

MARCH 2025

OPEN SPACE STRATEGY

Brighton Council

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional owners who once walked this country: the Mumirimina people.

The Mumirimina belonged to the Oyster Bay Tribe. This was the largest tribe in Tasmanian and covered 8000 square kilometres. kutalayna levee in Brighton was a significant meeting place where hundreds of generations of Aboriginal families hunted, gathered, corroboreed, camped and traded.

In the course of colonisation, dispossession of the Mumurimina was early, rapid and extensive.

We acknowledge the Tasmanian Aboriginal Community, today as the continuing custodians of the land, and pay our respects to Elders past and present. Through our words and actions we strive to build a community that reflects and respects the history and hopes for all the people in Brighton.

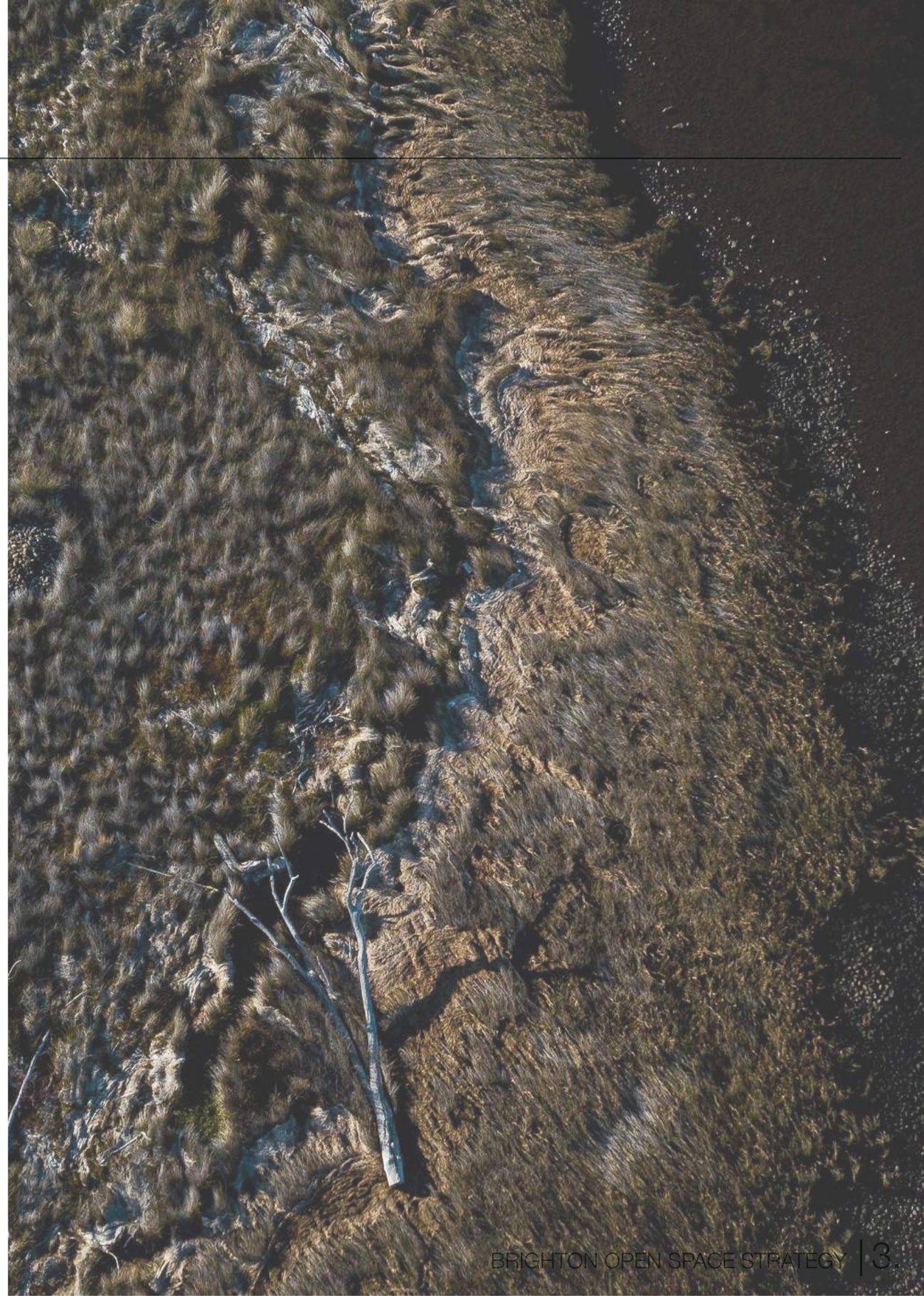


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EXECUTIVE SUMMARY

Feedback from Brighton Council's 2050 Vision is that the most important theme for our community is that we have "more parks, footpaths, bikes and walking tracks" in 2050. Brighton Council is committed to providing high-quality, accessible and sustainable open space, working with our community to protect and enhance open space for current and future generations.

Brighton Council's Open Space Strategy 2025 provides the strategic framework to guide the planning and management of open spaces in the Brighton Local Government Areas (LGAs) urban areas over the next ten years and beyond.

The strategy recognises that quality open space provides many benefits to the community and environment. It encourages social connection, improves mental health and promotes a healthy lifestyle.

Brighton LGAs urban landscape is unique, featuring a network of trails and parks, the beautiful Derwent and Jordan river foreshores, a regionally significant industrial estate, Pontville Regional sporting complex and rapidly growing residential suburbs.

Brighton LGAs open space includes sportsgrounds, reserves, playgrounds, bushland and conservation, wetlands, foreshore, streetscapes, civic squares and walking and cycling trails.

Brighton LGA has grown rapidly since its 2012 Open Space Strategy (OSS) was developed. The 2012 strategy provided an important strategic framework to deliver an open space network that supported the changing community needs. This new strategy celebrates the numerous improvements to the open space network, including development of various successful concept and master plans, construction of high quality parks across all its urban suburbs, development of underutilised open space for much needed affordable housing and social infrastructure, such as the new Brighton Medical Centre.

This refreshed 2025 strategy sets new contemporary principles that aim to continuously improve the quality, accessibility, safety and sustainability of Brighton's open space network.

Gap analysis mapping has been utilised for the first time to identify areas of under-provision of open space, and also identify where excess open space exists. The strategy identifies that there is still an under-provision of open space in small pockets of most suburbs. Additionally, there will be a need for planning and investment in additional open space in growth areas as they are developed.

The strategy provides an analysis of the open space network in each urban area, and using the refreshed principles and gap analysis, provides for clear priority actions to guide open space improvements for the next 10 years.

LGA wide actions include the need for improved wayfinding, continuing to develop quality concepts and master plans to attract external funding for open space improvements. Building on existing relationships with key stakeholders will be critical to the success of this strategy.



1.0 INTRODUCTION

1.1. BRIGHTON OVERVIEW

Brighton Council Local Government Area (LGA) is located approximately 20 kilometres north-east of Hobart on the eastern side of the Derwent River and forms part of the urban-rural interface of Greater Hobart. Brighton LGA shares a border with Southern Midlands, Clarence, Derwent Valley and Glenorchy LGA's.

Brighton is home to a diverse community with an estimated population of 19,998 which consists of a range of ages and households types and is becoming increasingly multicultural [01]. State Treasury population projection estimates that the Brighton population will grow rapidly to 27,062 persons by 2053

Brighton has a median age of 35 years, representing a younger population than Greater Hobart, whose median age is 39.1. Annual median individual income is $36,410, which is some 10.2 % lower than the median of Greater Hobart [02].

The Brighton LGA is approximately 170 square kilometres and includes 9 suburbs which include the rural bushland and farming lands throughout Tea Tree, Dromedary and Honeywood, and the urban settlements of Old Beach, Gagebrook, Herdsmans Cove, Brighton and Bridgewater. This strategy focuses on the latter urban settlements.

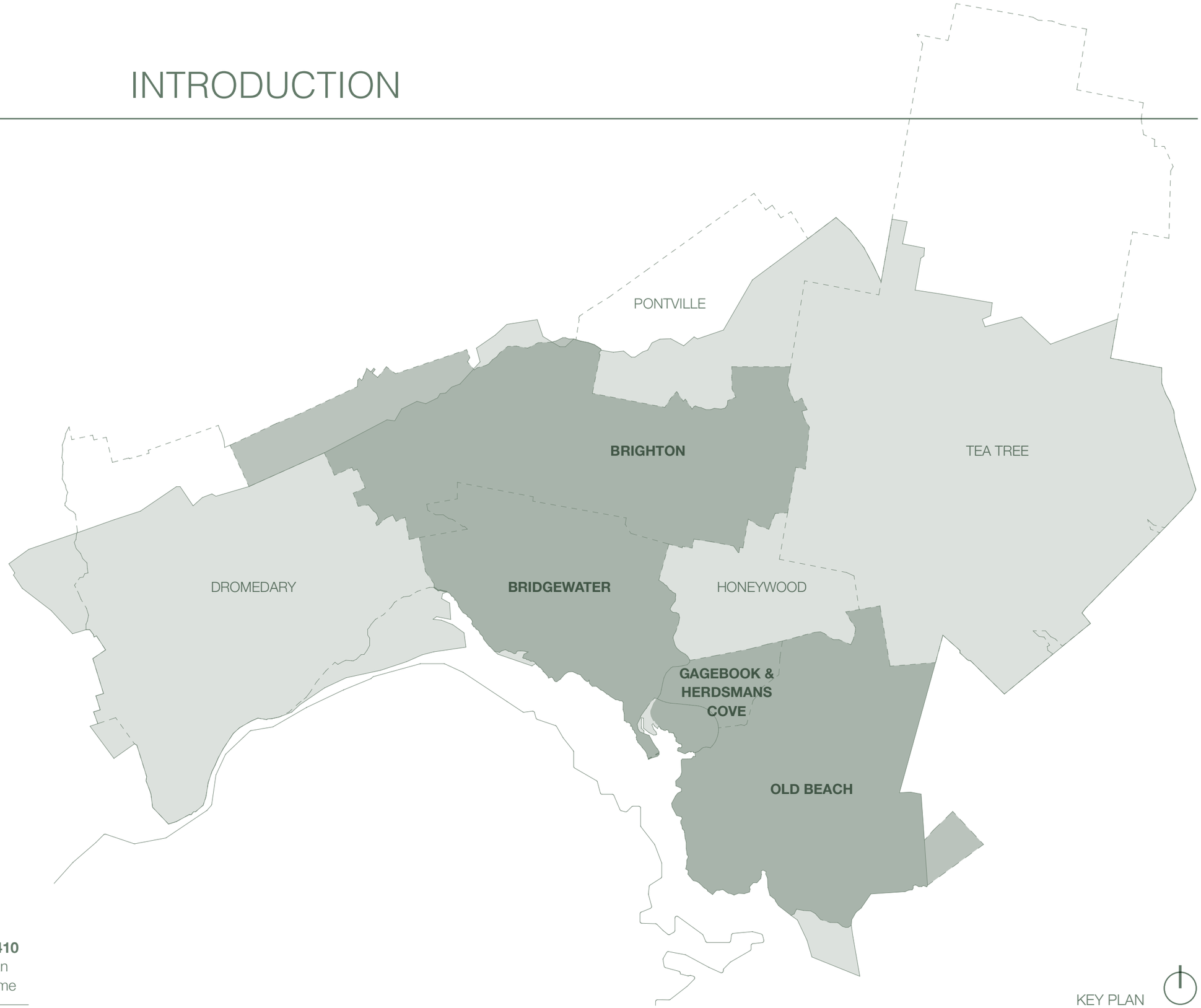
Brighton's relative proximity to Greater Hobart and its comparatively affordable land and house prices have made Brighton an attractive place for home buyers and business investment in recent times. Brighton has a state-significant employment node in the Brighton Industrial Estate (the Hub), serviced by road and rail which has assisted strong growth in jobs in the Brighton LGA.

Population: 19,998
27,062 people by 2053

Age : 35 years
median age

Income: $36,410
annual median individual income

01. ABS Census.
02. Department of Treasury and Finance, May 2024, TASPOPP 2024, Tasmanian and Local Government Area Population Projections – 2023



KEY PLAN

1.0

1.2. PURPOSE

Brighton Council last adopted a Brighton Open Space Strategy (OSS) prepared by Inspiring Place in April 2012. The OSS 2012 provided a comprehensive analysis of the supply and demand for public open space in the urban areas of Brighton.

A review of the OSS 2012 is now due, as it is thirteen years old, and during that time Brighton has grown rapidly and many priority actions from the OSS 2012 have been completed.

The purpose of this Strategy is to prepare an updated OSS which provides Council with an overarching framework to guide the planning and management of open spaces in Brighton over the next ten years and beyond.

The development of the OSS provides an opportunity for analysing existing open space within Brighton and to consider the needs and locations for additional open space into the future. It will provide direction for the future provision, planning, design and management of open space in the municipality.

It establishes Council priorities in allocating resources to open spaces by identifying gaps in provision and community needs, both now and forecast.

In summary, the OSS will:

1. Reflect on Brighton Council's achievements from the OSS 2012.
2. Review plans, policies and strategies at a local, regional and state level that guide open space planning.
3. Review trends in demographics and open space planning that will influence open space planning.
4. Develop key principles as a basis for decision making about future open space provision and development.
5. Provide an audit of existing open spaces across Brighton and present their current condition and classification.
6. Identify areas of under-provisions of open space and gaps in the open space network.
7. Prioritise actions and provide an updated strategy, mapping and implementation plan for Council

1.3. DEFINING OPEN SPACE

Open space refers to "land and water settings maintained and managed for a range of environmental and social purposes and that are valued and may be used by the community"[03].

This strategy focuses on spaces which are publicly owned, accessible and available primarily for nature conservation, passive outdoor enjoyment, public gatherings, sport and recreation, and visual amenity.

However, some open space may be privately owned or have restricted access such as school grounds. Where possible, the strategy will explore opportunities to utilise their potential.

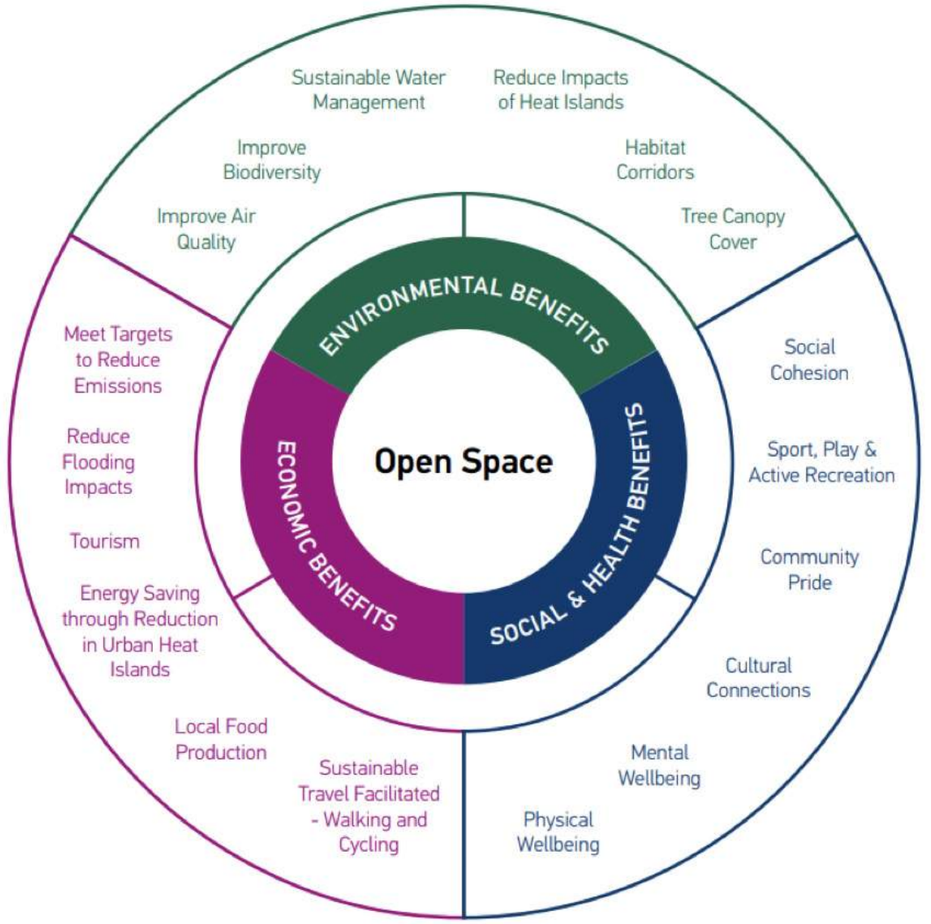
For example, for areas where gaps in the provision of open space are found, opportunities will be explored to access restricted land, such as schools, for use by the general public.

1.4. BENEFITS OF OPEN SPACE

A range of diverse open spaces is required to meet the community's needs now and into the future. Open space provides a wide range of health, social and cultural, environmental, and economic benefits for our community.

Extensive research has shown that quality open spaces that provide shade and a connection to nature are a vital component in improving the mental and physical health of the community.

03. Department of Economic Development – Sport and Recreation Tasmania (2010) Tasmanian Open Space Policy and Planning Framework, page 4.
04. Ethos Urban, 2023. Brighton Social Infrastructure Plan.



1.0

1.5 .EXISTING OPEN SPACE IN BRIGHTON SPACE

Currently, Council manages over 85 open space areas with a total area of approximately 218.65ha. This equates to 10.99ha per 1000 people, which is well above the national average of 2.83ha per 1000 people[4] .

Much of the open space in urban areas is located along the Derwent River and Jordan River foreshore in the form of linear and linage reserves and landscape and amenity reserves. Large amounts of foreshore land is owned by the Crown (i.e. State Government), but Council maintain large amounts of this land through various licence arrangements.

By total land area, more than a third of all public open space is in Brighton township, while a further quarter is in Bridgewater. Together, they account for more than 60% of all public open space provision.

Interestingly, when looking at the total number of individual open space land parcels, Brighton falls to third in all suburbs indicating that there are fewer but larger public open space sites provided.

There are 7 sports fields, with the largest of these being the Pontville Regional Sporting Complex. In addition, there are 12 well developed play spaces including the Bridgewater Parkland, Ted Jeffries Memorial Park (Brighton), Cris Fitzpatrick Park (Gagebrook) and Lennox Park (Old Beach).

Unfortunately, many of the open space parcels in Bridgewater, Gagebrook and Herdsmans Cove are poorly located internal lots and are not fit for purpose. This layout was a result of the “Radburn” subdivision model which was adopted when these areas were developed as social housing estates. The Radburn urban design experiment is considered a failure and there have been many efforts by Council to ‘de-Radburn’ these areas through infill housing projects accompanied by improved open space outcomes.

The majority of open space areas are Linear and linkage reserves (28%) landscape and amenity reserves (19%), Parks (18%) or Foreshore and waterways (15%) and Outdoor sport venues/ Active open space (9%).



