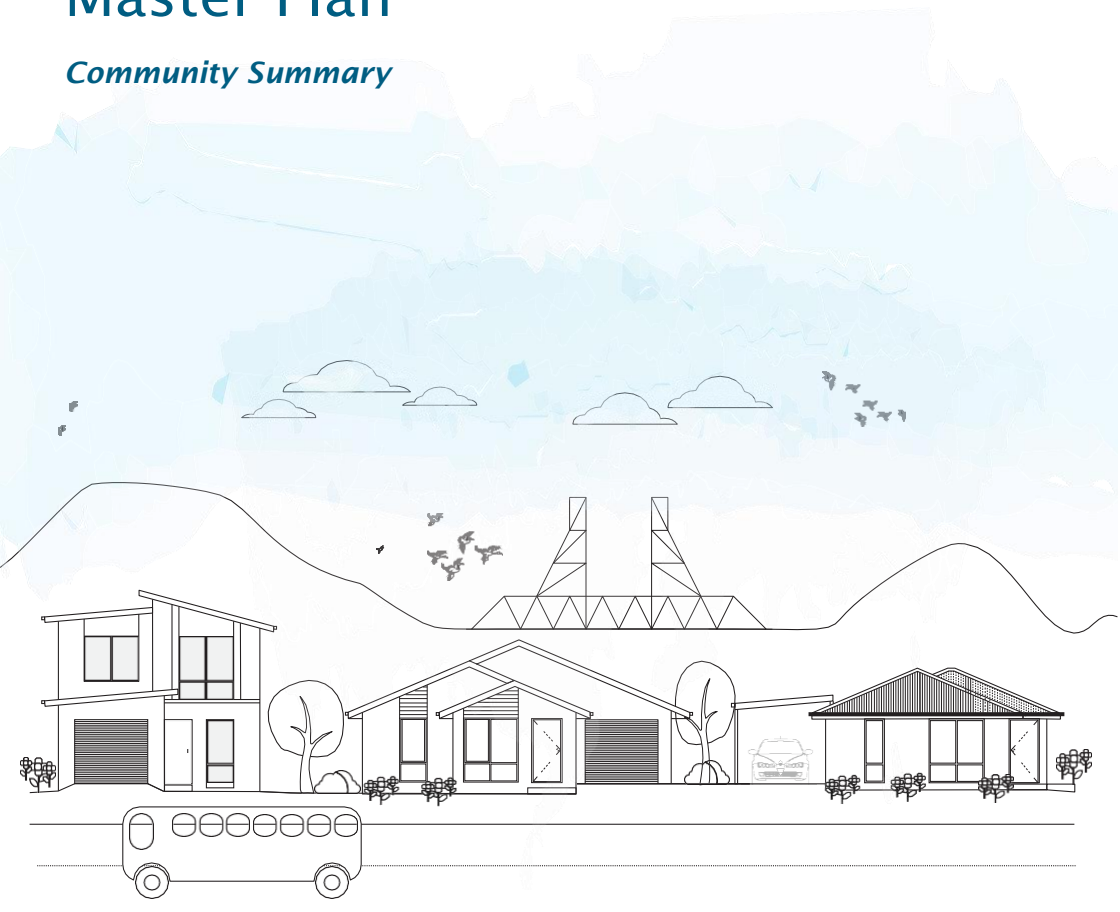


Bridgewater, Gagebrook & Herdsman's Cove

Master Plan

Community Summary



What is the Bridgewater Gagebrook & Herdmans Cove Masterplan?

About the Masterplan

The Bridgewater, Gagebrook and Herdmans Cove Master Plan is a planning document for creating a better future for the residents of Bridgewater, Gagebrook and Herdmans Cove. It guides how land and housing can be developed for the enjoyment of residents.



It also provides ideas, and identifies sources of support, for programs that build life skills for members of the community, and that improve parks and streets.

The Master Plan is based on consultation with the community, Brighton Council, government agencies and services.

It is also based on research, reports and statistics on things such as local families and households, education, employment, public and personal transport, health services and considers things such as how much it costs to build and buy a new home.


