

The draft North Bank Masterplan

Artists impression of the Urban Green and regional playground facility



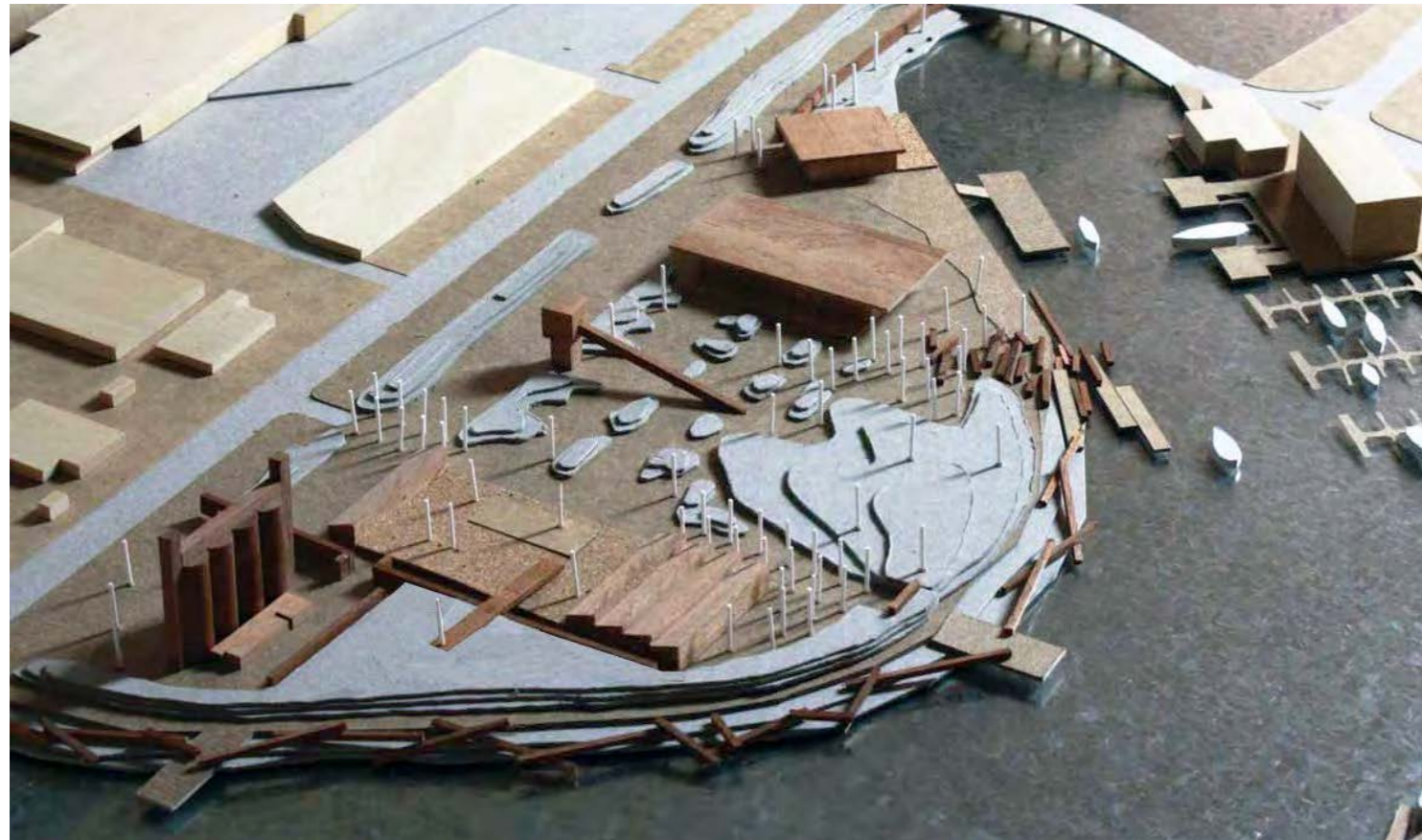
The draft North Bank Masterplan

- ① Silo development
- ② Community events precinct
- ③ Urban Green and regional playground facility
- ④ Lookout point and boardwalk
- ⑤ Rowing precinct
- ⑥ Gateway cycle and pedestrian link
- ⑦ The Wildflower Meadow
- ⑧ The River Rooms
- Ⓐ Option A pedestrian/cycle bridge location
- Ⓑ Option B pedestrian/cycle bridge location