2.0

OUR ACHIEVEMENTS

Over the past decade, significant progress has been achieved to protect and enhance the quality of Brighton's open space network based on the strategies, actions and site-specific recommendations of the OSS 2012.

We are proud of the actions taken under the OSS 2012, and we want to maintain the momentum and build on the progress made to facilitate social inclusion and community pride.

Council has achieved the following from the OSS 2012 strategies:

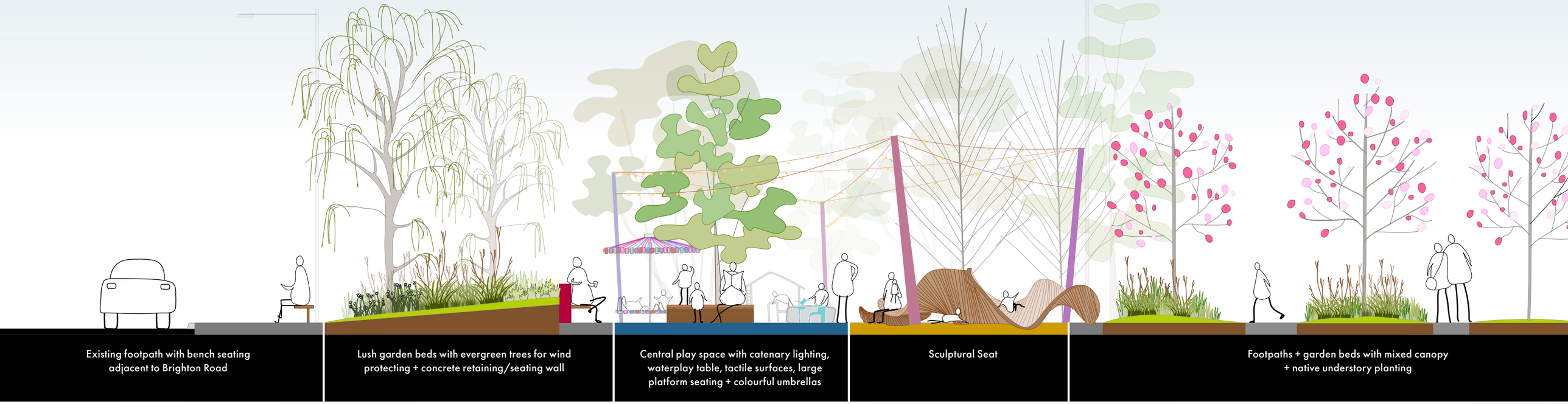
2.1. MASTER PLANS

Master plans are an important part of the planning process for open space. Ideally these plans are developed in collaboration with the local community and other key stakeholders to provide a vision and overall guidance about how an open space area will be developed over the next 10 to 15 years.

They are also an important tool for obtaining funds for an open space project through grant applications and internal budget processes.

Brighton has developed the following Master plans many of which have been implemented in full or in part:

1. Bridgewater Parkland Master Plan 2016-2026
2. Pontvile Sports Park Master Plan
3. Cris Fitzpatrick Park Master Plan
4. Ted Jeffries Memorial Park Master Plan
5. Brighton Town Square Concept Plan
6. Brighton Hub Rest Area Concept Plan
7. Swan Park Concept Plan



2.0

2.1. MASTER PLANS



07.



04.



02.





05.

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2.2. NEW AND UPGRADED FACILITIES

Brighton Council has been working hard to provide the necessary open space and recreation facilities for its rapidly growing population in line with the OSS 2012.

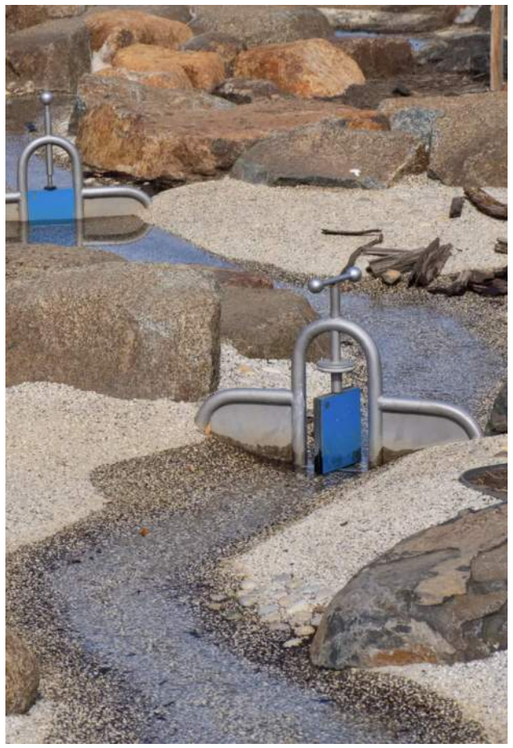
Many of the projects listed below were funded through successful State and Federal grants. Attracting this funding was only possible because of Councils ability to provide its shared vision with the community through its Master Plans and Concept Plans mentioned above.

We are extremely proud of the facilities we have built over the last thirteen years and are thrilled by how well utilised they are by the local community and visitors.

New and upgraded facilities include:

- Brighton Town square
- Community Parkland, Bridgewater Parklands
- Foreshore Parkland, Bridgewater Parklands
- Swan Park, Herdsmans Cove
- Cris Ftzpatrick Park, Gagebrook
- Childs Drive Park, Old Beach
- Palonia Park, Brighton.
- Remembrance Park, Brighton
- Pontville Pavillion, Pontville
- Pump track, Bridgewater
- Ferguson Oval upgrades, Brighton
- Dog Park, Lennox Park, Old Beach
- Old Beach Jetty replacement, Old Beach
- Dog Park, Ted Jeffries Memorial Park, Brighton
- East Derwent Highway shared trails, Bridgewater, Gagebrook and Herdsmans Cove
- Stanfield Drive foreshore trail, Old Beach.











2.0



BRIGHTON OPEN SPACE STRATEGY

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2.3. CONSOLIDATING EXCESS OPEN SPACE

In the past Council has received open space parcels that are poorly located, underutilised and serve little value as part of the open space network. These parcels were generally created through the development of the social housing estates in Bridgewater, Gagebrook and Herdsmans Cove. However, some were also a result of older subdivisions in Brighton and Old Beach.

Brighton Council now has measures in place, such as this open space strategy and its open space policy, to ensure it only receives open space that will add value to its open space network.

Unfortunately some of these poorly located open space parcels lack passive surveillance and are isolated, sometimes encouraging anti-social behaviour and crime. Some of these open space parcels have now been consolidated with infill housing projects with better open space outcomes. Some of these projects are outlined below:

BETTER OUTCOMES:

1 Doctor's surgery

26 multiple dwellings

1 local park

96 residential lots

6 new roads

4 pedestrian

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2.4. CONSOLIDATING EXCESS OPEN SPACE

INFILL DEVELOPMENT	SUBURB	DESCRIPTION
Paice St/Hurst St	Bridgewater	• 14 residential lots created • 02 open space lots retained for connectivity
Shoobridge Pl/Fergusson Pl (Dinosaur Park)	Bridgewater	• 37 residential lots created • 16 multiple dwellings • Connected 5 cul-de-sacs to become through roads • Local Park
Eddington/Thompson St	Bridgewater	• 02 residential lots created
Eaton Place	Bridgewater	• 04 multiple dwelling units
Mayfield Cres	Bridgewater	• 03 residential lots created
Taylor Cres	Bridgewater	• 27 residential lots created
Blackstone	Old Beach	• 02 residential lots created
Natlee Cres	Old Beach	• 01 residential lots created
Collis Court	Brighton	• 02 residential lots created • Pedestrian footway retained
209 Brighton Rd	Brighton	• Developed by a doctor's surgery
Melissa St	Brighton	• 06 multiple dwelling units
Roslyn Ct	Brighton	• 02 residential lots created

2.5. COMING SOON



At the time of writing, the following projects have commenced or are planned for the 2024/25 Financial Year:

- Ted Jeffries Memorial Park soccer grounds and club rooms, Brighton
- Truck stop rest area, Brighton Hub
- Spine path, basketball half court and dog park, Bridgewater Parklands
- Extension of foreshore trails, Old Beach
- Brighton Road shared pathway, Brighton
- Lennox Park Master Plan review, Old Beach
- Tivoli Green playground concept, Old Beach

3.0

POLICY CONTEXT

The OSS 2025 has been informed and restructured based on the evaluation of policies and strategies relating to open space and recreation in the following state, regional, and municipal contexts.

A significant amount of analysis on Brighton's open space and recreation was undertaken as part of the Brighton Social Infrastructure Plan 2023. This analysis is a significant input into the development of this strategy and has a separate section to highlight its importance.



3.1. STATE AND REGIONAL CONTEXT

DOCUMENT	RELEVANCE TO OSS REVIEW
Tasmanian Open Space Policy and Planning Framework 2010	The Tasmanian Open Space Policy and Planning Framework (2010) higllights the significant responsibilities local government's have when it comes to open space planning, development and management and the contribution to quality of life that open space provides.
Draft Tasmanian Planning Policies	The Draft Tasmanian Planning Policies (TPPs) provide high-level planning policy direction and express the state's interests in land use planning and development that filter through to Regional Land Use Strategies (RLUS) and the Tasmanian Planning Scheme (TPS) and Council's Local Provisions Schedules (LPS). Relevant strategies from the draft TPPs relate to the following: • Provide for a network of accessible, interlinked and inviting open and green spaces ; • Encourage active lifestyles, connection with nature and social interaction. • Provide connectivity between open space within the urban realm. • Mitigate the impacts of climate change and urban heat islands through urban greening on open space. • Encourage public places that are designed to promote equal access and opportunity for the various needs and abilities of the community; and • Encourage higher density housing near quality open space. • Promote subdivision design that provides for well-located public open space that meets the needs of the local community
Southern Tasmanian Regional Land Use Strategy	Southern Tasmania Regional Land Use Strategy (STRLUS) 2010-2035 currently provides policies and strategies to Southern Tasmania's future development and planning, including open space. These will largely be replaced by the TPP's and at the time of writing, STRLUS is being updated to provide new strategies.

3.0

3.2. BRIGHTON COUNCIL CONTEXT

3.1. BRIGHTON SOCIAL INFRASTRUCTURE PLAN

The BSIP was developed to guide the Council's future planning for effective delivery of social infrastructure to support community wellbeing based on existing and projected needs.

A significant component of the BSIP was an analysis of open space and recreation needs. This strategy builds on the analysis and recommendations from BSIP, by using it to guide more detailed actions for open space parcels and the open space network.

Key findings from the BSIP open space and recreation analysis include:

- Many of the open space parcels across the Brighton LGA are no longer fit for purpose due to changing needs in the community. This is particularly evident where parcels of open are underutilised and poorly maintained.
- Broadly, there is an adequate level of land provided for recreation and open space in the Brighton LGA, centred around several key sites.
- Significant recreation infrastructure is available at school sites across the municipality including more than a third of all playgrounds, more than half of available outdoor sports courts (i.e. basketball/netball), and half of the available sports fields and cricket nets (albeit many are not regulation size). However, their reliance on open space may be limited due to education authorities policies and procedures.
- Brighton LGA's walkability is limited and trails identified in OSS 2012 should continually be upgraded and a Cycling Strategy prepared.
- Key priorities include:

1. Spaces for informal individualised fitness-based activities such as outdoor exercise equipment, running tracks and defined walking loops.
2. Diversity of play offerings in which consideration of action/ adventure elements such as parkour, and provision of nature/ water-based play incorporated.
3. Dog friendly spaces including fenced off-leash parks.
4. Tennis facilities pending further expressed community demand.
5. Access to indoor recreation centre, including aquatic facilities and indoor courts.
6. Continually upgrade key sites (i.e. those with Master Plans) and fill gaps with investments in lower scale sites.

BSIP also provides Place-based Priority actions which are captured in Section 6 below.

"Nurturing natural places for people and wildlife."

"Supporting opportunities for recreation and leisure for everyone at every stage of life."



3.0

3.3.OTHER RELEVANT LOCAL STRATEGIES

DOCUMENT	RELEVANCE TO OSS REVIEW
Brighton 2050 Vision	The 2050 Vision contains six focus areas which are all relevant to open space planning. In particular, Brighton will be: More specifically, the following vision Statements are relevant: “Offering a diverse mix of local places to shop, eat and socialise”; “Supporting opportunities for recreation and leisure for everyone at every stage of life.”; “Creating child friendly environments including parks and playgrounds.”; “Ensuring an abundance of trees and open spaces in the urban areas.” “Making it easy to get around with good, connected footpaths, trails and cycleways.”; “Nurturing natural places for people and wildlife.”
Brighton Council Strategy 2023-2033	Council’s purpose is to “create a thriving place with opportunities for all”. • Aims to inspire a proud community that enjoys a comfortable life at every age by providing attractive recreational areas. • Includes strategies focused on addressing climate change impacts and biodiversity loss, which underlines the integral role public open spaces play. • Guides the effective management of open spaces based on the growth and changing needs of the population in Brighton. • Includes strategies that ensure the delivery of the efficient and sustainable open space strategy.
Brighton Open Space Strategy 2012	• Tool for the planning, developing, and managing of open space within the Brighton municipal area, including parks, recreation facilities, conservation reserves and linkages (e.g., paths, cycling routes, tracks and trails). • Identifies that there exists sufficient land available for open space within the municipality, but there is a need to improve the facilities, access and amenities within existing areas. • Provides clear strategy and actions for how to manage the open space network.
Brighton Structure Plan 2018	• Provides directions for the sustainable management of growth and development of the municipality over 15-years based on the supply and demand analysis of residential, commercial, and industrial land. • Highlights the importance of open space required to support the growth areas.

DOCUMENT	RELEVANCE TO OSS REVIEW

Brighton Structure Plan 2018 Continued	• Includes strategies and actions related to open space, movement and connectivity, including:
	
	  ◦ Review and update Council’s Open Space Strategy
	  ◦ Investigate locations for a Brighton town square;
	  ◦ Investigate establishing hilltop walking tracks and pavilions on Jew Hill, Clives Hill and Pony Hill.
	  ◦ Identify a suitable location for a skate park, and construct it.
	  ◦ Work with local schools to identify how the public can gain out-of-hours access to school facilities.

Brighton Industrial Estate - Brand and Place Strategy 2020	• Aims to reposition the Brighton Industrial Estate as an attractive prospect for future investors and support growth.
	• Actions relevant to open space planning include:
	
	  ◦ Achieving walking networks around the estate and along Ashburton Creek;
	  ◦ Provision of lunchtime seating nooks;
	  ◦ Amenity and activity nooks throughout the estate;
	  ◦ Rehabilitate biodiversity zones and integrate with recreation trails.

Brighton Annual Plan 2024-2025	Section 1.3 of the Annual Plan has the following actions relating to open space: • Implement Ted Jeffries Memorial Park upgrades, including new soccer pitches and clubrooms, play, car parking and street upgrades. • Finalise an update of Council’s Open Space Strategy. • Construct spine pathway and associated upgrades, including a basketball half-court in the Bridgewater Parkland. • Consider community feedback for additional sections of gravel walkway along the Old Beach Foreshore from Morrisby Road to Blackstone Drive. • Renew master plan for the Lennox Park precinct, Old Beach. • Prepare a concept plan for a new playground in the open space area of Tivoli Green Estate. • Commence construction on new soccer clubrooms for the Ted Jeffries Memorial Park reserve. • Construct a new town square to create a civic heart for Brighton. • Complete the construction of a truck stop rest area and ‘pocket park’ in the Brighton Hub.
Bridgewater Bridge Waterfront Master Plan	• The Master Plan seeks to capitalise on opportunities created by the Bridgewater Bridge Major Project. • The Master Plan sets out actions to create a diverse open space network, including the creation of a new 30m wide waterfront corridor with improved connectivity and access to the foreshore. The plan includes a concept for a new community play space subject to approvals from TasRail.

3.0

3.3.OTHER RELEVANT LOCAL STRATEGIES

DOCUMENT	RELEVANCE TO OSS REVIEW
Brighton Public Art Strategy 2021	The strategy emphasises making public spaces and public vistas more engaging and attractive through use of public art.
Climate Change Strategy & Resilience Strategy	The strategy aims to assist the community in reducing emissions by implementing an action to investigate the value and feasibility of providing urban forests (e.g., use of the Miyawaki method) and edible landscapes within parks, open spaces, and streetscapes. (e.g., fruit trees in parks or along pathways).
Greening Brighton Strategy	The strategy emphasises tree plantings to provide improved landscaping, shade, and shelter in parks and along linkages that are identified by the OSS as playing a significant role in the open space network. The Strategy identifies a number of underutilised open space parcels that could be landscaped and used for passive recreation.
Brighton Natural Resource Management Strategy	The strategy sets the target to review the OSS to ensure the natural areas are connected with paths and walkways that facilitate community participation and engagement with the natural environment.
Cris Fitzpatrick Park Master Plan	The Master Plan provides guidance on the future planning, development, and management of Cris Fitzpatrick Park to cater for a diversity of activities, activating greater community use and experiences.
Ted Jeffries Memorial Park Master Plan	The Master Plan provides guidance on the future planning, development, and management of the Park as Brighton's premier soccer facility and improvements of the parklands and associated infrastructure.
Bridgewater Parkland Master Plan	The Master Plan provides a 10 year vision for the parkland area extending from the Bridgewater commercial area to the foreshore. Much of the plan has already been delivered.
Lennox Park Master Plan	The Masterplan. provides guidance to planning and development of the area and will be updated in the 2024/25 Financial Year.
South Brighton Master Plan	The South Brighton Master Plan provides guidance for the provisions of a network of well connected open space in the South Brighton growth area. It identifies where future open space should be provided to Council as the land is developed.
Pontville Park Master Plan	The Master Plan provides guidance for planning and development for recreation facilities and associated infrastructure in the sporting precinct.



4.0 COMMUNITY CONSULTATION

4.1. COMMUNITY ENGAGEMENT

In April 2025 the community were consulted to understand how they used open space and to identify their values, needs and interests in relation to open space

The objectives of the consultation were to understand:

- How our communities use Brighton's open spaces;
- what our community values about Brighton's open spaces
- How accessible are Brighton's open spaces;
- What our community wants to see more of in the future of Brighton's open spaces and what are their priorities.
- Whether the draft OSS reflected the community's views.

Methods of community engagement included:

- Pop-up community events at Lennox Park, Cove Hill Plaza, Brighton Town
- Square and Bond Place.
- Community posters
- Direct emails
- Social media posts

The overall feedback received included the:

358

Visits to the Brighton Have Your Say page

74

Contributions to the interactive social map.

29

Online surveys completed;

06

Written submission

4.2. COMMUNITY CONSULTATION FEEDBACK

QUICK FACTS

86% Believe its important to expand and protect open space

83% Have an open space within 5 to 10 minute walk from their home

76% Are satisfied with the availability of open space in their area

76% Visit their local park at least once a week

76% Believe our open spaces cater for people of all abilities.