The Master Plan looks at all aspects of Bridgewater, Gagebrook and Herdmans Cove, including:



Accessible Home Ownership and Home Rental

- Where houses could be improved, and where new houses could be built
- What kinds of houses are needed based on family size and budget

Community Employment, Education and Wellbeing

- How to encourage more colourful neighbourhoods and safer communities
 - What can encourage people to continue education and get work experience and employment
 - How to provide easier access to health and personal wellbeing services.
- 



Improved Parks and Streets

- Where public parks could be improved and changed
- How paths and roads could be improved or changed
- How to make places safer, and how to make it easier to walk to places



Why do we need a master plan?

About the area

Bridgewater, Gagebrook and Herdsmans Cove was mostly developed in the 1970s with a focus on affordable public housing.

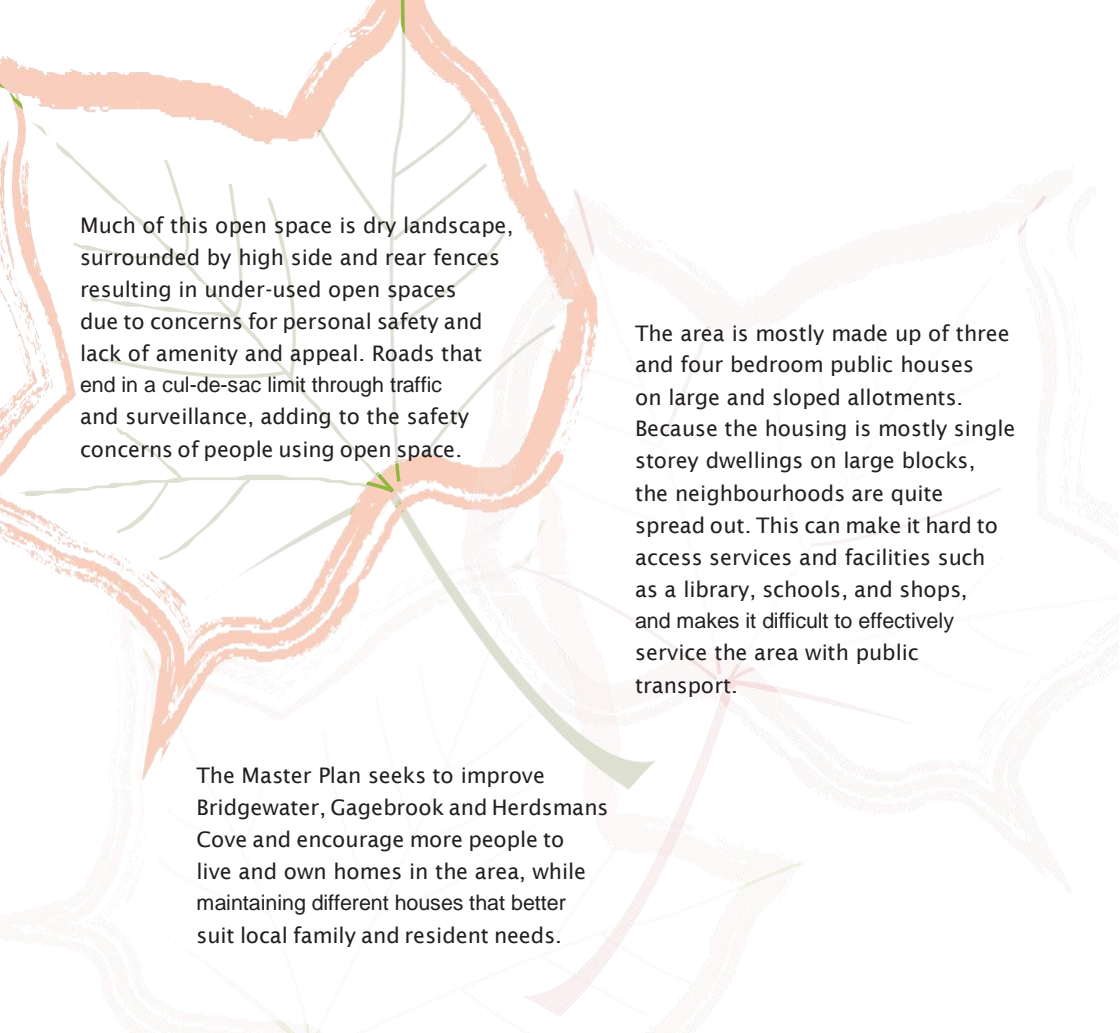
The area is located approximately 15km from Hobart, and is within the Brighton Council area. It is a picturesque part of Tasmania with commanding views of Mt Wellington and the Derwent and Jordan Rivers.

