Sorell Street
Residential Masterplan

DRAFT

REALM studios

ACKNOWLEDGEMENT OF COUNTRY

As we develop conceptual thinking on lutruwita Aboriginal land, sea and waterways, we acknowledge, with deep respect the traditional owners of this land, the palawa people. The palawa people belong to the oldest continuing culture in the world. They cared for and protected Country for thousands of years. They knew this land, they lived on the land and they died on these lands. We honour them.

We pay our respects to elders past and present, to the many Aboriginal people that did not make elder status and to the Tasmanian Aboriginal community that continue to care for Country. We recognise a history of truth which acknowledges the impacts of invasion and colonisation upon Aboriginal people resulting in the genocide and forcible removal from their lands.

Our Island is deeply unique, with spectacular landscapes with our cities and towns surrounded by bushland, wilderness, mountain ranges and beaches. We stand for a future that profoundly respects and acknowledges Aboriginal perspectives, culture, language and history. And a continued effort to fight for Aboriginal justice and rights paving the way for a strong future.

PREPARED FOR

BRIGHTON CITY COUNCIL

October 2024

CONSULTANT TEAM

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1.1 **INTRODUCTION**
THE PROJECT'S PURPOSE

This report presents a masterplan for the sustainable delivery of one of Brighton's proposed residential growth areas. The project focuses on the rezoning of the Sorell Street Precinct (The Site). The Site consists of approximately 30ha of land, bordering Boyer Road, and Weily Park Road, and including part of Cobbs Hill Road and Samuel Street.

The proposed rezoning of the Sorell Street Precinct Site, seeks to create a transformative residential development opportunity. The project aims to provide well-serviced land with increased residential dwellings, located in proximity to public and active transport infrastructure along Old Main Road. This approach supports the vision of Bridgewater as a liveable and connected community. It will assist in reinforcing Bridgewater as a liveable and connected community.

The sites rezoning aligns with the settlement strategy of Greater Hobart and Brighton Council. The project has a broader purpose to help address the anticipated population growth and housing needs in Brighton that will continue to be spurred by developments such as the New Bridgewater Bridge Project and Brighton Industrial Park.

The project builds on existing planning initiatives, notably the Bridgewater Waterfront Master Plan, which encourages increased density and mixed-use development along Old Main Road. This proposal further complements the strategic assessments of the Brighton Structure Plan 2018 and aligns with infill development considerations outlined in the Southern Tasmanian Regional Land Use Strategy (STRLUS).

This opportunity aims to provide well-serviced land, close to public and active transport infrastructure, reinforcing the centre of Bridgewater as a liveable and connected community.

This Masterplan is made up of:

- Site analysis and background research findings
- Local context analysis
- Planning and design principles
- Plans and sections that detail the proposed Masterplan structure
- Suggested steps for implementing the Masterplan

Timeline

FEB 2023 — Background Site Investigations and Options Report

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AUG 2023 — Community and Stakeholder consultation

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SEP 2024 — Development of Draft Masterplan

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OCT 2024 — Draft Masterplan Community and Stakeholder consultation

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NOV 2024 — Feedback review and Masterplan refinement

↓

DEC 2024 — Final Masterplan

1.2 **CONTEXT**
REGIONAL AND STRATEGIC POSITIONING

Growth and Change in Greater Hobart

The Brighton Council area has experienced growth in recent years, emerging as one of the fastest-growing regions in the state. Key factors contributing to the area's growth have included demand for more affordable housing options and proximity to employment and schools.

Brighton's population growth is forecast to continue, with the population projected to grow to 27,068 by 2053. With a current trend of smaller household sizes (approximately 2.6 persons) this growth will require around 3000 additional dwellings to be built.

The area's continued growth will also require new local services and amenities to support the local community. The Brighton Council has been proactive in managing population growth and development to-date. However, challenges remain, including the need for delivering continued investment in infrastructure, public transport, and social services to support the population.

Moving from Rural to Urban

The anticipated population growth over the coming years will see parts of Brighton shift from their current rural / peri-urban form to more suburban areas.

The Sorell Street Precinct represents a natural extension of Brighton LGA's urban area. The site has been identified as a location for residential development at a local and regional level. It is located within the Greater Hobart Urban Growth Boundary (UGB) and is designated as an urban zoned area in the Southern Tasmanian Regional Land Use Strategy (STRLUS).

To the west of The Site is the Boyer Road Precinct which is also identified as a key Greenfield Development Precinct. In future it is expected to form a new suburb.

Responding to Crisis

Tasmania's housing crisis has intensified over recent years, driven by a combination of factors, including population growth, smaller average household sizes, supply constraints. This demand has pushed property prices to record highs, making home-ownership increasingly unattainable for many Tasmanians. Overall, the housing crisis is particularly acute due to the state's small population and limited housing stock.

With its location in proximity to jobs, services and future transport, the Sorell Street Precinct is well-placed to help address Hobart's housing shortage. Its development aligns with the Greater Hobart Plan The plan and emphasises increasing housing diversity through medium-density typologies. There is a focus on urban consolidation and infill development rather than expanding into greenfield areas (70:30 split between infill and greenfield).

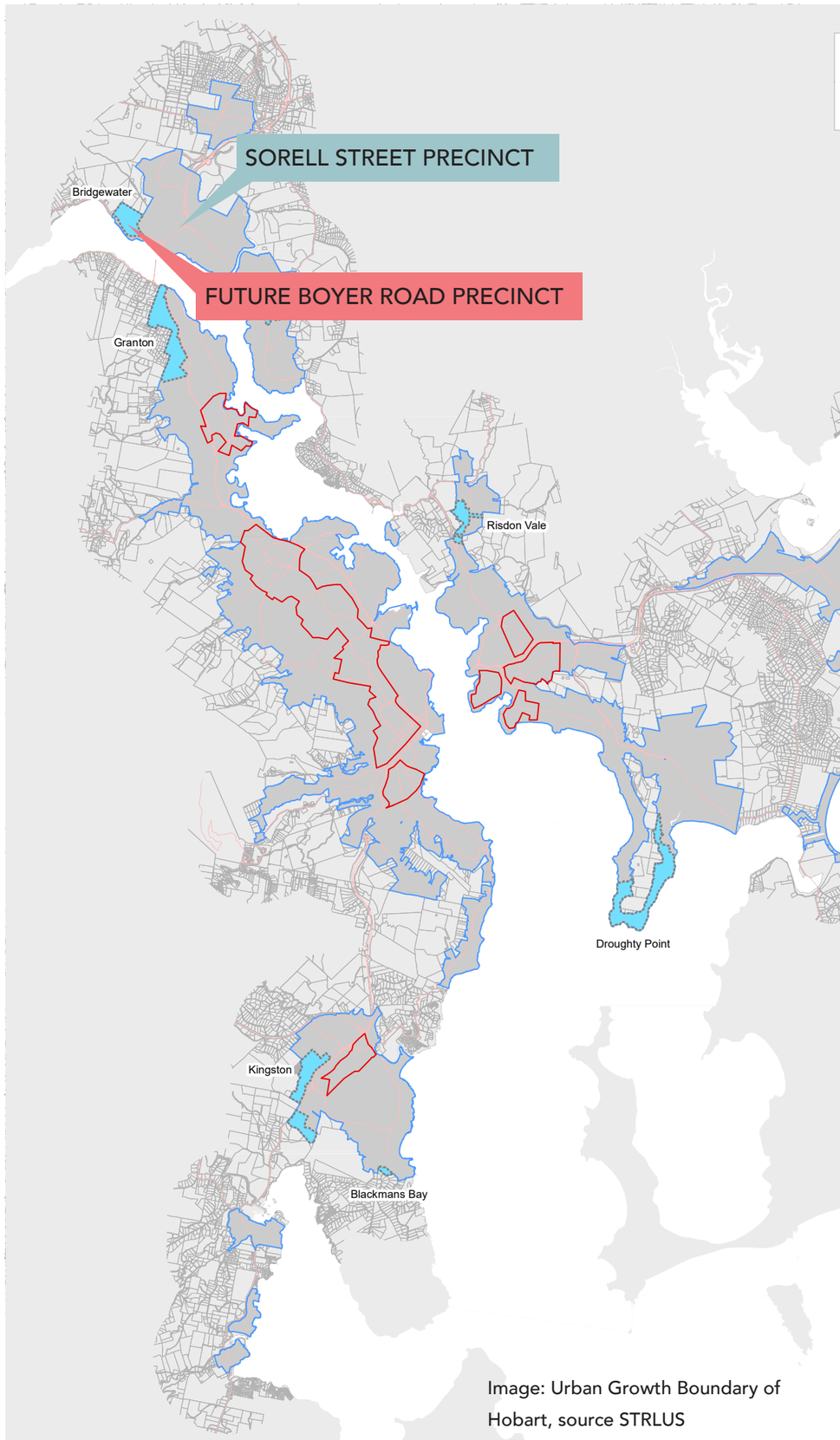
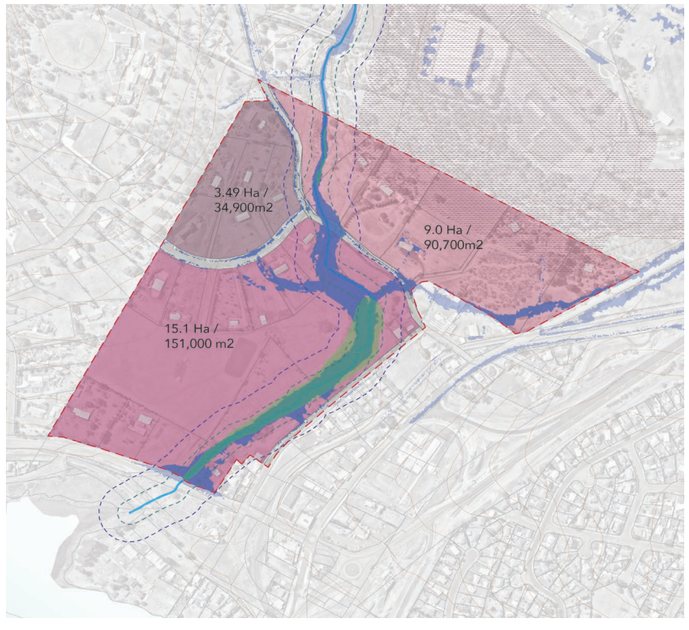


Image: Urban Growth Boundary of Hobart, source STRLUS

1.3 **ENGAGEMENT**
WHAT WE HEARD

A first round of community consultation was undertaken in July - August 2024. The general community was invited to provide feedback on three draft masterplan options for the site. Feedback was collected through a public workshop held on Wednesday 31st July and through written submissions.

