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Dorset Council

Bridport Future Planning and Development Strategy

Issues Paper



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Contents

1.	Introduction	1
1.1	Project Overview	1
1.2	Public Information Day	1
2.	Results of Stage 1 Community Consultation	2
2.1	Expression of Values	2
2.2	Environment	2
2.3	Access and Parking Issues	3
2.4	Water, Stormwater, Sewerage and Power	4
2.5	Local Character and Urban Design	4
2.6	Heritage	5
2.7	Residential Development	6
2.8	Commercial Development	6
2.9	Marina Development	7
2.10	Community Facilities	7
2.11	Recreation Facilities	8
2.12	Tourism	9
2.13	Boating Issues	9
2.14	Ideas Received from Young People	9
2.15	Need for a Cemetery	10
2.16	Future Development	10
3.	GHD's Impressions from Initial Site Visits	11
3.1	Traffic, Access and Parking	11
3.2	Economic Issues	12
3.3	Resource/Tourism Management	13
3.4	Commercial Area	13
3.5	General Streetscape Issues	13
3.6	Public Facilities	14
3.7	Architecture	15
3.8	Land Use Planning	15
3.9	Proposed Foreshore Developments	15
3.10	Barnbougle Golf Links	16
3.11	Bridport in its Broader Context	16



4.	Development of a Vision for Bridport	17
5.	Conclusion	18
5.1	Next Stage of the Project	18
5.2	Community Focus Group	19

Appendices

A	Response Form	
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1. Introduction

1.1 Project Overview

GHD Pty Ltd has been commissioned by Dorset Council to prepare the Bridport Future Planning and Development Strategy. The Strategy will be used to guide future development in Bridport in a sustainable manner, based on an agreed framework with Council and the community.

An important part of the project is to engage the local community and key stakeholders in a consultation process to assist GHD in formulating concepts and options for the Strategy. A number of consultation activities are planned over the life of the project. This report documents the common issues raised as a result of the Public Information Day held on 14th September 2005 at Bridport. Other consultation activities to be undertaken include the following:

- » Discussions with land managers, key stakeholders, community groups, residents and businesses;
- » Focus Group Meetings for residents, businesses, community groups, sporting organisations, and land managers; and
- » Public Displays of the draft Plan.

1.2 Public Information Day

GHD held the first Public Information Day for community and stakeholder input to the Bridport Future Planning and Development Strategy on Wednesday 14th September 2005 at the Bridport Pavilion, Main Street Bridport from 12.00 noon to 6.00 pm. The event was advertised with the use of posters that were displayed in business windows and in local newspapers.

Earlier that day, GHD had met with Council representatives to discuss the project and the proposed work program.

No concepts or development options were defined for the Information Day because GHD's main aim was to obtain the opinions, ideas and concepts of local community members and stakeholders, to prepare the way forward for more detailed analysis.

Many residents and stakeholders came to 'have their say' on the future of the area and ideas expressed were diverse and varied. GHD provided response forms consisting of 6 questions and maps to help respondents convey their ideas. While the response form suggested issues that people may wish to comment on, it also encouraged people to express any feelings and ideas they felt relevant. A copy of the form is attached at Appendix A.

Approximately 60 people attended the Information Day display. Over 70 written submissions were received and there were a number of discussions via telephone with local residents.

GHD staff also organised a number of informal briefings with local businesses and community organisations, over the 14th and 15th of September, including attendance at a combined meeting of the committees of the Bridport Innovations Group and BEAT Group.

This paper outlines the major issues raised by community members and stakeholders both in the response forms and during conversations with GHD staff on the day. Each response form received to date, along with various other submissions to GHD have been considered for this paper. Those issues raised most commonly are outlined in the following sections.

2. Results of Stage 1 Community Consultation

While a few people said they would prefer no change at all in the study area, most believed desirable change is well overdue and were excited to have the opportunity to submit their individual 'wish lists' for the Bridport Future Planning and Development Strategy.

2.1 Expression of Values

The consultation process indicated that Bridport is valued for its seaside village feel and natural beauty and people expressed their view that the area should be promoted and managed according to the "feel" of the place. This was expressed overtly under the question '*describe what you like about Bridport*' on the response form and through conversations with local people on the day. The view was also integral to people's statements about retailing facilities, residential development, general urban design, open space and recreation. Bridport was described many times as a 'quiet, friendly place', with 'lovely beaches' with great recreational opportunities. Bridport is valued for its peacefulness, tranquillity and has been described as a great place to 'just be'.

