



LONGFORD

Urban Design Strategy - Implementation Report

September 2017

CLIENT



Northern Midlands Council

13 Smith Street

Longford, Tasmania

CONSULTANTS



LANGE Design

Suite 8

46-48 George Street

Launceston Tasmania



LOOP Architecture

Level 1

57 George Street

Launceston Tasmania

Disclaimer

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1 INTRODUCTION

Northern Midlands Council appointed LANGE Design and LOOP Architecture to produce an Urban Design Strategy for Longford's 'Main Street' and associated 'Guidelines' that drive the implementation of the eighteen activation projects contained within the strategy.

The implementation these project, Council must carry out the following aspects;

- Amend the Northern Midlands Planning Scheme.
- Develop a Longford Signage Manual.
- Include projects within the capital works program over a 10 year period.
- Coordinate with the Longford Development and Expansion Strategy.

This report identifies the costings and priorities associated with each project, including the detailed components that make up each project.

The 'Activation Projects' section of this report briefly identifies each of the eighteen activation projects and their associated action steps as set out in the Longford Urban Design Strategy. Each activation project will consist of a breakdown of the major works and their estimate of probable costs to provide a clear indication of the scope and value of each project.

It must be understood that the costings shown within this report are estimated costs as at September 2017, and will require continual up-dating each financial year to ensure each project and the associated components are achievable within the yearly capital works program.

The 'Project Implementation' section of this report provides a suite of options for rolling-out either an activation project in its full scope, or by programming works that fall across all activation projects such as signage, furniture or pavements.

2 ACTIVATION PROJECTS

2.1 ILLAWARRA ROAD ROUNDABOUT

OBJECTIVE: Provide an entry statement within the roundabout that welcomes visitors to Longford with a design that defines the community, character and heritage of Longford.

ACTION STEPS:

1. Prohibit or reduce semi-trailer parking on both sides of Illawarra Road on the western approach to the roundabout.
2. Prepare concept and constructions drawings for Longford's northern entry statement within the roundabout and adjoining traffic islands in accordance with Austroads and State Growth design parameters.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Removal of existing vegetation	1,300	m2	\$10.00	\$13,000.00
Removal of traffic island pavement	710	m2	\$30.00	\$21,300.00
Stone wall plinth	22	Fm	\$300.00	\$6,600.00
Charcoal concrete pavement	90	m2	\$100.00	\$9,000.00
Painted no-fines concrete furrows	750	m2	\$95.00	\$71,250.00
200mm (w) Concrete edge	108	Lm	\$45.00	\$4,860.00
Rock on no-fines concrete	400	m2	\$50.00	\$20,000.00
Metal silhouettes	1	item	\$8,000.00	\$8,000.00
Metal entry statement	2	item	\$3,000.00	\$6,000.00
Lighting to silhouettes and signs	1	item	\$7,000.00	\$7,000.00
Planting Beds	220	m2	\$55.00	\$12,100.00
Grass seeding	960	m2	\$10.00	\$9,600.00
			Total	\$ 186,010.00

2.2 TANNERY ROAD SOUTH - ROUNDABOUT TO RAILWAY CROSSING

OBJECTIVE: Reduce the 'Industrial' interface along the western side of Tannery Road South and provide colour and greenery to reduce the visual impact of the adjoining industrial premises.

ACTION STEPS:

1. Prepare landscape drawings for tree and roadside planting works and continue the 'Post and Rail' fence element as a key feature of this section of road.
2. Demolish 'Longford 1814' entry wall and relocate elsewhere.
3. Amend the planning scheme to restrict future development of large scale industrial operations requiring heavy and frequent semi-trailer traffic.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Discover Longford pathway	540	m2	\$120.00	\$64,800.00
Precast concrete post and rail fence	500	m2	\$150.00	\$75,000.00
Planting & mulch to existing garden beds	300	m2	\$45.00	\$13,500.00
Screen tree planting	1	m2	\$1,500.00	\$1,500.00
Interpretation signage	1	item	\$800.00	\$800.00
Directional signage	1	item	\$1,500.00	\$1,500.00
			Total	\$157,100.00

2.3 TANNERY ROAD SOUTH - RAILWAY CROSSING TO UNION STREET

OBJECTIVE: Extend the welcoming journey experience from Longford’s entry statement into Wellington Street with a streetscape design that continues to reinforce the character and heritage of Longford.