Key infrastructure stakeholders were also contacted to provide feedback on the draft masterplan options.



Community feedback

Preferred ideas the community expressed support for:

- Street improvements with safe footpaths. Also a need for lighting in the area to encourage walking and improve safety at night.
- Increased street trees and greening.
- New community park and open space corridor along the Ashburton Creek.
- Protection of wildlife corridors and waterways from development.
- Protection of Aboriginal heritage.

Ideas that the community expressed mixed or negative support for:

- A number of residents of Tranquility Crescent and Serenity Drive expressed concern around the development. Particularly the impact on the amenity enjoyed by larger lifestyle lots in the area and impacts of a potential road connection of Tranquility Crescent and Samuel Street. Also concerns were raised around any removal of existing gum trees in the easement.
- Some community voiced concern around increased noise pollution and traffic that will impact the areas character.
- There was some concern around any potential development happening during the construction of the New Bridgewater Bridge (noting that the project is not anticipated to intersect with the Bridgewater Bridge works).

Infrastructure Provider feedback

Department of State Growth

- Support for improved pedestrian infrastructure to provide access to future bus stops planned as part of the Bridgewater Bridge Project.
- Option 1 layout preferred as road network provides passive surveillance to the open space and shared path network.

Tas Rail

- TasRail will not permit the proposed pedestrian link (or any type of recreational pathway) to be located with a rail corridor.
- Any pedestrian link (or other type of recreational pathway) proposed to be built on land adjoining a rail corridor will need to be subject to a comprehensive risk assessment designed to control and eliminate/mitigate risk. Based on experience elsewhere in the State, an outcome of the risk assessment will likely require a robust physical barrier to separate the in-compatible activity from the operational railway. Typically this will be a robust fence that cannot be climbed or cut.

1.4 **ANALYSIS**
OPPORTUNITIES + CHALLENGES

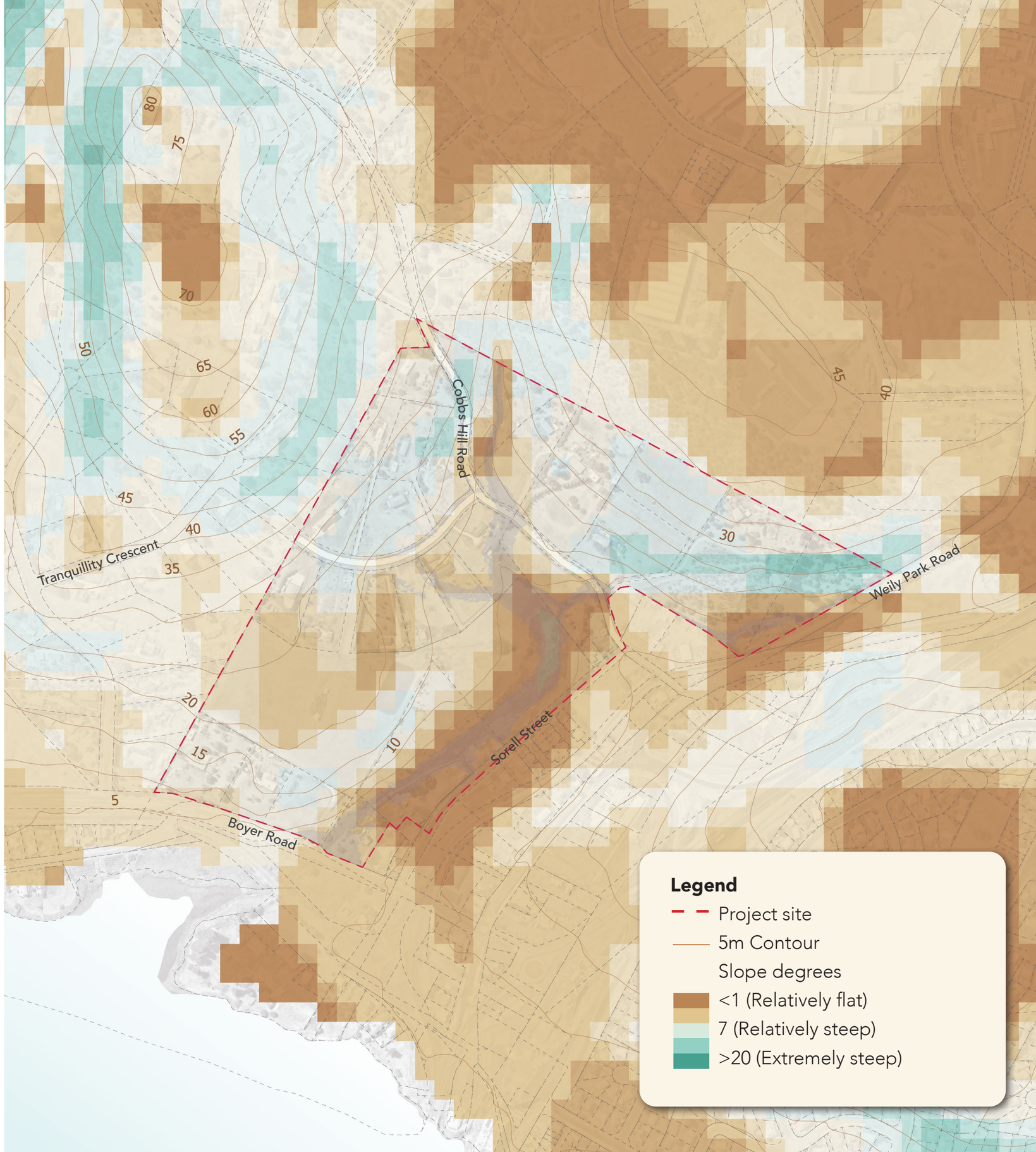
Site analysis undertaken of the Sorell Street Precinct revealed a number of opportunities and challenges for the Masterplan design. Managing these challenges requires a holistic approach, including an understanding of hydrology, land use planning and user requirements.

Topography and Aspect

The site is sloping with the highest points (40m) in the north and north east, sloping down towards Ashburton Creek (0-5m) in the south. The aspect of the site is largely south / south east with sweeping views of Mount Faulkner and kunanyi / Mt Wellington visible from Cobbs Hill Road and Samuel Street. The slopes move down to an area of flat, low lying ground along Sorell Street which is home to a freshwater wetland fed by Ashburton Creek. These low lying areas play a key role, dealing with runoff from the surrounding catchment.

The natural lines of Ashburton Creek and an unnamed tributary (from Weily Park Road) bisect the site with the Creek entering the area from the north, flowing under Cobbs Hill Road and down towards the River Derwent.

There is opportunity to respect the sites topography and ensure that development does not encroach upon the creek lines and ridgelines.



Aboriginal Heritage

An Aboriginal Heritage assessment of the site was undertaken by CHMA Pty Ltd and Rocky Sainty. Results of the field assessment were the recording of one Aboriginal Heritage Site. The recommendations of the assessment are mapped and outlined below.

Recommendation 1 - Location of the artefact to the west of the Creek.

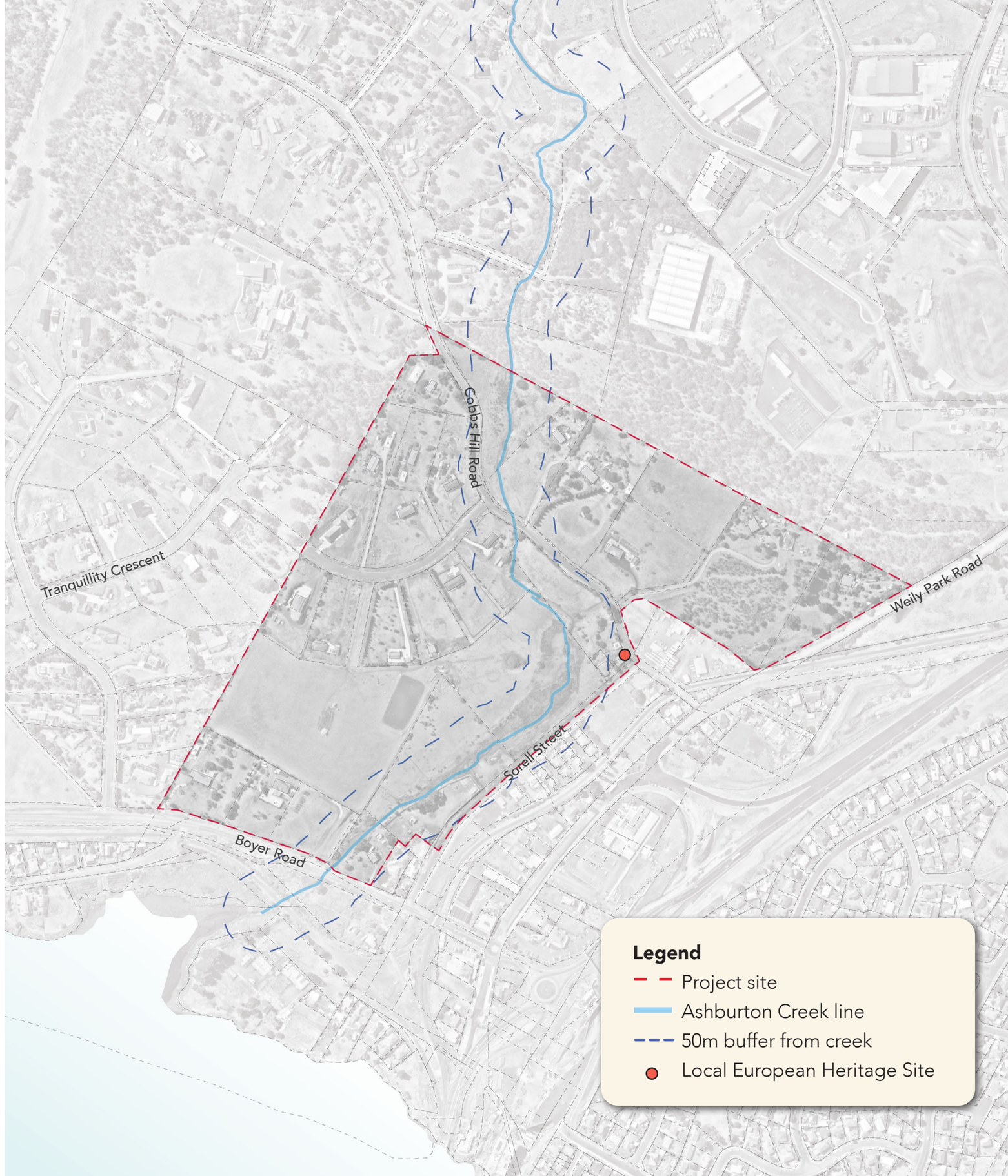
- Prior to any works commencing in this area, temporary high visibility protective barricading is to be erected around the identified boundaries of the site with a 5m buffer applied. There must be no soil disturbance within the barricaded zone.

