# **Brooker Highway / Elwick Road Upgrades**

**Submission to the Parliamentary Standing Committee on Public Works** 

Version: 2 Date: May 2015





# **Document Development History**

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Section Title	Section Number	Amendment Summary	
Costs	4.2	Project estimate update	
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# 1 Introduction

The Department of State Growth (State Growth) is undertaking detailed project planning for the upgrade of the Brooker Highway between Howard Road Roundabout and Elwick Road including the intersection with Goodwood Road. Funding of \$32 million has been allocated to this project.

This report provides evidence to the Parliamentary Standing Committee on Public Works in support of the project outcomes.

# 1.1 Background

In May 2014 the Australian Government announced \$25.6m to fund a joint Federal and State project to upgrade the Brooker Highway junctions at Howard, Goodwood and Elwick Roads. The Tasmanian Government will provide the balance of the project funding (\$6.8M).

The Brooker Highway is a critical element in Tasmania's transport network. It provides a link between the city; major industrial producers and the national land transport network. The corridor provides logical connectivity to northern Tasmania, including major Port access.

## 1.2 Project Location

The project location is the Brooker Highway, Glenorchy, with construction works extending into Elwick Road, Goodwood Road, Renfrew Circle and Howard Road.

The intersections of the Brooker Highway with Elwick Road, Goodwood Road and Howard Road are located at Glenorchy, some 7km north of the Hobart CBD. Elwick Road and Goodwood Road meet the Brooker Highway at signalised T-junctions, separated by a distance of approximately 100m. Howard Road meets the Brooker Highway at a roundabout, located 370m south-east of the Goodwood Road intersection. A further signalised T-junction is located at the entrance to the Derwent Entertainment Centre, 400 m north-west of the Elwick Road intersection.



Project location

# 1.3 Project Objectives

The primary objectives of the project are to improve the operational efficiency of this section of the Brooker Highway, through:

- Reduced traffic delays
- Increased travel time reliability; and
- Consistent daily travel times for commuters.

The key outcomes from this project will be:

- Maintain capacity and travel time reliability for the efficient movement of freight and passengers, as demand increases;
- Improve local connectivity between residential areas and activity centres, for both vehicles and pedestrians, including connections to key local roads (e.g. Main Road); and
- Manage infrastructure assets to deliver an appropriate level of service and visual amenity.

The operational outcome is to reduce traffic delays during construction.

# 1.4 Strategic Context of the Project

This project proposal covers a section of the highway which is currently subject to heavy congestion at peak times. This congestion is exacerbated due to the short distance (and lack of queuing space) between intersections, particularly the Brooker Highway junction with Elwick Road.

Optimal traffic flow on the highway, through the use of synchronised traffic signals, is hampered by the roundabout at the Howard Road intersection. The operation of the roundabout results in regular queuing along the highway, and a subsequent high crash incidence due to the stop-start conditions that are created.

General growth in Hobart's northern suburbs, and specific high-traffic generating developments in the immediate vicinity of the subject intersections, is placing increasing pressure on the operation of the existing infrastructure. Traffic modelling suggests that delays will increase significantly in the future. Delays affect the movement of freight and other traffic along the highway. The situation is also placing pressure on accessing the industrial precincts and residential areas adjacent to the Highway.

The Bowen Bridge, accessed via Goodwood Road, is one of only two road crossings of the River Derwent available south of Bridgewater. In the event that the Tasman Bridge is closed to traffic, such as through an emergency situation, the Bowen Bridge will increase in significance as a traffic route. A high standard intersection is required to cater for fluctuating traffic demand that may result in such a circumstance.

The conversion of these junctions to signalised intersections will deliver greater efficiency and travel time reliability on the highway, particularly in the direction of peak traffic flows.

#### 1.4.1 Alignment with Approved Road and Transport Strategies

This project is a key component of several Tasmanian Government Strategies, as outlined below.

Brooker Highway Transport Plan

The Brooker Highway Transport Plan sets a shared vision for the future of the Brooker Highway. The Plan delineates objectives and principles for future investment in the highway for the short, medium and long term, to enable the highway to cater for current demand and future transport needs. The initiatives of this project contribute to the short and medium term investment highlighted in the Plan.

Southern Integrated Transport Plan

This upgrade project furthers the principles of the Southern Integrated Transport Plan 2010 in the areas of infrastructure, planning, freight and safety. It improves the broader transport network functioning by improving the operation of strategic transport corridors.

Tasmanian Road Safety Strategy

The triple carriageway, the elimination of uncontrolled intersections and improved pedestrian and cyclist facilities will improve the safety outcomes and contribute to the Road Safety Strategy targets and outcomes.

#### 1.4.2 Alignment with Planning Policies and Themes

The project is approved as an investment project under the *National Land Transport Act 2014*. It is also consistent with the principles espoused in the Tasmanian Infrastructure Strategy of viable and sustainable infrastructure. It also furthers the principles of the Southern Tasmania Regional Land Use Strategy which identifies the Brooker Highway as a transit corridor and major arterial route.

# 1.5 Potential Traffic Delays during Construction

The construction of this project requires careful planning and traffic management to ensure that the through traffic is not significantly delayed during construction activity. Acceptable levels of service during construction have been defined, and a staged construction plan has been developed to achieve these. In addition, Tenderers will be encouraged to submit alternative traffic management schemes. This staged construction plan is outlined in Section 2.8 and Section 3.11 clarifies how Departmental and Contractor actions will be co-ordinated to ensure that traffic delays are minimised.

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# 2 Project Details

# 2.1 Proposed Works

The project will improve the efficiency of the Brooker Highway as a key strategic and freight corridor between Hobart and the rest of Tasmania. The junction upgrade works will include the:

- Replacement of the Howard Road roundabout with a new signalised intersection.
- Realignment of Elwick Road and Goodwood Road to form one signalised intersection.
- Coordination of the signals at both intersections for maximum traffic flow efficiency, especially at peak travel times.
- Installation of signalised pedestrian crossings at all intersections.
- Installation of a new access to Timsbury Road from Howard Road.

At end March 2015, the project is in the detailed design phase.

Design plans are attached as Appendix A.

# 2.2 Design Speed

The design speed of the Brooker Highway is to be 80km/h. Adjacent local roads and the western end of Goodwood Road are designed for 60km/h.

#### 2.3 Road Cross Section

The cross sections adopted for this project is outlined below.

Traffic lanes 3.5 mMedian VariableSealed Shoulders Variable

• Verge 0.5m (where applicable)

# 2.4 Safety Benefits

State Growth's crash data provides useful information that can assist in determining the road safety performance of the road network, as well as determining whether any road safety deficiencies currently exist.

Data was analysed for all reported crashes within a five-year year period from October 2006 to October 2011 for the Brooker Highway from Loyd Lane (Derwent Entertainment Centre) to Lampton Avenue. Over 300 crashes (an average over 60 per year) were recorded in the study area, including 110 crashes at the Howard Road roundabout.

Key information is provided in Tables 1 & 2 below:

Table 1 shows the severity of crashes in the project area.`

Table 1 Severity of Crashes (2006 – 2011)

Crash Severity	Number of Crashes	Percentage
Not known	5	1.6%
Property Damage Only	237	77.9%
First Aid	19	5.8%
Minor	40	6.3%
Serious	4	1.4%
Fatal	0	0.0%
Total Number of recorded crashes	305	100%

Table 2 shows the types of crashes recorded in the project area, based on the Definitions for Classifying Accidents (DCA) codes assigned to each crash record.

Table 2 Crash Types in Study Area (2006 – 2011)

Crash Type	Number of Crashes	Percentage
Pedestrian on foot in toy/pram	3	0.9%
Vehicles from adjacent directions (intersections only)	16	5.2%
Vehicles from opposing directions	28	9.2%
Vehicles from same direction	225	73.8%
Manoeuvring	3	0.9%
Overtaking	2	0.9%
On path	4	1.3%
Off path on straight	19	6.2%
Off path on curve	5	1.6%
Passenger and miscellaneous	0	0.0%
Total	305	100%

# 2.5 Provision for Pedestrians and Cyclists

The Brooker Highway itself is not an attractive environment for cycling due to the high vehicle volume and relatively high speed limit. However, cyclists use Goodwood / Elwick Road and the Howard Road to access the Intercity Cycleway. To cater for this fully signalised at-grade cyclist (and pedestrian) crossings have been integrated into the design. Bicycle storage boxes and approach lanes on the approaches to the Brooker Highway will be installed, as will a shared path along the northern side of the highway to connect to Montrose Bay bike path and Glenorchy Art and Sculpture Park (GASP).

# 2.6 Drainage

The configuration of both intersections, including the removal of the roundabout at Howard Road will impact on the immediate and surrounding drainage reticulation.

At the southern (Howard Road / Renfrew Circle) end of the upgrade, stormwater will be collected and directed to the existing network draining into Prince of Wales Bay. Stormwater drainage collection for the northern end of the upgrade will be by two catchments:

- Western carriageway to be collected and drained to the existing outlet at Humphreys Rivulet leading to Elwick Bay.
- Eastern Carriageway / Goodwood Road the bulk of road run-off will be diverted to the Tasmanian Racing Club (TRC) on-course dam for re-use.

#### 2.7 Utilities

The road reservation in this section of the Highway contains a number of utilities including

- Overhead and underground electrical mains owned by TasNetworks
- Underground telecommunications and fibre optic cables owned by Telstra Corporation
- Sewer owned by TasWater
- Trunk reticulation water mains owned by TasWater
- Gas pipeline owned by TasGas

The services which will be impacted by the project will be relocated to zones clear of the roadway. Consultation with utility providers has occurred and designs are progressing.

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<sup>&</sup>lt;sup>1</sup> Bicycle storage boxes allow cyclists to stop safely in dedicated locations at intersections. The boxes are not physical boxes, but are part of the line markings on the road.

# 2.8 Traffic Management during Construction

State Growth has identified that maintaining traffic flows and pedestrian access during construction is a key issue for the project. Minimum acceptable levels of services for the construction period include:

- at least two sealed lanes available in each direction throughout;
- maintaining pedestrian access and connectivity throughout, including footpaths on both sides of the Brooker Highway and on approach roads where currently provided plus pedestrian crossings at temporary traffic signals;
- · street lighting at intersections; and
- traffic signals to be controlled by State Growth, at its Traffic Control Centre, rather than by the Contractor.

A project construction methodology has been developed to deliver this level of service.

The initial construction work required for the alignment of Elwick and Goodwood Roads will take place off line with no traffic management required.

Stages will progress to the final stage of the project – the Howard Road / Brooker Highway / Renfrew Circle intersection under traffic lights.

The tender documents will encourage Tenderers to submit alternative staging proposals, which will be closely assessed by State Growth to ensure that any proposed alternatives balance the impact on road users against construction efficiency (i.e. duration of works).

The final methodology will be tested with the appointed Contractor to ensure the safe and efficient movement of the travelling public.

# 2.9 Transport Performance Indicators

The main benefit of the project will be an improvement in travel times, both for movements along the Brooker Highway, and for turns onto and off the highway. To test the impact on Brooker Highway travel times under the base case and upgrade scenarios, peak hour travel time data was extracted from the microsimulation model for travel between Berriedale Road and Derwent Park Road. These values are shown in Table 3 and Table 4.

In the AM peak, travel times would be expected to increase by almost five minutes in the peak direction by 2034 if no modifications were made to the intersections at Elwick Road/Goodwood Road and Howard Road/Renfrew Circle (i.e. if the project did not proceed). Implementing this project provides 20 years of improved travel times (i.e. 2034 travel times match 2014 levels in spite of the increased traffic).

Table 1 AM Peak Hour Travel Times between Berriedale Road and Derwent Park Road (mm:ss)

Route	Existing Conditions	Existing Intersection	With Intersection
	(2014)	Configuration	Upgrades
		(2034)	(2034)
South-bound	9:32	14:27	9:34
	Time Difference	+4:55	+0:02
North-bound	5:05	5:20	4:49
	Time Difference	+0:15	-0:16

As shown in Table 4 below, PM peak direction travel times in 2034 are substantially improved relative to the 2014 travel times – i.e. the north-bound trip is some 4 minutes faster, in 20 years' time

Table 2 PM Peak Hour Travel Times between Berriedale Road and Derwent Park Road (mm:ss)

Route	<b>Existing Conditions</b>	Existing Intersection	With Intersection
	(2014) Configuration Upgrade		Upgrades
		(2034)	(2034)
South-bound	5:20	5:50	5:39
	Time Difference	+0:30	+0:19
North-bound	10:11	11:50	6:00
	Time Difference	+1:33	-4:17

#### **Local Access Travel Times**

In addition to modelling travel times along the Brooker Highway, results were extracted from the model which demonstrated changes in travel times for other movements, including turns onto and off the highway, and across the highway.

Table 5 shows the changes in travel times that are would result for 2014 traffic flows with the introduction of the intersection upgrades, compared to the current (2014) operation. Changes over one minute are highlighted, with the 14 movements showing time savings in green and the two movements with increased travel times in red.

