

Building 3, UTAS, Inveresk Development Application

28 June 2019

Rev B

University of Tasmania

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1. Introduction

1.1. Introduction

This document has been prepared on behalf of the University of Tasmania as a part of the development for the Inveresk Campus in Launceston lead by John Wardle Architects.

The landscape proposal creates a series of external spaces that draw on the surrounding context and history to support both regional, and educational communities.

All public realm areas will respond to the local context and architectural language of the overall development.

This document covers the landscape design aspects of the proposed development of Building 3. It explains the existing site context and details of the Concept Design proposals using plans, sections and diagrams as well as setting out the proposed planting and material palettes for the external landscape spaces.



2. Site Analysis

2.1. Site Context

The development site is located at Inveresk precinct within the City of Launceston. The site occupies an area approximately 28 acres.

The site is positioned within a 10 minute walk north east of Launceston CBD, along the northern and southern banks of the North Esk River.

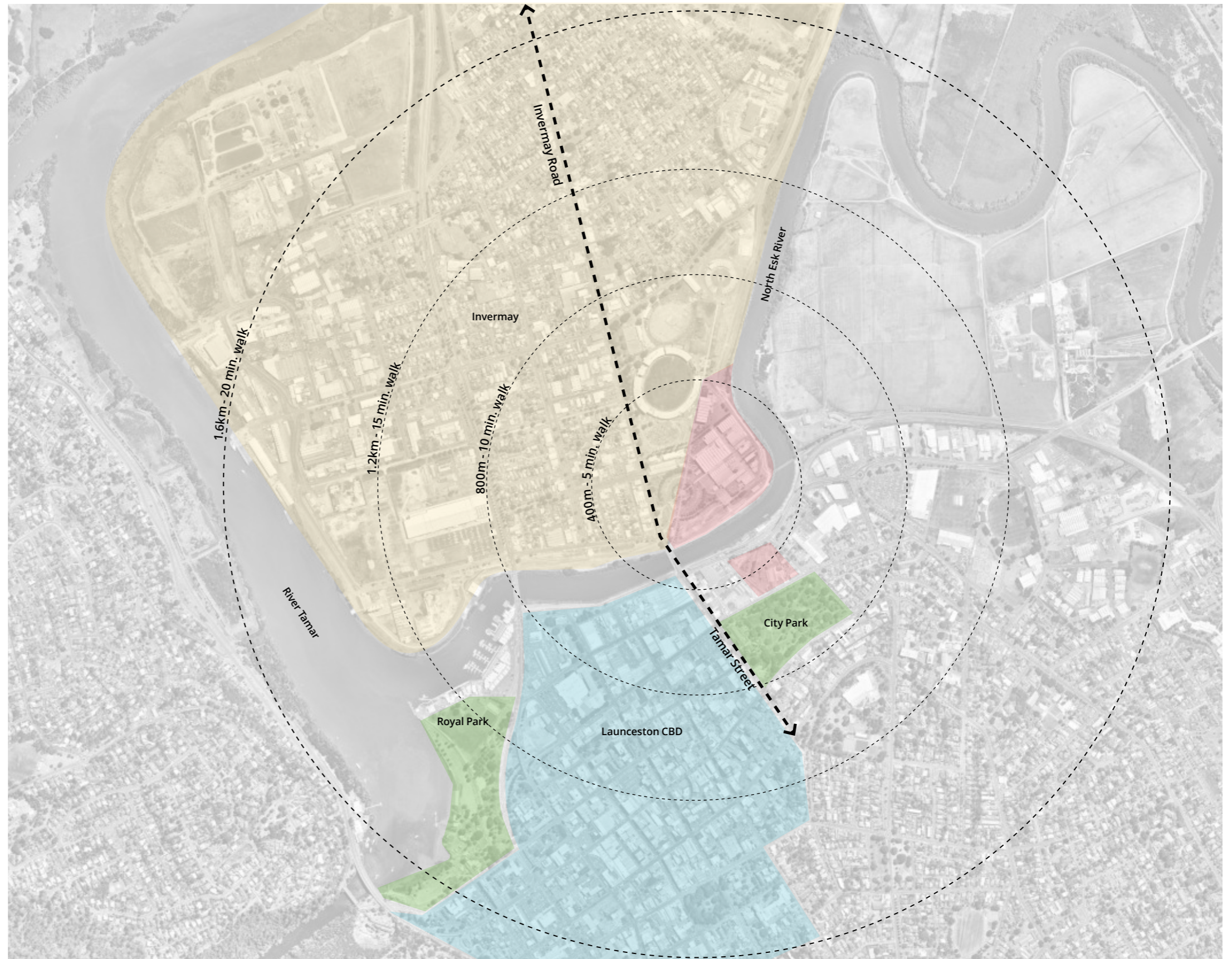
The site functions as a cultural precinct currently occupying a number of educational and community buildings that serve the Northern Tasmanian Community.







Invermay Road, bounds the Western edge of the site and serves as a major arterial road connecting the northern suburbs with the city centre, and the Newnham Campus. The site is well served by local transport networks including bus, cycle and pedestrian routes that connect into the Launceston CBD and wider city.

Situated on a natural floodplain, much of Invermay is below the high tide level. The site is subject to the Invermay/Inveresk Flood Inundation Area. Concrete levee banks have recently been constructed along the northern edge of the River in order to protect the site during a 'once in 200 years' flood.

The site is in close proximity to open green spaces within the city of Launceston including City Park and Royal Park.

The site is currently surrounded by a mixture of low rise residential, commercial and light industry.



-  N
-  The site
-  Key open spaces
-  Launceston CBD
-  Invermay precinct
-  Main transport connection

2.2. Site Narrative

Originally, a low lying swamp in the Tamar Valley, the area was inhabited by Indigenous Australians for over 30,000 years prior to European settlement. The City of Launceston was established in the early nineteenth century following European colonization of Tasmania.

During the mid nineteenth century, the area was identified as the only large level area still available near the city that would be suitable as a station yard. The Invermay swamp was drained and the land reclaimed using imported fill. Both the Inveresk and Willis Street site served as an industrial site for the Inveresk railway yards and workshops between 1868 and 1994. Although the early history of the islands first peoples is important, Inveresk and Invermay had a significant Tasmanian Aboriginal presence particularly in the 50s and 60s when many Aboriginal families lived in the area, some of whom worked at the railway. The site was a major centre within Tasmania for railway construction, engineering and maintenance. As a result of the decades of heavy industrial activities, much of the land occupied by the railway yards were contaminated with heavy pollutants.

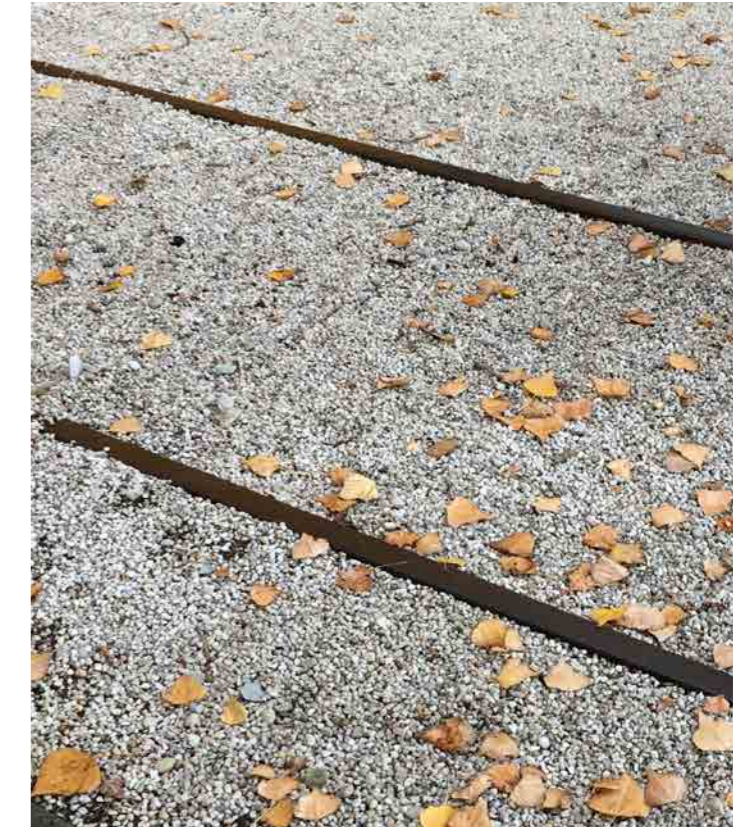
With the closure of the Railway Yards, the site was redeveloped during the 1990's as a part of the Commonwealth's Better Cities Program. Currently the site serves as an educational and cultural precinct for the University of Tasmania and accommodates the Launceston Tramway Museum and the Queen Victoria and Museum Planetarium.



