SKYLANDS

CONDENSED REPORT

JANUARY, 2022

DPZ CODESIGN

SKYLANDS
"Becoming The Jewel of Tasmania"

January, 2022

The Aldermen

Clarence City Council

38 Bligh Street,

Rosny Park, Tasmania 7018

clarence@ccc.tas.gov.au

Re Skylands Master Plan Submission

Dear Aldermen,

The Carr family is delighted to share with you a summary of the master plan submitted to Council in September. The plan covers the land owned by the Carr and Lilly families on the Droughty Point Peninsula. It also shows possible development of Council owned land.

Skylands embarked on this rigorous planning effort because typical urban sprawl development patterns, similar to our earlier subdivisions and other subdivisions to the north are not the most efficient approach. They do not provide healthy and productive communities.

Unlike urban sprawl subdivisions that predominantly provide for only one type of single-family housing, Skylands is designed to appeal to those who wish to live in a more compact, connected and walkable neighbourhood. This type of housing is hard to find in the greater Hobart area. The intention is to develop this land in the most rewarding manner for future residents and all of Greater Hobart.

This new community approach is aligned with the State's vision, a vision that sees current and future residents living in sustainable, thriving and diverse communities.

All of the land in the master plan is owned by two Australian families, Carr and Lilly, each committed to doing what is right. The sheer size of this parcel presents a rare opportunity to design and enable the creation of six sustainable neighborhoods.

Many thanks for pausing development of the Tranmere Rokeby Peninsula Structure Plan. This provided time to develop Skyland's master plan.

Again, the goal to develop the Peninsula in the most beneficial way for the future of Tasmania is at the centre of the plan. Notably, the plan meets or exceeds all STRLUS goals.

There are many reasons this is the right approach, and right time for Tasmania, Greater Hobart, Clarence, and the Community. Some are detailed below.

Skylands is a unique opportunity to create what will become one of Australia's most desirable and sustainable places. A wide cross section of the population will be able to live in safe and friendly neighbourhoods.

Research used to develop the Skylands Master plan, identified multiple reasons why this area of land is the preferred location for creation of new housing opportunities to meet the current and anticipated housing shortfalls including:

- Ease of extending and expanding existing infrastructure and efficiency of land use.
- Its location adjacent to existing communities of Tranmere, Rokeby and Rosny and being close to Hobart and Hobart Airport.
- The Hobart commute will be further shortened with ferry service
- The rising slopes provide unmatched views of the waters of the Derwent and Ralph's Bay
- An opportunity to create more than 140 hectares of Public open space in the form of a hilltop park, revegetated gullies and a shoreline reserve.
- Multiple opportunities to celebrate Aboriginal and European Heritage
- An opportunity to bring back native vegetation and create ideal environments for native flora and fauna. This will replace the barren weed infested landscape that has few species and small numbers of wildlife.
- There is no other land so close to Hobart that is capable of creating multiple, complete neighbourhoods at a pace that can be adjusted to meet demand. All under the ownership of two Australian families.

Each of the six walkable neighbourhoods in the master plan have at their heart what is described in STRLUS as a "Vibrant and Attractive Activity Centre". Together they create a network of Activity Centers which is a further goal of STRLUS.

Each center will have shops for daily needs, small offices and community facilities, including small parks and heritage exhibits.

Furthermore, with the new normal of remote work, some of those offices will likely be satellites for larger Tasmanian and mainland companies.

The master plan is heavily based on the principles of The New Urbanism and Smart Growth. This has become the preferred choice for development by many cities around the world, providing walkable connected communities, like Jindee Western Australia.

The plan is carefully designed to meet Tasmania's vision for future growth, outlined in the State of Tasmania's Regional Land Use Strategy (STRLUS). It incorporates many of the goals and policies of Clarence and Hobart.

Some features of the master plan include:

- The walkable neigbourhood concept.
- Six neighbourhoods, each designed to incorporate a variety of housing choices to meet the demand identified in the Macroplan market report.
- Neighbourhood centres will reserve locations for diverse uses such as cafes, restaurants, workspaces, medical centres, childcare centres, and other neighborhood needs identified by the Macroplan market report.

In November 2021, Macroplan was commissioned to further study the availability of developable land and anticipated housing demand within the 4 Greater Hobart Councils of; Clarence, Glenorchy, Hobart City and Kingborough.

Macroplan's Key findings include:

- "Growth has exceeded that anticipated when STRLUS set the current UGB."
- "Using DoT high series for growth 1.2%, that is substantially less than the CIP growth rate of 1.5%, demand for housing in Greater Hobart to 2042 is estimated to be approximately 24,000 dwellings."
- "There is insufficient developable and zoned land inside the current UGB. This should typically be a 30-year supply to retain 10 years developable plus 5 years zoned at the end of the period."
- "Review of other municipalities showed that apart from Clarence, none has10 years developable and 5 years supply remaining within the UGB."
- "Because Skylands already has 1,700 lots in the UGB it should have preference for additional lots as that will make the project more sustainable."

Skylands includes small modifications to the UGB to help ensure viability of the neighbourhood centres. Viability requires adequate catchment for the commercial enterprises that are the core of the neighbourhoods.

- The current zoning of the land outside the UGB is Environmental Living. That is not the most efficient use of the land and will encourage urban sprawl, wasting a valuable opportunity. Skylands master plan offers a more efficient use and develops the land more compactly. This compact development will help ensure viability of the neighbourhood centres and efficient infrastructure.
- Adjusting the UGB in an organic and undulating manner establishes the six compact neighbourhoods and a 112-hectare nature preserve/parkland above. In addition, revegetated green connectors between the park and the shoreline will be created. This will result in a unique and ideal place to live. Which is aligned well with Tasmania's planning goals.
- In Skylands master plan over 40% of the area will be dedicated to Public Open Space.
- The future undulating skyline will look quite similar to the western side of the amphitheater south of Hobart. On the other hand, Environmental Living on the upper slopes would not look similar.
- STRLUS identifies the peninsula as "future urban development". The master plan proposes some 2,700 dwelling units, including the Lilly property, being built on the peninsula over the next 3 to 4 decades.

The master plan will create pedestrian and bike friendly neighborhoods for every stage of life; from childhood to young singles, to married couples with kids, to empty nesters and to day care for the elderly, simply by moving to a different place in the same neighborhood.

Moreover, the neighborhood centers, the hilltop nature preserve and park, bike and walking trails, playgrounds, and access to the Derwent and Ralph's Bay for fishing, swimming, boating, etc. will help create safe and healthy communities. This will also help forge lifelong friendships with all the positive benefits that brings which is part of Tasmania's Planning Guidelines.

Finally, being just a ferry ride from Hobart CBD and a quick drive to Hobarts' international airport and flight to the mainland, Skylands will be an ideal location for young professionals. Innovative leaders are attracted to sustainable communities that are closely connected to the outdoors. Those leaders will help Hobart and Clarence fulfill their mission of becoming a hub of innovation.

We are aware of concerns raised by nearby residents in a petition. In fact, the petition was initiated early in the master plan development process, resulting in inaccurate assertions.

A detailed response to each issue raised in the petition can be found on the Skylands website. We were gratified to see many comments in the Mercury supporting that response.

Notably, Kim Peart's goals of 1996 were recently published in The Tasmanian Times. In November our response was also published, highlighting the fact Kim's goals are surpassed by the Skylands master plan. We anticipate those concerned by issues raised in the petition, will likewise be pleased with the completed master plan.

In summary, the Skylands master plan fulfills and exceeds the State and Clarence's growth objectives.

Your support is respectfully sought for the Skylands master plan, including modification of the UGB.

Attached is a summary of the report we submitted to Council in September.

DPZ CoDesign, Macroplan, Traffix Group, Turf Studios and our family are available to answer your questions at any time.

Fiona Roche, Executive Chair of the Company that created Jindee, our sister community in Western Australia, is also available to answer your questions, or show you around Jindee.

Yours sincerely

The Carr Family





“WE BELIEVE GREAT PLACES ADD TO THE SUM OF HUMAN HAPPINESS. DPZ DESIGNS ECONOMICALLY AND ENVIRONMENTALLY RESILIENT COMMUNITIES THAT FOSTER PHYSICAL AND SOCIAL WELL-BEING.”

JINDEE BARBECUE







JINDEE, WA - OUR FIRST AUSTRALIAN MASTER PLAN BASED ON NEW URBANISM

DPZ CODESIGN

1. Two Hobart visits by DPZ to tour site
2. Stakeholder and Community interviews
3. Reviewed STRLUS
4. Reviewed Policy Documents
5. Background studies by Macroplan and Traffix
6. Developed Site Analysis
7. Reviewed information developed by Niche for Council
8. Developed Master plan objectives
9. Developed 4 big ideas
10. Conducted public charrette
11. Completed the master plan





Development Goals:

- Adhere to the health and wellness plan Clarence has adopted;
- Enable wellbeing, with provision of recreational trails and open spaces;
- Provide active and passive recreational opportunities;
- Provide a diversity of housing for people of all ages;
- Place lower density housing on the higher slopes;
- Aim for 5% of all homes reserved for social housing;
- Assign commercial/retail uses in the neighbourhood centres;
- Consider cycling as transport link, not only recreational link;
- Enhance walkability;
- Provide park and ride nodes, shuttle buses on loops, ferry transport;
- Assess traffic impacts and provide east-west links for enhanced connectivity;
- Be consistent with existing regulatory documents, such as STRLUS;
- Be aware that Niche is developing a Structure Plan.

Preservation Goals:

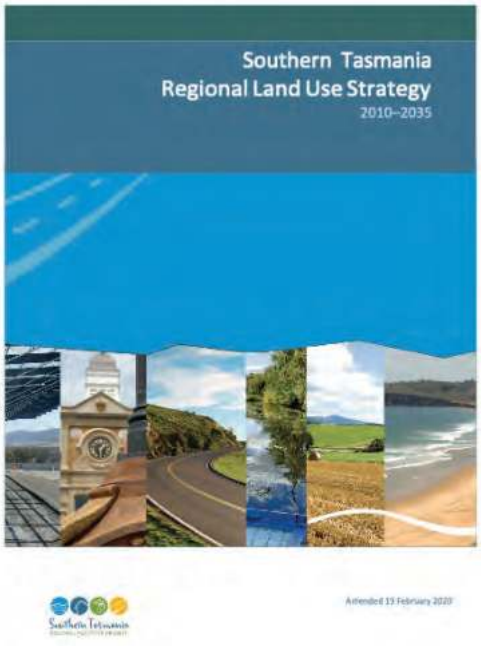
- Connect people to the history of the site;
- Protect Aboriginal and European Heritage;
- Protect the ridgeline and steepest slopes;
- Preserve open views to the water;
- Provide a continuous foreshore promenade;
- Provide wildlife habitat corridors;
- Preserve the Tasmanian's quality of life;
- Prepare a Nature Conservation Plan.