Recommendation 2 - Ashburton Creek

- Ashburton Creek has been identified as a having an increased potential for undetected Aboriginal sites to occur along the margins of this creek. A preferred management option is to conserve the riparian margin (50m buffer) in open space. Any soil disturbances should be kept to a minimum.

Eurpoean Heritage

There is one site within the study covered by the Local Historical Heritage Code, Cottage - 25 Sorell Street



Hydrology

The Ashburton Creek and an unnamed tributary (from Weily Park Road) bisect the site from the north and east, flowing under Cobbs Hill Road and down towards the River Derwent.

The catchment area of the creek is large, encompassing 315ha. Areas of flatter terrain allow for freshwater wetlands fed by the Creek in the north and south. These wetland areas play a key role, dealing with runoff from the surrounding catchment.

Flood modelling indicates a significant portion of the site around Ashburton Creek is subject to inundation. There is potential to increase detention requirements from the industrial precinct in the north and/or convert part of the creek into a wider channel. However the benefit of these strategies may not be viable due to earthworks and civil requirements.

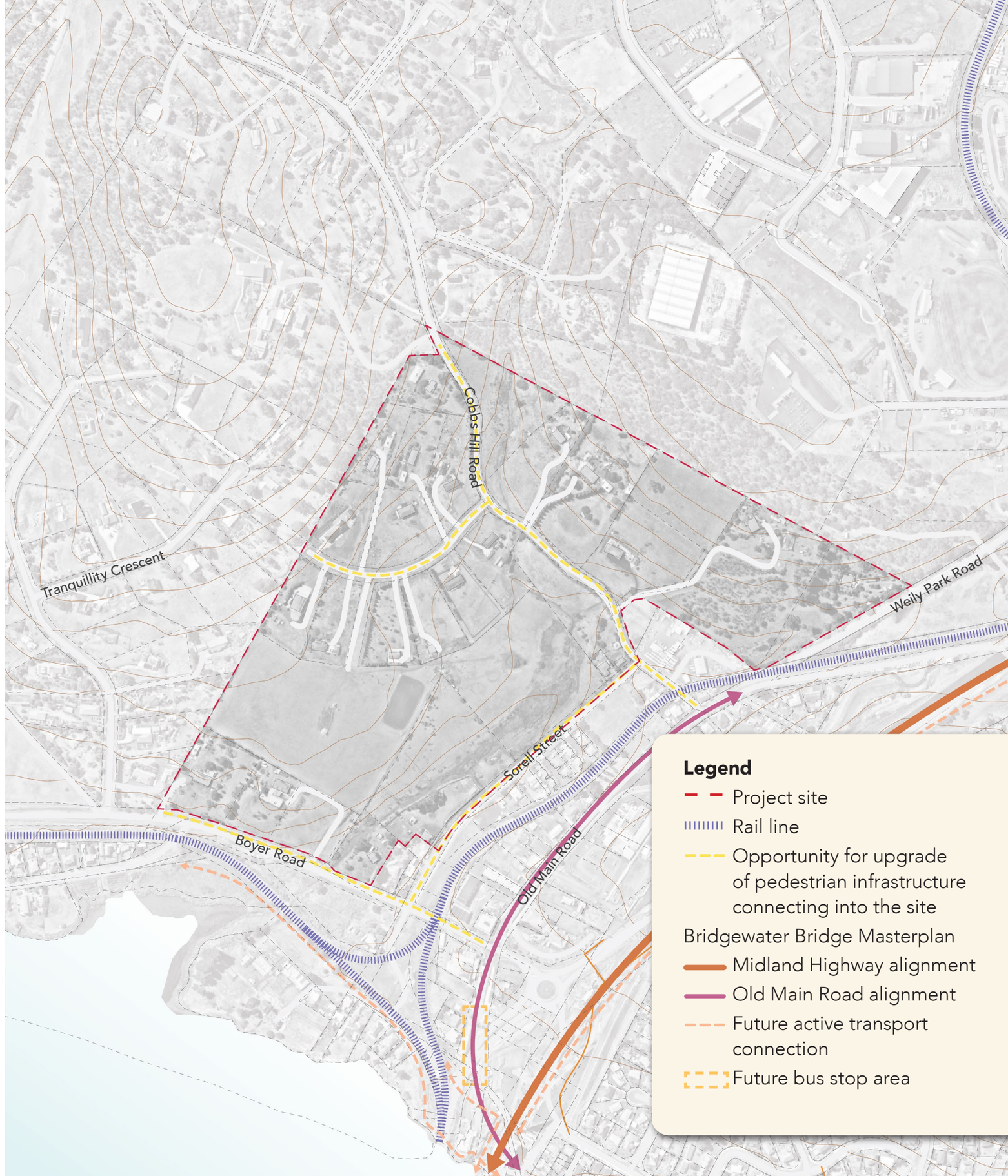
Due to degradation of the Creek from agriculture there is a key opportunity to improve the quality of the water corridors through the site and their flows into the Derwent.

Approximate project area subject to inundation - 30,491m2

Movement and Access

The site well connected, it is in close proximity to Old Main Road and the Midland Highway which provides access to Hobart and beyond. The area is accessed from Old Main Road via Boyer Road in the south and Sorell Street and Cobbs Hill Rd in the south east and north. Some challenges and opportunities relating to site access include:

- TIA assessment by Hubble identified that the additional vehicle trips resulting from rezoning the land to general residential can be accommodated within the surrounding road networks.
- There are opportunities to connect the site into the future active and public transport network proposed in the New Bridgewater Bridge and Bridgewater Waterfront Masterplan.
- The slope of the site along Boyer Rd is steep and poses a challenge for vehicle access.
- There is opportunity to create pedestrian linkages and open space along Ashburton Creek for active transport use.

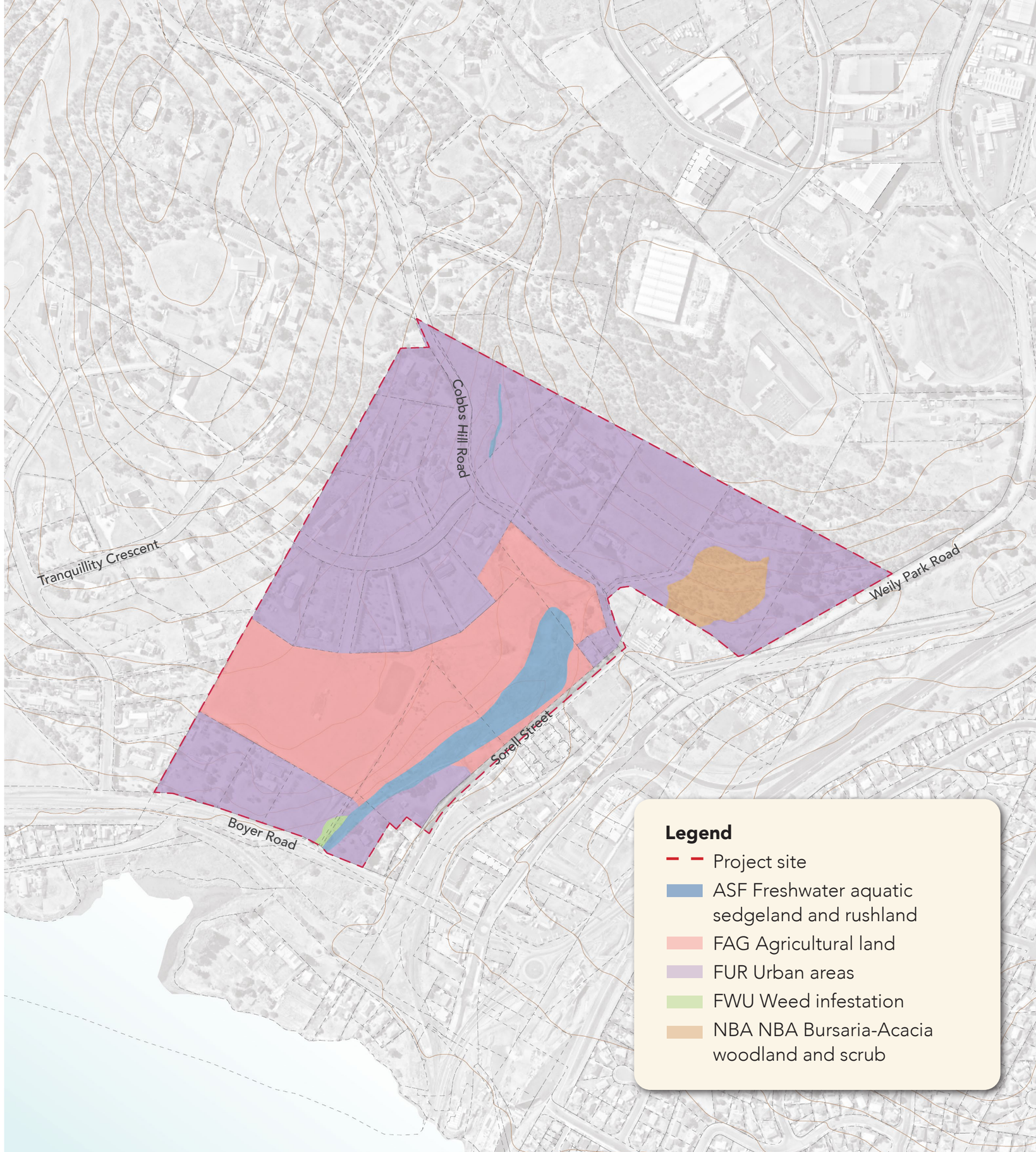


Ecology and Natural Values

The site is identified to contain natural values, detailed in the natural values report by North Barker. Vegetation communities identified on the site include ASF freshwater aquatic sedge land and rushland which is a state-listed threatened community.