Although the suburbs neighbour each other, Bridgewater, Gagebrook and Herdsmans Cove are divided by physical barriers including the Jordan River and the East Derwent Highway.

Each neighbourhood has a lot of public open space connected by walkways, and each has a network of cul-de-sac streets intended to provide a pedestrian friendly environment.



Community parks and gardens were identified as a priority initiative through consultation.



Much of this open space is dry landscape, surrounded by high side and rear fences resulting in under-used open spaces due to concerns for personal safety and lack of amenity and appeal. Roads that end in a cul-de-sac limit through traffic and surveillance, adding to the safety concerns of people using open space.

The area is mostly made up of three and four bedroom public houses on large and sloped allotments. Because the housing is mostly single storey dwellings on large blocks, the neighbourhoods are quite spread out. This can make it hard to access services and facilities such as a library, schools, and shops, and makes it difficult to effectively service the area with public transport.

The Master Plan seeks to improve Bridgewater, Gagebrook and Herdsmans Cove and encourage more people to live and own homes in the area, while maintaining different houses that better suit local family and resident needs.



What is the role of Centacare Evolve Housing?

About Centacare Evolve Housing

Centacare Evolve Housing is a partnership between CatholicCare Tasmania, and Evolve Housing NSW. We manage approximately 1500 properties throughout Tasmania and offer a range of support services to tenants.



We are working with the community to 'Colour Our World'.

Centacare Evolve Housing believes in the important principle that it is everyone's right to have access to safe, secure, stable and affordable homes.

We see our purpose to be a key enabler in the reduction of housing stress by delivering attainable and sustainable housing options.

Building stronger communities

Centacare Evolve Housing is about more than just bricks and mortar. We are a part of the community, committed to co-creating a future where residents have greater access to opportunities.

We support communities by providing much more than affordable housing.

We also offer our tenants access to support services such as counselling, education, training and building community leadership capacity. We believe supporting people to live life to the full helps build stronger communities.

We work to make a positive difference by:

- Being located in the community so residents can see a staff member quickly and easily
- Improving the condition of housing so that fewer repairs are needed and residents can live with less inconvenience
- Working with local residents to improve streets, neighbourhoods and local public spaces for the whole community to enjoy.

We believe housing matters

We offer assistance for people on low incomes to access affordable housing by renting it or buying it. We also assist tenants to find different housing as their needs change.

Along with CatholicCare, we have over 50 years experience managing Tasmanian community housing.

This is because we believe it is a basic human right to have **safe, secure** and **affordable** accommodation.

Who else is involved?

About our partners

Because this is a very important opportunity for us all to make a positive impact, part of the role of Centacare Evolve Housing is to work with a range of government agencies, service providers and the community.

Supported by:



**Brighton
Council**



We work with partners to deliver programs for all ages and stages of life such as Families and Schools Together (FAST) with St Paul's.

Community

Most importantly the Master Plan is the result of meaningful and ongoing consultation and involvement of the community.

When consulting with the community on a better housing future we were told some compelling stories and given great ideas on how we could work with the community to improve the local area:

- **Housing**

Different housing types and sizes to meet different housing needs, including more 1 and 2 bedroom homes. Gardens are too big, too steep and too costly to care for.

- **Parks and streets**

Open spaces could be smaller, be closer to houses and be better maintained. People like accessing the foreshore for walks.

Improve the walking paths to be more direct, better maintained and safer to use. Increase the rest spots, provide more shelter and relief from the weather and provide more options to cross the highway and river.

