



APRIL 2025

OPEN SPACE STRATEGY



**Brighton
Council**

BRIGHTON OPEN SPACE STRATEGY 2025

SUMMARY

Brighton Council is updating its Open Space Strategy that will set out a 10-year plan for parks and reserves across Brighton’s urban areas.

“Open spaces” are our parks, playgrounds, tracks and trails and nature reserves in Brighton. We know these are important to our community for a variety of reasons, we also know they play a critical role in facilitating healthy and active lifestyles and connecting the community.

Our 2012 Open Space Strategy provided us with an important strategic framework and guided the delivery of quality open space across the Brighton municipality as it has grown. Improvements to the open space network include:

- Construction of high-quality parks across all its urban suburbs.
- Upgrades to tracks and trails.
- Development of underutilised open space for much needed affordable housing and social infrastructure, such as the new Brighton Medical Centre.

The updated draft Open Space Strategy 2025 sets a new Vision, Goals and Principles in the context of the latest demographic and recreational trends for Brighton.

For each urban area, we have developed priority actions to continue to provide a high-quality, accessible and sustainable open space network over the next ten years.

View a summary of the Priority Actions for each suburb below.

HAVE YOUR SAY

You are invited to tell us how you use open space in Brighton’s urban areas and let us know what your open space priorities are.

You can provide feedback at our [Have Your Say](#) page by:

- Taking our online survey;
- Provide location-based feedback using our mapping tool/social pinpoint.
- Send an email to development@brighton.tas.gov.au

Consultation is open from 7th April to 27th April 2025. If you have any questions regarding this project, please contact David Allingham (Director, Form Planning + Projects) on 0404 996 614, or david.allingham@formplanning.com.au.



STRATEGY FRAMEWORK

5.1. VISION

Brighton’s open spaces are diverse, equitable, connected, and sustainable. They provide health and

5.2. GOALS

From the Vision and from the analysis of the key influences and trends for the future of open space in Brighton, the following goals have been developed:.

01.

Enhance the quality of open space through high quality design.

02.

Address gaps in open space through provision of accessible, connected, and inclusive spaces to meet community needs.

03.

Increase environmental resilience.

04.

Promote community health and wellbeing

5.3. PRINCIPLES

DESIGN & QUALITY

Open space designs should be enjoyable, functional, well-planned, and built with appropriate materials and technology that works well for all users. The focus should be on creating desirable spaces that meet current and future demographic needs and ensuring the character of each suburb is reflected in the design of open spaces.

ACCESS, CONNECTIVITY & INCLUSIVITY

Residents in urban areas have walkable access to high quality open space within 400m (5-minute walk) or 800m (10-minute walk) to a high quality neighbour and district level park. Areas that fall outside this distance are identified as gaps in open space provision. It is vital to maintain and develop an open space network that is well connected by way of pathways, trails, streetscapes, and natural corridors.

All public open spaces within Brighton should be inclusively or universally designed so that all members of the community can enjoy them.

EQUITY

Quality open spaces are to be equitably distributed, maintained, and funded across Brighton.

VARIETY

Be diverse and include varying types of open space, suitable for both passive and active uses, and incorporate a range of local landscapes. The OSS plans for multipurpose spaces that can deliver a range of benefits.

SUPPORTS BIODIVERSITY & CONSERVATION

Open spaces support biodiversity by protecting and improving local ecosystems and habitat for fauna and flora. Rehabilitation, increased canopy cover, revegetation, and enhancement of ecologically viable remnants will occur where appropriate. The OSS will seek to protect and celebrate Indigenous and non-Indigenous cultural heritage and contemporary values.

