



The image shows a map of Tasmania, Australia, with several red dashed outlines and grey shaded regions. The word "Tasmania" is written in red text in the center. The red dashed outlines represent various geographical features or boundaries, including a small area in the north, a larger area in the center, and a large area in the south. The grey shaded areas represent other geographical features or boundaries, including a large area in the west and a smaller area in the east. The word "Tasmania" is written in red text in the center of the map.

Tasmania

Glenorchy's Main Road Corridor

Glenorchy, Tasmania

MAJOR DESIGN CONSULTANTS:
Annand Alcock Urban Design
TTM Consulting & Patrick Partners

PROJECT TYPE:
Corridor Master Plan

PROJECT SIZE:
5km Corridor

IMPLEMENTATION STATUS:
Adopted and being implemented

LOCATION:
Just north of central Hobart and running through Hobart's inner northern suburbs

FURTHER INFORMATION:
Annand Alcock Ph 02 9267 0683



Project Overview

TITLE: Corridor Transformation
DESIGNED: 2004
STATUS: Adopted Master Plan

The Main Road Corridor Master Plan provides a framework for Glenorchy Town Centre, Moonah Village Centre, and Derwent Park Corridor to mature with grace over time. In particular, the Plan establishes a continuous pedestrian fabric for the Town and Village centres.



Context

Main Rd is the public face of Glenorchy, Derwent Park and Moonah and indeed Glenorchy City. Main Rd is a 5km-long corridor running out from central Hobart, with a fragmented mall-based town centre at one end, a historic and culturally rich village centre at the other and roadside business in between (Derwent Park). A powerful and clear vision was developed during the week-long workshop to guide the growth of Main Road over the next 20 years.

Description & Special Features

The vision identifies three unique places along the corridor that can evolve with their own individual character:

1. Glenorchy town centre is the major retail and civic heart of the City. The master plan seeks to knit together its components and create a continuous pedestrian experience, applying a balanced approach to parking and generating significant street energy.
2. Moonah is characterised as a village centre, recognising that its role as a major retail centre has changed and that its strengths lie elsewhere. The intention is to maintain its fine grain built-form and economic base, adding layers of interest and enhancing its draw as a cultural centre.
3. Derwent Park Corridor car-oriented businesses are not compromised economically by the Master Plan. The primary objective is to give something back to pedestrians and make walking a viable experience. Street trees and driveway rationalisations will be key to this medium to long-term objective.

Identifying key challenges and the desired future character of each place along Main Road ensures that over time each and every development contributes to the overall vision.

The Master Plan vision and strategies are articulated visually so that all stakeholders have a clear direction as to how Main Road could be transformed into a landmark in its own right.

Kingston Green

Hobart, Tasmania

DEVELOPER:

Kamtone Pty. Ltd.

MAJOR DESIGN CONSULTANTS:

Master planning – Annand Alcock Urban Design
House designs – Smartgrowth – Integrated Architecture and Urban Design

MAJOR TECHNICAL CONSULTANTS:

Landscape Architect – Sue Small
Civil Engineering – Gandy Roberts
Land Surveyors - Andy Hamilton and Associates

PROJECT TYPE:

Residential Subdivision + Mixed Use Neighbourhood Centre

PROJECT SIZE:

210 homes on 14.75ha

IMPLEMENTATION STATUS:

Stage 1, (including 8 duplex homes) completed. Stage 2 under construction.

LOCATION:

Kingston. 1/2hr drive south of Hobart; current access from Redwood Road, with a future connection to Channel Highway

FURTHER INFORMATION:

www.smartgrowth.com.au



Description

Kingston Green is a master planned residential community. The site was originally an old market garden site. Part of its boundary integrates with an adjoining aged care facility and the Australian Antarctic Division facility. It is directly accessed from Channel Highway, the main feeder to Central Hobart, 30 minutes drive away. It is closely located to the amenities of Kingston Central Area, a rapidly growing centre of Southern Tasmania.

The planning and design principles that have driven the design of the master plan for Kingston Green include:

- working with the landform in the layout of roads and allotments
- incorporation of significant site features
- careful consideration of natural systems
- provision of appropriate housing in sensitive areas
- a lot layout which maximises solar access to private open space
- provision of an innovative approach to subdivision and dwelling layout to enhance “street life”

Stage two is almost complete with stage one and two both providing affordable single storey housing. Design guidelines applicable to the whole site have been instrumental in providing attractive and desirable streetscapes. The master plan includes the provision of 210 dwellings, a mixed use neighbourhood centre and public open spaces that embrace the existing natural bushland. The layout incorporates the rejuvenation and improvement of the Coffee Creek wetland system as part of the open space.



Solis

Louisville Point, East Coast, Tasmania

CLIENT:
Bayport Industries Pty. Ltd.

MAJOR DESIGN CONSULTANTS:
Smartgrowth Pty. Ltd.

MAJOR TECHNICAL CONSULTANTS:
Land Surveyors; Andy Hamilton and Associates
Environmental Planners; Pitt and Sherry

PROJECT TYPE:
Resort Residential

PROJECT SIZE:
750Ha

IMPLEMENTATION STATUS:
Rezoning approved

LOCATION:
Between Orford and Triabunna, approx 30min drive from Hobart.

FURTHER INFORMATION:
www.smartgrowth.com.au



Description:

The Solis vision is framed around the idea of a safe, happy and healthy community comprised of a series of varied activities “Leisure and Cultural Uses”. These are held together by green fingers of landscape that are either remnant vegetation, extensions of the existing or restored landscape. Together they will create a clear, identifiable, vibrant, sustainable multi-function place known as “Solis”. The masterplan integrates into its natural setting and aims to become a desirable destination point as well as a place for people to live, work, learn and play.

The program includes a health spa with associated accommodation, marine museum, an arts precinct, clubhouse facilities, eco-resort and a variety of residential dwelling types all surrounded by an international standard golf course.

Some of the key concepts to structure this included:

- Providing a vibrant centre to the village integrating a variety of uses
- Simple, legible pathways that compliment the natural landscape
- Use of public open spaces and built form to produce a sense of place
- Preserve natural features of the site and use minimal impact design.

Critical to achieving this rezoning application for this subdivision was the provision of a set of design guidelines that would formulate a framework for development in this unique natural environment.