

REPORT

FOR NORTHERN MIDLANDS COUNCIL

Ross Town Square Master Plan



November 2016



LINDSAY CAMPBELL LANDSCAPE SERVICES



Engineers & Planners
Your Vision is Our Mission



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TABLE OF CONTENTS

Executive Summary	4
1 Introduction.....	5
2 Site, Location & Context.....	5
2.1 Subject Site	5
2.2 Historical Context.....	7
2.3 Economic & Demographic Context	7
2.4 Existing Recreation Assets	8
3 Strategic Framework.....	9
3.1 Northern Midlands Interim Planning Scheme 2013	9
3.2 Northern Midlands Council Strategic Plan 2007-2017	11
4 Public Consultation.....	11
4.1 Community Focus Groups	12
4.2 Drop-In Session	13
4.3 Public Exhibition Period.....	14
5 Design Concepts.....	17
5.1 Design Intent	17
5.2 Heritage Principles.....	17
5.3 Design Response	18
6 Preliminary Construction Costing.....	24
6.1 Landscape Elements	24
6.2 Structures.....	24
6.3 Infrastructure	24
6.4 Miscellaneous Costs	25
7 Recommendations	25
7.1 Design	25
7.2 Implementation Sequence.....	26

Appendix A - Design Intent Statement

Appendix B - Heritage Advice

Appendix C - Concept Plans

Appendix D - Preliminary Costings

Executive Summary

Northern Midlands Council acquired land at 33 Church Street, Ross in May 2016 with the intention of developing the site for public open space. JMG Engineers & Planners and Lindsay Campbell Landscape Services were subsequently engaged to deliver the Ross Town Square Master Plan and a separate, complimentary master plan for the former Ross school oval site.

The aim of the project is to improve the amenity of the town centre for residents and **visitors in a way that furthers the local community's aspirations and complements the town's existing range** of recreational facilities. This report outlines a vision for a centrally located, high quality public open space and provides the framework to guide its implementation.

In preparing this Master Plan, the subject site has been considered in relation to its land use, historical and social context to ensure that the final solution 'fits' within the existing township **and complements Ross's existing characteristics**. Most importantly, the local **community's** aspirations and values have been gauged through ongoing consultation that has occurred throughout the design process. Preliminary community consultation indicated a consistent vision for the site, albeit with some differences in opinion on specific details. Generally, the desired outcome was for a simple, landscaped space for passive recreation and community events.

Two design concepts were prepared to demonstrate alternate ways of interpreting the space and achieving the desired outcomes. The designs contained similar elements but were configured differently and included:

- Option 1 - a more organic, naturalistic layout taking a direct reference from the **'Parkland' style; and**
- Option 2 - a more geometric interpretation of the period'

The final recommendations seek to balance feedback from the community, Council, our **team's heritage consultant whilst maintaining best practice design principles**.

This report includes a preliminary schedule of costs for the project based on the concept designs with a capital budget of between \$385,490 to 537,660. This range is dependent on a number of factors, but particularly:

- The use of mature trees/instant lawn;
- The amount of Council labor used in the construction;
- Whether lighting is included; and
- The design of the multi-use shelter.

Finally, the steps required to bring the design concepts into reality have been identified.

1 Introduction

JMG Engineers & Planners with Lindsay Campbell Landscape Design were engaged by Northern Midlands Council to prepare the Ross Town Square Master Plan.

Northern Midlands Council seek to develop a centrally located public open space to enhance the amenity of the town centre. This project was initiated to provide a framework to guide the use and development of this key public open space asset.

Our team's **design process has included public consultation at every stage to ensure that** the result connects with the aspirations of the local community and complements the local context.

This report outlines our analysis of the study area, the consultation that has occurred, and presents design options for the Town Square, a recommended solution and an implementation framework.

2 Site, Location & Context

2.1 Subject Site

The Ross Township is located alongside the Macquarie River within the Northern Midlands municipality. The Township is primarily accessed from the Midland Highway via existing approaches from the west and the north.

The subject site for the purposes of this report comprise land at 33 Church Street, Ross (CT 53141/1). The site is centrally located within the Ross town centre, as shown in Figures 1 and 2.

No. 33 Church Street has a total area of 5,631sqm with 59m street frontage. The site is within an existing serviced area with sewer, water and stormwater infrastructure located in Church Street.

The property currently accommodates a derelict agricultural building which Council has already committed to removing. There is some known asbestos contamination associated with this structure. Aside from this structure, the only other development on the land is an area of approximately 80sqm of paving and landscaping in the northwest corner of the site and boundary fencing. Apart from occasional grazing, the site is unused at present.

The site adjoins the Man O'Ross Hotel to the south and a bakery to the north. To the west, the site adjoins undeveloped land that is partially zoned Local Business and partially General Residential (13 Bridge Street).

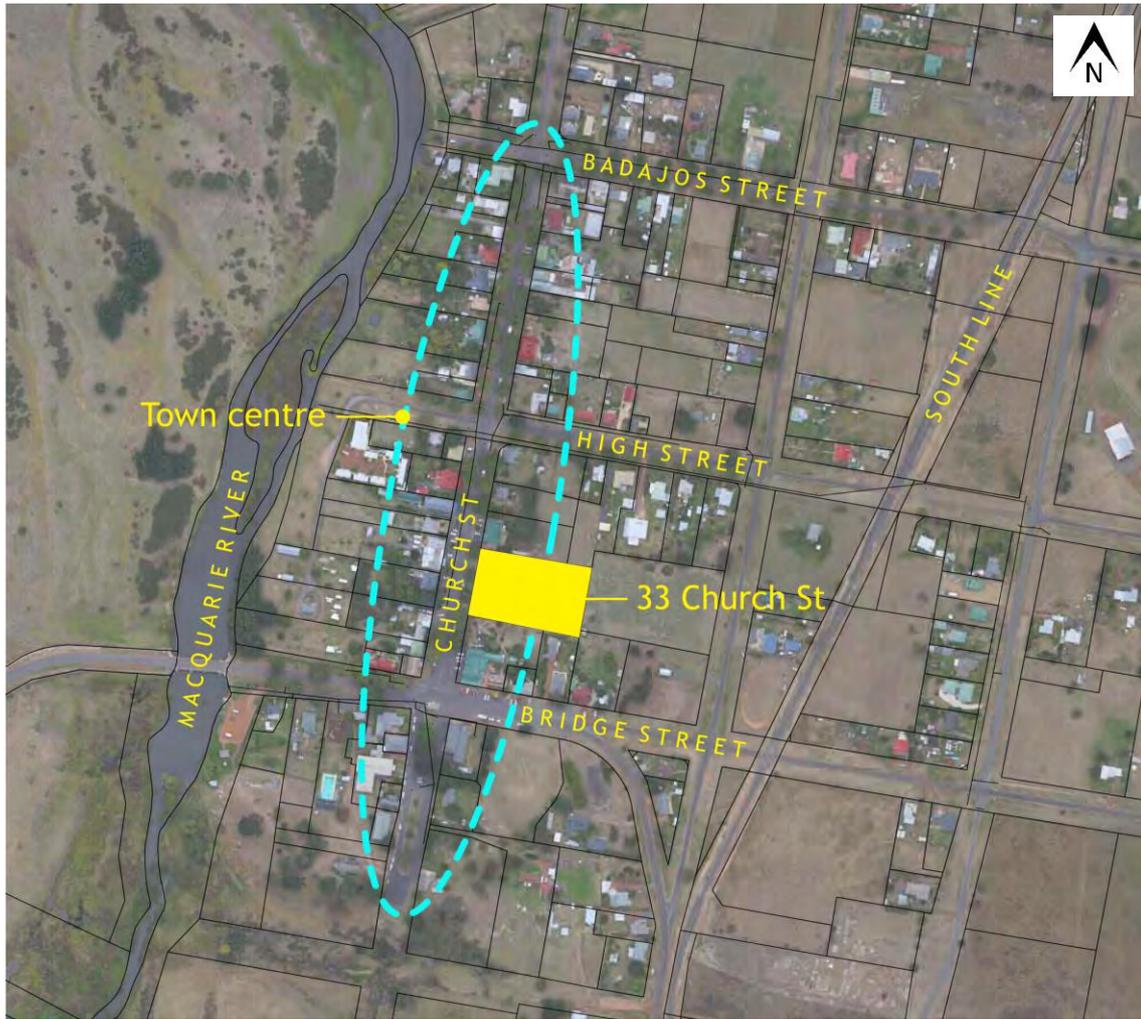


Figure 1 - Location Plan



Figure 2 - Subject site

2.2 Historical Context

The land now developed with the Ross Township was originally occupied by the Tasmanian Aborigines (Tyrenotepanner Nation). During the 19th Century the area was used as a coach stopover by settlers travelling between Hobart and Launceston **and was named “Ross” by Governor Lachlan Macquarie in 1811**. The area gradually evolved into an agricultural and administrative centre for the surrounding rural district and a garrison. The Ross Post Office was opened in 1832 and the iconic stone Ross Bridge was completed in 1836.

The Township became an important convict facility with the establishment of the Ross Female Factory, which operated between 1847 and 1854. This site was one of only a handful of female convict facilities in Australia.

Characteristic features of the town include its grid-pattern street network. A significant portion of the original Georgian built fabric exists, including heritage listed residential, commercial and civic buildings and civil detailing (e.g. monuments, stone walling and landscape character). The town centre is listed on the Register of the National Estate.

The intersection of Church and Bridge Streets is anecdotally known as the ‘Four Corners of Ross’, comprising Temptation (Man O’Ross Hotel), Recreation (Town Hall), Salvation (Roman Catholic Church) and Damnation (jail - now a private residence).

Anecdotally, it is understood that the subject site was once used for markets.

2.3 Economic & Demographic Context

The most recent available Census data (2011) recorded a population of 271 persons for the Ross Township (no significant change from 2006). Anecdotally however, it is understood that there has been some increased migration to the Township in recent years.

Consistent with other rural areas of Tasmania the Census data indicates that the local population is ageing, with the proportion of residents aged 65 years or older gradually increasing from (29% of the total population in 2006 to 33% in 2011). School-aged residents (5-19 years) accounted for a relatively small proportion of the population (16% of the population in 2006 down to 12% in 2011). Local school students must commute out of town to attend educational facilities. The median age of residents in 2011 was 57 years (up from 55 in 2006).

Businesses within the town centre provide services and everyday goods for the local community, as well as some tourism-related activity. The largest employment sector in **2011 was listed as ‘Agriculture, forestry and fishing’ followed by ‘Manufacturing’, Accommodation and food services’, ‘Retail trade’ and ‘Public administration and safety’.**

Tasmanian Visitors Survey data (2016) records the following trends in recent years:

- Growth in the number of visitors who stopped in Ross (but did not stay) over the past four years - 63,404 in 2015/16, up from 58,804 in 2012/13;
- Growth in the number of visitor nights stayed in Ross over the past three years - 32,438 in 2015/16, up from 27,902 in 2013/14;
- Visitor activity data for Tasmania as a whole indicates that visiting historic sites remains one of the most popular activities for interstate/overseas visitors. The total number of visitors attending historic sites continues to grow - 28% increase between 2012/13 and 2015/16);
- Growth in the number of visitors travelling the Heritage Highway Touring Route (which includes Ross) - 34% increase between 2012/13 and 2015/16.

The above trends indicate growing economic opportunities for local business from tourist visitation.