Opportunities and challenges for rezoning the site include:

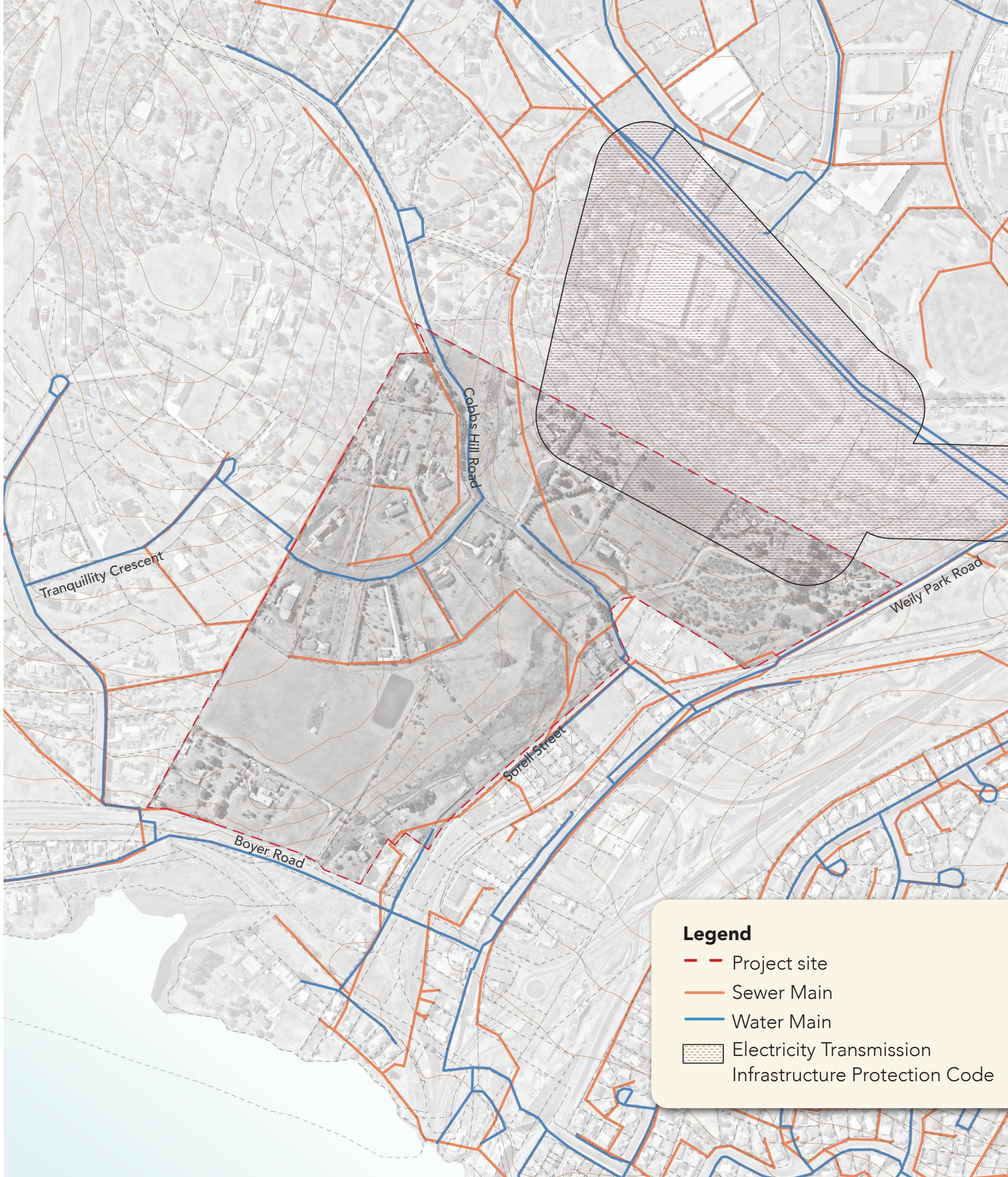
- To protect the natural values on the site there is opportunity to rezone the Ashburton Creek corridor and areas of threatened vegetation to Landscape Conservation Zone or Environmental Management Zone. Rezoning should incorporate areas of ASF and consider the extent of the waterway and coastal protection areas.
- Need to minimise erosion and sedimentation impacts and stormwater runoff impacts from any future development adjacent to the Creek.
- Opportunity for restoration of riparian and saltmarsh habitats to improve ecological conditions and provide linkages between the Derwent River to the south and the wetlands of the creek and riparian scrub to the north.



Utilities and Servicing

The site is fully serviced by water and sewer mains. No major constraints have been identified that would significantly inhibit any development of the land.

A portion of the site to the north east is partially covered by the Electricity Transmission Infrastructure Protection Code due to a substation facility buffer area from the adjacent Tas Networks land.



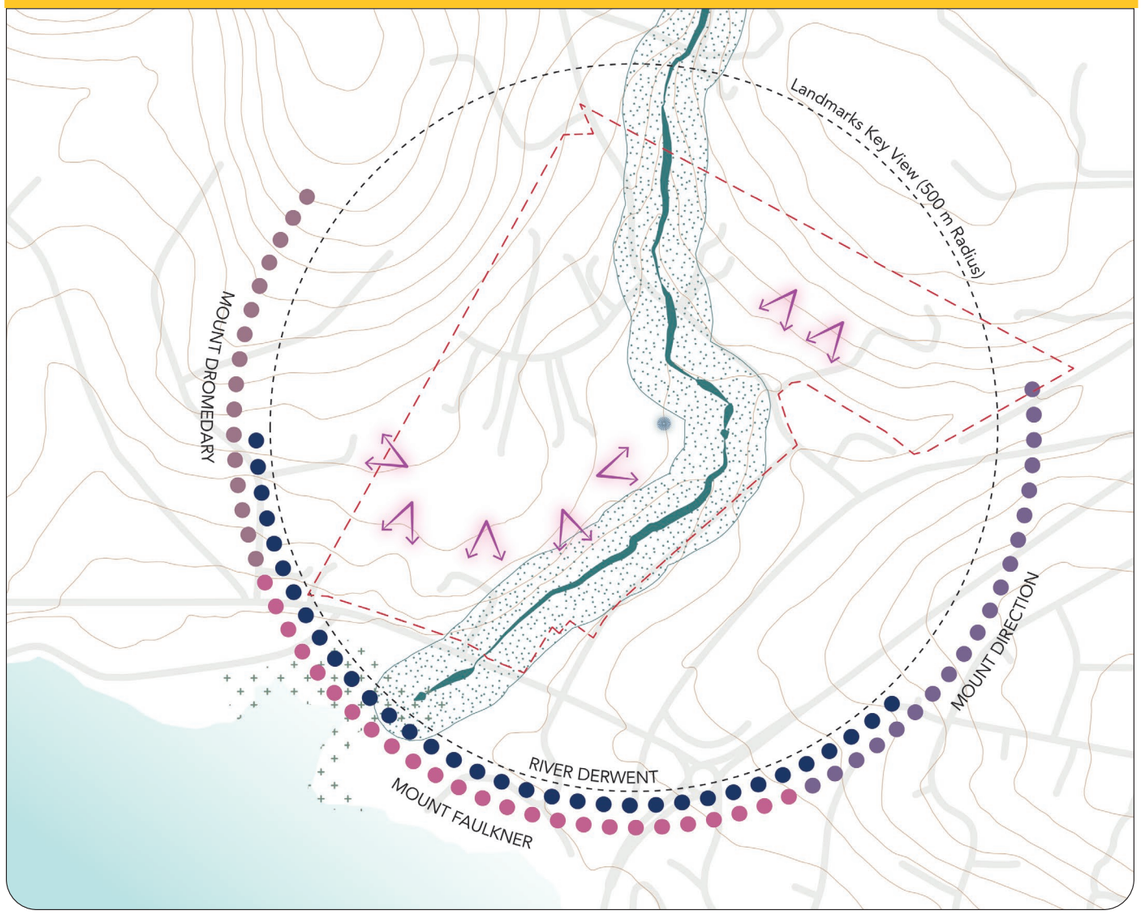
02 The Masterplan

2.1 **PRINCIPLES**
A WAY FORWARD

A series of principles has been developed to guide the masterplan development for the site, which consider the sites key features and constraints. The principles are intended to drive the best possible outcomes for future rezoning and the development of the site.

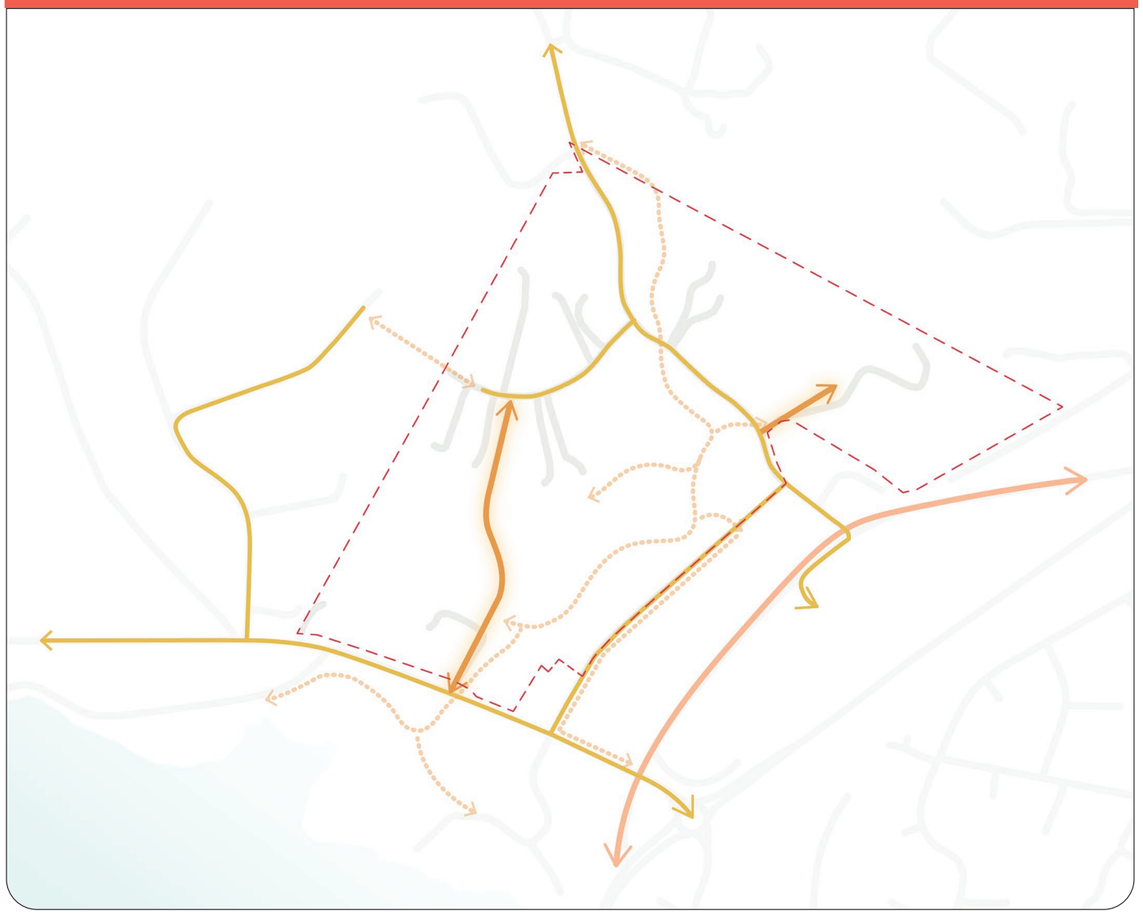
By integrating the following principles, Bridgewater will be resilient, livable, and sustainable for the growing community and future generations.