AFFORDABILITY

The provision and the ongoing maintenance of the open space network must be affordable and sustainable to ensure that it provides the highest economic, social, cultural, and environmental benefits. In some instances, open spaces become redundant when a major upgrade has occurred nearby, or the Council inherits open spaces without forward planning to resource them. The OSS will focus on the efficient use, management, acquisition, and disposal of council-owned and managed open space

HEALTH & WELLBEING

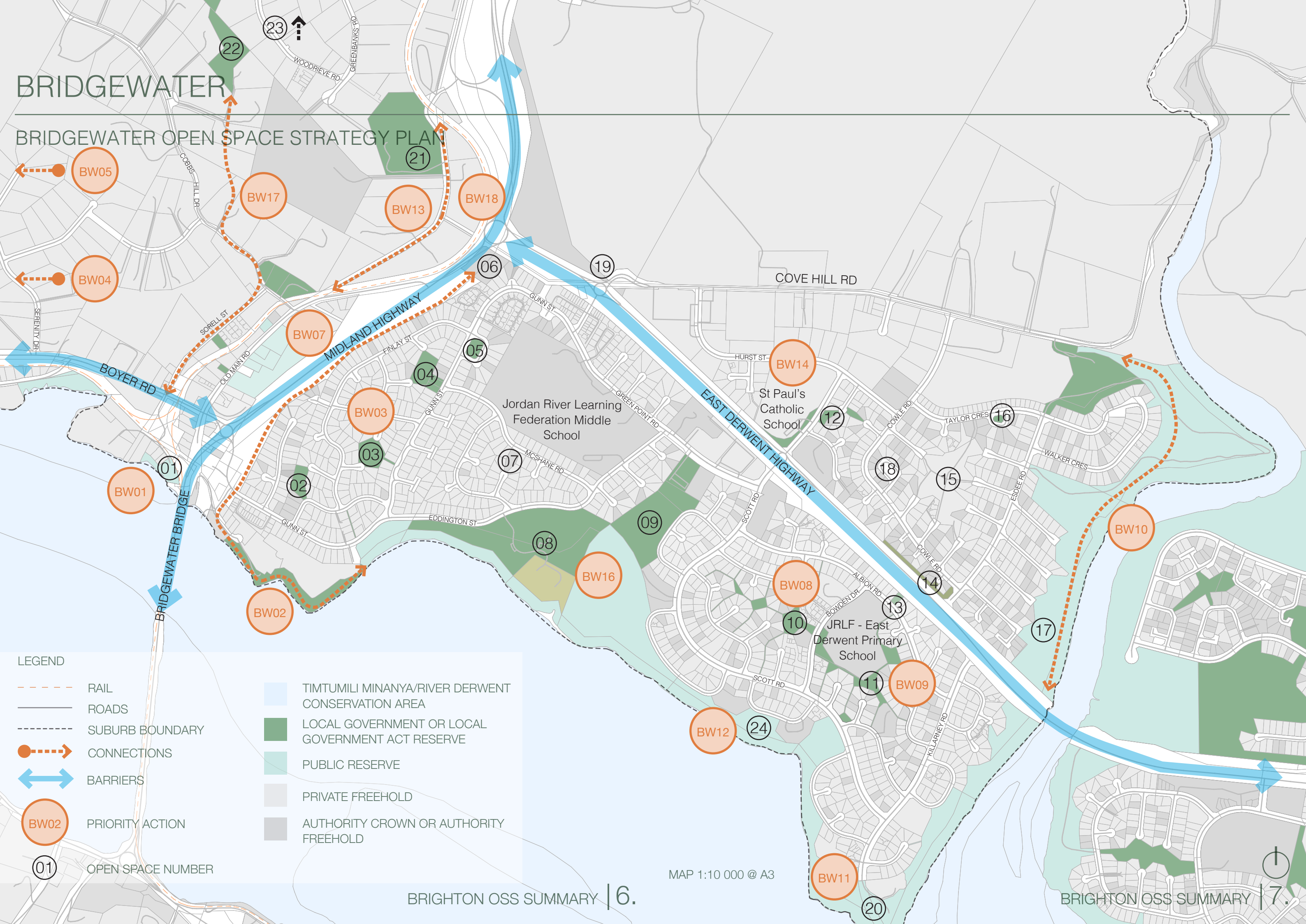
Open spaces are to support a healthy community where people are encouraged to visit and have contact with nature and engage in recreational activities that assist our community’s physical, mental, social, and emotional wellness.

SAFETY

Open spaces are to be designed to integrate safety features for children and discourage vandalism or crime risks to support community safety.

