

Briefing Paper: UTAS Bill Leaves Unprotected the Majority of UTAS Sandy Bay Campus

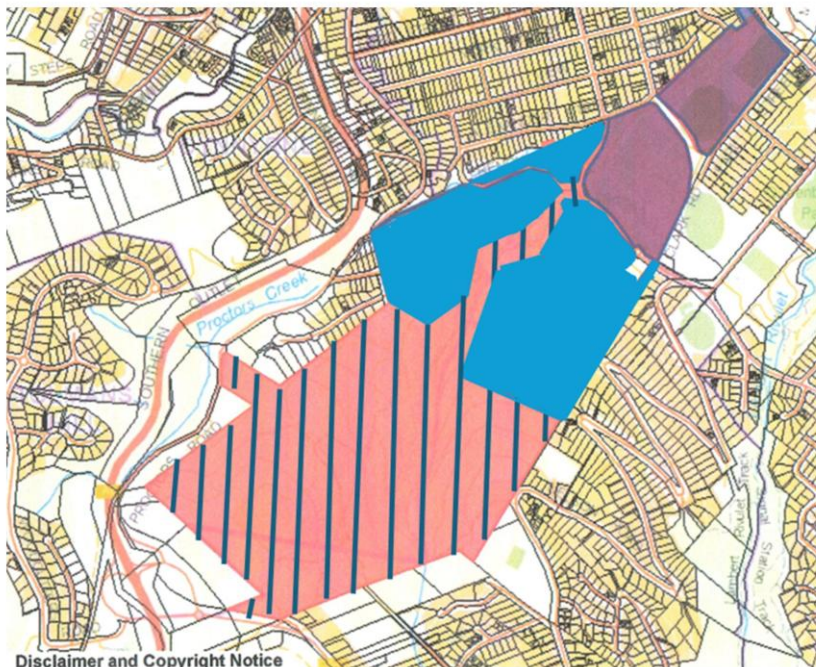
Office of Meg Webb MLC | April 2026

Key Points:

The Tasmanian government's contentious *University of Tasmania (Protection of Land) Bill 2025* (the Bill) will result in the majority of the current Sandy Bay campus land being left unprotected from future rezoning and sale by UTAS.

- ▶ The community has largely assumed the government's Bill will create two categories of land at the UTAS Sandy Bay campus:
 1. Vested Land (protected) category:- consisting of the rest of the campus, and requiring any future rezoning and sale needing to come back to parliament for approval.;
 2. Rezoned category:- consisting of parcels of land to be rezoned for inner residential development.;
- ▶ However, analysis reveals a **third category : Unprotected.**
- ▶ This third category results from the Bill excluding the remaining approximate 56 hectares of campus land between Churchill Avenue to Olinda Grove from either the protected Vested Land, or the rezoned areas, **effectively creating a third unprotected area** of campus land which UTAS could seek to rezone and sell **without** having to come back to Parliament for approval.
- ▶ The fact approximately 57% of the Sandy Bay Campus will not be protected as Vested Land has **not** been explicitly detailed to the Parliament by the government, been examined by the Parliament, or been made clear to the Tasmanian community.

University of Tasmania, Sandy Bay Campus. The LIST:
Vol. 176312 – Folio 1



Approx 14 ha, or
14% of campus

Vested Land between Sandy Bay Road
& Churchill Avenue, as per Schedule 1
of the Bill

Approx 27 ha, or
28% of campus

Land for Rezoning above Churchill
Avenue, as per Schedule 2 of the Bill

Approx 56 ha, or
57% of campus

Remaining Unprotected land above
Churchill Avenue – does not need to
come back to Parliament prior divesting.

Disclaimer and Copyright Notice

Discussion & Implications:

Ironically, the legislation entitled the *University of Tasmania (Protection of Land) Bill* will leave unprotected over half of the current campus, or approximately 57%.

it appears the quiet creation of a third category of ‘Non-Vested’, and therefore unprotected, land has slipped under the radar.

The Education Minister’s formal Second Reading Speech during the recent March 2026 Legislative Council debate states the Bill will prevent:

“... the university from disposing of campus land at Sandy Bay without the approval of both houses of parliament. *There are only two parcels of land exempt, which we are looking to rezone.*”

(Emphasis added. Legislative Council, Wednesday 25 March 2026.)

This statement reinforces the assumption the current Sandy Bay campus will be divided into two categories only: **Vested land** (protected and needing Parliamentary approval before it can be divested by UTAS), and the exempt parcels of **land for rezoning** which consist of a total of 27 hectares.

