



Re-visioning the Showground

It has been a busy period since the Christmas holidays began in December.

The Society has been honing its plans for the redevelopment of the Showground and speaking with state and federal representatives about the project. Fully realised, this could be the biggest development in southern Tasmania apart from the Royal Hobart Hospital.

The Showground covers an area which is several city blocks in size, and re-developed, it could include a completely new Showground precinct, a major new visitor centre, an emergency centre for people and animals in times of natural disaster, and housing. It would be virtually a new suburb within the northern suburbs.

One of Australia's most preeminent architects has been appointed to turn the Society's plans into working concepts, while a project facilitator, New Insights Australia, is facilitating the project on behalf of the Board of the Society.

This transformation of the Showground is planned to proceed in several stages, and the Society is talking to all levels of government about the scope and funding of the project. One element is a new Showground pavilion, which will cost in the order of \$25 million. But depending on the funding support received from government and other bodies for the rest of the project, the entire undertaking could cost up to \$200 million.

The full project would cover an area equivalent to several city blocks and would transform Hobart's northern suburbs.

The State Library of Queensland completed by our newly appointed architect Timothy Hill. You can see more of Tim's work at www.partnershill.com.





Three stage approach to the project

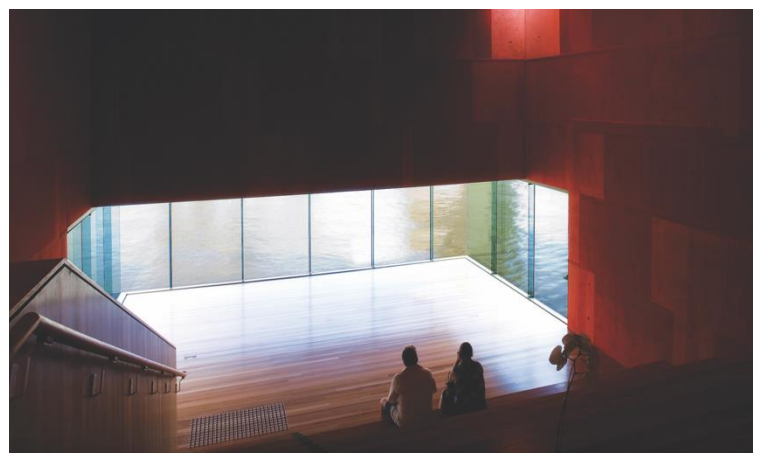
A three-stage approach to the project follows extensive research, consultation, and an awareness that the Society must re-vision its role if it is to prosper beyond its 200th anniversary.

Stage 1: The Showground Master Plan - the sale of Showground land where Bunnings is located - is complete. This gave the Society the financial flexibility to consider the future use of the underutilised Showground.

Stage 2: The Spotlight development is now underway, and completion is expected over the next 18 months.

Stage 3: The new Master Plan for the 12-ha site and a new Show Pavilion have now begun as the first phase of a wider transformation of the Showground which is still under planning and financial modelling. The Tasmanian government has already confirmed a \$1.5 million contribution towards planning of the pavilion and surrounds.

The inside of The State Library of Queensland designed and completed by our architect Timothy Hill.





Key Elements

These are some of the attributes the Society wishes to incorporate into the project:

- A multi-functional pavilion designed to complement the architectural characteristics of the nearby internationally recognised MONA. It will be a showcase for Tasmanian agricultural excellence, and the Society is keen for its design to reflect the state's great timber heritage.
- It would be designed as a major new visitor addition to Hobart's attractions - a prominent and permanent reference to Tasmania's role as a high-quality contributor to Australian food, wine and agricultural production.
- The design of the pavilion would incorporate a role as a refuge in times of bushfire and other crises. There is no such dedicated infrastructure in southern Tasmania.
- Another project component sees Showground land which is not core to the Society's own future being potentially used for housing and community amenities. This would include an element of affordable housing.

Think of the Showground as an entirely new living, visitor, interactive and exhibition space at the northern gateway to Hobart, and you will grasp the vision the Society is bringing to this project.

How are we achieving this?

Last year we appointed a leading company in the field, New Insights Australia, to act as our facilitator on this potentially massive project. The company called for expressions of interest from architectural firms, and early this year we appointed a nationally significant architect, Timothy Hill of Hobart-based Partners Hill, to provide a concept master plan for the 12-ha site, and design for the new Pavilion.



In the architect's own words

"The Society's transition development panel wanted – not just a site for annual events at the Showground – but a precinct that would become 'a part of town', "They want us to deliver a place for communities to live, cultivate, celebrate, trade, learn, eat and visit throughout the year. It needs to be an exemplary project that encourages new standards and new insights. It's a great time to re imagine Hobart Showground. The site allows a very comprehensive approach. Since it is the size of several city blocks a contribution can be made on behalf of the wider community." Timothy Hill, Partners Hill.

What the project achieves

- Increased utilisation of the Showground.
- Secures the future of the Society.
- Secure the future of the Royal Hobart Show, which is the oldest Royal agricultural show in Australia.
- Turns an under-utilised showground into a vibrant community asset.
- Provides Hobart with a crisis refuge for people and animals in times of civil disruption such as bushfires.
- Potentially provides a solution to Hobart's affordable housing crisis if this aspect of the redevelopment can form part of the final project plan.



**Another iconic project,
The Long House,
recently completed by
our newly appointed
architect Timothy Hill.**



....and Another Thing. Well, several actually

The Showground is already applying “off grid” power supply of advanced design – a must have in a natural emergency, if the Showground is to be designated a safe haven in times of civil emergency.

The new Showground Pavilion is intended to make an exemplary architectural statement. One key function will be as a visitor and educational destination showcasing Tasmania’s contribution to excellence in agriculture, food and wine production.

As a community-based development (the RAST is a not for profit mutual organisation) this project is without the need for the normally attached risk and net profit margins of commercial development companies and individuals.

The RAST is the sole owner of the Showground real estate and being an NFP Society, is well positioned to achieve a long-standing asset of State-wide importance without the need of normally excessive profit demands.

Our aim is to create a "beacon" unsurpassed elsewhere and a central focal point which can complement the "Mona Effect" as a community hub of great importance to all Tasmanians and visitors alike.

Hobart wants more than run-of-the-mill developments; they want unique places that are accessible, thoughtful, fun, useful and support Tasmania’s brand attributes. The Society gets that vision.

This development is about a precinct of sharing, community living, ever changing permanence, lifestyle, all year-round activation of the site, destinational design, activities and tourism.



The potential and size of this development opens opportunities for education, training facilities, apprenticeships and the like.

Together we can create an unsurpassed exemplar nationally while at the same time greatly enhancing Tasmania's brand and amplifying the strength of Tasmania's agricultural heart.

Any comments?

The Society will be implementing a comprehensive consultation program with the community in regard to this project. If you have any comments, we'd love to hear from you.

You can get in touch by contacting any of the Transition Committee which includes our President, Peter Spotswood, Directors Richard Dax and Margaret Brinckman, CEO Scott Gadd and New Insights Australia representative Brett Torossi. You can contact any of them via admin@hobartshowground.com.au

An inside image of The Long House. You can see more of Tim's work at

www.partnershill.com





Royal Hobart Show Photos

Fresh Photo Image has published our Royal Hobart Show 2019 photos online. They are available to view by all via the link below.

<https://tinyurl.com/hobartshowphotos>