The draft Masterplan: west

Concept model showing the primary design moves underpinning the masterplan



Masterplan annotations

- (a) Silo development
- (b) Silo forecourt with drop-off, parking and tree grove
- (c) Vehicular entry / exit
- (d) Level 1 pedestrian bridge connection to levee
- (e) Silo's dining and cafe area
- (f) New concrete flood levee
- (g) Vehicle turning head
- (h) On-street angle parking
- (i) On-street parallel parking
- (j) Street tree planting and footpaths
- (k) Pedestrian/bicycle entry and exit
- (l) Grass and planted levee bank
- (m) New concrete flood levee
- (n) Car and bicycle parking
- (o) Woolshed building adapted to community events shelter and site amenities
- (p) Open events and performance area under Woolshed frame
- (q) Performance stage
- (r) Shareway
- (s) Pontoon on historic wharf alignment
- (t) Boardwalk
- (u) Wharf
- (v) Sealed gravel path
- (w) Grass and planted hillocks within Urban Green
- (x) Adventure playground, water features, viewing tower, giant slide, wetland garden and woodland
- (y) Rowing sheds and planted pergola
- (z) Existing rowing club facility
- (1) Turning court
- (2) River access and pontoon facilities
- (3) Boardwalk and terraced Industrial Garden
- (4) Option A pedestrian/cycle bridge location
- (5) Option B pedestrian/cycle bridge location