2.4 Existing Recreation Assets

Existing Council-owned public recreational assets and their usage are summarised in Table 1 and mapped in Figure 3. These recreational assets accommodate a range of recreational activities:

- Sporting and other events requiring large open areas are catered for at the Ross Sports Ground;
- Community events are catered for at the Ross Town Hall and adjoining open space (oval);
- The Ross River Reserve provides passive recreation opportunities including sheltered BBQ facilities in a scenic location;
- **Children’s play equipment and swimming facilities are located within proximity of the Ross Caravan Park and the Ross River Reserve.**

Other events that occur within the Township across various sites include the Ross Wool Festival, ANZAC Day services (at the Cenotaph) and the Ross Marathon.

The function of these existing parts of the Township is an important consideration for this project - specifically, what the desired function of the Ross Town Square site is and the need or otherwise for additional types of facilities.

Table 1 - Existing Recreation Assets in Ross Township

SITE	USAGE
Ross Sports Ground, 38 Badajos St	Rodeo, Post-Vintage Car Club (‘Picnic in Ross’), football, cricket, play equipment, motorcycle rally, family gatherings, sports clubs, committee functions, wakes
Town Hall, 12 Bridge St	Film Society evenings, functions, Council meetings, Sunday market, approx. 100 community groups regularly book for meetings, functions, dinners.
Former School Oval, 14 Bridge St	Car shows, organisation/family functions, dog clubs, picnics.
6-8 Bridge St	Children’s playground, swimming pool.
Ross River Reserve	BBQ shelter and play equipment
Ross Memorial Building	Community centre



Figure 3 - Existing recreation assets distribution

3 Strategic Framework

Council’s strategic planning and policy framework includes the following relevant documents:

- The Regional Land Use Strategy of Northern Tasmania (v4.0, 2013);
- Northern Midlands Interim Planning Scheme 2013;
- Northern Midlands Council Strategic Plan 2007-2017;
- Council policies.

The Regional Land Use Strategy provides broad strategic guidance for land use planning and for coordination across municipalities. The document is a high-level policy document and as such does not require detailed consideration in the context of this project.

3.1 Northern Midlands Interim Planning Scheme 2013

The *Northern Midlands Interim Planning Scheme 2013* (**‘the Planning Scheme’**) sets out the requirements for use or development of land within the municipality in accordance with the *Land Use Planning and Approvals Act 1993*.

The current zoning of the Ross Township is shown in Figure 4. The zoning map broadly reflects the current land use patterns of Ross, which can be described as follows:

- Local Business zoning is focused along the historical centre of the township on Church Street. This includes the proposed Town Square site and part of the adjoining undeveloped land to the east;

- A number of titles at the southern end of Church Street are zoned Community Purpose, including the former School Oval site;
- The bulk of land within the established township boundaries is zoned General Residential;
- Relatively small areas of Recreation zoning (Ross Sports Ground), Environmental Management (Female Factory), Open Space and Utilities.

The Town Square site is located in the Local Business zone. The purpose of this zone is essentially to provide for the business, professional, retail needs of the local community in a manner that is consistent with the character of the town and the established activity centre hierarchy. The Zone Purposes Statements specifically also promote uses that provide for community interaction and gives the examples of **“cafes, restaurants, parks and community meeting places”**.

The zoning of each of the subject sites does not prohibit recreational use and development.

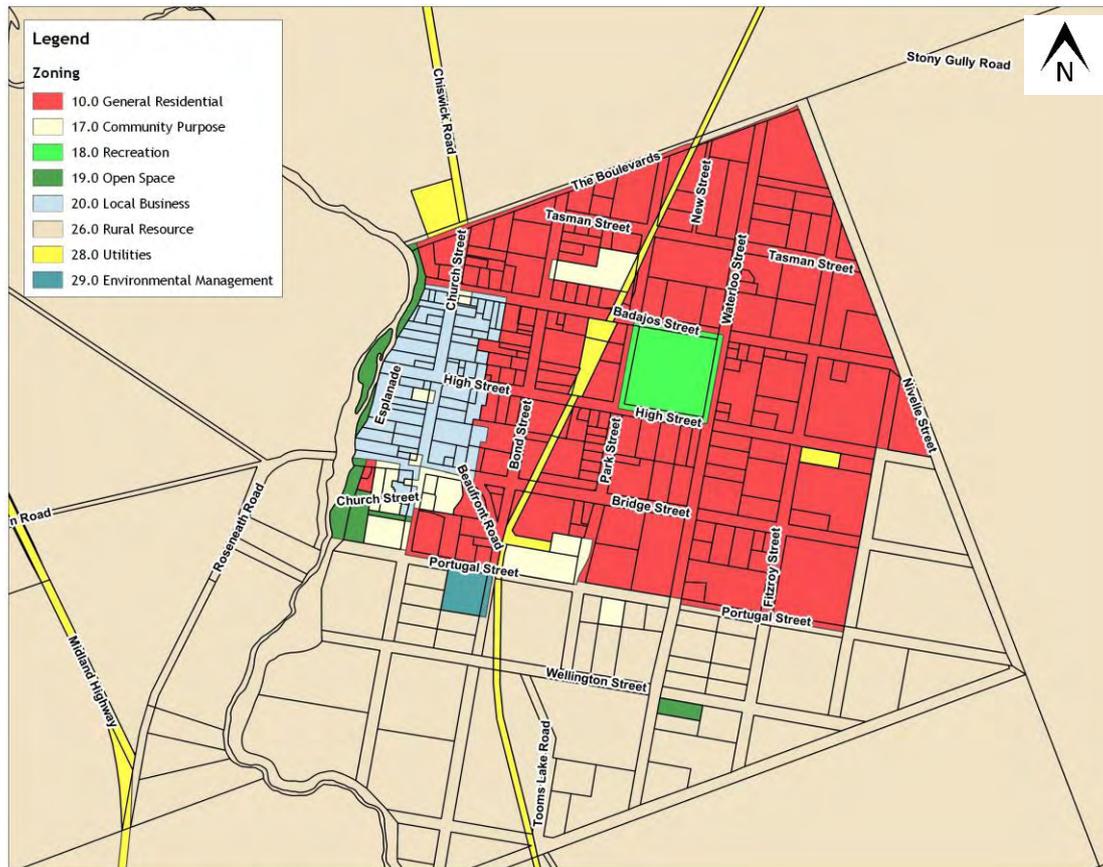


Figure 4 - Zoning Map (Northern Midlands Interim Planning Scheme 2013)

The site is located within the Ross Heritage Precinct, which is defined by an overlay map within the Planning scheme. The relevant character statement under Section E13 Heritage Code is as follows:

Ross Heritage Precinct Character Statement

The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of

businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.

The Planning Scheme is clear that future development is to be sympathetic to the existing local character and enhance the heritage value of the town.

3.2 Northern Midlands Council Strategic Plan 2007-2017

The Northern Midlands Council Strategic Plan 2007-2017 (**'Strategic Plan'**) is the Council's central policy document guiding priorities, projects and programs and describing the underlying values, strategies and policies that are applied to serve the best interests of the Northern Midlands.

During the strategic review process for the Strategic Plan the Ross community identified the priorities for the town. The following priorities can be furthered through the Ross Town Square Masterplan:

- Lift heritage and tourism in combination;
- Improve signage quality;
- Church Street parking solutions;
- Improved heritage presentation and interpretation of the village;
- More effective packaging and marketing of the tourism product of the village;
- Parking solutions especially for recreational vehicles and buses to protect the village ambience in Church Street.

The project presents an opportunity to support the **following specific policies of Council's Strategic Plan**:

- 1.7 Planning Practice - engender community confidence in the integrity of the planning process and Council decisions;
- 3.2 Health - develop the health and well-being of Northern Midlands communities;
- 3.5 Older Persons - ensure older people enjoy a quality lifestyle;
- 4.5 Built Heritage - retain and enhance the character of heritage precincts;
- 4.6 Strategic Planning - community and Council agreement on preferred future;
- 4.7 Land Use Planning - support orderly development;
- 5.3 Community Facilities - provide public open spaces to meet the needs of the Northern Midlands community.

4 Public Consultation

Prior to the development of concept plans several focus groups were held to ascertain community priorities and desires for the subject sites.

The early feedback received indicated a consistent vision for the Ross Town Square exists within the Ross community, particularly in relation to the desired function of the space. Some identified issues require consideration of areas outside of the Town Square site (such as the need for improved delineation of on-street parking).

4.1 Community Focus Groups

Several focus groups were held at the Ross Town Hall on Wednesday 3rd August 2016. This included a Local Business Focus Group, an Adjoining Landowner Focus Group and a Ross District Committee Focus Group.

In terms of function, there appeared to be consensus that the Ross Town Square Site should be used as a public park.

Specific ideas and issues raised in the three focus groups included:

Ross Town Square Site

- The importance of heritage to the local tourism economy and the need to ensure the design solutions respect this;
- The overall consensus was to keep amenities out of the site, but there were opinions expressed that some amenities were necessary;
- There was strong support for regular music performances (particularly jazz) and that a roofed multi-user area (or rotunda/bandstand) for this purpose;
- The consensus was that it was not necessary for the adjoining café or the pub to have an expanded alfresco area into the park, although there were some views that a frontage to the park was desirable;
- All thought there should be some tables **but views were mixed about whether BBQ's** were desirable (feeling this was more for the river front recreation area);
- Signage was discussed in terms of navigating tourists from the site to the public toilets and historic and locational signage;
- It was agreed by all there should be no parking in the site;
- Lighting of the park should be considered but be of heritage character;
- The park should be uncluttered and open;
- Support for a gateway structure to the park;
- There were varying opinions on native verses exotic planting;
- There was support for consistent perimeter fencing. Discussion around fencing to Church Street was mixed and ranged from picket fencing, to bollards, to no fencing to encourage street entry into the park;
- **'Ross Village Green' would be a suitable name;**
- Need for rubbish bins;
- It was suggested that a paved area in front of the bandstand/rotunda could also incorporate a maze on its surface;
- A water feature was supported but no fountains or sculptures;
- The trees near the bakery should be removed;
- There should be a smooth access path for use by kids on bikes, the disabled and the elderly;
- No dogs be allowed in the park;

Other

- It was suggested that the existing playground on Bridge Street may not be the best location for the equipment (shady, out of the way). However, there were mixed views about the best location for it and some opposition to it being moved onto the Town Square site.

4.2 Drop-In Session

A community ‘drop-in session’ was held at the Ross Town Hall on Wednesday, 10th August 2016. The aim of this forum was to provide the general public with an opportunity to come and discuss their ideas and desired outcomes. Approximately 20-30 people attended across the two-hour session.

There was consensus amongst participants that the Ross Town Square should consist of a simple, low maintenance design that can provide a high quality public open space. The space was seen as an important place for locals and should cater for a range of age groups. The heritage character of Ross was considered highly important and something that must be considered carefully in the design response.

Specific ideas and issues raised included:

Ross Town Square Site

- A number of participants suggested that some type of multi-use shelter/bandstand/rotunda be included, which would be used for music performances or other public events;
- **‘Ross Village Green’ would be a suitable name;**
- The design response - including plant selection, layout, furniture and any structures - must respond to the heritage character of Church Street and its surrounding context. It was suggested that some type of acknowledgement of multi-generational families could be incorporated (e.g. bricks with names, as in Campbell Town);
- Dogs should be allowed in park - a lot of people reportedly own dogs in Ross. It was suggested that bags be provided at entrance;
- Lighting of the site should not be left on all night (may encourage people to loiter late at night);
- Clearly delineate the borders of the site. This could include relocation of the existing wire fence along the frontage to the rear of the site;
- Tree selection and placement of seating should provide for shaded areas;
- It was suggested that surplus seating (similar to the iron-framed furniture opposite the Town Hall) could be utilised;
- Parking - the majority of participants did not want parking on the Town Square site, however a smaller portion thought this should be included, particularly for older people and the disabled;
- Play equipment - some participants thought it was important to cater for young children, while others did not want play equipment included. It was pointed out that the existing play equipment was conveniently located for tourists, being **opposite the Town’s caravan park. The concept of ‘nature-based play’ type equipment** however was generally accepted;
- Public toilets - some believed that there was a need to provide new public amenities at the Town Square, primarily for older and younger people. Others were of the view that the facilities adjacent to the Town Square were adequate for this purpose and noted that Council has already committed to redeveloping these facilities;
- Public BBQ facilities - some believed that the design should include new BBQ facilities, others thought the existing riverside facilities were adequate.