This assumption is wrong, and the Minister’s statement is unclear and misleading.

Instead, the government’s Bill excludes **all** of the current campus between Churchill Avenue and Olinda Grove from the Vested (Protected) Land category.

A further subset of that excluded land above Churchill Avenue is then identified in the Bill as the specific parcels for rezoning for inner residential development, as mentioned in the Minister’s Second Reading speech.

The remainder of the campus land between Churchill Avenue and Olinda Grove will not need to be brought back to the parliament for approval should the University seek to rezone and/or sell that land.

Therefore, the government’s Bill does **not** prevent the university from disposing approximately 56 hectares, (or 57% of the current campus), of Sandy Bay campus land without the approval of both houses of parliament – ***instead this Bill allows the university to dispose of the majority of the current Sandy Bay campus.***

The Bill only protects as Vested Land the current campus area of approximately 14 hectares between Sandy Bay Road and Churchill Avenue.

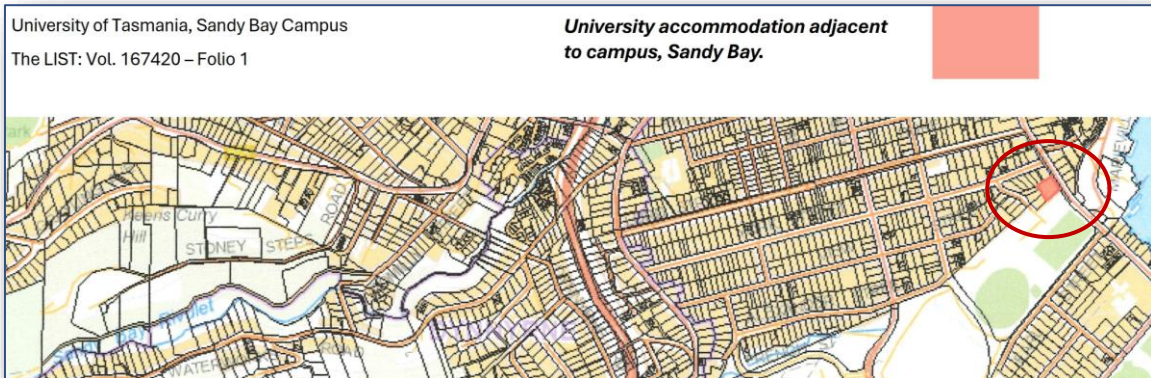
	Total No. of Hectares	% of Current Sandy Bay Campus
VESTED LAND	Approx. 14 hectares	Approx. 14%
REZONED LAND	Approx. 27 hectares	Approx. 28%
UNPROTECTED LAND	Approx. 56 hectares	Approx. 57%

How does the Bill Leave 57% of Campus in 'Unprotected' Category?

