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Irene Duckett
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49 Tasma Street
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Dear Irene,

2-4 INVERMAY ROAD – UTAS LIBRARY TIA – RESPONSE TO COUNCIL RFI

This letter has been prepared in response to a request for further information from the City of Launceston in relation to car parking for the abovementioned development.

Specifically, Council have requested the following:

"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".

The response to the RFI is outlined in the following sections.

1. Staff Numbers

The proposed development is a library that will be ancillary to the University campus as a whole. The additional parking demands associated with the development therefore only arise from the staff who will work within the building. The library will be an important component in the future expansion of the campus. The library will cater for the future student requirements of the expanded campus over time, however in the initial period, the student demands of the library will be lower due to a lower number of student enrolments. As a result, there will be fewer staff working within the library when it first opens, compared to in the future when the campus has expanded.

The transfer of library staff from the Newnham campus would be in two stages. The first stage would be a component of the Newnham staff, to set up and run the student services and library building. This requires 50 staff. The balance of library administration staff are considered in future development applications which will be subject to separate approvals under the Planning Scheme Amendment.

2. Existing Car Parking Demands

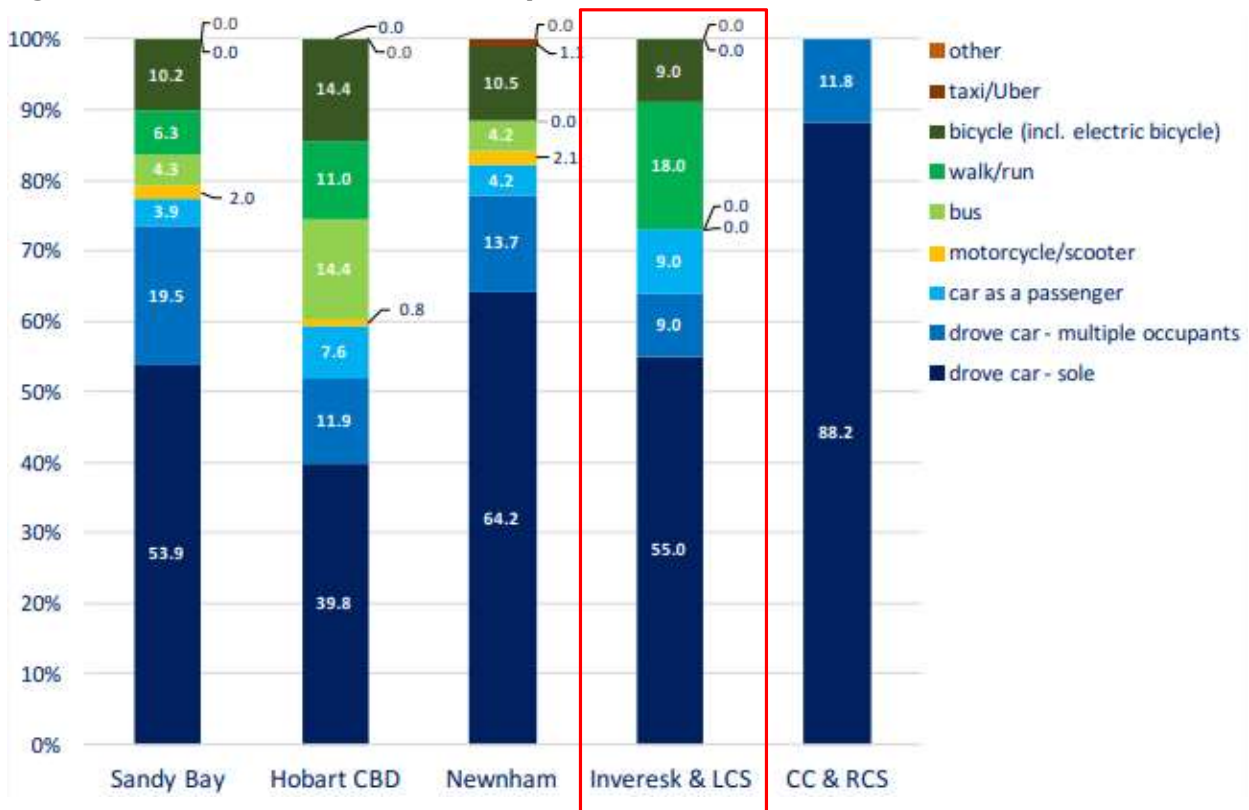
In terms of the existing car parking, the TIA provided evidence in the form of previous car parking surveys undertaken by ARRB in October 2018. These surveys (consisting of 456 spaces) indicated that there is spare capacity within the car parking areas closest to the subject site. When considering the car parking areas within the Roundhouse towards the northern end of the Inveresk site, there is sufficient spare capacity to cater for the development proposal.