47% Walk to their local open space

TOP ACTIVITIES TO DO AT OPEN SPACES

55% Walk jog or run

51% Playground

33% Family time

25% Walk the dog

MOST VALUED THING ABOUT OUR OPEN SPACE

66% Free activity to do with the family

63% Peace and quiet that benefits mental wellbeing

44% Connect with other members of the community

41% Children's development

BARRIERS TO USING OPEN SPACE

32% Weather conditions

29% Lack of time

25% Safety

BARRIERS TO USING OPEN SPACE

68% More tree planting and shaded areas

57% Native plant landscaping

54% Wildlife Conservation areas

IMPROVEMENTS REQUIRED TO MAKE OPEN SPACE MORE ENJOYABLE

70% More walking and bike trails

56% More seating and shaded areas

37% More community events

37% More parks or green spaces

37% Improved maintenance and cleanliness

"More walking trails, particularly in Old Beach, connecting to Herdsmans Cove.."

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4.2. COMMUNITY CONSULTATION FEEDBACK

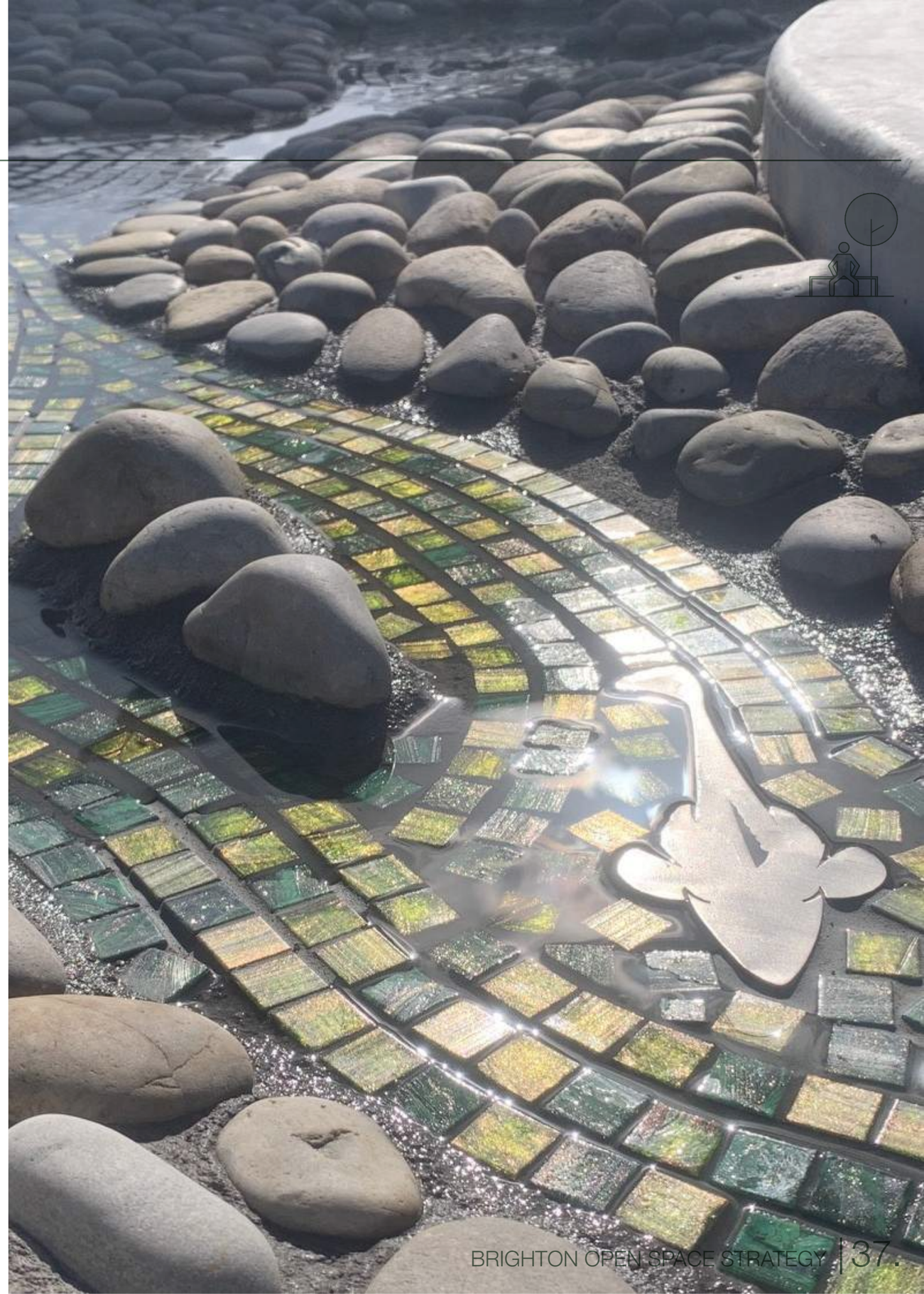
KEY STAKEHOLDER FEEDBACK

Government departments and infrastructure providers were generally supportive of the development of an Open Space Strategy and encouraged early and ongoing dialogue with Council about actions that relate to their assets.

FREQUENTLY REQUESTED IMPROVEMENTS

IMPROVEMENT AREA	EXAMPLE REQUESTS
Play Equipment	Climbing frames, zip lines, musical instruments, sandpits
Accessibility	Disability swings, accessible paths, dog parks
Safety & Maintenance	Lighting, repairs, regular cleaning, waste collection
Amenities	Toilets, BBQs, seating, water fountains, shade
Activities for All Ages	Teen spaces, pump tracks, sports courts, dog parks
Environmental Upgrades	Tree maintenance, grass, landscaping
Connectivity	Walking loops, foreshore trails, linking tracks

“The Council is making an effort to present the open spaces in a natural way which I appreciate.”



5.0 KEY INFLUENCES & CHALLENGES

5.1. DEMOGRAPHICS

Brighton is a growth area of Greater Hobart and has had a population growth rate of 2.9% since 2016 (ABS).

Since the 2012 OSS was released, Brighton's population has grown by 4,313 people from 15,685 to 19,998 (ABS, 2023). State Treasury population projection estimates that the Brighton population will grow to 26,412 persons by 2052[1]

Brighton has a median age of 35 years, representing a younger population than Greater Hobart, whose median age is 39.1. Annual median individual income is $36,410, which is some 10.2 % lower than the median of Greater Hobart.

Of total households, 54.4% are occupied by couple families, 19.9% are one parent families and 22.1% are lone persons. In comparison, the share of one parent family households in Greater Hobart is only at 12.1%.

Separate house is the primary dwelling type with 88.9% of Brighton residents living in this kind of dwelling structure. However, there has been a shift away from separate houses and growth in medium density dwellings is stronger than anywhere else in Southern Tasmania as shown in Figure 2 below:

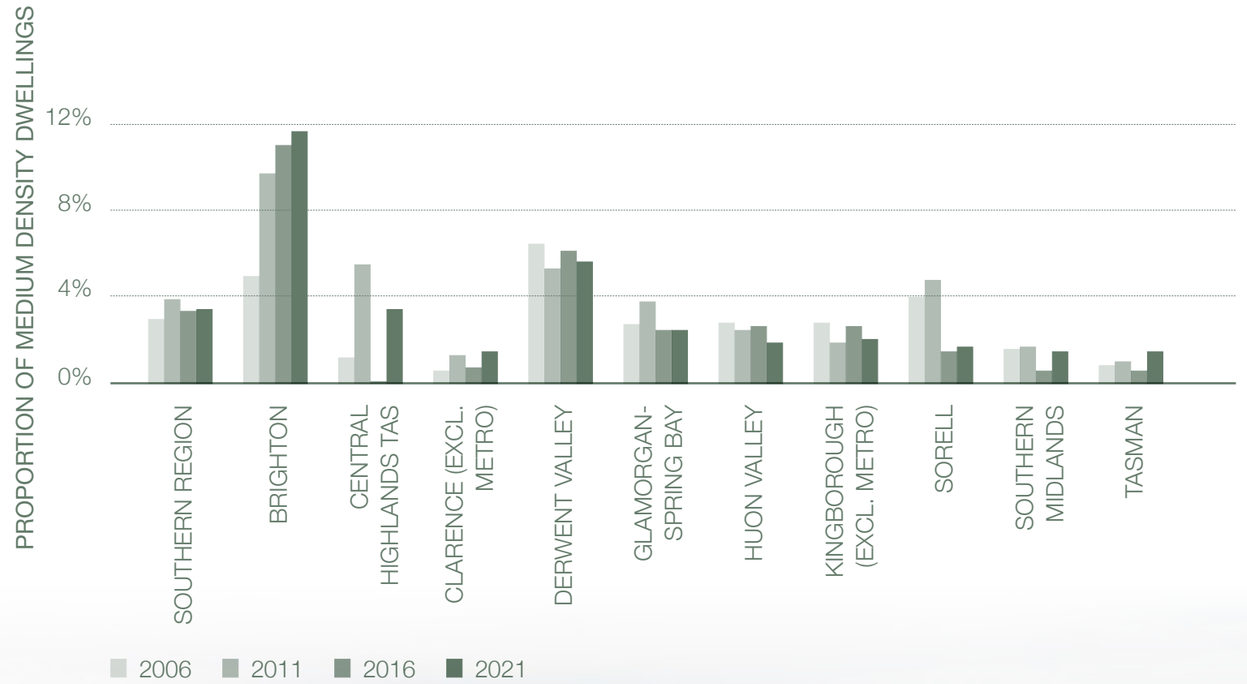
Population growth rate **2.9%** since 2016. The population has grown from **15,685** to **19,998**

Median age **35 years.** a younger population than Greater Hobart, where the median age is **39.1 years**

Annual median individual income **$36,410. 10.2%** lower that Greater Hobart

54.4% are occupied by couple families, **19.9%** are one parent families and **22.1%** are lone persons.

Separate house is the primary dwelling type with **88.9%** of Brighton residents living in this kind of dwelling structure.





5.0

5.2. DEMOGRAPHIC IMPLICATIONS

This section analyses key demographic findings and discusses the high level open space implications.



YOUNG POPULATION

Young populations seek active, adventure/risk-based and team pursuits; older residents seek more cultural pursuits and active but non-competitive pursuits.

An important consideration will be balancing the needs of older residents with the younger population to ensure that open space provision is multi-generational and enables equity of access.



LOWER MEDIAN INCOME

The wealthier an individual, household, or community, the greater the range of recreation opportunities that can be afforded. Low median income requires careful consideration of free/low-cost opportunities through provision of publicly accessible open space infrastructure.



HIGH PERCENTAGE OF ONE PARENT FAMILY HOUSEHOLDS

The more lone parent and single person households, the higher demand for social gathering opportunities to combat isolation and mental health concerns. Considering options for community informal gathering spaces in open space provision will be essential in this context.



INCREASE IN MULTIPLE DWELLING HOUSING

The more lone parent and single person households, the higher demand for social gathering opportunities to combat isolation and mental health concerns. Considering options for community informal gathering spaces in open space provision will be essential in this context.



POPULATION GROWTH

The projected population growth will lead to an expansion of urban areas into areas that are not currently serviced by open space. Considering options for open space in new residential areas and ensuring that it links to the existing open space network will be critical for these new communities.

5.3. OPEN SPACE & RECREATION TRENDS

The BSIP provided a useful analysis of sport and recreation trends based on various studies and published data from ABC, CSIRO and the Australian Sports Commission. Below is a summary of participation, planning, design and management trends that have implications for open space planning and provision.

- Organised sport is generally static but there is growing demand for more social forms of participation
- Preference for “turn up and play” activities with minimal volunteering commitments
- Continuous growing popularity of self-directed activities like walking/running, fitness, riding, mountain biking, bush walking and outdoor recreation
- Strong emergence of some activities in response to inclusion in the Olympics, changing structures by traditional sports
- The rise of lifestyle, adventure and alternative sports, which are particularly popular amongst younger generations
- The rise of personal trainers and fitness means an increased use of public spaces for organised or led activity
- Increasingly multi-cultural society desiring greater variety of recreation activities reflecting a wide range of interests and new activities
- Shift from predominantly weekend and early evening participation to weeknights, days, work hours and early mornings
- Sport and recreation can help achieve mental and physical health, crime prevention, social development, and international cooperation objectives.

6.0 STRATEGY FRAMEWORK

6.1. VISION

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

6.2. 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

6.3. 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.

6.0

6.4. OPEN SPACE HIERARCHY

The open space hierarchy is based on the catchment of users, the size of the space and the actual facilities provided. The hierarchy includes publicly accessible land managed by Council, but excludes non-Council managed Crown Land, restricted or private open space such as streetscapes, golf courses, or built recreation centres.

The level of hierarchy applied provides an indication of the role the open space is expected to perform and thereby, the size of the site and the scale and quality of the amenities, services and other resources which could be expected to be provided.

The strategy adopts a new hierarchy than what is used in the OSS 2012 and BSIP to better recognise that open space under 1ha (e.g Childs Drive) and open space over 1ha serve different purposes. The new hierarchy aligns with more contemporary open space planning documents such as the Victorian Planning Authority Metropolitan Open Space Network 2017.





TABLE

OPEN SPACE	CATCHMENT	SIZE	CHARACTERISTICS
LOCAL	400m Serves one to two blocks to one suburb	Up to 1ha	**Purpose:** Small parks within residential areas for daily use. **Examples:** Pocket parks, small reserves, green corridors. **Facilities:** Benches, shade trees, small playgrounds, walking paths
NEIGHBOURHOOD	800m Serves one or more suburbs	1ha - 5ha	**Purpose:** Medium-sized parks serving local communities. **Examples:** Suburban parks, shared green spaces, sports ovals. **Facilities:** Playgrounds, seating, small sports fields, picnic areas.
DISTRICT	1200m Serves more than one suburb or whole LGA.	5-15ha	**Purpose:** Larger recreational spaces catering to multiple suburbs. **Examples:** Large sports reserves, waterfront promenades, major urban parks. **Facilities:** Playgrounds, sports fields, skate parks, dog parks, community gardens.
REGIONAL	Up to 15km Multiple LGAs	15ha+	**Purpose:** Large parks serving entire metropolitan areas or cities. **Facilities:** Extensive walking/bike paths, sports fields, large picnic areas, cultural/ historical sites

6.0

6.5. TYPOLOGY

Typology defines the role and purpose of each POS and provides guidance on infrastructure and facilities required within them. Each type may provide functionality at various levels in the hierarchy.

The Tasmanian Open Space Policy and Planning Framework (2010) system provides a framework that is practical and was proposed in Council's existing OSS 2012 and BSIP. The proposed classification of open space types are:

TYPE	DESCRIPTION
PARKS Examples: • Bridgewater Parkland, Bridgewater • Cris Fitzpatrick Park, Gagebrook • Childs Drive Park, Old Beach • Swan Park, Herdsmans Cove	Consist of facilities such as playgrounds, halls, gardens, BBQs, and toilets that encourage informal recreation. They usually support activities such as play, walking, cycling, ball games, picnics, dog exercise, sightseeing, social and cultural events, artistic activities, and relaxation.
OUTDOOR SPORTS VENUE Examples: • Pontville Regional Sporting Complex, Pontville • Weily Park, Bridgewater • Lennox Park, Old Beach • Ted Jefferies Memorial Park, Brighton	Open spaces designated for active, competitive sports and recreation. They include sports grounds, outdoor courts, and pools. These venues may have additional amenities like community halls, club rooms, management buildings, toilet/change facilities, informal gardens, and trails and pathways. Connectivity to residential and community services is integral to facilitating active transportation.
LANDSCAPE & AMENITY Examples: • Green Point Peninsula, Bridgewater • Lot 628 Lamprill Circle, Herdsmans Cove	These spaces include areas that warrant reservation and protection ahead of use for other purposes. They may also have natural or cultural significance and provide unstructured recreation opportunities.
LINEAR & LINKAGE Examples: • East Derwent Highway shared paths • McShane Road, Bridgewater	Linear open spaces include cycling, pedestrian pathways, and trails that the public and wildlife can access. They can link to other open spaces or places of activity, such as shops and schools. These spaces consist of small pathways linking to public venues, mainly designed for active transport connections.
FORESHORE & WATERFRONT Examples: • Derwent River foreshore • Jordan River	Foreshore and waterway open spaces consist of estuaries, foreshores, beaches, creeks, and rivers. They serve diverse purposes, including recreation, transport, water quality management, and habitat protection. They play a crucial role in climate change adaptation, such as buffering rising sea levels from residential areas and mitigating storm surge impacts.
CONSERVATION & HERITAGE Examples: • Army Camp/Remembrance Park - Brighton Road, Brighton • 362 Brighton Road, Pontville.	Conservation and Heritage spaces, like National Parks and State Forests, prioritise preserving natural and cultural values. They allow informal, nature-based recreation and require management plans for sustainable use and monitoring.
UTILITIES AND SERVICES Examples: • Lot 2 Melinda Court, Brighton • Transmission Line easement, Gage Road to Plymouth Road, Gagebrook	These spaces include road reserves, flood management areas, water catchments, road development, utilities easements (power, water, gas), and environmental nuisance abatement zones.
POTENTIAL OPEN SPACE Examples: • Morrisby Road foreshore, Old Beach • Gage Brook, Old Beach • Burrows Avenue, Brighton	Potential open spaces are the sites reserved to meet the community's future needs. They may progress into one of the above open space types or be considered for sale or development in the long term.

6.0

6.6. GAP ANALYSIS

One of the hallmarks of a good neighbourhood is its walkability, including walkable access to open space. The strategy maps entry points of open space, with good walkability considered as access to a local-level park within a 400m (5-minute walk) radius and an 800m (10-minute walk) radius to a high-quality Neighbourhood, District or Regional-level park. Areas that fall outside this distance are identified as gaps in open space provision.

The gap analysis considers all open spaces typologies excluding “Linear and Linkage” and “Utilities and Services”.

The OSS also considers the quality of the available open space and whether it has the necessary infrastructure and amenities for it to be considered fit for purpose. The quality of the open space has been considered using a traffic light system as per below:

- Low quality – Generally has no infrastructure, landscaping and/or natural values or needs major upgrades. Fails to meet the OSS principles.

- Medium quality – Has some infrastructure, landscaping and/or natural values , but may be getting outdated and tired. Meets some of the OSS principles.

- High quality – Has well-maintained and contemporary landscaping and/or natural values , playground facilities and associated infrastructure. Meets all or most of the OSS Principles.

The Strategy provides actions for addressing identified gaps in both access to and quality of open space. Actions are prioritised having consideration of other open spaces available in the area. For example, an area that has no access to open space will be prioritised over an area that has access to high quality open space within 800m.