ACTION STEPS:

1. Amend the planning scheme to re-zone the remaining residential allotments on the western side of Tannery Road South to industrial allotments.
2. Provide incentives for commercial premises to provide feature trees and low level planting along their street frontage where possible to add interest to the streetscape.
3. Enforce the minimum driveway threshold requirements to reduce the spread of vehicle traffic traversing over pedestrian pathways and to increase kerbside low level planting.
4. Prepare streetscape drawings for revitalisation works in accordance with State Growth and other major service provider design parameters.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Plain concrete pavement	400	m2	\$90.00	\$36,000.00
Pedestrian crossing node	1	item	\$67,500.00	\$67,500.00
Kerb extension to intersection	1	item	\$87,750.00	\$87,750.00
Planting beds	400	m2	\$70.00	\$28,000.00
Interpretation signage	1	item	\$800.00	\$800.00
Directional signage	1	item	\$1,500.00	\$1,500.00
			Total	\$221,550.00

2.4 WELLINGTON STREET - UNION STREET TO SMITH STREET

OBJECTIVES: To enhance the visual amenity of the streetscape and slow down traffic.

ACTION STEPS:

1. Enforce the minimum driveway threshold requirements to reduce the spread of vehicle traffic traversing over pedestrian pathways and to increase kerbside low level planting.
2. Prepare streetscape drawings for revitalisation works in accordance with State Growth and other major service provider design parameters.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Plain concrete pavement	1,000	m2	\$90.00	\$90,000.00
Pedestrian crossing node	1	item	\$67,500.00	\$67,500.00
Kerb extension to intersection	1	item	\$87,750.00	\$87,750.00
Planting beds	250	m2	\$70.00	\$17,500.00
Interpretation signage	1	item	\$800.00	\$800.00
Directional signage	1	item	\$1,500.00	\$1,500.00
			Total	\$265,050.00

2.5 WELLINGTON STREET - SMITH STREET TO ARCHER STREET

OBJECTIVES: To enhance the visual amenity of the streetscape, slow down traffic and showcase the history of Longford.

ACTION STEPS:

1. Prepare streetscape drawings for revitalisation works in accordance with State Growth and other major service provider design parameters.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Plain concrete pavement	480	m2	\$90.00	\$43,200.00
Pedestrian crossing node	1	item	\$67,500.00	\$67,500.00
Kerb extension to intersection	1	item	\$87,750.00	\$87,750.00
Planting beds	200	m2	\$70.00	\$14,000.00
Interpretation signage	1	item	\$800.00	\$800.00
Directional signage	1	item	\$1,500.00	\$1,500.00
			Total	\$213,250.00

2.6 WELLINGTON STREET - ARCHER STREET TO LYTTLETON STREET

OBJECTIVES: To enhance the visual amenity of the streetscape, slow down traffic and encourage visitors to stop, park and explore Longford on foot.

ACTION STEPS:

1. Consolidate directional signage at the corner of Wellington and Archer Streets.
2. Prepare streetscape drawings for revitalisation works in accordance with State Growth and other major service provider design parameters.
3. Remove a portion of Hawthorne hedge along the Christ Church boundary to open up the accessibility and visual open space between the Village Green and the grounds surrounding Christ Church.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Plain concrete pavement	250	m2	\$90.00	\$22,500.00
Pedestrian crossing node	1	item	\$67,500.00	\$67,500.00
Interpretation signage	1	item	\$2,200.00	\$2,200.00
Directional signage	1	item	\$3,000.00	\$3,000.00
			Total	\$95,200.00

2.7 WELLINGTON STREET - LYTTLETON STREET TO WILLIAM STREET

OBJECTIVES: To enhance the visual amenity of the streetscape, inspire new business opportunities and encourage visitors to stop, park and explore Longford on foot.

