



CITY OF HOBART

# **AGENDA**

## **Special City Infrastructure Committee Meeting**

### **Open Portion**

**Monday, 5 September 2016**

**at 4:45 pm  
Lady Osborne Room**

## THE MISSION

**Our mission is to ensure good governance of our capital City.**

## THE VALUES

**The Council is:**

<b>about people</b>	We value people – our community, our customers and colleagues.
<b>professional</b>	We take pride in our work.
<b>enterprising</b>	We look for ways to create value.
<b>responsive</b>	We're accessible and focused on service.
<b>inclusive</b>	We respect diversity in people and ideas.
<b>making a difference</b>	We recognise that everything we do shapes Hobart's future.

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## ORDER OF BUSINESS

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**Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.**

### **APOLOGIES AND LEAVE OF ABSENCE**

- 1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY ..... 4**
- 2. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST ..... 4**
- 3. REPORTS ..... 5**
  - 3.1 Campbell Street, Hobart - Proposed Road Closure to Support Redevelopment of the Royal Hobart Hospital..... 5

**Special City Infrastructure Committee Meeting (Open Portion) held Monday, 5 September 2016 at 4:45 pm in the Lady Osborne Room.**

**COMMITTEE MEMBERS**

Burnet (Chairman)  
Deputy Lord Mayor Christie  
Reynolds  
Denison  
Harvey

**Apologies:** Nil.

**Leave of Absence:**  
Alderman Denison.

**ALDERMEN**

Lord Mayor Hickey  
Zucco  
Briscoe  
Ruzicka  
Sexton  
Cocker  
Thomas

**1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY**

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**2. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**

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Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Aldermen are requested to indicate where they may have any pecuniary or conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with.

### **3. REPORTS**

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#### **3.1 Campbell Street, Hobart - Proposed Road Closure to Support Redevelopment of the Royal Hobart Hospital File Ref: F16/100175; R0388**

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Report of the Manager Traffic Engineering and the Director City Infrastructure of 2 September 2016.

Delegation: Council

**REPORT TITLE:                    CAMPBELL STREET, HOBART - PROPOSED ROAD  
CLOSURE TO SUPPORT REDEVELOPMENT OF THE  
ROYAL HOBART HOSPITAL****REPORT PROVIDED BY:** Manager Traffic Engineering  
Director City Infrastructure**1.     Report Purpose and Community Benefit**

- 1.1.    The purpose of this report is to advise the Council of a request from John Holland Fairbrother Joint Venture (JHFJV) for a road closure in Campbell Street, between Liverpool Street and Collins Street for three weeks during September and October 2016 for the purpose of undertaking services upgrades to support the redevelopment of the Royal Hobart Hospital K Block.
- 1.2.    This report recommends that conditional approval be provided for the proposed road closure including that access for buses and emergency services be maintained.
- 1.3.    The proposed road closure is likely to have a significant impact on traffic congestion. However, the timing of the proposed works partly during the school holidays recognises the lower traffic volumes on the road network during these periods which will mitigate some of the impact on the traffic network.
- 1.4.    There will be significant community benefits in the longer term in expediting the improved facilities being provided at the Royal Hobart Hospital.

**2.     Report Summary**

- 2.1.    Further to the in-principle approval already given, the JHFJV is requesting a road closure in Campbell Street (between Liverpool Street and Collins Street) to allow for the upgrading of utility infrastructure to support the redevelopment of the Royal Hobart Hospital.
- 2.2.    A Construction Traffic Impact Assessment (by GHD Pty Ltd, dated 3 September 2015) was received in relation to the previous request for full road closures and lane closures. The Construction Traffic Impact Assessment (TIA) highlighted the need for detailed planning for full road closures in Campbell Street (between Liverpool Street and Collins Street), and that closures would likely occur on weekends when traffic volumes are lower.
- 2.3.    The current proposal to close Campbell Street for a three week period (except for bus and emergency vehicle access) is outside of this recommendation. An updated Construction Traffic Impact Assessment will be required to support this request.