7.0

SUBURB ANALYSIS

7.1. OVERVIEW

The below sections provide an overview of open space in each urban suburb within the Brighton LGA and includes:

- Overview;
- Demographics;
- Open space statistics;
- Opportunities and issues; and
- Priority actions.

A more detailed analysis of each open space parcel that Council owns and/or manages can be found at Appendix **A.0**. This detailed analysis includes actions for each parcel of open space that may not be considered a priority, but identifies its future use and function to provide strategic direction as required.

7.0

7.2 BRIDGEWATER

AT A GLANCE...



4,142 estimated residential population, **31.6 years** median age & **19.1%** Aboriginal & Torres Strait Islander population



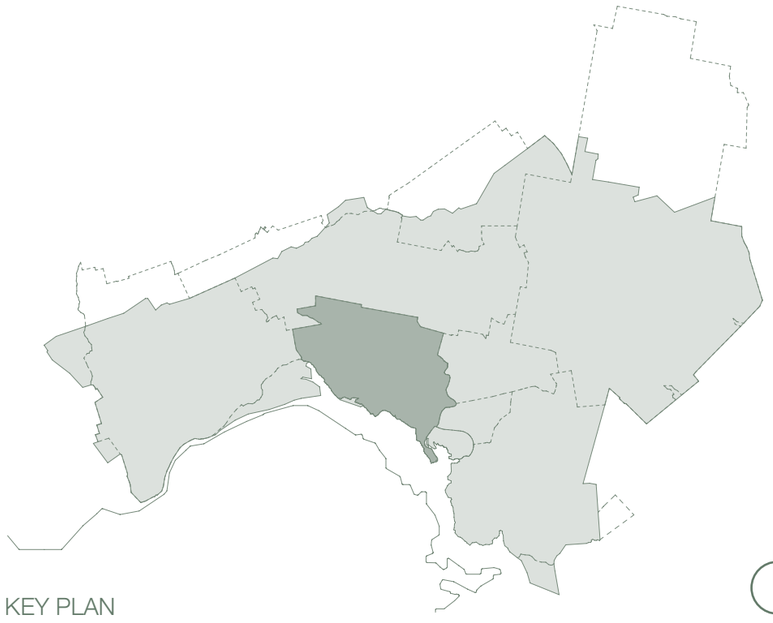
$45,900 annual median household income, **-43.5%** variation from greater Hobart average & **33%** low to no income household



34.9% couple families, **31.2%** one parent families & **28.6%** lone person



18.9% owned outright, **19.9%** owned with a mortgage & **60.3%** rented



KEY PLAN

OVERVIEW

Bridgewater has a population of 4,142 and is the major activity centre for the Brighton LGA. Bridgewater is located on the Derwent River foreshore and a network of gravel foreshore walking trails. In recent years, a large amount of work has been done on developing the Bridgewater Parklands and this District Level park provides good open space access to residents in the western part of Bridgewater.

The gap analysis shows that access to quality open space in the residential area in the north of Bridgewater is poor. However, a park on Shoobridge Road is under construction and will provide a much needed quality open space area. Residents in the south-east of Bridgewater have excellent access to foreshore walking trails and Green Point peninsula, but the area lacks playground infrastructure.

Accessibility to open space for residents in northern Bridgewater is made worse by the East Derwent Highway acting as a barrier. Similarly, Weily Park, which is the major sporting facility in Bridgewater, is difficult to access as the Midland Highway acts as a barrier. Further, there is potentially an oversupply of open space in the area adjoining the east of the Midland Highway.

The majority of growth within Bridgewater is planned to occur west of the Midland Highway along Boyer Road. Open space provision in the planning of this growth precinct will be an important consideration. There will be opportunities to connect the growth precinct to the foreshore which has been opened up by the Bridgewater Bridge Project.

Provision of open space in the rapidly growing Brighton Hub is also an important consideration so that workers and visitors to the area have opportunities for passive recreation.

The BSIP provides the following analysis for open space and recreation in the area:

- There is likely to be an increased demand for 'health and fitness' related activities for this community, paying particular reference to its age profile and high single-parent/ lone-person households. Days of playing sport are over but wanting to keep fit for life and general health and wellbeing is on trend for this demographic.
- Adding to this is considerations of comparative disadvantage amongst the community, driving demand for freely accessible public infrastructure to support health and wellbeing.
- Provision of outdoor exercise equipment, running loops (with distance markers etc.) and path/ trail networks will be valued by the community. Consideration of aquatic/gym-based provision for this community will also be important.

OPEN SPACE STATISTICS



52.3 ha open space



27 open space parcels



1 sports reserve



5 Playgrounds

7.0



OPPORTUNITIES

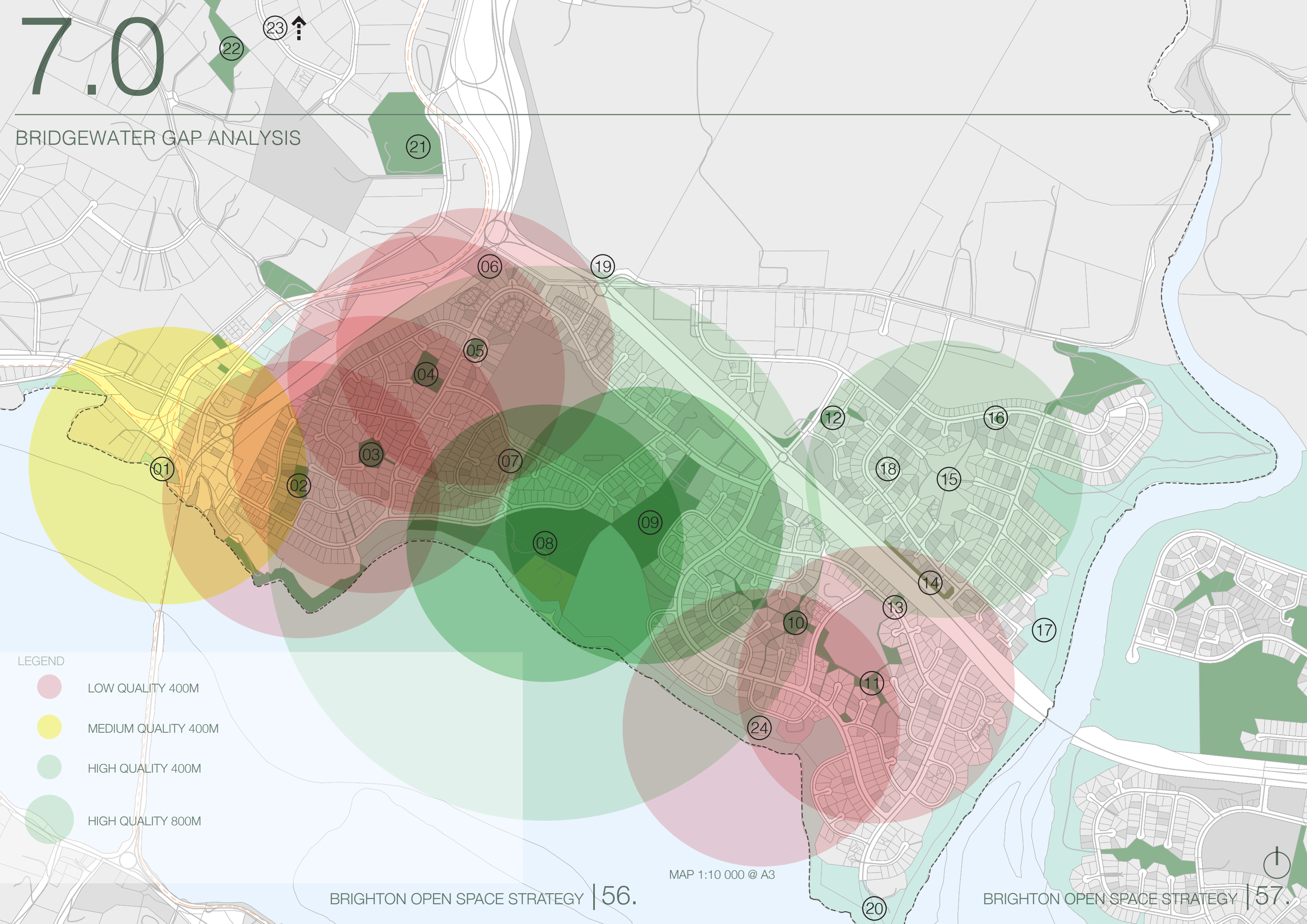
- Improve connectivity between the Bridgewater commercial area and the foreshore by installing the spine pathway as part of the Bridgewater Parkland Master Plan.
- The Bridgewater Bridge development will open additional foreshore land that could improve access to foreshore trails and parklands if developed in accordance with the Bridgewater Waterfront Master Plan.
- Providing connectivity between the Bridgewater Parklands and Bridgewater Waterfront will improve the quality of movement and enable greater variety in open space experiences.
- Planning and development of the growth area along Boyer Road will provide opportunity for strategic open space acquisition and development. This could include bushland on Cove Hill to allow people to immerse themselves in nature and encourage bush play.
- Establishing a pathway connecting west and north Bridgewater to the open spaces in the south can improve public accessibility and increase recreation opportunities.
- If land is rezoned for urban densities and subdivided along Cobbs Hill Road, connectivity to the Brighton Hub along Ashburton Creek could be provided to improve walkability, access and encourage passive recreation opportunities.
- An oversupply of small, low quality open space areas in West Bridgewater could provide for one or more of the spaces to be rezoned and developed and one of the spaces enhanced.
- There is an opportunity to collaborate with local community and Aboriginal groups, to restore larger open space areas, such as Greenpoint Peninsula, to pre-colonial ecosystems and become a place to connect people to land and celebrate the Traditional Owners and cultural heritage.
- There is underutilised open space at the Jordan River Learning Federation Complex that could be enhanced for community use.
- Extensive tree planting and landscaping for cooling, nature connection, water sensitive urban design, and the provision of habitat and biodiversity.

CHALLENGES

- Supply and access to playgrounds in the north-east and south-east of Bridgewater is poor and opportunities to address this issue should be pursued.
- Poor access to Weily Park (Site 21)which is the only outdoor sports ground in the suburb.
- There are no civic open space areas in the Cove Hill activity centre.
- Anti-social issues associated with internal pathways and poorly located open space at sites 10 & 11.
- Shortfall of open spaces in the growth area along Boyer Road.
- Midland and East Derwent Highways create a barrier to pedestrian connectivity between public open spaces.
- The Brighton Hub requires amenity improvement to support high quality growth.
- Low tree canopy cover across the suburb.
- Foreshore trails are underutilised, and some are in poor condition.
- Consistent incidence of tree vandalism resulting in the destruction of public trees that impact on Council's time and resources and public safety.

7.0

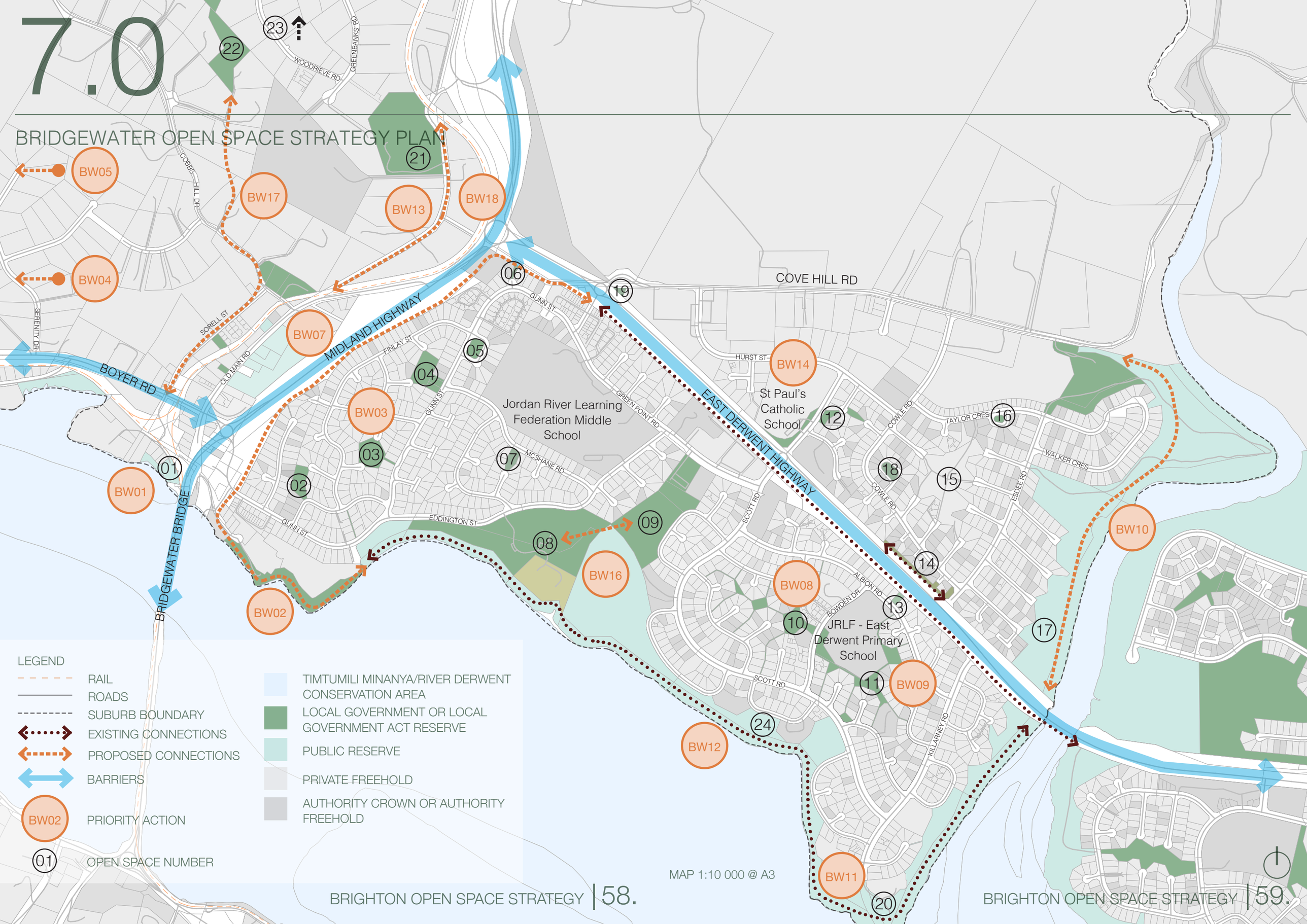
BRIDGEWATER GAP ANALYSIS



MAP 1:10 000 @ A3

7.0

BRIDGEWATER OPEN SPACE STRATEGY PLAN



LEGEND

- RAIL
- ROADS
- SUBURB BOUNDARY
- EXISTING CONNECTIONS
- PROPOSED 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

7.0

BRIDGEWATER

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY
01.	Bridgewater Waterfront Park	Local	Foreshore & Waterway	Low
02.	Warruga Park	Local	Park Potential Infill	Low
03.	Finlay Park	Local	Landscape & Amenity	Medium
04.	Gunn Street	Local	Park	Low
05.	Gunn Circle	Local	Park Potential Infill	Low
06.	Gunn Link	Local	Linear & Linkage	Low
07.	McShane Link	Local	Linear & Linkage	Medium
08.	Bridgewater Foreshore Park	District	Park Foreshore & Waterway Linear & Linkage	High
09.	Bridgewater Community Parkland	District	Park	High
10.	Bowden Park	Local	Park Linear & Linkage	Low
11.	Ringwood Drive	Local	Linear & Linkage Potential Infill	Low

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY
12.	O'Loughlin Link	Local	Linear & Linkage	Medium
13.	Albion Link	Local	Linear & Linkage	Medium
14.	Hebe Link	Local	Linear & Linage	Medium
15.	Shoobridge Park	Local	Open Space	High
16.	Taylor Circle	Local	Landscape & Amenity	Medium
17.	Jordan River Foreshore Trail	Local	Waterway & Foreshore	Low
18.	Oakwood Court	Local	Landscape & Amenity	Medium
19.	Cove Hill Gateway	Local	Landscape & Amenity	Low
20.	Green Point Peninsula	District	Foreshore & Waterway Landscape & Amenity Conservation & Heritage	Medium
21.	Weily Park	Neighbour-hood	Outdoor Sports venue	Medium
22.	Ashburton Creek Trail	Local	Linear & Linkage Potential Open Space	Low
23.	Brighton Hub Rest Stop	Local	Potential Open Space	Low
24.	Barton Crescent	Local	Park Waterway & Forehore	Medium

7.0

PRIORITY ACTIONS

SHORT 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 (3-5 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 with consideration of an underpass, particularly if upgrades to the East Derwent Highway and Midland Highway are proposed.

7.0

7.3 GAGEBROOK & HERDSMANS COVE

AT A GLANCE...



2,776 estimated residential population, **28.1 years** median age & **25%** Aboriginal & Torres Strait Islander population



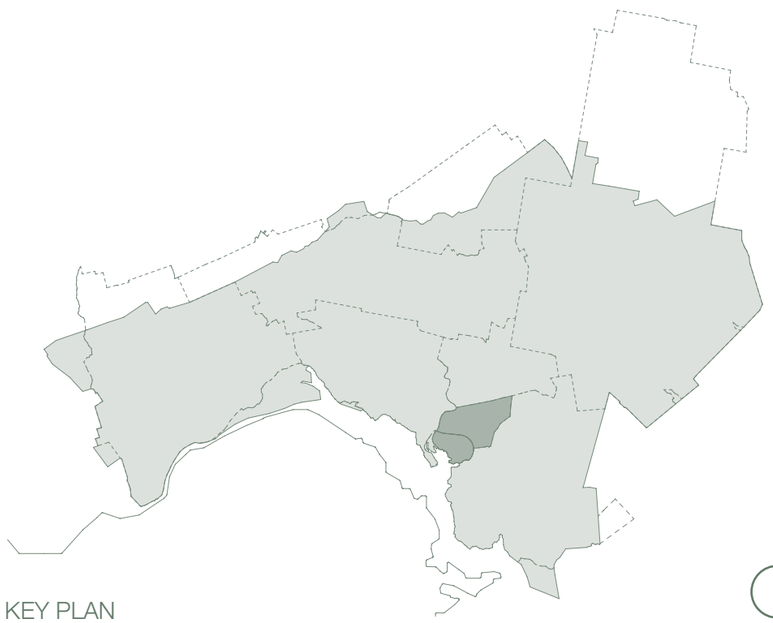
$46,360 annual median household income, **-42.9%** variation from greater Hobart average & **32.5%** low to no income household



33.1% couple families, **36.8%** one parent families & **24.6%** lone person



9.2% owned outright, **18.2%** owned with a mortgage & **72.2%** rented



KEY PLAN

OVERVIEW

Gagebrook and Herdsmans Cove has 2,776 residents and has the youngest population in the Brighton LGA with a median age of about 28 years. The two suburbs have a median household income that is 42.9% lower than the Greater Hobart average, indicating that the area is characterised by disadvantage.