ACTION STEPS:

1. Prepare streetscape drawings for revitalisation works in accordance with State Growth and other major service provider design parameters.
2. Remove Hawthorne hedge along the Christ Church boundary to open up the accessibility and visual open space between the Village Green and the grounds surrounding Christ Church.
3. Preserve the quantity and dominance of heritage buildings.
4. Amend the planning scheme to encourage infill development behind the historic street front with the intent of providing high density living opportunities.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Plain concrete pavement	420	m2	\$90.00	\$37,800.00
Concrete unit pavement	250	m2	\$120.00	\$30,000.00
Remove portion of hedge fronting Christ Church	100	lm	\$85.00	\$8,500.00
Interpretation signage	1	item	\$3,300.00	\$3,300.00
Directional signage	1	item	\$1,500.00	\$1,500.00
			Total	\$81,100.00

2.8 HERITAGE CORNER

OBJECTIVES: To enhance the visitor experience around Heritage Corner and increase pedestrian and driver safety at the intersection of Marlborough, Wellington and William Streets.

ACTION STEPS:

1. Prepare streetscape drawings that raise the road pavement and provide contrasting thresholds to highlight the pedestrian and driver interface and encourage slow traffic speeds through the intersection in accordance with State Growth and other major service provider design parameters.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Concrete unit pavement	750	m2	\$120.00	\$90,000.00
Raised roadway to intersection	1,750	m2	\$35.00	\$61,250.00
Interpretation signage	1	item	\$5,500.00	\$5,500.00
Directional signage	1	item	\$2,500.00	\$2,500.00
			Total	\$159,250.00

2.9 MARLBOROUGH STREET - HERITAGE CORNER TO HIGH STREET

OBJECTIVES: To enhance the visitor experience along the shopping precinct and increase pedestrian and driver safety along Marlborough Street.

ACTION STEPS:

1. Prepare streetscape drawings for revitalisation works in accordance with State Growth and other major service provider design parameters.
2. Preserve the quantity and dominance of heritage buildings and provide incentives for property owners to enhance building facades.
3. Amend the planning scheme to encourage infill development behind the street front buildings, with the intent of providing high density living opportunities and off-street car parking areas.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Concrete unit pavement	350	m2	\$120.00	\$42,500.00
Coloured concrete pavement	950	m2	\$150.00	\$142,500.00
Pedestrian crossing node	2	item	\$67,500.00	\$135,000.00
Kerb buildouts	1	item	\$65,000.00	\$65,000.00
Interpretation signage	1	item	\$5,500.00	\$5,500.00
Directional signage	1	item	\$3,500.00	\$3,500.00
			Total	\$394,000.00

2.10 MARLBOROUGH STREET AND HIGH STREET INTERSECTION

OBJECTIVES: To create an entry statement at the southern entry of Longford’s Town Centre and increase pedestrian and driver safety at this intersection by slowing down traffic.

ACTION STEPS:

1. Prepare streetscape drawings with kerb extensions and central traffic islands to highlighting the pedestrian and driver interface in accordance with State Growth and other major service provider design parameters.
2. Provide incentives for property owners to reinstate original facades of heritage listed buildings to add to the historical value of Longford’s culture.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Kerb extension to intersection	1	item	\$87,750.00	\$87,750.00
Interpretation signage	1	item	\$800.00	\$800.00
Directional signage	1	item	\$1,500.00	\$1,500.00
			Total	\$90,050.00

2.11 VILLAGE GREEN

OBJECTIVES: To enhance the visual amenity of the Village Green and bring order to the layout and functionality to the park.

ACTION STEPS:

1. Prepare a master plan and construction drawings to provide order to the current uses within the park and strengthen the connections with adjoining streetscapes and open spaces.
2. Consolidate driver orientated directional signage within the park at the corner of Wellington and Archer Streets.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Discover Longford pathway	340	m2	\$120.00	\$40,800.00
Tom Robert's Outdoor Gallery	1	item	\$15,000.00	\$15,000.00
Advanced shade trees	1	item	\$6,000.00	\$6,000.00
Planting beds	100	m2	\$70.00	\$7,000.00
Interpretation signage	1	item	\$3,600.00	\$3,600.00
Directional signage	1	item	\$5,500.00	\$5,500.00
			Total	\$77,900.00

2.12 ST GEORGE SQUARE

OBJECTIVES: To enhance the visual amenity of St Georges Square and retain the existing activities and built forms.