- Tasmanian State: Planning Policy Unit & Infrastructure
- Clarence City: Planning / Community Health and Wellbeing / Bikes and Tracks and Trails
- Communities Tasmania
- Taswater
- Tasmania Conservation Trust
- Cycling South
- Derwent Estuary: Hobart Trails Program
- Niche Planning Studio

4.1 The Vision

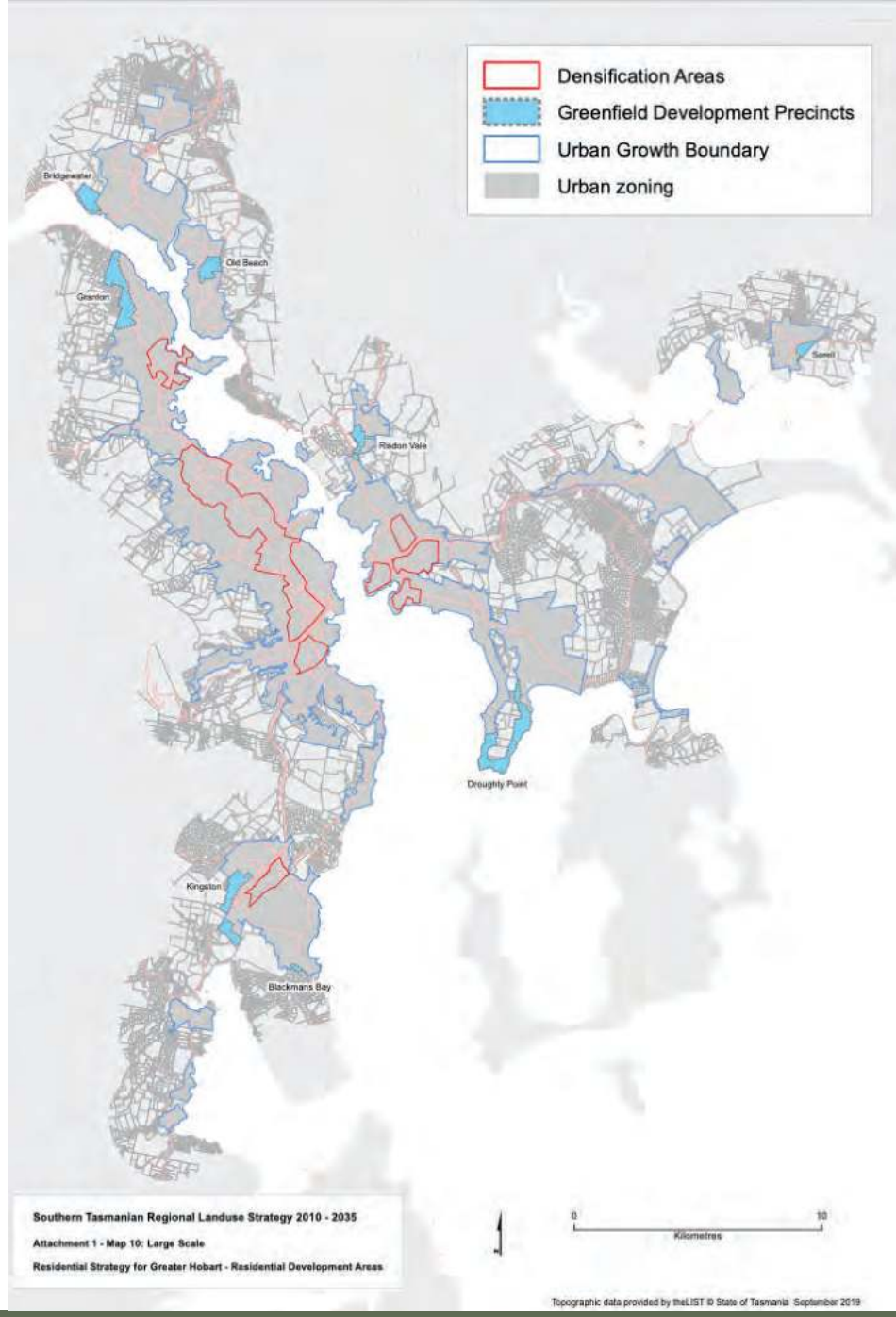
The Tasmanian Government has framed a 2020 vision for the State under its community strategic plan, *Tasmania Together*: The Tasmania Together goals underpinning the vision of particular relevance to the Regional Land Use Strategy are:

- A reasonable lifestyle and standard of living for all
- Confident, friendly and safe communities
- Active, healthy Tasmanians with access to quality and affordable health care services
- Vibrant, inclusive and growing communities where people feel valued and connected
- Thriving and innovative industries driven by a high level of business confidence
- Built and natural heritage that is value and protected
- Sustainable management of our natural resources
- The regional vision augments the Tasmania Together vision and goals.



Vision

"a vibrant, growing, liveable and attractive region, providing a sustainable lifestyle and development opportunities that build upon our unique natural and heritage assets and our advantages as Australia's southern most region."





Greater Hobart Committee

Four Cities. One Hobart.

2050 Vision for Greater Hobart

Tasmanian Government · Clarence... a brighter place · Glenorchy City Council · City of Hobart · Kingborough

Our strategic opportunities

Despite these challenges, the aim of this Vision is to maximise the many opportunities that exist in Greater Hobart:

Quality of life

Greater Hobart offers a quality and pace of life that is different to other Australian capital cities. Accommodating future population growth in Greater Hobart will require additional investment in services for people and hard infrastructure. An opportunity to attract and retain a working demographic is to leverage off the post COVID-19 macro trend of remote working. Remote working can provide Greater Hobart residents with greater options to choose where they live based on liveability rather than access to employment.

Affordable living

Changing the housing paradigm towards in-fill development will provide for greater housing choice and improve affordability across Greater Hobart in the long term. Affordable living considers the overall cost to live in a particular location such as the cost of housing, the cost to access services and infrastructure and employment opportunities and transport options.

Develop precincts and hubs

Through the Greater Hobart Act we have the opportunity to plan strategically for the co location of certain activities including industry hubs, science and technology precincts, or small business centres. Co-location can stimulate increased collaboration that can lead to greater job creation and economic development.

Build on our strengths

Tasmania has access to many natural advantages including proximity to wilderness areas, beaches, abundant renewable energy, food production and fresh water. With integrated planning we can sustain and maximise these natural strengths into the future

Greater Hobart Vision Themes

To deliver the Vision we will focus our efforts along the following key themes:

1. Be greater for our people
2. Have greater interconnection, but distinct communities
3. Have greater resilience
4. Be well planned
5. Have greater connection
6. Plan for growth and change

Clarence...
a brighter place

COMMUNITY HEALTH & WELLBEING PLAN

2013–2018



5 KEY DOMAINS

The research and consultation process identified five key domains for activity in the Community Health and Wellbeing Plan. Actions and strategies will be associated with these five domains:

ENHANCING LIVABILITY

The environmental and social quality of Clarence as experienced by residents, employees, and visitors is a major contributor to their quality of life. This includes the aesthetics of the built and natural environment, opportunities for quality social interaction, easy access to recreation and the local "village", and enhancing unique cultural and environmental resources. Council will work with communities in Clarence, providing affordable opportunities for them to experience desirable environmental and social conditions.

PROMOTING HEALTH

It is important that all members of the community have the opportunity to maintain or improve their state of health. Council will work toward this by providing opportunities to participate in healthy activities, and by promoting healthy living to the Clarence community.

ENHANCING CONNECTIVITY, COMMUNITY PARTICIPATION AND LIFELONG LEARNING

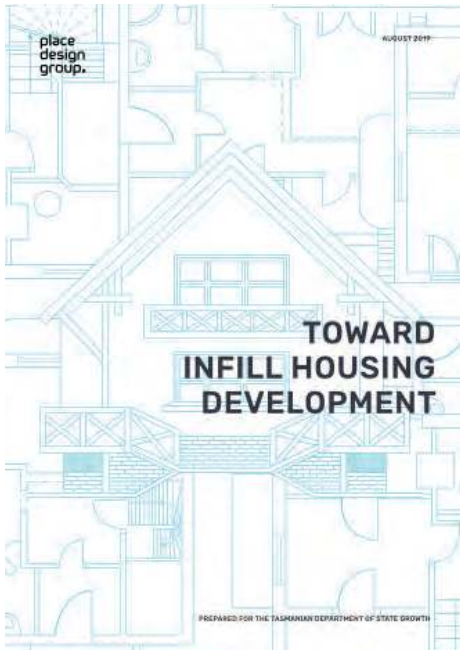
It is essential that people feel connected and have opportunities to participate in community activities, employment and lifelong learning. Council will support actions so that all members of the Clarence community have opportunities to be involved in and can access such activities.

CARE FOR OUR PLACE

Council has an important role to protect, manage, and enhance the natural environment for the long term environmental, social and economic benefits of the community. Council will work with the Clarence community to embrace and promote efforts toward environmental sustainability.

PROMOTING AND ENHANCING SAFETY

All people have the right to feel safe in their community. Council will work toward Clarence being a safe place for all groups and individuals.



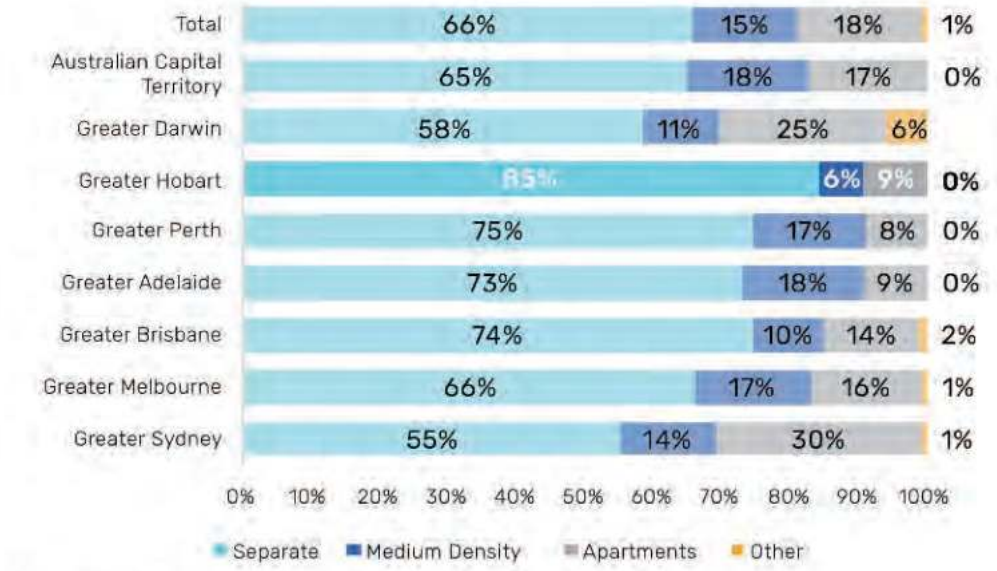


Figure 5: Housing stock in Australian capitals
Source: ABS Table Builder – Dwelling Structure by Greater Capital City Statistical Area (2016)

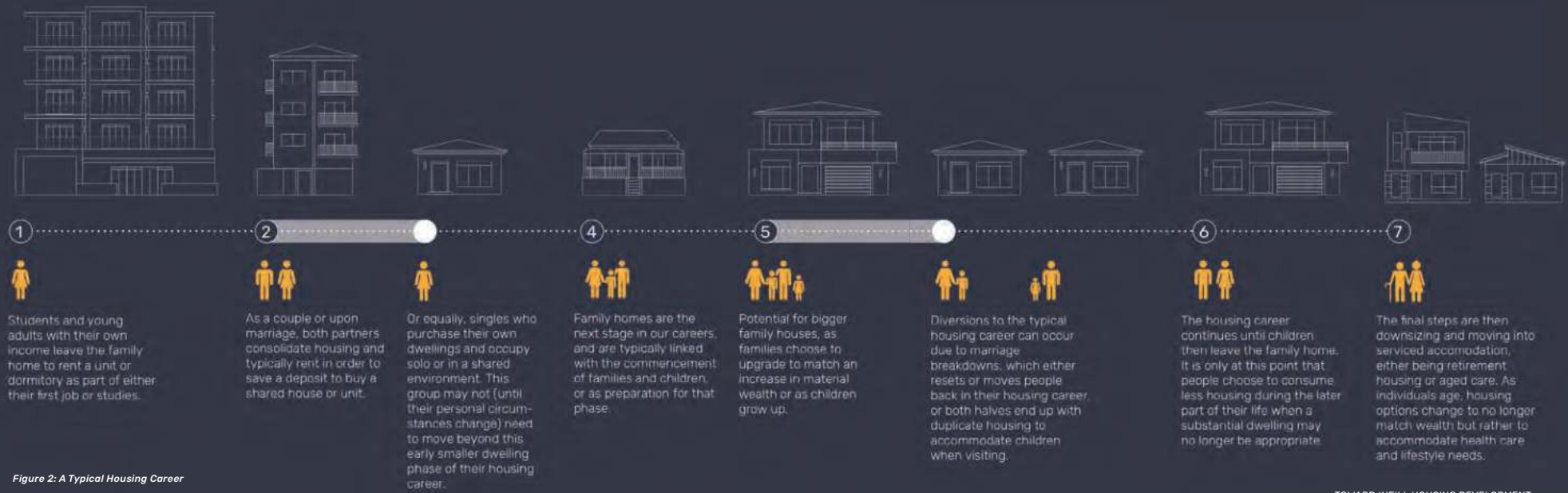


Figure 2: A Typical Housing Career

Study July 2020

- Property Characteristics.
- Economic and demographic overview of the Greater Hobart area
- Define a target mix of building types based on demographics
- Identify commercial, tourist and civic uses the area and community can support
- Suggest the potential market capture