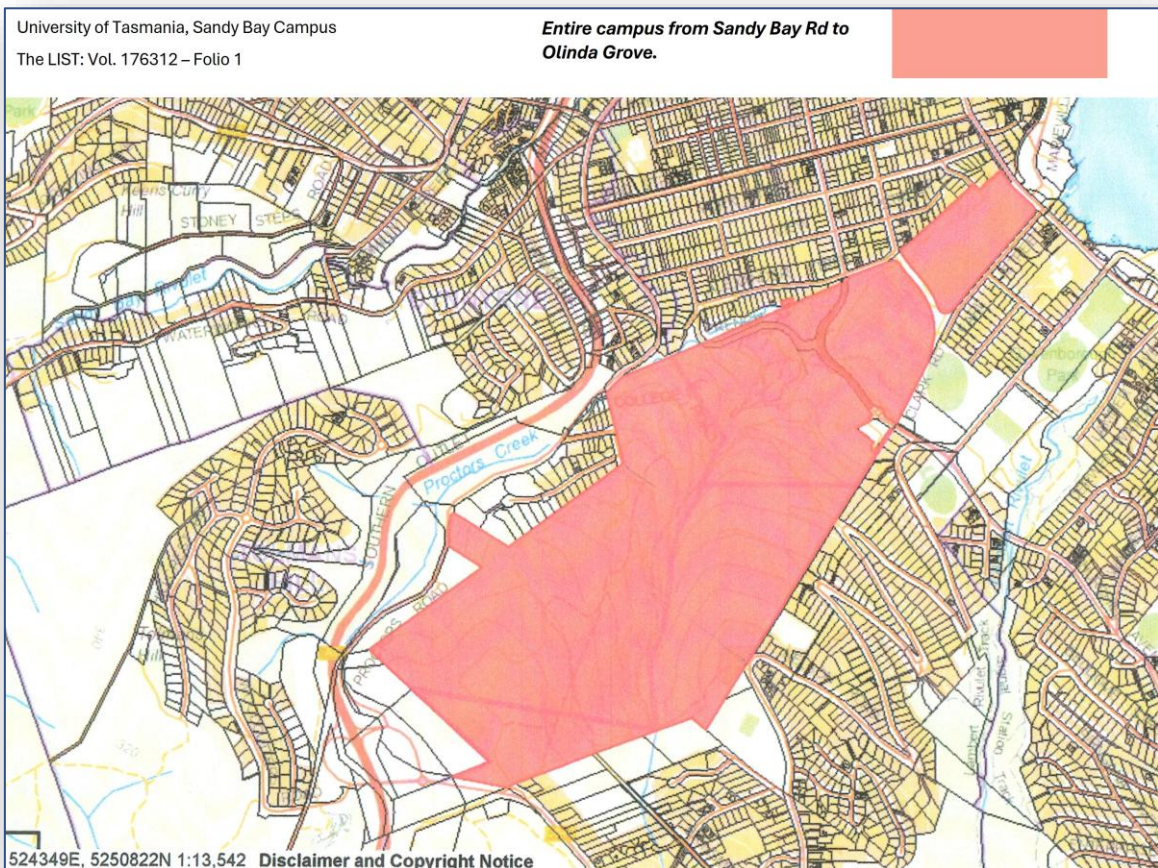
Schedule 1 of the current Bill before the Parliament references two Land Title Volumes as per the *Land Titles Act 1980* to define the Sandy Bay campus:

(Note: Images presented in this Briefing Paper derived from LIST maps are not provided in the government's Bill, but present in visual format the effect of the Bill's provisions.)

- ▶ Volume 167420, Folio 1, is a small area of land on Sandy Bay Road, that is defined as Vested, and is not a current point of contention.



- ▶ The critical area is **Volume 176312, Folio 1** which covers the rest of the Sandy Bay campus from Sandy Bay Road to Olinda Grove.



Category 1:- Vested Land

Schedule 1 of the Bill specifies the defined **Vested (protected)** area of Volume 176312, Folio 1 as the area between Sandy Bay Road and Churchill Avenue only. This Vested land consists of approximately 14 hectares, which is approximately 14% of the current campus.