Aerial photo Pre 1967 - Inveresk Railway Workshops



Inveresk Railway Workshops - UTAS Theatre Annexe

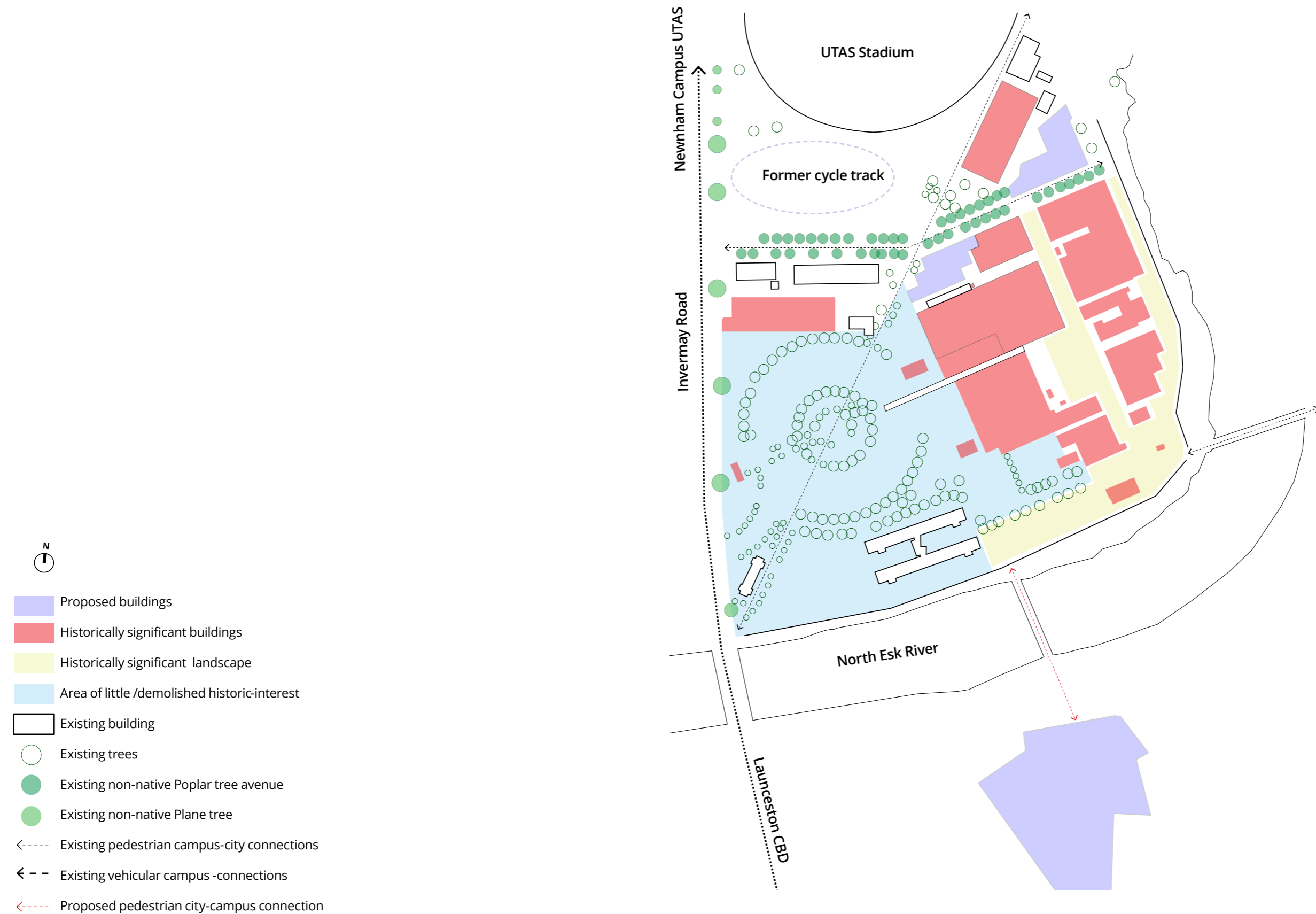


Historic rail yard remnants - Inveresk Railway Workshops Annexe

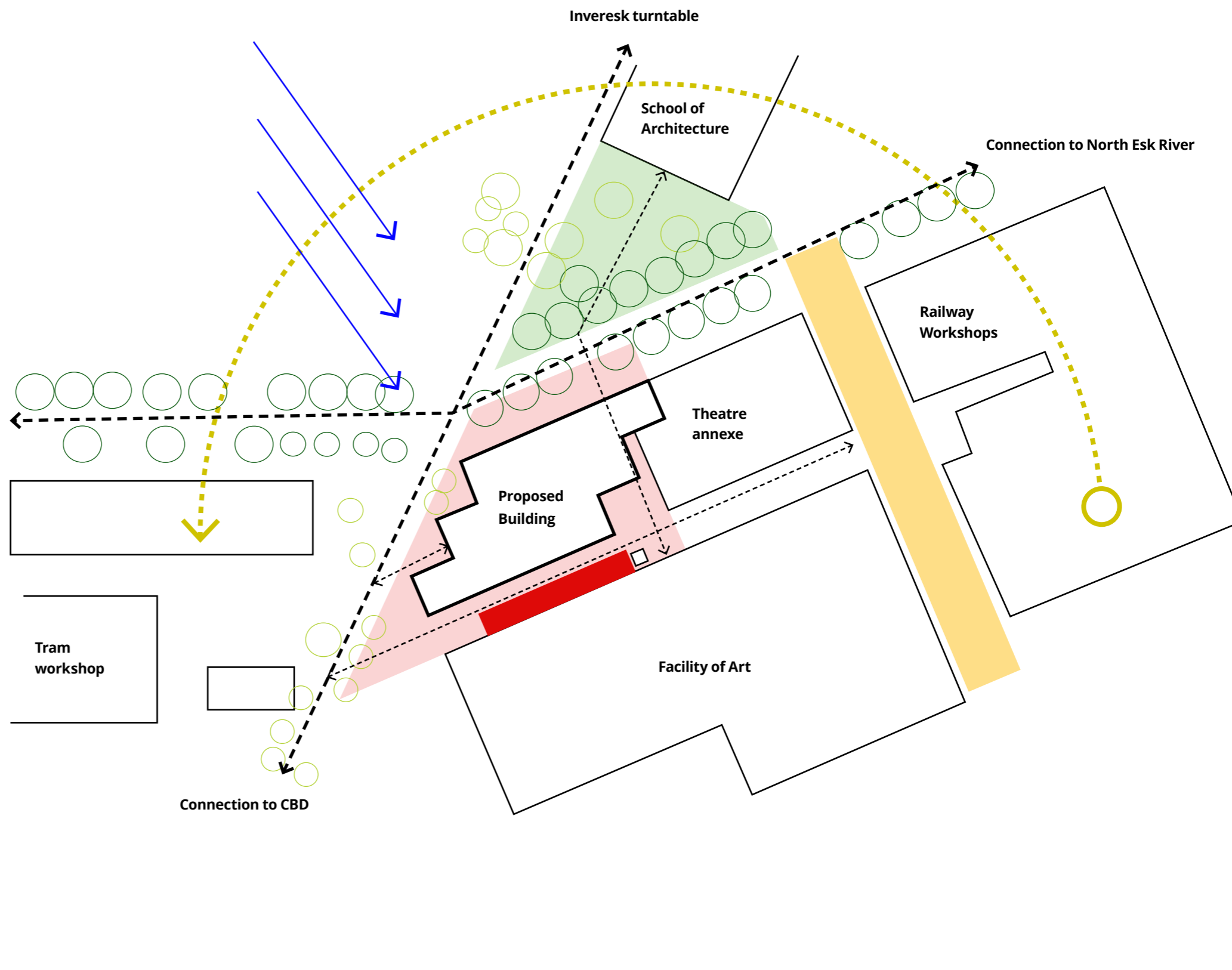



Inveresk Railway Workshops

2.3. Campus Analysis

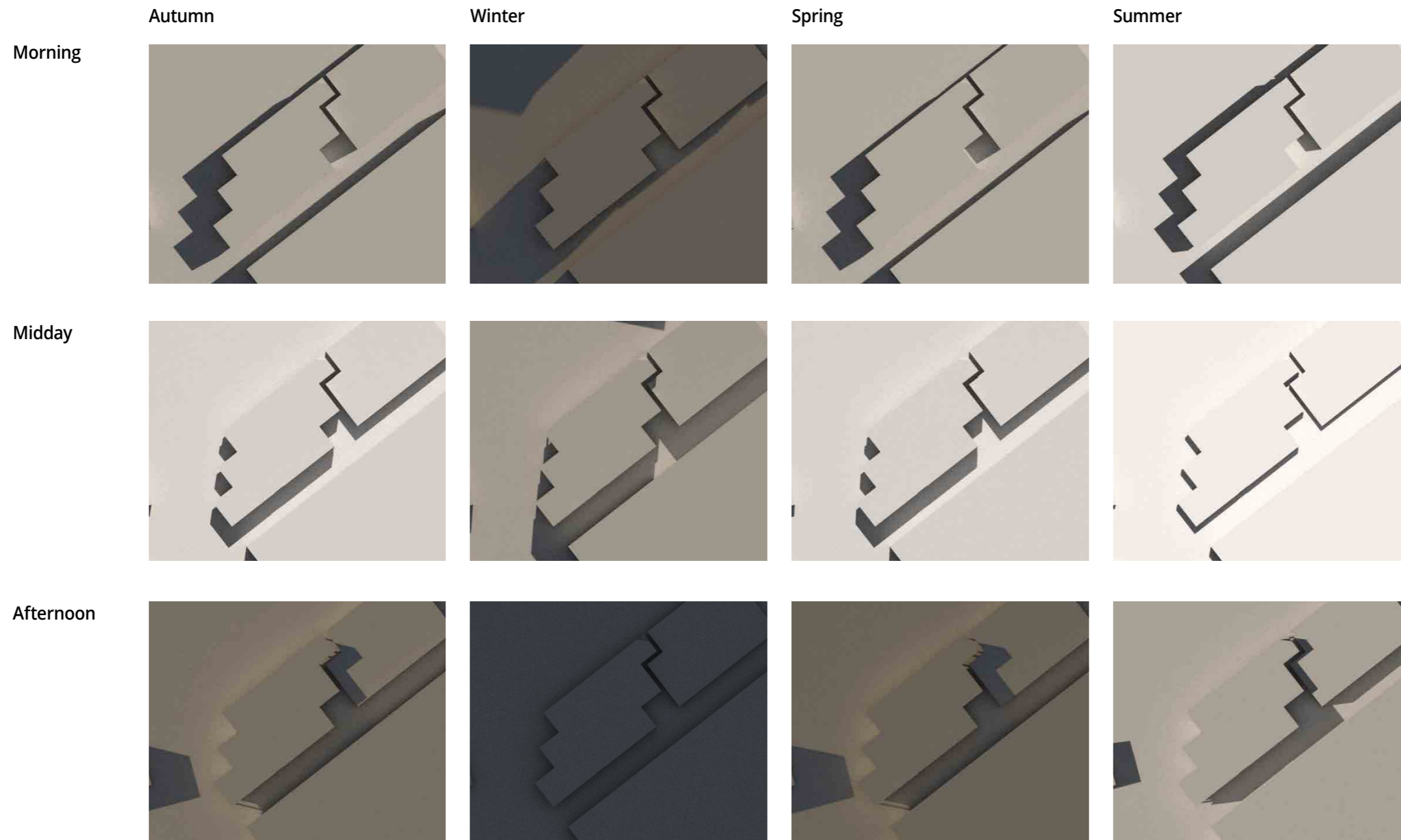


2.4. Environmental Study



-  N
-  Sun path
-  Prevailing wind - North westerly
-  Existing trees
-  Existing Poplar tree avenue
-  Extent of proposed landscape
-  Existing open space
-  Major pedestrian connections
-  Potential connections
-  Historic Traverser lane
-  Building to be demolished