Table 3 Peak Hour Travel Time Changes for 2014 traffic with At-Grade Intersection Treatments compared to 2014 Existing Conditions (m:ss)

		Berriedale	Elwick	Goodwood	Howard	Renfrew	Derwent
		Rd	Rd	Rd	Rd	Circle	Park Rd
Berriedale Road	AM	N/A	-2:18	-3:07	-3:41	-4:03	-3:27
Demedale Noad	PM	N/A	+0:13	-0:19	+1:43	+0:08	+0:05
Elwick Rd	AM	+0:05	N/A	-1:22	*	*	-1:50
LIWICK IXU	PM	+0:11	N/A	+0:19	*	*	+0:22
Goodwood Rd	AM	-0:60	-0:49	N/A	*	*	-1:09
Goodwood IXa	PM	-0:47	-0:05	N/A.	*	*	+0:02
Howard Rd	AM	-0:08	*	*	N/A.	+0:43	+0:52
	PM	-0:53	*	*	N/A	-0:24	-0:23
Renfrew Circle	AM	*	*	*	-1:20	N/A	*
	PM	*	*	*	+1:03	N/A.	*
Derwent Park Rd	AM	-0:23	-0:15	+0:08	-0:15	+0:21	N/A.
	PM	-4:46	-4:55	-3:19	-4:48	-4:05	N/A.

<sup>\*</sup> Results not reported due to small numbers of vehicles making these movements.

#### **Weighted Average Travel Time Savings**

An assessment of the weighted average change in travel time as a result of the project, taking into account the relative traffic volumes making each movement, has been undertaken and is detailed in Table 6. These figures take into account travel times in both the AM and PM peak times, and all movements travelling through the study area during those times. This includes those travelling along the Brooker Highway, and those turning on or off the highway.

Table 4 Peak Period Travel Time Saving Compared to Base Case

Scenario	2014	2034
Proposed Intersection Upgrade Treatments	-1:55	-2:56

It can be seen that with 2014 volumes, on average, peak period users of the upgraded intersections will experience a travel time almost two minutes faster than they would otherwise experience if the project did not proceed. By 2034 this saving would increase to almost three minutes.

# 3 Social, Environmental Impacts and Stakeholder Engagement

# 3.1 Property Acquisition

Property acquisition will be required to upgrade the Brooker Highway. The impacted landowners are:

- Tasmanian Racing Club (with TasRacing as a key lessee)
- Housing Tasmania
- Glenorchy City Council
- DPIPWE (with Royal Agricultural Society of Tasmania as a key lessee)

State Growth has had conversations with affected property owners, and acquisitions are progressing. As at March 2015, the acquisition of part of Elwick Racecourse is proceeding on a negotiated basis, however a compulsory acquisition is possible if negotiations are not able to be completed in a timely manner.

Acquisition plans are attached as Appendix C.

# 3.2 Property Access

A number of property accesses will need to be modified to accommodate project changes. The following table summarises the number of changes by area. The access modification are generally minor and do not impact significantly on the operation of personal accesses.

All landowners impacted by access changes have been consulted.

Table 7 Property Access

Location	Access Changes
Elwick Road	5
Little Elwick Road	5
Brooker Highway (South)	4
Brooker Highway (North)	3
Goodwood Road	6
DEC Exit	1

#### 3.3 Noise

A baseline noise monitoring and modelling assessment has been undertaken to determine the existing and projected noise levels associated with the current road and proposed upgrades.

This assessment identified there are no properties that have been modelled as experiencing a noticeable increase in noise at 2026 as a result of the road upgrade [i.e. 3 dB (A) or greater] when comparing 2026 'no build' (no upgrade) and 2026 'build' (with upgrade) scenarios. Accordingly, no noise mitigation measures are proposed as part of the works at this time.

Construction for the project is intended to be undertaken during normal construction hours. The need to ensure the availability of two (2) sealed lanes for traffic traveling in each direction during construction may necessitate rare overnight works. If these works are required, they will generally consist of works necessary for transitional arrangement, or relocation of traffic flows or services that are unable to undertaken during daylight hours and during busier traffic times. All practical steps will be undertaken to minimise impacts of noise and disturbance on surrounding residents.

#### 3.4 Flora

An assessment of the area has been undertaken for the project. The assessment identified that the works for the project could potentially disturb State-listed threatened native flora species, and a permit to take will be sought under the Threatened Species Protection Act 1995.

#### 3.5 Fauna

Given the nature of the area (highway) the works have been assessed as having no impact on native fauna species.

# 3.6 Environmental Safeguards

Given the highly disturbed nature of the site environmental impacts will be kept to a minimum.

The environmental impacts associated with construction will be managed in accordance with a construction management plan developed by the successful contractor to the State Growth's specifications. The construction management plan will include measurers to address environmental impacts including dust, noise, light, soil and water management and machinery hygiene to reduce the spread of weeds throughout the site.

# 3.7 Aboriginal Heritage

Advice received from Aboriginal Heritage Tasmania confirmed that given the area is highly disturbed and an existing highway, no further Aboriginal cultural heritage investigations are required for the project to proceed. Standard practices relating to the unanticipated discovery of Aboriginal artefacts apply.

# 3.8 Historic Heritage Assessment

The Elwick Racecourse is listed on the Tasmania Heritage Register, and in the Glenorchy Planning Scheme. Approval from the Tasmanian Heritage Council (THC) and Glenorchy City Council (GCC) as part of a Development Application is required for the works on the Racecourse land.

A heritage assessment specific to the approved design was undertaken to determine the impact on the heritage values on properties affected by the scope of works. The heritage assessment identified another site (the former Timsbury Estate) as having archaeological potential.

The former Timsbury Estate site located at the Howard Road roundabout is not listed in the Tasmanian Heritage Register or the Glenorchy Planning Scheme Heritage Schedule. While Heritage Tasmania has confirmed that it does not have an interest in this site, Glenorchy City Council required an assessment as part of Development Application requirements.

State Growth commissioned an archaeological investigation including a targeted salvage program for the site. This investigation determined that no archaeological deposits will be directly impacted by the road works and that no further archaeological investigations are warranted for the area. No archaeological monitoring work is required and an Unanticipated Discovery Plan will outline procedures in the unlikely event that historical items or features are unearthed during construction.

# 3.9 Development Approvals

The project is located in the City of Glenorchy and is subject to the provisions of the Glenorchy Planning Scheme 1992 under the *Land Use Planning Approvals Act 1993*. Early engagement with with Elected Members and Council Officers from Glenorchy City Council was undertaken regarding the requirements of the Development Application. A Development Application for the works was lodged with Council on 19<sup>th</sup> February 2015.

# 3.10 Stakeholder Engagement Design Phase

Overall the feedback from consultation has been overwhelmingly positive with particular support for the alignment of Elwick and Goodwood Roads and improvement of the flow of the Brooker Highway. Some specific local and individual issues have been raised and the project team has worked co-operatively and constructively with stakeholders to mitigate impacts.

Planning for stakeholder engagement began during the concept phase of this project with the development of a strategic Stakeholder Engagement Plan (SEP). Stakeholders were identified through a rigorous analysis process and Action Plans were developed for each key stakeholder identifying at which stage of the project to contact the stakeholders and the best means of engagement.

To assist with communication, key messages and display material have been developed. This information has been uploaded to a project specific website at <a href="http://www.transport.tas.gov.au/road/projects/brooker-highway">http://www.transport.tas.gov.au/road/projects/brooker-highway</a>. A link has been set up to the website from the Council website. The website address is included on all promotional material and on correspondence with stakeholders. The website is regularly updated and will be an important site for information about the construction programming and traffic management.

The project also has a 1800 enquiry number which has also been included on project material and correspondence with stakeholders enabling ongoing contact with project staff as issues arise.

The project has been discussed with key stakeholders including:

- Glenorchy City Council elected members, executive, planning, traffic engineering and community inclusion staff.
- Royal Agricultural Society of Tasmania
- Tasmania Racing Club and TasRacing
- Goodwood Community
- Residents in Timsbury Road, McGough Street, sections of Elwick Road and Acton Crescent
- Metro Tasmania
- Fire and ambulance services
- Utilities
- Bunnings; and
- Identified landowners (acquisition and access changes).

The consultation to date with key stakeholders, their main issues raised and actions taken have been summarised in a table at Appendix E.

#### **Public Events and Feedback**

During the project design phase three main public events have been held:

The aim of these events was to: inform stakeholders of the project aims and progress; improve the quality of decisions made by gaining local knowledge and/or greater understanding of stakeholder views; and gain support for the project through a greater acceptance and increased stakeholder ownership of the decisions made.

#### Staffed Public Display Northgate Shopping Centre

The project design plans, photo realistic images and drive-through video of the proposed changes at the two junctions were put on display at Northgate shopping centre on Friday 6th February from 2.30pm to 7pm and again on Saturday 7th February from 9.30am to 1pm, attended by 3 to 4 staff. The display was advertised in the Mercury and Glenorchy Gazette and on a variable message board near the project area.

There was a steady stream of interested stakeholders over the time period, with an estimated 200 people having viewed and discussed the project information. All stakeholders expressed frustration with banked up traffic along the Brooker Highway and on Elwick Road and were eager to see improvements completed. The large majority of stakeholders were congratulatory about the project design once they had confirmed that the current two junctions at Elwick and Goodwood Road were to be reduced to one 4 way intersection. This was the most popular part of the design with removal of the roundabout a close second. Two main design issues were highlighted; the desire to have the left merge lanes as long as possible and a desire for a U turn facility at the Howard Road intersection.

#### Glenorchy City Council Foyer Display of Development Application

The project design plans, photo realistic images and drive through video of the proposed changes were put on display at the Glenorchy City Council on 10th February until this was replaced by the statutory public display of the Development Application.

#### Goodwood Information Session

This was held at Goodwood Community Centre on 9th December 2014 from 4.30 to 7.30pm.

Around 600 invitations were sent out to residents of the Goodwood community, McGough Street, Little Elwick, the houses next to the proposed Elwick Road Clearway and to Timsbury Road residents inviting them to attend an open session at the Goodwood Community Centre. Around 50 people attended to view the preliminary design and discuss the design and presentation with staff members.

The majority of attendees were from the streets listed above and Acton Crescent in Goodwood. The majority of people who lived in Goodwood expressed their support for the project and wanted it completed as soon as possible. Some of the residents from the streets listed had specific questions about the project's impact on their street. Further details are provided in Appendix E.

Staff discussed the project with attendees to confirm their views and any concerns. The attendees were encouraged and sometimes assisted to fill out comments forms. At 6pm the project team staged a presentation introducing the design and public consultation process allowing the attendees to ask questions. The large design posters were placed on the Community Centre notice board and left for an extended period, along with comments forms.

# 3.11 Stakeholder Engagement Construction Phase

Future events and activities are planned to prepare stakeholders for the effects of construction and to support them during construction.

Ahead of the start of works, a detailed traffic management plan will be prepared and tailored to the interests of stakeholder groups. This information will be widely circulated on the web page, through public notices and media. These activities will ensure that road users can make informed decisions about the best route for their journey during construction phases.

The impact of construction will be limited through the management of the construction contract. The successful road Contractor will be required to:

- nominate a Stakeholder Manager and provide a Stakeholder Engagement Plan;
- provide a dedicated project phone to the public;
- maintain a public contact register;
- schedule works so as not to disrupt the business of the racecourse;
- cease work on Hobart Cup days;
- start work after Show Day 2015 and cease work during the week of Show Day in subsequent years;
- provide notice of planned changes to traffic management; and
- use variable message boards to give drivers advanced warning of expected delays.

Once the construction contract has been awarded and a Contract Management Plan completed by the Contractor, either State Growth or the Contractor will be in contact with impacted stakeholders to discuss and provide the program of works. These impacted stakeholder include:

- Glenorchy City Council elected members, executive, planning, traffic engineering and community inclusion staff
- Royal Agricultural Society of Tasmania
- Tasmania Racing Club and TasRacing
- Residents in Timsbury Road, McGough Street, sections of Elwick Road and Acton Crescent
- Metro Tasmania:
- Fire and ambulance services
- Utilities
- Bunnings
- Identified landowners (acquisition and access changes)
- Balmoral Motel

Future planned consultation by stakeholder group is summarised in a table at Appendix E

# 4 Project Program and Costs

# 4.1 Project Program

The current program identifies a construction completion date (practical completion) of June 2017. After this date, there is the 12 month Defects Liability Period.

Key Milestones	Completion Date				
PPR Approval	December 2014				
Preliminary Design Approval	December 2014				
Parliamentary Standing Committee for Public Works	February 2015				
Detail Design Approval	March 2015				
Early Works Contract advertised	June 2015				
Early Works Contract underway	July to September 2015				
Tender Advertised	July 2015				
Contract Awarded	October 2015				
Possession of Site	November 2015				
Practical Completion	June 2017				
End of Defect Liability Period	June 2018				

The project program is attached as Appendix D.

#### 4.2 Costs

The detailed design cost estimates prepared for the project are as follows:

P50 \$28.3 M P90 \$31.9 M

During April, the detailed design was reviewed in depth and the cost estimate refined. While some cost items reduced as expected, others increased and the resulting project cost estimate has increased slightly since the Preliminary Design Estimate. The P90 estimate is currently some \$0.2 M greater than the project budget, however since the P50 estimate (i.e. the expected project cost) is well under budget, this is not of current concern.

Further detail is provided in Appendix B

# 5 Conclusion

The project need is clear: without upgrades, congestion on the Brooker Highway would continue to increase.