BRIDGEWATER

BRIDGEWATER OPEN SPACE STRATEGY PLAN



LEGEND

- RAIL
- ROADS
- SUBURB BOUNDARY
- CONNECTIONS
- BARRIERS
- BW02** PRIORITY ACTION
- 01** OPEN SPACE NUMBER

- TIMTUMILI MINANYA/RIVER DERWENT CONSERVATION AREA
- LOCAL GOVERNMENT OR LOCAL GOVERNMENT ACT RESERVE
- PUBLIC RESERVE
- PRIVATE FREEHOLD
- AUTHORITY CROWN OR AUTHORITY FREEHOLD

MAP 1:10 000 @ A3

BRIDGEWATER

PRIORITY ACTIONS

SHORT TO MEDIUM TERM (1-2 YEARS)

- BW01.**

Advocate for high quality open space and amenity and biodiversity landscaping to be delivered as per the Bridgewater Waterfront Master Plan 2023 as part of the Bridgewater Bridge Project. (Site 1).
- BW02.**

Provide a foreshore trail connecting Bridgewater Parkland to the Bridgewater Bridge. (Site 1).
- BW03.**

Rezone Warruga St Park (Site 2) and Gunn St (Site 4) to General Residential and sell or develop the land for infill housing, but maintaining any key linkages. Using the proceeds of the development upgrade and enhance Finlay St (Site 3) with landscaping and seating and shelter and Gunn St (Site 5) as a local park.
- BW04.**

Ensure the Boyer Road growth area is serviced by open spaces that meet the Open Space Principles, and preferably with a Neighbourhood level park (at least 1ha).
- BW05.**

Investigate the opportunity to acquire bushland to the north of the Boyer Road growth area as open space to improve public access to bushland recreation options.
- BW06.**

Enhance landscaping and amenity at Site 10 (along Bowen Road frontage only), 12-14, 16, 18 & 19 in accordance with the Greening Brighton Strategy 2024-2033.
- BW07.**

Connect the shared pedestrian footpath on the East Derwent Highway along the Midland Highway through to the Bridgewater Bridge.

MEDIUM TERM (2-5 YEARS)

- BW08.**

Retain and upgrade the land in the open space zone as per the recommendation in BSIP. Rationalise pathways and investigate opportunities for infill development to improve safety for the rest of the site (Site 10).
- BW09.**

Rationalise pathways and investigate opportunities for infill development and/ or transferring land to JRLF – East Derwent Primary School (Site 11).
- BW10.**

Develop a foreshore track along the western side of the Jordan River to provide connections to the residential area (Site 17).

LONG TERM (5+ YEARS)

- BW11.**

Consider providing a local park at the end of Killarney Road near the existing car park or at the open area near Scott Rd to service the south-east of the suburb and provide an attractive entry point to the Greenpoint Peninsula (Site 20).
- BW12.**

Consider removing the play equipment and providing a small shelter with picnic table at (Site 24).
- BW13.**

Provide shared paths along Weily Park Road connecting to Old Main Road to improve connectivity and access to Weily Park sports oval (Site 21).
- BW14.**

Identify opportunities for obtaining the land for a civic open space along Hurst St and Letitia Grove.

ONGOING OPPORTUNITIES

- BW15.**

Enhance the foreshore trails with tree planting, wayfinding signage and sealing of sections that are subject to erosion.
- BW16.**

Continue developing Bridgewater Parkland in accordance with the Master Plan and release excess open space land for residential infill. (Site 8).
- BW17.**

Investigate opportunities to obtain land along Ashburton Creek to connect the Brighton Hub and Derwent River foreshore as land if land is rezoned and developed (Site 22).
- BW18.**

Improve pedestrian and cycling access to Weily Park, particularly if upgrades to the East Derwent Highway and Midland Hlghway are proposed.

GAGEBROOK & HERDSMANS COVE

GAGEBROOK & HERDSMANS COVE OPEN SPACE STRATEGY PLAN

LEGEND

RAIL

ROADS

SUBURB BOUNDARY

CONNECTIONS

BARRIERS

PRIORITY ACTION

OPEN SPACE NUMBER

TIMTUMILI MINANYA/RIVER DERWENT
CONSERVATION AREA

LOCAL GOVERNMENT OR LOCAL
GOVERNMENT ACT RESERVE

PUBLIC RESERVE

PRIVATE FREEHOLD

AUTHORITY CROWN OR AUTHORITY
FREEHOLD

GAGEBROOK & HERDSMANS COVE

PRIORITY ACTIONS

SHORT TO MEDIUM TERM (1-2 YEARS)

- GH01.** Investigate residential infill of Site 9, including connecting cul-de-sacs as through roads and retaining an east-west pedestrian connection and provision of a small local park.
- GH02.** Work with JRLF Herdsmans Cove Primary School to develop a new nature-based playground and to allow use outside of school hours.