Other

Whilst outside of the scope of this project, the following suggestions were made and were noted:

- Main intersection (Church and Bridge streets) presents a large expanse of sealed surface that could be improved aesthetically through surface treatment and landscaping;
- Future improvements to the Town Hall could provide for direct access from the main hall to the former Oval.

4.3 Public Exhibition Period

The draft Master Plan was exhibited by Council during October 2016, during which time any member of the community had the opportunity to review the draft document, provide comment and/or complete a survey. A total of 43 completed surveys were received.

Representatives from the consultant team also attended the Ross Sunday Market during October 2016 and discussed the concepts with local community members.

The following is a summary of the key feedback received during the public exhibition period.

Preferred design

In terms of general preference of layout, a roughly even divide was observed at the Ross Market Stall with approximately 55% were in favour of the parkland style (Option 1) and 45% in favour of the geometric style (Option 2). A heavier lean towards Option 1 was more pronounced in the survey results.

A notable theme in feedback was the perception that the concept plans to be too “busy”. The 3D perspectives were useful for explaining how the designs would look on the ground which tended to alleviate this concern when discussed at the Ross Market. Some attendees maintained a preference for specific items to be removed (e.g. chess board) to simplify it further and reduce maintenance requirements.

Preferred name

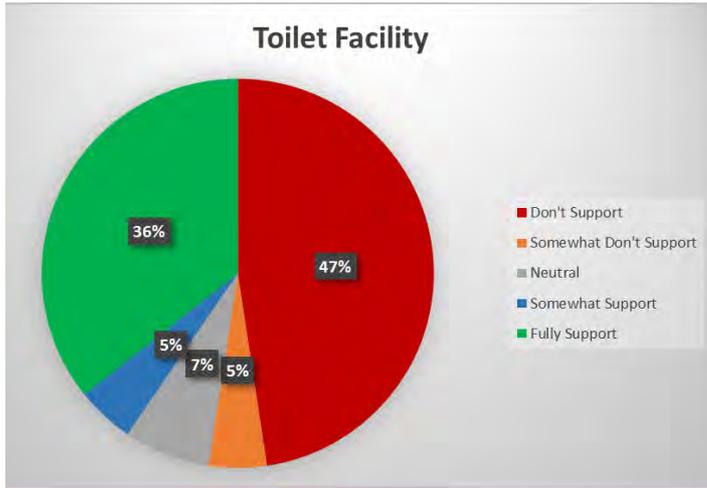
The survey results overwhelmingly supported naming the site ‘Village Green’ rather than ‘Town Square’. A range of other alternatives were also suggested in feedback that referenced historical persons of interest to the Ross Township.

Public amenities

The inclusion of public amenities was a divisive issue with 47% of survey respondents stating they did not support inclusion of public toilets. 22% were neutral or only somewhat for/against the idea and 36% fully supported the concept.

Through direct consultation with community members it was possible to explore the **reasons for people’s opposition** to the concept of the amenities:

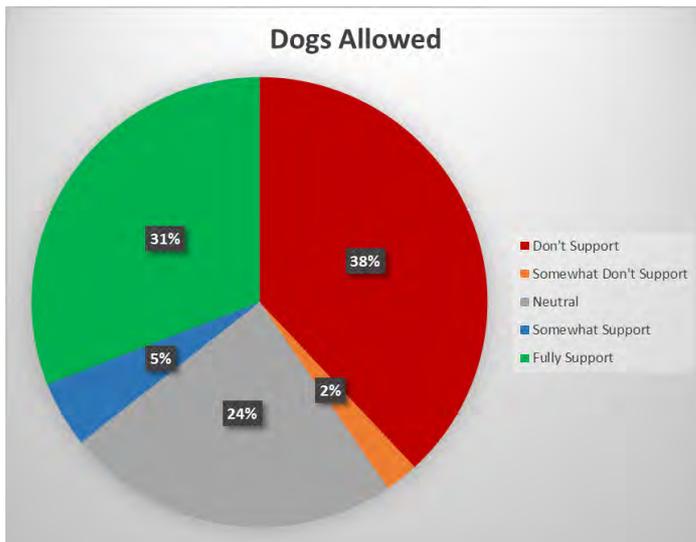
- Some were concerned that it would divert Council funding away from the planned upgrade of the existing amenity block at the Ross Town Hall. Provided that upgrade **was still going ahead, they weren’t** necessarily against the provision of (minimal) amenities at the Town Square;
- Some people feared that tourist buses would stop at the Town Square instead of in the current location, which would cause traffic/parking problems. People with this concern were generally satisfied that provision of a small facility that was not obvious from the street would be acceptable.



Dog access

The question as to whether or not to allow dogs within the site was another divisive topic with 38% of survey respondents opposed and 31% fully supportive. 31% were either neutral or only somewhat for/against the idea.

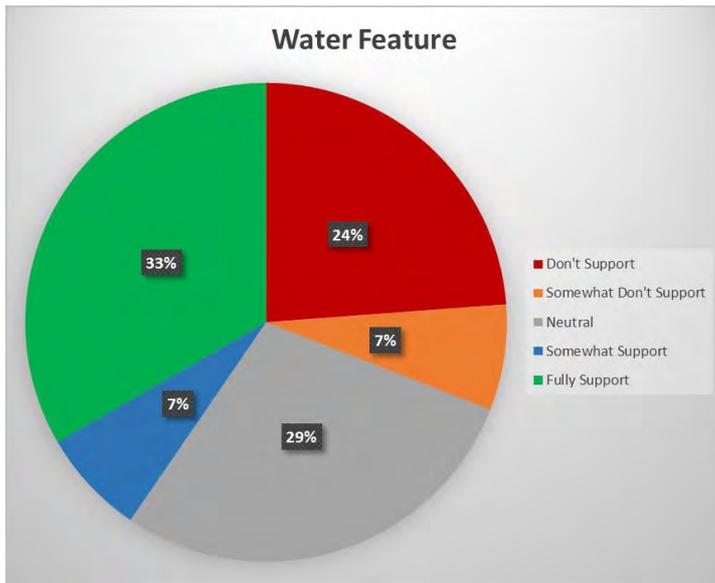
Key concerns around dog access appeared to be safety and excrement. Some agreed that their concerns would be mitigated by requiring dogs be on a leash and if disposal bags are provided at the site entry.



Water feature

The survey results indicated majority support for the inclusion of a simple water feature as shown on the concept plans, with 33% fully supportive, 24% opposed and 43% either neutral or only somewhat for/against the idea.

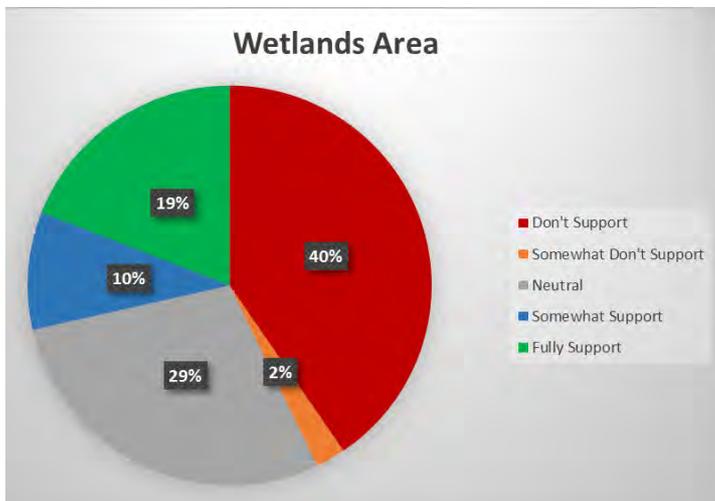
Through discussion with community members it appeared that key concerns were safety and maintenance. Some people expressed less concern after discussing how this feature could be constructed to require minimal maintenance and the depth of water proposed (i.e. approximately 20cm).



'Wetlands' area

The survey results indicate mixed reactions to the inclusion of the 'wetland' area, with 40% expressing opposition, 19% fully supportive and again, significant portions of respondents neutral or only somewhat for/against these ideas (41%).

Through discussion with community members it again appeared that key concerns with this element stemmed from perceived safety. Some of these concerns appeared to be mitigated following discussion on the rationale for this area, being part of a Water Sensitive Urban Design approach and also forming part of the 'nature based play' environment.



Nature based play

Feedback was generally supportive of the idea of 'nature-based play' as an alternative to formal play equipment. It was generally appreciated that existing formal play equipment was located on Bridge Street and did not need to be duplicated.

BBO facilities

A relatively small proportion of respondents thought that the site should include BBO facilities. Whilst it was generally accepted that duplicating facilities ought to be avoided, some expressed the view that they would much rather sit in the parkland than at the riverside, which they saw as being too "exposed" and was too busy during peak times.

Maintenance

Maintenance was raised as an issue by several people. Some were concerned that Council may not have the resources to commit to the required upkeep of the site and that the vegetation/water feature would require too much ongoing maintenance.

Other

The idea of using the site for the Ross Sunday Market during summer months was suggested by attendees and the comment was made that the site was the original site of the Ross Market.

5 Design Concepts

5.1 Design Intent

The Design Intent underpinning this Master Plan is:

- To provide the amenity and character the brief outlines while understanding the heritage context of the site, surrounds and the Georgian era;
- To provide a central focal point for the town that helps realise the potential of Ross as a **“Place for People”** and optimises visitor numbers;
- That integrates the architecture, the main street and the landscape spaces as one unit;
- To provide a stronger sense of identity to the oval precinct and reinforce its connections with the centre of town.

5.2 Heritage Principles

Preliminary advice was sought from heritage consultancy Praxis Environment and is enclosed in full as Appendix B.

Praxis Environment observed that Ross is a very important example of a colonial Georgian town, with the most iconic historical development of the town being in the Georgian style, representing the c1830s-50s township development. The principles of the Georgian townscape are stark, symmetrical, minimalist and unembellished buildings and landscapes, **generally lacking the ‘prettier’ and more complex attributes of the later Victorian buildings and landscapes.** The original layout of Ross is still legible and did not include a formal **‘town square’ as contemporary towns such as George Town, Westbury or Oatlands.**

Key heritage principles for consideration in the design of the subject site are:

- Authenticity - the design response should avoid presenting as an original feature in order to preserve the legibility and authenticity of the original town layout. This principle applies to the layout of the space as well as specific detailing (e.g. lighting design should not attempt to replicate historical structures);
- Georgian design principles - Georgian design principles should be interpreted, but not necessarily mimicked, in the landscape design and any built elements in the town square. A minimalist design response to the site is preferable to avoid over embellishing the space;
- Interpretation - the project presents an opportunity to explore thematic, regional and temporal historic themes of the Ross Township. This should be kept simple through consideration of site detailing and subtle interpretation of built forms and materials. The use of simple timber frames, sandstone paving/walls, high-pitched hipped roof forms, timber shingles etc are likely to valid approaches to interpreting

but not necessarily mimicking traditional forms. Use of interpretative paneling or similar mechanisms is not necessary;

- Relationship to Church Street - the design response should avoid intruding into the Church Street streetscape - the existing appearance of linear street plantings should be maintained.