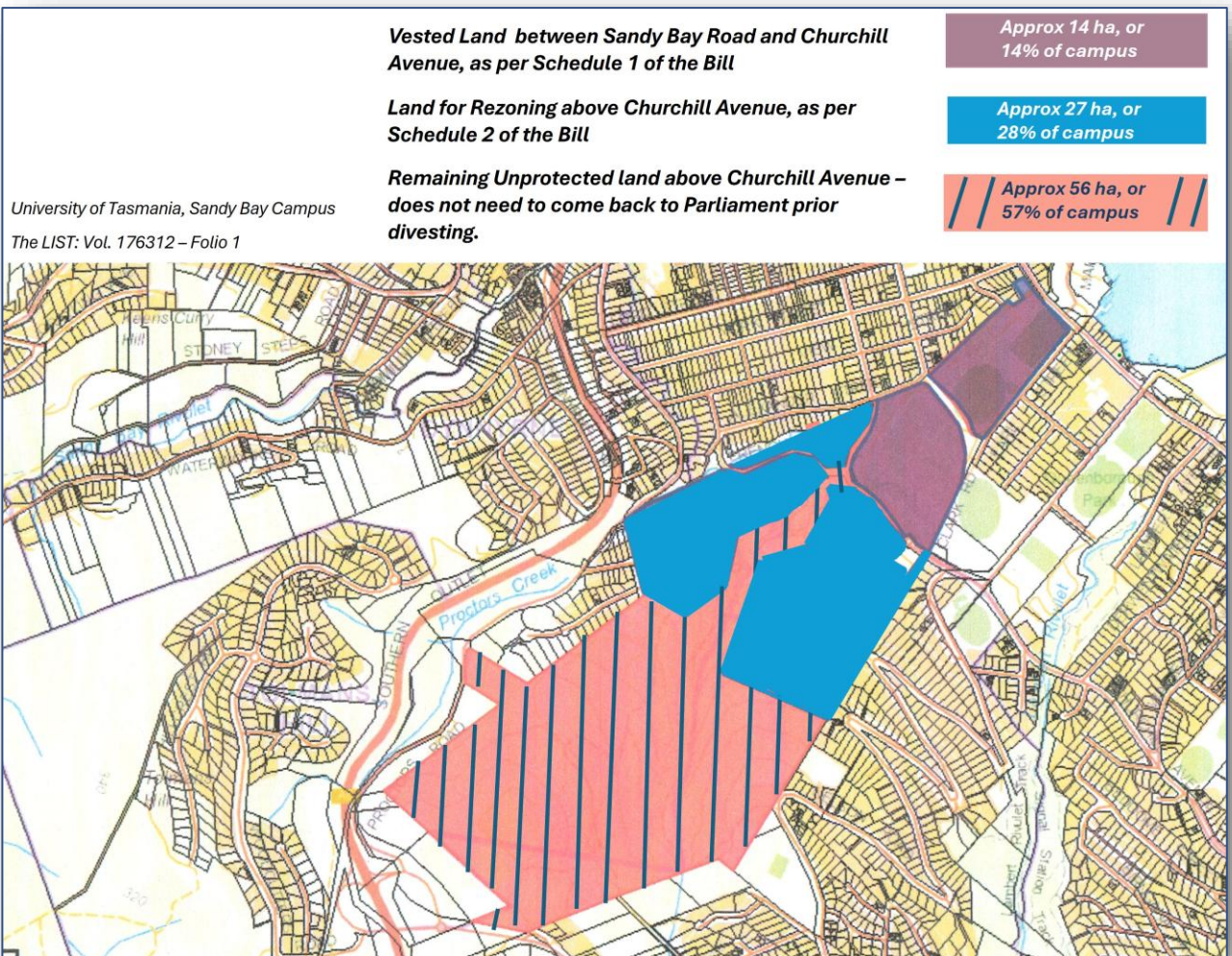
Category 2:- Rezoned Land

Schedule 2 of the Bill presents a partial aerial image of the campus depicting the parcels of **land for rezoning** by drawn thick black lines. These parcels above Churchill Avenue consist of an approximate total of 27 hectares, equating approximately 28% of the current campus area.

Category 3:- Undefined Land = Unprotected Land

The image below depicts superimposed upon a LIST derived map of the entire Sandy Bay campus Volume 176312, Folio 1, the two categories of land as defined by the government's Bill

- ▶ Plus a third area consisting of a significant portion of Volume 176312, Folio 1, not defined as VESTED, nor identified for rezoning under the current Bill



Timeline of the Bill's Different Iterations:

Since 2024 there have been multiple versions of the *UTAS (Protection of Land) Bill*.

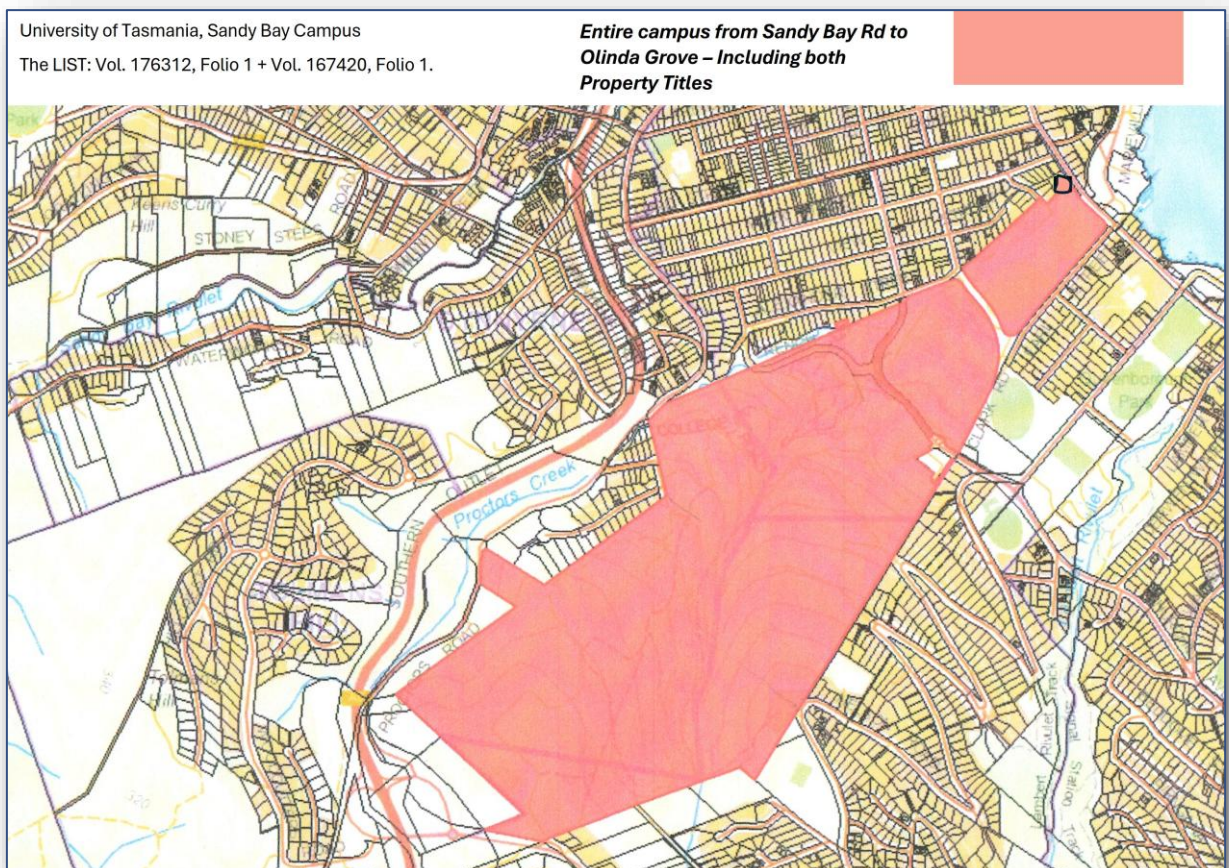
First version of Bill Tabled on 20 June 2024

