



9 August 2019

John Ayers  
GHD Pty Ltd  
Assessing consultant on behalf of City of Launceston

Dear John,

**STUDENT SERVICES LIBRARY BUILDING, 2-4 INVERMAY ROAD, INVERMAY**

The following letter provides a response to your request for further information issued on the 29<sup>th</sup> of July 2019 in relation to DA0315/2019. The following information accompanies this letter and forms part of the response:

- Schematic concept drawings AR0400; 18029-B3-E01; & 18041-LA-101, *Gandy and Roberts, JWA Architects and Aspect Studios*
- Traffic Response Letter, *Midson Traffic*
- Additional response to the Invermay/Inveresk Flood Inundation Area Code, *Pitt and Sherry*

**SITE DEVELOPMENT**

*It is requested a plan be provided which:*

- identifies the future boundaries of the new lot and the relationship with the existing and relocated sewer, water and stormwater services;*
- shows the relationship between the proposed landscaping and relocated services which will assist in the identification of potential conflict with service locations; and*
- the location of water and sewer connections to the new building.*

Three site development plans detailing the external works, electrical services and service coordination accompany this letter which respond to the above request. The plans have shown the lot boundary; sewer and water connections for the proposed building; and the relationship of the proposed landscaping and relocated services. It is noted that these plans are schematics and the design development phase has not been finalised.

**TRAFFIC IMPACT ASSESSMENT**

*Parking and traffic movement associated with the UTAS redevelopment is a matter of considerable interest and significant analysis has been undertaken as a part of the review of the network operation and the impact of the development upon it. The TIA provided does not discuss this work in a level of detail which would assist with understanding the relationship and impacts.*

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*The proposal will remove from the site 51 existing car parking spaces, and will generate a requirement for a further 50 car spaces associated with the use.*

*The TIA states that there is sufficient on-site car parking when considering the campus as a whole. Notwithstanding this statement there is no tangible evidence provided to demonstrate the existing car spaces on the site nor the future car parking to be provided as part of the masterplan.*

*A plan showing the existing and future parking for the precinct together with written description which will demonstrate compliance with the standard is requested.*

### **Staff numbers**

The transfer of the library administration services from Newnham would be in 2 stages. The first would be a component of the Newnham staff, to set up and run the student services and library building. The balance of the staff would remain at Newnham until the transition of the campus to Inveresk comes into effect. The balance of library administration staff are considered in future applications (as represented in the masterplan) which will be contingent on the approval of the planning scheme amendment.

### **Parking Demand**

The Acceptable Solution generates 50 parking spaces based on Table E6.1 of the *Launceston Interim Planning Scheme 2015*. It is noted the TIA relies on the Performance Criteria. The TIA has determined the demand to be 32 car parking spaces, informed by the UTAS travel demand Survey, 2017 (See accompanying traffic response letter, *Midson Traffic*).

### **Relocation of Parking**

University have agreed to provide finance (cash in lieu) for the relocation of the 51 spaces to the northern part of the site, however the construction of this would be undertaken by the Council, and subject to a separate application. The parking demand for the additional 32 can be readily absorbed within existing parking capacity on site as demonstrated in Table 3 of the initial TIA with nearby parking operating at an average of 66 percent capacity, allowing for availability of 99 spaces.

### **INVERMAY/INVERESK FLOOD INUNDATION CODE**

*Further clarification is sought as to why this development timeframe was chosen and not the more conservative 2090 scenario for considerations at the site.*

The accompanying letter from *Pitt and Sherry* which clarifies the chosen development timeframe. Of note, the letter makes note that the chosen development timeframe is consistent with those with the *Launceston Interim Planning Scheme 2015*. The letter further illustrates the need to adopt a balance where an appropriate level of flood protection is provided, such that the intended use is able to accept the residual risk. The University of Tasmania is aware of and understand the residual risk associated with the chosen development timeframe. In summary, the chosen development timeframe allows for a reasonable understanding of risk and aligns with the *Launceston Interim Planning Scheme 2015*.

### **REMOVAL OF LOMBARDY POPLARS**

*The application seeks to remove four Lombardy Poplars which form part of a consistent avenue of trees planted in the 1990's. Clarification as to the reason for their removal is requested.*

The Lombardy Poplar trees are to be removed for several cultural, design and functional reasons. It is reiterated that they will be replaced by an indigenous garden including six advanced native trees. As mentioned in the planning report and the Heritage Impact Statement, the trees do not have any significant heritage value. The following will clarify the reasons for the removal of the Lombardy Poplar Trees:

### **Reconciliation**

The proposed landscaping for the Student Services Library Building, and wider campus is reflective of a desire to recognise physically and culturally the traditional owners of the land, and the current and future indigenous students of the University of Tasmania. This decision was informed through consultation with members of the local and UTAS Indigenous community.

Indigenous themed landscaping and other design elements will be a central to any future design for the campus. This is a considered approach by the University to support the Reconciliation process. The proposed design theme is a positive step and action addressing the University's Strategic Plan for Aboriginal Engagement 2017-2020.

It is also particularly pertinent with the relocation of the *Riawunna Centre* from Newnham to the Inveresk Site. The *Riawunna Centre* is culturally safe space for Aboriginal and Torres Strait Islander students and the Aboriginal Community to access higher education. It is important to the University that the built environment recognises the Indigenous community past, present and future.

### **Design**

The removal of the trees will provide a break in the avenue in order to provide visibility to the building which will play a central role in student life as the student services and library building. Furthermore, by introducing unique landscaping to this area it will provide key wayfinding features associated with this integral hub on an ever-growing campus.

### **Non-Native Trees**

Lombardy Poplar trees are native to the Northern Hemisphere from mostly temperate climates. They are characterised by their height and compact canopy. It is noted the poplar trees are located at the northern orientation of the building where most of the solar access is provided, however provided very little canopy cover. The trees which would replace this are of a medium size with a greater setback from one another to allow for a balance of solar access and shading.

### **Viability**

The proposed landscaping would provide for greater biodiversity, and the proposed native vegetation has been selected to be highly resilient, particularly in the face of climate change. This will ensure the long-term viability of the trees.

As stated in the Arborist report which accompanied the application:

*I suggest that trees 1 - 4 may be significantly impacted due to the proximity of the proposed building.*

Poplar trees have a vigorous and invasive root system. Not only will the proximity to the development potentially result in the deterioration of the poplar trees health and structural integrity, they also pose a risk to development and infrastructure and potentially people. The proposed landscaping is for trees which are complementary to development in that they will not have invasive root systems and where necessary root barriers can be utilised. This is not a viable option for the poplar trees as they have a formed root system and any barrier would result in the degradation of their health and potential for an increased risk rating.

If you have any further questions, please do not hesitate to contact our office on 6234 9281.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Poppy Scharkie', written in a cursive style.

Poppy Scharkie  
Student Planner  
**IRENEINC PLANNING & URBAN DESIGN**