5.3 Design Response

This section of the report outlines the concepts that have been developed and the rationale behind them. A more extensive background discussion of the design approach is discussed in greater detail in Appendix A. Scaled versions of the concept plans with annotations are enclosed as Appendix B.

Accepting the need for modern lifestyle requirements (children's play, travel patterns etc.) the site **will not be a simple transplant of a park from the 1840's. Instead**, it will be an interpretation of the heritage values in a modern context. Planting style, scale, forms etc. are to be in context where at all possible. This might not only be a direct reference to garden space but include the general design characteristics of the Georgian architecture in the landscape form.

Two distinct design concepts were explored for the Town Square site. Each option seeks to provide a simple, minimalist layout with low maintenance tree plantings and an absence of extensive shrubberies and planting beds. One approach would be to provide a more **organic, naturalistic layout taking a direct reference from the "Parkland" Style**, as shown in Figures 5 and 6. Another approach would be to adopt a more geometric interpretation of **the period's architecture, as shown in Figures 7 and 8**. The plans should both be read as a large open space with sections being furnished with a tree canopy.

Each design includes provision for continuation of the pedestrian pathway to adjoining land to the east. It is envisaged that a future development on 13 Bridge Street could incorporate a pedestrian linkage through to Bond Street to improve access to the Town Square.

Both options include elements as suggested by initial consultation with council and the community including:

- Town/landscape integration;
- Family friendly;
- Large, open grass area;
- Performance space;
- Nature based play;
- Minimal amenities;
- Water (without fountain);
- Provision of play facilities that would appeal to a range of age groups (no formal play equipment);
- A multi-function shelter;
- Seating.

The clear majority of participants consulted prior to development of the concepts did not want off-street parking on the site. As such, neither concept includes provision of car parking within the site. This has the added benefit of improving safety within the site for children.

The Town Square site should cater for a range of age-groups however it is acknowledged that a significant portion of the community does not want a typical playground facility. Furthermore, existing playground facilities are located at Bridge Street at present and are conveniently located for patrons of the Ross Caravan Park and the local swimming pool. As

such, the design concepts have incorporated more subtle features that would appeal to children but can be used for other purposes also. This includes a hardstand area with maze/chessboard pattern in its surface and a continuous path around the site, suitable for cycling on.

The proposed water feature is designed to be approximately 7-8 m long by 4m wide to a depth of 100-200mm. The base will be level with the sides sloping from the consolidated gravel surrounds. The feature will have a walkable surface on the base.

As existing BBQ facilities are located within the Ross River Reservation at present, duplication of such facilities is not considered necessary as part of this project.

Whilst there were some divergent views during preliminary consultation on the need for public amenities to be provided onsite, it is considered that some (minimal) provision for this type of facility is appropriate, particularly for young, elderly and disabled people.

It is envisaged that the design of structures within the Town Square site will provide a sense of continuity through appropriate selection of materials and simple design elements.

The final versions of the concept plans were modified following the public exhibition period as follows:

- Removal of chess board concept, to simplify the space further;
- Incorporation of the public amenities as part of the multi-use shelter structure, to reduce constructions costs and ensure the facility is discrete;
- Removal of the section of entry arbor and pedestrian crossing across Church Street, in line with heritage advice.

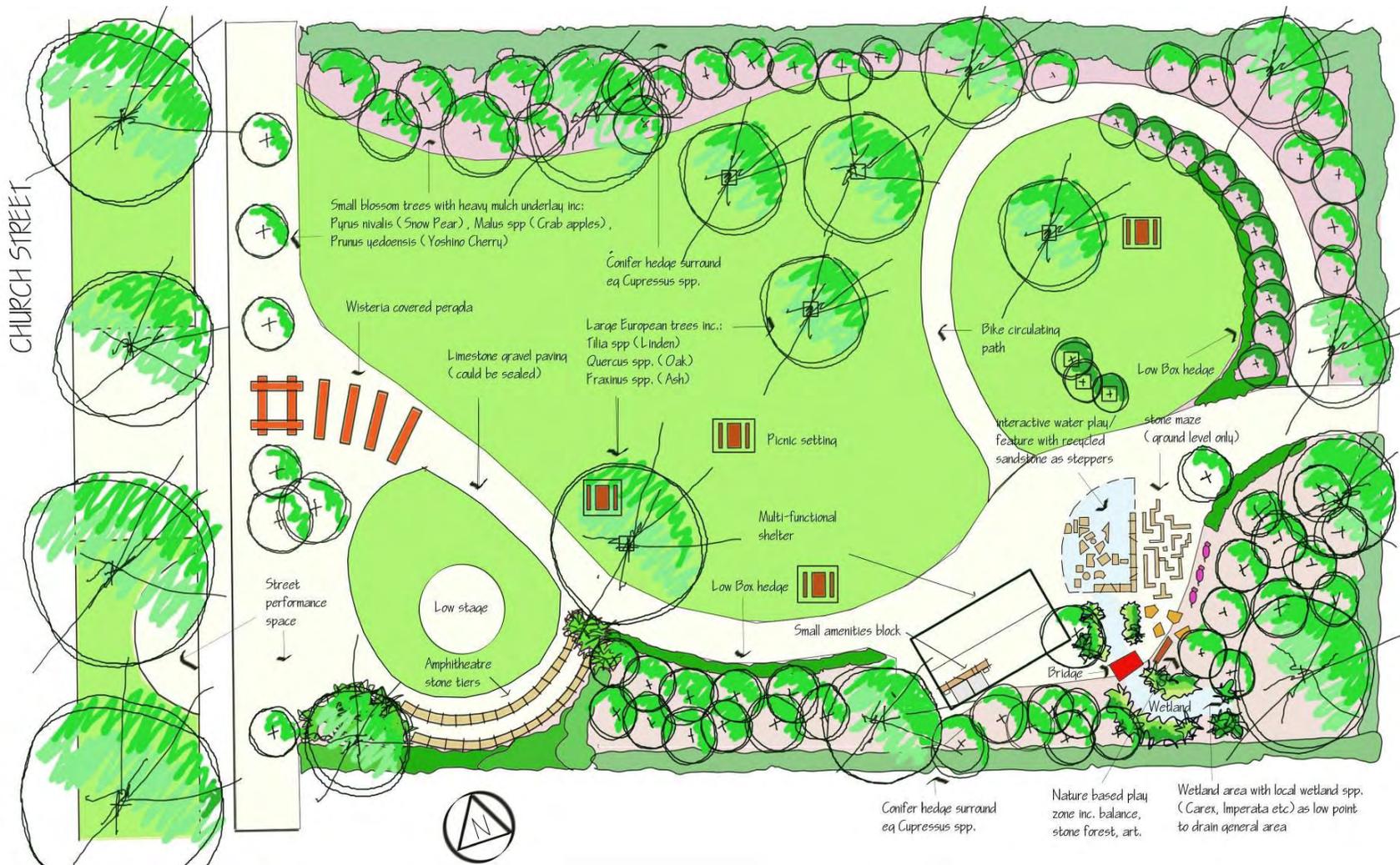


Figure 5 - Parkland Style Design Concept (Option 1)



Figure 6 - Parkland Style Design (Option 1) - 3D Perspective

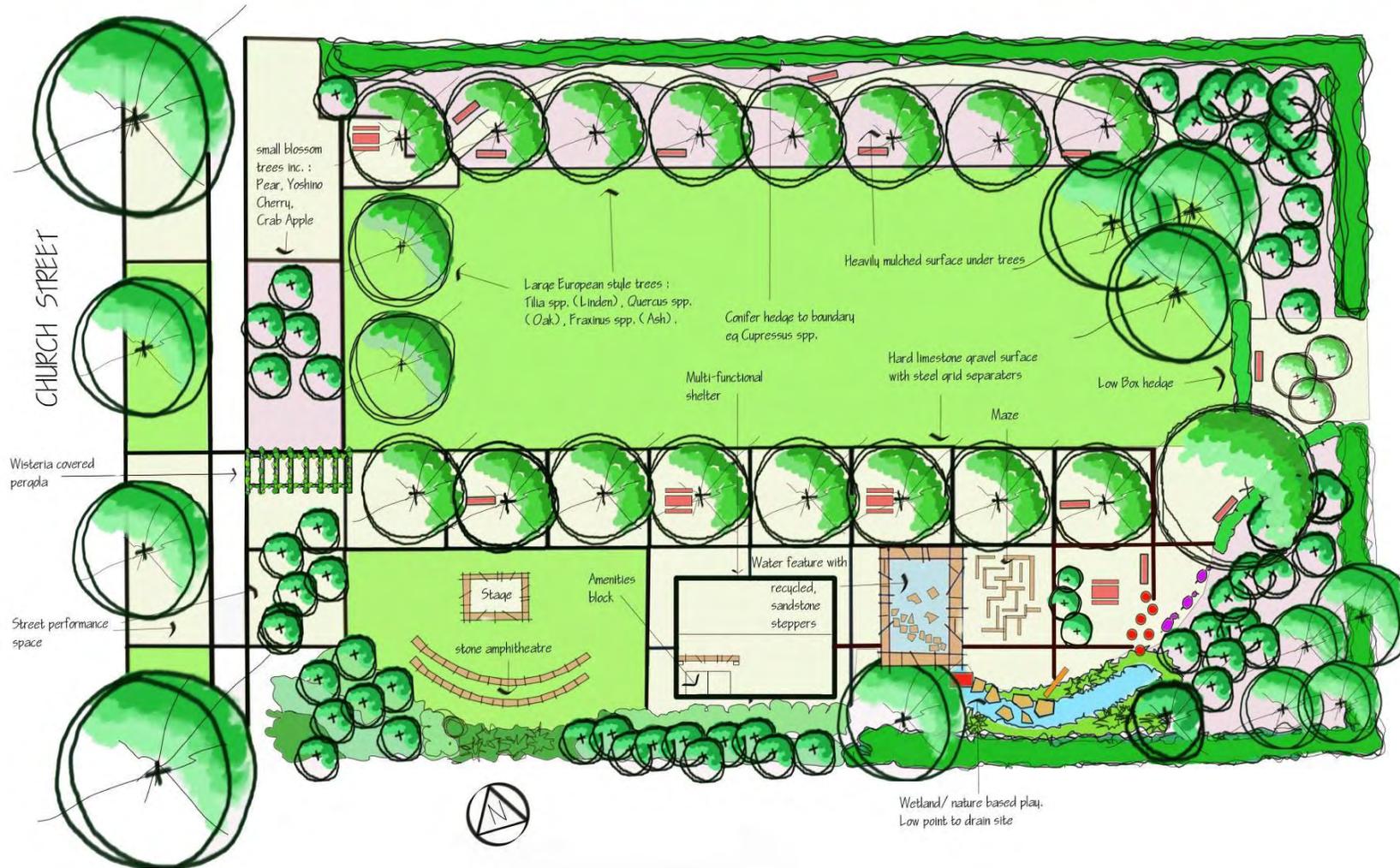


Figure 7 - Geometric Design Concept (Option 2)



Figure 8 - Geometric Design Concept (Option 2) - 3D Perspective

6 Preliminary Construction Costing

Detailed construction cost estimates for each component are provided in Appendix D to assist Council in determining which features are included in the final design. As discussed below, there are a range of variables that need to be considered.

6.1 Landscape Elements

The cost of developing the landscape design elements depends on several factors including the materials that are ultimately selected, maturity of vegetation and whether Council undertakes the works or engages an external contractor. Council has a substantial supply of sandstone that could be utilised for this project (estimated retail value in the range of \$20-30,000). We have assumed this will be utilised for the purposes of calculating preliminary costs.