This project targets the key bottleneck on the Brooker Highway caused by the close proximity of three junctions; Elwick Road, Goodwood Main Road and Howard Road. Congestion on the Brooker Highway will reach critical levels unless these junction arrangements are re-configured.

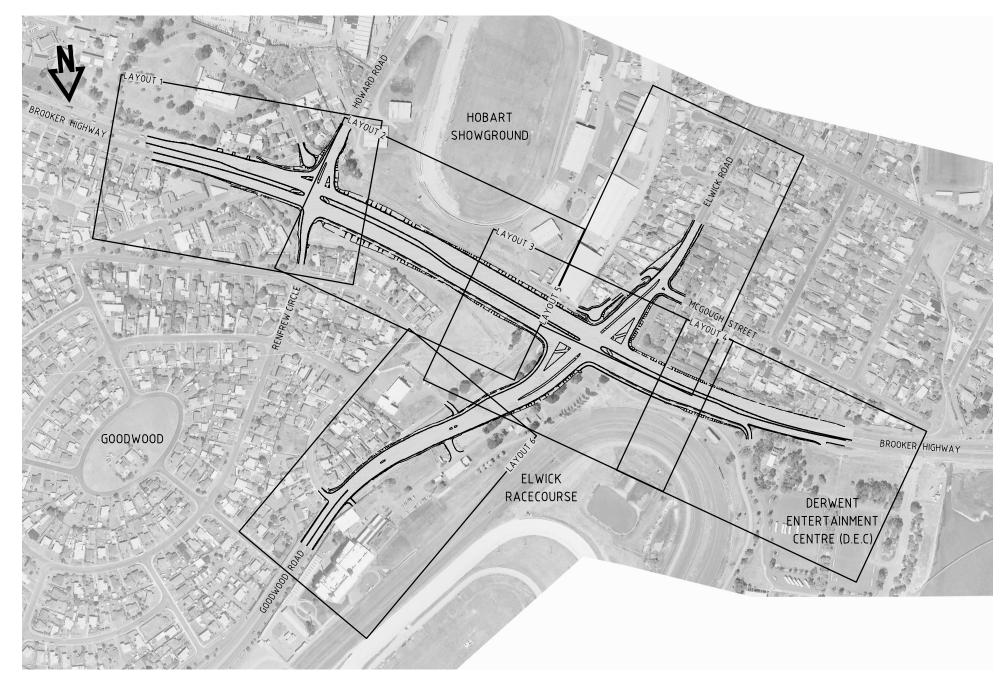
A range of alternate designs have been considered in consultation with the Glenorchy City Council, adjacent property owners and the travelling public. The recommended project has been designed using appropriate design standards and guidelines and impacts on adjacent properties have been reasonably mitigated.

The traffic modelling of the performance of these proposed re-configured intersections provides for an average of 2 minute time savings per trip for each of the 35,000 road users per day (AADT). The resultant travel cost saving over 30 years is four times the anticipated \$30M cost of the project.

When this project is complete, the Brooker Highway will continue to be a critical element in Tasmania's transport network, providing a more efficient link between the city, major industrial producers and the national land transport network.

# **Appendix A: Design Drawings**

Drawings included are Preliminary Design stage, as (at early May 2015) Detailed Design drawings are still subject to review by State Growth and are not yet ready for public release.



KEY PLAN SCALE 1:5000

KEY LAYOUT 1 SURVEY AND ALIGNMENT CONTROL: SHEET 0120 GENERAL ARRANGEMENT: SHEET 0130 DRAINAGE: SHEET GAS, WATER & SEWERAGE: SHEET 0200 POWER AND COMMUNICATIONS: SHEET 0206 SIGNS AND LINE MARKING: SHEET 0300 KEY LAYOUT 2 SURVEY AND ALIGNMENT CONTROL: GENERAL ARRANGEMENT: SHEET 0121 SHEET 0131 DRAINAGE: SHEET SHEET 0201 SHEET 0207 GAS, WATER & SEWERAGE: POWER AND COMMUNICATIONS: SIGNS AND LINE MARKING: SHEET 0301 KEY LAYOUT 3 SURVEY AND ALIGNMENT CONTROL: GENERAL ARRANGEMENT: SHEET 0122 SHEET 0132 DRAINAGE: SHEET GAS, WATER & SEWERAGE: SHEET 0202 POWER AND COMMUNICATIONS: SIGNS AND LINE MARKING: SHEET 0208 SHEET 0302 KEY LAYOUT 4 SURVEY AND ALIGNMENT CONTROL: SHEET 0123 GENERAL ARRANGEMENT: SHEET 0133 DRAINAGE: SHEET GAS, WATER & SEWERAGE: SHEET 0203 POWER AND COMMUNICATIONS: SHEET 0209 SIGNS AND LINE MARKING: SHEET 0303 KEY LAYOUT 5 SURVEY AND ALIGNMENT CONTROL: GENERAL ARRANGEMENT: SHEET 0124 SHEET 0134 DRAINAGE: SHEET GAS, WATER & SEWERAGE: SHEET 0204 POWER AND COMMUNICATIONS: SHEET 0210 SIGNS AND LINE MARKING: SHEET 0304 KEY LAYOUT 6 SURVEY AND ALIGNMENT CONTROL: GENERAL ARRANGEMENT: SHEET 0125 SHEET 0135 DRAINAGE: SHEET SHEET 0205 SHEET 0211 SHEET 0305 GAS, WATER & SEWERAGE: POWER AND COMMUNICATIONS: SIGNS AND LINE MARKING:

NOTES:

1. LAYOUT NUMBERING SHOWN IN THE VICINITY OF THE TOP LEFT CORNER OF THE SHEET LAYOUT.

2. LAYOUTS 1 TO 4 ORIENTED IN DIRECTION OF THE BROOKER

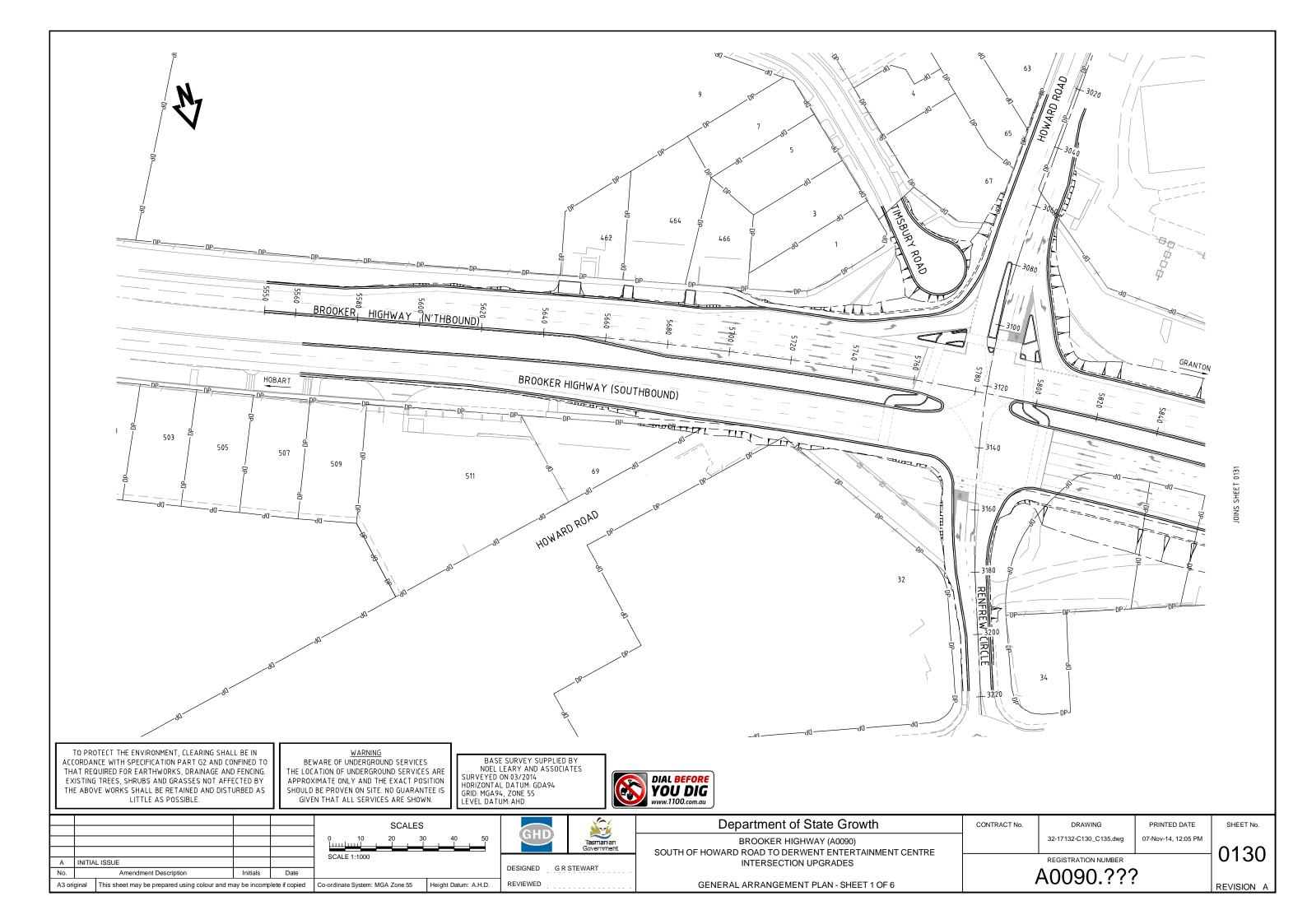
SHEET No.