Recommended Program

1. RESIDENTIAL	2,530 Dwelling Units
• 30% Detached Single-family	
• 45% Semi-Detached, Single-family	
• 25% Small Multi-family	
+ Independent Living	
2. RETAIL	**6,400 square metres (sqm)**
• Includes 2,000 sqm grocer	
3. OFFICE	**4,500 square metres (sqm)**
4. MISC. COMMUNITY SERVICES	
• Childcare	
• Medical / Allied Health Services	
• Retirement Living & Aged Care	
• Short-stay Hotel	

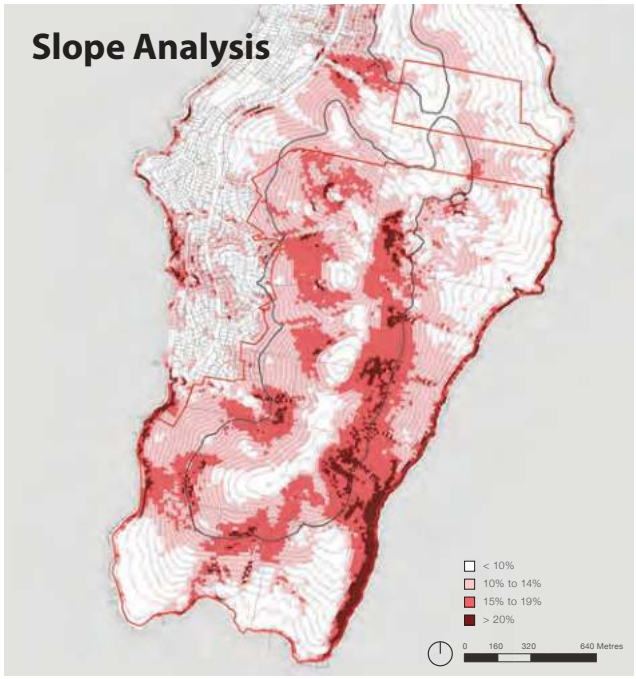
Growth Review December 2021

- "an average growth of 1.34% per annum over the last 5 years . This is significantly higher than estimations done previously upon which the current regional plan (the Southern Tasmania Regional Land Use Strategy) is based."
- "We expect that Skylands' supply will be exhausted prior to 2040"
- "Redevelopment of Tranmere Rokeby Peninsula has the potential to support Tasmania's future population growth, create new housing outcomes within the Greater Hobart area and alleviate emerging housing diversity and affordability challenges."

Conclusions

- The existing traffic generation rate within the suburb of Tranmere is lower than the TDT2013/04a rates.
- Traffic generation rates are likely to trend downward post-COVID and as technologies allow for increased remote working.
- In order to accommodate the proposed level of development, trip capture will be needed by creating jobs within the neighbourhood centres.
- The potential for ferry services providing access to Hobart CBD should be investigated to alleviate the pressure on the Tasman Bridge.
- Key local roads providing access to the development area will carry ultimate volumes which remain within the capacity of a two-lane two-way road.
- Droughty Point Road will need to be upgraded to a two-lane two-way connector providing access to the development area from 2036 onwards based on the anticipated rate of development.









DPZ CODESIGN

SITE ANALYSIS

Flora and Fauna studies were completed in 2009 by Andrew Welling Ecological Associates

- Flora – Small patches of these rare species were identified, in an area that will become part of the proposed hilltop parkland; Crested Speargrass, Rough Speargrass and Chocolate Lilly. Along the foreshore four patches of narrow leaf New Holland Daisies, also rare, were found. The balance of the area of agricultural land contains seven weed species and grassland.

- Fauna – There is little evidence native mammal species, it is likely there are a low number of brush tailed possums and wallabies.

  A limited number of native bird species were recorded and the only listed species recorded was the White Bellied Sea Eagle, seen foraging along the coastline and roosting in the sheoaks on the eastern side of the peninsula, however no suitable nests sites exist.

  Recently Wedge Tailed Eagles have been seen soaring above the site but there are no nests.

  The site provides limited habitat for native fauna species due to the prevalence of agricultural land and the historical clearance of the original woodland vegetation.

  The isolation of the peninsula from other forest or woodland vegetation also contributes to an impoverished fauna.

Aboriginal heritage.

Sharnie Everett, Aboriginal Heritage Office, 2009 study.

- As is usual around the Hobart waterfront Aboriginal relics finds are common, especially within 30 meters of the HWM. Thirty-nine sites were listed and 3 additional sites were found. Agricultural activities and extensive modification of the land has reduced the potential for locating substantial or undisturbed sites within the area.
- Consultation with Heritage Tasmania in 2019 led to agreement to conduct further studies of each neighbourhood prior to subdivision design. This is the preference of the Aboriginal Community.

European Heritage. Praxis Heritage Consultants completed a study in 2009.

There are two important sites:

- William Collins Bay Whaling Station; in 1804 Harbour Master William Collins applied to the Lieutenant Governor to establish a whaling industry in the new settlement of Hobart Town. In 1805 a whaling station comprising tryworks and temporary stores was established at the south western tip of the peninsula.
- Droughty Point Farm; In the 1810's land was taken for agriculture up by the Garth Family. A map from the 1830's shows the peninsula to be heavily wooded. In the 1840's it appears most of the land was taken up by Joseph Chipman, son of New Norfolk settlers. Remains of the Chipman home include; stone and handmade brick foundations, bonded with mud and mortar approximately 10 x 15 meters. A stone inscribed in paving "JC/51" was presumably Joseph Chipman, 1851. The area also contains a mulberry tree and a sandstone water trough or sheep dip.

1. PROTECT the hilltop by building above 70m only to complete neighbourhoods
2. PRESERVE the hilltop as open space amenity for the public
3. DEFINE complete neighbourhoods, each with a centre and edge.
4. DESIGN neighbourhoods that provide diverse housing types.
5. PROVIDE for the market mix identified by Macroplan.
6. FORMALIZE gullies as linear greenway parks connecting the hilltop to the foreshore.

Program	Master Plan 1		Macroplan Program	
	Units	Area	Units	Area
Retail and Office		9,580 sq.m.		5,900 sq.m.
Grocer		2,000 sq.m.		2,000 sq.m.
Multi-family	590 units	-	633 units	-
Small Multi-family flats	82 units	-	-	-
Townhouse	873 units	-	910 units	-
Duplex	181 units	-	229 units	-
Detached Single Family	867 units	-	750 units	-
Estate	-	-	-	-
Total	2,593 units	11,580 sq.m.	2,531 units	7,900 sq.m.

MASTER PLAN OBJECTIVES AND YIELDS

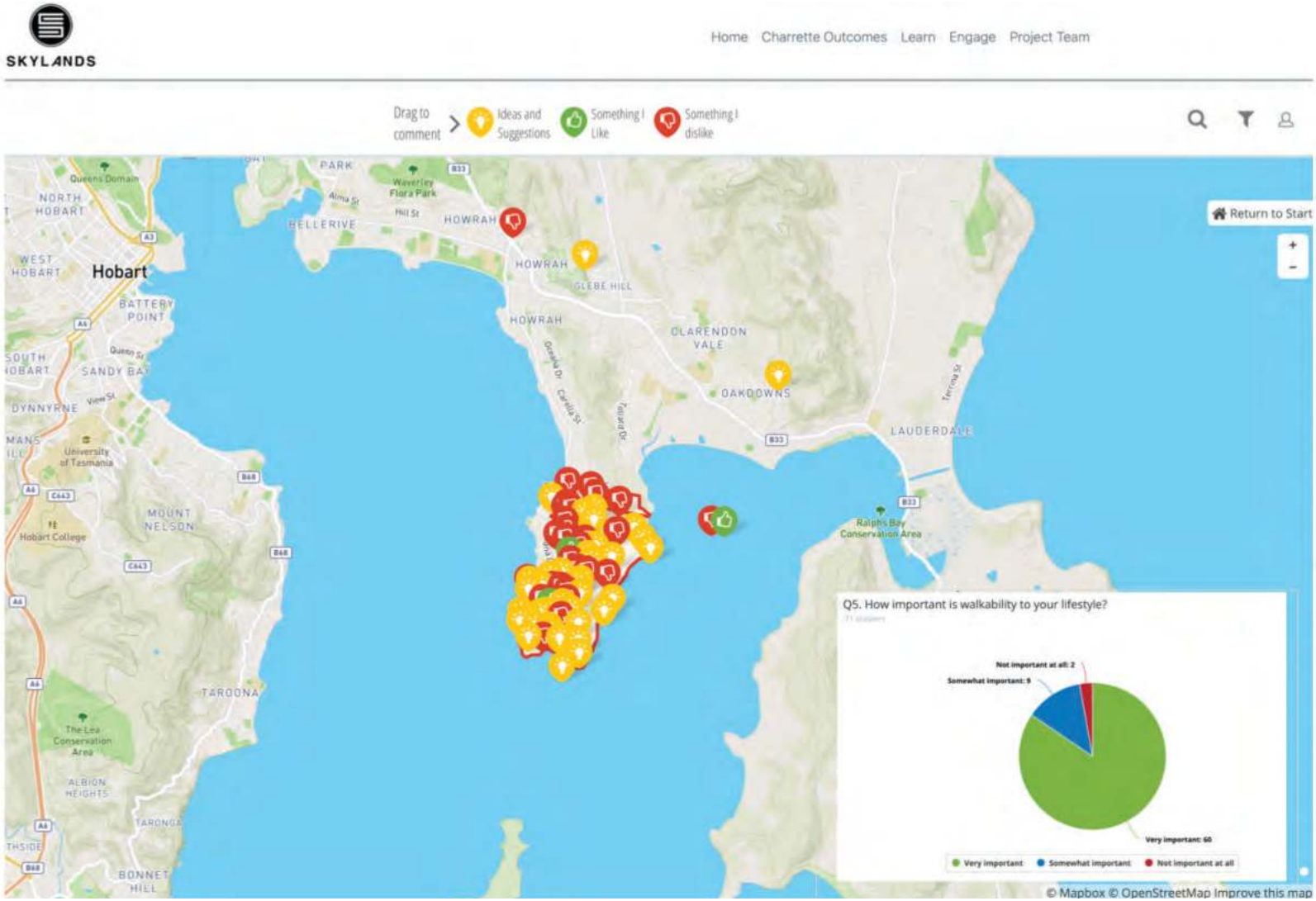
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Total Visits | Unique Users | Unique Stakeholders | Comments | Survey Responses







Ideas and Suggestions

It is great to see something different rather than the endless subdivisions that are all the same sprawling out from the City. There is a real lack of alternatives to the standard block with a bland house jammed on it. This seems to at least offer alternatives - whether there is demand or not we will see. The idea of a ferry terminal would be such a game changer if the State decides to run ferries.