Based on this range of factors, we estimate the following cost range for the Town Square site:

- High - \$218,750 (assumes premium materials, mature trees, instant lawn, sealed pavements, external contractors);
- Medium - \$126,310 (assumes mid-range materials, bare-rooted trees, seeded lawn, unsealed pavement, external contractors);
- Low - \$66,580 (assumes mid-range materials, bare-rooted trees, seeded lawn, unsealed pavement, no external contractors).

6.2 Structures

Approximate construction costs for the structures included on the concept plan are as follows:

- Pavilion - \$100,000;
- Unroofed bandstand - \$12,500;
- Arbor - \$15,000;
- Signage (interpretive sign and direction signs to public toilets and bridge - \$3,000;
- Single disabled toilet incorporated into pavilion structure with wooden cladding - \$6,200.

The total structures cost is \$136,660 and is dependent largely on the design of the pavilion.

6.3 Infrastructure

The following approximate costs would need to be allowed for the Ross Town Square:

- Sewer - \$7,500 (assumes DN150 pipe and 65m branch connection from Church St);
- Stormwater - \$16,200 (assumes 90m of DN150 drain with Council branch connection, swale drain and two grated pits within the site);
- Electrical - \$125,000 (light poles and luminaires, conduit and cable, switchboard and meter enclosure, mounted lights on pergola and pavilion, lighting control, power outlets and toilet). \$75,000 of this is the lighting cost.

The proposed footpath and parking improvements in Bridge and Church Streets is estimated as follows:

- Footpath alongside Town Hall (asphalt) - \$5,250;
- Delineation of pedestrian crossing points - 25m @ \$108pm - \$2,700.

Total infrastructure costs are between \$165,600 and \$90,000 depending if lighting is included or not.

6.4 Miscellaneous Costs

Detailed design, project management, tendering and authority fees for the project are estimated at \$27,000.

Based on the above the total cost of the project is likely to range from \$385,490 to 537,660.

7 Recommendations

7.1 Design

The following recommendations are made in relation to the site design:

1. It is recommended that Council progresses Option 2 (Geometric design) as this is considered more in line with key heritage principles. It is acknowledged however that public support leant more towards Option 1 (Parkland);
2. It is recommended that the final name for the site does not refer to the space as a **'town square', as such spaces were not characteristic of the era during which Ross was established. The use of the 'village green' is supported on heritage grounds and is broadly supported by the community;**
3. It is recommended that dogs be allowed but kept on lead. Bags should be provided at the site entrance for collection of excrement.
4. Fencing is not recommended as part of the design. The design approach for the garden includes landscaping that will delineate the site from surrounding properties using formal hedges.
5. Structures and facilities within the site should be kept minimal. It is recommended that some (minimal) provision for public toilets is appropriate, particularly for young, elderly and disabled people.
6. Use of signage should be minimal, although some use of directional signs may be desirable (i.e. to the public toilets and bridge);
7. Lighting design
 - **The 'dark sky' at night is typical of rural towns. Luminaire selection should only illuminate what is required without any upward lighting;**
 - The community has indicated a preference for lighting not to be left on all night (to not encourage late night activity);
 - **Illuminating the structures from within will create a 'brighter object' that will draw the eye and will appear more inviting as opposed to external up-lighting;**
 - Fixtures should be selected to be low energy and environmental friendly (e.g. LED);
 - **Use of 'heritage' type lighting structures could be perceived as trying to inauthentically replicate heritage features of the township and is accordingly not recommended. A modern, low profile design is preferred.**
8. Infrastructure

- **The site is relatively flat. To avoid importing fill, a portion of the site's** storm water will be drained to a wetland/pond area in the southeastern corner of the site. Additionally, no fill is required for the amphitheatre seating due the existing slope of the natural embankment in the location for the seating. As surrounding properties are in private ownership it will be necessary to drain excess water to Church Street via an open swale/pipe system. Grated pits within the lawn will take storm water to aggregate dispersal pits via pipe connections.
- No new access works will be required. The existing vehicular access point to the Ross Town Square site should be required for use if required for construction works, for setting up events and for emergency vehicle access.
- Electrical infrastructure will be required for the Town Square site to service outdoor lighting, lighting within the amenities block, pergola and shelters as well as power supply points for use during events. This will involve underground infrastructure conduit/cables and pits along with a new freestanding switchboard and meter enclosure as lighting provided by Council must be from a metered supply and power/lighting.
- Inclusion of public amenities within the Ross Town Square will require construction of a 150mm branch connection to TasWater mains in Church Street.
- Water supply for taps, drinking fountains and sprinkler systems can be provided through a connection to TasWater mains in Church Street.

7.2 Implementation Sequence

The recommended sequence of steps to implement the proposed outcomes is presented in Table 2. The timeframes for development and the degree to which the various elements are incorporated in a final design will be dependent on available Council budget.

Table 2 - Implementation Sequence

TASK	DESCRIPTION
1. Development application drawings	Engage consultant landscape designer to prepare landscape design plans. Engage consultant building designer/architect to prepare design for the building elements for the Town Square (i.e. multi-use shelter, arbor, amenities).
2. Planning approval	Prepare development application submission and obtain planning approval (note - some elements will be exempt).
3. Detailed design and approval	Prepare detailed architectural, civil, structural and electrical engineering design. Obtain the required permits from Council, TasNetworks and TasWater.
4. Issue request for tender for construction works	Seek tenders for the works from suitable contractors - i.e. civil contractor, builder and landscaper.
5. Engage preferred contractors for works	Subject to Council's available budget, it may be desirable to stage construction of the various aspects.

APPENDIX A
Design Intent Statement



ROSS TOWN SQUARE

DISCUSSION PAPER

INTRODUCTION :

Georgian Architecture/Parkland style – a short summary of characteristics.

- Geometric, great proportions, not fussy, often minimal eaves, influenced by classical Greek architecture.
- In England – mid 1700's to 1830. In Australia – delayed/extended (not at the cutting edge of design – often introduced by the military)

Garden style in 1830's Australia – being a colony, was substantially behind the cutting edge design in England. Ross is visibly Australian Georgian architecture. Victorian garden style didn't find strong currency in Australia until later in the 19th C.

Georgian "Parkland" style gardens are a naturalistic response to the previous formal gardens originating in Renaissance Italy then France (Versailles) & then the Tudor gardens (Hampton Court) which attempted to show human power over nature. News of oriental gardens combined with European landscape painting of the time led Capability Brown, while working at Stowe, to infuse more minimal, naturalistic elements into the garden. This started the "English Parkland" style that continued into the mid 19th C in Australia.

The later "Victorian" era saw substantial growth in scientific travel & an incredible period of plant collecting from China & Sth America. The overriding garden ethos of this period was display. That is, showing off the "oddities". This period's gardens are typified by plants as specimens & not as a designed group to create an overall environment. It included ornate garden furniture & structures (eg ornate wrought iron glasshouses to grow Pineapples) & bedding displays. It is a very maintenance intensive style & should be avoided as it's too busy for the Georgian style.

- Most important garden designers in England that influenced our park culture
 - Capability Brown – Naturalistic, serpentine rivers, Classic garden architecture (Greek sculpture, domes & arches) – "The English Parkland" eg Bandstand in St David's Park Hobart (added later but stylistically correct).

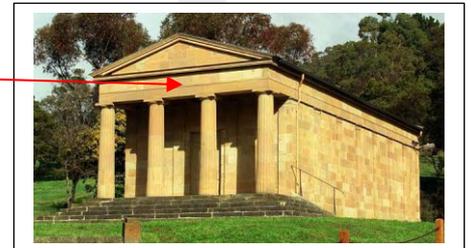


- Humphrey Repton - Late 1700's - Early 1800's. Accepted Brown's parkland extended landscape but created a more organised, geometric "garden forecourt" around the house.

Australian Georgian/Colonial

ph1 Lady Eliza Franklin's Lenah Valley Building

- This building was built in 1842 for Lady Jane Franklin in Lenah Valley.
- The Ross Bridge (1838) was built at the peak of this style in Australia



- Typical examples



Design Intent for interpretation of this style for the Ross Town Square & Oval precinct :

- To provide the amenity & character the brief outlines while understanding the heritage context of the site, surrounds & the Georgian era.
- To provide a central focal point for the town that helps realise the potential of Ross as a "Place for People" & optimises visitor numbers
- That integrates the architecture, the main street & the landscape spaces as one unit.



- To provide a stronger sense of identity to the oval precinct & reinforce its connections with the centre of town.

Approach :

- Square - Accepting the need for modern lifestyle requirements (children's play, travel patterns etc.) the Ross Square will not be a simple transplant of a park from the 1840's. Instead it will be an interpretation of the heritage values in a modern format. Planting style, scale, forms etc. are to be in context where at all possible. This might not only be a direct reference to garden space but include the general design characteristics of the Georgian architecture in the landscape form.
 - OPTION 1 - a more organic, naturalistic layout taking a direct reference from the "Parkland" Style.
 - OPTION 2 - a more geometric interpretation of the period's architecture. Elements of Sydney's Hyde Park Layout (geometric tree avenue).
 - Both options are simple, minimalistic layouts with low maintenance tree plantings & an absence of extensive shrubberies & planting beds for annuals.
 - 90% of the surface is continuous with a combination of a repeating limestone surface (including flowing under the multi-function shelter & in the water feature) & large areas of grass. The plans should be read as a large open space with sections being furnished with a tree canopy (Critical for provision of shade as well as "Parkland" context).
 - Both options include elements as suggested by initial consultation with council & community including :
 - Town/landscape integration
 - Family friendly
 - Large, open grass area
 - Performance space
 - Nature based play
 - Amenity block
 - Water
 - Maze
 - Outdoor chess
 - Sculpture
 - Covered multi-function shelter
 - seating



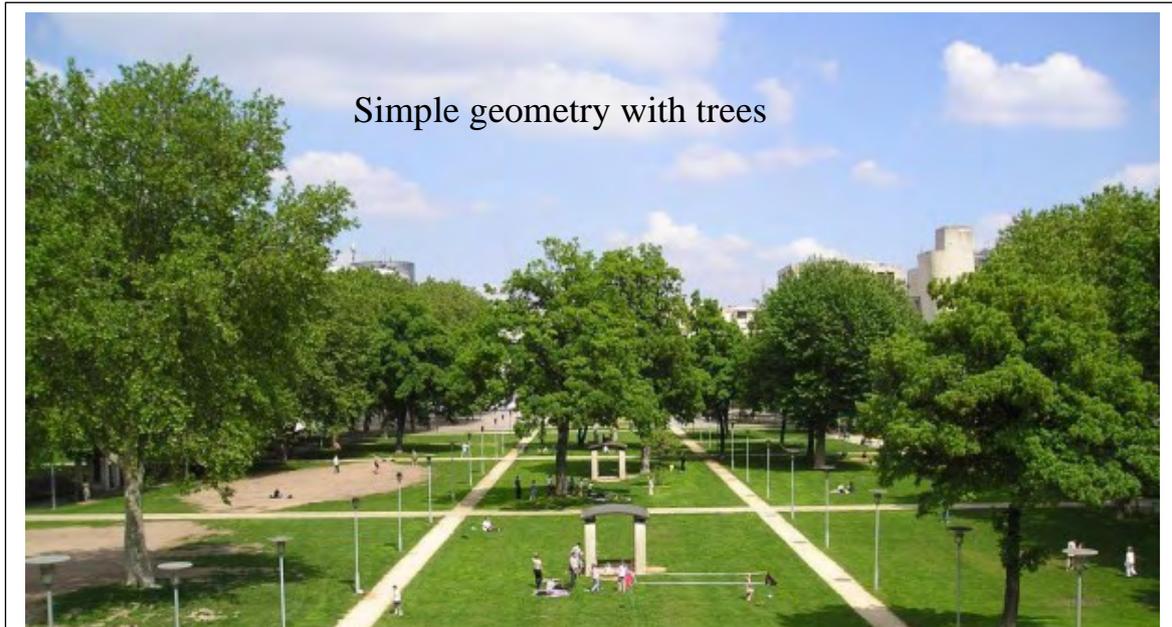
- The Oval precinct – Provide structures to reinforce the village feel (fence & pergola), planting to augment the feel of “parkland” space & pathways & seats to provide logical use & circulation.