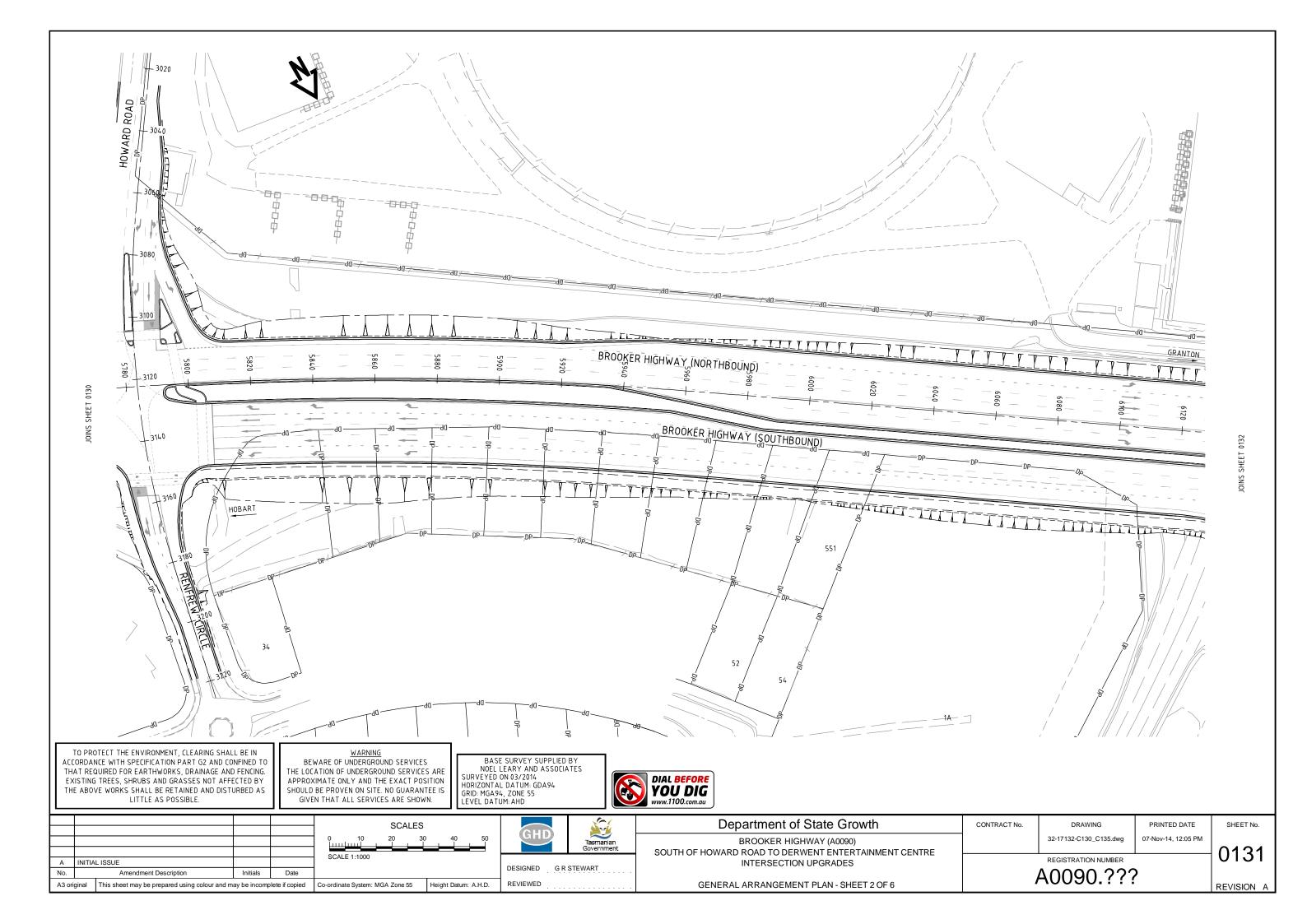
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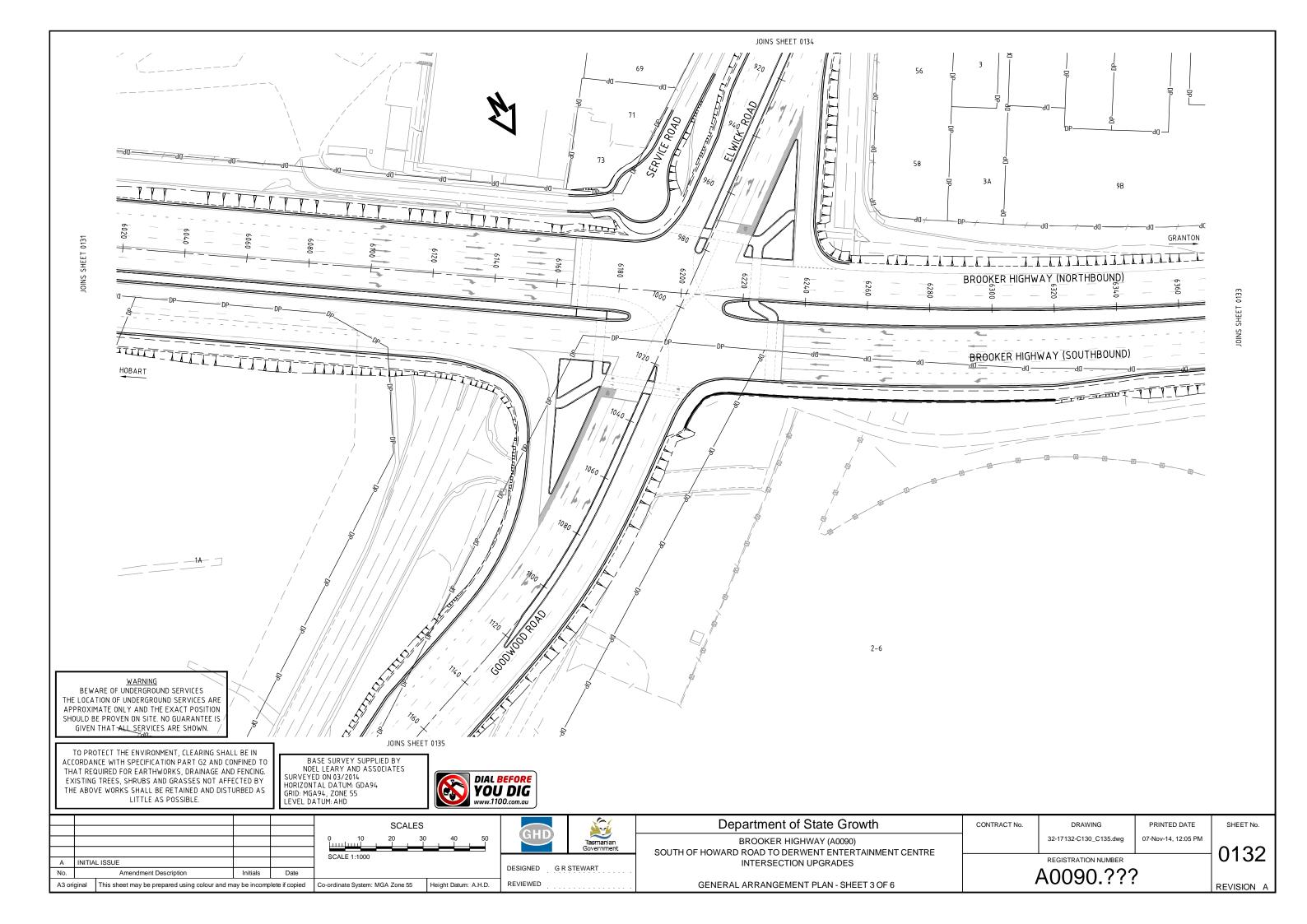
REVISION A

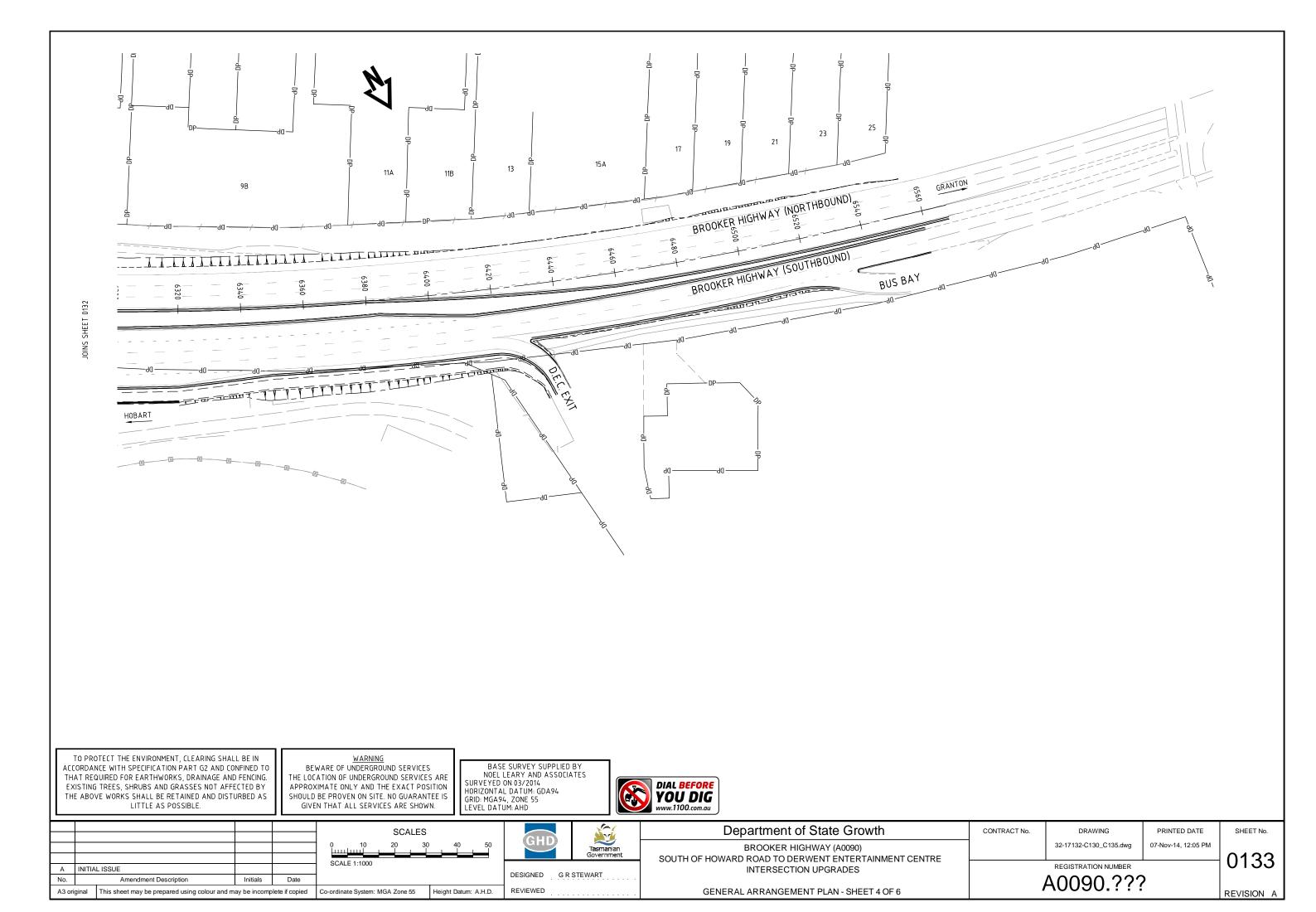
- HIGHWAY LINK CHAINAGE.
- LAYOUT 6 ORIENTED IN DIRECTION OF THE GOODWOOD ROAD LINK CHAINAGE.

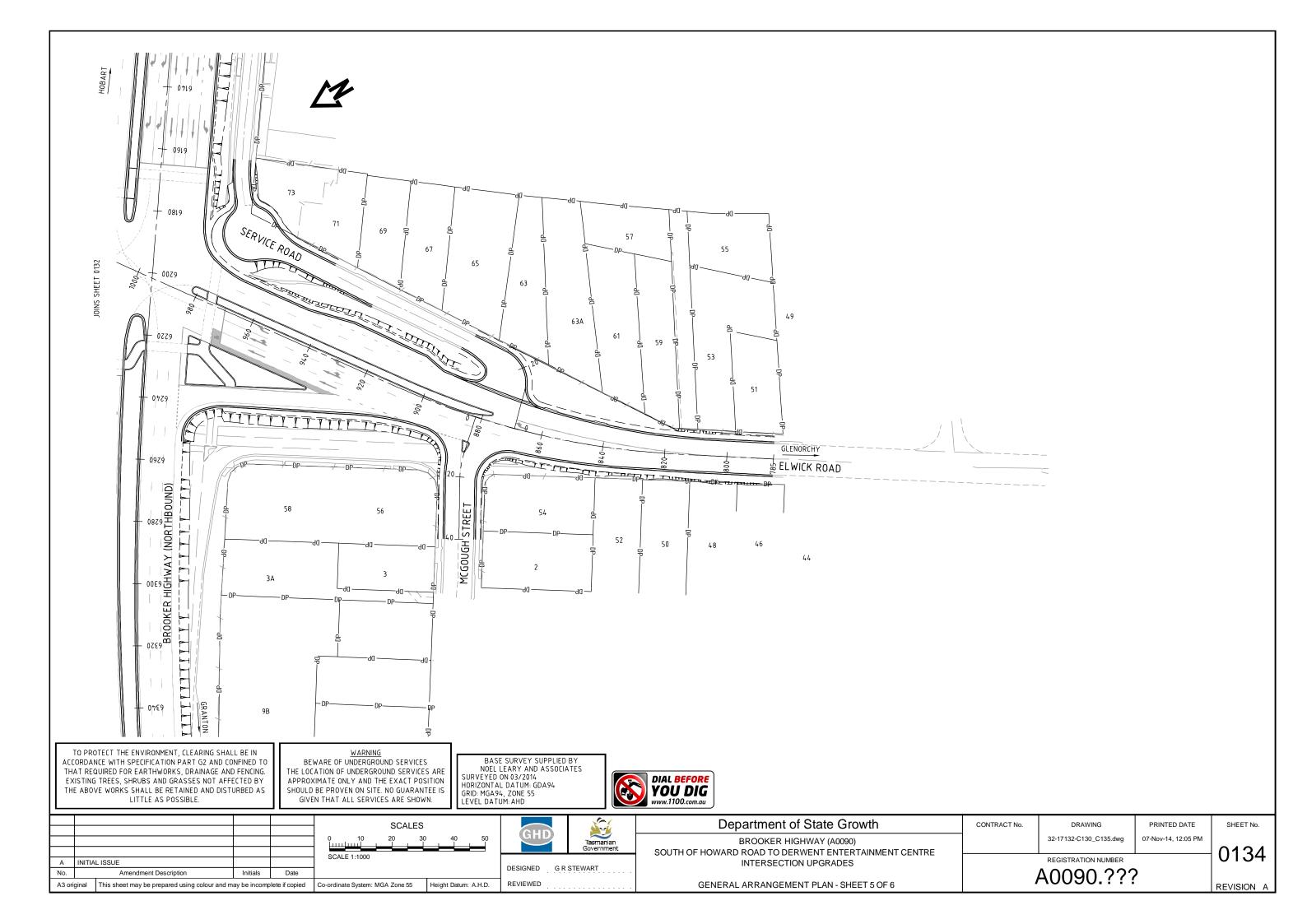
L											
					SCALES		<b>1</b>	Department of State Growth	CONTRACT No.	DRAWING	PRINTED DATE
						GHD 🐸	Department of State Glowin	00.11.0.01.10.	]		
					0 50 100 150 200	250	Tasmanian	BROOKER HIGHWAY (A0090)		32-17132-C119.dwg	07-Nov-14, 12:05 PM
					]	_	Government	SOUTH OF HOWARD ROAD TO DERWENT ENTERTAINMENT CENTRE			
	A INITIAL ISSUE  No. Amendment Description				SCALE 1:5000		DESIGNED G R STEWART	INTERSECTION UPGRADES		REGISTRATION NUMBER	
	No.	Amendment Description	Initials	Date			DESIGNED GR STEWART			A0090.??′	
No. Amondment Description		nay be incom	lete if copied	Co-ordinate System: MGA Zone 55 Height Datum:	: A.H.D.	REVIEWED	KEY PLAN	<b>.</b>	70030.::		