2.5. Building 3 - Shadow Study



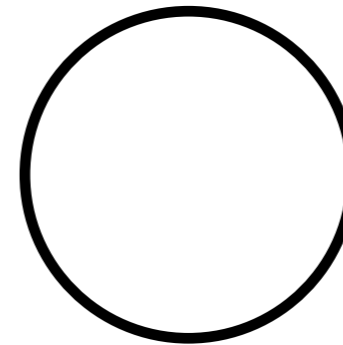
3. Landscape Strategy

3.1. Landscape Concept

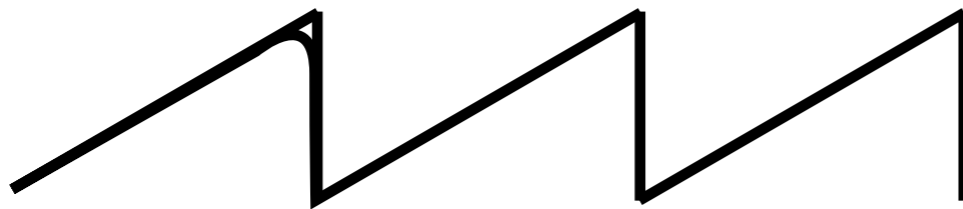
The landscape proposal aims to reveal and reflect upon the historical and cultural palimpsest with the weaving of the Indigenous and industrial heritage of the site.

The intention is to recreate a connection to the indigenous landscape whilst supporting the relocation of Riawunna from the Newnham to the Inveresk Campus.

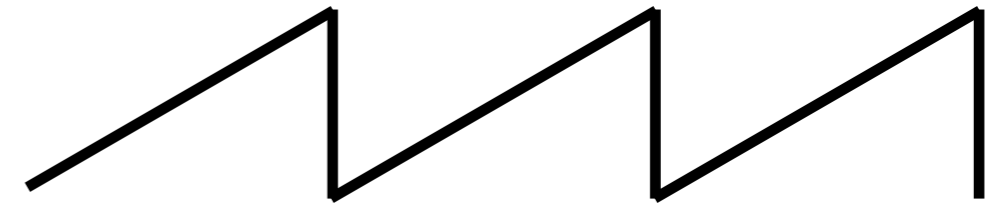
Through exploring the cultural heritage of the site, the proposal aims to strengthen the cultural destination that celebrates Tasmanian character and identity that forms a campus wide approach one that will inform and lay down the precedent for future proposals.



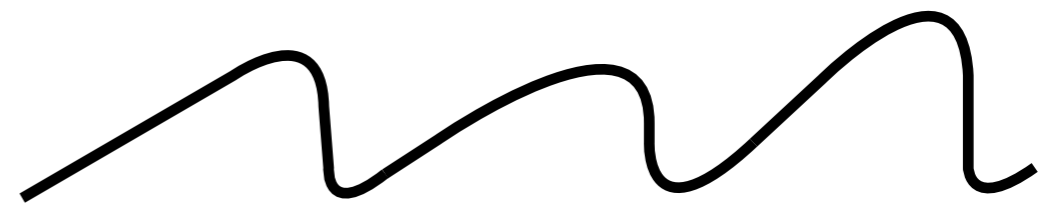
RIAWUNNA - CIRCLE OF EXISTENCE



RAIYARDS - FUNCTIONAL LINEARITY



CULTURAL WEAVING AND CONNECTION



3.2. Landscape Concept - Ideograms

6 key Indigenous considerations.

1. Connection to Country

Wider connection to the mountains, land and water.

2. Strong Cultural Connections

Fire/smoke pit, water, seashells & basket weaving

3. Three Levels of welcoming/gathering areas

Large public gathering performance area, public small gathering area, private smaller area for Riawunna.

4. Aboriginal Nations Representations

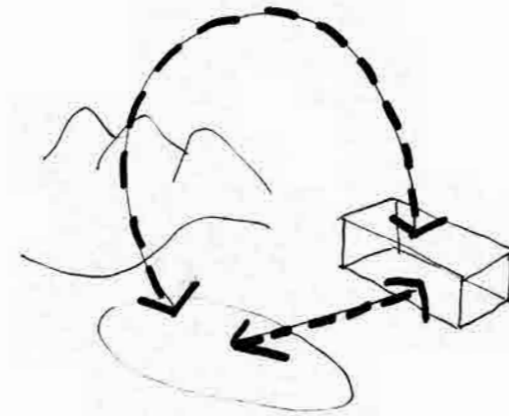
9 stones representing the 9 Aboriginal nations of Tasmania

5. Language and Interpretation

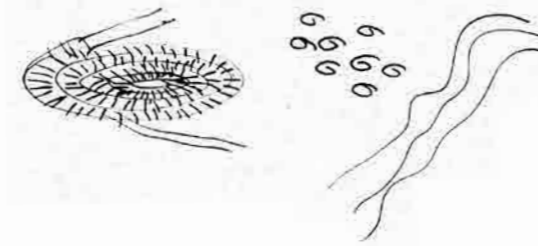
Opportunity to introduce Aboriginal language and interpretation.

6. Authenticity of Materials

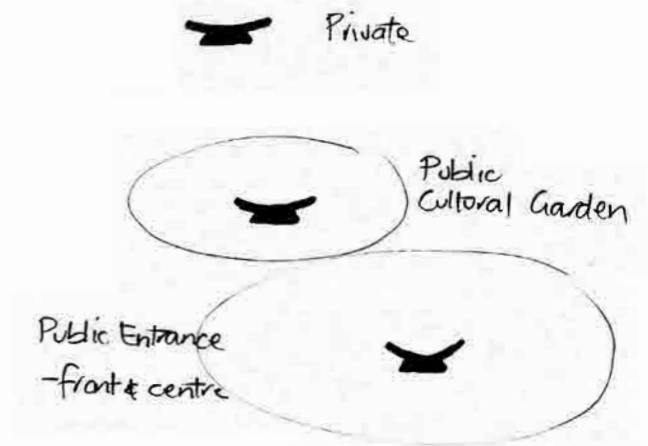
Materials that make up the landscape are sourced authentically -including the stones, rocks and plants.