In addition impressions from interviews with individuals from the local area indicated that Bridport is valued as somewhat of a 'playground' for Launceston/West Tamar residents and a desirable location for people requiring a 'sea change' or lifestyle change. The small town atmosphere of the place is highly valued by many.

2.2 Environment

Most people referred to the importance of the Bridport environment, with many considering that the environment should be the highest priority in the development of the Bridport Future Planning and Development Strategy.

In particular, the following issues were raised by respondents:

- » The foreshore, wildflowers reserve, Bridport skyline, the Brid River reserve and Trent Water estuary, beaches and lichen covered granite boulders are environmental qualities that assist in making Bridport a great place to live, work and visit.
- » Commercial shipping on Trent Water has caused environmental impacts to the detriment of the natural environment.
- » The Strategy should provide learning opportunities for residents to understand the real meaning of sustainable development.
- » Maintenance of the foreshore is important both in an environmental and aesthetic sense. In addition, it is considered that the foreshore should have additional furniture, BBQ areas and boardwalks across dune areas.
- » Management of weeds on Council controlled land needs to be increased.
- » Many older trees have been removed and foreshore re-vegetation has slowed. High summer tourism demand damages many natural areas and there needs to be a re-vegetation program.
- » Some people raised the matter of potential changes to the mouth of the river, often expressing their concerns about the possible coastal and geomorphological impacts that could result.

- » There is a general concern amongst the community that more attention needs to be paid to clearing rubbish off the main streets and foreshore. It was also suggested that additional rubbish bins need to be installed within the town.
- » It has been suggested that dog clean up facilities should be established throughout the town to encourage people to act responsibly.
- » Some people are concerned about the marram grass along the foreshore to the west of the river mouth and thought that this should be replaced.
- » Many people expressed concern that the sea wall is impacting on coastal processes.
- » The idea to eradicate use of plastic bags in Bridport was a popular concept, as has been achieved at Coles Bay.
- » People consider that weed management needs to be more highly prioritised.
- » Some people are concerned that undergrowth near the foreshore could pose a fire risk.
- » A number of people expressed concern about waste management and disposal at the port.

2.3 Access and Parking Issues

Access issues are of obvious concern to local people, with many suggesting the current access into town is somewhat inadequate, road conditions are poor in some areas and that access to the foreshore is deficient. People suggested the following:

- » Having to cross the Brid River to get into the Town is a substantial issue because if the bridge were to be damaged, there would be no way of entering/exiting the Town. It was suggested that an additional access to the west could be established.
- » Costs associated with establishing a new road was also often mentioned. It was also thought by some that there are several far more important matters that need to be addressed before a new access should be considered, namely provision of adequate water and sewerage infrastructure.
- » The foreshore needs to be redeveloped to improve access.
- » Diversion of large trucks from Main Street was considered important in terms of safety and public amenity.
- » Access for camping and motor homes needs improvement.
- » Bentley, Westward streets and Main Street in particular require upgrading.
- » Road safety in general needs improving.
- » It was suggested that rationalising vehicle access to Bentley Street in summer should be considered.
- » Emma Street needs to be improved due to nearby unit development.
- » The lack of guttering and paving is seen by many as a safety issue and people use roads rather than the paths at times for pedestrian movement, exacerbating the road safety concerns. In addition, it is considered that street lighting throughout the town requires improvement.
- » Bentley Street should be closed at the northern end to all vehicles except emergency and service vehicles because the road is in poor condition. It was thought that after improvements the road could be reopened to provide access to walking areas.

- » Some people expressed the desire for a car park behind the sand dunes at the end of Adams Beach.
- » Improve signage in the town for directional and tourist information.
- » Many people expressed the desire for traffic calming measures to reduce traffic speed, particularly along Main Street.
- » It was stated that Bridport's public transport accessibility is limited and that a more frequent bus service needs to be explored, particularly for access to Scottsdale's health services by older people.
- » It has been recommended that a formal pedestrian crossing be established between the community centre and shopping area.
- » Some people consider that Edward Street requires resealing because it is used by log trucks.
- » The current condition of Bentley Street was raised numerous times, with people suggesting it needs to be resealed. It was also suggested that a cycle path be established along this road.