The majority of the open space areas in Gagebrook and Herdsmans Cove were acquired through residential subdivisions when the social housing estates were first developed. The majority of these are poorly located and with minimal street frontage to allow for passive surveillance.

Public open space is well dispersed throughout these suburbs, but are spatially disconnected by the East Derwent Highway, which offers only a few pedestrian and vehicle crossing points. This spatial disconnection greatly impacts the access between Gagebrook and Herdsmans Cove.

Recent upgrades to Swan Park, Herdsmans Cove and Cris Fitzpatrick Park, Gagebrook have provided much needed high quality open space in both suburbs. Recent upgrades to shared trails along the East Derwent Highway and connections to Cris Fitzpatrick Park have assisted in improving access and connectivity between the two suburbs and to Bridgewater. The foreshore trails, along the Derwent and Jordan Rivers, provide recreation opportunities for Herdsmans Cove residents.

Cove Creek Oval is located in Gagebrook and provides the only sporting facility outside of the small ovals in the two primary schools. Cove Hill Oval has minimal infrastructure and is poorly utilised.

The gap analysis indicated that these suburbs consist of the highest number of low-quality open spaces that are underutilised and unattractive. Also, an oversupply of three open spaces is identified in Gagebrook North (Sites 3, 4 & 6), which are all within the radius of a Neighbourhood level park and are of low quality, providing low community value.

Cris Fitzpatrick Park services the majority of Gagebrook with quality open space except for the residential area near the Council offices and in the north-west. Herdsmans Cove has poor access to quality open space except in the south of the suburb.

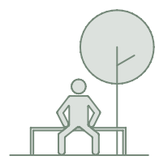
The BSIP provides the following analysis for open space and recreation in the area:

- Celebrating its status as the youngest population in Brighton, those under 35 are a key sport playing demographic, so formal sporting facilities will likely be in demand locally.
- Adding to this is considerations of comparative disadvantage amongst the community, driving demand for freely accessible public infrastructure to support health and wellbeing.
- It should be considered that the provision of assets to support more active youth focused pursuits, such as outdoor ball courts, skate/bmx facilities and similar will be in demand, while consideration of alternative public access facilities, such as tennis courts not aligned to club use, could be advocated to support this community.

OPEN SPACE STATISTICS



34ha open space



20 open space parcels



1 sports reserve



5 Playgrounds

7.0



OPPORTUNITIES

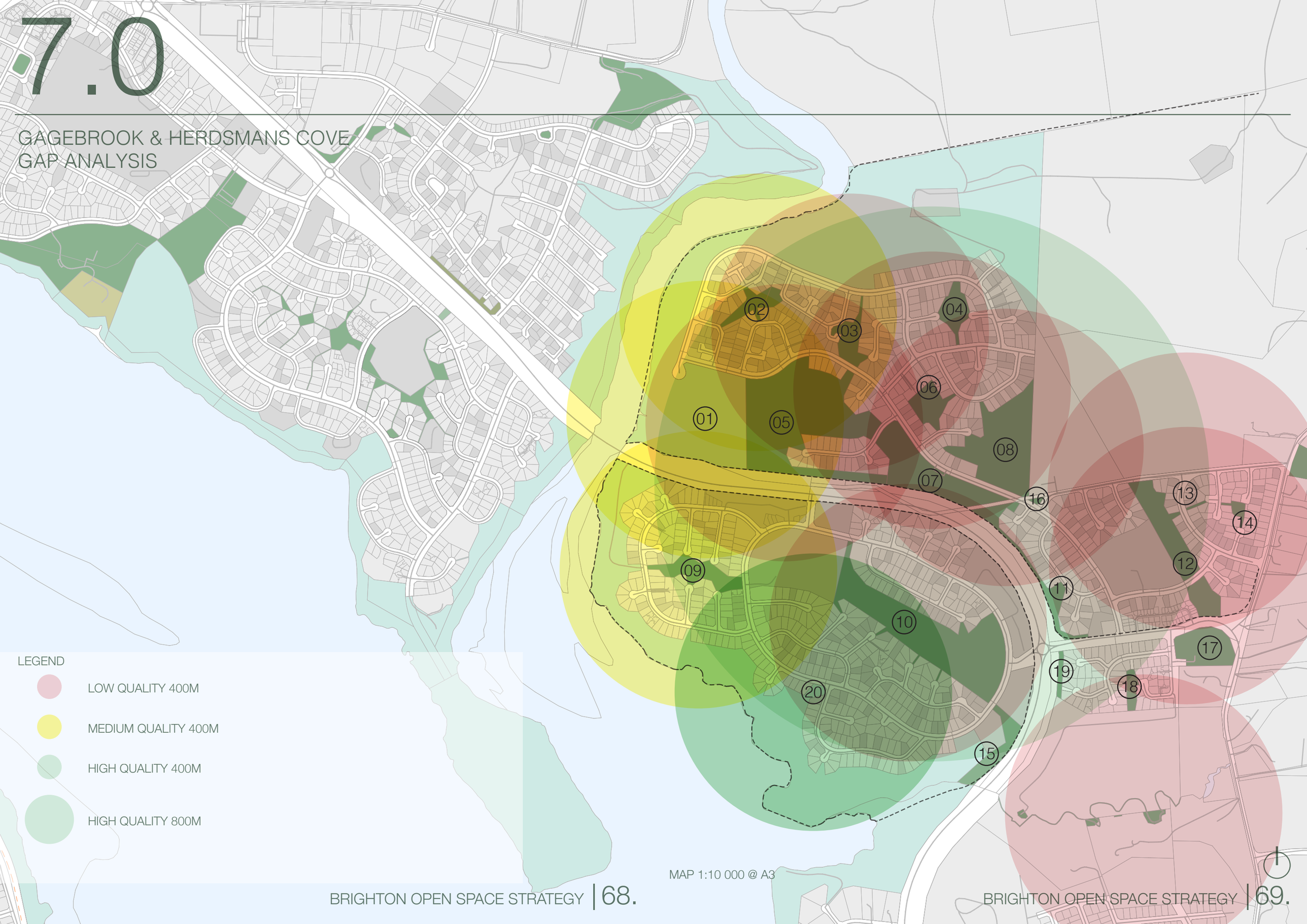
- There are opportunities to improve access into residential areas from the East Derwent Highway shared paths, such as providing path connections to Guilford Crescent and Tivoli Green Estate.
- Provision of a pathway to connect the foreshore trail from Herdsmans Cove to Old Beach will improve the recreational offering.
- The State Government are undertaking a review of the East Derwent Highway corridor. There is an opportunity to advocate for:
    - The creation of an improved pedestrian connection between Laurence Place, East Derwent Highway and Lamprill Circle to improve accessibility; and
    - Improved pedestrian crossings at the Gage Road/Lamprill Circle/East Derwent Highway roundabout.
- The JRLF Herdsmans Cove Primary School has recently received a grant for improved nature-based play facilities and there may be opportunities to allow use outside of school hours.
- Enhancing the sporting facilities at Cove Creek Sports Ground and improving connections will provide improved access to sport and recreation facilities.
- An excess of low quality open space provides an opportunity for some infill development.
- Increase vegetation cover in order to reduce urban heat vulnerability and reinstate endemic species and encourage rehabilitation.

CHALLENGES

- There is an oversupply of low-quality open space areas in north Gagebrook around Deak Street.
- There are a significant number of low-quality open spaces that offer limited play experience and do not meet open space principles.
- The East Derwent Highway creates barriers to public open spaces, particularly from Herdsmans Cove to the high-quality Cris Fitzpatrick Park
- Limited opportunities for sport and recreation.
- Low tree canopy cover across the suburb.

7.0

GAGEBROOK & HERDSMANS COVE GAP ANALYSIS



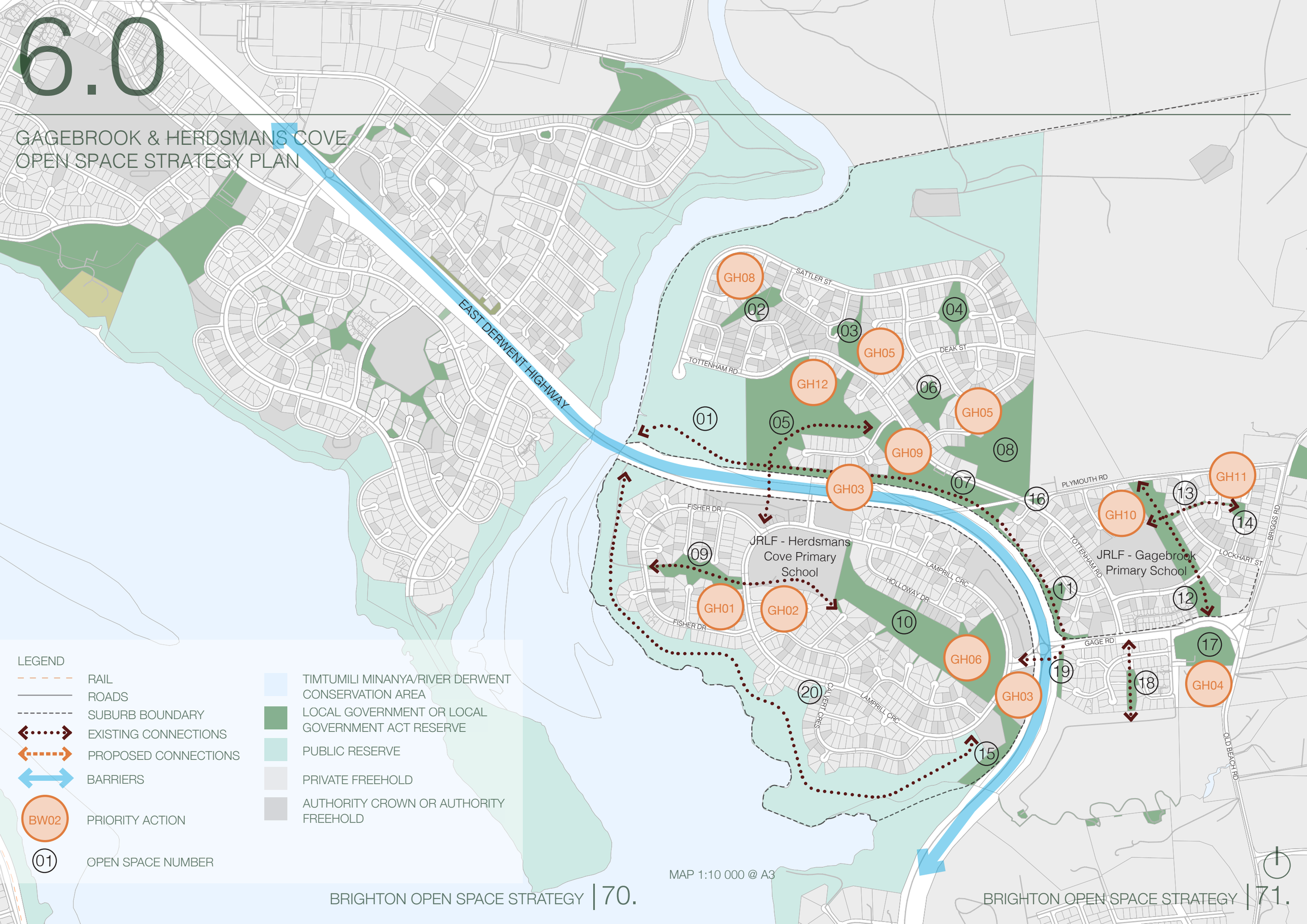
LEGEND

- LOW QUALITY 400M
- MEDIUM QUALITY 400M
- HIGH QUALITY 400M
- HIGH QUALITY 800M

MAP 1:10 000 @ A3

6.0

GAGEBROOK & HERDSMANS COVE OPEN SPACE STRATEGY PLAN



MAP 1:10 000 @ A3

7.0

GAGEBROOK & HERDSMANS COVE

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY
01.	Cove Creek Wetland	Local	Foreshore & Waterway	Low
02.	Veronica Park	Local	Park	Low
03.	Viola Crescent Park	Local	Landscape & Amenity Potential Infill	Low- Medium
04.	Sattler Street Park	Local	Landscape & Amenity	Low- Medium
05.	Cove Creek Oval	Neighbour-hood	Outdoor Sports Venue	Low
06.	Briar Crescent Park	Local	Landscape & Amenity Potential Infill	Low
07.	Cris Fitzpatrick Park	Neighbour-hood	Park	Medium - High
08.	Tottenham urban forest	Local	Landscape & Amenity Linear & Linkage	Medium
09.	Fisher Drive	Local	Linear & Linkage Park	Low
10.	Lamprill Circle Park	Local	Landscape & Amenity	Low
11.	Guilford Link	Local	Linear & Linkage	Medium
12.	Ashburton Corridor	Local	Utilities & Services	Medium
13.	Lockhart Link	Local	Linear & Linkage	Low
14.	Wiltshire Place	Local	Linear & Linage	Low
15.	Gage Brook wetland	Local	Waterway & Foreshore	Low
16.	N/A Road Reserve	Local	Utilities & Services	Low
17.	Brighton Council Offices	Neighbour-hood	Utilities & Services	Medium - High
18.	Barrob Link	Local	Linear & Linkage	Medium
19.	EDH Trail	Local	Utilities & Service Linear & Linkage	Low
20.	Swan Park	Local	Park	High

7.0

PRIORITY ACTIONS

SHORT 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 (3-5 YEARS)

GH03. Improve the pedestrian crossings of the East Derwent Highway at Lamprill Circle and Gage Road.

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.

GH05. Undertake community consultation for potential residential infill of Sites 3 & 6.

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.

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 HIghway shared paths.

GH08. Enhance landscaping and amenity at Sites 2 &14 in accordance with the Greening Brighton Strategy 2024-2033.

GH09. Continue to develop in accordance with Cris Fitzpatrick Park Master Plan and incorporate off-leash dog areas into Cris Fitzpatrick Park (Site 7) .

LONG TERM (5+ YEARS)

GH10. Extend pedestrian link through Site 12 to Plymouth Road and improve landscaping through the area.

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.

GH12. Improve facilities at Cove Creek Sports Oval (Site 5) in accordance with BSIP recommendation and investigate options to improve usage.



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7.4 OLD BEACH

AT A GLANCE...



3,620 estimated residential population, **40.9 years** median age & **4.4%** Aboriginal & Torres Strait Islander population



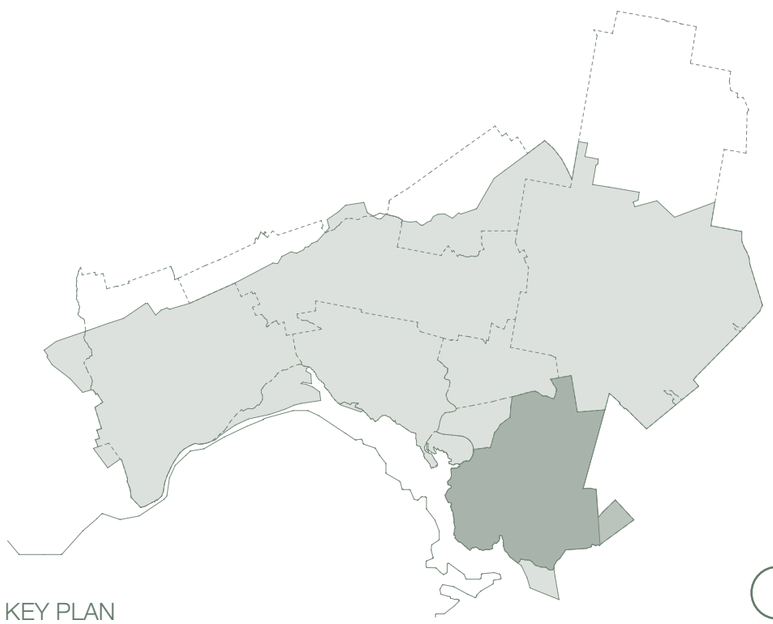
$94,300 annual median household income, **+16.1%** variation from greater Hobart average & **9.9%** low to no income household



68.4% couple families, **9.7%** one parent families & **20.0%** lone person



36.7% owned outright, **50.2%** owned with a mortgage & **12.1%** rented



KEY PLAN

OVERVIEW

Old Beach has a population of 3,620 and has a markedly older age profile than other suburbs in Brighton LGA. It also is socio-economically advantaged and the annual median individual income is 16% higher than the median income for Greater Hobart.

The Old Beach residential area was initially established along the Derwent River foreshore and generally provides larger homes with views to the Derwent River. The suburb now also includes the Tivoli Green development area in the north which encompasses a large greenfield site with the potential of more than 400 new lots, centred around a new open space area at the Gage Brook wetland which is yet to be completed.

Council has also recently rezoned a large area of rural living zoned land around Old Beach Road, Myna Park Road and Shelmore Drive for urban consolidation which will require open space provision.

The East Derwent Highway is a major barrier to pedestrian movement and access to open spaces.

The main open space facility in Old Beach is Lennox Park which includes a cricket oval, tennis courts, playground, skate park and dog park. The Old Beach foreshore track along the south of the suburb is one of Brighton LGA's most popular trails and includes threatened saltmarsh communities. Council are currently investigating expanding the foreshore trail further north.

The gap analysis shows two large gaps in open space provision for Old Beach, including the area around Blackstone Drive, and the Tivoli Green Estate.

Another gap has been revealed in South Old Beach near the foreshore. However, it is not considered as much of a priority given the proximity to the high-quality foreshore trail, Lennox Park, and jetty.

The BSIP provides the following analysis for open space and recreation in the area:

- The age profile indicates a strong demand for individualised, health focused activities that support wellbeing into the later stages of life. For example, tennis courts, path/ trail networks, outdoor exercise equipment, and high quality supporting park amenities (such as toilets, shade, and seating).
- Little to no public parks are available throughout the residential catchment.
- Emerging urban release area will have limited access to public open space and recreation assets.