MEDIUM TERM (2-5 YEARS)

- | | |
|--|--|
| GH03. Improve the pedestrian crossings of the East Derwent Highway at Lamprill Circle and Gage Road. | GH07. Investigate residential infill at Site 11, between 21 & 23 Guilford Crescent and retain an area for a pathway connection to the existing East Derwent Hlghway shared paths. |
| GH04. Improve amenity of Council Chambers (Site 17) with seating and landscaping to create a passive open space area in accordance with Council Chambers Master Plan 2022. | GH08. Enhance landscaping and amenity at Sites 2 &14 in accordance with the Greening Brighton Strategy 2024-2033. |
| GH05. Undertake community consultation for potential residential infill of Sites 3 & 6. | GH09. Continue to develop in accordance with Cris Fitzpatrick Park Master Plan and incorporate off-leash dog areas into Cris Fitzpatrick Park (Site 7) . |
| GH06. Investigate residential infill development at Site 10, including the provision of a local level park and retain and enhance existing urban forest with seating areas at the steep part of the land on the east. | |

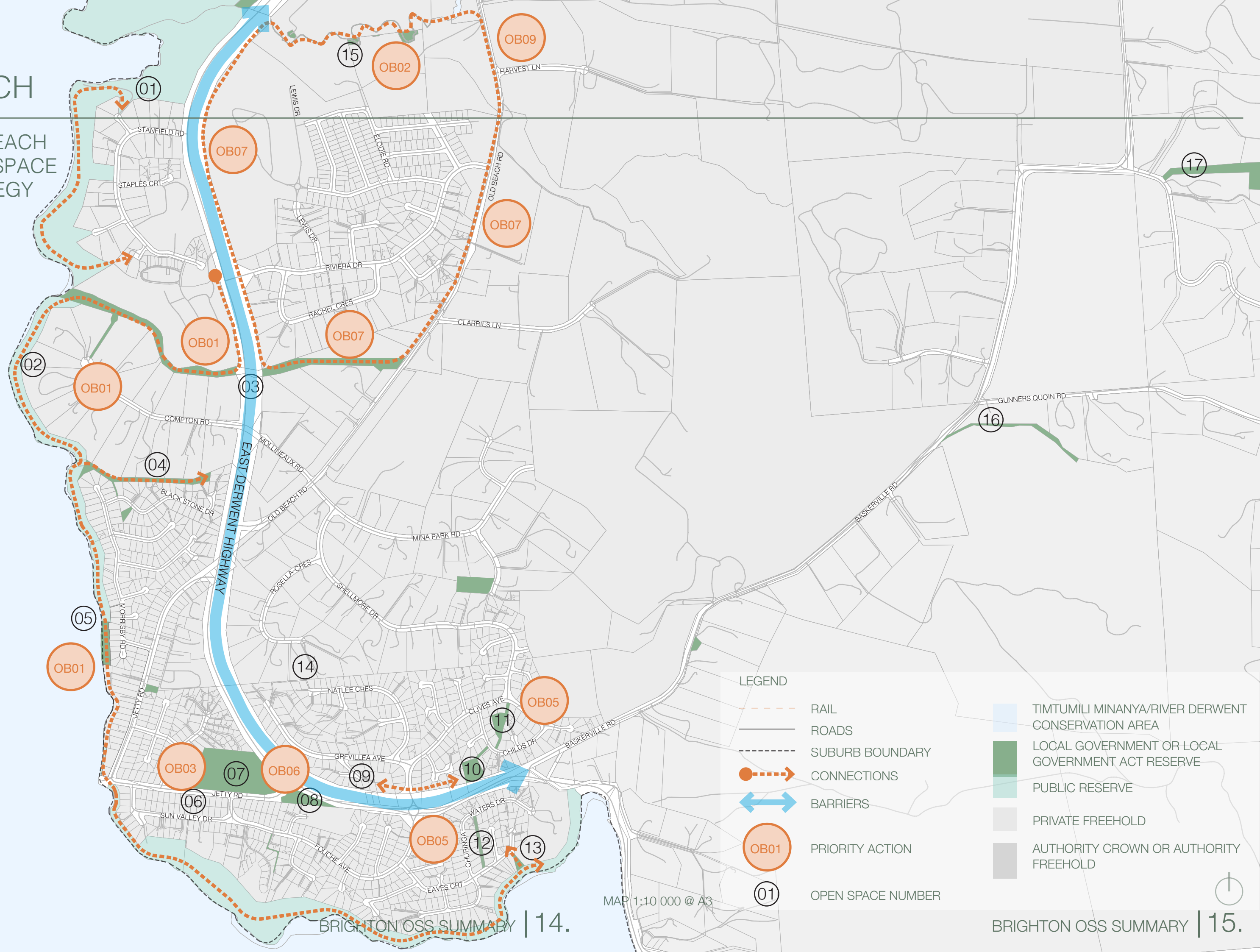
LONG TERM (5+ YEARS)