2.4 Water, Stormwater, Sewerage and Power

Many people referred to existing deficiencies of infrastructure within the town and commented on the fact that the water is not drinkable at times and raising the issue of discharge onto the beach. It is considered that any future development needs to seriously consider infrastructure capability. The added pressure on infrastructure during the summer months was often referred to, particularly water supply shortages.

Limitations of the existing sewerage network and water supply was also commented on as an impediment to development.

It was noted that Bridport often incurs power outages or power spikes and that potential exists for supplementary wind power.

People mentioned that some drains attract mosquitos and wasps and this need to be addressed.

2.5 Local Character and Urban Design

There is a desire to retain the small town character of Bridport and not add to the increasingly suburban appearance of the town through establishing wide roads with curb and guttering. On the other hand, others thought that curb and guttering is important for pedestrian safety.

Another common desire is to ensure commercial developments are focussed not only on attracting visitors to the area, but also to cater for the needs of the local community. Indeed, the existing retail and services establishments are valued as important meeting places within the town.

Whilst retaining the local character of the town is important, there is a general view that the town could benefit from urban design improvements. The following matters were raised:

- » The entrance to the town needs improvement and there needs to be a more prominent sign at Bridport main road junction to indicate entrance into the town.
- » People consider that the foreshore is beginning to look better, but that more work is required.
- » Outdoor eating areas would be desirable if safety issues on the Main Street were to be addressed.

- » A pedestrian friendly area along Main Street should be fostered through urban design and traffic management. People stressed the importance of ensuring that sympathetic building design is encouraged through the strategy plan, with people wanting to ensure that any future development responds to the environmental and aesthetic qualities of Bridport.
- » People wish to see the height of buildings kept to two storeys to retain the existing character of the town.



2.6 Heritage

People thought that the old pier should be untouched, as it is considered to be a heritage item. In addition, the village green is thought to be of heritage value. People also expressed a desire to support arts and cultural events that celebrate the history of the Bridport's major industries, as well as the establishment of a regular street market.

Other ideas expressed included the establishment of historic murals and old tramline easements along from the old pier should be developed as board walks. The potential for a travelling cinema on the village green was also suggested.

2.7 Residential Development

In terms of future residential development, people identified that:

- » Future urban growth is likely to be south of the Brid River, although most accepted this was limited at the present by the lack of water and sewerage infrastructure.
- » Some people expressed concerns with the existing lot size and subdivision provisions on land north of Main Street, where relatively large blocks cannot be subdivided, thus preventing people from creating more residential lots close to the town centre.
- » Infrastructure needs to be upgraded to service new residential development.
- » Some people thought that new residential development will necessitate the development of an additional commercial area, while others thought the existing strip, coupled with the supporting role of Scottsdale would cater for expected future development.
- » People proposed that a 500m² lot size for all of Bridport be established to cater for increasing population, aging population and to provide for tourist accommodation needs.

A representative of the Bridport golf club put in a submission to outline future plans for a portion of the land adjacent to the course. In summary, it is intended to explore feasibility of subdividing a section of land to provide an area for future expansion of the town. The land is located close to infrastructure. It is noted in the submission that the current access to the course is off Sandy Points Road, which is in the brown of a hill and is considered to be dangerous due to visibility problems when turning across the road. A new entry off Alfred Street may be possible.

2.8 Commercial Development

Many people considered further commercial development would be important for the town's economy, but it was stressed that this should not be at the expense of the existing operators. Particular suggestions included:

- » Many people were aware of pressures for new development and thought this study was a positive way on managing such development.
- » Bridport needs to have commercial and retail businesses that fit with the character of the town and support the values of the community.
- » There needs to be a designated area for commercial expansion and encouragement of new ideas.
- » The potential exists to upgrade the existing commercial precinct through the development of outdoor eating/dining opportunities, more pedestrian friendly areas and better use of the existing buildings in the precinct.
- » Many people expressed the desire for improvements to the existing parking arrangements, and removing vehicles from in front of shops.
- » Ensure that smaller business owners do not come under threat from larger operators.
- » Further commercial development should provide additional jobs for the working age population, particularly to encourage young people to stay in the town.