The draft Masterplan: west



The draft Masterplan: west

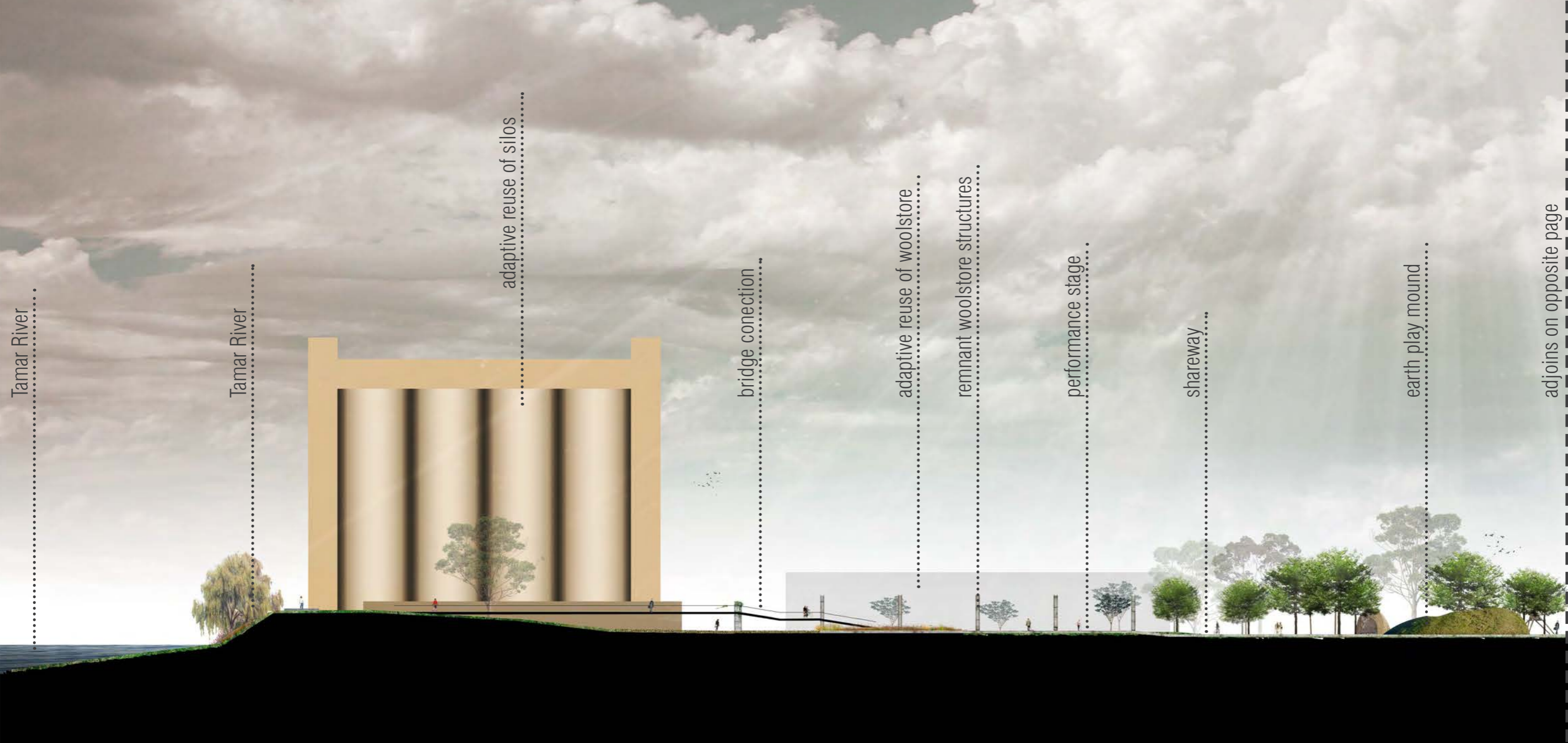


The draft Masterplan: west

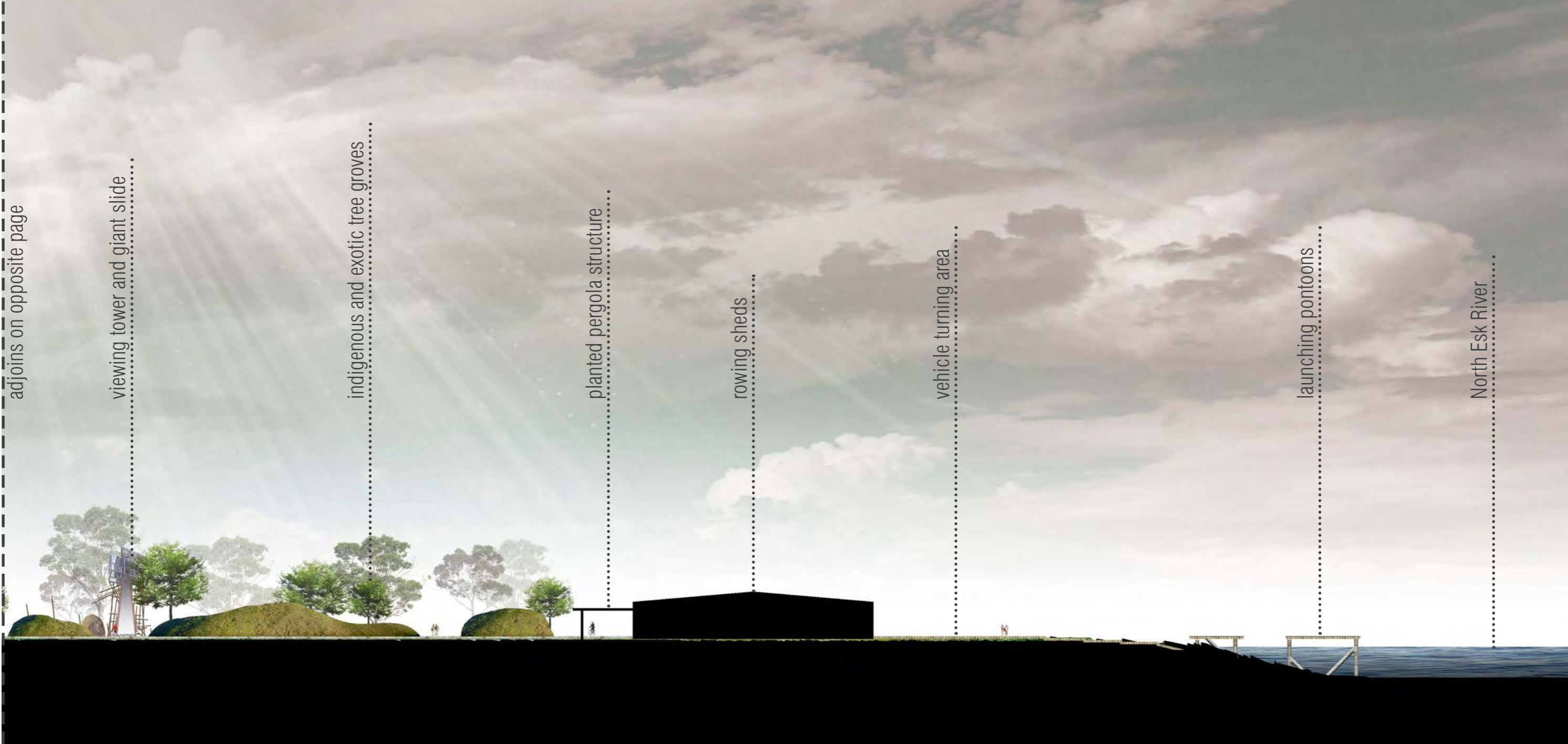


The draft Masterplan: west

Indicative sectional elevation through the Community events precinct and the Urban Green and Regional Playground Facility



The draft Masterplan: west



The draft Masterplan: east



Masterplan annotations

- (a) Improved pedestrian crossings
- (b) 'Gateway' overpass (Stage 3 proposal)
- (c) Street tree planting and footpaths
- (d) On-street angle parking (south side) and parallel parking (north side)
- (e) Marked pedestrian crossing
- (f) Signalised intersection
- (g) Street narrowing and sealed gravel court
- (h) Levee walk / bicycle path
- (i) Levee tunnel
- (j) Central River Room with grass mound, timber log seating and native planting
- (k) Secondary River Room with crushed gravel and sculpted stone seats
- (l) Painted timber and steel sculpture
- (m) Walking path connecting rooms
- (n) Mixed native grasses, shrubs and trees
- (o) Sedges, reeds and riparian planting along river's edge
- (p) 'Wildflower meadow' over levee and around River Rooms