Housing Tasmania

Housing Tasmania wants the Master Plan to guide shared efforts to improve houses, streets, parks, shopping areas and schools, as well as improving community access to housing through more affordable housing.

Brighton Council

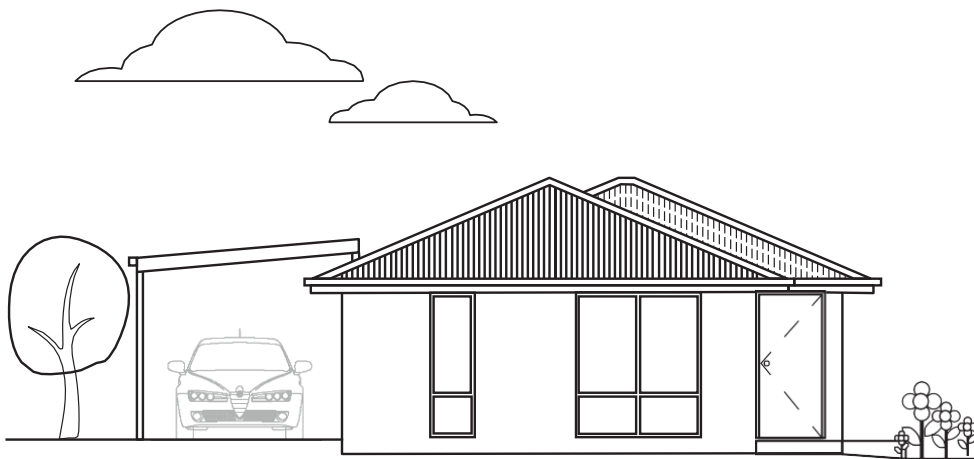
Brighton Council supports mixed housing types, the opportunity to increase private home ownership through affordable housing, improved path networks, smaller but better maintained open space and more employment opportunities.

What do we hope to achieve?

About our aims

The Master Plan guides a revitalised urban form featuring greater housing diversity and affordability within a more compact and appealing neighbourhood.

In collaboration with the community and our partners Centacare Evolve Housing is working towards a better housing future for the area. We will work to:



- Create **cohesive, strong, resilient** and healthy families and communities
- Build the brand of Bridgewater, Gagebrook and Herdsmans Cove as suburbs of choice
- Shape walkable communities featuring community facilities, education and shopping centres
- Make movement **safe, easy** and **attractive**, including improved public transport
- Support greater involvement in education

- Improve the quality, safety and use of public open space
- Provide **more activity spaces** for youth
- Attract private sector investment
- Co-contribute to the growth of vibrant and hopeful communities, and improve community and individual wellbeing.

- **Reduce crime** through the way suburbs are designed
- Increase access to local employment opportunities
- Achieve a balance between public and private housing
- Provide **different housing types** and styles to accommodate the young and old, people with disabilities, large families and single parent households
- Improve the quality of housing and encourage improved maintenance

What has already been achieved?

About our outcomes so far

The Master Plan has been in place since early 2016. Centacare Evolve Housing and our partners have been busy implementing some of the key actions.

Accessible Home Ownership and Home Rental

- 45 new houses built at Gunn Street
- 16 small lot houses are under construction at Green Point Road
- Low maintenance landscapes are included in all new homes



With the community's help Centacare Evolve Housing organised the traditional Brighton Christmas Parade - awarded Brighton Community Event of the Year 2016.

Community Employment, Education and Wellbeing

Centacare Evolve Housing has coordinated employment, education and wellbeing programs, including:

- **‘yourtown’** partnership which provides young community members with opportunities to take part in maintenance of homes as a social enterprise.
- **‘Build Up Tassie’** employment and training program that links residents to local house construction sites to gain skills and experience.
- Primary school wellbeing partnership program to encourage primary school students and families to engage in healthy living.
- **‘Colour Our World’** where residents paint features of their house fronts to contribute to a more colourful neighbourhood.