- » Some people commented on the possibility of new commercial and/or tourism developments in place of the fish farm. This was seen as a positive way of improving the foreshore and supporting increased tourist accommodation in the town. However, many commented that environmental and aesthetic values should not be compromised.
- » A marketing campaign would be required targeting the values of the Town.
- » People often expressed the desire to encourage arts and crafts shops and galleries.

Some suggestions were made about possible new commercial developments. Most commercial facilities are available in Scottsdale. However, some people thought the following establishments might perform well in Bridport:

- » Family restaurant as there are only 2 cafes and hotels;
- » Bookshop (new and/or second hand);
- » Music and entertainment store;
- » Camping equipment store/fishing supplies;
- » Internet café;
- » Wine bar/bistro;
- » Specialty stores (tourist items, pottery, winter clothing/footwear);
- » Open air dining/café areas in front of shops;
- » Health care shop; and
- » Beauty salon.

2.9 Marina Development

The proposed marina development was mentioned by many of the respondents and opinions were varied. The majority of respondents who raised the marina as an issue do not generally desire such a development, citing the following reasons:

- » The development is too focussed on providing additional housing, and would alienate public land.
- » Infrastructure issues already exist in the town and it is thought that the marina would add further complexity.
- » The development would impact upon the environment and is not desirable in aesthetic terms.
- » The marina would have negative effects on the beach and coastal systems.
- » Bridport should be known as the village 'by the sea' not in it.

Those who supported the development thought it might act as a draw card for the town.

2.10 Community Facilities

A submission was received from the Bridport Innovations group in relation to the proposed Bridport Genealogical Research and Education Centre. This idea was formed from the desire to enhance Bridport as an attraction, and to create links with the Tin Dragon Trail. It has been considered that a new building would be required in order to establish the centre and the most appropriate location has been nominated as at the eastern end of the existing community hall.



Many people are concerned about the lack of permanent doctors in the town, particularly given the aging population.

A number of people have commented on the increase in community utilisation of the RSL Community Centre and how this should be encouraged, particularly in offering additional activities for local people and visitors during summer and holiday periods.

2.11 Recreation Facilities

Recreation is highly valued in Bridport. Respondents offered various suggestions relating to recreational facilities, including the following:

- » Some considered that the village green is a waste of space and should be better utilised as a 'family area'.
- » Facilities for young people (particularly those in the adolescent age group) are seen as an important issue, as those provided to date are not enough.
- » Additional playgrounds for children are desired.
- » Additional seating along walking tracks is desirable.
- » A few respondents suggested the provision of additional tennis courts and a croquet area.
- » Provision of additional bike and walking tracks in Bridport was suggested by many.
- » Many considered that the general quality of camping grounds should be improved. The following was noted:
 - o Toilet blocks require modernisation;
 - o More open area facilities;
 - o Be careful not to allow unit/cabin construction which reduces coastal vegetation;
 - o Pressures to relocate need to be examined, as the camping ground does meet a community need;
 - o Other sites would be farther from the beach, and may not be as popular, diminishing Bridport's attractiveness for visitors; and
 - o How would the existing area be re-vegetated and reinstated to its origins.
- » While some people thought there should be more space provided for camping, others thought the existing camping area could be reduced in size.
- » Winter time entertainment is difficult for all segments of the community due to the weather and the introduction of additional indoor recreational facilities might benefit the area. In this regard, the range of activities being promoted at the community centre were highlighted as a local initiative
- » Indoor sporting facilities would be of use for the older permanent population, particularly during poor weather. The concept of establishing new football clubrooms was raised.
- » Some people expressed concerns relating to the safety of the boat ramp and mentioned that car parking is required for this facility.



2.12 Tourism

As well as catering for the permanent population, the consultation indicated that future planning should consider the promotion of quality tourism based on the coastline. It was however stressed that tourism needs to be sustainable and pressure needs to be taken off the beaches where possible.

Many people commented that the development of the Barnboughe Golf Links Course is a positive step for the area, and will increase awareness for tourists. However, it was also acknowledged that at present the dedicated golfers using Barnboughe do not make much use of the town's services, except though the provision of staff, supplies and services to the restaurant.