Principle1: Sensitivity to Site Context



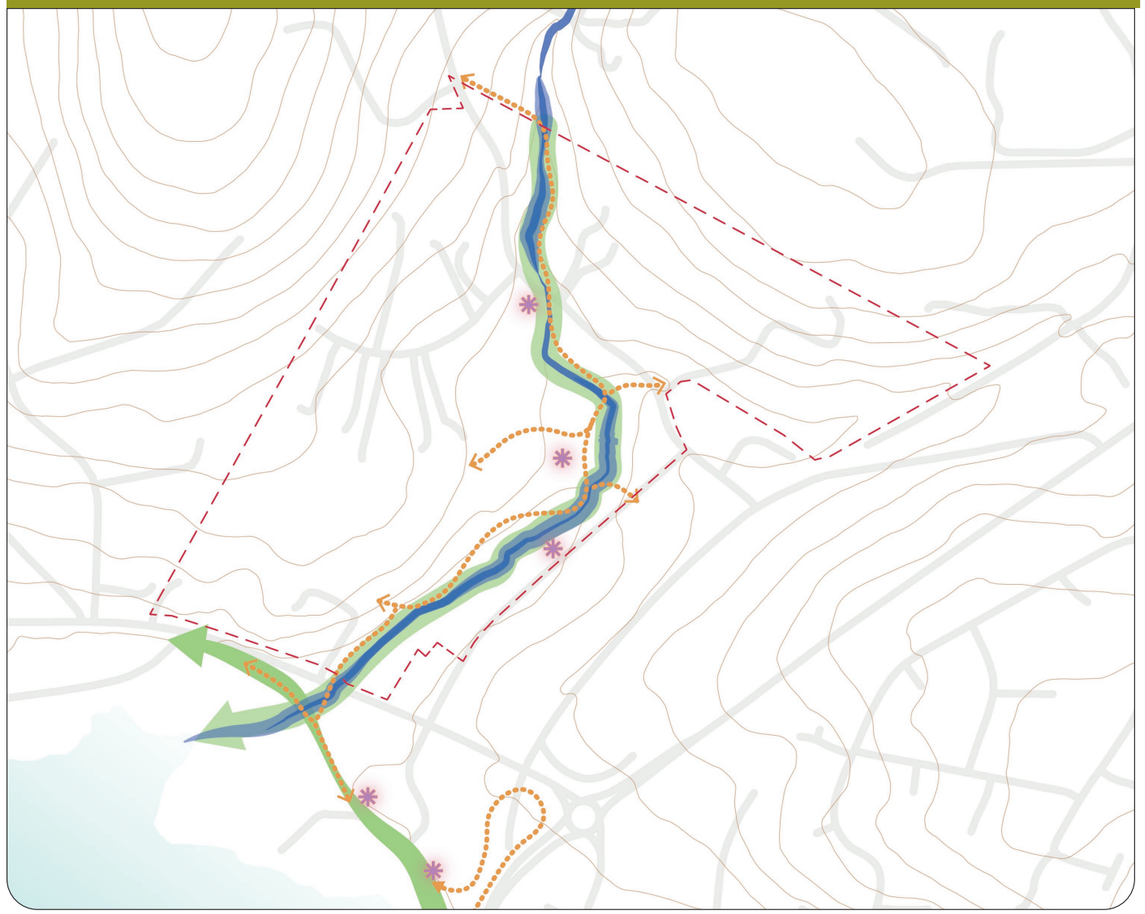
- Maintain views and visual linkages towards surrounding natural landmarks.
- Limit development intensity and encourage larger lot sizes towards the higher areas to maintain natural/rural character.
- Orient blocks to preserve site topography, allow for overland flows, and drainage to maintain wetland ecosystems.
- Preserve Aboriginal heritage on the site, and ensure creek connection is preserved and enhanced as a connection to Country.
- Preserve and enhance the Ashburton Creek's vegetation and ecology.

Principle 2: Accessible and Connected



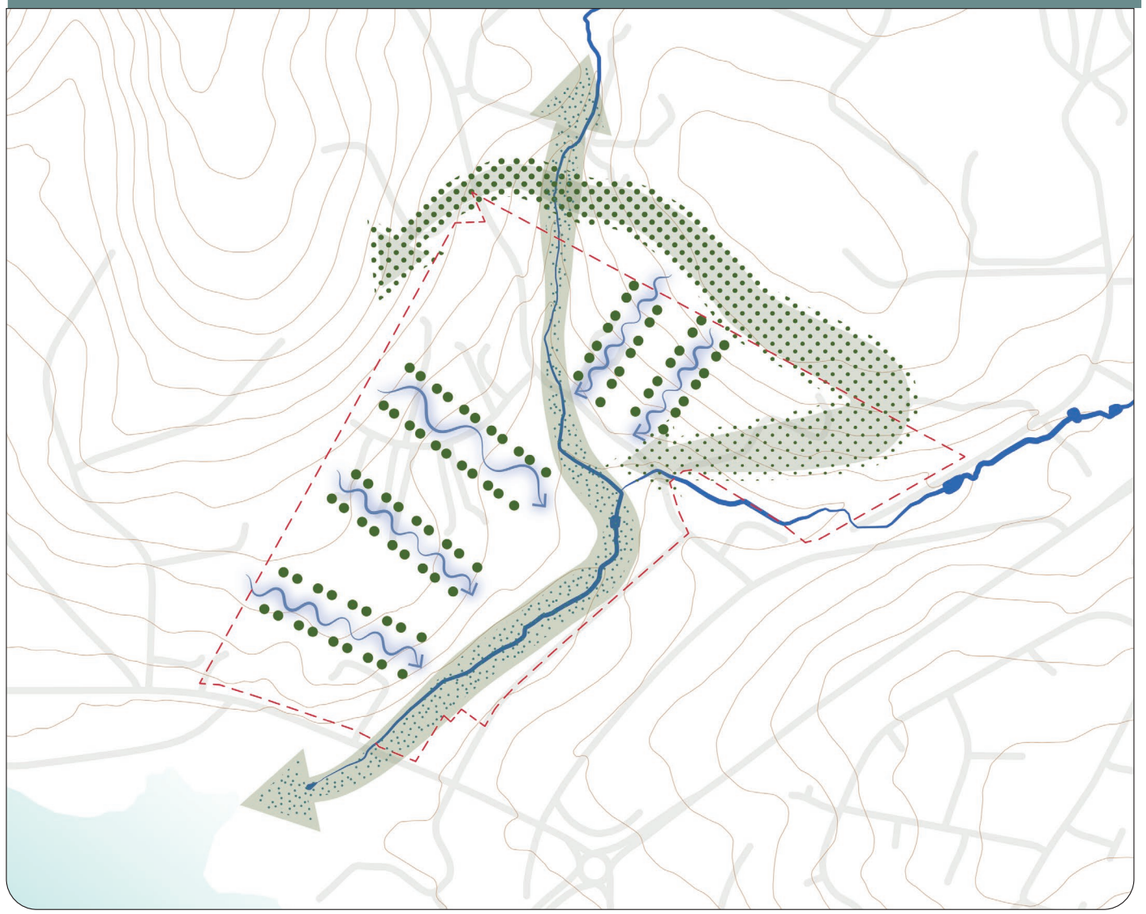
- Ensure access from the existing road network provides a safe and connected street network which avoids no-through roads and cul-de-sacs.
- Prioritise pedestrian access along the Creek and open space, and provide convenient connections to surrounding residential areas.
- Connect the new open space along Ashburton Creek to the Derwent River foreshore open space and trails proposed in the Bridgewater Bridge Masterplan.
- Ensure local streets within the site are traffic calmed and provided with safe footpaths, lighting (where appropriate) and street greening.

Principle 3: Healthy Neighbourhood



- Enhance the precinct's local identity by defining key moments along the Ashburton Creek Corridor for community amenities such as seating, play and exercise equipment.
- Ensure all new development has safe pedestrian accessibility to public open space.
- Provide moments of pause and play along the stream that contribute to health, recreational, educational, and cultural benefits.
- Encourage social opportunities by integrating an active recreation zone, and shared paths that connect to the open space along the Derwent River.

Principle 4: Restoring Green and Blue Ecology



- Enhance biodiversity by protecting the Ashburton Creek corridor as a biolinkage.
- Preserve and rehabilitate the Ashburton Creek with re-vegetation to restore natural hydro-processes and ecological processes of the wetlands and sedgelands.
- Provide street tree canopies and green verges to reduce heat and provide shade alongside all new roadways and footpaths.
- Ensure weed reduction and mitigation in all new development and in the open spaces.
- Integrate new bioretention areas along streets and public spaces, improving the transition between public and private spaces as well as reducing the dominance of grey infrastructure.

2.2 **MASTERPLAN**
A CONSIDERED APPROACH FOR RESIDENTIAL INFILL

The Sorell Street Residential Masterplan identifies a high-level plan for the site to inform future re-zoning.

Importantly it identifies the necessary community amenities, such as footpaths and public open space that are inclusive and contribute to the social and ecological harmony of the area. The Masterplan takes into consideration:

- A 5% public open space contribution to widen the creek corridor for community recreation and walking and cycling connections.
- Road frontage onto the public open space for improved safety, access and passive surveillance.
- A proposed road network utilising existing access and delivering lot legibility and feasibility.