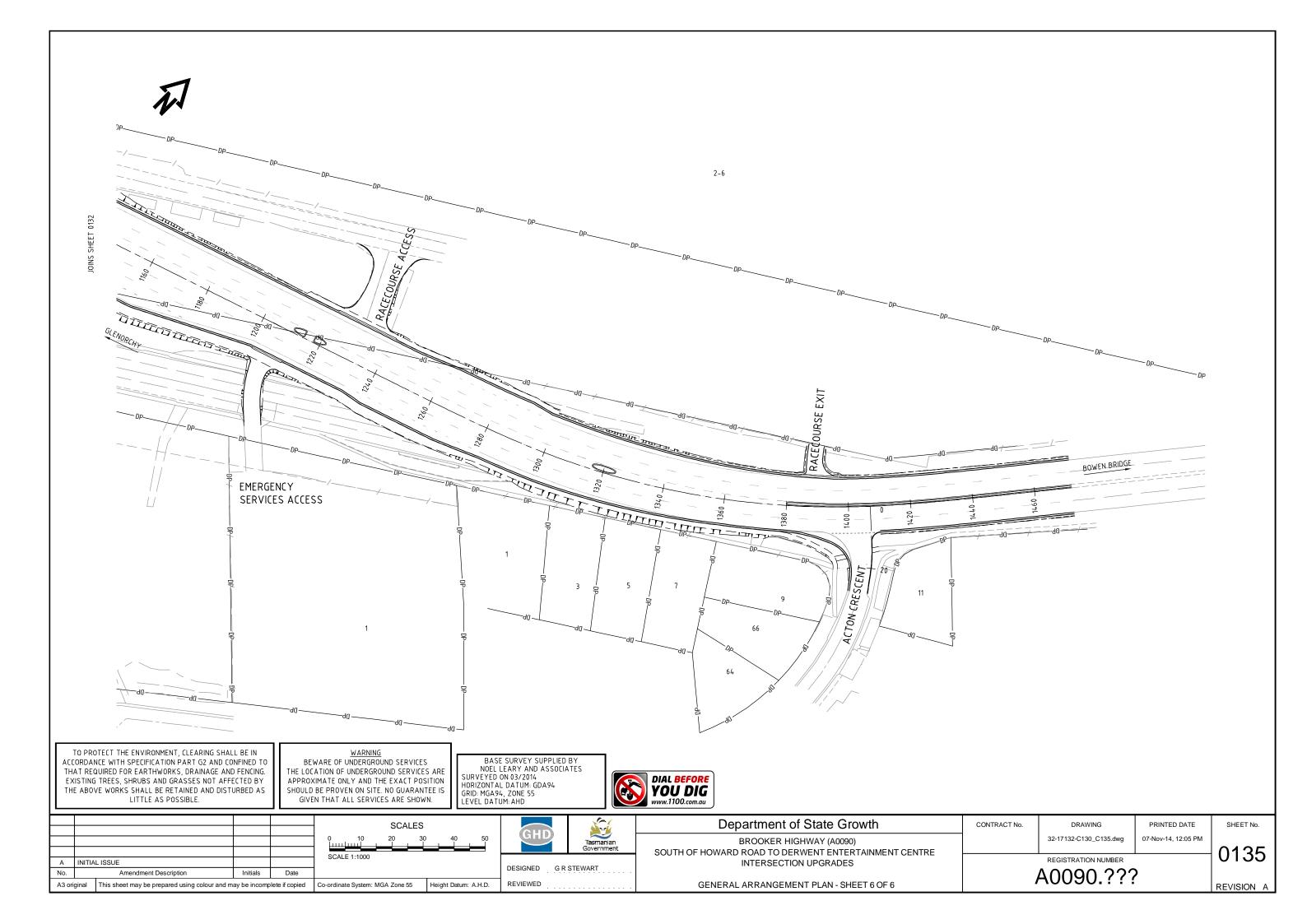


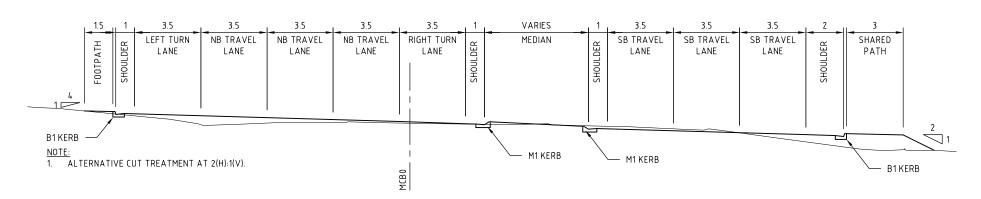




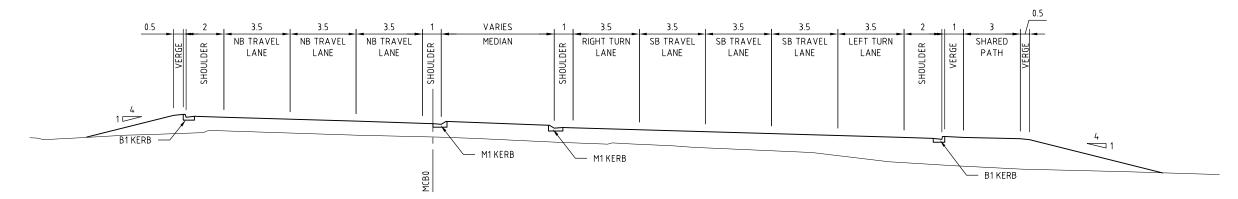








#### BROOKER HIGHWAY TYPICAL SECTION SOUTH OF HOWARD ROAD SCALE 1:200

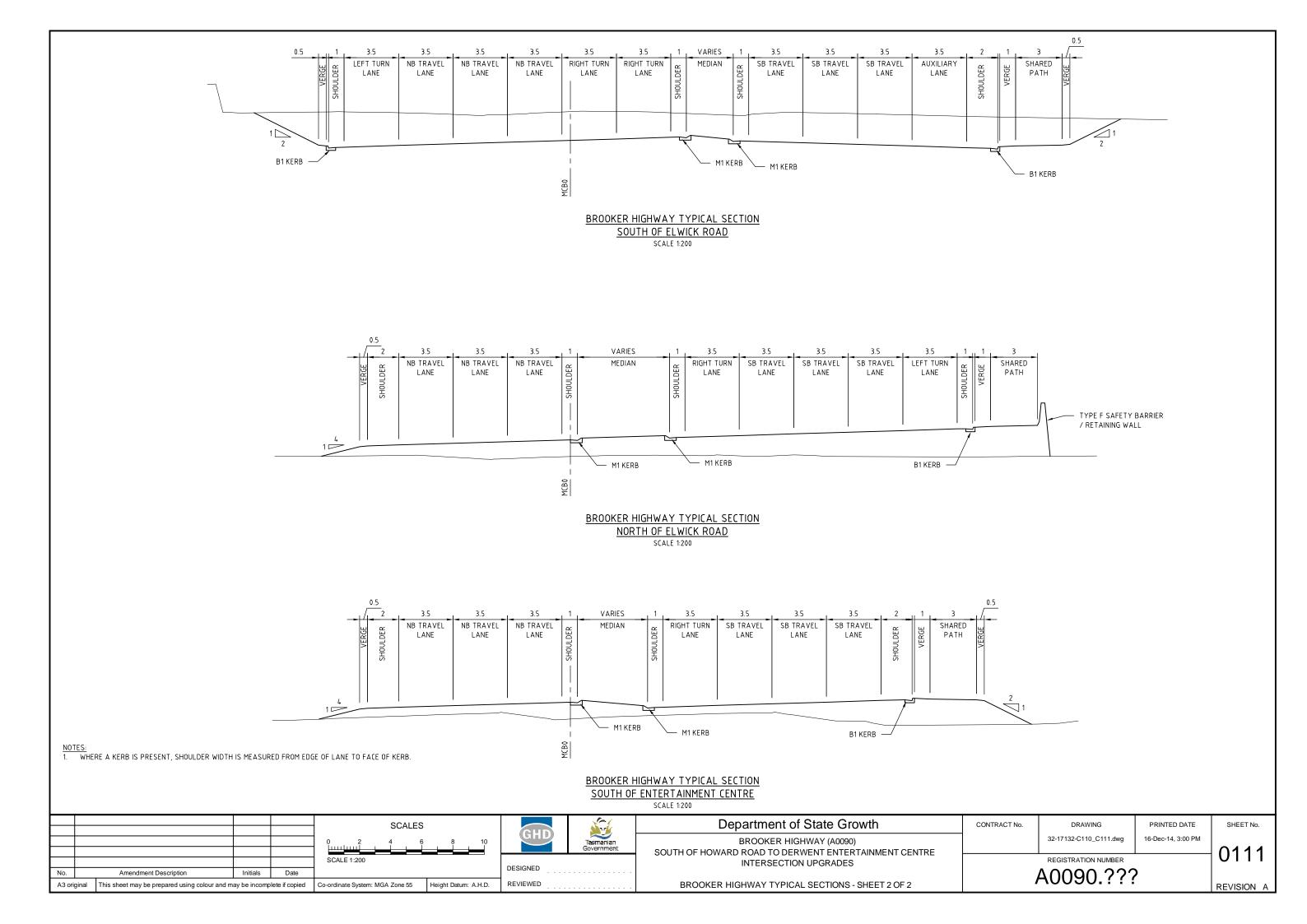


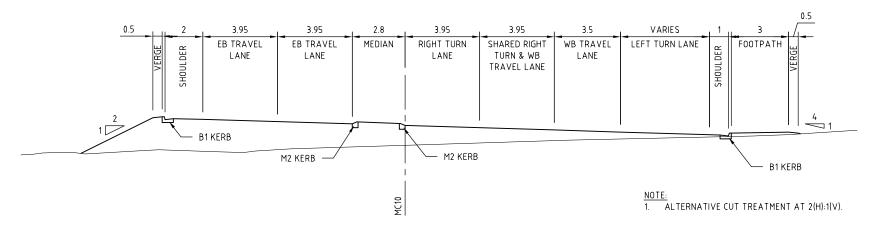
#### BROOKER HIGHWAY TYPICAL SECTION NORTH OF HOWARD ROAD SCALE 1:200

NOTES:

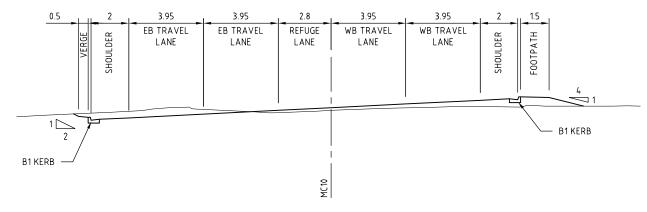
1. WHERE A KERB IS PRESENT, SHOULDER WIDTH IS MEASURED FROM EDGE OF LANE TO FACE OF KERB.

			SCALES		CHD	To the same of the	Department of State Growth	CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
			0 2 4 6	8 10	GHD	Tasmanian Government	BROOKER HIGHWAY (A0090) SOUTH OF HOWARD ROAD TO DERWENT ENTERTAINMENT CENTRE		32-17132-C110_C111.dwg	16-Dec-14, 3:00 PM	0110
			SCALE 1:200		DESIGNED		INTERSECTION UPGRADES		REGISTRATION NUMBER		<del> </del> 0110
No. A3 origi	Amendment Description Initials Date  All This sheet may be prepared using colour and may be incomplete if copied Co-ordinate System: MGA Zone 55 Hei		Height Datum: A.H.D.	REVIEWED		BROOKER HIGHWAY TYPICAL SECTIONS - SHEET 1 OF 2	_	A0090.???	•	REVISION A	

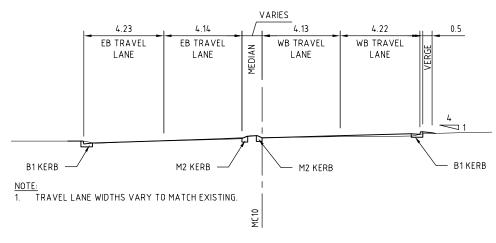




# GOODWOOD ROAD TYPICAL SECTION EAST OF BROOKER HIGHWAY SCALE 1:200



# GOODWOOD ROAD TYPICAL SECTION WEST OF ACTON CRESCENT SCALE 1:200

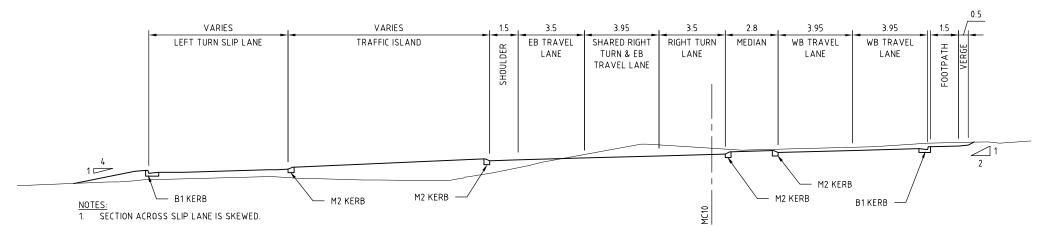


# GOODWOOD ROAD TYPICAL SECTION EAST OF ACTON CRESCENT SCALE 1:200

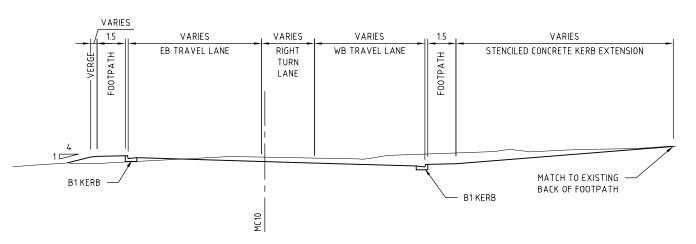
NOTES:

1. WHERE A KERB IS PRESENT, SHOULDER WIDTH IS MEASURED FROM EDGE OF LANE TO FACE OF KERB.

				SCALES			1	Department of State Growth	CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
				0 2 4 6 8	10	GHD	Tasmanian Government	BROOKER HIGHWAY (A0090) SOUTH OF HOWARD ROAD TO DERWENT ENTERTAINMENT CENTRE		32-17132-C114.dwg	16-Dec-14, 3:00 PM	0444
Na	Amondana et Donaviation	luisiala	Dete	SCALE 1:200		DESIGNED		INTERSECTION UPGRADES		10114		
No. A3 orig		Amendment Description Initials Date sheet may be prepared using colour and may be incomplete if copied Co-ordinate System: MGA Zone 55 Height Datum: A.H.D.		m: A.H.D. RE\	REVIEWED		GOODWOOD ROAD TYPICAL SECTIONS	A0090.???		<b>,</b>	REVISION A	



**ELWICK ROAD TYPICAL SECTION** WEST OF BROOKER HIGHWAY SCALE 1:200

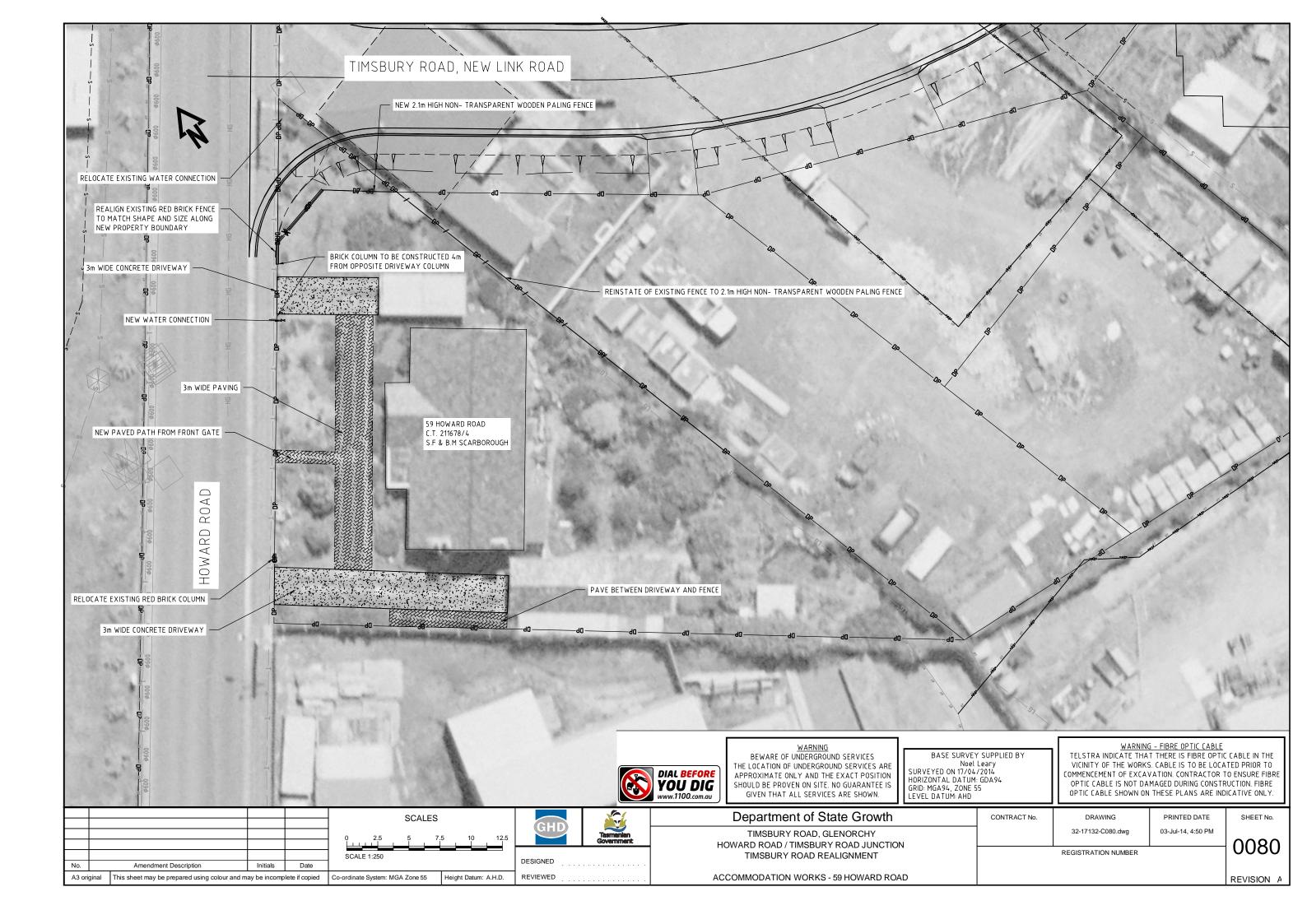


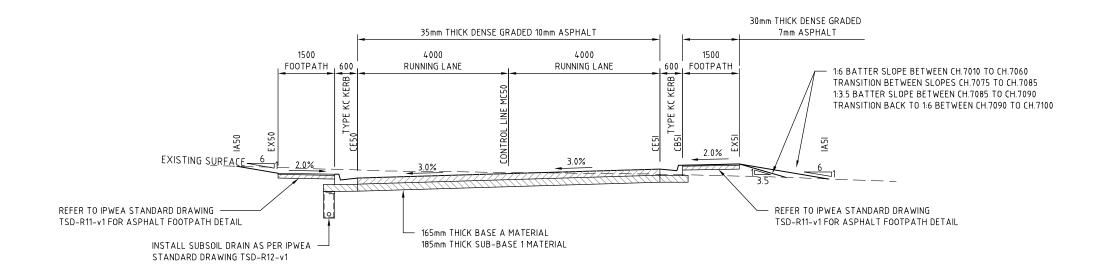
ELWICK ROAD TYPICAL SECTION WEST OF MCGOUGH STREET SCALE 1:200

NOTES:

1. WHERE A KERB IS PRESENT, SHOULDER WIDTH IS MEASURED FROM EDGE OF LANE TO FACE OF KERB.

			SCALES	CUD	No.	Department of State Growth	CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
			0 2 4 6 8 10	8 10 GHD	Tasmanian Government	BROOKER HIGHWAY (A0090) SOUTH OF HOWARD ROAD TO DERWENT ENTERTAINMENT CENTRE		32-17132-C116.dwg	16-Dec-14, 3:00 PM	0116
	A control Description	D. I.	SCALE 1:200	DESIGNED		INTERSECTION UPGRADES	REGISTRATION NUMBER			0116
A3 original	Amendment Description Initials  This sheet may be prepared using colour and may be incomp	Date lete if copied	Co-ordinate System: MGA Zone 55 Height Datum: A.H.D.	<b>-</b>		ELWICK ROAD TYPICAL SECTIONS		A0090.???		REVISION A





TYPICAL SECTION (MC50)

SCALE 1:100

				SCALES		CIUD		Department of State Growth	CONTRACT No.	DRAWING	PRINTED DATE	SHEET No.
						GHD	Tasmanian Government	TIMSBURY ROAD, GLENORCHY HOWARD ROAD / TIMSBURY ROAD JUNCTION		32-17132-C005.dwg	03-Jul-14, 4:44 PM	0005
								TIMSBURY ROAD REALIGNMENT	REGISTRATION NUMBER			0005
No.	Amendment Description	Initials	Date			DESIGNED						
A3 orig	ginal This sheet may be prepared using colour and n	nay be incomp	ete if copied	Co-ordinate System: MGA Zone 55	Height Datum: A.H.D.	REVIEWED		TYPICAL SECTIONS				REVISION A

## **BROOKER HIGHWAY - Timsbury Road link to Howard Road Project Site** HOWARD ROAD REPLACE EXISTING CROSSOVER WITH NEW TYPE KC KERB AND REINSTATE FOOTPATH WITH ASPHALT HOUSE TO BE DEMOLISHED TIMSBURY ROAD



## Appendix B: P50 / P90 Estimate

Project Element	oject Element Preliminary Cost Est			
Client costs excluding Property Acquisition	2.74			
Construction and Property Acquisition	24.04			
Contingencies	P50	P90		
	0.99	4.65		
Subtotal Project Estimate	27.78	31.43		
Escalation	0.48	0.55		
Total Project Outturn Cost, to nearest \$0.1 M	28.3	31.9		

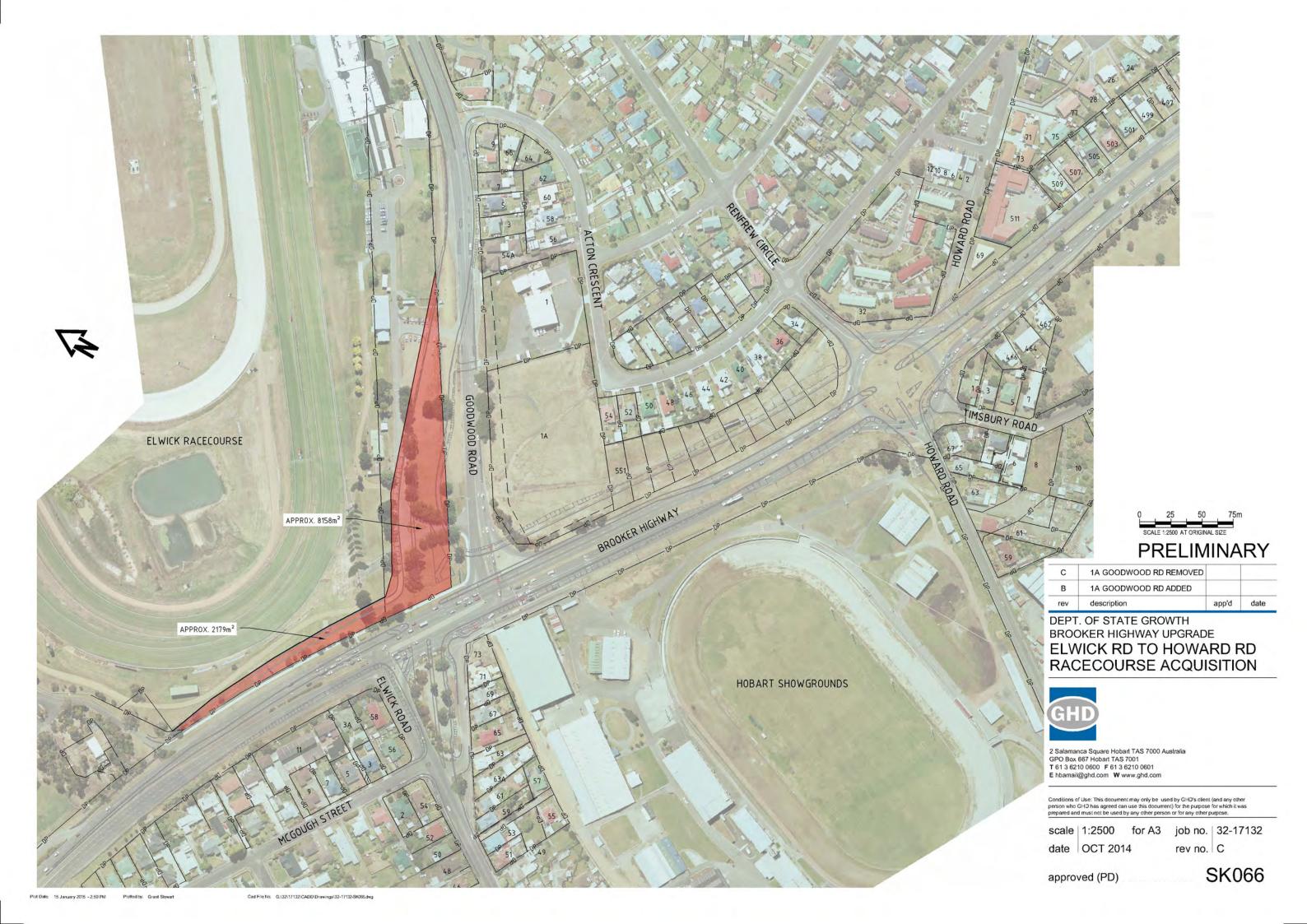
Note: Property acquisition costs have been included with construction costs in this publically available document as acquisition processes including commercial in confidence negotiations are currently underway.