Nov 9, 2020 5:50 PM -06:00 | Like (0) Dislike (0)

Something I dislike

The proposed extension of **Norla St** to join **Rokeby** to **Tranmere** is not necessary and should be abandoned. Th residents of **Norla St** and **Intrigue Crt** are very against this **proposal** and will fight for this **stupid idea** to be made null. The **proposal** to build up past the 70m mark will make for an **eyesore** and will have all current residents angry. Please reconsider the **STUPID idea** of joining **Tranmere** to **Rokeby**...it will not fly and you will have more **dissen** than you can deal with.

Nov 3, 2020 7:27 PM -06:00 | Like (0) Dislike (0)

VIRTUAL CHARRETTE: NOV. 2 TO NOV. 11 2020

DPZ CODESIGN

1. Plan inclusive liveable neighbourhoods



2. Create walkable and bikeable streets



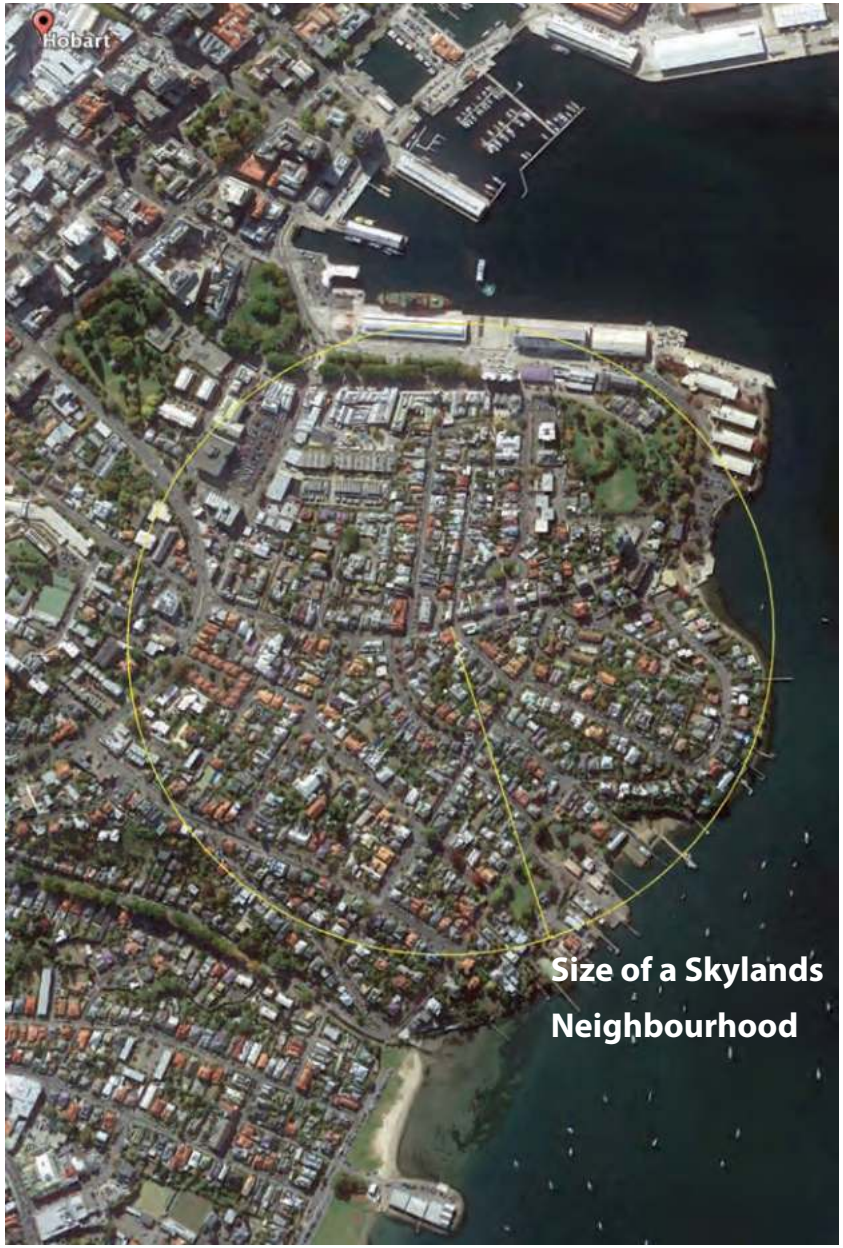
3. Connect people to nature and heritage



4. Grow sustainably



Conventional Development *Lifelong Communities*



Battery Point





PLAN INCLUSIVE LIVABLE NEIGHBOURHOODS

DPZ CODESIGN





DPZ CODESIGN

NEIGHBOURHOOD 1 PLAN





NEIGHBOURHOOD 2 PLAN

DPZ CODESIGN





DPZ CODESIGN

NEIGHBOURHOOD 3 PLAN



NEIGHBOURHOOD 4 PLAN

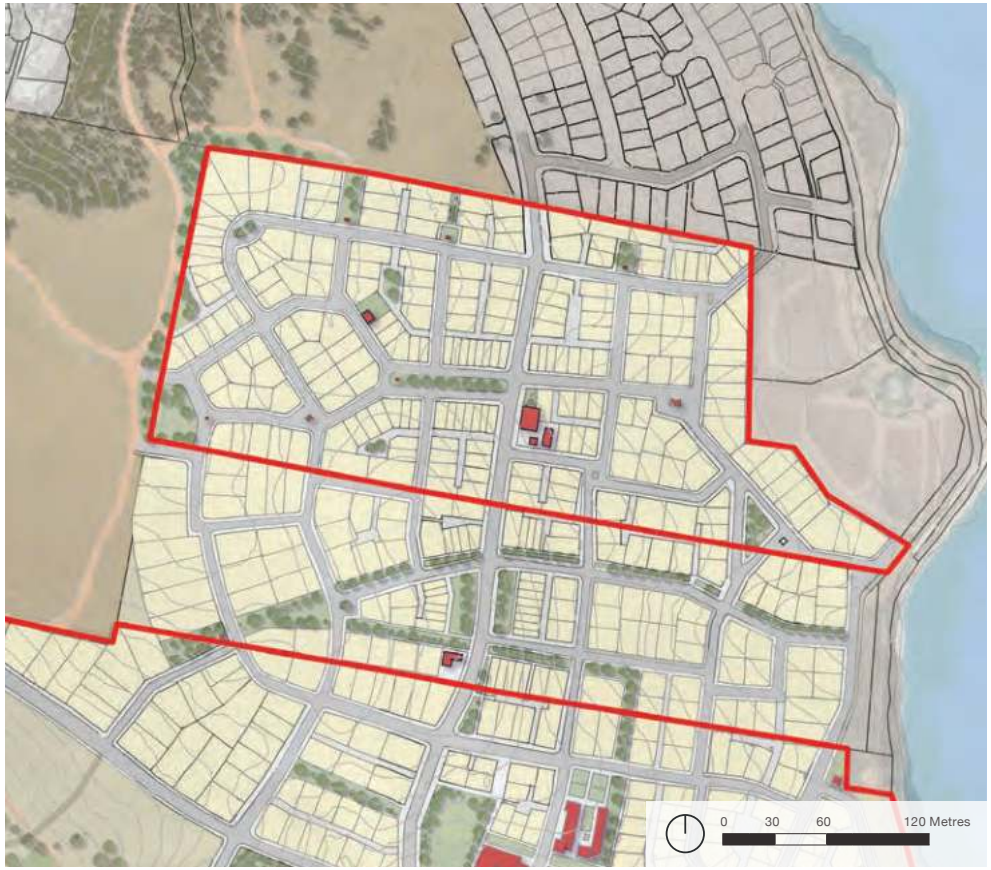
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NEIGHBOURHOOD 5 PLAN



NEIGHBOURHOOD 6 PLAN

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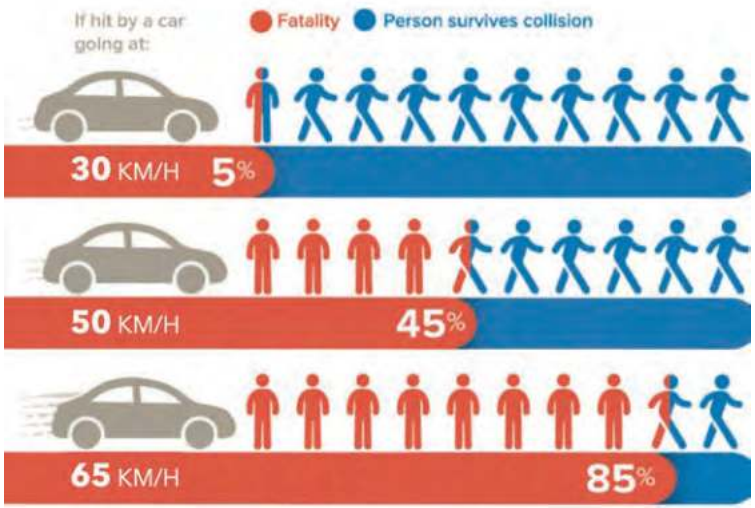
Class	Purpose	Limitations
Arterial	Collects vehicles from collectors and provides links between major activities, areas, and the State network	150m with collectors; Typically no residential street intersections
Sub-Arterial	Collects vehicles from residential streets and collectors and directs vehicles to arterial roads or local activities	100m with collectors and residential streets
Collector	Collects vehicles from adjoining residential streets and directs vehicles to arterials and activities	
Local	Providing access to abutting properties and is normally subject to through traffic	
Rural Arterial	Collects vehicles from abutting properties and rural collectors, and links local or regional areas	AADT > 2000
Rural Collector	Directs vehicles to rural arterials, urban highways, or local destinations	AADT < 2000
Residential Street		Length: should be no more than 200m from a house to a collector

Class	Additional Standards	Pavement	R.O.W.	Sidewalks (min.)
Arterial	When parking or bike facilities are separated from the travel lanes, the pavement width may be reduced.	14.3m+	25m+	Both sides 1.5m
Sub-Arterial		11m+	20m+	Both sides 1.5m
Collector		11m+	20m+	Both sides 1.5m
Local		8.9m	18m+	One side only 1.5m
Cul-de-sac	Length > 150m	8.9m	18m+	One side only 1.5m
Cul-de-sac	<= 150m and tenements <= 15	6.9m	15m+	One side only 1.5m
Residential Street	1-lane streets require a passing area every 60m			

- Grading
  - Bus routes and heavy vehicle routes must be 10% grade or less
  - 20% may be permitted for up to 70m (special circumstances)
  - 17% or more is permitted for up to 200m
- Pavement Width
  - Strict limit to 6.9m, 8.9m, and 11m+, no intermediate sizes.
- Cul-de-sac
  - Turn-around must be at least 18m curb-to-curb with a 25m ROW.
  - No Tee, Wye, or Offset Square turning heads.