- | | |
|---|---|
| GH10. Extend pedestrian link through Site 12 to Plymouth Road and improve landscaping through the area. | GH12. Improve facilities at Cove Creek Sports Oval (Site 5) in accordance with BSIP recommendation and investigate options to improve usage. |
| GH11. Upgrade Site 14 with paths, and improve amenity with seating and landscaping, and a small play facility to cater for local families living on the eastern side of the highway. | |



OLD BEACH

OLD BEACH OPEN SPACE STRATEGY PLAN



OLD BEACH

PRIORITY ACTIONS

SHORT TO MEDIUM TERM (1-2 YEARS)

- OB01.

Develop the foreshore trail from the existing foreshore track in the south to Riviera Drive/ East Derwent Highway intersection and undertake community consultation prior to decision-making. (Sites 1, 2, 3, 4 & 5).
- OB02.

Prepare a concept plan for a playground in the north of Tivoli Green with the aim to develop a District Level Park and work with the developer to ensure timely delivery. (Site 15).
- OB03.

Update the Lennox Park Master Plan with consideration of relevant recommendations of BSIP. (Site 7).

MEDIUM TERM (2-5 YEARS)

- OB04.

Ensure that Master planning for growth areas along Old Beach Road and Clives Hill provide a network of well-connected public open spaces in accordance with the principles of this strategy. This should include improving connectivity to the established residential area and utilising the Clarries Creek corridor.
- OB05.

Enhance landscaping and amenity at sites 11 & 12 in accordance with the principles of the Greening Brighton Strategy.
- OB06.

Upgrade Lennox Park in accordance with the new Master Plan (Site 7).

LONG TERM (5+ YEARS)

- OB07.