ACTION STEPS:

1. Create an avenue of single species ornamental trees to one side of the path as a visual and physical marker along the 'Discover Longford' walking network from the Town Centre, to the river and back along Tannery Road South from Mill Dam Reserve.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Shade trees	1	item	\$6,000.00	\$6,000.00
Interpretation signage	1	item	\$1,600.00	\$1,600.00
Directional signage	1	item	\$1,200.00	\$1,200.00
			Total	\$8,800.00

2.13 STOKES PARK

OBJECTIVES: Connect adjoining open spaces, provide an elevated viewing platform over the landscape and to create an educational simulated road system.

ACTION STEPS:

1. Prepare a master plan and construction drawings to provide a simple park that meets the objectives and provides a link with adjoining open spaces.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Allocation of funds for park development	1	item	\$300,000.00	\$300,000.00
Elevated viewing deck	1	item	\$150,000.00	\$150,000.00
Plain concrete pavement	405	m2	\$90.00	\$36,450.00
			Total	\$486,450.00

2.14 CARIN'S PARK

OBJECTIVES: Enhance the visual appearance, picnicking and accessibility within the park.

ACTION STEPS:

1. Prepare a master plan and construction drawings to provide low planting buffers, picnicking opportunities and access for all pathway connections.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Loop road and formalised parking adjoining boat ramp	1	item	\$100,000.00	\$100,000.00
Plain concrete pavement	150	m2	\$90.00	\$13,500.00
Picnic shelter and furniture	1	item	\$15,000.00	\$15,000.00
Interpretation signage	1	item	\$1,200.00	\$1,200.00
Directional signage	1	item	\$1,500.00	\$1,500.00
			Total	\$131,200.00

2.15 RIVERSIDE PARK (Carins Park to Mill Dam Reserve)

OBJECTIVES: Enhance the visual amenity and usability of the existing parkland and dog off-leash exercise area and strengthen the 'Discover Longford' pathway loop.

ACTION STEPS:

1. Prepare a master plan and construction drawings to provide a parkland that meets the objectives and provides a strong link with the adjoining open spaces.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Discover Longford pathway	1,200	m2	\$150.00	\$180,000.00
Earthworks for railway crossing	80	m3	\$100.00	\$8,000.00
Pedestrian railway crossing	1	Item	\$8,000.00	\$8,000.00
Destination dog exercise area	1	Item	\$50,000.00	\$50,000.00
Old railway column elements	1	item	\$10,000.00	\$10,000.00
Interpretation signage	1	item	\$1,200.00	\$1,200.00
Directional signage	1	item	\$1,500.00	\$1,500.00
River bank stabilisation	1	Item	\$50,000.00	\$50,000.00
River bank revegetation	1	item	\$20,000.00	\$20,000.00
			Total	\$ 328,700.00

2.16 MILL DAM RESERVE

OBJECTIVE: Upgrade picnicking facilities and provide a strong and consistent connection between Mill Dam Reserve, Tannery Road South and the Town Centre and restore endemic plant communities and stabilise the riverbank.

ACTION STEPS:

1. Prepare a master plan and resulting construction drawings, in conjunction with stakeholders, which achieves the objectives and provides consistency in design throughout Longford's public open space network.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Discover Longford pathway	1,400	m2	\$150.00	\$210,000.00
Earthworks for public amenities	60	m3	\$100.00	\$6,000.00
Public amenities	1	Item	\$50,000.00	\$50,000.00
Upgrade furniture suite	1	Item	\$25,000.00	\$25,000.00
Interpretation signage	1	item	\$5,500.00	\$5,500.00
Directional signage	1	item	\$2,500.00	\$2,500.00
River bank stabilisation	1	Item	\$70,000.00	\$70,000.00
Revegetation	1	item	\$60,000.00	\$60,000.00
			Total	\$ 429,000.00

2.17 MILL DAM RESERVE TO TANNERY ROAD SOUTH

OBJECTIVE: Upgrade picnicking facilities and provide a strong and consistent connection between Mill Dam Reserve, Tannery Road South and the Town Centre and restore endemic plant communities and stabilise the riverbank.