Improved Parks and Streets

- Street tree planting has been prioritised for the Bridgewater, Gagebrook and Herdsmans Cove entrances and streets.
- Open spaces are being redesigned to improve user visibility and safety.
- Centacare Evolve Housing and Brighton Council achieved a grant to enable the path network between Herdsmans Cove and Bridgewater to be more direct and well maintained, provide regular rest points with shelter to provide relief from the weather, and improve safety.
- Centacare Evolve Housing and Council have secured \$430k Building Better Regions funding for the construction of parklands, and to provide recreation infrastructure within the area.

Project Outcome: Better Housing

Centacare Evolve Housing is proud to partner with Housing Tasmania on the Stock Leverage Program to create more and improved housing and beautification of the local area.

Centacare Evolve Housing is delivering new houses, freeing up existing housing stock, providing enhancements to streetscapes and generally supporting and enhancing the quality of life for residents.



The approach taken by Centacare Evolve Housing has responded positively to community and stakeholder feedback which identified the:

- 'Drabness' of the private and public realm
- Difficulty for residents to maintain private gardens
- Need for sustainable but attractive landscapes
- Need for diverse dwelling options for families seeking affordable housing.

Centacare Evolve Housing is proud to partner with Housing Tasmania to create not only more and improved housing but to work for the betterment of the local community and beautification of the

local area.

Centacare Evolve Housing and its team has planned a range of modern houses not before seen in Tasmania; especially designed for smaller sites.

These quality house and land packages focus on delivering attractive housing each with interesting and individual street fronts and include a range of modern features to provide residents with convenient living.

Each dwelling has well designed living spaces and functional outdoor areas that require little maintenance.

The dwellings can be rented but can also be purchased at a price that will enable a whole new generation of first home buyers to enter the market and have their own piece of Tasmania.

The new dwelling construction will deliver in the order of 200 new jobs. The potential population growth will also attract and retain services and service based employment opportunities.

Project Outcome: Training for employment



Centacare Evolve Housing provides and partners programs that build work skills and life skills to support entry into paid employment.

The CatholicCare Social Impact Program works closely with Centacare Evolve Housing to co-create community wellbeing.

The Social Impact Program works across interconnected domains that are identified areas of individual and community life that directly influence wellbeing. These domains are education, housing, safety, economics, health, spirituality and community engagement.

Build Up Tassie is a Social Impact Program project to create employment and training opportunities for young people which will support the growth of vibrant and hopeful communities at Bridgewater, Gagebrook and Herdsmans Cove.



Social Impact Program

A CATHOLIC COMMUNITY INITIATIVE

Through collaborative partnerships communities will be supported, promoted and developed to enhance their capacity to better respond to

their own needs.

The program identifies and supports young people by linking them to a range of potential work experience, training and employment opportunities.

The program is aligned to the property management and building program for the Centacare Evolve Housing and CatholicCare Tasmania portfolio of properties.

Wilson Homes and sub-contractors provide the live training environment used to deliver the model.

The project endeavours to create multiple pathways to employment and training such as:

- School based apprenticeships for school and college students linked to Wilson Homes and sub-contractors; and
- Pre employment program in a supported work-based social enterprise project attached to the building sites to transition individuals through to employment, apprenticeship, and other training.




What is next?

About the Future

Centacare Evolve Housing is continuing to work with the community, project partners and service providers will deliver our shared vision for the future Bridgewater, Gagebrook and Herdsmans Cove community.

Centacare Evolve Housing has maintained community involvement which includes a Community Development and Engagement Reference Group and Tenants Advisory Group.





Over the coming years, we will continue to deliver and partner with others to provide:

- » **Housing** that responds to community and stakeholder feedback;
- » **Employment** pathway programs in landscape and construction;
- » Accessible **health** and support services from The Hub;
- » **Parks and street** improvements for community use; and
- » **Social Impact Program** initiatives to improve individual and community wellbeing.

We look forward to a further creation of opportunity within the community.

For More Information

If you want to find out more about the renewal of Bridgewater, Gagebrook and Herdsmans Cove, or if you would like to be involved, you can visit us during business hours at our offices at **28 Greenpoint Road in Bridgewater**, visit us online at **www.Centacareevolve.com.au** or give us a call on **(03) 6173 0060**.