The possible development of a second golf course and other attractions in the area, including the "Sky Park" at the airstrip were all considered to be positive moves for increased tourism.

The possibility of linking into the Tamar Wine Route was raised. It was suggested that wineries and galleries be encouraged through the planning strategy.

It has also been suggested that signage needs to be upgraded and generally improved within the town.

- » Some people consider that the natural qualities of Bridport could be better celebrated through the establishment of viewing platforms, interpretation panels and the like. Two specific places suggested include: East of the hall; and
- » On the hill up the top of Frances Street near the Bay View Centre.

2.13 Boating Issues

It is considered that boating facilities need to be improved because they are dangerous to access in windy weather. In addition, noise from recreational boating was sited as a problem. The interaction of beach users was raised as a problem.

Access into Trent Water for recreational boaters is a major problem, and the concept of a new channel was considered to support not only the commercial shipping and fishing operations, but also future use of Bridport as a stopover by yachts and cruisers.

2.14 Ideas Received from Young People

While the information day did not rule out the possibility of having younger people contribute to the consultation process, only one young person was able to attend and complete a submission. In order to achieve input from people in the younger age bracket, members of the Dorset Youth Advisory group- FEWCHA, who live in Bridport, were asked to provide feedback.

In summary, the following points were made in relation to their needs and desires for future of Bridport:

- » There is a need for additional facilities for young people in the town.
- » There is demand for additional sporting facilities.
- » Regular youth activities would be popular.
- » It was acknowledged that additional facilities for young people could assist in addressing antisocial behaviour.
- » Additional events for all community members would be desired.
- » There is a desire to enhance tourism in the town.



- » It was suggested that the highway should run through the old tip road so it does not bypass Bridport.
- » The main street requires improvement.
- » The entrance to Bridport needs to be enhanced in a visual sense.
- » Additional rubbish bins are needed to reduce rubbish around the town.
- » Concerns were raised in relation to water quality.
- » Stormwater issues need to be addressed.
- » Concerns were raised about the possible environmental impact of the marina development.
- » The heritage value of the old pier was acknowledged.
- » Additional toilets are required to cater for peak season.

2.15 Need for a Cemetery

Several people stated that a Cemetery is needed in Bridport because at present people have to be buried outside the town. Suggestions for the location of a potential cemetery included:

- » The back of football ground.
- » Top end of Richard Street.
- » To the back of the town on Maxwell Street opposite the golf club.

2.16 Future Development

The importance of establishing appropriate development that is sympathetic to the character of Bridport was often stressed and it is considered that the Strategy should specifically deal with this issue. For example, people considered it important that promoting quality development should be promoted through the Strategy and that a 'develop at any cost' mentality should be avoided.



3. GHD's Impressions from Initial Site Visits

Below are GHD's initial impressions of Bridport that have resulted from the early site visits and conversations with individual community members and business operators. It is noted that other site assessments are yet to be undertaken by additional members of the GHD team.

3.1 Traffic, Access and Parking

The following issues have been identified in relation to traffic, access and parking in the town:

- » There are access problems associated with the parking area in front of the commercial strip. In addition, the number of spaces would be problematic during peak times.
- » Plant boxes pose an obstacle to drivers.
- » There is no provision made for people to safely cross the Main Road to access the shops and foreshore.
- » Intersection treatments near shops and south of shops are confusing.
- » The roads accessing the beach are generally poorly aligned and in bad condition.
- » Signage in the foreshore area is deficient.
- » The tourist information booth on Emily Street is poorly located and in urgent need of revitalisation.
- » There is some localised traffic congestion near the "Top Shop", near the Bridport Motor Inn.
- » Emma Street is starting to show signs of traffic congestion, which is mainly associated with the residential development feeding into this road. Emma Street was not intended as a collector road, but has evolved over time to take on this role. The other end of town is serviced by more side roads, whereas Emma St is the main connector to the main road.
- » Access to the town is restricted and alternative routes will need to be investigated. In particular, the views from the top of Main Street should be maximised for visitors coming to the town.

The large carpark in front of the Bridport Pavilion and Library offers significant scope for redesign to provide for removing carparking from in front of the shops.



3.2 Economic Issues

The following economic issues have been identified as a result of site visits and conversations with local shop owners and other local community members.