N.B. Pitfalls to avoid – As Ross has such a strong architectural character it would be a mistake to introduce (or reinforce) style from later periods. In particular the much more ornate Victorian period should be avoided.





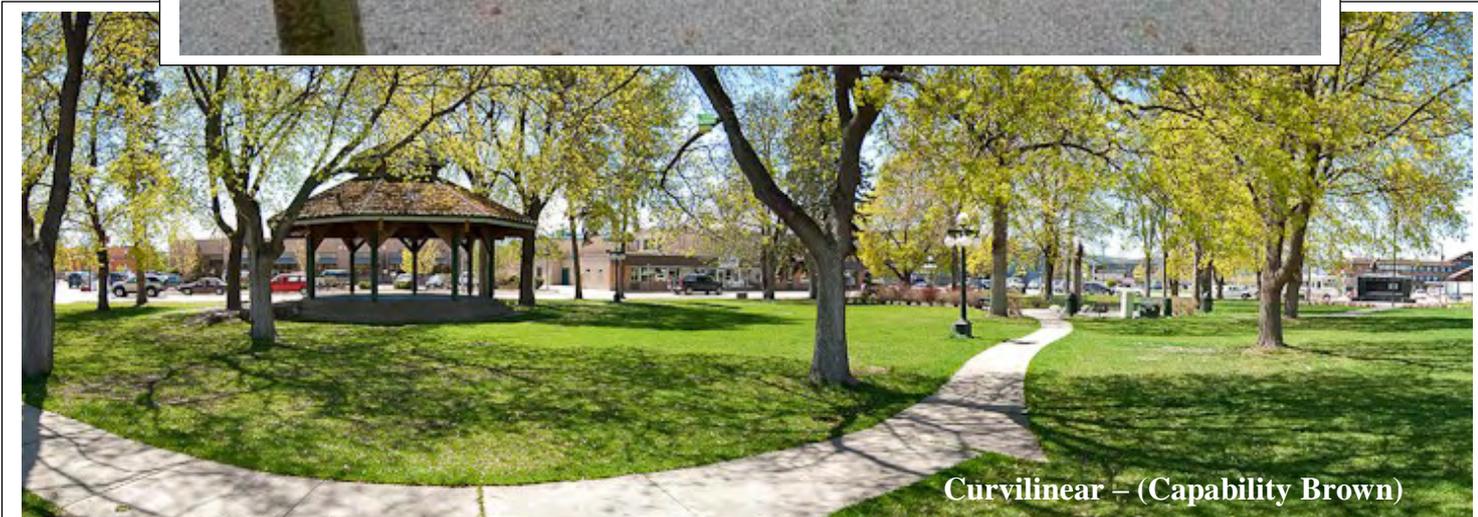
FORM – Potential layouts



Simple geometry with trees



Tree avenues & linear geometry – this is a limestone gravel surface as suggested in the plan

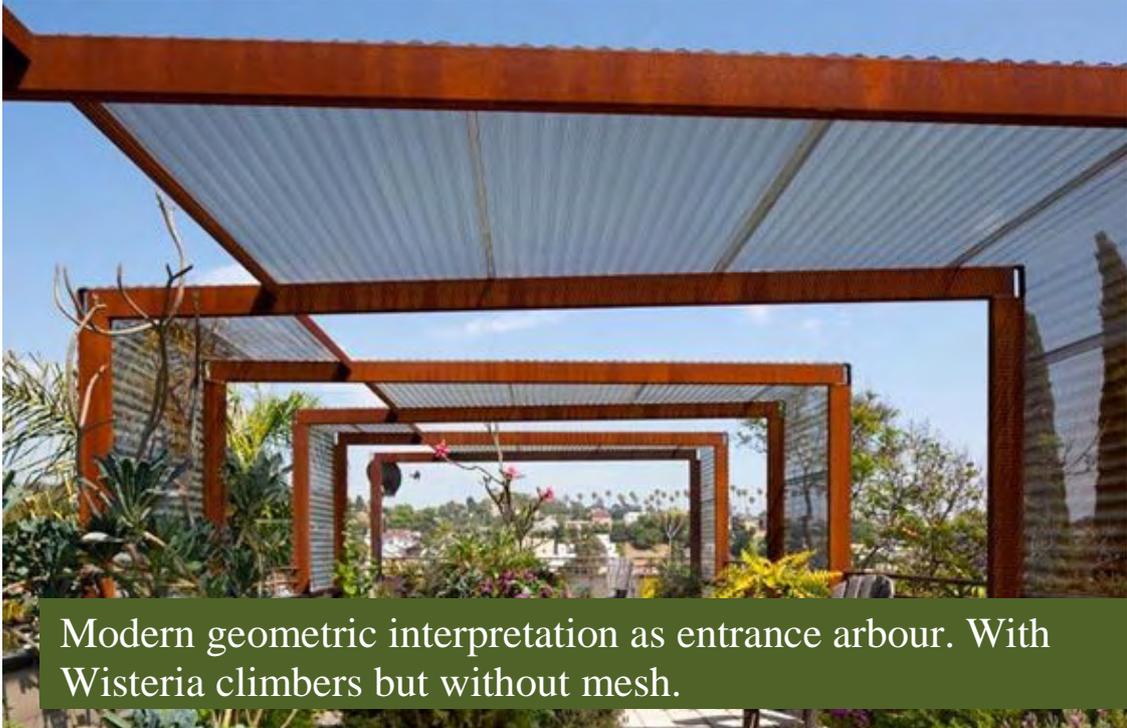


Curvilinear – (Capability Brown)



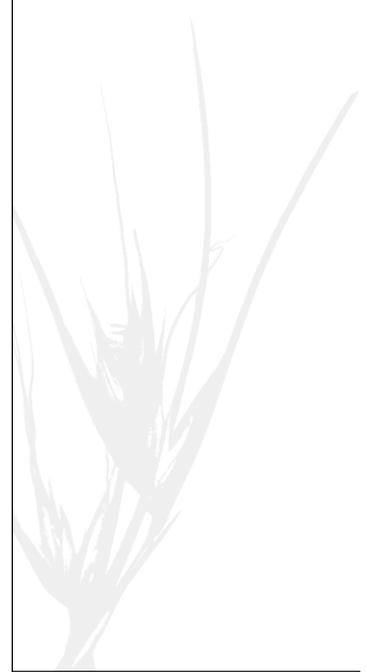
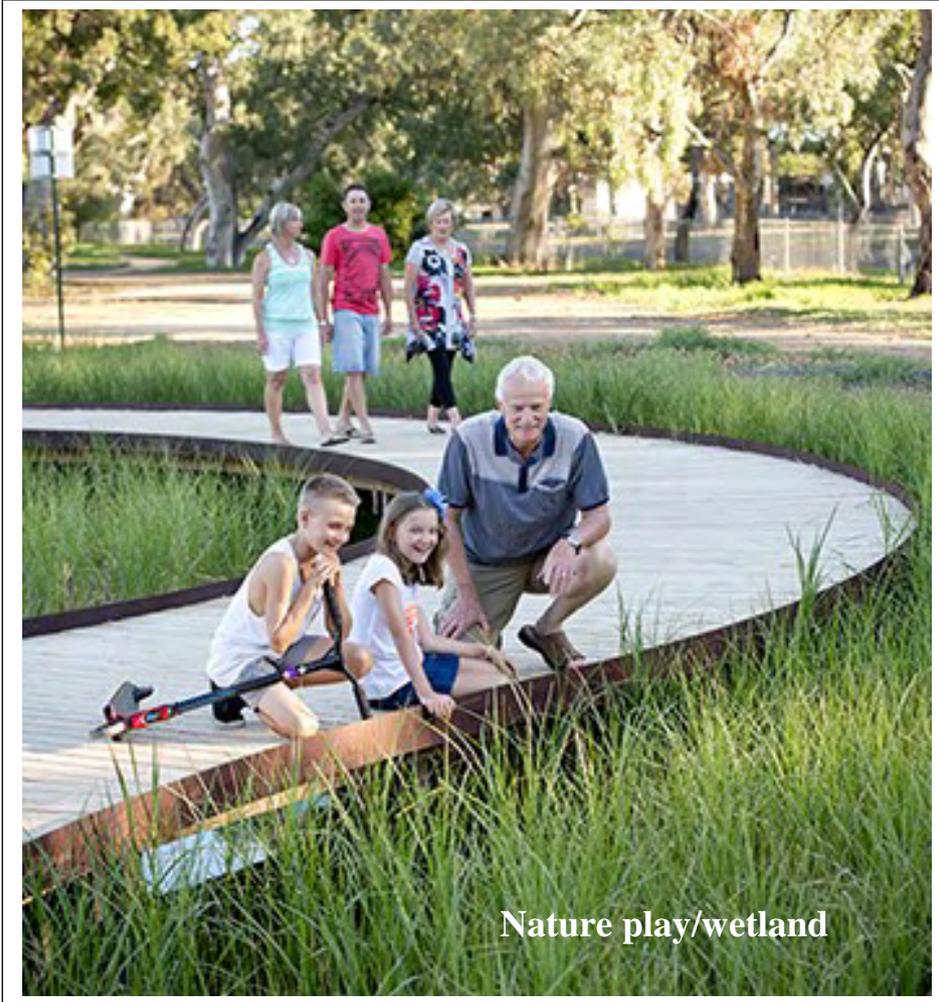
ARBOUR / ENTRANCE GATE





Modern geometric interpretation as entrance arbour. With Wisteria climbers but without mesh.







Water feature with recycled bridge stone & steppers for interaction.



Water feature with recycled bridge stone & steppers for interaction.



Water feature/water play – recycled Bridge stone with river pebbles covered with ~ 100mm water. Some stones protruding as steppers. Some simple water jets in the pond.



Stone maze – but at ground level



PLANTING

Linden trees
Tilia x europaea



Yoshino Cherry –
Prunus yedoensis



Low Maintenance
hedges to reinforce
form



SHELTER – MULTI USE





AMENITIES/ASSORTED



**Stone and grass
amphitheatre**





APPENDIX B
Heritage Advice

Mr Tom O'Connor
Johnstone, McGee and Gandy
117 Harrington Street
HOBART TASMANIA 7000

30th September 2016

Dear Tom

Thank you for providing the opportunity to provide comment relating to historic heritage aspects of the proposed Ross Town Square Project, as detailed in the brief for that project by Northern Midlands Council, May 2016.

I provide the following dot points as a brief commentary in regards to the general approaches to managing a wide range of historic heritage matters in any proposed development of the brief, and I take into consideration the results of the stakeholder consultation as detailed in your letter to Northern Midlands Council on 25/8/16. Accordingly, I provide the following commentary:

The Town Square concept broadly

- Ross is a very important example of a colonial Georgian town, with the most iconic historical development of the town being in the Georgian style, representing the c1830s-50s township development (albeit later than the 'strictly Georgian' period, not uncommon for colonial outposts). The principles of the Georgian townscape are stark, symmetrical, minimalist and unembellished buildings and landscapes, generally lacking the 'prettier' and more complex attributes of the later Victorian buildings and landscapes. These principles should be interpreted, but not necessarily mimicked, in the landscape design and any built elements in the town square (note I use the term 'town square' loosely here, further to the terminology of the brief, however acknowledge that the nomenclature may evolve into a 'village green' or similar – either way, my comments are applicable, but bear-in-mind that each of these types of public place were quite different functionally in the colonial context).