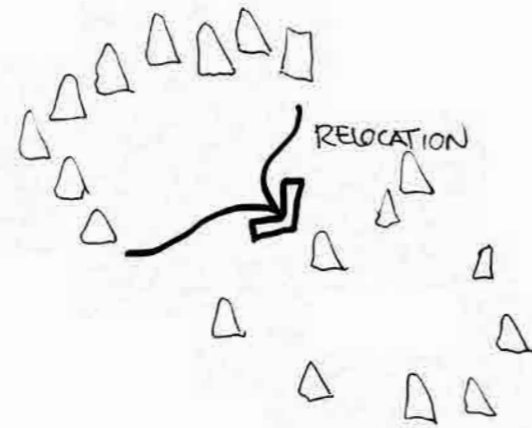
Connection to Country



Strong Cultural Connections



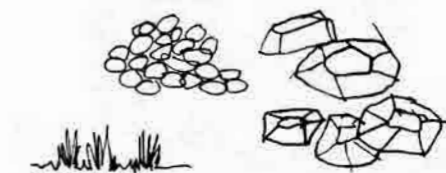
3 Levels - Welcoming Areas



Aboriginal Nations Representations



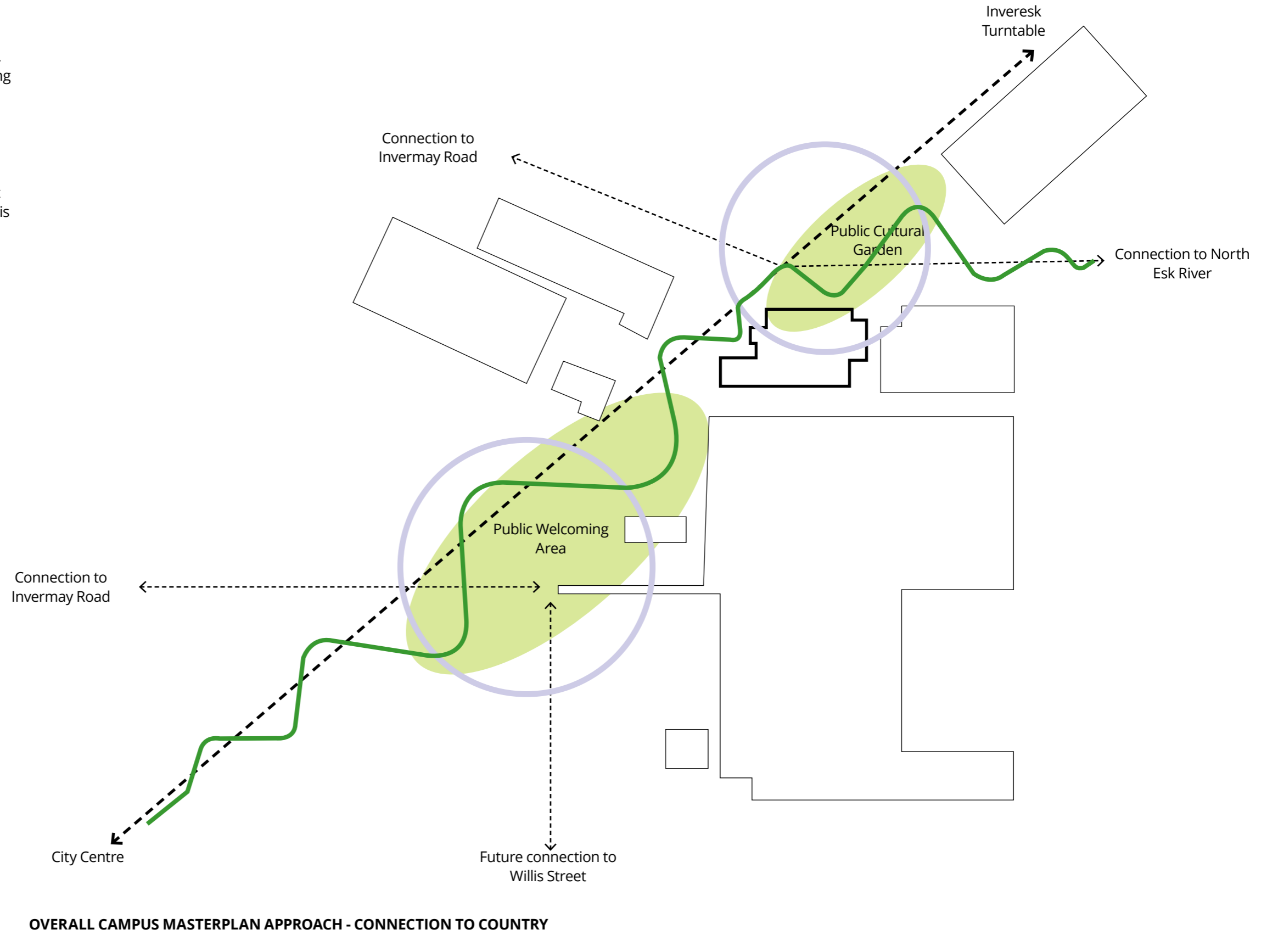
Language & Interps



Authenticity of materials

3.3. Landscape Design Principles- Campus Wide Approach

To provide different levels of Riawunna cultural garden through the campus; large public gathering area, small public gathering area, private smaller area for Riawunna. The proposal locates key Riawunna cultural gardens along the existing central axis which has a strong connection to the Library and existing buildings. One of the primary reasons to location the Riawunna cultural garden along the central axis is due to the amalgamation of different users of the site (students, general public, tourists & recreational users). The intention is to place Riawunna at the centre of the campus so that Country to Connection is embedded into the campus.



4. Landscape Proposal

4.1. Landscape Schematic Design / Site Plan

LANDSCAPE LEGEND

GENERAL EXTENTS & WORKS BOUNDARIES

--- EXTENT OF WORKS

LEVELS AND GRADING

+RL 02.565 PROPOSED LEVELS

1:21 FALL

NOTE: ALL LEVELS TO BE REVIEWED FOLLOWING DETAILED SITE SURVEY

PAVEMENTS & SURFACES

- DOLERITE MIX STONE PAVING
- INSITU CONCRETE SURFACE WITH SEEDED SEA SHELL AGGREGATE
- PRECAST CONCRETE STEPS, PLANTERS
- INSITU CONCRETE WITH POTENTIAL EXPOSED SEA SHELL AGGREGATE
- SEA SHELL MULCH
- CONCRETE TO MATCH EXISTING
- LOCAL DOLERITE FEATURE STONE
- TACTILE PAVING

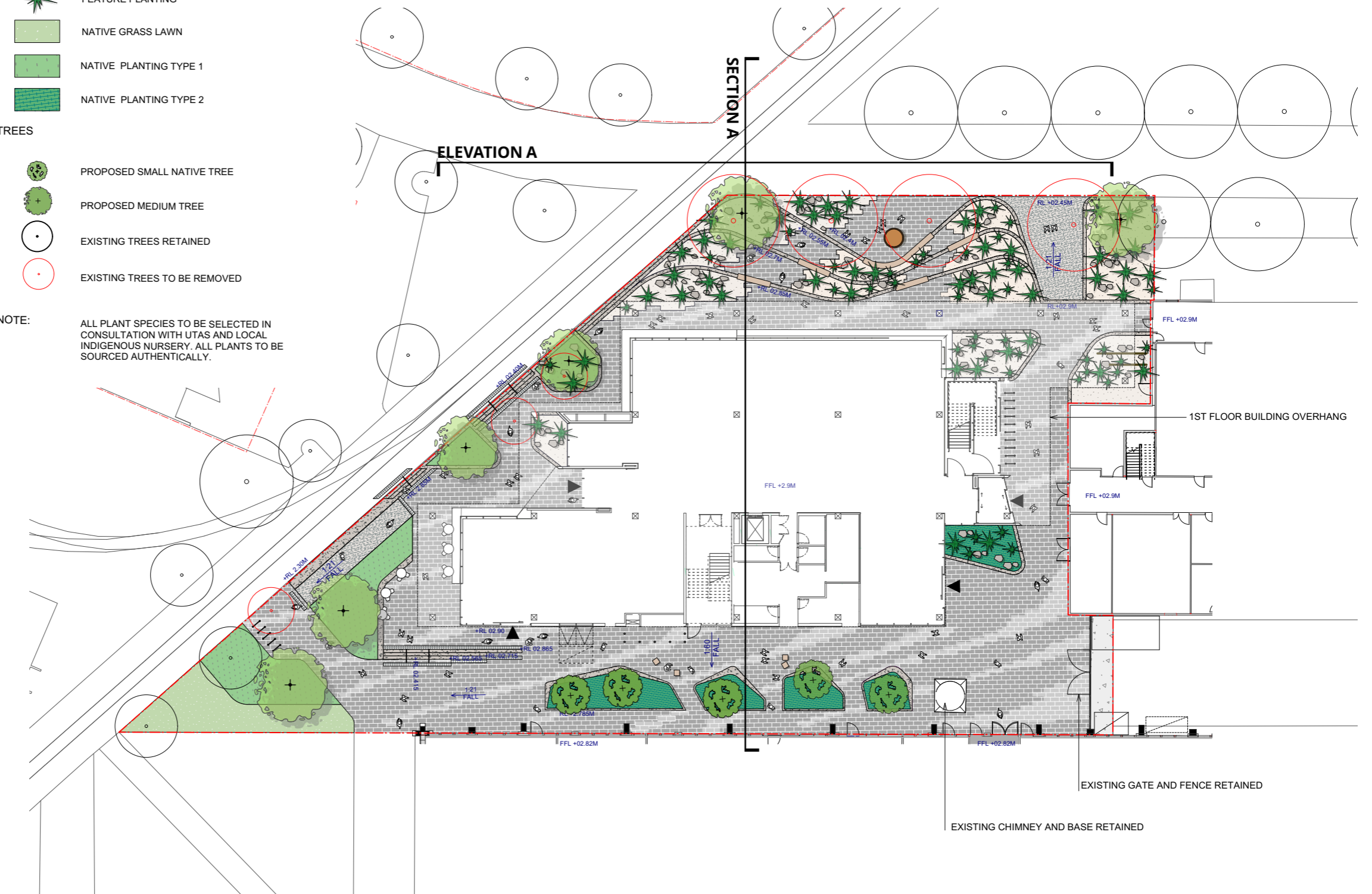
FIXTURES & FURNITURE

- LARGE TIMBER BENCH SEATING
- SINGLE TIMBER BLOCK SEATING
- GALVANISED CYCLE STANDS
- HANDRAILS FOR STEPS
- SMOKE PIT
- HISTORIC RAILWAY TRACKS TO BE RETAINED
- PROPOSED BOLLARDS

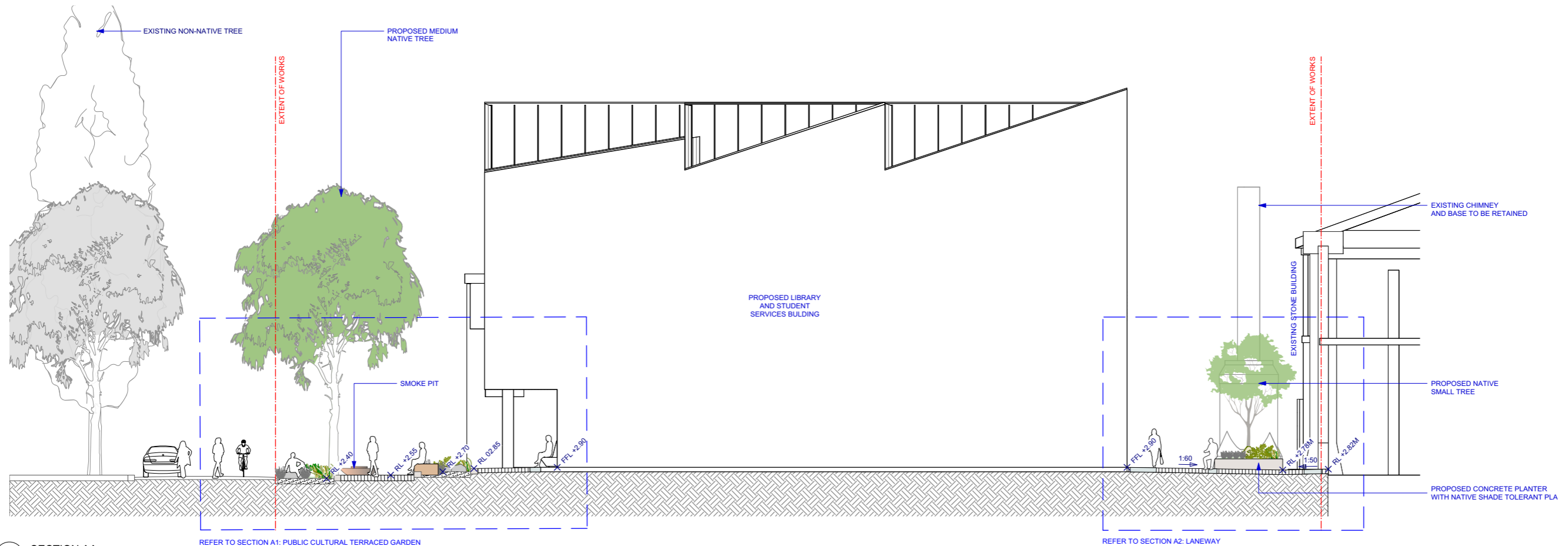
SOFTSCAPE & PLANTING TYPOLOGIES

- FEATURE PLANTING
- NATIVE GRASS LAWN
- NATIVE PLANTING TYPE 1
- NATIVE PLANTING TYPE 2
- PROPOSED SMALL NATIVE TREE
- PROPOSED MEDIUM TREE
- EXISTING TREES RETAINED
- EXISTING TREES TO BE REMOVED