SKETCH PLAN (1:5000 @ A3)

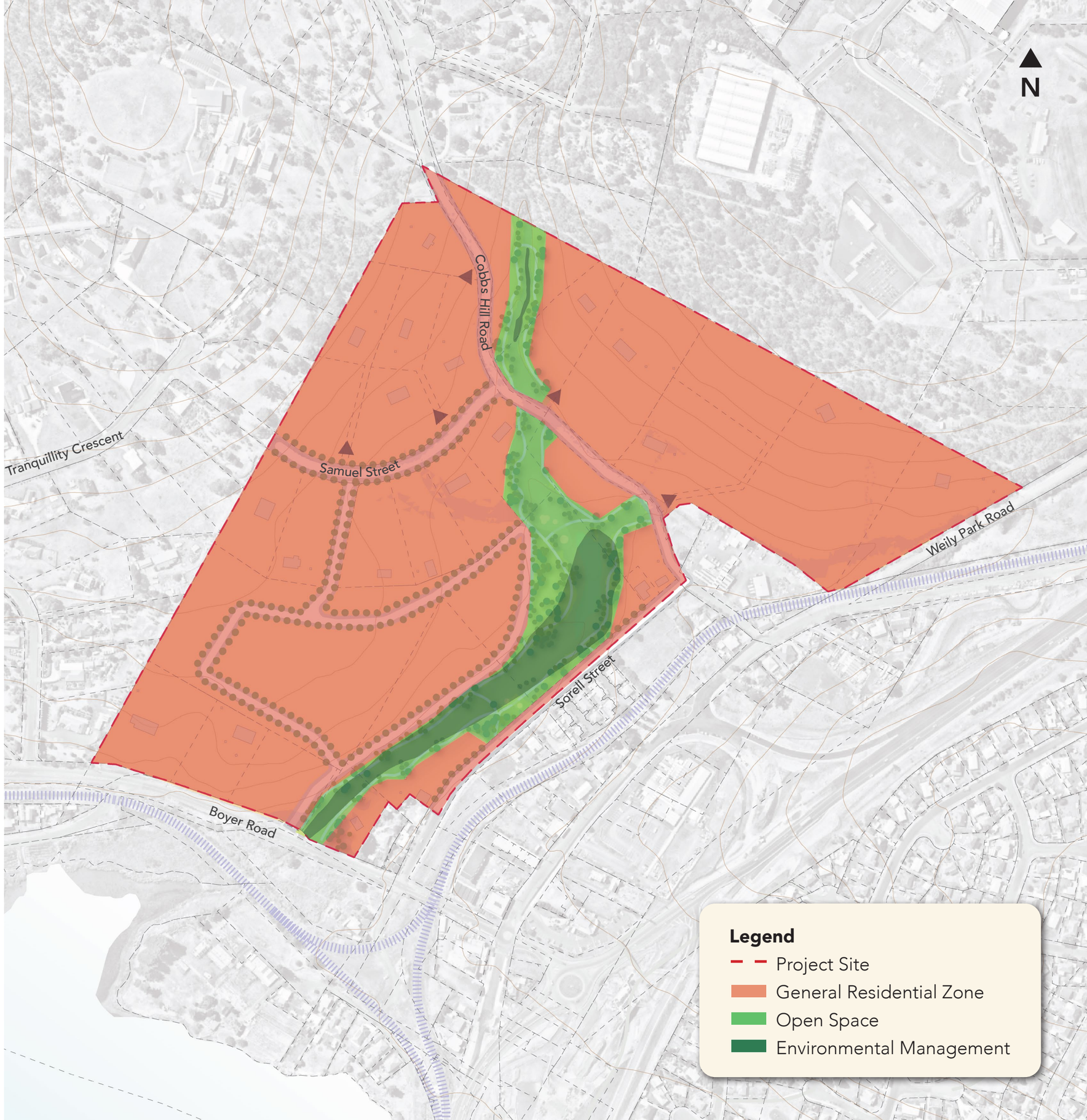
This plan has been prepared for demonstration purposes only.

2.3 **ZONING**
FACILITATING SYMPATHETIC DEVELOPMENT

The Sorell Street Precinct Masterplan identifies a high-level future plan for the site.

The zoning layout seeks to uphold the four principles of sensitivity to site context, accessible and connected, healthy neighbourhoods, and restoring green and blue ecology.

A priority for future development within the site will be to protect and retain the Creek corridor as a place of biodiversity and heritage. Future development will also provide community amenities, such as footpaths and open space facilities that are inclusive and contribute to the social and ecological harmony of the area.



SKETCH PLAN (1:5000 @ A3)

This plan has been prepared for demonstration purposes only.

03 Design Recommendations

3.1 **STREETS**
A SAFE STREET HIERARCHY FOR ALL

A well-planned street hierarchy will facilitate traffic flow, enhance safety, and improve the overall functionality of the site and its connections to the local area and region.

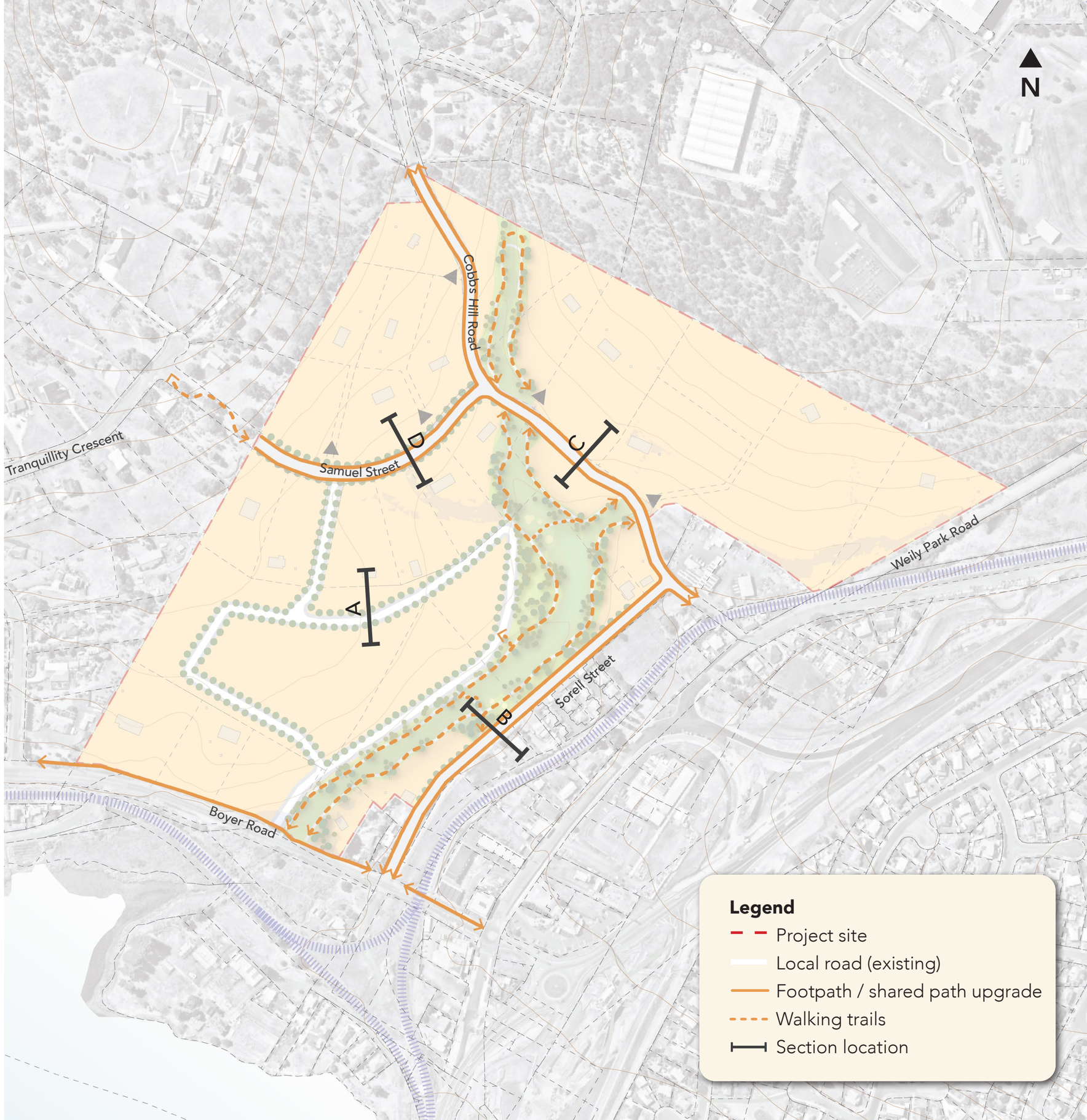
The local road network should focus on efficient movement, minimises congestion, and safe, accessible routes for all users. Future developments should avoid the creation of cul-de-sac's and no through roads. By planning for an additional site access point from Boyer Road, the street network will ensure efficient movement and access and reduce impact on the Cobbs Hill Road and Main Road intersection.

Shared paths and walking trails will support the street network making walking and cycling a enjoyable way of getting around locally.

This structured approach helps balance the needs of pedestrians, cyclists, and vehicles, contributing to a more livable and connected community where people can move easily and safely throughout their neighbourhoods.

SKETCH PLAN (1:5000 @ A3)

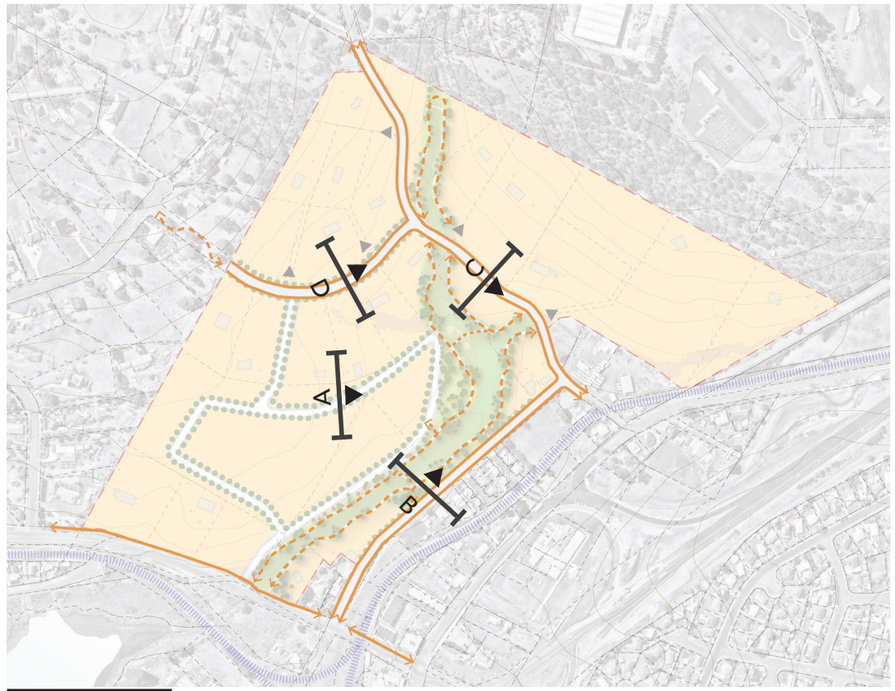
This plan has been prepared for demonstration purposes only.