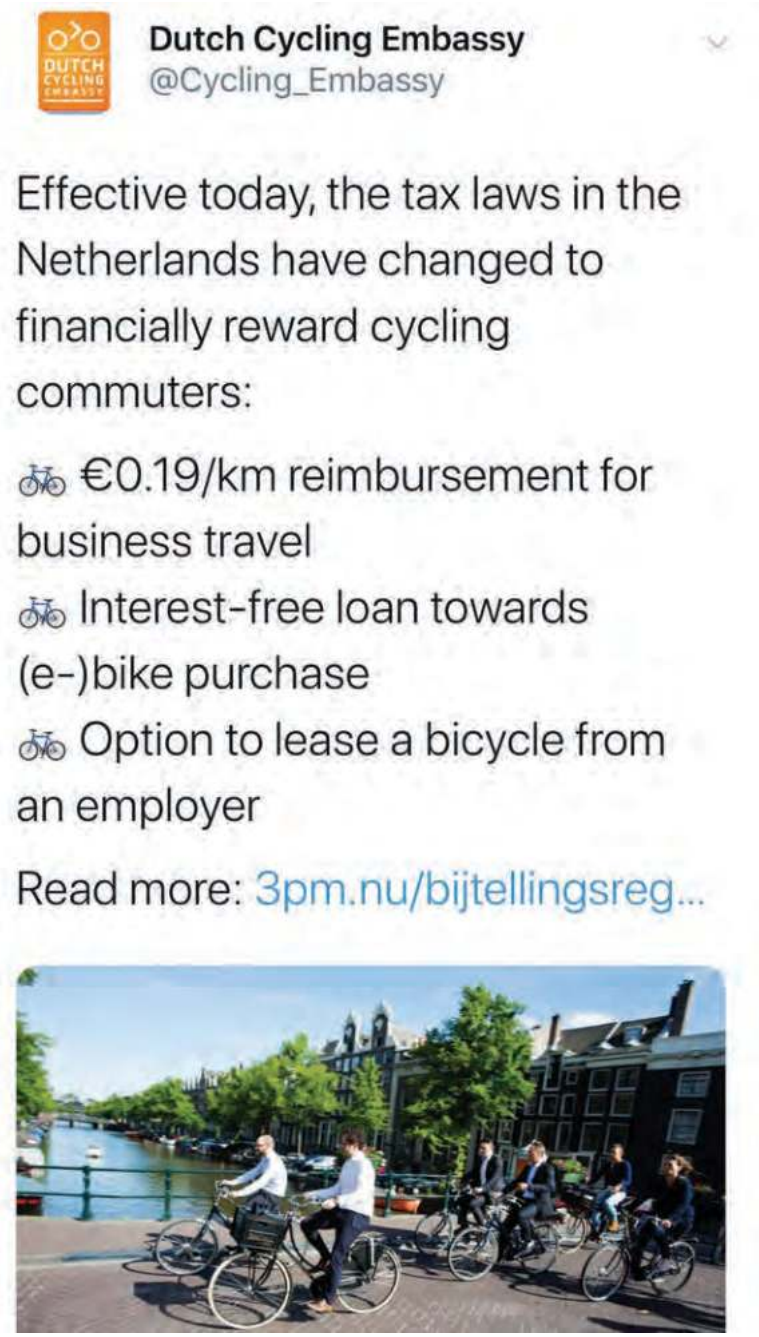






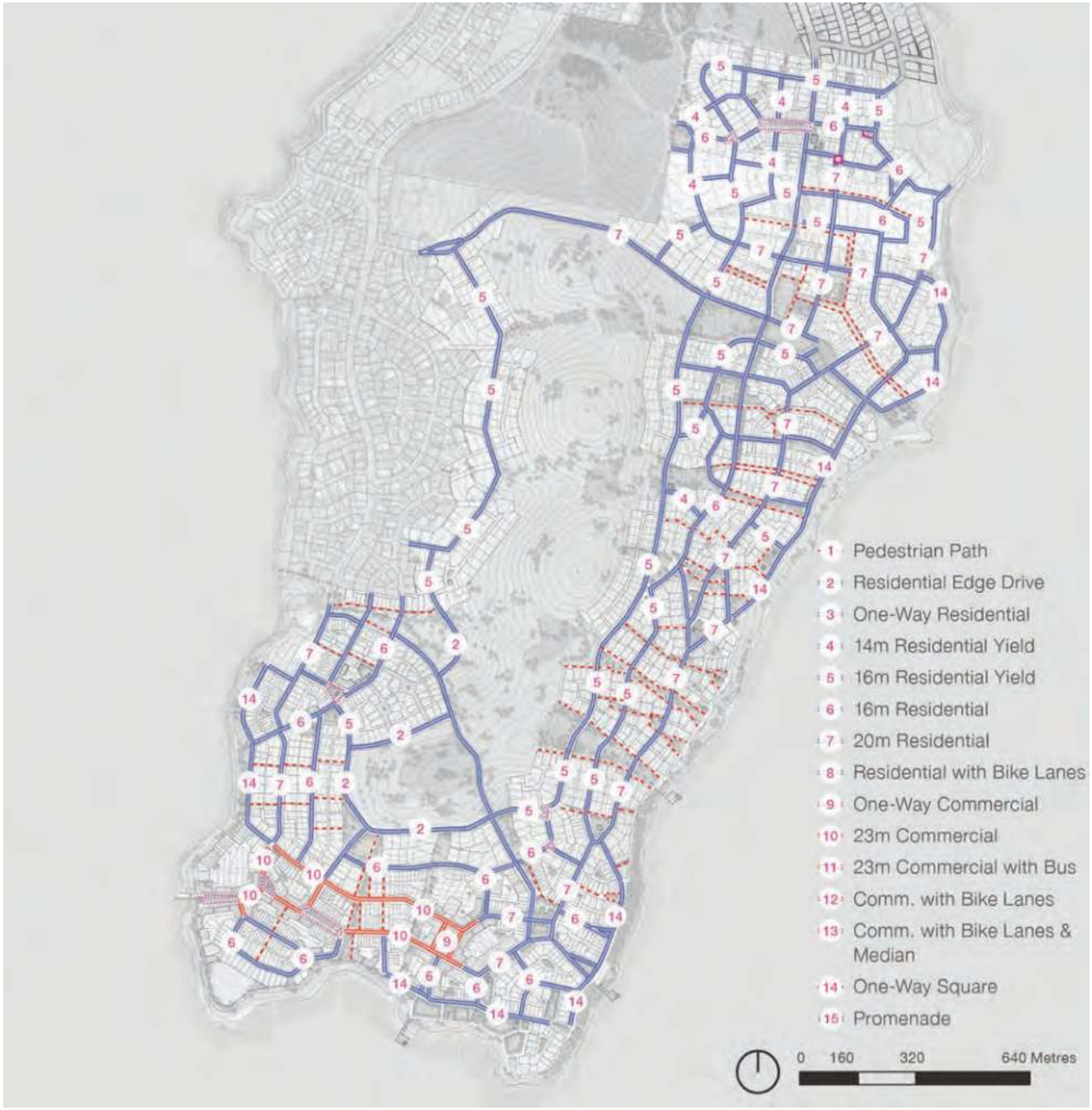
National Traffic Safety Board (2017) Reducing Speeding-Related Crashes Involving Passenger Vehicles. Available from: https://www.ntsb.gov/safety/safety-studies/Documents/SS1701.pdf

