn Photo
09 – Karingal Green Aged Care. By Hassell. Credit: Robert Frith, Acorn Photo

Acknowledgement of Country

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Apple Orchard in the Newnham Hall Heritage Gardens. Credit: Hassell

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Aerial Image Plan of Newnham Campus, Prepared by Hassell

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01 – AgriCULTURED - Northern Suburbs Community Garden. Credit: Ness Vanderburgh
02 – Harvest Launceston Farmers' Market. Credit: Rob Burnett
03 – Source: Unsplash. Credit: Mark Stosberg
04 – Source: Unsplash. Credit: Yurson-el-Jihan
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06 – AgriCULTURED - Northern Suburbs Community Garden. Credit: Ness Vanderburgh
07 – Newnham Campus Site Map prepared by Hassell

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Launceston Northern Suburbs Map prepared by Hassell

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Evolution of site illustration prepared by Hassell referencing the following images:
01 – John Glover; Natives on the Ouse River, Van Diemen's Land; Google Art Project
02 – The Stoney Creek-map by Elder Aunty Patsy Cameron
03 – View of Newnham, Launceston suburb_1860
04 – G.V. Brooks Community School, Newnham Hall 1953
05 – Heritage Precinct map and Key. (Source: P Freeman and M Knaggs, Australian Maritime College Campus Launceston Conservation Management Plan, 2022, Vol 2, p 1.)
06 – UTAS Newnham Historic heritage report_1953
07 – Museum Peter August Bockstiegel, Planergruppe Oberhausen, Germany
08 – NGA Sculpture Garden Canberra
09 – Monash Clayton Campus, Eastern Precinct, TCL

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John Glover 'Natives on the Ouse River, Van Diemen's Land'. 1838 - Art Gallery NSW

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Guiding Principles illustrations prepared by Hassell

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01 – AMC Vessel Simulator. Image supplied by UTAS
02 – Launceston Army Cadets. Image supplied by UTAS. Credit: Army Cadet Unit

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03 – Unigym Launceston Group Exercise. Image supplied by UTAS
04 – Unigym Launceston. Image supplied by UTAS
05 – AMC Seafaring Class. Image supplied by UTAS. Credit: Osborne Images
06 – Tasmania University Football Club. Image supplied by UTAS
07 – Willie Smiths Orchard. Image supplied by UTAS. Credit: Osborne Images
08 – Aerial view of Newnham Hall. Credit: Cumulus Studio

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01 – AgriCULTURED - Northern Suburbs Community Garden. Credit: Ness Vanderburgh
02 – Inveresk Library. Credit: Osborne Images
03 – Inveresk Gardens. Credit: UTAS, Chelsea Wingrove
04 – ARC Centre for Forest Value. Photo supplied by UTAS
05 – Centre for Sustainable Architecture with Wood. Image supplied by UTAS
06 – Apple Orchard in the Newnham Hall Heritage Gardens. Credit: Hassell

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01 – Aboriginal Cultural Practices. Image supplied by UTAS. Credit: Osborne Images
02 – Newnham Campus Courtyard. Credit: Hassell
03 – Nature Play. Playground by Hassell. Credit: Robert Frith/Acorn Photo

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01 – Harvest Launceston Farmers' Market. Credit: Rob Burnett
02 – Salamanca Market Nutrition Classes. Image supplied by UTAS. Credit: Osborne Images
03 – BBQ in park. Image supplied by UTAS. Credit: Pexels, Amanda Kerr
04 – Walking the dogs. Image supplied by UTAS. Credit: Pexels, Blue Bird

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01 – Karingal Green Aged Care. By Hassell. Credit: Robert Frith, Acorn Photo
02 – Nature Play by Hassell. Credit Credit: Robert Frith/Acorn Photo
03 – Goulburn Street Housing, By Cumulus Studio. Credit: Adam Gibson
04 – Goulburn Street Housing. By Cumulus Studio. Credit: Adam Gibson

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Masterplan Response Illustrations prepared by Hassell

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Masterplan Response Illustrations prepared by Hassell

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01 – Newnham Hall Drive. Credit: Hassell
02 – Nature Play by Hassell. Credit Credit: Robert Frith/Acorn Photo
03 – Unigym Launceston Group Exercise. Image supplied by UTAS
04 – Harvest Launceston Farmers' Market. Credit: Rob Burnett
05 – Productive Garden, Urban Park. Credit: Mark Haycox
06 – Amager Quarter, Copenhagen/ Denmark – Vandkunsten Architect
07 – Active Retail Edge Casba Development. By SJB
08 – Abbotsford Convent, The Supper Market, Beat Magazine
09 – Orchard in Spring, The ultimate guide to planting an orchard by Mark Dianco. Credit: Alamy

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Draft Master Plan Illustration Prepared by Hassell



A fresh future for Newnham Campus

Creating a welcoming place for all



UNIVERSITY of
TASMANIA

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www.utas.edu.au/about/campuses/newnham-transformation