- 2.4. It is proposed that conditional approval be granted in-principle for the proposed closure of Campbell Street (except for bus and emergency service vehicle access) and resultant impacts on the road network.
- 2.5. This approval would be subject to the proponent satisfying a number of conditions including:
  - 2.5.1. The receipt of a Construction Traffic Impact Assessment report that identifies adequate and appropriate mitigation measures to limit the predicted traffic impacts of the proposed road closure;
  - 2.5.2. The development of a suitable traffic management plan that would form the basis of a formal application for a road closure permit.
- 2.6. The contractor will be required to make contact with the owners and occupiers of properties in Campbell Street in relation to the proposed works and the likely impacts on the road network.
- 2.7. There will be a level of inconvenience to the community while this road closure is in place. The traffic management plan associated with the road closure will need manage the extent of queuing and delays and ensure that suitable and convenient alternative routes are available as a detour. Advanced warning of the reduced traffic capacity is proposed to be undertaken by JHFJV to further assist drivers to avoid the area when the road closure is in place.
- 2.8. In preparing this report, Council officers have contacted Metro Tasmania, Tasmania Police and the Department of State Growth who acknowledge the need to close Campbell Street to facilitate the utility upgrade works and have suggested actions which may mitigate the possible impacts.

### **3. Recommendation**

***That:***

1. ***The Council provide conditional in-principle approval for the developer of the Royal Hobart Hospital site to implement a road closure in Campbell Street (between Liverpool Street and Collins Street) from 6am on Sunday 25 September 2016 until 6pm on Sunday 16 October 2016.***
2. ***This approval be subject to the following conditions:***
  - 2.1. ***An updated Construction Traffic Impact Assessment report be provided identifying the likely traffic impacts and recommended mitigation measures.***
  - 2.2. ***The impacts and recommended mitigation measures being deemed acceptable by the General Manager and the***

***Department of State Growth.***

- 2.3. A communications plan be prepared and implemented by the permit holder to ensure that the broader community and the occupiers of the adjacent properties are aware of the road closure.***
- 2.4. Applications for traffic management permits and road closures be received and detailed traffic management plans being submitted to the satisfaction of the Director City Infrastructure.***
- 2.5. Access for buses and emergency vehicles be provided.***
- 3. The General Manager be authorised to modify and/or withdraw the approval.***
- 4. The developer be advised of the Council's decision.***

**4. Background**

- 4.1. On 24 September 2012, the Council approved a Planning Permit (PLN-12-00698) for the development of the new Royal Hobart Hospital (RHH) K Block on Campbell Street. On 9 June 2015, the Council approved a temporary building over the Liverpool Street forecourt of the Royal Hobart Hospital (PLN-15-00460) to allow for the decanting of services from B Block to allow for demolition of that building. The most recent decision was made by the Council at its meeting on 7 September 2015 and approved the provision of a Helipad on K Block (PLN-15-00677).
- 4.2. The City Infrastructure Committee considered a report on the likely traffic impacts from these developments at its meeting of 23 September 2015. The subsequent resolution of Council from its 12 October 2015 meeting was:

*“That:*

- 1. Conditional in-principle approval be given for the developer of the Royal Hobart Hospital site to implement lane closures and road closures in accordance with the GHD Pty Ltd Construction Traffic Impact Assessment, marked as Attachment A to item 8 of the Open City Infrastructure Committee agenda of 23 September 2015, as follows:***
  - (i) Lane closures (and possible road closures in Liverpool Street Campbell Street to Argyle Street) on extended weekends, from 9.00 am Fridays until 7.00 am Mondays, to allow for preparation works for the temporary building over the forecourt;***



- (ii) *Full closure of Liverpool Street (Campbell Street to Argyle Street) for up to 7 consecutive days during the January 2016 school holidays (or the Easter 2016 school holidays if the project is delayed), to allow for lifting of prefabricated units for the temporary building over the forecourt. This approval would also cover a week-long full road closure for dismantling the temporary building in late 2018 or early 2019;*
- (iii) *Occupation of the western footpath and approximately 6.5 metres of the roadway in Campbell Street (Liverpool Street to Collins Street) for construction of K Block, from 1 May 2016 until the works are complete (expected mid 2018);*
- (iv) *Full closure of Campbell Street (Liverpool Street to Collins Street) from 7.00 pm on Fridays until 7.00 am on Mondays to allow for cranes and assembly space for large items (such as the hyperbaric chamber and helipad) within the new K Block.*