OPEN SPACE STATISTICS



34.1ha open space



17 open space parcels



1 sports reserve



2 Playgrounds

7.0



OPPORTUNITIES

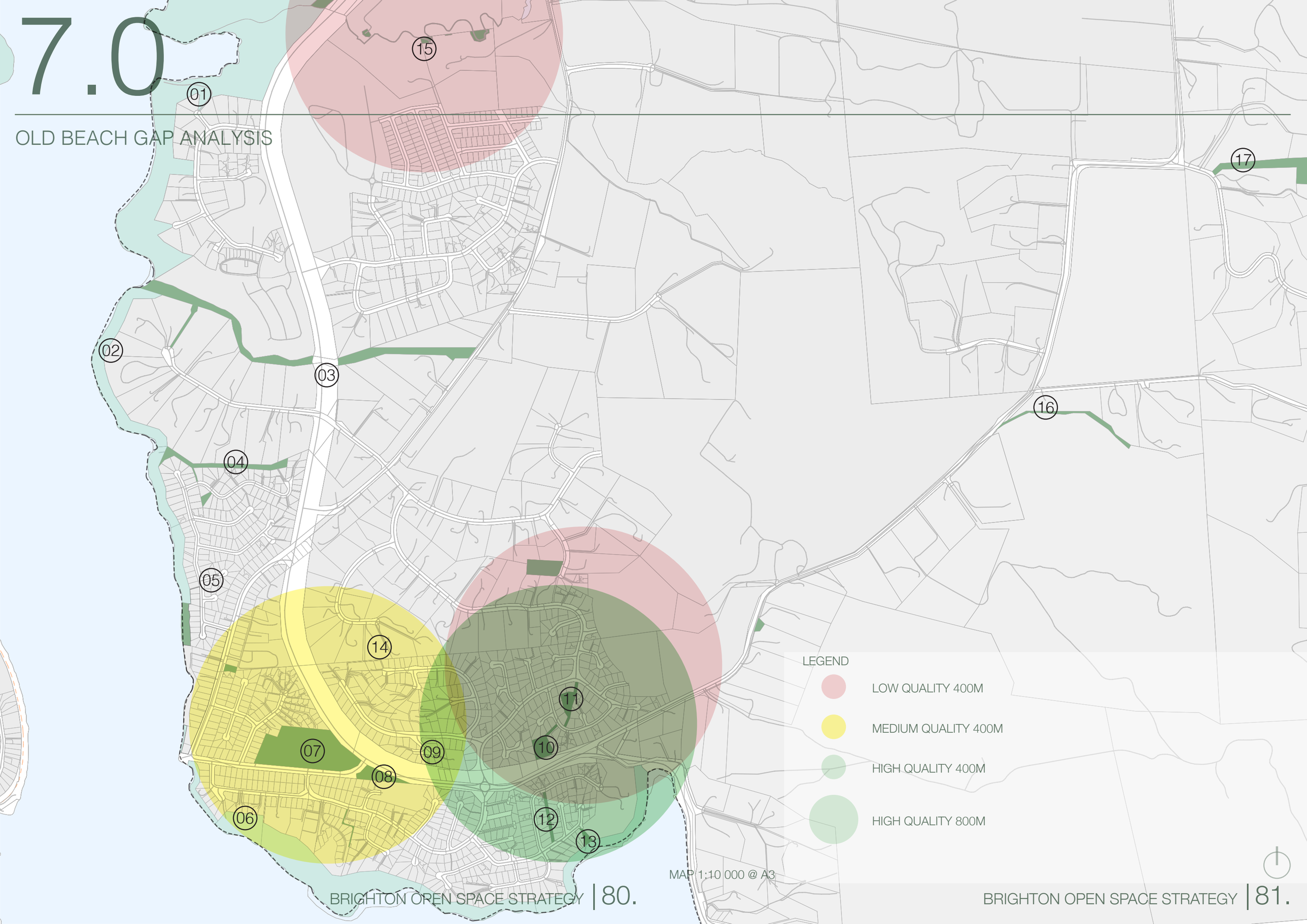
- Extending the foreshore trail from Old Beach to connect with the existing trail at Herdsmans Cove will provide a continuous foreshore walking track through all urban areas.
- Council will be provided with a significant open space area as Tivoli Green is developed and there is an opportunity to provide a high-quality Neighbourhood to District level park.
- As the remainder of Future Urban Zoned land is developed in Tivoli Green there is an opportunity to continue a trail along Gage Brook to Old Beach Road.
- There is an opportunity to provide a new hilltop park if the Clives Hill Quarry is developed.
- The State Government are preparing the EDH corridor study and there is an opportunity to improve the accessibility issues created by the East Derwent Highway. This includes;
    - continuing the pedestrian link along the East Derwent Highway from Gage Road though to Old Beach; and
    - improve pedestrian crossings at the Clives Ave roundabout and Riviera Drive/East Derwent Highway intersection to improve the accessibility issues created by the East Derwent Highway.
- The Lennox Park Master Plan could be updated to accommodate the changing needs of the park users.
- Improve tree canopy coverage to improve pedestrian amenity and comfort.

CHALLENGES

- The shortfall of local level parks in the south of Tivoli Green Estate and the southwest area in the vicinity of Morrisby Avenue and the foreshore.
- East Derwent Highway is creating a barrier to Lennox Park and the foreshore trail.
- Lennox Park oval is not a full-size oval which limits the number and level of cricket matches it can host.
- Increased impermeable surfaces and reduction in tree canopy due to the increase in housing.
- The disconnect between Tivoli Green and the remainder of Old Beach.
- Forecast coastal inundation and erosion of the public foreshore in southern Old Beach.

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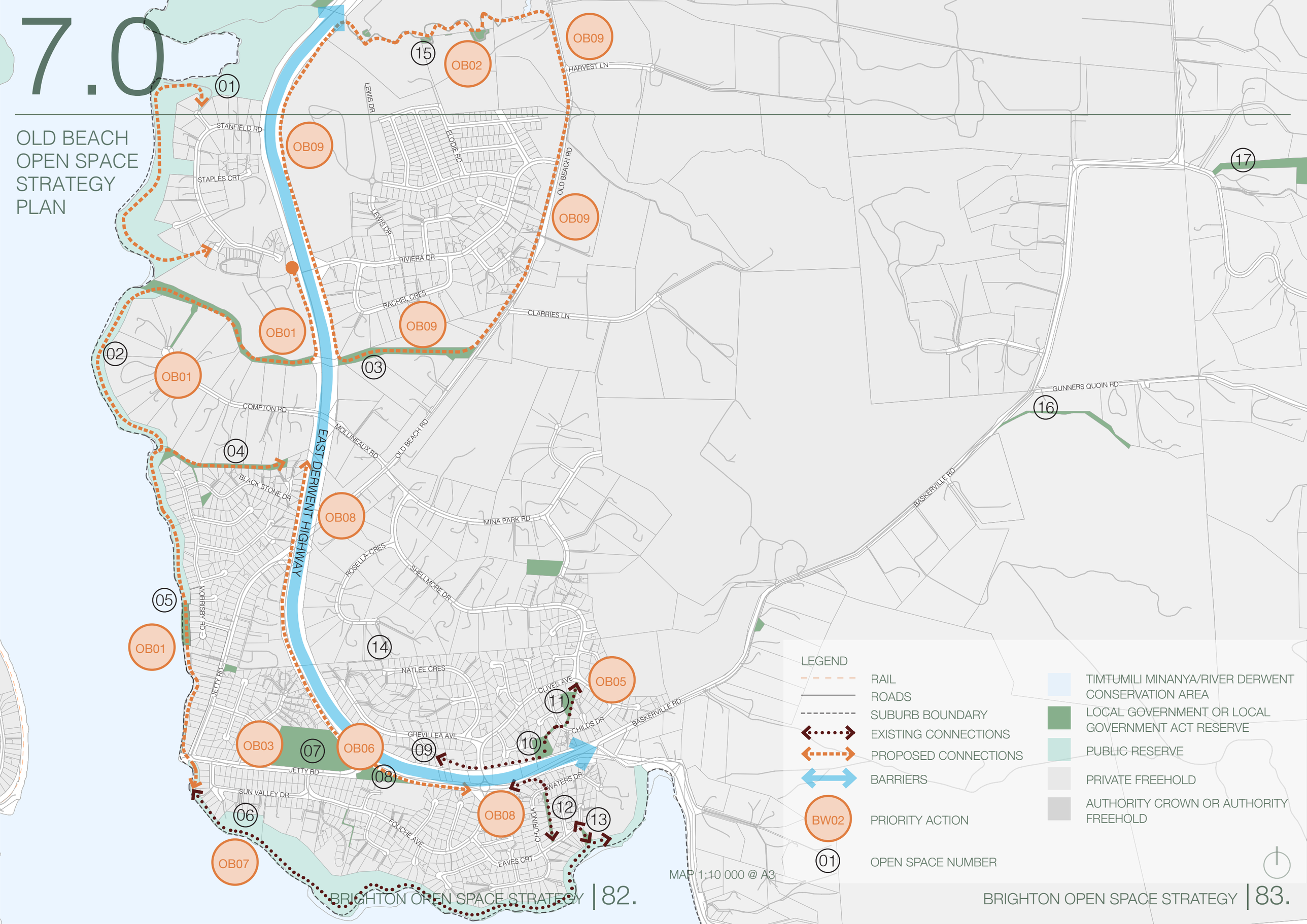
OLD BEACH GAP ANALYSIS



MAP 1:10 000 @ A3

7.0

OLD BEACH OPEN SPACE STRATEGY PLAN



MAP 1:10 000 @ A3

7.0

OLD BEACH

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY
01.	Stanfield Foreshore Trail	Local	Foreshore & Waterway	Medium
02.	Old Beach Foreshore Trail	Local	Foreshore & Waterway	Low
03.	Clarries Creek Trail	Local	Linear & Linkage Foreshore & Waterway	Low
04.	Old Beach Foreshore Trail	Local	Linear & Linkage	Low
05.	Old Beach Foreshore Trail	Local	Foreshore & Waterway	Low
06.	Old Beach Foreshore Trail	Local	Foreshore & Waterway	High
07.	Lennox Park	Neighbour-hood	Outdoor Sports Venue Park	Medium
08.	EDH Trail	Local	Utilities & Services Linear & Linkage	Medium
09.	Sandstone Pocket	Local	Landscape & Amenity	Low
10.	Childs Drive Park	Local	Park	High
11.	Clives Link	Local	Linear & Linkage	Low
12.	Eaves Link	Local	Linear & Linkage	Low
13.	Old Beach Foreshore Trail	Local	Linear & Linkage	Low
14.	Rosella Link	Local	Linear & Linkage	Low
15.	Tivoli Green	Local	Waterway & Foreshore	Medium

7.0

PRIORITY ACTIONS

SHORT 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 (3-5 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).

OB07. Continue to maintain the foreshore walking trail and enhance with landscaping, shelters and seating. Consider kayaking launching locations. Monitor impacts from coastal inundation and erosion.

OB08. Formalise walking trails along the East Derwent Highway and investigate suitable locations for safe pedestrian crossings, particularly near Old Beach Road and Clives Avenue

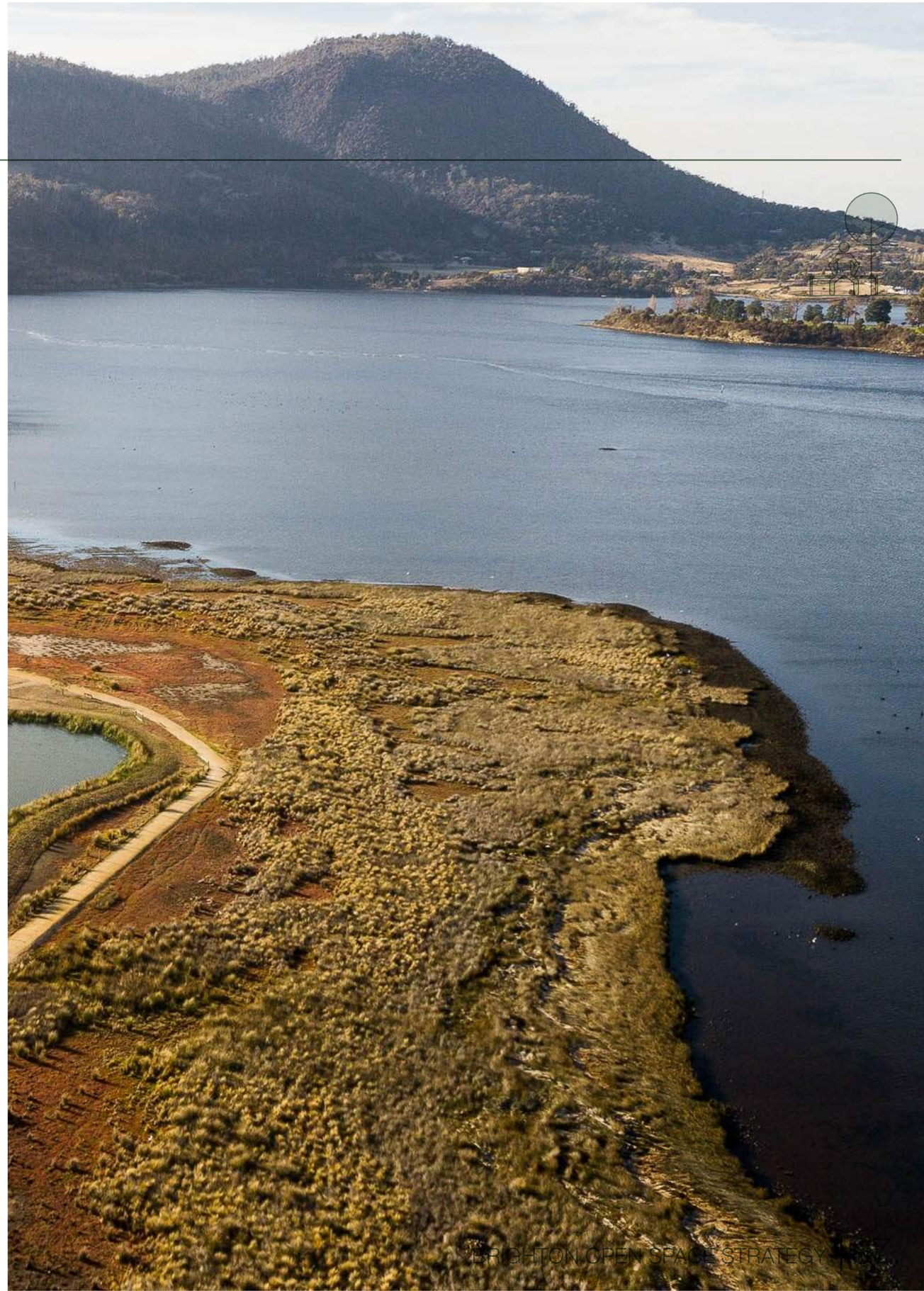
LONG TERM (5+ YEARS)

OB09. Investigate opportunities for providing a walking loop around Tivoli Green (e.g. Gage Rd> East Derwent Highway>Clarries Creek>Old Beach Road)

ONGOING OPPORTUNITIES

OB10. Investigate a suitable location for a full-sized oval.

OB11. Continue a trail along Gage Brook to Old Beach Road as future urban zoned land is developed.



BRIGHTON OPEN SPACE STRATEGY

7.0

7.5 BRIGHTON & PONTVILLE

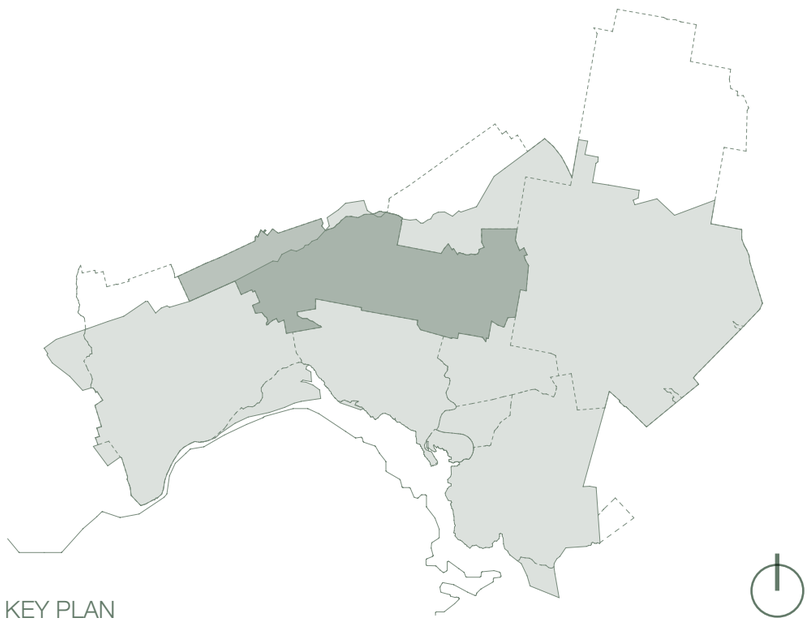
AT A GLANCE...

4,467 estimated residential population, **32.7 years** median age & **8.3%** Aboriginal & Torres Strait Islander population

$77,760 annual median household income, **-4.2%** variation from greater Hobart average & **15.5%** low to no income household

57.6% couple families, **17.2%** one parent families & **22.2%** lone person

24.6% owned outright, **50.5%** owned with a mortgage & **24.1%** rented



KEY PLAN

OVERVIEW

Brighton and Pontville has the highest population of the study areas, with 4,467 residents. The population is relatively young, with a median age of 32.7 years and has an average socio-economic character.

Brighton township has recently experienced rapid population growth and the development of a GP clinic, Brighton High School and shopping complex are expected to drive more demand for the housing supply as well as the open space network. A new park is currently under construction at the entrance to the shopping complex to provide Brighton with a civic heart.

Ted Jeffries Memorial Park is the main open space facility in Brighton township and consists of a playground, skate facility, soccer grounds and dog park. The soccer facilities and parking is currently being upgraded. Remembrance Park is Brighton LGA's main conservation and heritage open space with some smaller heritage parks located in the Pontville heritage village.

Other than the heritage village, Pontville is generally made up of larger rural living lots. Provision of open space for these properties is a lower priority than properties within the higher density general residential zoned areas of Brighton. However, Pontville contains important recreation assets including the Pontville Regional Sporting Complex which is Brighton LGA's only Regional level open space.

The Jordan River trail is just over 4km long and well utilised by the local community and connects the two suburbs, although there is a gap in the riverside trail along Ford Road.

The gap analysis shows that Brighton Township is generally well supplied with quality open spaces except for the southeastern side where it contains undeveloped open space parcels that provide poor accessibility. Implementation of the South Brighton Master Plan should assist in addressing open space provision gaps to the south of the township.

The residential area at the northern end of Jubilee Avenue also has poor access to public open space but is well located to Brighton Primary School.

The BSIP provides the following analysis for open space and recreation in the area:

- It should be considered that the provision of assets to support more active youth focused pursuits, such as outdoor ball courts, skate/bmx facilities and similar will be in demand, while consideration of alternative public access facilities, such as tennis courts not aligned to club use, could be advocated to support this community.
- Residents in flats and apartments rely heavily on public open space as 'breakout' areas away from home. This intensifies the demand on both the quantity of provision, but also importantly the quality of recreation and open space assets, their maintenance, and ability to withstand intensified use. This particularly extends to dog walking and dog park provision considerations.
- Sport and recreation is well provided for in Pontville Park/ Brighton Regional Sports Complex, Seymour St/ Ted Jeffries Memorial Park, Bowls Club, Tea Tree Golf Club and Brighton Racecourse offerings.