- » The local shops are surviving at present, only because of the summer trade. This past winter has been less successful than hoped for some traders and this has put pressure on their ability to survive through the leaner months. In this regard, some traders question the viability of new shops.
- » The opportunity remains to keep residential block sizes larger, rather than smaller. It is considered unnecessary to succumb to rate revenue generation pressures (However, this will need to be considered as part of future urban planning guidelines for the township).
- » Consultation made it clear that future tourism initiatives need to consider connections with the town to optimise economic benefits. The development of golf courses certainly improves awareness of the general Bridport area, but it has not yet delivered significant economic returns to the local community.
- » There may be a market for additional service establishments in the town, particularly to support the older retiree population.
- » With new real estate development, there is no consistent cost-recovery or developer charging for assistance with capital works. A policy within the Dorset Council did exist, but this seems to have been abandoned.
- » Summer tourist traffic from Launceston via Scottsdale can by-pass Bridport, heading for the northeast. An information/interpretation board, outlining Bridport's commercial/service functions could be developed with a suitable lay by, before the turnoff. [A similar information facility exists on the Bass Highway, from Launceston, prior to Deloraine and the Tiers].



- » The whole notion of a new access road into Bridport from the west needs to be considered in terms of opening up new land for subdivision, providing a more dramatic entrance to the town and allowing a second access route into the town to deal with emergencies.

3.3 Resource/Tourism Management

A range of eco-friendly natural resource/tourism management models can be considered:

- » Limiting the growth of all weather beach access.
- » Zoning where recreational boating can take place.
- » Limiting the minimum size of residential blocks.
- » Removal of beachfront sewerage outfall.
- » Encouragement of water recycling, residential tanks, use of groundwater aquifers (a major untapped resource).
- » Encouragement of solar panels for reduced electricity demand.
- » Rate incentives for residential tree planting/re-vegetation initiatives.

3.4 Commercial Area

The following matters have been identified in relation to Bridport's commercial area:

- » Commercial and retail functions should continue to be concentrated in the existing precinct and should not be extended along the foreshore.
- » Future development of tourism and foreshore facilities should not be detrimental to maintaining a strong focus on the town centre.
- » The shopping area lacks character and good urban design will be a key factor in developing a new image.
- » There is a lack of connection between commercial area and the foreshore.
- » The area could become more vibrant with the addition of alfresco dining opportunities, and more 'people friendly spaces'. Provision of parking will have to be considered if this is to be achieved.

3.5 General Streetscape Issues

There were many issues regarding the existing streetscape and landscaping, of which the following are significant:

- » There is a general lack of identifiable character seen in the streetscapes in Bridport, even though the town is regarded as having a pleasant coastal setting.
- » Car parking is the focus of the main street and this detracts from the need to 'humanise' the town centre.
- » The sense of arrival into town needs to be better addressed through the use of signage, urban design techniques and so on.
- » The aquaculture and industrial area is regarded by many as an eyesore and does not offer a sense of arrival to Bridport as a tourist town.

- » The foreshore area could benefit from extending the walking tracks and by revegetating with native plants and removing weeds alongside the beach.
- » The generally natural foreshore is seen as an asset, which should not be destroyed by hard landscaping treatments such as boardwalks, toilets etc
- » There are a number of drainage problems in Bridport. The state of some of the open drains is an eyesore within the streetscapes and they would also pose a substantial problem for residents.
- » There is a deal of inconsistency in many streets with some sealed with gutters and drains, and others unsealed.
- » Overhead powerlines detract from some of the most stunning views.



3.6 Public Facilities

It is considered that the following should be considered in the development of the Bridport Future Planning and Development Strategy:

- » Explore further ways of incorporating community functions into the life of the town centre
- » Consideration of additional activities/areas for families, teenagers and young kids, particularly through better use of existing facilities and community driven activities.
- » Review the position and design of the library and public hall. Although it is located on a good site, it turns its back on beach and any connection with the external spaces, activity, etc.
- » The village green is on one of the prime sites, but is of too larger scale for the size of the town. However, it is under-utilised and appears as a left over grass paddock. This site is considered to have great potential for an appropriate use and will be considered in detail as part of this study.