## Contract No. 1280-2-89 Brooker Highway Elwick-Goodwood to Howard Road Project Estimate Summary

Base Date of Estimate:	April 2015
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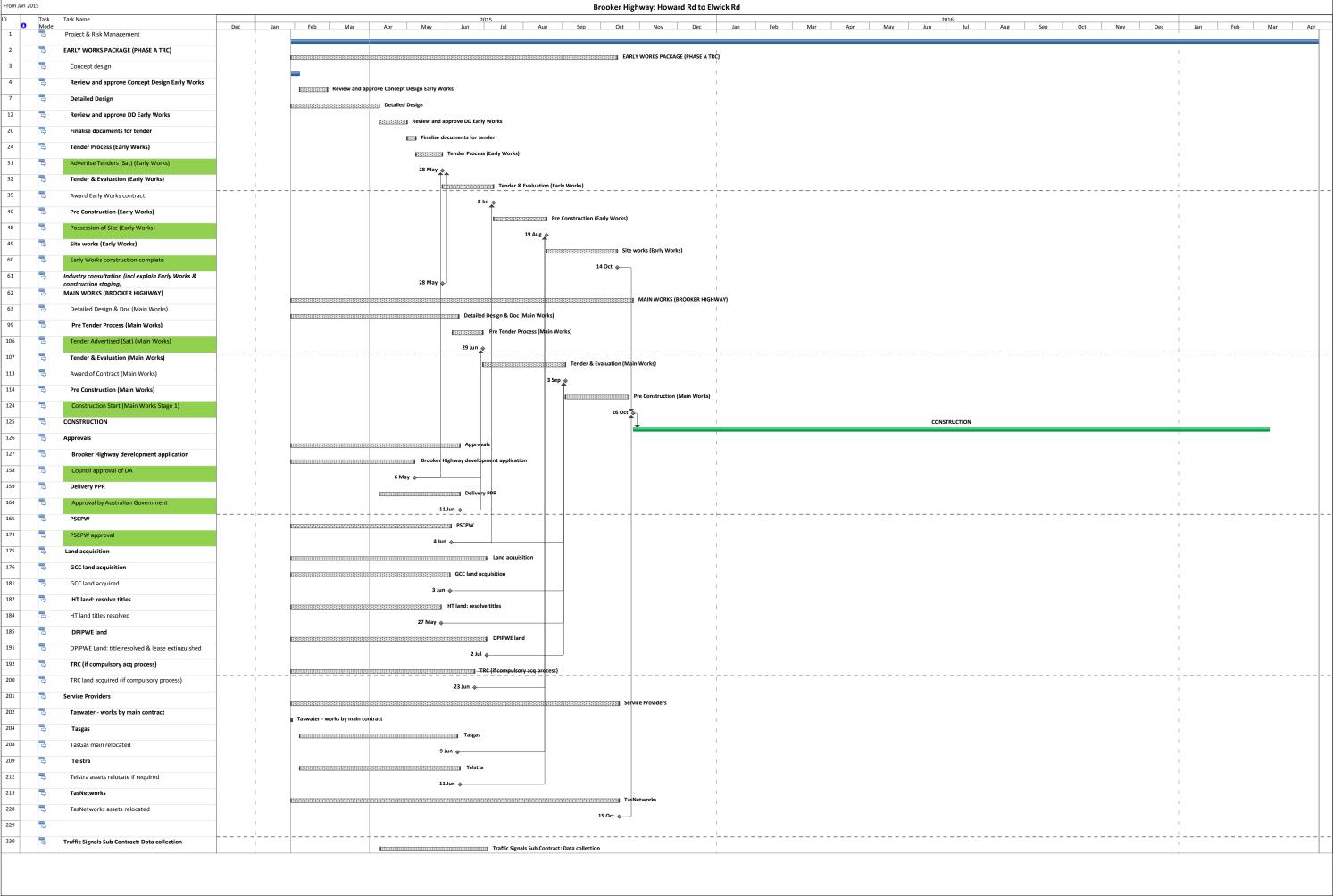
Scoping Phase		Item		Am	ount	
Project Scoping   State Growth - Project Management   Subtotal: Scoping Phase   Subtotal: Peels Phase   Subtotal: Peels Phase   Subtotal: Development Phase   Subtotal: Peels Phase						unded
Project Scoping   State Growth - Project Management   Subtotal: Scoping Phase   Subtotal: Peels Phase   Subtotal: Peels Phase   Subtotal: Development Phase   Subtotal: Peels Phase						
State Growth - Project Management	1	Scoping Phase				
Subtotal: Scoping Phase   Subtotal: Scoping Phase   Subtotal: Scoping Phase   Subtotal: Scoping Phase   Subtotal: Scoping Preliminary   Subtotal: Scoping Preliminary   Subtotal: Scoping Preliminary   Subtotal: Scoping Applications, Permits, Fees, Advertising etc.   Subtotal: State Growth - Project Management   Subtotal: Development Phase   Subtotal: Minor Property Acquisition   Minor Property Acquisition   Minor Property Acquisition   Subtotal: Minor Property Acquisition   Minor Property Acquisition   Minor Property A		Project Scoping		\$		-
Subtotal: Scoping Phase   Subtotal: Scoping Phase   Subtotal: Scoping Phase   Subtotal: Scoping Phase   Subtotal: Scoping Preliminary   Subtotal: Scoping Preliminary   Subtotal: Scoping Preliminary   Subtotal: Scoping Applications, Permits, Fees, Advertising etc.   Subtotal: State Growth - Project Management   Subtotal: Development Phase   Subtotal: Minor Property Acquisition   Minor Property Acquisition   Minor Property Acquisition   Subtotal: Minor Property Acquisition   Minor Property Acquisition   Minor Property A		State Growth - Project Management		\$		-
Design - Concept			nase \$			-
Design - Preliminary   \$   \$560,000 00     Design Applications, Permits, Fees, Advertising etc.   \$   \$560,000 00     Design Applications, Permits, Fees, Advertising etc.   \$   \$25,000.00     State Growth - Project Management   \$   \$   \$111,600.00     State Growth - Public Consultation   \$   \$   \$   \$1,811,600.00     Subtotal: Development Phase   \$   \$   \$1,811,600.00     Design Applications   \$   \$   \$   \$   \$   \$   \$   \$   \$	2	Development Phase				
Design						190,000.00
Design Applications, Permits, Fees, Advertising etc.   \$   \$   \$   \$   \$   \$   \$   \$   \$						
State Growth - Project Management   \$   75,000.00     State Growth - Public Consultation   \$   75,000.00     Subtotal: Development Phase   \$   1,811,600.00     Subtotal: Minor Property Acquisition   \$   20,000.00     Delivery Phase   \$   20,000.00     State Growth - Project Management   \$   111,600.00     State Growth - Project Management   \$   730,000.00     State Growth - Miscellaneous   \$   90,000.00     State Growth - Miscellaneous   \$   90,000.00     State Growth - Miscellaneous   \$   90,000.00     Subtotal: Delivery Phase   \$   931,600.00     Subtotal: Delivery Phase   \$   1,402,941.00     Delivery Phase   \$   2,002,401.00     Delivery Ph		S .				
State Growth - Public Consultation   Subtotal: Development Phase   1,811,600.00			:	<b>Þ</b> ±		
Subtotal: Development Phase   Subtotal: Minor Property Acquisition   Subtotal: Minor Property   Subtotal: Minor Proper						
Subtotal: Minor Property Acquisition   Subtotal: Minor Property Acquisition   Subtotal: Minor Property Acquisition   State Growth - Project Management   \$   111,600.00   State Growth - Contract Management   \$   730,000.00   State Growth - Miscellaneous   \$   90,000.00   State Growth - Miscellaneous   \$   1,402,941.00   Earthworks   \$   1,402,941.00   Earthworks   \$   1,391,500.00   Earthworks   \$   1,391,500.00   Earthworks   \$   1,391,500.00   Earthworks   \$   1,188,960.00   Earthworks   \$   1,789,285.00   E						
Subtotal: Minor Property Acquisition   Subtotal: Minor Property Acquisition   State Growth - Project Management   State Growth - Contract Management   State Growth - Miscellaneous   Subtotal: Delivery Phase   90,000.00	3	•	,usc			1,011,000.00
State Growth - Project Management   \$   111,600.00	J		tion			20.000.00
State Growth - Project Management   \$   111,600.00	4		4			20,000.00
State Growth - Contract Management   \$   730,000.00     State Growth - Miscellaneous   \$   90,000.00     Subtotal: Delivery Phase   \$   91,600.00     Subtotal: Delivery Phase   \$   91,600.00     Construction	_	-		\$		111,600.00
State Growth - Miscellaneous   \$   90,000.00		State Growth - Contract Management				
Subtotal: Delivery Phase   931,600.00		State Growth - Miscellaneous		\$		-
Construction				\$		
Project Specific   \$   1,402,941.00		•				931,600.00
Project Specific         \$         1,402,941.00           Earthworks         \$         1,391,500.00           Drainage         \$         2,152,880.00           Pavement         \$         1,188,960.00           Bituminous Surfacing         \$         7,896,335.00           Traffic Facilities         \$         868,000.00           Landscaping         \$         1,789,285.00           Miscellaneous         \$         3,337,500.00           Precast Units         \$         20,027,401.00           Note: Direct & indirect costs factored into rates         *         20,027,401.00           8 Client Supplied Materials or Services         \$         900,000.00           Services         \$         900,000.00           Traffic Signals         \$         2,200,000.00           Street Lighting         \$         900,000.00           Reseal         \$         4,000,000.00           9         Total Construction Cost (TCC)         \$         24,027,401.00           10 Base Estimate (Lines 5 + 9)         \$         26,790,601         4%         17%           12 Total Contingency         \$         992,567.11         \$         4,649,360.14         4%         17%           13 Pro	5	Total Client C	Costs \$			2,763,200.00
Project Specific         \$         1,402,941.00           Earthworks         \$         1,391,500.00           Drainage         \$         2,152,880.00           Pavement         \$         1,188,960.00           Bituminous Surfacing         \$         7,896,335.00           Traffic Facilities         \$         868,000.00           Landscaping         \$         1,789,285.00           Miscellaneous         \$         3,337,500.00           Precast Units         \$         20,027,401.00           Note: Direct & indirect costs factored into rates         *         20,027,401.00           8 Client Supplied Materials or Services         \$         900,000.00           Services         \$         900,000.00           Traffic Signals         \$         2,200,000.00           Street Lighting         \$         900,000.00           Reseal         \$         4,000,000.00           9         Total Construction Cost (TCC)         \$         24,027,401.00           10 Base Estimate (Lines 5 + 9)         \$         26,790,601         4%         17%           12 Total Contingency         \$         992,567.11         \$         4,649,360.14         4%         17%           13 Pro						
Earthworks Drainage Pavement S Pavement S Suffacing S Signals Services Serv				<b>*</b>		4 400 044 00
Drainage         \$         2,152,880.00           Pavement         \$         1,188,960.00           Bituminous Surfacing         \$         7,896,335.00           Traffic Facilities         \$         868,000.00           Landscaping         \$         1,789,285.00           Miscellaneous         \$         3,337,500.00           Precast Units         \$         20,027,401.00           Note: Direct & Indirect costs factored into rates           Subtotal: Contractor's Costs         \$         20,027,401.00           8 Client Supplied Materials or Services         \$         900,000.00           Services         \$         900,000.00           Traffic Signals         \$         2,200,000.00           Street Lighting         \$         900,000.00           Reseal         \$         4,000,000.00           9         Total Construction Cost (TCC)         \$         24,027,401.00           10 Base Estimate (Lines 5 + 9)         \$         26,790,601           12 Total Contingency         \$         992,567.11         \$         4,649,360.14           13 Project Estimate (Lines 10 + 12)         \$         27,783,168.11         \$         31,439,961.14           1		·				
Pavement   \$   1,188,960.00						
Bituminous Surfacing   \$ 7,896,335.00     Traffic Facilities   \$ 868,000.00     Landscaping   \$ 1,789,285.00     Miscellaneous   \$ 3,337,500.00     Precast Units   \$ 20,027,401.00     Subtotal: Contractor's Costs   \$ 20,027,401.00     Subtotal: Contractor's Costs   \$ 20,027,401.00     Subtotal: Services   \$ 900,000.00     Traffic Signals   \$ 2,200,000.00     Traffic Signals   \$ 2,200,000.00     Street Lighting   \$ 900,000.00     Reseal   \$ 4,000,000.00     Subtotal: Client Supplied Materials or Services   \$ 4,000,000.00		<u> </u>				
Traffic Facilities         \$         868,000.00           Landscaping         \$         1,789,285.00           Miscellaneous         \$         3,337,500.00           Precast Units         \$         -           Note: Direct & indirect costs factored into rates           Subtotal: Contractor's Costs         \$         20,027,401.00           8 Client Supplied Materials or Services         \$         900,000.00           Services         \$         900,000.00           Traffic Signals         \$         2,200,000.00           Street Lighting         \$         900,000.00           Reseal         \$         4,000,000.00           9         Total Construction Cost (TCC)         \$         24,027,401.00           10 Base Estimate (Lines 5 + 9)         \$         26,790,601           P90         \$         992,567.11         \$         4,649,360.14           12 Total Contingency         \$         992,567.11         \$         4,649,360.14           13 Project Estimate (Lines 10 + 12)         \$         27,783,168.11         \$         31,439,961.14           Cash Flow: Start Escalation         27/04/2015         Start Construction         31/08/2015           14         Escalation (applied						
Miscellaneous Precast Units       \$ 3,337,500.00         Note: Direct & indirect costs factored into rates       \$ 20,027,401.00         8 Client Supplied Materials or Services       \$ 900,000.00         Services Servi		Traffic Facilities		\$		
Precast Units   \$   -		·		\$		
Note: Direct & indirect costs factored into rates   Subtotal: Contractor's Costs   \$ 20,027,401.00						3,337,500.00
Subtotal: Contractor's Costs         \$ 20,027,401.00           8 Client Supplied Materials or Services         \$ 900,000.00           Services         \$ 900,000.00           Traffic Signals         \$ 2,200,000.00           Street Lighting         \$ 900,000.00           Reseal         \$ 4,000,000.00           9         Total Construction Cost (TCC)         \$ 24,027,401.00           10 Base Estimate (Lines 5 + 9)         \$ 950         P90           12 Total Contingency         \$ 992,567.11         \$ 4,649,360.14           4%         17%           Total Contingency         \$ 992,567.11         \$ 4,649,360.14           13 Project Estimate (Lines 10 + 12)         \$ 27,783,168.11         \$ 31,439,961.14           Cash Flow: Start Escalation         27/04/2015         Start Construction         31/08/2015           14         Escalation (applied to Project Estimate)         484,438.98         \$ 548,200.36	Μο		•	<b>&gt;</b>		-
8 Client Supplied Materials or Services         Services       \$ 900,000.00         Traffic Signals       \$ 2,200,000.00         Street Lighting       \$ 900,000.00         Reseal       \$ 4,000,000.00         9       Total Construction Cost (TCC)       \$ 24,027,401.00         10 Base Estimate (Lines 5 + 9)       \$ 950       P90         12 Total Contingency       \$ 992,567.11       \$ 4,649,360.14         4%       17%         Total Contingency       \$ 992,567.11       \$ 4,649,360.14         13 Project Estimate (Lines 10 + 12)       \$ 27,783,168.11       \$ 31,439,961.14         Cash Flow: Start Escalation       27/04/2015       Start Construction       31/08/2015         14       Escalation (applied to Project Estimate)       \$ 484,438.98       \$ 548,200.36	NO		octc (	•		20 027 401 00
Services         \$         900,000.00           Traffic Signals         \$         2,200,000.00           Street Lighting         \$         900,000.00           Reseal         \$         -           Subtotal: Client Supplied Materials or Services         \$         4,000,000.00           9         Total Construction Cost (TCC)         \$         24,027,401.00           10 Base Estimate (Lines 5 + 9)         \$         P50         P90           12 Total Contingency         \$         992,567.11         \$         4,649,360.14           4%         17%         17%           Total Contingency         \$         992,567.11         \$         4,649,360.14           13 Project Estimate (Lines 10 + 12)         \$         27,783,168.11         \$         31,439,961.14           Cash Flow: Start Escalation         27/04/2015         Start Construction         31/08/2015           14         Escalation (applied to Project Estimate)         \$         484,438.98         \$         548,200.36	Q		USIS ,			20,027,401.00
Traffic Signals       \$ 2,200,000.00         Street Lighting       \$ 900,000.00         Reseal       \$ -         Subtotal: Client Supplied Materials or Services       \$ 4,000,000.00         9       Total Construction Cost (TCC)       \$ 24,027,401.00         P50       P90         12 Total Contingency       \$ 992,567.11       \$ 4,649,360.14         4%       17%         Total Contingency       \$ 992,567.11       \$ 4,649,360.14         13 Project Estimate (Lines 10 + 12)       \$ 27,783,168.11       \$ 31,439,961.14         Cash Flow: Start Escalation       27/04/2015       Start Construction       31/08/2015         14       Escalation (applied to Project Estimate)       \$ 484,438.98       \$ 548,200.36	0	••		\$		900 000 00
Street Lighting Reseal       \$ 900,000.00         Reseal       \$ -         Subtotal: Client Supplied Materials or Services       \$ 4,000,000.00         9       Total Construction Cost (TCC)       \$ 24,027,401.00         10 Base Estimate (Lines 5 + 9)       \$ 26,790,601         12 Total Contingency       \$ 992,567.11       \$ 4,649,360.14         4%       17%         Total Contingency       \$ 992,567.11       \$ 4,649,360.14         13 Project Estimate (Lines 10 + 12)       \$ 27,783,168.11       \$ 31,439,961.14         Cash Flow: Start Escalation       27/04/2015       Start Construction       31/08/2015         14       Escalation (applied to Project Estimate)       \$ 484,438.98       \$ 548,200.36						
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Appendix C: Acquisition Plans	