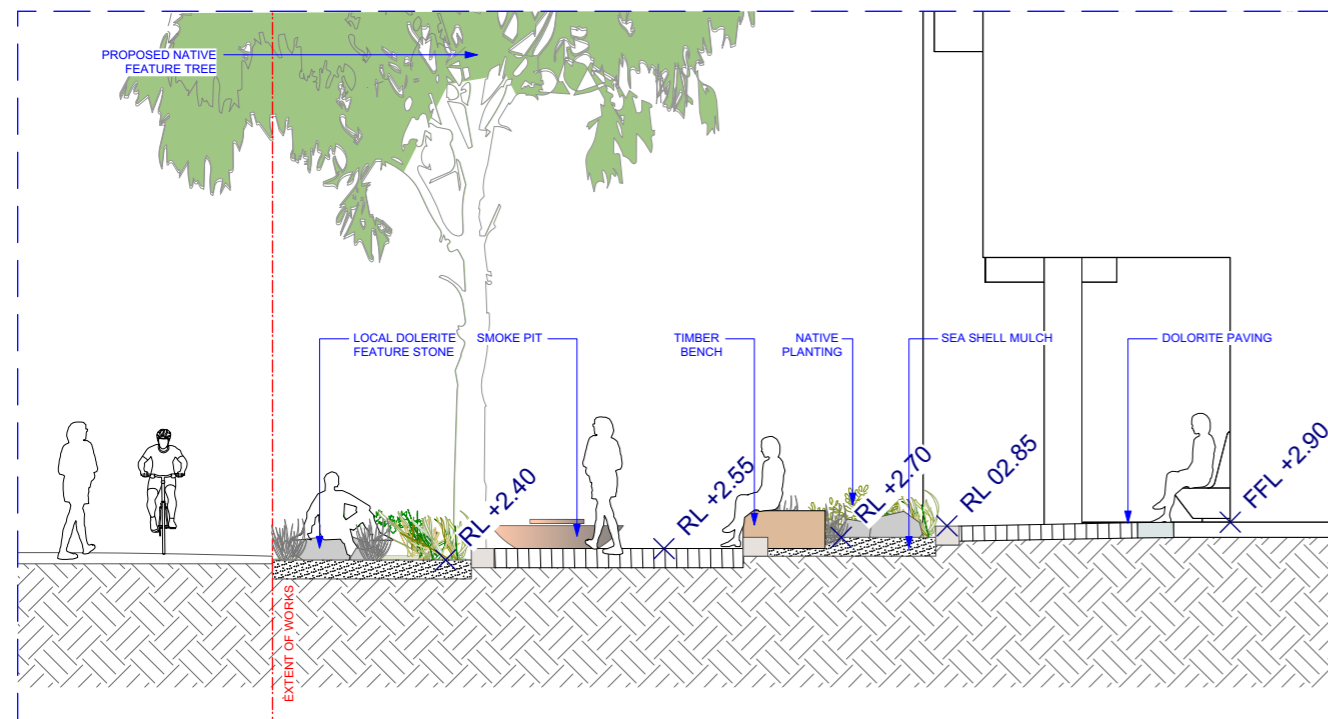
NOTE: ALL PLANT SPECIES TO BE SELECTED IN CONSULTATION WITH UTAS AND LOCAL INDIGENOUS NURSERY. ALL PLANTS TO BE SOURCED AUTHENTICALLY.