3.7 Architecture

- » There are no remaining buildings of heritage significance in Bridport. However, the eclectic mix of older and modern housing does reflect a strong history of use of area as a holiday destination and is illustrative of Tasmania's shack culture.
- » There is a good mix of older shacks and new holiday homes in Bridport.
- » Despite a few buildings of interest along past the commercial area (including, for example, the church), the shops and overall layout of the shopping area are somewhat outdated, and not interesting to the eye. There are many opportunities to add vibrancy to the town centre through improvements to the building design and general urban design
- » Library and hall – are especially an eyesore.
- » The RSL community centre is understood to be the focus of new community based activities, which should be commended. However, the building needs substantial improvements inside and out to become an attractor for visitors.

3.8 Land Use Planning

- » Despite recent efforts, the area seems to lack facilities for young people.
- » Urban design is not conducive to the needs of older people, with little provision for pedestrian friendly design and numerous obstacles and trip hazards.
- » Infrastructure restrictions need to be determined before land use planning can be reviewed and development areas suggested.
- » Review of zoning is required.
- » There is scope to determine a stronger commercial hub for the town.
- » Zoning for industrial and light engineering businesses needs to be considered in light of future development pressures for residential land.
- » The opportunity to develop a new road access to the town offers new subdivision potential which will need to be considered in terms of making the best use of available land, while ensuring access to existing services and shops within the township.
- » Protection of coastal areas and beaches needs to be reviewed in light on the new Coastal Policy and future development pressures. This includes the future of the camping ground.

3.9 Proposed Foreshore Developments

There is obviously a great deal of pressure building for potential developments in the foreshore areas, with the increasing interest from tourism and long term residential markets.

It would appear that the proposal by Southern Shipping for a housing estate developed on Trent Water to fund a new channel has been put on hold pending the outcome of investigations to be undertaken by the State Government, and also pending the outcome of this Study.

The same appears to be true for the proposed development on the fish farm site.



It is clear that any foreshore development will be contentious, not only for its impact on environmental values but also the impact on public access to Trent Water and foreshore areas, and the broader issue of what constitutes development that is seen to enhance the desired character of Bridport.

3.10 Barnboughe Golf Links

Public consultation revealed a difference in opinion in relation to the role of the Barnboughe golf course/resort facility. While some people thought the development has enhanced the profile of the town, others consider that apart from the employment that the development provides, the complex has limited interaction with the broader Bridport township. This is because Barnboughe golfers are single purpose visitors with no interest in the town. Most people thought that development of a third golf course would provide additional employment.

Another issue raised in relation to the Golf Links is that there is concern that a breakwater could jeopardise the deposition of beach sands along Barnboughe.

3.11 Bridport in its Broader Context

In its broader context, Bridport constitutes a 'playground' for residents of larger towns such as Launceston and Legana. In this sense, it is a catchment for populations requiring a 'sea change' or lifestyle change. This is reflected in the increase in the number of retirees in the Bridport community.

Bridport is also an important family holiday destination for people who have holiday homes or shacks in the area. Bridport is also known on a statewide basis as a pleasant coastal tourist destination.

The interaction of Bridport with Scottsdale also needs to be considered in terms of provision of public services and commercial/retail services. Improvements to the road network and general accessibility from other parts of the State also need to be considered.

4. Development of a Vision for Bridport

The expression of how local people value Bridport, as well as their opinions and ideas articulated during Stage 1 of the consultation process, has highlighted some main themes that should be incorporated into a vision for the town. In light of the values, ideas and opinions expressed, it is considered that the vision for Bridport needs to recognise and promote the following:

- » Maintenance of the existing natural landscape and improved environmental quality, particularly foreshore areas;
- » Provide for innovation in urban design to improve residential lifestyle, commercial and recreational opportunities;
- » Ensure that future development demonstrates a sympathetic approach to the existing seaside village character of Bridport;
- » Promotion of commercial development that does not increase competition with existing operators;
- » Improvements in the township's infrastructure and services to allow for appropriate growth; and
- » Improved access into and within the town.

These themes will be considered in conjunction with other findings from subsequent community and stakeholder consultation and further site analysis being undertaken by GHD.





5. Conclusion

A wide range of issues have been summarised in this paper. While many of these issues may be “common knowledge”, it has still been important to engage the community and actively seek their comments and ideas as a precursor to GHD applying its own knowledge and experience to the project.