## List of key stakeholders, summary of consultation to date, issues, actions and future consultation

Stakeholder	Consultation to date	Information Provided	Main Issues Raised	Actions Taken	Future Consultation
Tasmanian Racing	An Initial meeting 11 <sup>th</sup> April 2014	Concept design	Impact of land	A joint Impact Discussion	Close liaison
Club (TRC),	with TRC and TasRacing.	Preliminary Design	acquisition on major	Paper has been developed	throughout all stages
TasRacing and		Discussion Paper	events and function	recognising the impact of the	of project.
clients	Ongoing meetings have been	Concept designs for	centre including car	planned acquisition on the	
	held with TRC and TasRacing.	reinstatement of	parking and other site	Racecourse. The design and	
	Including a site walk through.	entrance/exits and	infrastructure.	compensation process	
		function centre car		provides for reinstatement of	
	Further meetings have been	parking and other		agreed impacted racecourse	
	held on an ongoing basis with	racecourse		functions.	
	an agreed working group and	infrastructure.		A brief for engaging a	
	with the Solicitor General's			racecourse design manager	
	Office.			for internal racecourse works	
				has been provided.	
	In Dec 2014 a meeting was held			The land acquisition process	
	with the new CEO. The CEO			is progressing.	
	has appointed a Board Member		Safety of current	In the design the entrance to	
	as the internal project manager		entrance (too close to	the racecourse has been	
	for this project.		Brooker turn off).	moved further from the	
				Brooker Junction.	
Glenorchy City	Meetings with Council Executive	Concept and	Consultation with	Ongoing consultation.	Close liaison
Council	team, Community Inclusion	Preliminary Design.	impacted community.		throughout all stages
	Officers and Planning officers				of project.
	from April 2014 onwards.	Power point	Concern about impact	Included in assessment of	
		presentation.	of road works - traffic	Traffic Management Plan for	Start of works
	Presentation at Council		delays.	the construction contract.	information to be
	Workshop 26th May 2014.	Public display	Concern about impact	Ongoing discussion with	provided to
		material.	of design on local	Traffic section of Council and	councillors.
	Presentation at Council		roads.	consideration of impact on	
	Workshop 15 <sup>th</sup> Dec 2014.			local roads in the design.	
			Wheel chair indicator	To be considered in design.	
	Feb 2015, E-mailed public		loop for pedestrian		
	display material.		signals.		

Stakeholder	Consultation to date	Information Provided	Main Issues Raised	Actions Taken	Future Consultation
Royal Hobart Showgrounds and clients	Initial meeting 7 <sup>th</sup> May 2014.  Follow up meetings 19 <sup>th</sup> Aug 2014 and December 2014.	Concept design Preliminary design.	Compatibility with RAST Master plan including direct access from Brooker Highway. Access across Brooker	Design does not prevent the construction of a slip lane from the Brooker Highway.  At level pedestrian crossing	Close liaison throughout all stages of project.
			Highway for pedestrians during show days.  Would like to continue	lights at all junctions included in design.  Lease arrangements	
			current lease on Crown land for show day parking.	unaltered, some minor adjustment of lease area.	
			Impact of construction on major events.	Close liaison during construction.  Commencement of works	
				planned for after the show in 2015.	
Bunnings	Teleconference 16 <sup>th</sup> June.	Concept design.	New store opening Feb/Mar 2015. Prefer if roundabout work does not happen for 6 months after store opening.	Work will not begin on roundabout until the store has been opened for 6 months.	Teleconference to discuss start of works to provide detailed construction timetable.
Metro	Meeting 10 <sup>th</sup> June 2014	Concept design	Supported project objective to improve reliability of travel times. Delays need to be kept within timetable float	Construction staging and contract requirements to minimise traffic delays.	Call/meet to discuss start of works and provide detailed construction timetable.
			during construction.		Contractor to liaise with Metro regarding temporary bus stop arrangements.

Stakeholder	Consultation to date	Information Provided	Main Issues Raised	Actions Taken	Future Consultation
Goodwood Community	Initial meeting and ongoing discussion through Community Centre coordinator.  Information session at Goodwood Community Centre	Preliminary design and invitation to Goodwood information session mailed to Goodwood residents.	Advocated for pedestrian crossing arrangements at Renfrew Circle.  Would like Brooker	At grade pedestrian crossings provided in the design.  Noted.	Ongoing communication with concerned residents including Acton Crescent group.
	9 <sup>th</sup> Dec 2014.	Invitation to public display e-mailed to community centre for notice board.	improvements to happen ASAP.		Special considerations, where appropriate to be included in the tender.
	Additional on-site meeting with Acton Crescent residents.	Design discussed on site.  Written response to be provided with offer of further site visit.	Concerns about impact of project on Acton Crescent, noise, pollution and dust, stormwater run-off, public nuisance behaviour on crown land.	The current drainage issues will be fixed by the project. A high fence on the Acton Crescent house boundaries has been included in the design. Landscaping will be used to reduce nuisance access to crown land.	Mail or letter box start of works information including construction timetable.
Utilities, electricity/water/gas service providers	Ongoing meetings and discussion with the Design Consultant.	Draft service relocation plans.		Cost of service relocation paid for by project.  Only short service outages expected.  All affected stakeholders will be managed through the service authorities.	Ongoing.
Ambulance and Fire services	Meeting with Operations Managers Aug 2014.	Concept design.	Would like to be kept informed, of design and construction staging - every second counts.	Construction staging and contract requirements to minimise traffic delays.	Call/meet to discuss start of works and provide detailed construction timetable.

Stakeholder	Consultation to date	Information Provided	Main Issues Raised	Actions Taken	Future Consultation
Schools, Goodwood, Timsbury, Big Picture	E-mailed invitation to public display at Northgate.	Preliminary design.	Access for parents with prams has been raised through community consultation.	At grade pedestrian crossings provided in the design to facilitate crossing by parents with prams.  Public display timing ensured schools were back from summer holidays.	E-mail start of works information including construction timetable.
McGough St residents	Letter sent proposing left in left out only for McGough Street including an invitation to the information session at Goodwood Community Centre 9th Dec 2015.	Preliminary design access from website or at meeting.	Some residents have a preference for leaving current turning arrangement, although a number also indicated their support for left in left out as a safety improvement.	Further discussions with traffic section of Council about turning options, ongoing.	Advise of final decision about left in left out.  Mail start of works information including construction timetable.
Little Elwick residents (service road to Showgrounds)	Letter sent proposing eliminating the right turn out of Little Elwick including an invitation to the information session at Goodwood Community Centre 9th Dec 2015.	Preliminary design	Preference for leaving current turning arrangement.  Concern about sight distance.  Want some visual screening from Elwick Road.	Further discussions with traffic section of Council about turning options, ongoing.  Removal of central gravel/scrub area will improve sight distance.  A landscaping plan is under development.	Mail to advise of final decision on turning and landscaping.  Mail start of works information including construction timetable.
Proposed Elwick Clearway residents	Letter sent to residents adjacent to a proposed peak time clearway on Elwick Road including an invitation to the information session at Goodwood Community Centre 9th Dec 2015.	Preliminary design	Concern about being able to reverse out of driveway into traffic.	Direct discussion with each resident being organised.	Meet with each resident to discuss egress from property.  Mail start of works information including construction timetable.

Stakeholder	Consultation to date	Information Provided	Main Issues Raised	Actions Taken	Future Consultation
Acquisitions	Housing Tasmania, DPIWE, GCC.			Standard acquisition process.	
Landowners requiring minor alteration to driveways/access	Meetings with each resident.	Preliminary design.		Direct discussion with each owner/resident.	Contract to include requirement for contractor to provide notice to landowners prior to affecting access.  Mail start of works information including construction timetable.
residents	session at Goodwood Community Centre 9th Dec 2015.	Goodwood Meeting.  Preliminary design.			information including construction timetable.

Stakeholder	Consultation to date	Information Provided	Main Issues Raised	Actions Taken	Future Consultation
Glenorchy community general, and the travelling public including heavy vehicle operators	Project announced by the Prime Minister.  Public notice in Glenorchy Gazette and Mercury informing of public display.  Invitation posters for public display sent to community houses, library, history society and Magnolia café.  Website with preliminary design Message Board at DEC with public display dates, time and location.  Public display held Friday and Saturday 6 <sup>th</sup> and 7 <sup>th</sup> February at Northgate and remaining at Glenorchy Council through February.	Preliminary design provided at public display and on public website.	Congestion and delays along Brooker Highway and Elwick Road. Would like improvement work to start as soon as possible. Traffic delays during construction. Would like the left merge lane to be as long as possible.  Would like the left merge lane to be as long as possible.	Aim of project to improve flow along Brooker and local connectivity.  Noted.  Construction to be staged and traffic managed to minimise delays.  Unlike other lanes on the Brooker Hwy this lane will be fed from 3 full lanes through the entire project section and consequently work much better than current lanes.  To be any longer it would impact on Balmoral Motel entrance.  This is included in the design.	Detailed communication plan to inform the community of start of works and possible delays.
Cycling organisations	E-mail exchange with Cycling South.	Concept design.		Agreed cycle routes and facilities on Howard Road and Renfrew Circle.	E-mail public notice of start of works including construction timetable.

Stakeholder	Consultation to date	Information Provided	Main Issues Raised	Actions Taken	Future Consultation
Businesses along					Mail/visit to advise of
Howard Road,					start of works
Elwick Road and					including
Brooker Highway in					construction
close proximity to					timetable and likely
works areas					impact.