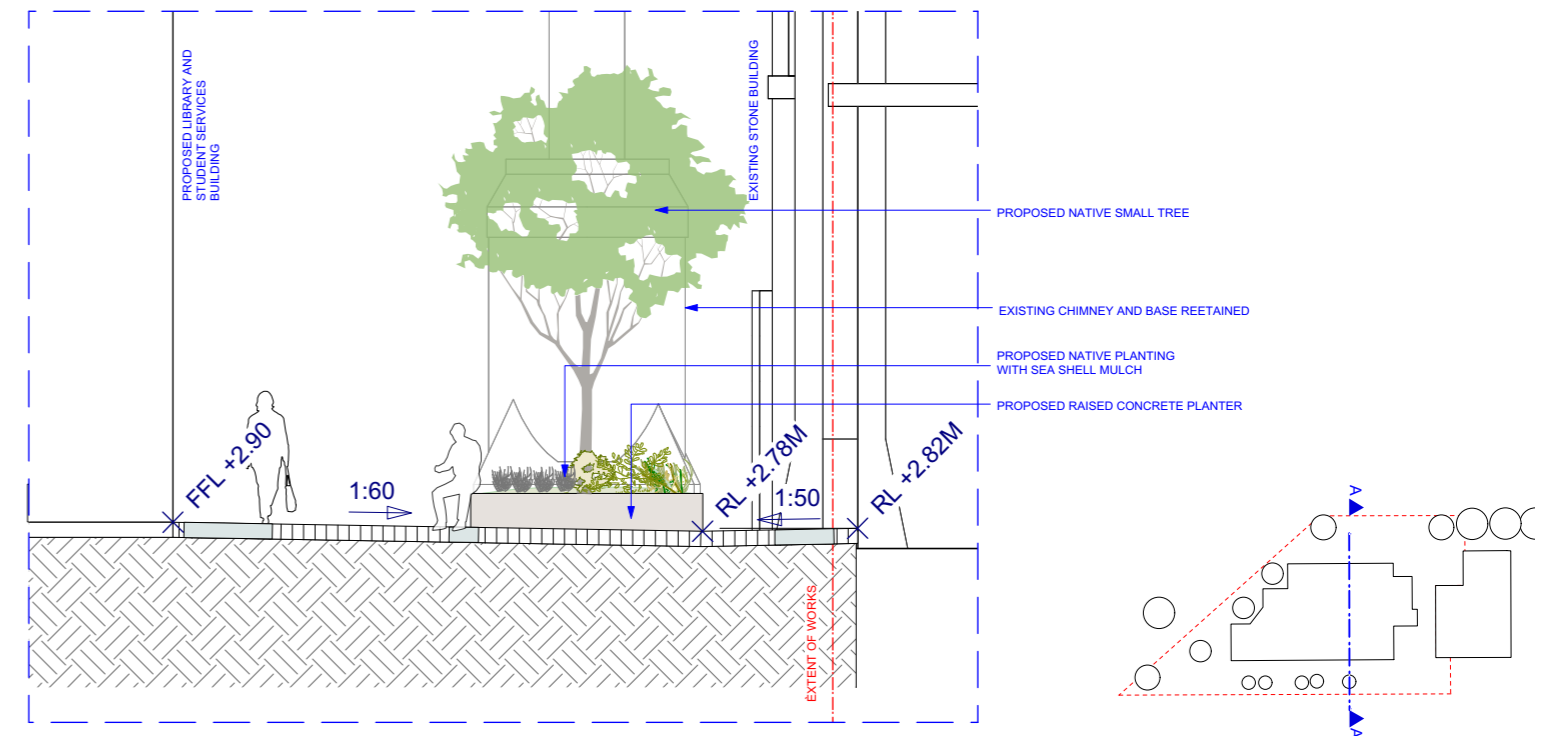
4.2. Landscape Section/Elevation



1 SECTION AA
Scale: 1:100 on A1/1:200 on A3

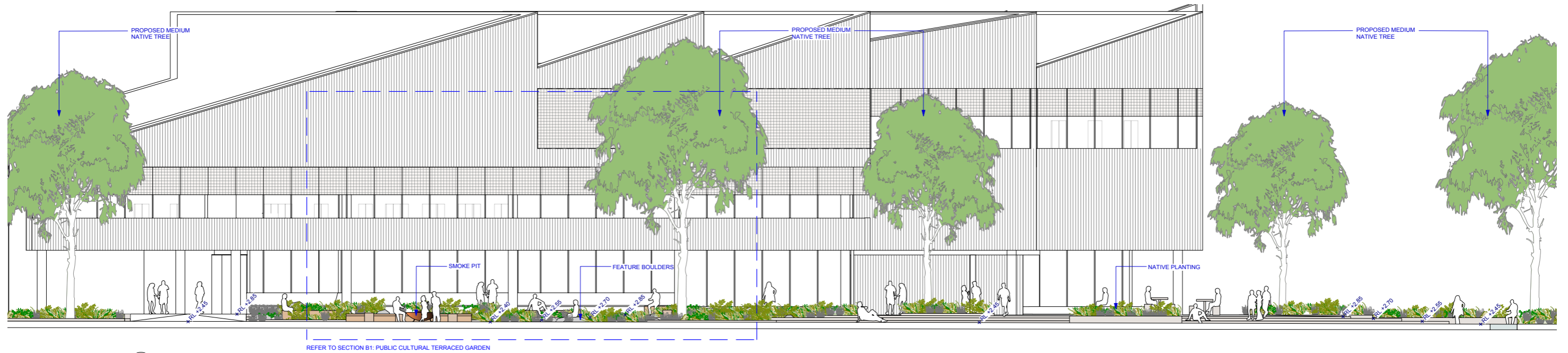


2 SECTION A1: PUBLIC CULTURAL TERRACED GARDEN
Scale: 1:50 on A1/1:100 on A3

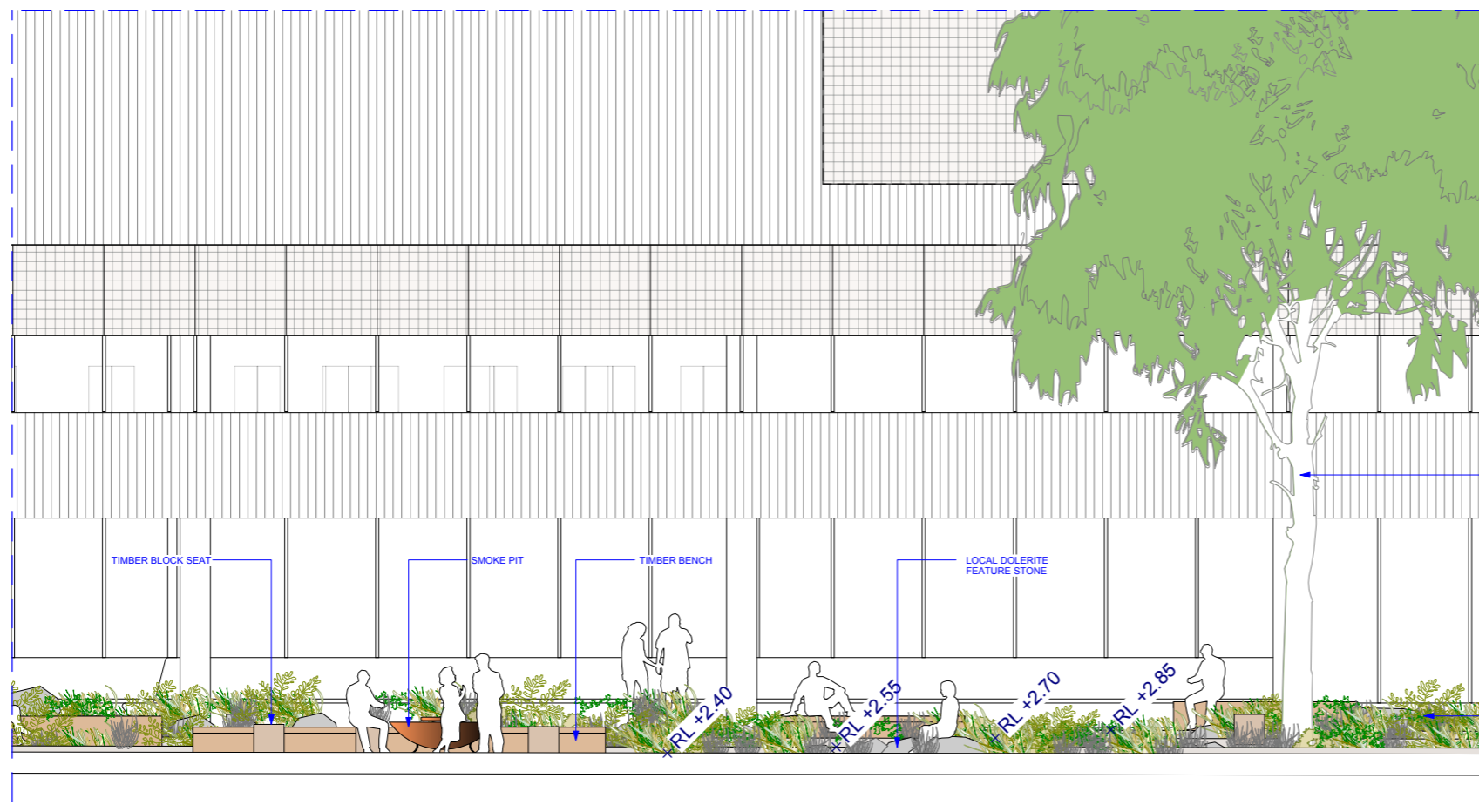


3 SECTION A2: LANEWAY
Scale: 1:50 on A1/1:100 on A3

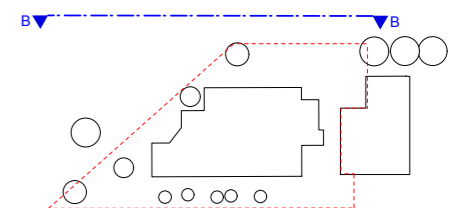
4.3. Landscape Elevation



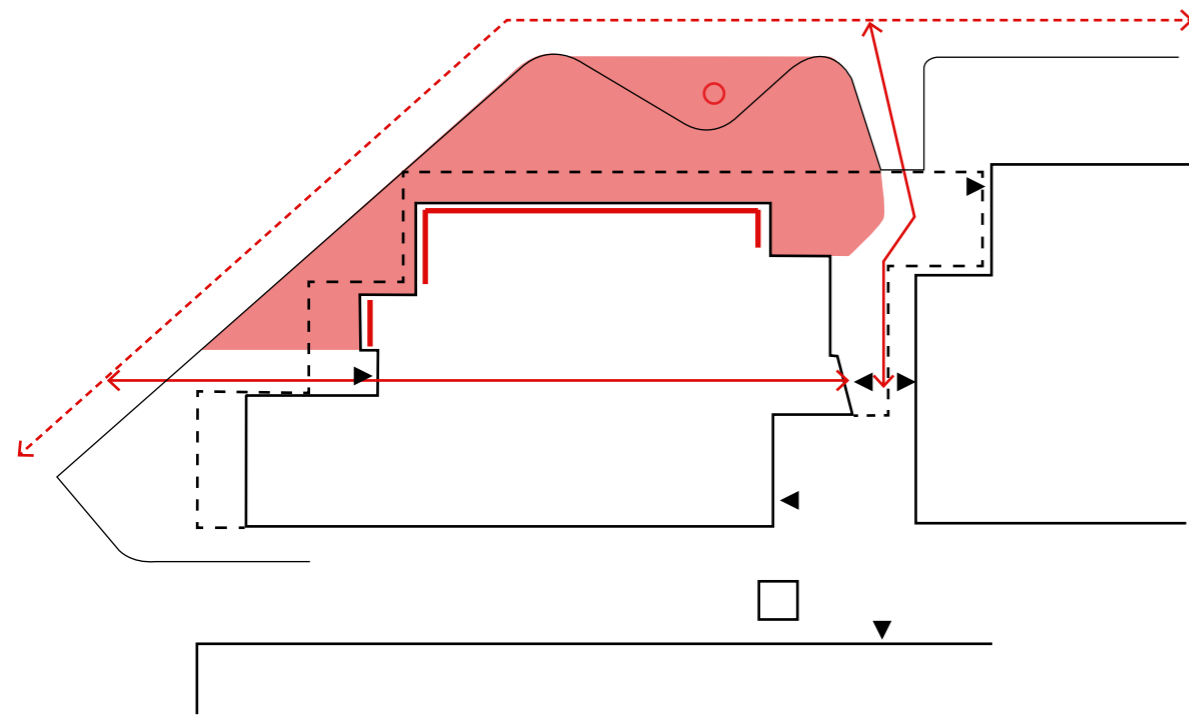
1 SECTION B
Scale: 1:100 on A1/1:200 on A3