2. *These approvals be subject to the following conditions:*

- (i) *Consultation and notification of the closures being undertaken with the occupiers of those properties directly affected by the proposed works;*
- (ii) *Formal applications for traffic management permits and road closures being received, and detailed traffic management plans being submitted, to the satisfaction of the Director City Infrastructure;*
- (iii) *Access for emergency vehicles being provided at all times.*

3. *The General Manager be authorised to modify and/or withdraw the approval outlined in Clause 1 if the road closures result in safety concerns or unreasonable congestion.*

4. *The developer be advised of the Council's decision and that additional information regarding mitigation of traffic congestion will be necessary in order to modify the approved road closure times."*

4.3. Prior to the commencement of the demolition works, there is a need to upgrade TasWater, TasGas and TasNetworks services to the development site.

4.4. An application was received from the John Holland Fairbrother Joint Venture (JHFJV) on 31 August 2016 requesting a permit to implement a series of road closures in Campbell Street to facilitate these works. The road closures include:

4.4.1. Stage 1

- Road crossings in Campbell Street (between Liverpool Street and Collins Street).
- Overnight works only (6pm to 6am).
- Monday 19 September to Friday 23 September 2016.

4.4.2. Stage 2

- Road crossing at the intersection of Liverpool Street and Campbell Street.
- Overnight works only (6pm to 6am).
- Wednesday 21 September to Friday 23 September 2016.

4.4.3. Stage 3

- Trenching along Campbell Street (between Liverpool Street and Collins Street).
- Daytime works only, traffic management in place at all times.
- Starting 6am Sunday 25 September to 6pm Sunday 16 October 2016.

4.4.4. Stage 4

- Trenching along Campbell Street (between Bathurst Street and Liverpool Street).
- Overnight works only (6pm to 6am).
- Monday 17 October to Sunday 11 November 2016.

- 4.5. Generally these road closure requests comply with the in-principle approval previously given by the Council. However, the closure of Campbell Street (between Liverpool Street and Collins Street) is outside that previous approval.
- 4.6. JHFJV have proposed that the closure of Campbell Street (between Liverpool Street and Collins Street) be undertaken on a full time basis for 3 weeks, commencing during the September 2016 school holidays.
- 4.7. Although there are no detailed traffic management plans available for these works, it is proposed that a bus only and emergency vehicle access lane will be maintained past the site.
- 4.8. There are up to 120 buses using this section of Campbell Street during peak times each weekday. Detouring buses is not considered to be a feasible or acceptable option for Metro Tasmania without incurring significant delays to services and costs to operations over the period of the closure. The maintenance of bus access along the length of Campbell Street is considered a minimum requirement - particularly on weekdays between 6:30am and 6:30pm.
- 4.9. The other programmed closures of Campbell Street will occur overnight and will have limited impact on the peak hour traffic.
- 4.10. A Construction Traffic Impact Assessment (by GHD Pty Ltd, dated 3 September 2015) was received in relation to the previous request for full road closures and lane closures. The Construction Traffic Impact Assessment (TIA) highlighted the need for detailed planning for full road closures in Campbell Street (between Liverpool Street and Collins Street), and that closures would likely occur on the weekend when traffic volumes are lower.

- 4.10.1. The current proposal to close Campbell Street for a three week period (except for bus and emergency vehicle access) is outside of this recommendation. An updated Construction Traffic Impact Assessment will be required to support this request.

## **5. Proposal and Implementation**

- 5.1. It is proposed that conditional approval be granted in-principle for the proposed closure of Campbell Street, between Liverpool Street and Collins Street (excluding bus and emergency service vehicle access).
- 5.2. This approval would be subject to the proponent satisfying a number of conditions including:
  - 5.2.1. The receipt of a Construction Traffic Impact Assessment report that identifies adequate and appropriate mitigation measures to limit the predicted traffic impacts of the proposed road closure.
  - 5.2.2. The development of a suitable traffic management plan that would form the basis of a formal application for a road closure permit.
  - 5.2.3. The preparation and implementation of a communications plan to ensure that the broader community and the occupiers of the adjacent properties are aware of the road closure and its impacts.
- 5.3. It is proposed the General Manager be authorised to withdraw and/or modify any approvals.