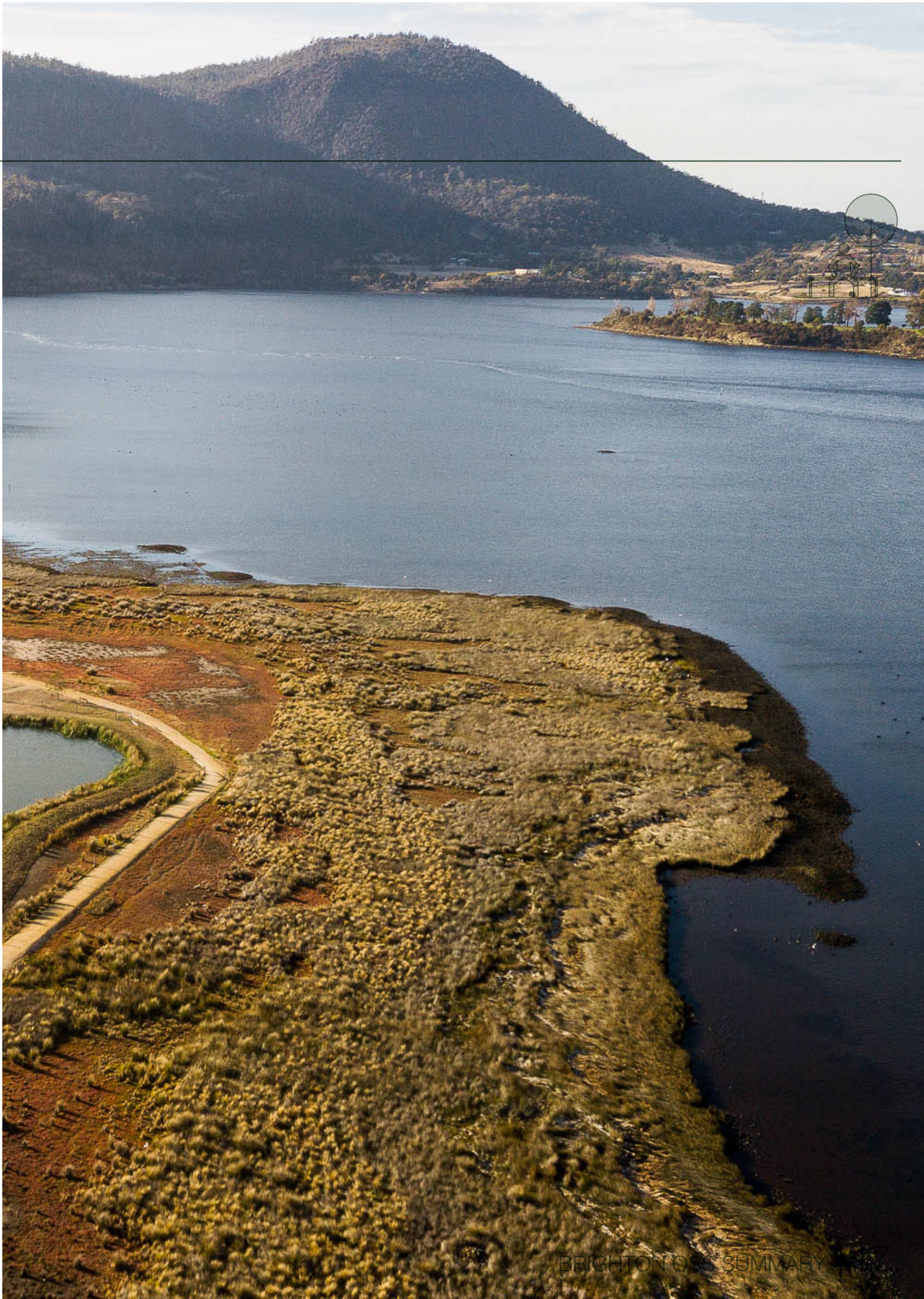
Investigate opportunities for providing a walking loop around Tivoli Green (e.g. Gage Rd> East Derwent Highway>Clarries Creek>Old Beach Road)

ONGOING OPPORTUNITIES

- OB08.

Investigate a suitable location for a full-sized oval.
- OB09.

Continue a trail along Gage Brook to Old Beach Road as future urban zoned land is developed.