2 SECTION B2
Scale: 1:50 on A1/1:100 on A3



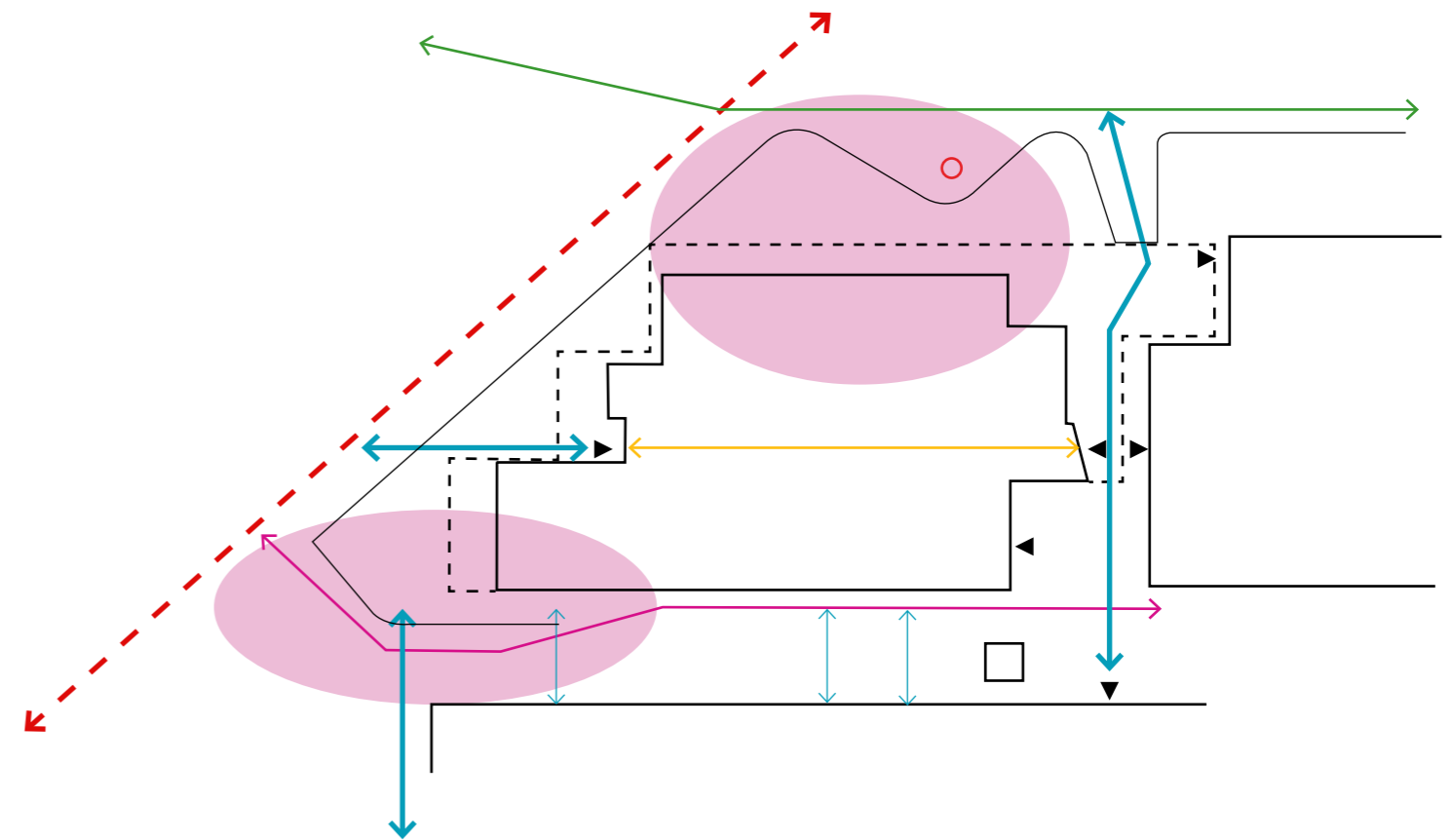
4.4. Landscape Design Principles



Riawunna Spiritual, Physical & Visual Connection

- Riawunna Smoke pit
- Building windows
- Visual internal/external connection
- ↔ Psychical connection
- - - Wider campus Rianwunna connection
- ▲ Main entrances

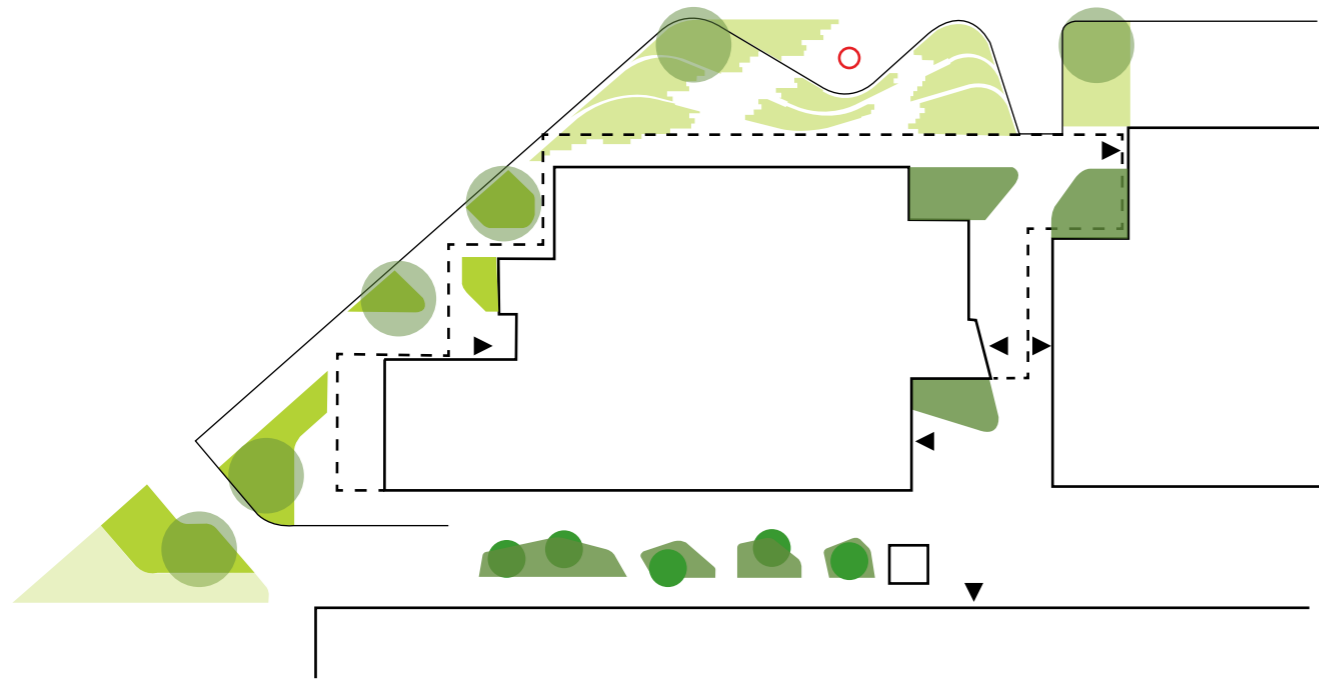
The landscape proposal focuses on creating a strong visual, spiritual, physical and direct connection between the internal library and the landscape. A cultural garden is proposed directly beyond the building creating strong connections internally and externally.











Connections and Movement

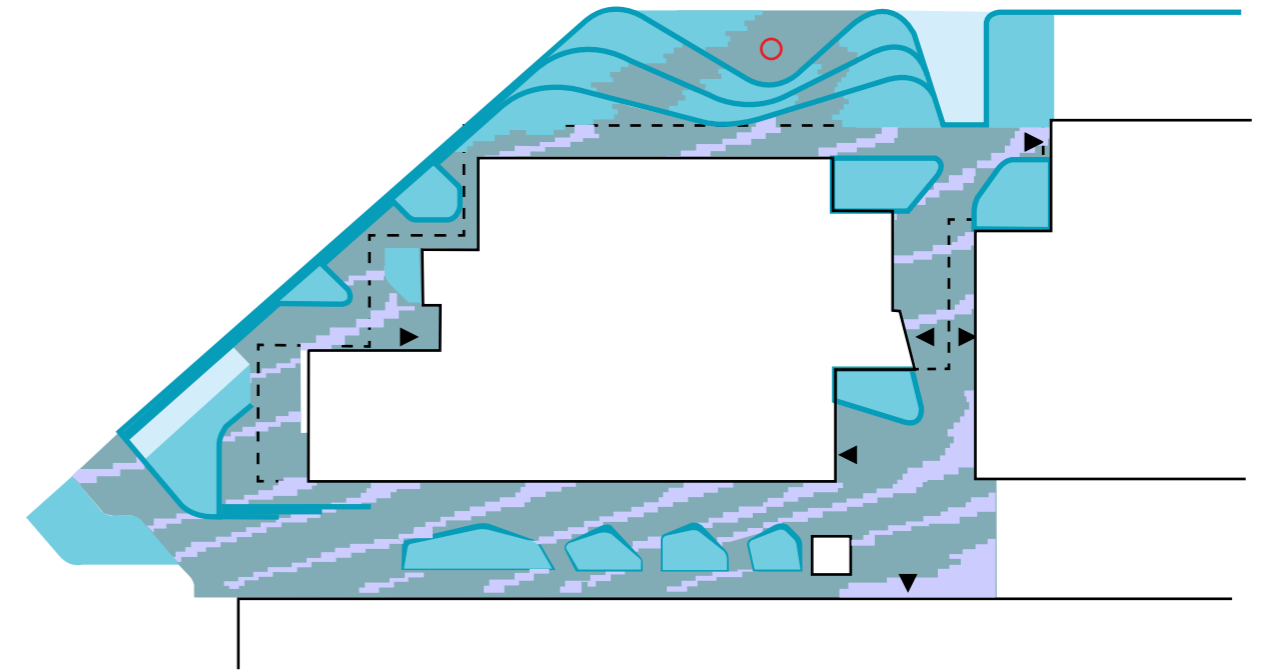
- Riawunna Smoke pit
- - - Campus pedestrian axis
- ↔ Major pedestrian movement (DDA compliant)
- ↔ Minor pedestrian movement
- ↔ Maintenance vehicular access
- ↔ Library internal connection
- ↔ Shared road
- Seating/gathering areas
- ▶ Main entrances

4.5. Landscape Design Principles










Indigenous Planting

-  Riawunna Smoke pit
-  Feature native tree
-  Small native tree
-  Shade tolerant native planting
-  Semi shade tolerant native planting
-  Full sun native planting
-  Lawn
-  Main entrances



Hard Materials

-  Riawunna Smoke pit
-  Mix Dolerite paving
-  In situ Concrete surface with seeded sea shell aggregate
-  Sea shell mulch for native planting
-  Precast concrete planters and steps
-  In situ concrete surface with potential exposed sea shell aggregate
-  Main entrances