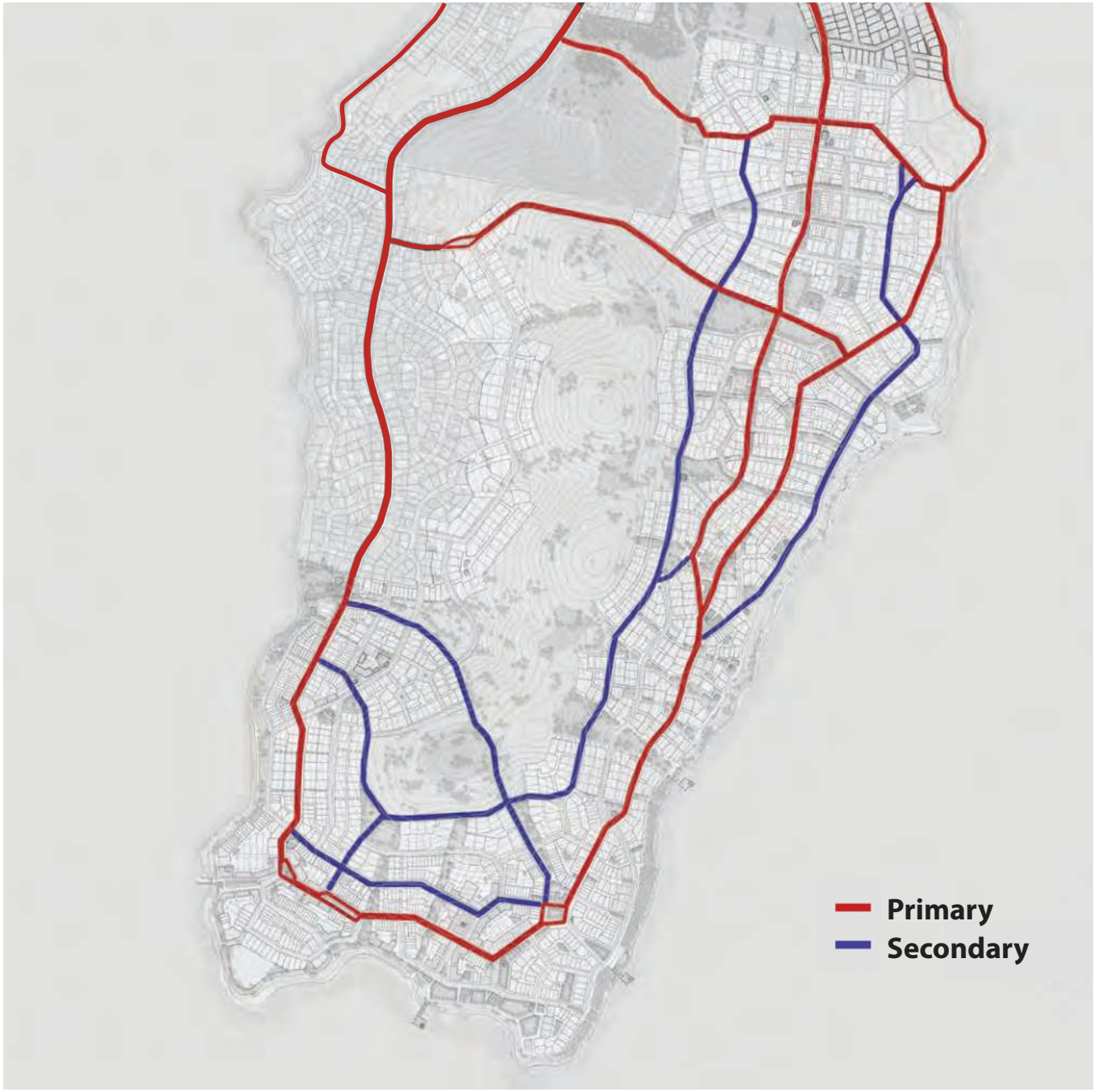




CREATE WALKABLE AND BIKEABLE STREETS

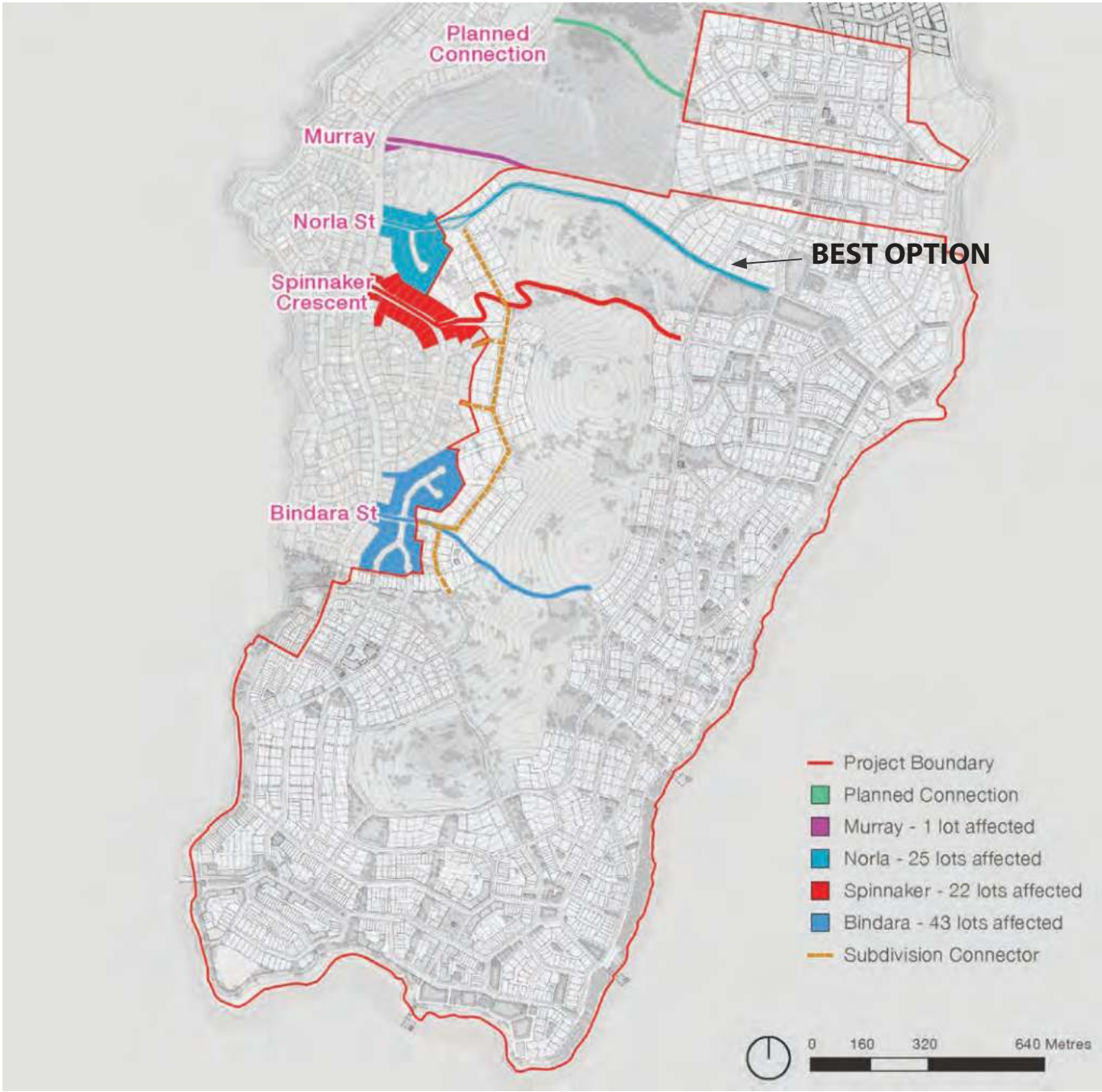
DPZ CODESIGN


1 Pedestrian Path
2 Residential Edge Drive
3 One-Way Residential
4 14m Residential Yield
5 16m Residential Yield
6 16m Residential
7 20m Residential
8 Residential with Bike Lanes
9 One-Way Commercial
10 23m Commercial
11 23m Commercial with Bus
12 Comm. with Bike Lanes
13 Comm. with Bike Lanes & Median
14 One-Way Square
15 Promenade
0 160 320 640 Metres



ROAD HIERARCHY

DPZ CODESIGN



POTENTIAL EAST - WEST CONNECTIONS

Aboriginal and European Heritage will be preserved and celebrated with Interpretive signage and outdoor museum type displays similar to those on the Hobart waterfront.



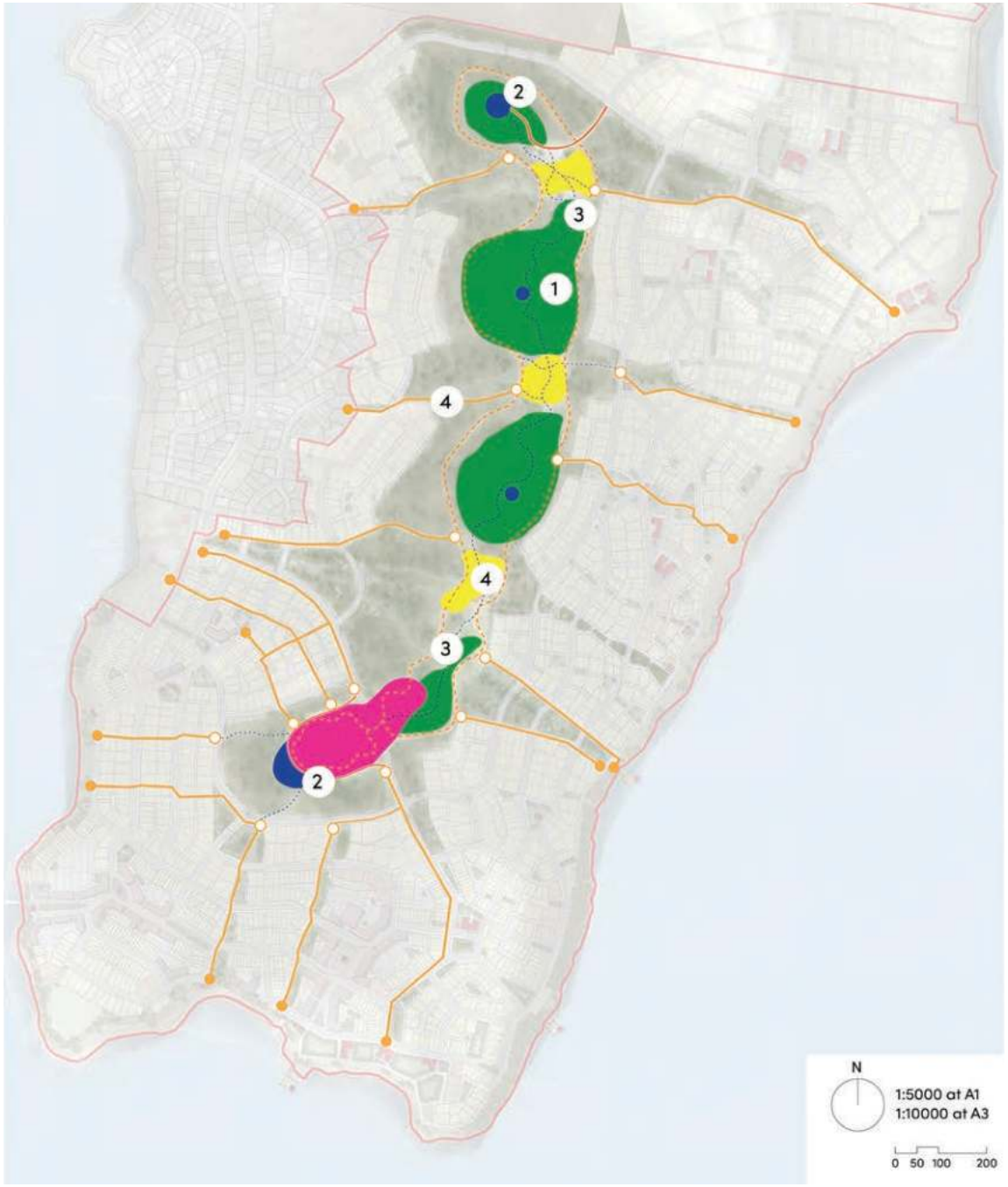
CONNECT PEOPLE TO NATURE AND HERITAGE

1 VEGETATED HILLTOPS

- 2050 VISION FOR HOBART
- CONTINUING THE URBAN AMPHITHEATRE
- UNDULATING HILLS

2 PROMONTORY LOOKOUTS

- LOCAL AND REGIONAL VIEWS
- PICNIC AND BBQ
- INCLUSIVE PLAY STRUCTURE
- SEATING AND OBSERVATION PLATFORM
- LOOKOUT DRIVE



3 CONTINUOUS RIDGE-TOP PATHWAY SYSTEM

- SHARE PATH
- HIKING TRAILS
- CYCLING
- VARYING NATURE EXPERIENCE
- GULLY CROSSINGS

4 SHARED NEIGHBOURHOOD SADDLES

- LOCAL PICNIC AND WILDPLAY
- TRAIL AND RIDGE TO RIVER CONNECTIONS
- OPEN GREEN
- INFORMAL SPORT

DPZ CODESIGN

CONNECT PEOPLE TO NATURE AND HERITAGE

The peninsula of Droughty Point completes the formation of the urban amphitheatre through its connected ridgeline and landscape components - hilltops, saddles and a promontory.

Skylands responds to the relaxed form of the landscape to deliver nuanced urban settlement patterns.

Strategies for revegetation and water sensitive design ensure the qualities of the native environment and existing system are both preserved and celebrated during the design and development process.

Each component from river to ridge works in concert as an integrated system.