BRIGHTON

BRIGHTON OPEN SPACE STRATEGY PLAN

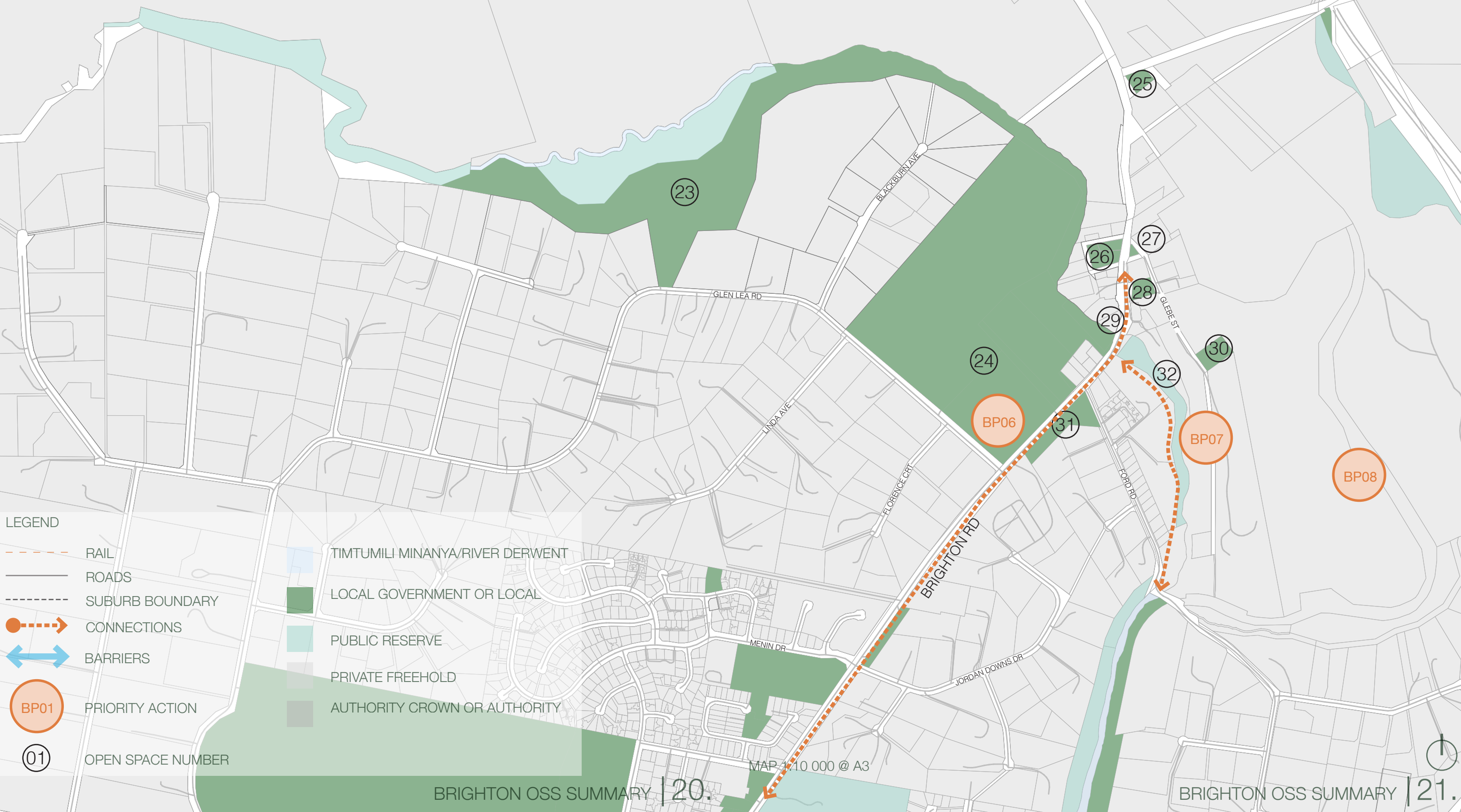
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PONTVILLE

PONTVILLE OPEN SPACE STRATEGY PLAN



BRIGHTON & PONTVILLE

PRIORITY ACTIONS

SHORT TO MEDIUM TERM (1-2 YEARS)

- BP01.**

Explore opportunities to collaborate with DECYP to:
 - a. improve access to facilities at Brighton Primary School and/or the School Farm to address the public open space gap on the northeastern side of Brighton township; and
 - a. allow grounds and halls at the new Brighton High School to be accessed by the community outside of school hours.
- BP02.**

Construct a pedestrian connection and enhance landscaping in Site 21.

MEDIUM TERM (2-5 YEARS)

- BP03.**

Upgrade to a “park”. Enhance landscaping and provide playground facilities at Melinda Ct Road reserve (Site 22) to address open space gap in the south-east of the Brighton township.
- BP05.**

Provide some playground facilities at Remembrance Park to improve the offering for young families in the “Army Camp” estate.
- BP04.**

Continue to deliver the Ted Jeffries Memorial Park Master plan prioritising the upgrade and extension of the existing playground.
- BP06.**

Review and update the Pontville Park Masterplan – Brighton Regional Sports Centre Facility (Site 2).

LONG TERM (5+ YEARS)

- BP07.**

Develop the missing walking trail along the Jordan River between Ford Road and Brighton Road to connect the existing trail from Pontville to Brighton (Site 10).
- BP08.**

Consider acquisition of “Pony Hill” to provide a bushland recreation asset and connect to trails in Pontville.

ONGOING OPPORTUNITIES

- BP09.**

Ensure future open space areas identified in the South Brighton Development Precinct are acquired and developed commensurate with release of land.