OPEN SPACE STATISTICS

97.6ha open space

25 open space parcels

2 sports reserve

4 Playgrounds

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OPPORTUNITIES

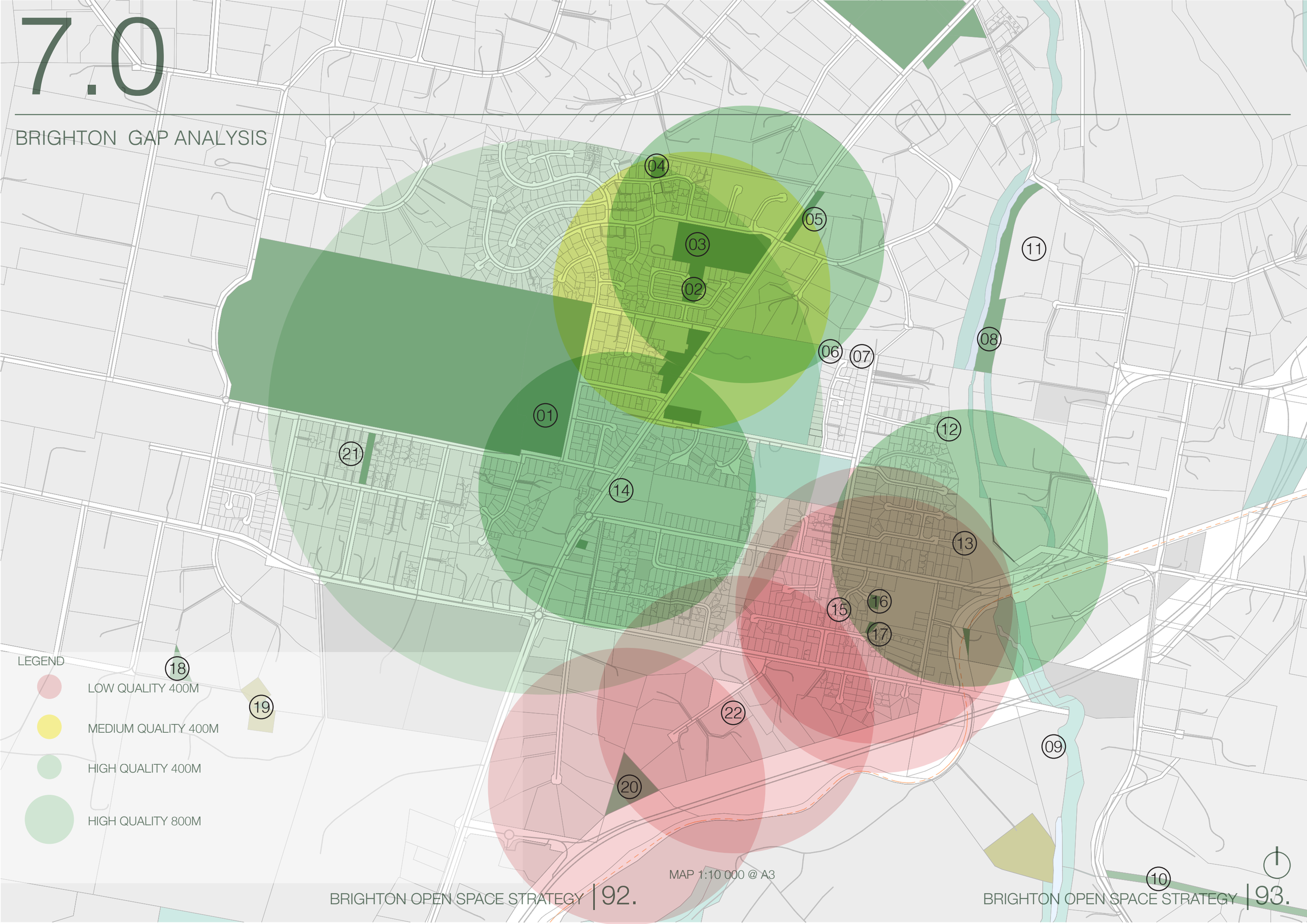
- The development of the South Brighton precinct provides opportunity for strategic open space acquisition and development.
- Explore opportunities to drive better utilisation of the Remembrance Park.
- Improving road and pedestrian network connectivity and landscaping between Ted Jeffries Memorial Park and the new Brighton High School. through the implementation of the Burrows Avenue Specific Area Plan.
- Opportunity to work with Department of Education, Children and Young People (DECYP) to improve access to facilities at Brighton Primary, the School Farm and new Brighton High School to improve open space access, including sport and recreation.
- Increased tree canopy cover across the suburb, particularly through the implementation of the South Brighton & Burrows Avenue Specific Area Plans.
- Connecting the gap in the Jordan River walking trail between Ford Road and Brighton Road would provide a continuous attractive trail for Brighton and Pontville residents
- There are opportunities to provide a Pontville trail network as a tourist attraction and for local recreation, including the old Apsley rail line.

CHALLENGES

- Lack of local-level parks and other varieties of quality open space provision on the eastern side of the township.
- High usage at Ted Jeffries Memorial Park playground putting pressure on playground facilities.
- Increase in the safety and maintenance issues due to the increased pressure on open space provision and quality.
- Limited opportunities for the youth to hang out and be engaged in young adult activities.
- Improve the pedestrian accessibility and movement around the village for all abilities and seating.
- Increase in urban heat island effects due to the increase in urban density and unit/ flat type developments.
- Low tree canopy cover across the suburb.

7.0

BRIGHTON GAP ANALYSIS



MAP 1:10 000 @ A3

7.0

BRIGHTON OPEN SPACE STRATEGY PLAN

GLEN LEA RD
LINDA AVE
WEST WOOD ST
CARTWRIGHT ST
MENIN DR
JORDAN DOWNS DR
BRIGHTON RD
SEYMOUR ST
RACECOURSE RD
DOWNIE DR
JUBILEE ST
BURROWS AVE
BRIDGE ST
MORRISON ST
ANDREW ST
ELDERSLIE RD
MADISON AVE
WILLIAM ST
DYLAN ST

BP01
BP02
BP03
BP04
BP05
BP06
BP07
BP08
BP09

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Jordan River Learning Federation School Farm
Brighton High School

LEGEND

- RAIL
- ROADS
- SUBURB BOUNDARY
- EXISTING CONNECTIONS
- PROPOSED 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

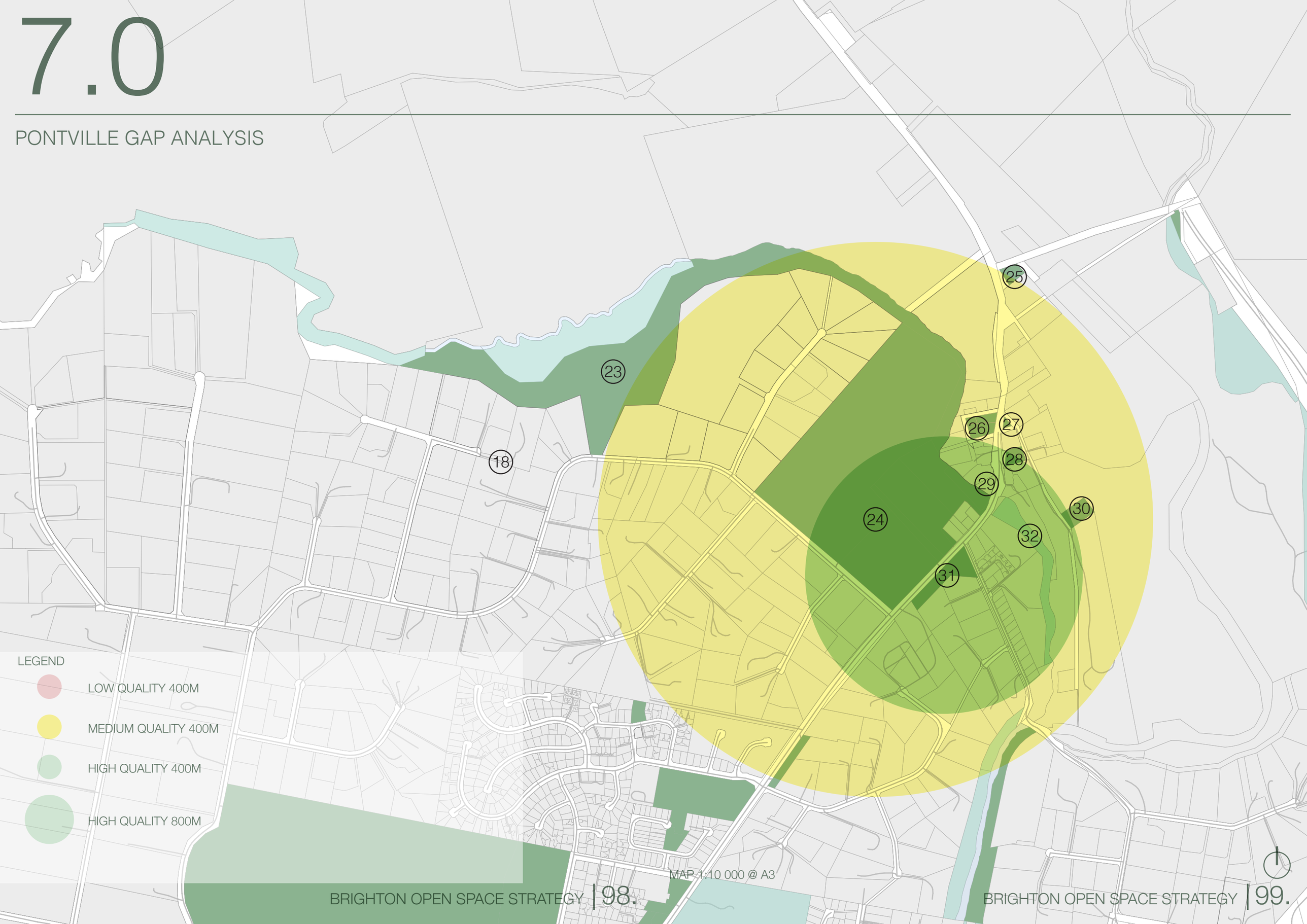
MAP 1:10 000 @ A3

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PONTVILLE GAP ANALYSIS



MAP 1:10 000 @ A3

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PONTVILLE OPEN SPACE STRATEGY PLAN



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BRIGHTON & PONTVILLE

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY
01.	Ted Jeffries Meomorial Park	District	Outdoor Sports venue Park	Medium - High
02.	Dollery Park	Local	Landscape & Amenity	Medium - High
03.	Remembrance Park	Neighbour-hood	Conservation & Heritage	High
04.	Lille Street Park	Local	Utilities & Services	Low
05.	Brighton Road weighbridge	Local	Utilities & Services	Low
06.	Fredrick Drive Link	Local	Potential Open Space	Low
07.	Fredrick Drive Link	Local	Potential Open Space	Low
08.	Jordan River Foreshore Trail	Local	Waterway & Foreshore	Medium
09.	Nil	Local	Waterway & Foreshore	Low
10.	Nil	Local	Landscape & Amenity	Low
11.	Ford Road Nature Reserve (Crown)	Local	Conservation & Heritage	Low - Medium
12.	Creed Link	Local	Landscape & Amenity	-
13.	Palonia Park	Local	Park	High
14.	Brighton Town Square	Local	Park Linear & Linkage	High

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY
15.	Andrew St Link	Local	Linear & Linkage	Medium
16.	Phemie Court Link	Local	Utilities & Services	Low
17.	Melissa Street Park	Local	Linear & Linkage	Low
18.	Lot 100 Una Ct	Local	Conservation & Heritage	Low
19.	Lot 101 Elderslie	Local	Utilities & Services	Low
20.	South Brighton detention	Local	Utilities & Services	Low
21.	Burrrows Link	Local	Linear & Linkage	Low
22.	Melinda Court Park	Local	Landscape & Amenity	Medium
23.	Glen Lea Flood Plain	Local	Waterway & Foreshore	Low
24.	Pontville Regional Sports Complex	Regional	Outdoor Sports venue	High
25.	Rifle Range Picnic Area	Local	Conservation & Heritage	High
26.	Old Council Chambers	Local	Conservation & Heritage	Medium
27.	Victoria Street Park	Local	Conservation & Heritage	High
28.	Pontville Police Office Park	Local	Conservation & Heritage	Medium

7.0

BRIGHTON & PONTVILLE

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY
29.	Pontville Bridge	Local	Potential Open Space	Low
30.	Glebe St Cemetery	Local	Conservation & Heritage	Medium
32.	Pontville War Memorial Reserve	Local	Conservation & Heritage	High
31.	Jordan River	Local	Waterway & Foreshore	Low



7.0

PRIORITY ACTIONS

SHORT 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.

BP03. Continue to deliver the Ted Jeffries Memorial Park Master plan prioritising the upgrade and extension of the existing playground.

MEDIUM TERM (3-5 YEARS)

BP04. 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 (Site 3).

BP06. Review and update the Pontville Park Masterplan – Brighton Regional Sports Centre Facility (Site 24).

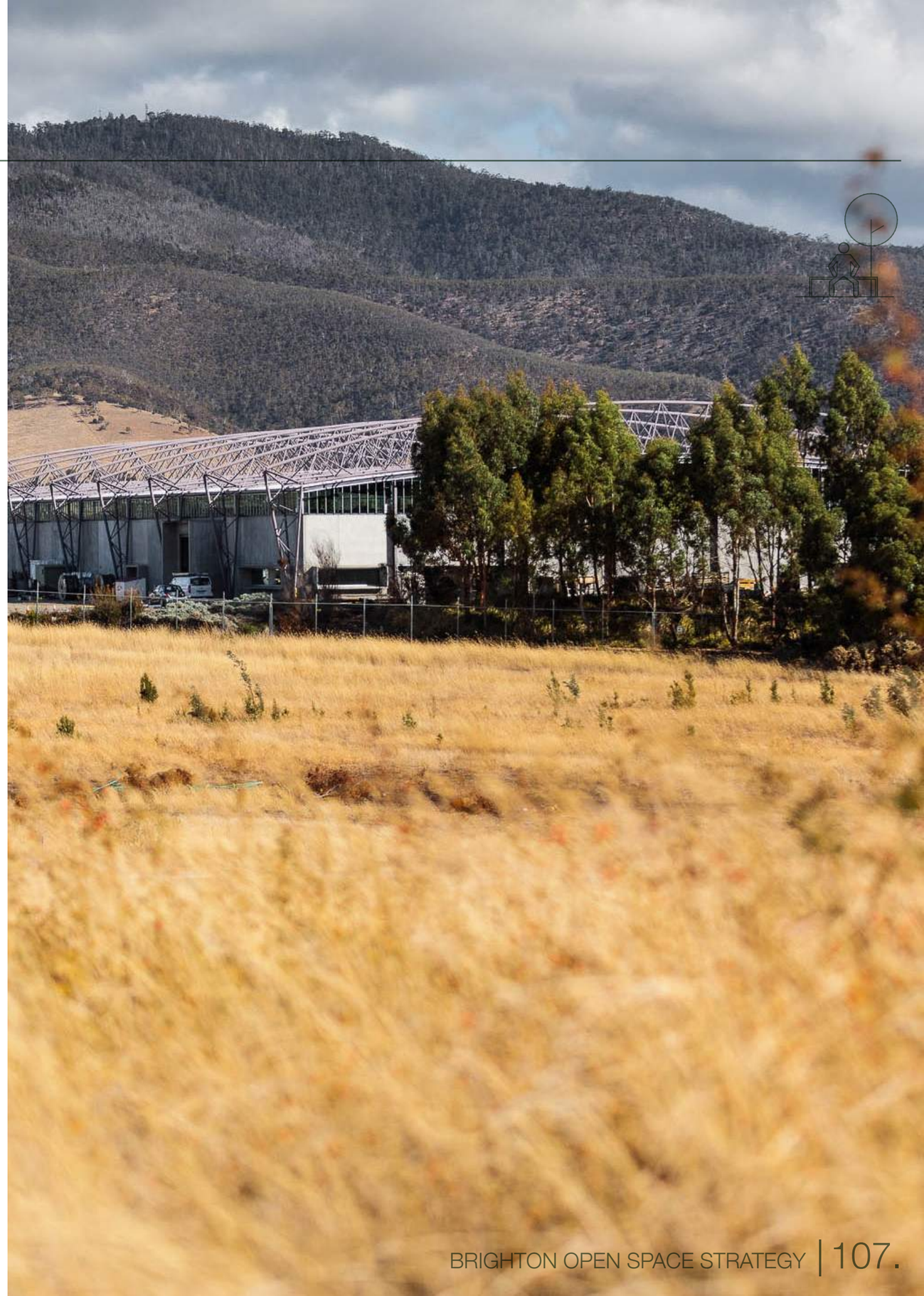
LONG TERM (5+ YEARS)

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, including walking trails, identified in the South Brighton Development Precinct are acquired and developed commensurate with release of land.



8.0

LGA WIDE ACTIONS

The following actions and strategies represent LGA-wide actions that have been discussed through the development of this document.

These open space and public realm actions need to be delivered in multiple localities, working hand in hand with the suburb actions and strategies.