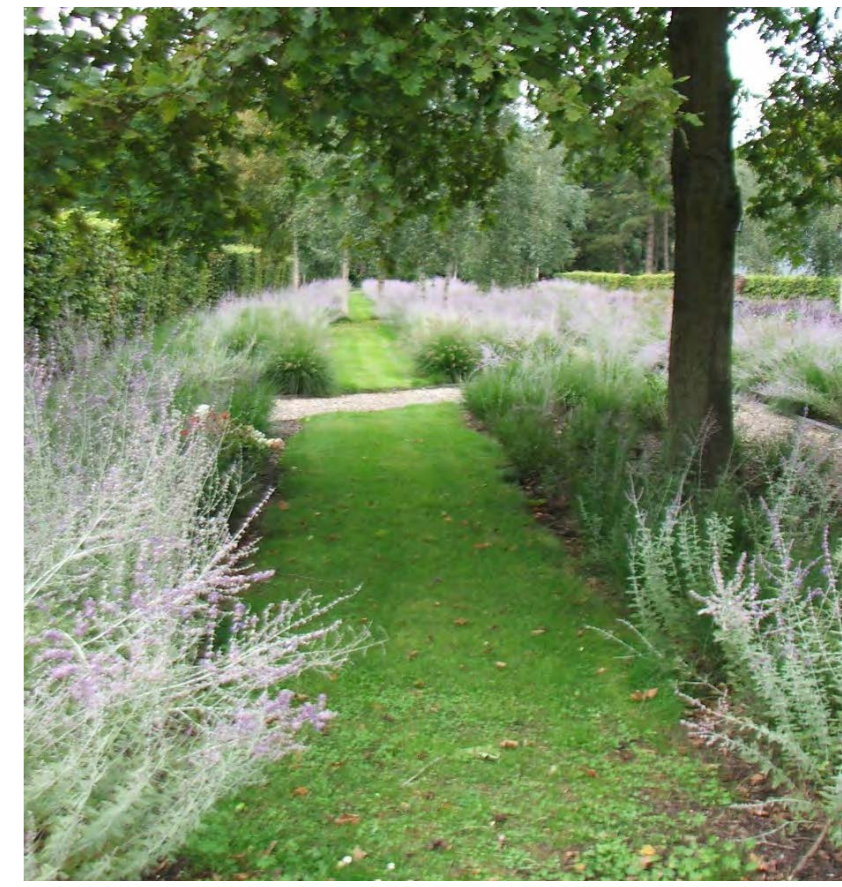
The draft Masterplan: east



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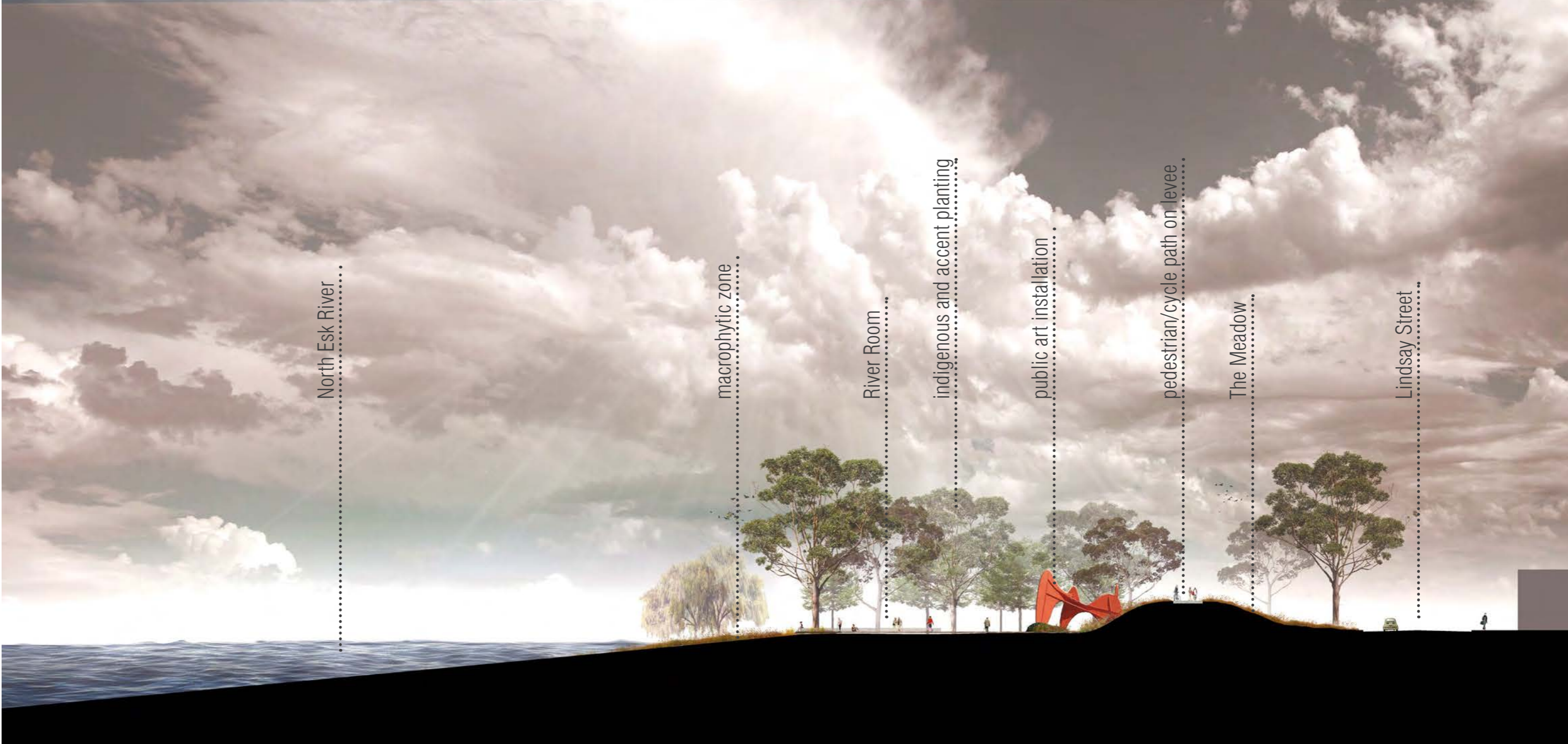
The draft Masterplan: east

Artists impression of one of the River Rooms



The draft Masterplan: east

Indicative section through one of the River Rooms



The draft Masterplan: staging

The diagrams on the following pages outlined the preliminary staging and implementation plans for the major project components:

Stage 1 project components:

- Commencement of site area rehabilitation works, including relocation of existing commercial operations.
- Stage one decontamination (asbestos) and rehabilitation of the retained Woolstore warehouse structure, including demolition and removal of redundant building components.
- Construction of site amenities and services infrastructure at the northern end of Woolstore building [01].
- Stage one of site tree planting strategy.
- Improved pedestrian/cyclist link to the western side of the Charles Street bridge, providing a direct connection into the North Bank site area [02].
- Stage one construction of new on and off site parking, pathways and landscaping along Lindsay street, and improved pedestrian crossing point at major intersection [03].
- Construction of new link from Charles street bridge connection to the new Rowing Club precinct, including river edge boardwalk, new pontoon infrastructure [04].
- Commence- construction of new School rowing club facilities and establishment of rowing precinct forecourt area [05].
- Improvement works to the existing levee-top walkway from the new rowing precinct, to the Lindsay street floodgate, including: access ramping; new surface treatment to existing gravel pathways [06].
- Commencement of river edge rehabilitation works, including staged removal of invasive species and re-vegetation with native species.
- Construction of stage one playground facilities and establishment of the 'urban green' area, including: multi-age/multi-ability playground areas; landscaping works and nature-based play areas [07].
- Stage one pathway and landscaping works to the 'meadow parklands' [08].
- Establishment of two 'river rooms' along the meadow parklands precinct, including BBQ facilities, lighting and furniture [09].

Stage 1 project components



The draft Masterplan: staging

Stage 2 project components:

- Expansion of landscaping and playground facilities on the 'urban green' [01].
- Expansion of on-site and Lindsay St alignment parking areas [02].
- Stage two works to the former Woolstore warehouse building, completing the public market/event area, and further development of major event staging facilities [03].
- Completion of pathways and links including stair from public market area to levee walk.
- Expansion of landscaping along the 'meadow' parkland, including construction of an additional two 'river rooms' [04].
- Stage two landscaping of the 'industrial garden' area [05].
- Construction of river edge lookouts, and water-edge interpretation areas [06].
- Stage two of site tree planting strategy.

Stage 2 project components



The draft Masterplan: staging

Future project components:

The following project components have been identified as future opportunities for the further development of the site. These project components will only be progressed based on demonstrated demand:

- Construction of pedestrian/cycle overpass to Charles street bridge [01].
- Construction of river edge boardwalk from rowing club precinct, to the Silo's/Kings Wharf area [02].
- Expansion of pontoon and river access facilities servicing recreational river users [03].
- Expansion of 'river rooms' along the inter-bridge meadow parkland [04].
- Expansion of events and staging area and infrastructure [05].
- Expansion of site user's amenities area, including public conveniences and public use facilities.

Future project components



How can project staging best meet the needs of current and future residents and visitors to Launceston?



Estimated development costs

The table adjacent outlines the likely order of cost for each of the major project areas, including the proposed staging of expenditure across the first two stages of work.

The items identified as future project components have not been listed in the attached table. These components will only be progressed pending further demonstrated demand, and cost benefit analysis.

The Launceston City Council has included \$1.75m of capital expenditure in its Strategic Financial Plan over the next two financial years.

PROJECT COMPONENT	STAGE ONE	STAGE TWO
	EST. VALUE	EST. VALUE
North Bank site area rehabilitation & establishment.	\$0.8m	\$0.4m
Regional Playground facility, site amenities and activity specific infrastructure.	\$1.5m	\$0.5m
River edge boardwalk, pontoon and on-water access facilities.	\$1.2m	\$1.0m
Pedestrian and site access improvement measures.	\$1.2m	\$0.4m
Car parking, utilities and site services improvements.	\$0.6m	\$0.2m
TOTAL:	\$5.3m	\$2.5m



What sort of place could North Bank be?



Where to next

The next step in the master plan process is for council officers to consult with the community about the draft masterplan. This will help the officers to ascertain support for the draft concept and any potential areas for change or refinement. Community consultation is a vital element of the planning process.

Once input from the community, including business owners and Launceston residents, has been assessed and evaluated by council officers, the final draft masterplan will be presented to the City of Launceston Councillors for endorsement. Some liaison with stakeholders may also be undertaken prior to endorsement of the masterplan.

The endorsed North Bank Masterplan will provide the framework for detailed design, documentation and staged construction of the project.



North Bank will provide a unique place for locals and visitors to meet, mix and celebrate Launceston



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