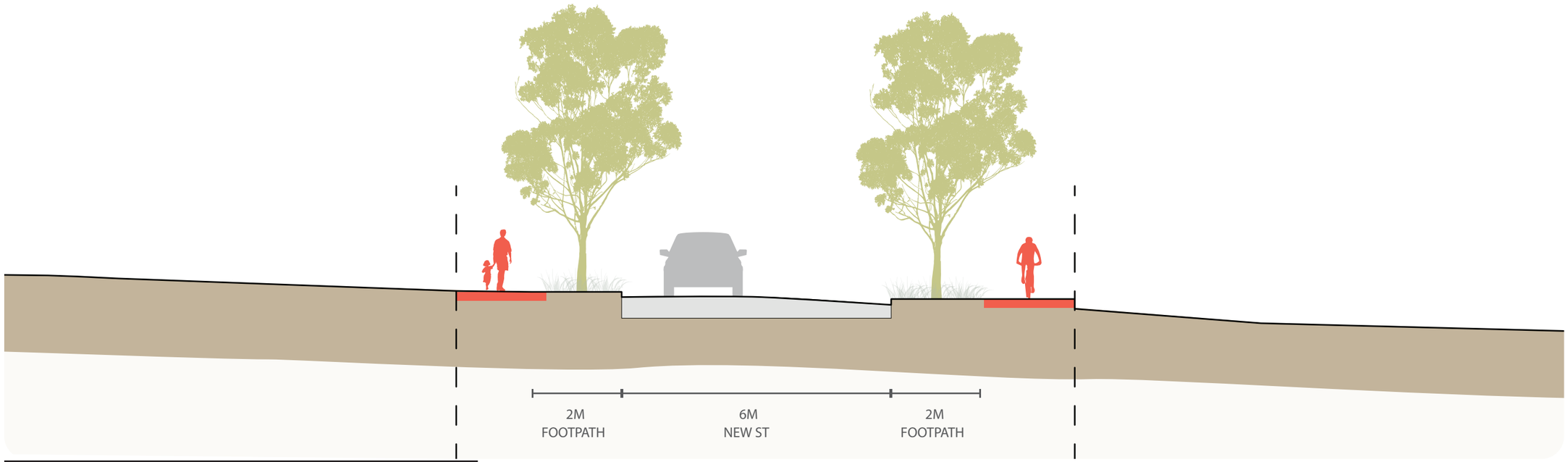
STREET SECTIONS

Safe and accessible streets are vital for supporting communities. They foster social connections, promote physical activity, and ensure equitable access for all abilities and modes including walking, cycling and driving.

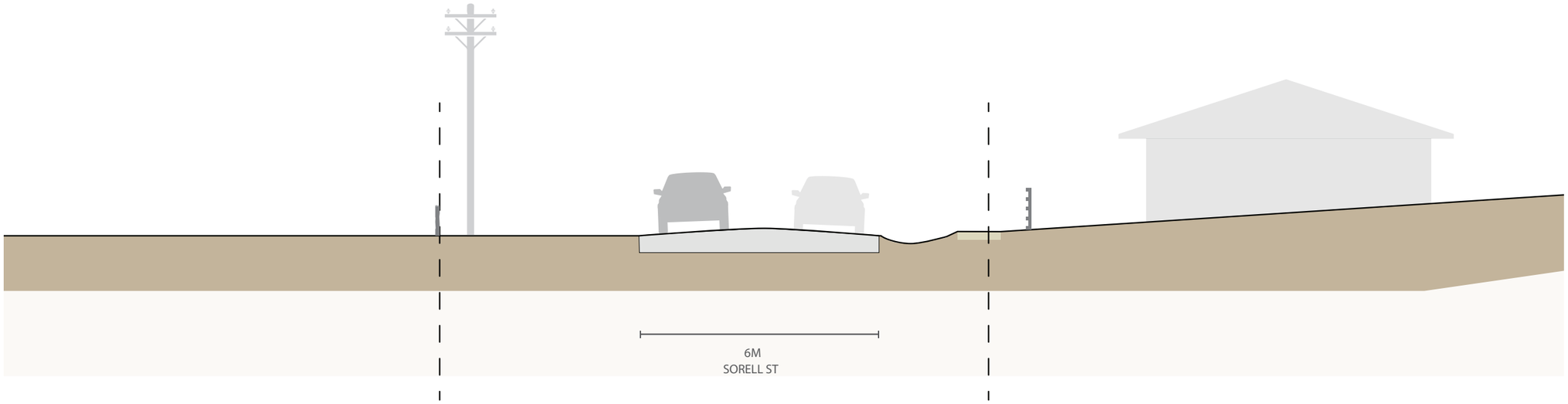
Existing streets will require upgrades and new streets will be required. These will improve the accessibility, character and environmental performance by introducing trees, planting and footpaths to strengthen the social fabric of the growing community.



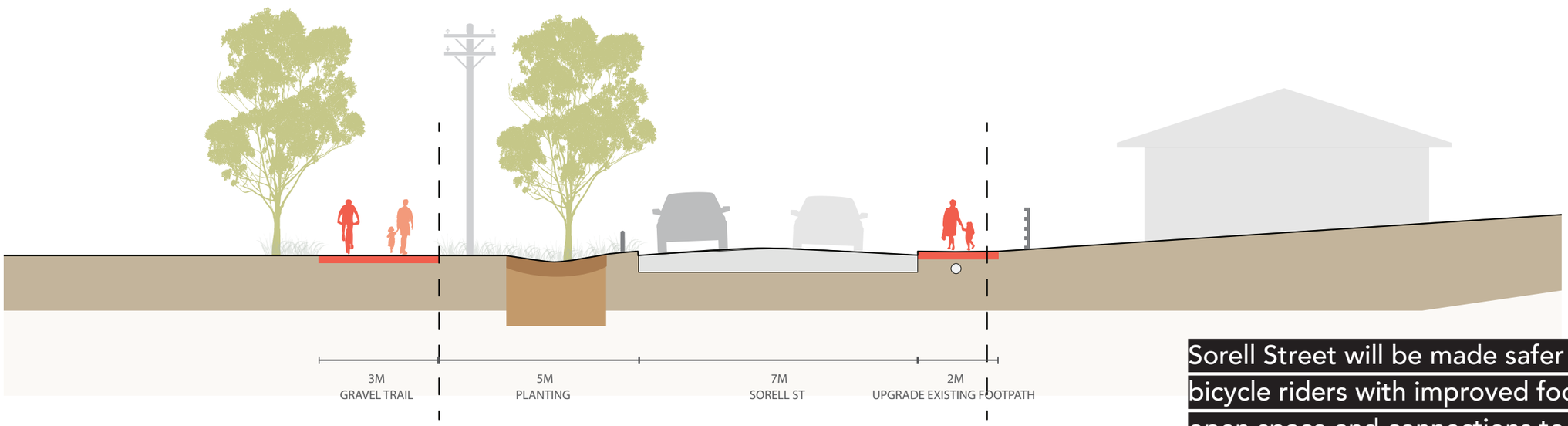
KEY PLAN



SECTION A - New Local Street Proposed

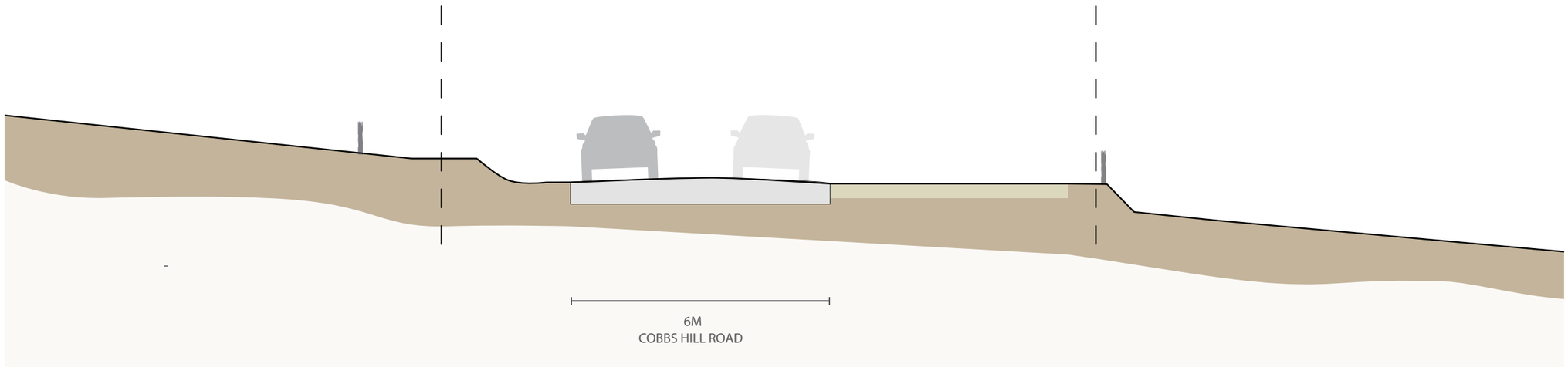


SECTION B - Sorell Street Existing

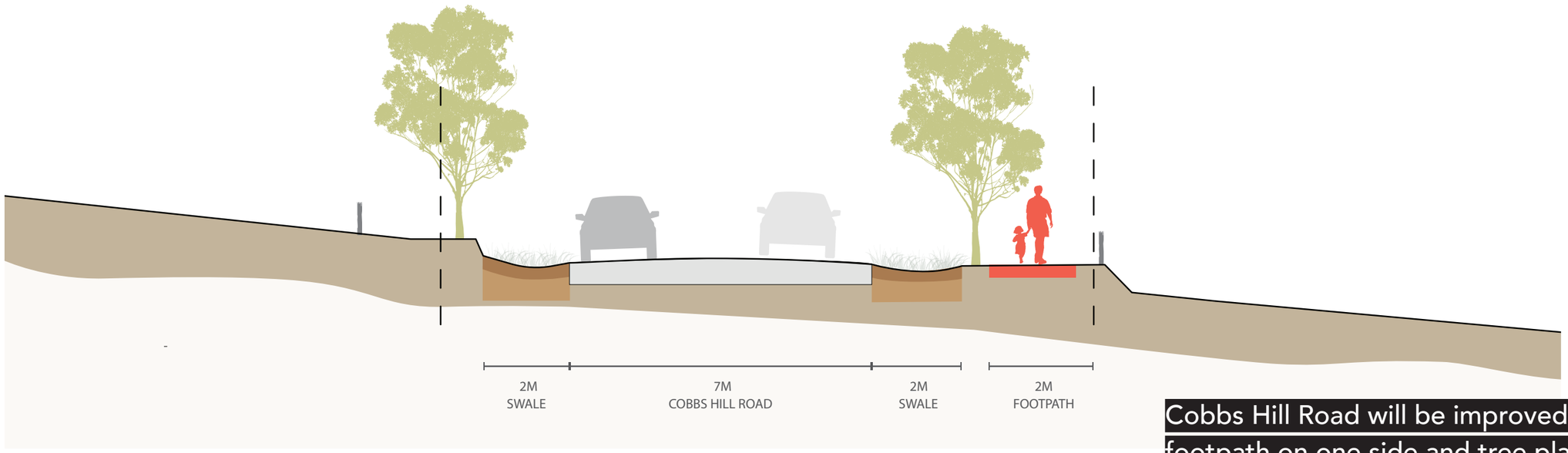


SECTION B - Sorell Street Proposed

Sorell Street will be made safer for pedestrians and bicycle riders with improved footpaths, frontage to open space and connections to a 3m wide gravel trail along the linear park corridor.