The parking provision and parking demands of the Inveresk campus are detailed in Sections 5.1 and 5.2 of the TIA.

3. Staff Parking Demands

Whilst the Acceptable Solution of Clause E5.6.1 of the Planning Scheme requires 1 space per staff, the actual parking demands of University staff are lower than this requirement. The UTAS Travel Behaviour Survey 2017 mode share results are reproduced in Figure 1. It can be seen that existing staff at Inveresk utilise various modes of transport. Staff arrivals by car as sole occupant accounted for 55%, and drove car with multiple occupants combined accounted for 9%. In terms of parking demands, up to 64% of staff arrive by car. With the full projection of 50 staff, this would account for a car parking demand of 32 spaces (reiterating that not all staff will be new staff, but may be transferred from other areas of the existing campus). It is further noted that not all staff would necessarily be at the campus simultaneously, thus reducing the aggregate car parking demands.

Figure 1 UTAS Travel Demand Survey – Staff Mode Share 2017



4. UTAS Inveresk Future Development

Two separate development applications have been lodged with Council: UTAS Specific Area Plan; and the Glebe Farm car park. Both of these developments are important to the future growth of the Inveresk campus, however the proposed library development cannot rely on these developments for approval. The strategic importance of these developments are important in the overall context of the future development of the Inveresk site and are therefore summarised as follows:

- Specific Area Plan. The Specific Area Plan will facilitate the relocation of the University's Newnham Campus to Inveresk, to accommodate a potential of 16,000 students engaged with the Inveresk campus annually by 2032 (equating to 8,800 full time equivalent students) and 491 full-time equivalent staff.

The Specific Area Plan will facilitate the land use changes associated with the transformation and growth of the Inveresk campus. This transformation is part of the University's Northern Transformation Master Plan. As well as document the high-level traffic and parking impacts associated with the transformation, this report details the traffic and parking guidelines to facilitate these land use changes. The changes will include increased on-site car parking, on-campus student accommodation, and alternative modes of transport. These measures are important in the consideration of transport needs of a modern university.

- Glebe Farm Car Park. A separate development application has been lodged for a proposed 550 space car park located at the northern end of Glebe Farm Road. The development will provide car parking that is accessible via an existing pedestrian bridge to the campus. This car park forms an important component of the overall UTAS Inveresk Precinct Plan.

5. Relocation of Parking

UTAS have agreed to provide cash in lieu for the relocation of the 51 parking spaces that are proposed to be relocated to the northern part of the Inveresk site. The construction of these parking spaces would be the responsibility of Council and subject to a separate development application.

6. Parking Plans

The Specific Area Plan quantifies a future parking provision for the campus that is based on projected student population. It is expected that this will be an outcome of the Specific Area Plan if approved.

The Specific Area Plan does not identify the location of this parking, but it highlights that it must be provided on the campus to facilitate the student growth. One area where the future parking provision has been identified is the Glebe Farm car park (550 spaces, detailed above). The development application for this car park will be lodged in the near future.

The Inveresk Precinct Plan is reproduced in Figure 2.

Figure 2 Inveresk Precinct Plan



Please contact me on 0437 366 040 if you require any further information.

Yours sincerely,

Keith Midson BE MTraffic MTransport FIEAust CPEng EngExec NER

DIRECTOR
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