HILLTOP ILLUSTRATIVE MASTER PLAN



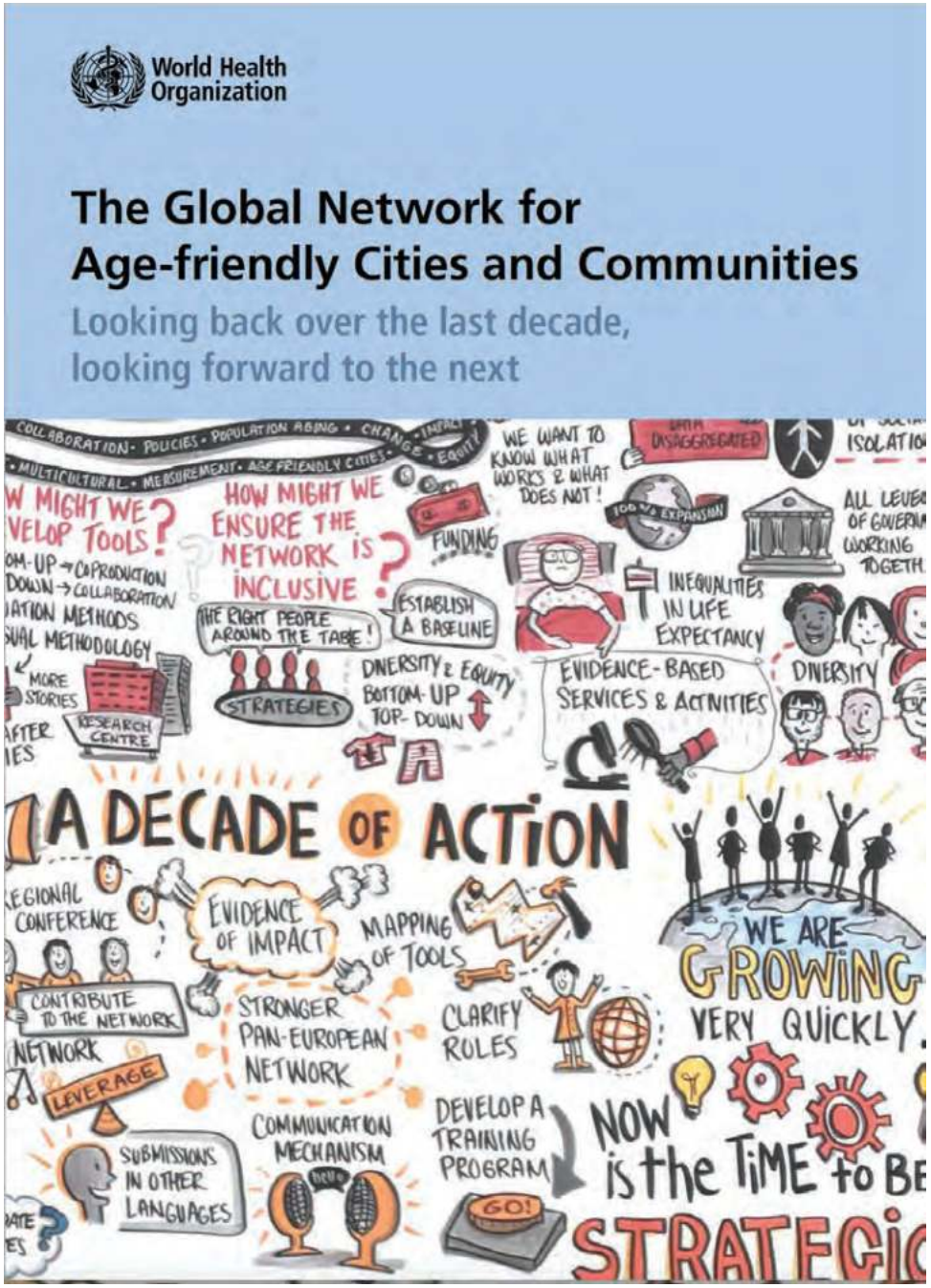
DPZ CODESIGN

HILLTOP CONCEPT MASTER PLAN - WEST ELEVATION



LOCAL PARK

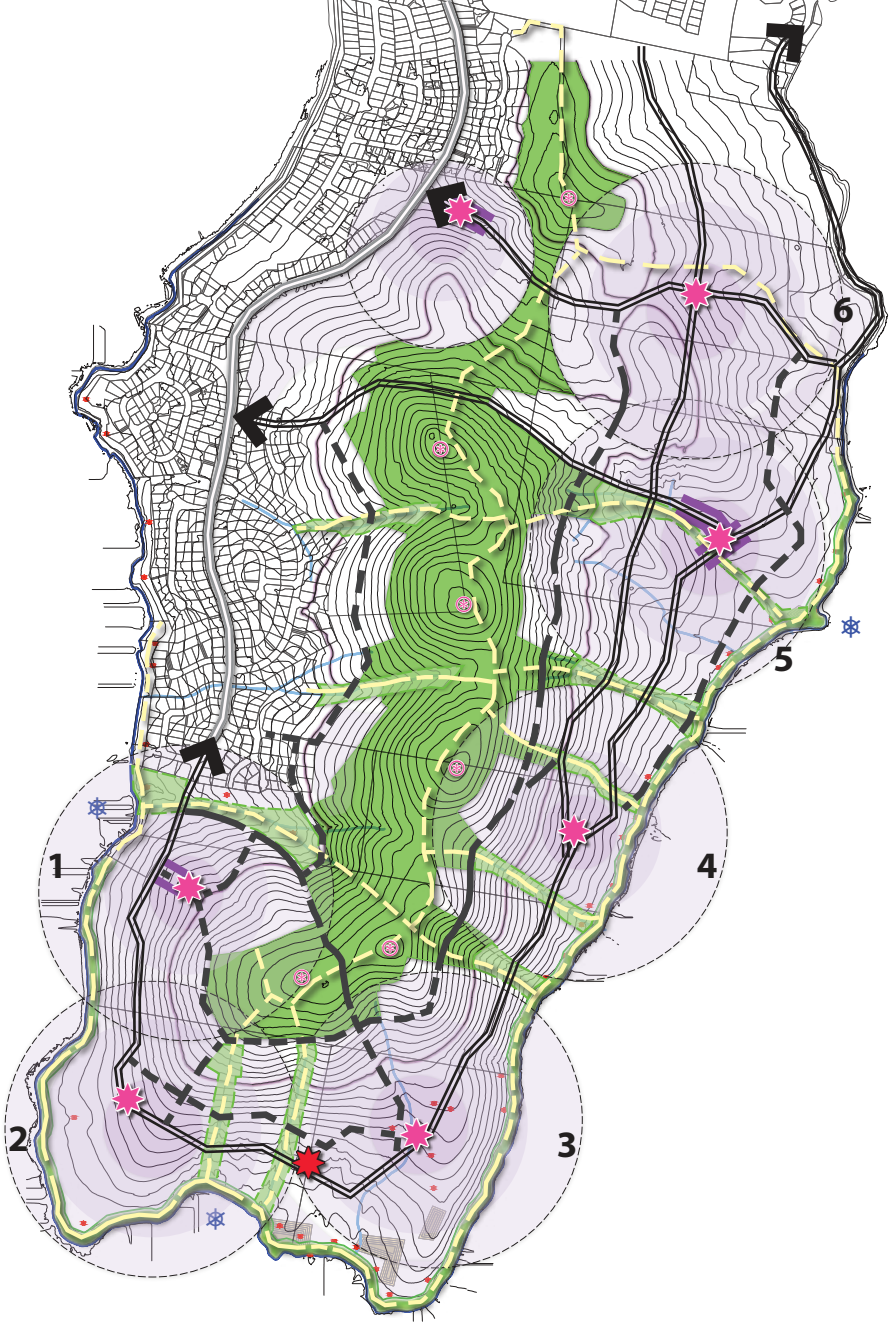
DPZ CODESIGN


World Health Organization
The Global Network for Age-friendly Cities and Communities
Looking back over the last decade, looking forward to the next
A DECADE OF ACTION
HOW MIGHT WE ENSURE THE NETWORK IS INCLUSIVE?
THE RIGHT PEOPLE AROUND THE TABLE!
ESTABLISH A BASELINE
STRATEGIES
FUNDING
WE WANT TO KNOW WHAT WORKS & WHAT DOES NOT!
INEQUALITIES IN LIFE EXPECTANCY
DIVERSITY & EQUITY
BOTTOM-UP TOP-DOWN
EVIDENCE-BASED SERVICES & ACTIVITIES
DIVERSITY
RESEARCH CENTRE
EVIDENCE OF IMPACT
MAPPING OF TOOLS
REGIONAL CONFERENCE
CONTRIBUTE TO THE NETWORK
NETWORK
LEVERAGE
STRONGER PAN-EUROPEAN NETWORK
CLARIFY ROLES
WE ARE GROWING VERY QUICKLY
SUBMISSIONS IN OTHER LANGUAGES
COMMUNICATION MECHANISM
DEVELOP A TRAINING PROGRAM
GO!
NOW is the TIME to BE
STRATEGIC


Lifelong Communities
Conventional Development

Design Steps:

1. Designate and plan for neighbourhoods (diverse, compact and connected)
2. Connect neighbourhoods centers with primary spine street
3. Map the protected land that contributes to the region's natural, heritage and open space resources
4. Allocate levels of intensity of development (zoning)
5. Define a secondary street network



Through a series of reviews and discussions, Structure Plan 1 was the chosen approach with modifications, as incorporated here, at a larger scale.

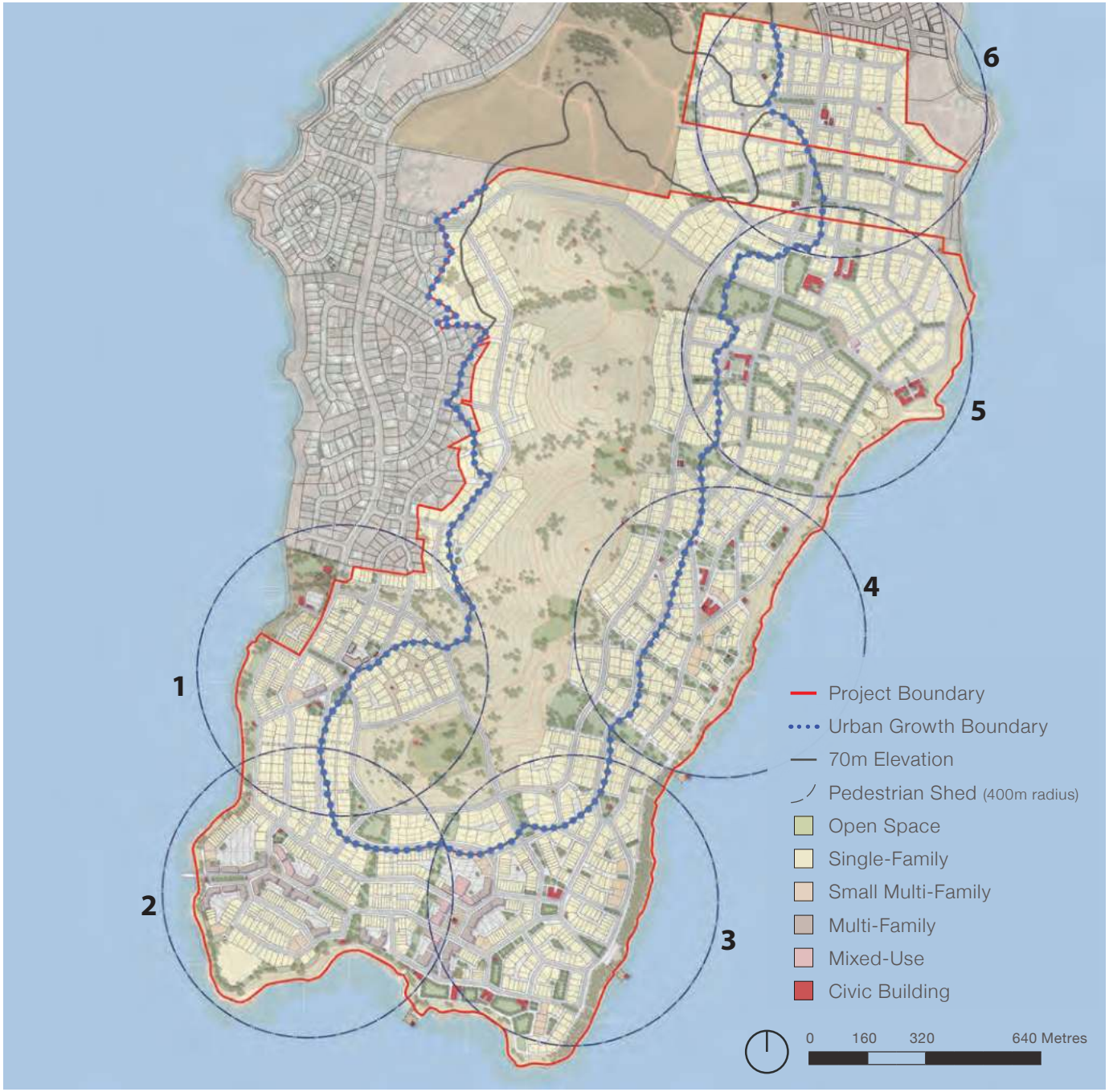
The following pages illustrate the master plan designs and accompanying diagrams for this particular structure plan.