4.6. Landscape Precedents

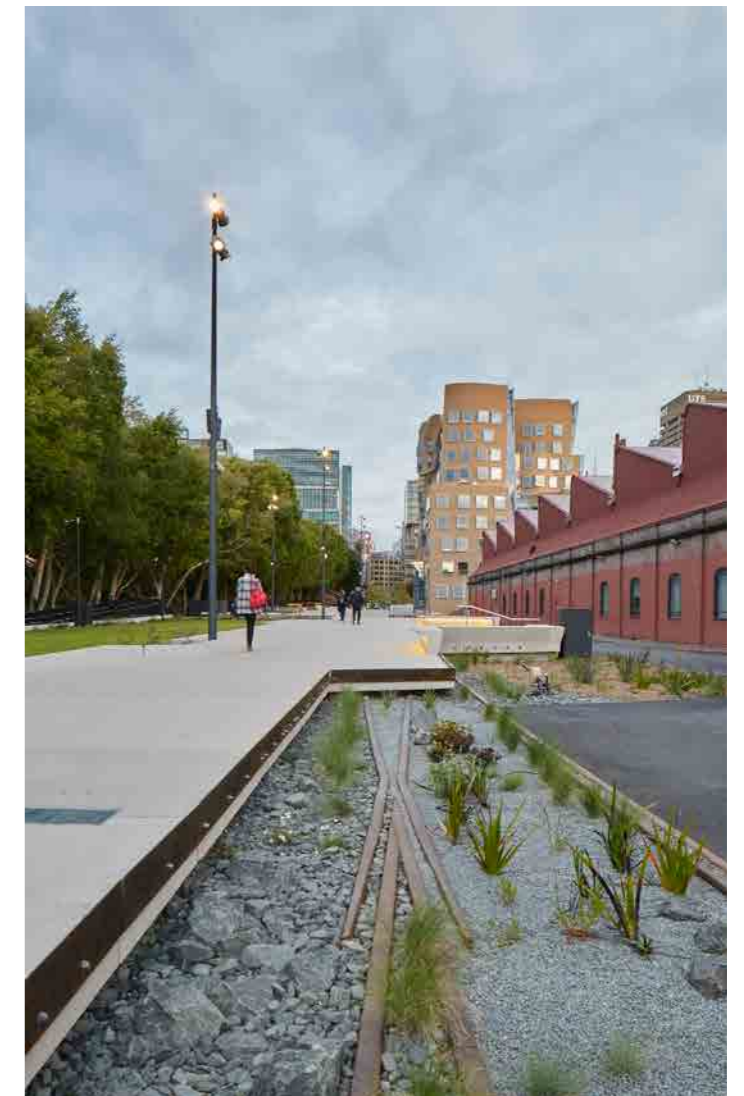
The external landscape proposal draws upon the cultural overlay of indigenous landscape and the industrial heritage of the site as a way to portray the cultural & physical palimpsest of the site. The intention is to express this notion through materiality, vegetation & composition.



Indigenous Landscape - Monash University



Cranbourne Botanic Garden - Royal Botanic Gardens Victoria



Goods Line - Sydney, ASPECT Studios



Riawunna - Newnham Campus, UTAS



Goods Line - Sydney, ASPECT Studios



Cranbourne Botanic Garden - Royal Botanic Gardens Victoria



Novartis Campus Park - Basel



Cranbourne Botanic Garden - Royal Botanic Gardens Victoria

4.7. Hardscape Material Palette

A simple material palette is proposed to unify the wider precinct and both the Inveresk and Willis Street site. The proposed hardscape material palette is intended to portray the history of the site - reflecting on the industrial heritage and drawing upon the Indigenous landscape.



Insitu concrete with sea shell aggregate



Tasmanian stone - 'Rouyburg' Dolerite



Tasmanian stone - 'Eucalypt' Dolerite



Sea shell mulch



Precast concrete steps



Bespoke feature timber seating








Proprietary galvanized cycle stands

4.8. Landscape Planting Plan / Planting Typologies




GENERAL EXTENTS & WORKS BOUNDARIES

--- EXTENT OF WORKS

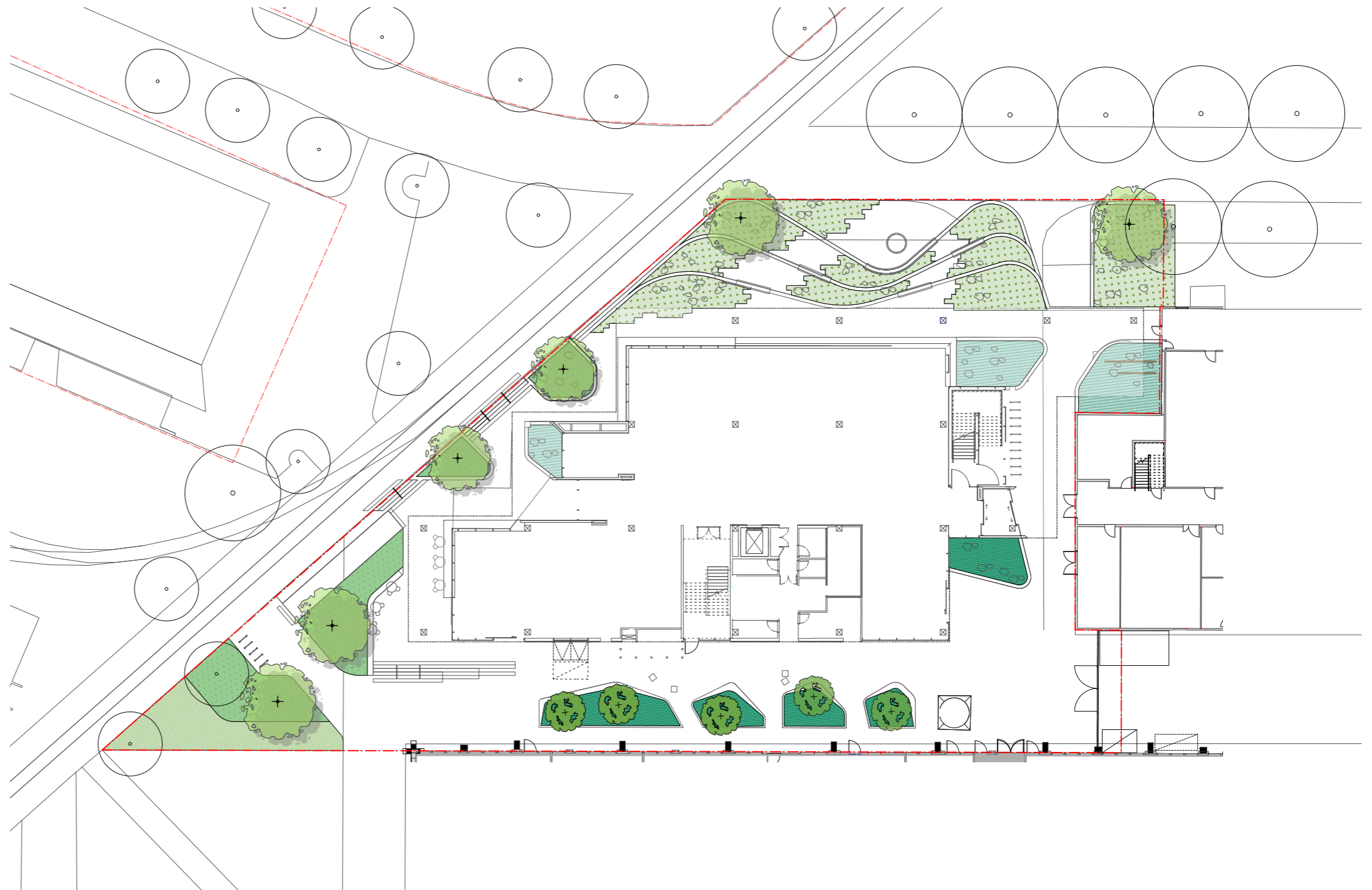
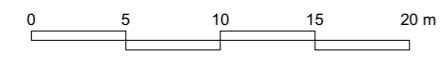
SOFTSCAPE & PLANTING TYPOLOGIES

-  NATIVE GRASS LAWN
-  FULL SUN NATIVE PLANTING
-  SEMI-SHADE TOLERANT NATIVE PLANTING
-  SHADE TOLERANT NATIVE PLANTING WITH IRRIGATION
-  SHADE TOLERANT NATIVE PLANTING

TREES

-  PROPOSED MEDIUM NATIVE TREE
-  PROPOSED SMALL NATIVE TREE
-  EXISTING TREES TO BE RETAINED

NOTE: ALL PLANT SPECIES TO BE SELECTED IN CONSULTATION WITH UTAS AND LOCAL INDIGENOUS NURSERY. ALL PLANTS TO BE SOURCED AUTHENTICALLY.



4.9. Landscape Planting - Tree planting

The proposed tree planting within this project explores the distinctive local and native trees of Tasmania. Tree species have been selected for their visual appearance and seasonal interest.

Note that the potential plant species list is subject to further review and can be amended and added to as the design becomes further resolved. All tree species will be selected in consultation with UTAS and local plant nurseries.



Acacia mearnsii - Black Wattle



Acacia melanoxylon - Tasmanian Blackwood



Eucalypts globulus - Tasmanian Blue Gum



Eucalyptus pulchella - White Peppermint



Eucalyptus nitida - Smithton Peppermint



Acacia dealbata - Silver Wattle

4.10. Landscape Planting - Tasmania Native Planting

Tasmanian native plant species have been selected to showcase indigenous flora. The plants are generally low maintenance, hardy and tolerant of the site conditions. The potential species range in form and size and are intended to create a rich tapestry of colour and texture displaying seasonal qualities.

Plant species have also been chosen to feature plants that have an Indigenous cultural connection ie. Flax lilly for basket weaving; Mountain pepper and Kangaroo Apple for culinary uses.

Note that the potential plant species list is subject to further review and can be amended and added to as the design becomes further resolved. All plant species will be selected in consultation with UTAS and local plant nurseries.



Stylidium graminifolium - Grass triggerplant



Dianella tasmanica - Flax Lilly



Tasmania lanceolata - Mountain pepper



Myoporum parvifolium - Creeping boobilia



Arthropodium strictum - Chocolate Lilly



Correa reflexa - Native Fuchsia

4.11. Landscape Planting - Tasmania Native Planting



Dichondra repens - Kidney Weed



Poa poiformis - Tussock Grass



Mentha australis - River Mint



Indigofera australis - Native Indigo



Solanum laciniatum - Kangaroo Apple



Pelargonium australe - Native Pelargonium



Leucophyta brownii Silver - Cushion Bush



Correa alba - White Correa



Carpobrotus rossii - Pigface



Chrysocephalum semipapposum - Clustered Everlasting



Boronia citriodora - Lemon Scented Boronia



Carex appressa - Tall Sedge

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