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Civic Square Redevelopment

Cameron Street

Launceston

Recommended Planning Conditions

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CONTENTS	PAGE NO.
1. Introduction.....	4
2. The Proposed Development.....	5
3. Access Requirements.....	5
4. Car Park Operational Matters.....	7
5. Recommended Conditions of Approval.....	8

1. Introduction

This report is a review of the proposed redevelopment of Civic Square, located within the road reservation of Cameron Street between St John Street and Charles Street and incorporating a number of public spaces on adjoining titles. The site is within the Launceston CBD and adjoins public buildings such as the Launceston Town Hall, Henty House and the Launceston Library.

The report is on behalf of the Launceston City Council Technical Services Department who have sought an independent review of the application and the drafting of recommended planning permit conditions.

2. The Proposed Development

The proposal is the renovation of the public spaces that make up Civic Square. The works includes new paving, lighting and landscaping, along with changes and additions to street sculpture and furniture, including open sided, roofed spaces to provide shelter to users of the Square.

To support the application, the proposal includes a series of plans showings the revised paved areas, the changes to the landscaping and the various structures and sculptures that are to be included.

3. Access Requirements

Civic Square overlays a road reserve, being section of Cameron Street closed to through vehicular traffic and long use as a public space. Despite the closed nature of the road, there are still a number of properties who require limited vehicular access through Civic Square. These include the doctors surgery at 71 Cameron Street, the residential units are the rear of the surgery and Henty House, the latter having a small area restricted use car parking situated on the Charles Street end of Civic Square.

Other than vehicular access, the Square is an important pedestrian link to the various public buildings such as Henty House, the Council offices and the Library and is the sole access to 71 Cameron Street. Construction of the proposed works will require a staged plan of construction so as to maintain access to the building throughout the process.

The proposed car parking within Civic Square is to be limited to two dedicated spaces for disabled people adjacent to Henty House. The preliminary drawings do not demonstrate that these spaces have sufficient width to comply with AS/NZS 2890.6:2006 being the standard for Off-street Parking for people with disabilities.

4. Existing Services

Being a road reserve, Civic Square contains numerous underground services such as sewer, water supply, electricity, gas, telecommunications and stormwater. As can be expected in an older city, mapping of these buried services are seldom accurate or comprehensive and potholing will be required to ensure any significant excavation for a new footing or planting is clear of services. Discovery of a live service may require minor modification to the design to provide horizontal and/or vertical clearance to the service or that the service itself be relocated.

5. Recommended Conditions of Approval

1 SUBMISSION AND APPROVAL OF PLANS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the Director Infrastructure Services for approval. Such plans and specifications must:

- a. Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - I. Electricity infrastructure including public lighting, illuminated signage and power outlets within the Square.
 - II. A plan of located and identified services in proximity to any proposed excavations (including plantings), complete with recommendations of maintaining clearance to such services.
 - III. A stormwater plan showing the collection of stormwater from all landscaped and paved areas and its conveyance to an approved point of discharge. (See Taswater conditions).
 - IV. Alteration to kerbing within Charles Street to remove the redundant crossovers.
 - V. A car parking detail design showing that the spaces set aside for people with disabilities complies with AS/NZS 2890.6:2006.
- b. is prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. is prepared by a suitably qualified and experienced engineer or engineering consultancy.
- d. is accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

2. WORKS WITHIN ROAD RESERVES

All works within the road reserves and those portions of Civic Square outside of the road reserve are to be undertaken in accordance with Council standards. Prior to commencing any works the applicant must prepare a detailed Traffic Management Plan specifying the following:

- The nature and the duration of the occupation and may include the placement of skips, building materials or scaffolding in the road reserve and time restrictions of the works
- The traffic management works that are to be employed to provide for the continued safe use of the road reserve by pedestrians and vehicles
- Any temporary works required to maintain the serviceability of the road

or footpath

- Any remedial works required to repair damage to the road reserve resulting from the occupation

The Traffic Management Plan must be prepared in accordance with the relevant Australian Standard, codes of practice and guidelines. A copy of the Traffic Management Plan must be maintained on the site. Where the works are undertaken in the Central Activities Area, on arterial roads or within shopping centre precinct the Traffic Management Plan is to be submitted to the Infrastructure Services Directorate for approval two weeks prior to the scheduled commencement of the works. No works shall commence until the Traffic Management Plan has been approved.

3. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Director Infrastructure Services

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

a. Stormwater

Provision of a drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,

b. Roads

- I. Removal of redundant crossovers and reinstatement with kerbing.
- II. All necessary alterations to line marking, signage and other traffic control devices.

c. Electricity, Communications & Other Utilities

- i. An underground reticulated electricity system and public area lighting scheme must be provided to service the public spaces and be installed to the approval of the Responsible Authority,

All construction works must be undertaken in accordance with the relevant Australian standards and the LGAT-IPWEA Standard Drawings where applicable.

These documents specify:

- a. Construction requirements,
- b. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities,
- c. Construction Audit inspections,
- d. Practical Completion and after a 12 months defects liability period the

Final Inspection & Hand-Over.

4. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide Council with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. An "as constructed" plan in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Infrastructure Services Directorate.
- b. A Closed Circuit Television inspection report for all sewers or drains constructed or incorporated in the works.
- c. Compaction and soil test results for all earthworks or pavement works.
- d. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

5. COMPLETION OF WORKS

All works must be carried out to Council standards and to the satisfaction of the Director Infrastructure Services and under the direct supervision of a civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.