



17 February 2022

Development Assessment Panel

Email: tpc@planning.tas.gov.au

Dear Panel members

**Re: New Bridgewater Bridge – Major Project
Public Notice**

Thank you for the opportunity to provide comments on the major project impact statement (MPIS) and initial assessment report for the New Bridgewater Bridge Major Project.

Brighton Council are generally supportive of the project and the below matters are to do with the Bridgewater interchange. Brighton Council have been engaging with the Bridgewater Bridge Project Team and have been in discussions about preparing a Master Plan for the Bridgewater interchange Project Area. The Bridgewater Interchange Master Plan could be included as a condition of a planning permit and would include all the elements (and more) in the below submission.

Policy and strategy context (clause 4.1)

The Major Project is to be further the objectives of the Act. Council submits that to “To provide for the fair, orderly and sustainable use and development of air, land and water” that within six months of the project completion that all the cadastre in the area is tidied up so that it is orderly and aligns with the new road corridor and there are not multiple small titles left in the area. The realignment of cadastre should also consider land to be set aside as foreshore reserve and private property boundaries.

Transport (Assessment criteria - clause 4.2)

Walking and Cycling

- Footpaths should be provided on both sides of the Gunn Street extension by the developer as part of the major Project to provide greater connectivity and to avoid pedestrians to have to cross the road twice if they are to access the other side of Gunn St and/or the new connector path parallel to the highway.

- Three pedestrian refuges should be constructed by the developer as part of this Major Project and located along Gunn St where new pedestrian crossing points will be located (see Figure 1).