The first version of the government's Bill (Bill No. 31 of 2024)-was straight forward (available [here](#)).

Schedule 1 of this original version of the Bill identified the Sandy Bay campus land to become **VESTED**, as the entire area between Sandy Bay Road and Olinda Grove, consistent with the LIST Volumes 176312, Folio 1; and Volume 167420, Folio 1 (small parcel of land consisting of university accommodation on Sandy Bay Rd).

■ POTENTIAL OUTCOME: One Category of Land Across Entire Campus

The effect of this first version of the Bill was to place the entire Sandy Bay campus into one category of **VESTED** and protected land, requiring any disposal proposals to first be approved by both Houses of Parliament.



Government Amendment to First Bill, 28 November 2024

- ▶ The government moved an amendment to the first version of the Bill during the House of Assembly debate in November 2024, to amend *Schedule 1 – Vested Land* and introduce a new *Schedule 2 – Area to be Rezoned*.
- ▶ The government's 2024 amendment to Schedule 1 part (a) reduces the area of Vol 176312 which is to be Vested (protected) to the area of campus which "falls between Churchill St [sic] and Sandy Bay Road". The amendment does not alter the reference to Vol 167420.
- ▶ The amendment to Schedule 2 defines the area of campus land to be rezoned as the land in Vol 176312 which is not vested land, **and** which is shown to be bound and shaded in the plan detailed in Part 2 of the Schedule.
- ▶ The Plan mentioned in Schedule 2 includes a map which depicts the entire Sandy Bay campus area from Sandy Bay Road to Olinda Grove, with two clearly marked and shaded parcels identified for rezoning, and the non-rezoned land still as a singular contiguous area.

Second version – Amended Bill of 2024

■ **OUTCOME: Creates three categories of land (Vested, Rezoned, and Unprotected)**

The amended version of the 2024 Bill creates three categories of campus land, despite the map provided in Schedule 2 misleadingly depicting two distinct land categories.

The government's second reading speech does not address the creation of three land categories.



Sandy Bay Campus Land for rezoning, Schedule 2–Part 2, UTAS (Protection of Land) Bill 2024 (31 of 2024), as amended by the House of Assembly, Nov 2024.

- ▶ The Lower House passed the government's amendment on 28 November 2024, but before the Upper House could consider it, the amended Bill lapsed due to the 2025 snap election (the amended Bill 31 of 2024 can be found on the Parl Website [here](#))

Timeline of the Bill's Different Iterations:

Third version of Bill Tabled on 25 September 2025

Bill No 58 of 2025 is the third version of the Bill. It was introduced after the 2025 state election and is the version currently before the Parliament– available online [here](#).