ACTION STEPS:

1. Prepare a master plan and resulting construction drawings, in conjunction with stakeholders which achieves the objectives and provides consistency in design throughout Longford's public open space network.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Discover Longford pathway	1,500	m2	\$125.00	\$225,000.00
Earthworks for ramp access to levee	80	m3	\$100.00	\$8,000.00
Interpretation signage	1	item	\$5,500.00	\$5,500.00
Directional signage	1	item	\$2,500.00	\$2,500.00
			Total	\$ 241,000.00

2.18 FLOOD LEVEE

OBJECTIVES: To utilise the existing levee as a pathway link and to add colour and interest along the Illawarra Road side of the levee with low level planting patterns.

ACTION STEPS:

1. Prepare a master plan and construction drawings to provide a pedestrian only pathway along the top of the levee with access ramps at the railway line and Union Street crossing points.

ESTIMATE OF PROBABLE COSTS:

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
Plain concrete pavement	750	m2	\$90.00	\$67,500.00
Earthworks for ramp access to levee	160	m3	\$100.00	\$16,000.00
Pedestrian railway crossing	1	item	\$8,000.00	\$8,000.00
Furniture and decking	1	Item	\$20,000.00	\$20,000.00
Interpretation signage	1	item	\$5,500.00	\$5,500.00
Directional signage	1	item	\$2,500.00	\$2,500.00
			Total	\$ 119,500.00

3 PROJECT IMPLEMENTATION

The combined probable cost estimate for all 18 activation projects amounts to **\$3,685,110.00**. This figure averaged over a 10 year period amounts to \$368,511.00 per annum, or \$245,674.00 per annum over 15 years.

The table below provides a breakdown of smaller projects that form the components of all 18 activation projects. Each smaller project can be broken down further where required, to provide quick installations such as pedestrian crossing nodes, pathways, pavements, kerb extensions, signage, and plantings.

DESCRIPTION	AMOUNT
Illawarra Road roundabout	\$181,010.00
Directional signage	\$44,600.00
Interpretation signage	\$35,200.00
Remove portion of Christ Church hedge	\$8,500.00
Raised road to Heritage Corner	\$61,250.00
Pedestrian crossing node (x6)	\$405,000.00
Kerb buildouts to Marlborough Street	\$65,000.00
Kerb extensions to intersections (x5)	\$438,750.00
Planting and Tom Roberts outdoor gallery at Village Green	\$28,000.00
Planting along Tannery Road and Marlborough Street	\$74,500.00
Post and rail fence (precast concrete)	\$75,000.00
Plain concrete pavement to Tannery Rd & Wellington Street	\$228,500.00
Coloured concrete pavement to Marlborough Street	\$142,500.00
Precast concrete pavement to Marlborough Street	\$162,500.00
'Discover Longford' concrete loop walk	\$605,100.00
Stokes Park parkland development	\$300,000.00
Formalised turn-around and parking to boat ramp area	\$200,000.00
Carins Park picnic shelter and connection path	\$28,500.00
Destination dog exercise park	\$50,000.00
Pedestrian crossing and earthworks over railway near bridge	\$60,000.00
Replication of the historical railway bridge columns	\$10,000.00
Public amenities and associated earthworks for Mill Dam Reserve	\$85,000.00
Replacement of furniture to Mill Dam Reserve	\$15,000.00
Levee pathway and access ramps	\$231,000.00
Viewing platform and access path	\$186,450.00
Riverbank stabilisation	\$140,000.00
Revegetation along river bank and Mill Dam Reserve	\$120,000.00
Total	\$3,944,910.00

END OF REPORT