## **6. Strategic Planning and Policy Considerations**

- 6.1. Goal 2 – Urban Management is relevant in considering this report, particularly:
  - 6.1.1. Strategic objective 2.1 – A fully accessible and connected city environment.
  - 6.1.2. Strategic objective 2.2.2 – Develop, manage and maintain the city's urban spaces and infrastructure.

## **7. Financial Implications**

- 7.1. Funding Source and Impact on Current Year Operating Result
  - 7.1.1. There will not be any direct costs to the Council as a result of the proposal.
  - 7.1.2. The normal permit application and advertising fees, and metered space permit fees apply (as per the approved fees and charges for 2016-2017).

## **8. Legal, Risk and Legislative Considerations**

- 8.1. The General Manager and Director City Infrastructure are delegated by the Council to issue permits for temporary road closures.
- 8.2. A Construction Traffic Impact Assessment for the proposed closure of Campbell Street has not been submitted. However, the previous assessment highlighted that the implementation of full road closures in Campbell Street will result in a number of risks, including traffic delays and queuing as well as impacts on the wider road network.
- 8.3. Maintaining access for buses and emergency service vehicles on Campbell Street, along with the timing of the closure to commence during the school holidays will mitigate these risks somewhat.

## **9. Social and Customer Considerations**

- 9.1. The proponent will be responsible for the preparation and implementation of a communications plan to ensure that the broader community and the occupiers of the adjacent properties are aware of the road closure and its impacts.
- 9.2. There will be a level of inconvenience to the community while this road closure is in place. The traffic management plan associated with these road closures will need manage the extent of queuing and delays and ensure that suitable and convenient alternative routes are available as a detour.

## **10. Marketing and Media**

- 10.1. Given the importance of the Royal Hobart Hospital redevelopment project, there may be opportunities for the City of Hobart (along with the JHFJV and the Department of Health and Human Service) to issue a joint media statement highlighting the need for the full closure of Campbell Street to support the works.

## **11. Community and Stakeholder Engagement**

- 11.1. JHFJV will be responsible for consulting with stakeholders directly impacted by the proposed road closure in Campbell Street and be responsible for the wider community notification.
- 11.2. It is considered appropriate that initial queries and concerns regarding the road closure be made directly to the developer as they are best placed to respond.
- 11.3. Officers will continue to liaise with the JHFJV in order to assist them to implement their communication strategy.
- 11.4. In preparing this report officers have contacted representatives from Metro Tasmania, the Department of State Growth and Tasmania Police who have acknowledged the need for the road closure to support the

development but have concerns about the impact of the road closure, which can be mitigated to a degree by ensuring early and adequate notification to the travelling public, as well as those businesses and residents directly impacted by the road closure.

11.4.1. Metro Tasmania's Service Planning Officer has advised that maintaining bus access past the worksite will ensure that Metro Tasmania does not need to detour the 120 buses that use Campbell Street during the weekday peak periods. Alternative bus stop arrangements will need to be made to accommodate Eastern Shore drop-offs in Liverpool Street when Campbell Street is closed.

11.4.2. The Department of State Growth's Manager Traffic Safety has noted that consideration will need to be given to the sequencing of traffic signals in the vicinity to mitigate the impact of the closure on the movement of traffic.

## 12. Delegation

12.1. This is a decision that could be made under delegation by officers. However, due to the impacts on the City's transport network, the duration of the proposed works and the implications for the wider community, it is considered important that the Council is aware of the issues and make the decision on these road closures.

12.1.1. This matter is further to a report previously considered by Council at their meeting of 12 October 2015, where approval in-principle was given to road closures associated with the Royal Hobart Hospital redevelopment.

12.2. This matter is delegated to the Council.

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*



Angela Moore  
**MANAGER TRAFFIC ENGINEERING**



Mark Painter  
**DIRECTOR CITY INFRASTRUCTURE**

Date: 2 September 2016  
File Reference: F16/100175; R0388