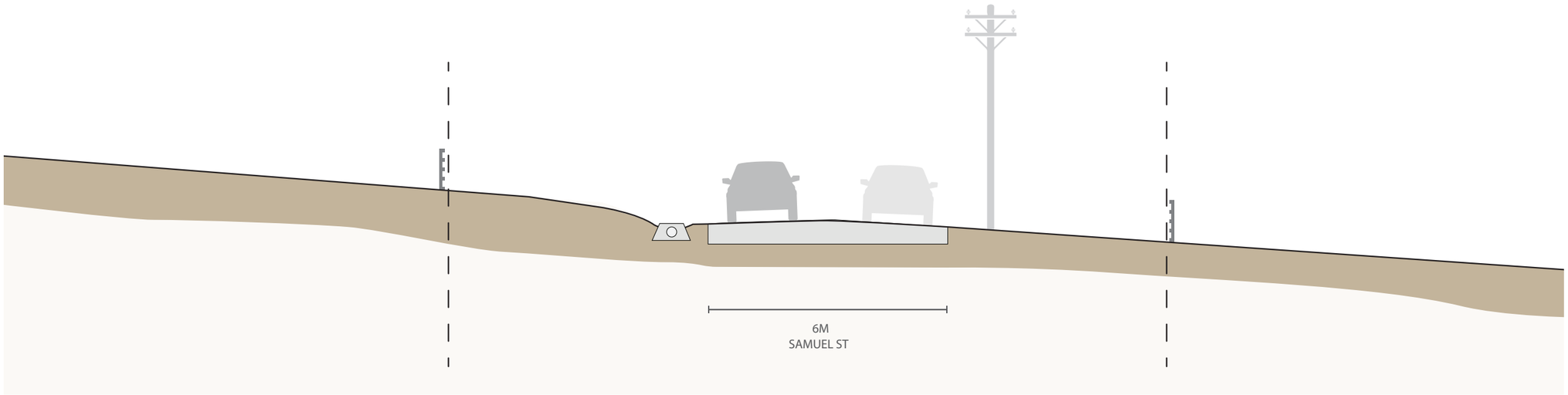


SECTION C - Cobbs Hill Road Existing

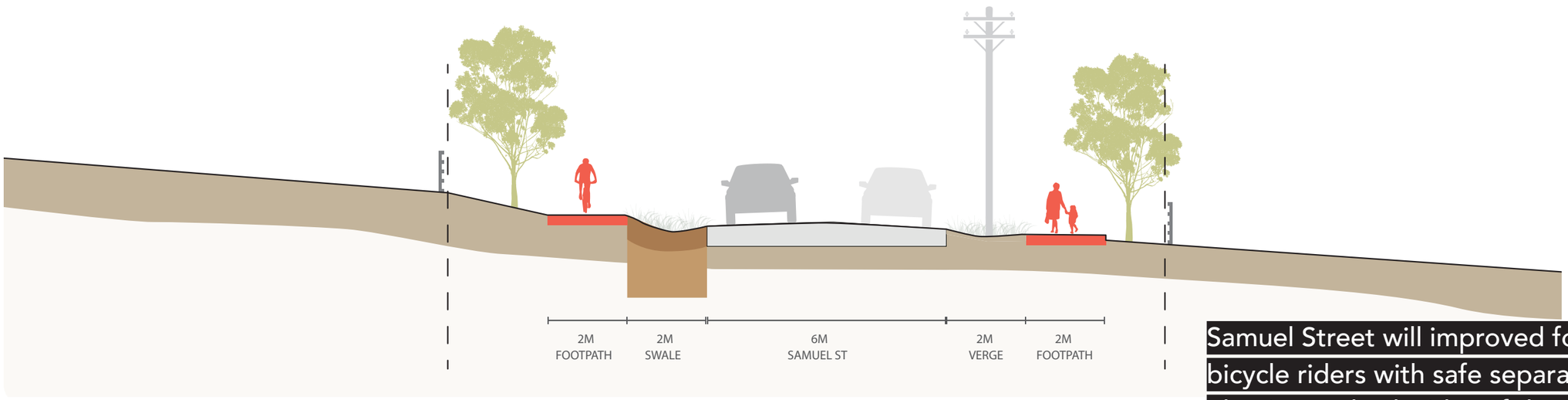


Cobbs Hill Road will be improved with a separated footpath on one side and tree planting to provide shade and slow traffic.

SECTION C - Cobbs Hill Road Proposed



SECTION D - Samuel Street Existing



SECTION D - Samuel Street Proposed

Samuel Street will improved for pedestrians and bicycle riders with safe separated footpaths and tree planting on both sides of the street.

3.2 **OPEN SPACE**
PLACES FOR PEOPLE AND NATURE TO FLOURISH

Open space is crucial for supporting communities as they provide essential areas for recreation, social interaction, and connection to nature.

Ashburton Creek provides the foundation for open space across the site offering residents a place to relax, exercise, and engage in community activities, promoting physical and mental well-being.

As a linear park the Creek will enhance the environmental quality of the area by providing native plantings that support biodiversity, improve air quality, and help manage stormwater.

The linear park will offer opportunities for exercise, play, dog walking, bike riding, picnicking, and socialising contributing significantly to the livability of the community.

Image top: improved biodiversity values of the creek providing connections to nature.

Image middle: areas for play and socialising that reference the local character and tell stories.

Image bottom: Active walking trails and shared paths for access and recreation.

3.3 **HOUSING**
SUPPORT HOUSING OPTIONS IN A RURAL SETTING

General Residential Zone permits a minimum lot size of 450m², with most dwellings consisting of detached or semi-detached housing. In select areas, such as those adjacent to open space, terrace housing may be allowed. The following recommendations aim to ensure high-quality residential outcomes:

- Well-Designed: Encourage high-quality, attractive architecture that enhances the residential character. Focus on well-scaled, articulated dwellings with appropriate building separation and clearly visible entries.
- Coherent: In multi-dwelling developments, create a sense of individual identity for each dwelling.
- Quality Materials: Use durable, natural, and familiar materials to provide continuity with existing buildings. Favour textures and colours that align with a residential palette, such as bricks and durable timber cladding.
- Residential Setting: Preserve large front and rear garden areas to maintain continuous green streetscapes and consistent rear yards within street blocks.
- Canopy Trees and Greenery: Maximize the retention and planting of canopy trees and extensive soft landscaping.
- Access and Parking: Minimize the visual impact of vehicle access ways, garages, and parking on streetscapes.
- Managing Overlooking: Design building layouts to reduce opportunities for overlooking neighbouring properties.
- Universal Design: Create dwellings that are accessible and functional for a wide range of household types and physical abilities.
- Environmental Sustainability: Incorporate design strategies to minimize the environmental impact of new dwellings.
- Interfaces: Minimize the visual impact of double-storey dwellings when located near existing single-storey homes. Avoid tall back fences facing public streets or open spaces.
- Slope: Work with the land's natural topography to minimize extensive earthworks, preserve the site's natural drainage patterns, maintain soil stability, and reduce the need for engineering solutions like retaining walls. Use terracing and incorporate plantings to screen retaining walls where level changes are needed.

Image left: Rocklily Way, Kingston - design variety utilising coherent materials.

Image middle: simple, quality materials responding to a rural setting. Managing levels through terracing.

Image right: meet contemporary universal design standards whilst referencing local housing typologies.

04 Next Steps

4.1 **NEXT STEPS**
A ROAD MAP FORWARD

The Masterplan is be a culmination of community and stakeholder inputs, and an early step towards seeing development occur.

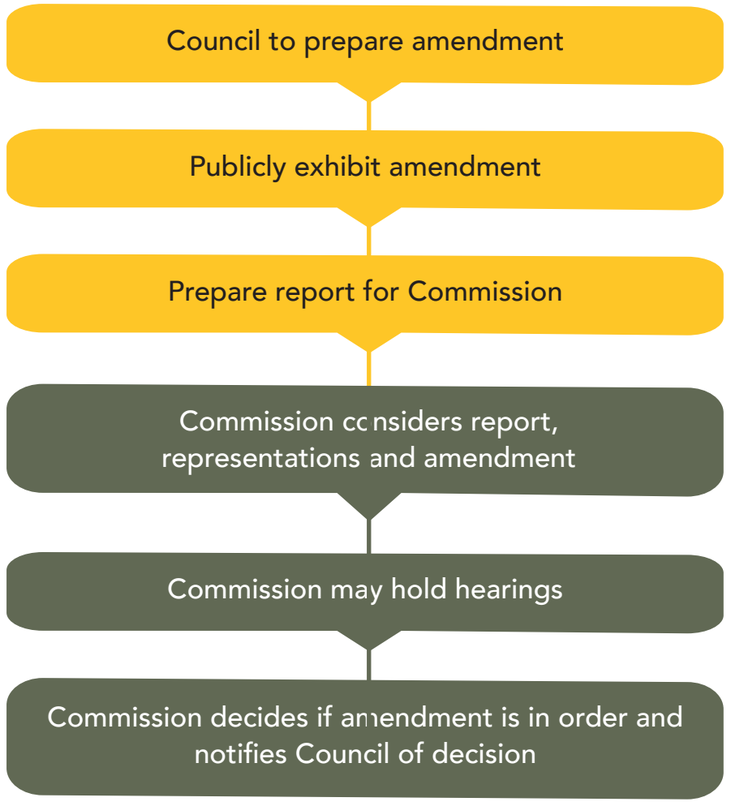
Draft to Final Masterplan

To complete the Masterplan, engagement with the community to seek feedback. The final Masterplan will be presented to Council for endorsement.

Planning Scheme Amendment

Following Council endorsement, Council will lodge a planning scheme amendment as per the process illustrated.

- Brighton Council
- Tasmania Planning Commission



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city making + liveability

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