- Primary Street
- Secondary Street
- Trail
- Pedestrian Shed (400m radius)
- Neighbourhood Centres
- Ridge High Points
- Waterfront Connections
- Open Space Preserve
- Open Space Reserve
- Low Density Residential
- General Residential
- Urban Mixed-Use
- Commercial Node
- 70m Line
- Gully
- Foreshore (30m buffer)

0 160 320 640 Metres

PROPOSED STRUCTURE PLAN

DPZ CODESIGN


6
5
4
1
2
3
Project Boundary
Urban Growth Boundary
70m Elevation
Pedestrian Shed (400m radius)
Open Space
Single-Family
Small Multi-Family
Multi-Family
Mixed-Use
Civic Building
0
160
320
640 Metres



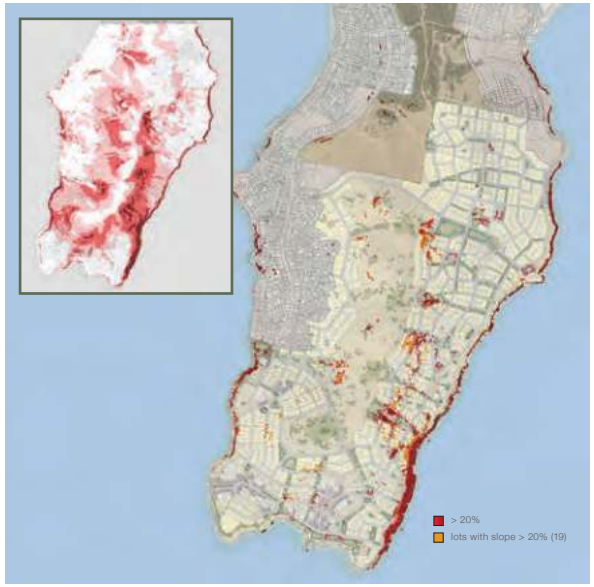
Open Space



Private Lots



Zoning



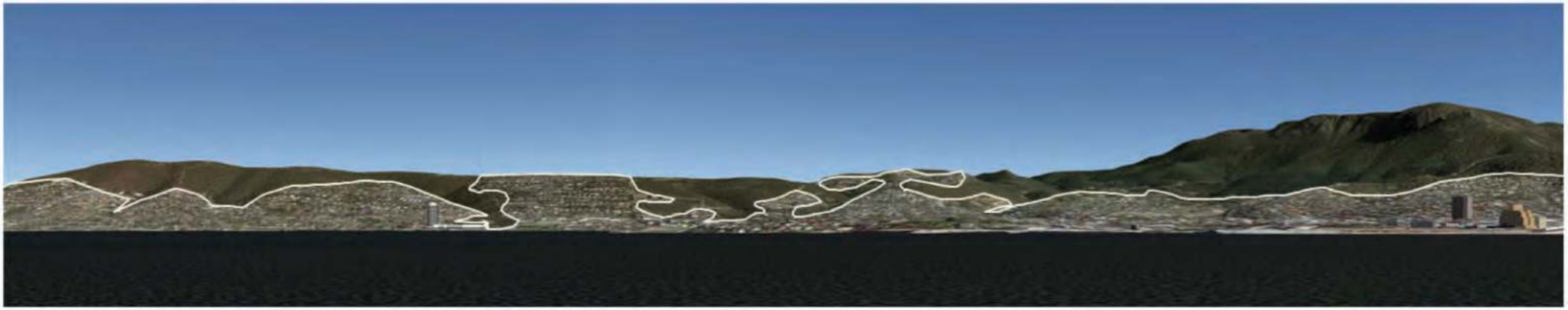
Slopes



VIEW TOWARDS BATTERY POINT



VIEW TOWARDS HOBART



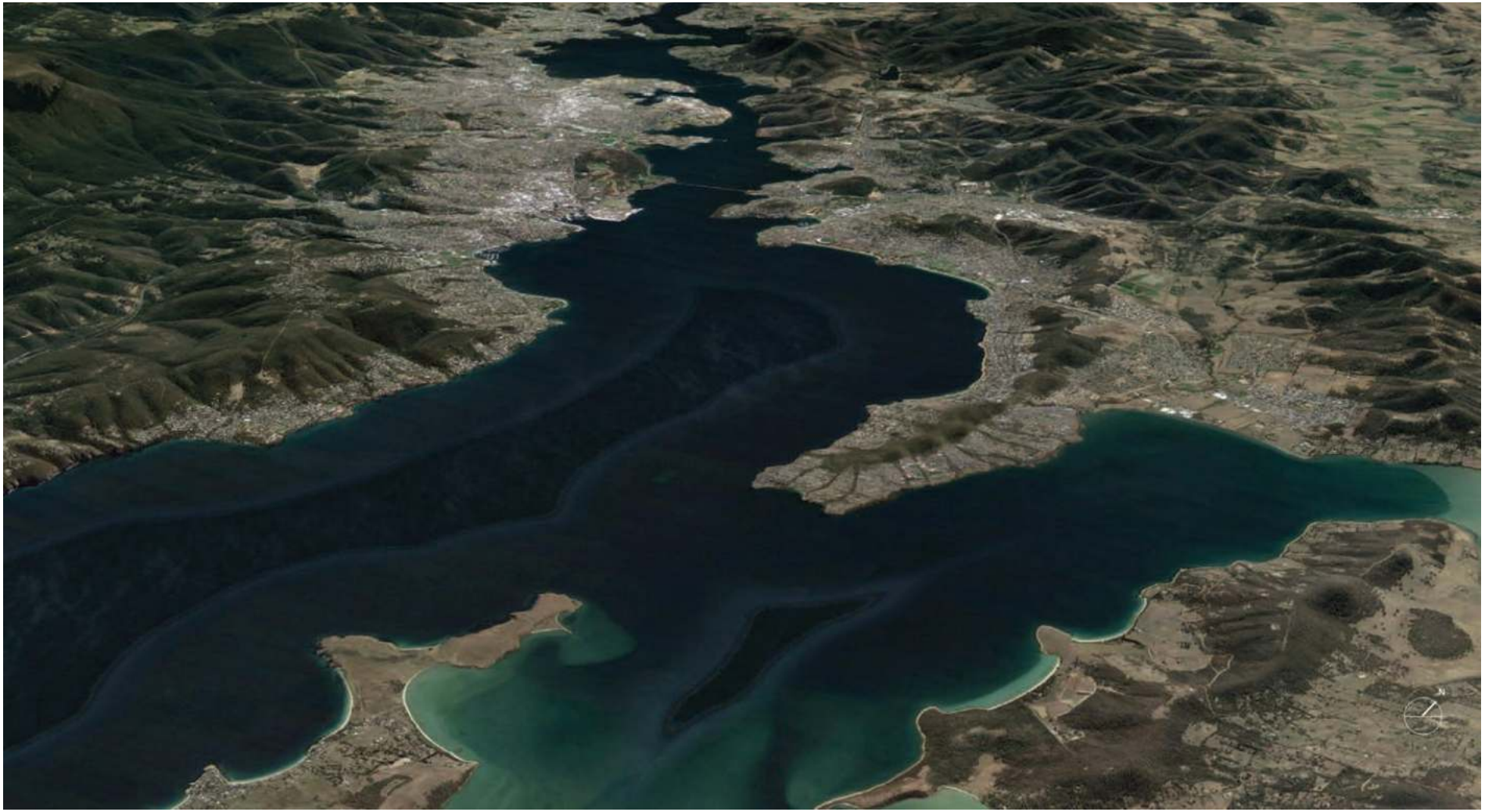
HOBART, UNDULATING URBAN GROWTH BOUNDARY



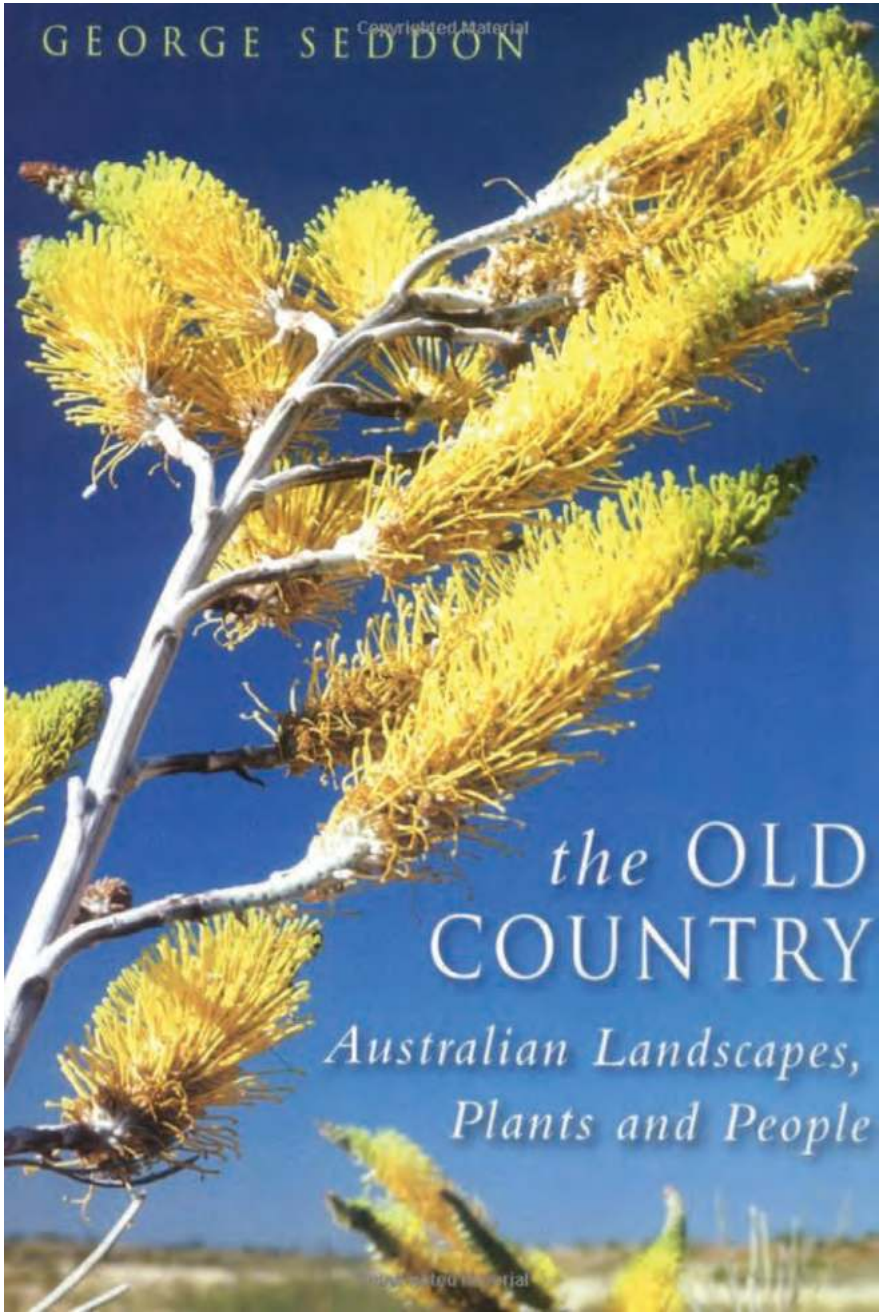
The settlement patterns of Greater Hobart are informed by the components of the landscape, with a relaxed urban growth boundary that rises and falls as the slope varies.

The dense vegetated ridgetop generally expands above areas of 20% slope and surrounding existing gully corridors, where development is unachievable.

This green spine wraps around the Derwent landscape to form the image of the 'urban amphitheatre'.



Skylands completes the “green spine” wrapping around the Derwent. It will mirror the relaxed Urban Growth Boundary and gully corridors.



"A sense of place is basic to civilization. All the great cities of the world have been places that were intensely and minutely loved".

George Seddon

DPZ – Short summary: Marina Khoury, Michael Weich

Macroplan – Short summary: Brian Haratsis, Glenn Lamont

Traffix – Short Summary: Henry Turnbull, Jodie Place

Turf Studios: Short Summary Mike Horne, Olivia, Monteleone

The Carr Family, Bert 1907–2003, Rita 1907-1998, Roger 1939-2013

David, Tranmere, Greg USA/Narrandera, Judi, Melbourne

The Lilly Family, Bob, Peta, Rohan, Samantha, Lauren, Rokeby

SKYLANDS

PREPARED BY:

DPZ CoDESIGN

DPZ
CoDESIGN