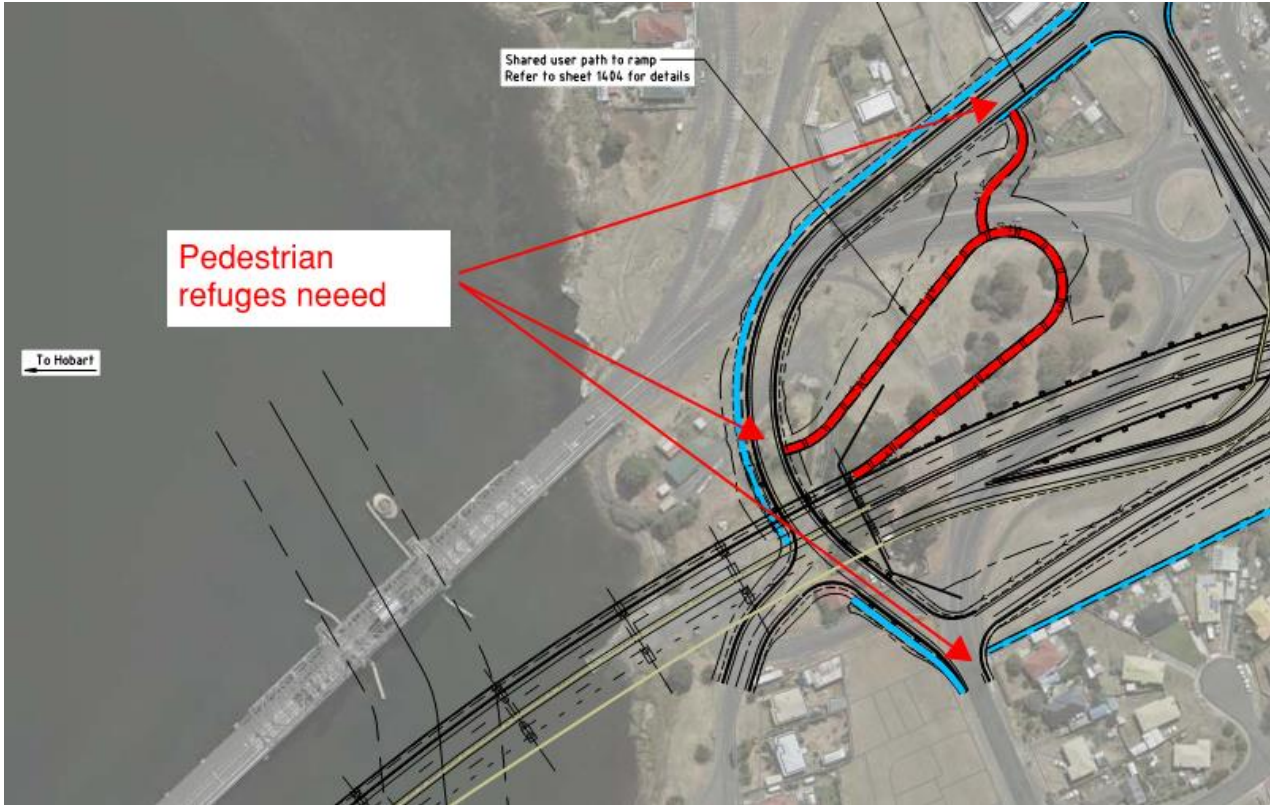


Figure 1: Proposed pedestrian refuge locations

- The 2.5m wide shared user path should be extended along the northern side of Gunn St and Old Main Road to join up with the crossing at Weilly Park Road (see image below) and constructed by the developer as part of the Major Project. This will provide for a continuous shared bike paths to the Brighton Industrial Estate. Brighton Council plan to continue this through to Brighton township in the next couple of years to support residential growth.



Figure 2: Shared path (shown in blue) to be extended to Weilly Park Rd crossing

Public transport

- New bus stops must be provided in the vicinity of Old Main Road to replace the existing bus stops located opposite McDonalds on the Midland Highway. Consideration must be given to how the bus can exit off the highway and have adequate area to turn to continue along the highway.
- Park & ride facilities should be provided to the east of McDonalds and constructed by the developer as part of the Major Project.

Road network

- A traffic impact assessment (TIA) must be undertaken based on proposed traffic volumes to consider:
 - the most appropriate treatment of the Boyer Road/Old Main Road/Gunn Street intersection.
 - The need to upgrade Old Main Road.

Any recommendations of the TIA must be implemented by the developer as part of the Major Project to the satisfaction of Brighton Council and the State Road manager.

- Prior to the completion of the Project ownership and management arrangements of the road and trail network must be clearly defined on a plan to the satisfaction of Council and the Crown.

Marine Infrastructure & Safety (clause 4.12)

Commitment 24 of the MPIS should be a condition of the permit and include that new jetty must be built to modern standards and must be able to accommodate a future passenger ferry service as part of the Major Project.

Commitment 24: At completion of the works, a jetty and boat ramp of an equivalent or superior standard and functionality as the existing will be reinstated as agreed with Brighton Council and Parks and Wildlife Service.

Public open space/recreation (Assessment criteria – clause 4.13)

The MPIS provides for a range of opportunities for open space but lists no project commitments. There will be significant disturbance to the foreshore area and a large amount of public open space will be left over in the Project area. As such, Council submits that the “opportunities” listed in the MPIS should be included as permit conditions as follows:

- The initial landscape concepts provided by Inspiring Place as part of the Recreational Impact Statement must be progressed to the satisfaction of Council and must include the following:
 - Extension of the Landscaping Plan for the entire foreshore within the Project Area;
 - A plan for the future upgrading of Nielsen Park area including amenity/landscaping, parking, play, picnic and trail connections;
 - provision for a foreshore shared trail that would eventually connect with existing trails at Mason Point in the west to Bridgewater Parkland in the east.
 - future upgrading of the jetty and boat ramp facilities after the completion of the construction program for the New Bridgewater Bridge Project and how it integrates with the foreshore area.

The landscaping plan/recreational plans must be constructed by the developer as part of the Major Project.

Siting & scale (clause 4.14)

Commitment 26 of the MPIS should be a condition of the permit and include that mature trees are to be planted so that they provide instant screening.

Commitment 26: Landscaping measures to avoid unreasonable overlooking to 6 Nielsen Esplanade, 8 and 13 Gunn Street, and 4, 6 and 8 Waters Loop on the northern shore at Bridgewater, the Black Snake Inn at 650 Main Road and other properties adjoining the southern interchange at Granton will be integrated into the final landscaping design in consultation with those property owners to avoid unreasonable overlooking impacts to those properties.

Visual amenity (clause 4.15)

- Any sheer blank walls should be treated to provide visual interest, which may include changes in materials, colours, textures or murals.
- Landscape plans should be prepared as per above response to clause 4.13.

If you wish to discuss any of the above further, please contact David Allingham on 0404 996 614 or david.allingham@brighton.tas.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Dryburgh', with a stylized, flowing script.

James Dryburgh
GENERAL MANAGER