- It must be remembered that the original layout of Ross (which is still clearly legible) did not include a formal ‘town square’ as contemporary towns such as George Town, Westbury, Oatlands (etc.) did, so the context of the current project (i.e. in what has always been an undeveloped ‘ordinary’ town allotment) is largely a modern interpretation of what the functions that a town square would have fulfilled (e.g. gathering and event space). To overplay this space as a formal and original town square would in a way skew the principles of the way the town was designed – therefore an interpretive approach, which is sympathetic but not necessarily imitative is a sound basis.
- The brief and public consultation provides an ambitious ‘wish list’ for the contents of the town square and a risk is that the space becomes so crowded and busy that it may compromise that desired Georgian tenor which is flagged in the design intent. Accordingly design responses must be discrete and care must be taken not to overdo the space. Similarly, there is also the risk that consultants or council seek to over-respond to the wish list and lose touch with the concept that less can be more (granted, difficult given the wish-list). The difficulty in approaching the town square as a discrete entity is that there may be other areas of Ross where some of these elements may better be situated – for example, public spaces such as the playground in Bridge Street, the riverfront area (etc.). This ultimately will be a council decision; however, I advise that a minimalist approach to the town square should be preferable.
- Notwithstanding the comments above, re – the space being somewhat of an interpretive tool, care must also be taken to ensure that such interpretation is balanced between subtle and meaningful – that it does not become too ‘busy’ or ‘artistic’, but that the interpretation approach is discrete, but sufficiently meaningful to convey appropriate key heritage themes (noting also the other opportunities to do so elsewhere in the town).
- Care needs to be taken to consider that Ross has always been quite an organically derived rural townscape – significant extents of designed landscape in public areas has little precedent and there is the risk that risks over embellishing a space in a manner inconsistent with the way the town has gently evolved. Historically (with the possible exception of major private gardens), the townscape of Ross has been that of a somewhat stark rural centre – with wide streets, height and greenery provided solely by the simple avenue of street trees, together with basic grass street edges and gravel paths. Over-formalisation of the landscape is inconsistent with the pattern of development of the township.

The School Oval generally

- The tenor of public consultation concludes that this space does not need substantial new infrastructure to meet the functional desires. This space is essentially seen as an open and versatile space that should really only contain the infrastructure necessary for continued use as sporting fields or for occasional events which require larger open spaces (e.g. car club meets).

- It is unfortunate that the changed tenure of the school building means that the oval is now necessarily disjointed from the building to which it was traditionally associated, however this does offer the opportunity to reinforce the oval's association with Bridge Street and/or the former Council Chambers and Town Hall. Emphasising that connection to the civic buildings is the chance to reinvigorate the oval and reinforce its use as public space.
- Any new fencing associated with the oval should be of a traditional form and materials.

Thematic interpretation opportunities

- Aside from the Georgian design principles discussed above, the project offers the opportunity for exploration of other wider thematic, regional and temporal historic themes that could be used to inform the design process. For instance, such thematic exploration could include subjects such as the early settlement of Ross and the Ross Market (i.e. pre-1820), the first and subsequent Ross Bridges, the Ross Military Establishment, the Midlands rural industries, stonemasonry, early convict occupation (e.g. bridge/road party, female factory), the 'Four-Corners', early personalities etc. These (and other) themes could be further explored as to connect site and history through design elements, interpretation etc. consistent with the ICOMOS Australia *Burra Charter* process of understanding a site and context and formulating policy by which decisions regarding the management of historic heritage values can be made. I note that an 'intergenerational family' initiative was suggested in the public consultation (as one example).
- Notwithstanding the above, there may be other public spaces at Ross where such interpretation may be more appropriate (e.g. near the bridge, the Female Factory) and noting the comments above about a 'minimalist' approach, care will need to be taken to ensure that interpretation opportunities are considered, but not to result in overcomplicating the site.
- Nonetheless, those themes could be further fleshed out in the design responses, to blend discreet interpretation with the desired functionality – for example in addition to the broadly defined theme of Georgian, greater depth of analysis of midlands designed landscapes, fencing styles, exotic plantings, garden furniture (e.g. arbours) in the rural colonial context, would have assisted in providing such interpretive linkages to the physical (functional) infrastructure. This could result in discrete interpretation of particular themes but in a way which results in a functional item (rather than a 'signboard approach').

Some specific comments

- Noting that there is likely to be a need/desire for shelter buildings, toilet buildings etc., I suggest that these should be kept as simple as possible, and as per above consider subtle interpretation of built forms and use of traditional building materials. The use of simple timber frames, sandstone paving/walls, high-pitched hipped roof forms, timber shingles (etc.) are all likely to be valid approaches – e.g. interpreting, but not necessarily mimicking traditional forms.

- Approaches to lighting and other necessary infrastructure should not attempt to be 'fake-old', but would be best to be clearly modern but as discrete as possible.
- Noting the very strong and simple linear landscape of the plane trees of Church Street, the town square area should not be allowed to 'spill out' into Church Street – e.g. entry statements (such as arbours) should not extend into the line of trees and the infrastructure of the town square should be kept as far back as practicable from this line.
- A balance will need to be struck between keeping the town square as a separate element to the landscape of Church Street, yet make it sufficiently inviting to encourage entry and use. As per the comments above.
- The public consultation and brief has provided a fairly ambitious wish-list for the content of the town square. As per the comments above, I consider it important that the response to such does not result in over complexity in the landscape design. Infrastructure should be as low-relief as possible and each individual element should seek to minimise any visual clutter to the site.

Given my comments above, I must acknowledge that historic heritage is not the only objective which is driving this project – and that it is not necessary for every element to be an interpretive tool or to have historic linkage or precedent. Nonetheless, the project should follow the principles of the *Burra Charter* process in that the approaches must be informed by a good grasp of the historic heritage significance and townscape context to inform the design process and for the project team to consider and balance how and where the rollout might respond to such.

Please don't hesitate to contact me if you require any further input or clarification.

Regards

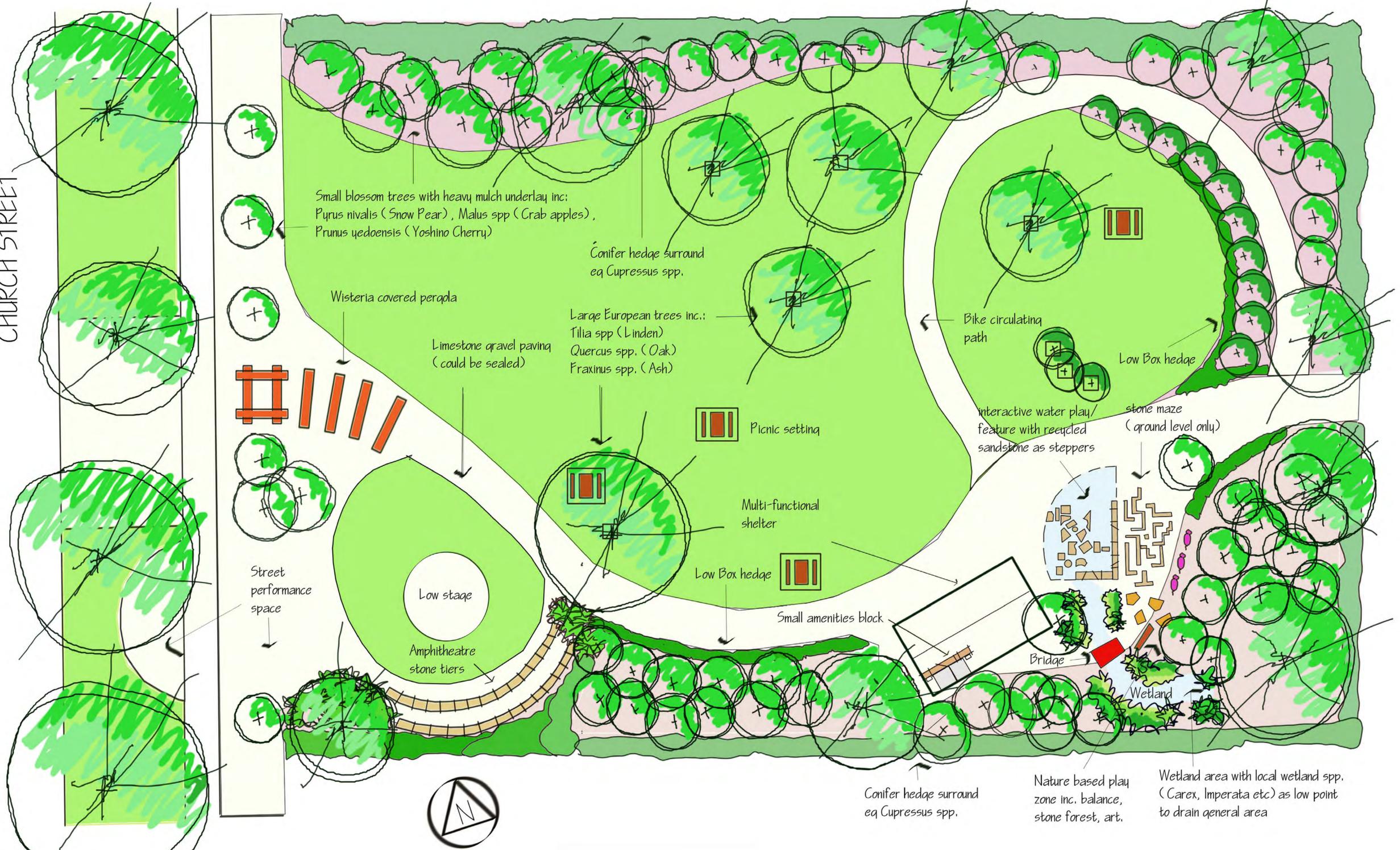
A handwritten signature in blue ink, appearing to be 'Brad Williams', enclosed in a faint circular outline.

Brad Williams BA. (Hons.) Archaeology, MA Cultural Heritage Management.