This version incorporates the government's 2024 amendment, but with significant tweaks:

- ▶ It retains the Schedule 1 part (a) Vested Land definition as introduced by the government's 2024 amendment limiting the Vested land to the area of campus between Sandy Bay Road and Churchill Avenue.
- ▶ This Bill's version of Schedule 2 no longer provides a written definition of the areas to be rezoned, but instead consists solely of a black and white partial aerial image of the campus indicating parcels for rezoning drawn with thick black lines (see image below).
- ▶ Unlike the Plan provided in the Amended Bill of 2024 which depicted the entire Sandy Bay campus, the current Bill's image predominantly focuses on the designated rezoned parcels, rather than placing them in clear context of the remaining campus land.

■ **OUTCOME: Three categories of land created, but only two specified**

- ➡ Creates three categories of land (**Vested, Rezoned, and Unprotected**), with map in Schedule 2 failing to show whole campus and indication of three categories)
- ➡ The government's formal second reading speech again fails to address the three categories of land created by the Bill
- ➡ Government still infers – wrongly in Minister's Second Reading speech in the Upper House – that any campus land outside the rezoned areas must come back for Parliamentary approval before the university can seek to rezone and sell.



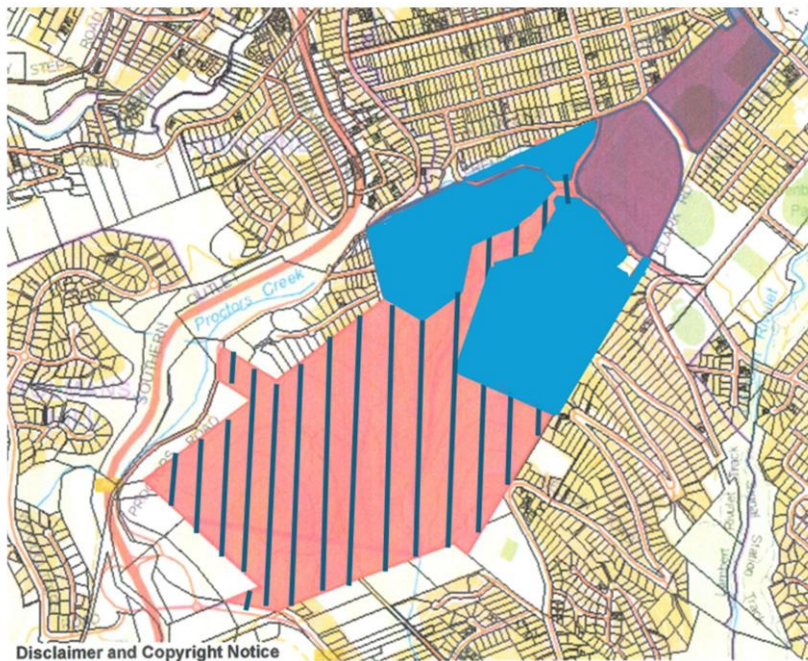
Sandy Bay Campus Land for Rezoning, Schedule 2 – [UTAS \(Protection of Land\) Bill 2025 \(58 of 2025\)](#), as passed by the House of Assembly, Dec 2025, and currently being debated in the Legislative Council, March-April 2026.

Where to From Here?

The fact that over half of the current Sandy Bay campus, approximately 57%, is left unprotected by the Bill raises serious questions which must be resolved before debate on the Bill resumes in the Legislative Council:

- ▶ Was the government aware Schedules 1 and 2 would leave **57% of the campus unprotected**, and only 14 hectares actually protected?
- ▶ If the government was aware, why wasn't this detailed to the parliament?
- ▶ Why did the government tell the Legislative Council when debate commenced in March 2026 that the parcels identified for rezoning **are the only areas exempt** from the protections preventing the university from disposing campus land without the approval of both Houses of Parliament, when in fact the **remaining 56 hectares are also exempt from those protections provided to Vested Land**?

University of Tasmania, Sandy Bay Campus. The LIST:
Vol. 176312 – Folio 1



Approx 14 ha, or
14% of campus

Vested Land between Sandy Bay Road & Churchill Avenue, as per Schedule 1 of the Bill

Approx 27 ha, or
28% of campus

Land for Rezoning above Churchill Avenue, as per Schedule 2 of the Bill

Approx 56 ha, or
57% of campus

Remaining Unprotected land above Churchill Avenue – does not need to come back to Parliament prior divesting.

Further information:

Office of Meg Webb MLC
Independent Member for Nelson
3/32 Channel Highway, Kingston, TAS, 7050
nelson@parliament.tas.gov.au