It is with these issues in hand, along with information gained from direct consultation with community members, key stakeholders, land managers and Council staff that GHD will move forward with the development of the Bridport Future Planning and Development Strategy Project.

An important community concern noted by many people is that they would like to see the recommendations made as part of this strategy come to fruition. It is clear that people are concerned that yet another study is being conducted in their town, which could result in some positive recommendations, but might not see real and tangible outcomes being delivered. This is an important issue for GHD, Council and State agencies involved with the project. It is imperative that a clear implementation plan is embodied in the Strategy that includes commitments, timeframes and responsibilities. Such an implementation plan would need to be devised in close consultation with Council so that resource constraints can be taken into consideration.

5.1 Next Stage of the Project

The next stage of the project will involve undertaking more detailed site assessments and review of additional information received so that key team members can build on the development of the vision for Bridport and continue to form a strategy for the town.

Already GHD has reviewed existing Council infrastructure and services as a precursor to identifying a strategy for future engineering investigations, infrastructure works and upgrades and recommendations for long term solutions. GHD has been given access to all Council’s infrastructure information.

GHD is reviewing the current planning scheme to consider ways in which it can be improved or modified to support the future development of Bridport. This will include developing a strategy for future land development, subdivision and urban design principles and development controls

GHD’s landscape architects have also visited the town recently to examine some of the issues already identified in more detail. The development of an integrated approach to the urban design, streetscape and landscaping solutions required to achieve the desired future for Bridport will be a key outcome for the Strategy. A major focus of this work will be on revitalising the commercial precinct and town centre to better reflect community aspirations and act as a catalyst for appropriate, sustainable development.

GHD is continuing to talk with local residents and business operators regarding issues of concern to them, and we remain available to speak with any member of the community. We have also spoken with some key community based organisations and tourism operators.

To ensure our assessment of the economic potential of Bridport is based on sound data, we are seeking to obtain information from Tourism Tasmania, Department of Economic Development and other government organisations on future trends, possible new enterprises in the region and other policy initiatives which could impinge on Bridport’s future.



5.2 Community Focus Groups

GHD has also compiled a preliminary list of key stakeholders and community members to be confirmed by Council for the community focus group meetings to be held in late January 2006. This list attempts to select a spread of interests and opinions from through the Bridport Community.

If anyone is interested in participating in a focus group, they can registering their interest by contact Kate Harris at GHD on 6210 0612, fax 6223 8246, email: kate.harris@ghd.com.au or write to GHD Pty Ltd c/o PO Box 667, Hobart 7001.

This issues paper is also available through the Dorset Council website at: www.dorset.tas.gov.au and the GHD website at: www.ghd.com.au/bridport_strategy.





Appendix A

Response Form

Bridport Future Planning and Development Strategy

Your suggestions, ideas or comments will help us formulate concepts and guidelines for the Bridport Future Planning and Development Strategy. There is a map of the study area available from GHD staff for you to point out the locations you are commenting on.

Providing your name and contact details is optional, but will assist us if we need to clarify any information. We will ensure that the information you provide remains confidential and we thank you for your contribution.

Name: _____

Phone _____

E-mail _____

Postal Address: _____

1. What is your connection to the Bridport area? (You may tick more than one of the following).

£ Landowner in Bridport

£ Bridport business owner/operator

£ Resident of Bridport

£ Local community group member

£ Frequent visitor to Bridport

£ Other (please specify)

£ Resident of Dorset Municipality

2. Age (please tick one)

£ 14 and under

£ 40-49

£ 15-19

£ 50-59

£ 20-29

£ 60-69

£ 30-39

£ 70+

3. The following issues are being considered as part of the project. Please tick those that are important to you and provide comments.

£ Foreshore and coastal management

£ Environmental values

£ Urban, streetscape and landscape design

£ Commercial and retail services

£ Industrial and port activities

£ Tourism attractions

£ Recreational opportunities

£ Heritage values

£ Community and social needs

£ Disabled access to services and facilities

£ Facilities for young people

£ Facilities for older people

£ Water, sewerage, communications & power

£ Roads, traffic & pedestrian access

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For further information, contact John Wadsley or Kate Harris on 62 100 600 or e-mail: kate_harris@ghd.com.au

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