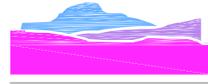
Director – Praxis Environment

APPENDIX C
Concept Plans

CHURCH STREET



ROSS TOWN SQUARE PARKLAND DESIGN (OPTION 1) SKETCH PLAN
SCALE 1:500



LINDSAY CAMPBELL
LANDSCAPE SERVICES

GARDEN DESIGN,
CONSULTATION

Ph: 0438651255
PO BOX 22
WOODBRIDGE TAS 7162
EMAIL: lindsay.campbell@pstatmail.com.au

CONTRACT TITLE
ROSS TOWN SQUARE MASTER PLAN

NORTHERN MIDLANDS COUNCIL
ROSS TASMANIA

DRAWING TITLE
ROSS TOWN SQUARE PARKLAND DESIGN (OPTION 1)

SITE PLAN
SKETCH

SCALE
1:500

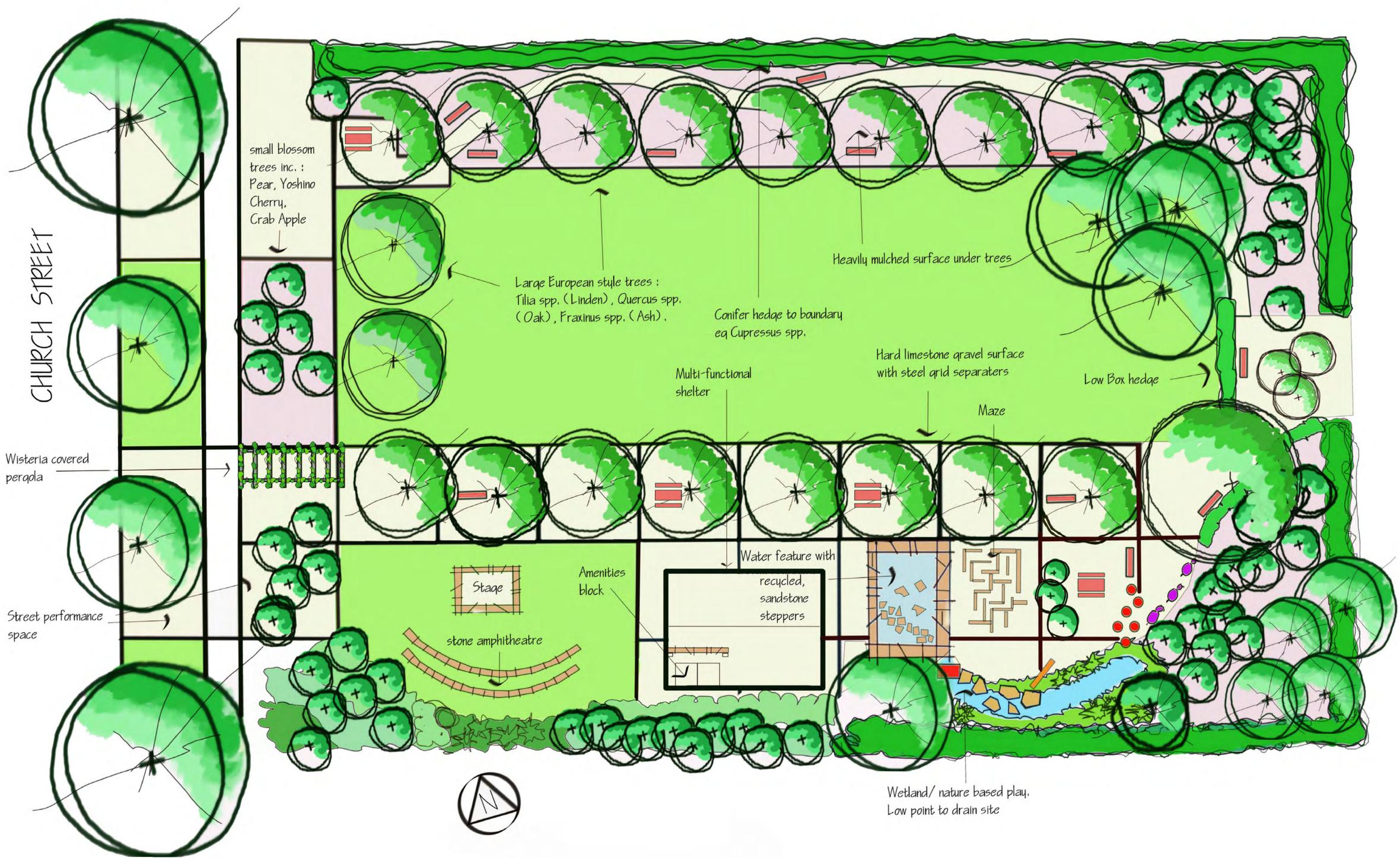
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2 OF 2

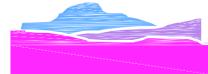
DRAWING
ROSS TSMP

DESIGNED: LRC
DRAWN: LEF

NOVEMBER 2017
NOVEMBER 2017



ROSS TOWN SQUARE GEOMETRIC DESIGN (OPTION 2) SKETCH PLAN
SCALE 1:500



LINDSAY CAMPBELL
LANDSCAPE SERVICES

CONTRACT TITLE
ROSS TOWN SQUARE MASTER PLAN

DRAWING TITLE
TOWN SQUARE GEOMETRIC DESIGN (OPTION 2)

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GARDEN DESIGN,
CONSULTATION

NORTHERN MIDLANDS COUNCIL
ROSS TASMANIA

SITE PLAN
SKETCH

SCALE
1:500

SIZE
A1

SHEET
1 OF 2

DRAWING
ROSS TSMP

DESIGNED: LRC
DRAWN: LEF

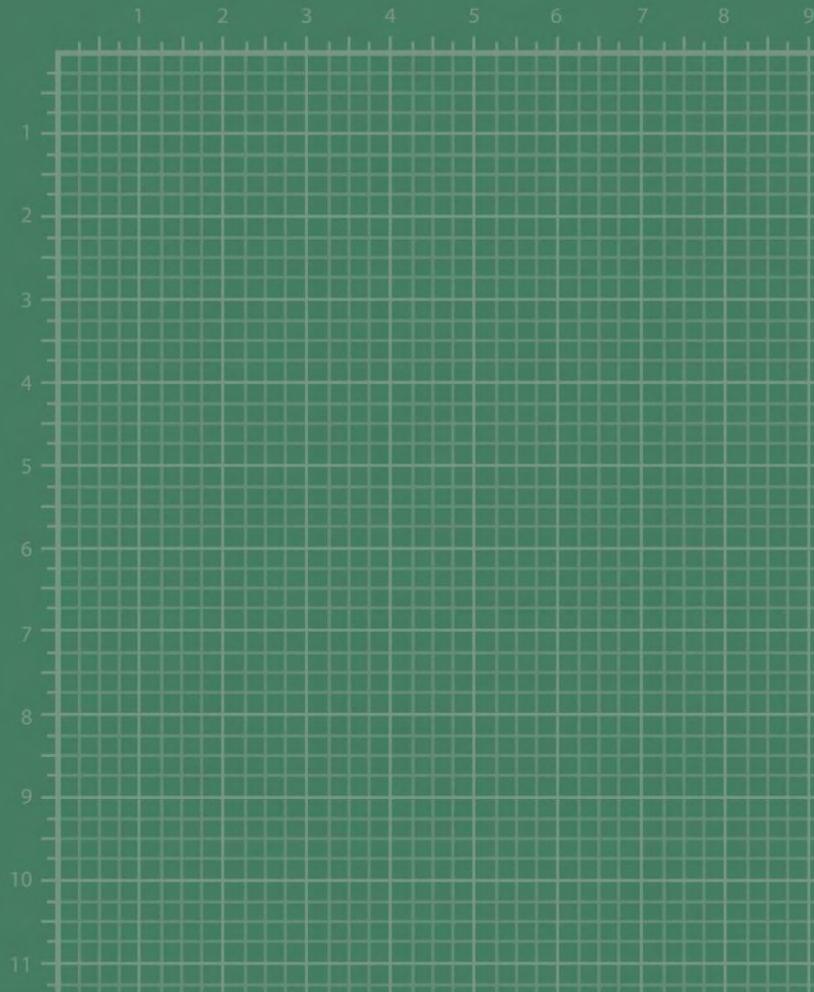
NOVEMBER 2017
NOVEMBER 2017

APPENDIX D
Preliminary Costings

Preliminary Cost Estimate								
Item	m/m ²	Type	No.	Rate	High	Medium	Low	Notes
Town Square Landscaping								
Preparation					\$ 20,000.00	\$ 20,000.00		5 days 12 tonne - 5 days 4 tonne
Large Trees		45 lt	24	\$260	\$ 6,300.00		\$ 3,840.00	
Large Trees		bare rooted	24	\$150		\$ 3,600.00		bare rooted must be planted in winter.
Medium Trees		45 lt	4	\$260	\$ 1,040.00		\$ 640.00	
Medium Trees		bare rooted	4	\$150		\$ 600.00		
Small trees		45 lt	57	\$260	\$ 14,000.00		\$ 9,000.00	
Small Trees		bare rooted	57	\$150		\$ 9,000.00		Cherries, Crab Apples, Pears
Shrubs			200	\$12	\$ 2,400.00	\$ 2,400.00	\$ 1,600.00	
Mulch	1500m ²			\$90/m ²	\$ 1,350.00	\$ 1,350.00	\$ 700.00	
Stone stage			1		\$ 2,500.00	\$ 2,500.00	\$ 1,400.00	recycled council stone & sealed gravel
Stone amphitheatre			1		\$ 4,600.00	\$ 4,600.00	\$ -	recycled council stone
Pond			1		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	conc. liner, pump, stone work, filter
Bridge	4 m ²	modwood	1	\$240/m ²	\$ 960.00	\$ 960.00	\$ 500.00	
Wetland	75 m ²			\$100/m ²	\$ 7,500.00	\$ 7,500.00	\$ 3,500.00	
Stone maze			1		\$ 2,000.00	\$ 2,000.00		Labour x 4 days
Animal sculpture			3					
Aggregate path limestone	1200 m ²			\$ 25/m ²	\$ 30,000.00	\$ 30,000.00	\$ 14,000.00	
Dirt glue gravel fixer		sealer		\$32/m ²	\$ 38,000.00			
Lawn	2,500 m ²	instant		\$20/m ²	\$ 50,000.00			instant
		seed		\$ 5/m ²		\$ 7,500.00	\$ 1,000.00	seed
Garden edge	430 m	steel		\$18/m	\$ 7,700.00			
	430 m	T.P.		\$9/m		\$ 3,900.00	\$ 2,000.00	
Seats			4					council stock?

Preliminary Cost Estimate								
Item	m/m ²	Type	No.	Rate	High	Medium	Low	Notes
Adventure trail								
Low hedge	50 m			\$ 70 /m	\$ 3,500.00	\$ 3,500.00	\$ 2,100.00	6 x 1500mm plants/m
High Hedge	190 m			\$ 10/m	\$ 1,900.00	\$ 1,900.00	\$ 1,300.00	1 x 150mm plant / m
Sub-total					\$ 218,750.00	\$ 126,310.00	\$ 66,580.00	
Town Square Structures (Labour Included)								
Pavillion	50 m ²			\$2000/m ²	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	
Bandstand	25 m ²			\$500/m ²	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	
Pergola			1		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
Signage					\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	One interpretive sign and directional signs
Toilet block	2.2 m ²		1	\$2,800	\$ 6,160.00	\$ 6,160.00	\$ 6,160.00	single accessible toilet as part of pavilion
Sub-total					\$ 136,660.00	\$ 136,660.00	\$ 136,660.00	
Town Square Service Infrastructure (labour included)								
Sewer pipe	65 m			\$100/m	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	assumes 150 mm pipe
TasWater Branch Connection			1	\$1,000	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	could be \$500-\$1000
Stormwater Grated Pits			2	\$2,000	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	depending on where low points are
DN150 Drain	90 m			\$80/m	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00	
Swale Drain			1	\$4,000	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	
Council Branch Connection			1	\$1,000	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	could be \$500-\$1000
Footpath next to town hall	75 m			\$70pm	\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	
Delineation of crossing points	25m			108/m2	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	

Preliminary Cost Estimate								
Item	m/m ²	Type	No.	Rate	High	Medium	Low	Notes
Sub-total					\$ 31,650.00	\$ 31,650.00	\$ 31,650.00	
Town Square Electrical (Labour Included)								
Heritage light poles			12	\$5,500	\$ 66,000.00	\$ 66,000.00	\$ 66,000.00	Complete with pole, LED lamp and footing, black colour, bracket arm.
Electrical conduit and cable	180 m			\$100/m	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	
Electrical pits			2	\$450	\$ 900.00	\$ 900.00	\$ 900.00	Supply and install
Switchboard/meter enclosure			1	\$20,000	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
Mounted lighting			1		\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	Entry Pergola and Shelter
Lighting control					\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	IP66 outlets for general use
Power outlets			4	\$300	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Toilet block light			1		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
Sub-total					\$ 123,600.00	\$ 123,600.00	\$ 123,600.00	
Miscellaneous								
Detailed Design/Approvals Management					\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	
Project/Contract Management					\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	
Fees					\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
Sub-total					\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	
Total (Town Square)					\$ 537,660.00	\$ 445,220.00	\$ 385,490.00	



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