ACTION	OPEN SPACE PRINCIPLE	PRIORITY
LGA01 WAYFINDING Develop a wayfinding strategy throughout the LGA with clear and consistent signage and information boards that guide users through the open space network.	• Access, Connectivity & Inclusivity • Health & Wellbeing	Short-term
LGA02 NAMING OPEN SPACE Allocate a name to each open space parcel, including trails, that is to be retained as part of the open space network. The names should be used in the wayfinding strategy from Action 1 and recorded on Council's GIS system and possibly registered with Placenames Tasmania.	• Access, Connectivity & Inclusivity	Short-term
LGA03 PLANNING PRIORITIES Develop a range of fully costed master and reserve improvement plans for the various parks and open spaces identified as priorities in the Suburbs Analysis (e.g BP01, BP03, BP04, etc.) Master and reserve improvement plans will form part of the capital works budget for open space in the LGA. Implementation of plans will likely need to be staged to manage disruption to open space along with budget considerations. The Master Plans will also be a useful tool to attract external funding.	• Design & Quality • Affordability	Short to medium term
LGA04 INTEGRATION AND COORDINATION There are a number of LGA-wide strategies which interface with the Open Space Strategy (e.g. Social Infrastructure Plan, Greening Brighton Strategy, Draft Active Transport Strategy, etc.).	• Design & Quality • Variety • Health & Wellbeing	Ongoing

ACTION	OPEN SPACE PRINCIPLE	PRIORITY
Many of the actions within these strategies from an integral part of the Open Space Strategy. When actions within this strategy are undertaken it is important that these other strategies are considered. Where appropriate, this may involve formation of a project working group for the delivery of the action (e.g. development of master plans).		
LGA05 INFILL DEVELOPMENT There are still a number of underutilised open space parcels that are excess to Council's needs that are recommended for infill development. Council should prepare a detailed options analysis of the most cost effective way to deliver infill projects which achieve optimal financial and social benefits. Any revenue from infill development projects of open space should be reinvested into the open space network.	• Affordability • Safety	Short to Medium
LGA06 OPEN SPACE PLANNING/PROJECT OFFICER Council should consider employing an open space planning/project officer to help deliver this strategy. The officer could be responsible for preparing master plans, managing in-fill development sites, project managing open space upgrades and in-fill development, coordination of internal working groups, etc.	• Design & Quality	Medium term
LGA07 STRUCTURE PLAN AND MASTER PLANS Brighton Council is growing rapidly, and it has identified a number of growth areas. Its activity centres are changing too. When preparing structure plans and/or master plans for these areas it is important that provision of open space is consistent with the principles of this strategy and meets the needs of the local community. This is particularly important for structure planning for activity centres where identifying potential land acquisition may be required to satisfy open space needs.	• All	Ongoing

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ACTION	OPEN SPACE PRINCIPLE	PRIORITY
LGA08 COMMUNITY CONSULTATION Communities should be involved in co-design of parks and other open space areas as it will give a valuable insight into community needs at a neighbourhood sale. Not only will this provide valuable information for open space planning, it is also an opportunity to connect communities and provide them with a sense of ownership over outcomes for their local open spaces. Communities should also be continually informed about planned works in open spaces in their neighbourhood.	• Equity • Design & Quality	Ongoing
LGA09 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) It is critical that open spaces are safe spaces for the community. Safety can be improved through CPTED interventions, including passive surveillance, lighting, landscaping detail to improve line of sight, locations of toilets and change rooms, signage and graffiti management. A CPTED audit should be prepared for all open spaces and identified improvements prioritised. CPTED should also be considered in the design of new and upgrades to open space.	• Safety	Short term
LGA10 PUBLIC OPEN SPACE POLICY Council's Public Open Space Policy establishes the framework for how open space contributions are provided under the Local Government (Building and Miscellaneous) Act 1993. Council should consider updating the policy to collect cash contributions on the improved value of land (rather than unimproved) to increase funding for open space. This would bring the policy in line with other Councils in Tasmania. The policy should also refer to the principles in this strategy for how Council determines the most appropriate location for land contributions.	• Equity • Affordability • Variety	Short term

ACTION	OPEN SPACE PRINCIPLE	PRIORITY
LGA11 RELATIONSHIPS AND PARTNERSHIPS Maintain strong working relationships between Council staff and key agencies and organisations involved in open space planning, use and management in the municipality (E.g. DECYP, TasWater, NRE, Homes Tasmania, etc.) Partnerships with external stakeholders will assist in the delivery of actions within this strategy. This will assist in generating funding opportunities, securing linkages, acquiring land and getting the necessary approvals. Additionally, access to restricted and/or private open spaces can assist in increasing open space access in areas where accessibility gaps have been identified	• Design & Quality • Affordability	Ongoing
LGA12 CLIMATE CHANGE Incorporate climate change research and 'best practice' into open space planning, including strategies and actions that are intended to mitigate the predicted impacts of climate change and those that are aimed at impact adaptation.	• Design & Quality • Supports Biodiversity & Conservation	Ongoing
LGA13 ZONING Ensure that open spaces that are identified to be retained and enhanced in this strategy are zoned to open space to provide greater certainty that the broader values of open space will be protected. Conversely, land identified for infill development should be rezoned to an appropriate zone (e.g. General Residential, etc.) so that opportunities can be realised in a timely manner.	• Equity	Medium term
LGA14 MAINTENANCE GUIDELINES Establish clear guidelines for maintenance of Council's open space areas to ensure that it is consistent with the open space hierarchy, classification and intended use.	• Affordability	Short term

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ACTION	OPEN SPACE PRINCIPLE	PRIORITY
LGA15 SENSORY SPACES Engage with suitably qualified experts to investigate the possibility of providing one or more sensory spaces for children with special learning needs. These could be spaces within existing open spaces or a dedicated open space.	• Design & Quality • Access, Connectivity & Inclusivity • Variety • Safety	Ongoing



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BRIDGEWATER

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY	ACTION REFERENCE	COMMENT
01.	Bridgewater Waterfront Park	Local	Foreshore & Waterway	low	**BW02**	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.
					BW03	Provide a foreshore trail connecting Bridgewater Parkland to the Bridgewater Bridge.
02.	Warruga Park	Local	Park Potential Infill	low	**BW04**	Rezone to General Residential and sell or develop the land for infill housing, but maintaining any key linkages.
03.	Finlay Park	Local	Landscape & Amenity	Medium	**BW04**	Upgrade and enhance with landscaping and seating and shelter.
04.	Gunn Street	Local	Park Potential Infill	Low	**BW04**	Rezone to General Residential and sell or develop the land for infill housing, but maintaining any key linkages.
05.	Gunn Circle	Local	Park	Low	**BW04**	Upgrade and enhance with facilities suitable for a local park
06.	Gunn Link	Local	Linear & Linkage	Low	-	Retain link and install pathway and landscaping.
07.	McShane Link	Local	Linear & Linkage	Medium	-	Retain link and enhance with landscaping
08.	Bridgewater Foreshore Park	District	Park Foreshore & Waterway Linear & Linkage	High	**BW17**	Continue developing Bridgewater Parkland in accordance with the Master Plan and release excess open space land for residential infill
09.	Bridgewater Community Parkland	District	Park	High	-	
10.	Bowden Park	Local	Park Linear & Linkage	Low	**BW09**	Retain and upgrade the land in the open space zone as per the recommendation in SIP 2023. Rationalise pathways and investigate opportunities for infill development to improve safety for the rest of the site
11.	Ringwood Drive Trails	Local	Linear & Linkage Potential Infill	Low	**BW10**	Rationalise pathways and investigate opportunities for infill development and/ or transferring land to JRLF – East Derwent Primary School
12.	O'Loughlin Link	Local	Linear & Linkage	Medium	**BW07**	Enhance landscaping and amenity in accordance with the Greening Brighton Strategy 2024-2033.
13.	Albion Link	Local	Linear & Linkage	Medium	**BW07**	Enhance landscaping and amenity in accordance with the Greening Brighton Strategy 2024-2033.

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BRIDGEWATER

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY	ACTION REFERENCE	COMMENT
14.	Hebe Link	Local	Linear & Linage	Medium	**BW07**	Enhance landscaping and amenity in accordance with the Greening Brighton Strategy 2024-2033.
15.	Shoobridge Park	Local	Potential Open Space	High	**BW01**	Ensure the new park in northeast Bridgewater is constructed in a timely manner as required by their planning permit
16.	Taylor Circle	Local	Landscape & Amenity	Medium	**BW07**	Enhance landscaping and amenity in accordance with the Greening Brighton Strategy 2024-2033.
17.	Jordan River Foreshore trail	Local	Waterway & Foreshore	Low	**BW11**	Develop a foreshore track along the western side of the Jordan River to provide connections to the residential area
18.	Oakwood Court	Local	Landscape & Amenity	Medium	**BW07**	Enhance landscaping and amenity in accordance with the Greening Brighton Strategy 2024-2033.
19.	Cove Hill Gateway	Local	Landscape & Amenity	Low	**BW07**	Enhance landscaping and amenity in accordance with the Greening Brighton Strategy 2024-2033.
20.	Green Point Peninsula	District	Foreshore & Waterway Landscape & Amenity Conservation & Heritage	Medium	**BW12**	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
21.	Weily Park	Neighbour-hood	Outdoor Sports venue	Medium	**BW14**	Provide shared paths along Weily Park Road connecting to Old Main Road to improve connectivity and access to Weily Park sports oval
22.	Ashburton Creek Trail	Local	Linear & Linkage Potential Open Space	Low	**BW18**	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
23.	Brighton Hub Rest Stop	Local	Potential Open Space	Low	**-**	Construct in accordance with Concept Plan and grant funding.
24.	Barton Crescent	Local	Park Waterway & Forehore	Medium	**BW13**	Consider removing the play equipment and providing a small shelter with picnic table

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GAGEBROOK & HERDSMANS COVE

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY	ACTION REFERENCE	COMMENT
01.	Cove Creek Wetland	Local	Foreshore & Waterway	Low	-	Retain as wetland. Improve understanding of natural values. Rehabilitate and improve access with interpretive signage.
02.	Veronica Park	Local	Park	Low	**GH08**	Enhance landscaping and amenity in accordance with the Greening Brighton Strategy 2024-2033.
03.	Viola Crescent Park	Local	Landscape & Amenity Potential Infill	Low-Medium	**GH05**	Undertake community consultation for potential residential infill
04.	Sattler Street Park	Local	Landscape & Amenity	Low-Medium	_	Retain as urban forest.
05.	Cove Creek Oval	Neighbour-hood	Outdoor Sports Venue	Low	**GH12**	Improve facilities at Cove Creek Sports Oval (Site 5) in accordance with BSIP 2023 recommendation and investigate options to improve usage
06.	Briar Crescent Park	Local	Landscape & Amenity Potential Infill	Low	**GH05**	Undertake community consultation for potential residential infill
07.	Cris Fitzpatrick Park	Neighbour-hood	Park	Medium - High	**GH09**	Continue to develop in accordance with Cris Fitzpatrick Park Master Plan and incorporate off-leash dog areas into Cris Fitzpatrick Park
08.	Tottenham urban forest	Local	Landscape & Amenity Linear & Linkage	Medium	-	Retain and enhance as urban forest and formalise trail to Briar Crescent.
09.	Fisher Drive	Local	Linear & Linkage Park	Low	**GH01**	Investigate residential infill, including connecting cul-de-sacs as through roads and retaining an east-west pedestrian connection and provision of a small local park.
10.	Lamprill Circle Park	Local	Landscape & Amenity	Low	**GH06**	Investigate residential infill development, 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.
11.	Guilford Link	Local	Linear & Linkage Potential Infill	Medium	**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 HIghway shared paths.
12.	Ashburton Corridor	Local	Utilities & Services	Medium	**GH10**	Extend pedestrian link through Site 12 to Plymouth Road and improve landscaping through the area.
13.	Lockhart Link	Local	Linear & Linkage	Low	**GH08**	Enhance landscaping and amenity in accordance with the Greening Brighton Strategy 2024-2033.

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GAGEBROOK & HERDSMANS COVE

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY	ACTION REFERENCE	COMMENT
14.	Wiltshire Place	Local	Linear & Linage	Low	**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.
15.	Gage Brook wetland	Local	Waterway & Foreshore	Low	-	Consider continuing foreshore trail along East Derwent HIghway to Gage Road. Maintain roadside vegetation.
16.	Plymouth Corner	Local	Utilities & Services	Low	-	Retain as a potential development site for community use or local shop.
17.	Brighton Council Offices	Neighbour-hood	Utilities & Services	Medium - High	**GH04**	Improve amenity of Council Chambers with seating and landscaping to create a passive open space area in accordance with Council Chambers Master Plan 2022.
18.	Barrob Link	Local	Linear & Linkage	Medium	-	Retain as link and enhance landscaping. Ensure it links through to Tivoli Green Development Precinct.
19.	EDH Trail	Local	Utilities & Service Linear & Linkage	Low	-	Require developer to link EDH trail from Gage Road to Tivoli Green when land is subdivided.
20.	Swan Park	Local	Park	High	-	Maintain as quality local park.

OLD BEACH

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY	ACTION REFERENCE	COMMENT
01.	Stanfield Foreshore Trail	Local	Foreshore & Waterway	Medium	**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.
02.	Old Beach Foreshore Trail	Local	Foreshore & Waterway	Low	**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.
03.	Clarries Creek Trail	Local	Linear & Linkage Foreshore & Waterway	Low	**OB09**	Investigate opportunities for providing a walking loop around Tivoli Green (e.g. Gage Rd> East Derwent Highway>Clarries Creek>Old Beach Road)
04.	Old Beach Foreshore Trail	Local	Linear & Linkage	Low	**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.
05.	Old Beach Foreshore Trail	Local	Foreshore & Waterway	Low	**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.

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OLD BEACH

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY	ACTION REFERENCE	COMMENT
06.	Old Beach Foreshore Trail	Local	Foreshore & Waterway	High	**OB07**	Continue to maintain the foreshore walking trail and enhance with landscaping, shelters and seating. Consider kayaking launching locations. Monitor impacts from coastal inundation and erosion.
07.	Lennox Park	Neighbour-hood	Outdoor Sports Venue Park	Medium	**OB03** **OB06**	Update the Lennox Park Master Plan with consideration of relevant recommendations of SIP 2023 Update the Lennox Park Master in accordance with the new Master Plan
08.	EDH Trail	Local	Utilities & Services Linear & Linkage	Medium	-	Retain as link.
09.	Sandstone Pocket	Local	Landscape & Amenity	Low	-	Retain as pocket park. Monitor health of large eucalypt
10.	Childs Drive Park	Local	Park	High	-	Maintain as a high quality park.
11.	Clives Link	Local	Linear & Linkage	Low	**OB05**	Enhance landscaping and amenity in accordance with the Greening Brighton Strategy 2024-2033.
12.	Eaves Link	Local	Linear & Linkage	Low	**OB05**	Enhance landscaping and amenity in accordance with the Greening Brighton Strategy 2024-2033.
13.	Old Beach Foreshore Trail	Local	Linear & Linkage	Low	-	Retain as an access point to Old Beach Foreshore track. Consider car park improvements.
14.	Rosella Link	Local	Linear & Linkage	Low	-	Retain link. Consider formalising trail and linking through to Grevillea Drive.
15.	Tivoli Green	Local	Waterway & Foreshore	Medium	**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

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BRIGHTON & PONTVILLE

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY	ACTION REFERENCE	COMMENT
01.	Ted Jeffries Meomorial Park	District	Outdoor Sports venue Park	Medium - High	**BP03**	Continue to deliver the Ted Jeffries Memorial Park Master plan prioritising the upgrade and extension of the existing playground.
02.	Dollery Park	Local	Landscape & Amenity	Medium - High	-	Continue to maintain at a high level.
03.	Remembrance Park	Neighbour-hood	Conservation & Heritage	High	**BP05**	Provide some playground facilities at Remembrance Park to improve the offering for young families in the “Army Camp” estate.
04.	Lille Street Park	Local	Utilities & Services	Low	-	Predominantly used as a detention basin. Enhance with appropriate landscaping.
05.	Brighton Road weighbridge	Local	Utilities & Services	Low	-	Has little value as open space. Enhance with landscaping.
06.	Fredrick Drive Link	Local	Potential Open Space	Low	-	Retain. Serves as valuable link to school farm if it is ever opened for public access or developed.
07.	Fredrick Drive Link	Local	Potential Open Space	Low	-	Retain. Serves as valuable link to school farm if it is ever opened for public access or developed.
08.	Jordan River Foreshore Trail	Local	Waterway & Foreshore	Medium	-	Continue to improve trails, and enhance with landscaping and weed removal.
09.	Nil	Local	Waterway & Foreshore	Low	-	Consider as an extension to the Jordan River Foreshore trail.
10.	Nil	Local	Landscape & Amenity	Low	-	Serves little value as open space, but provides a buffer between Bonorong Park and adjoining residential properties.
11.	Ford Road Nature Reserve (Crown)	Local	Conservation & Heritage	Low - Medium	-	Crown Reserve protecting native grasslands. Consider enhancing and promoting in partnership with relevant Government agency.
12.	Creed Link	Local	Landscape & Amenity	-	-	-
13.	Palonia Park	Local	Park	High	-	Retain as high quality local park
14.	Brighton Town Square	Local	Potential Park	High		Retain as a high quality meeting place for the community. Consider hosting small events.
15.	Andrew St Link	Local	Linear & Linkage	Medium	-	Retain as link and identify with wayfinding signage. Consider low level lighting to improve safety.
16.	Phemie Court Link	Local	Utilities & Services	Low	-	Set aside for overland flow path. Enhance with landscaping and keep as future connection for when 85 Andrew St is developed.

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BRIGHTON & PONTVILLE

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY	ACTION REFERENCE	COMMENT
17.	Melissa Street Park	Local	Linear & Linkage	Low	-	Consider enhancing landscaping, creating urban forest, and seating areas. Consider for future connection to adjoining potential residential infill parcel (85 Andrew St)
18.	Lot 100 Una Ct	Local	Conservation & Heritage	Low	-	Serves little value as open space and has no public access. Consider selling to adjoining landowners with consideration of natural values.
19.	Lot 101 Elderslie	Local	Utilities & Services	Low	-	Serves little value as open space and has no public access. Consider selling to adjoining landowners with consideration of natural values.
20.	South Brighton detention	Local	Utilities & Services	Low	-	Develop in accordance with South Brighton Master plan.
21.	Burrrows Link	Local	Linear & Linkage	Low	**BP02**	Construct a pedestrian connection and enhance landscaping.
22	Melinda Court Park	Local	Landscape & Amenity	Medium	**BP04**	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.

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY	ACTION REFERENCE	COMMENT
23.	Glen Lea Flood Plain	Local	Waterway & Foreshore	Low	-	Area subject to flooding. Investigate natural values on the site and rehabilitate. Consider adding connection through to Jordan River trail.
24.	Pontville Regional Sports Complex	Regional	Outdoor Sports venue	High	**BP06**	Review and update the Pontville Park Masterplan – Brighton Regional Sports Centre Facility (Site 2).
25.	Rifle Range Picnic Area	Local	Conservation & Heritage	High	-	Well maintained picnic area at the entrance to Brighton LGA. The park provides heritage values to the community given it is located within the historic church grounds, viewed from the Midlands Highway.
26.	Old Council Chambers	Local	Conservation & Heritage	Medium	-	Heritage listed property associated with the Old Council Chambers which is currently used as the “ Jobs Hub” for the Southcentral Workforce Network
27.	Victoria Street Park	Local	Conservation & Heritage	High	-	Maintain as a heritage garden which reflects the character of the area.
28.	Pontville Police Office Park	Local	Conservation & Heritage	Medium	-	Maintain the interpretative signage to keep celebrating the cultural heritage of the police station.

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BRIGHTON & PONTVILLE

MAP #	SUGGESTED NAME	HIERARCHY	TYPOLOGY	QUALITY	ACTION REFERENCE	COMMENT
29.	Pontville Bridge	Local	Conservation & Heritage	Low	-	Land retained adjacent to the Pontville Bridge. Consider opportunities to promote the heritage character of the town.
30.	Glebe St Cemetery	Local	Conservation & Heritage	Medium	-	Historic cemetery with bushland setting. Maintain as is.
31.	Pontville War Memorial Reserve	Local	Conservation & Heritage	High	-	Retain. Attractive park with hedge plantings, landscaping, picnic facilities, play equipment and toilets.
32.	Jordan River	Local	Waterway & Foreshore	Low	**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.

Brighton Council

T | 03 6268 7000
F | 03 6268 7013
E | admin@brighton.tas.gov.au
A | 1 Tivoli Road, Old Beach
TAS 7017, Australia

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