TIVOLI GREEN

Master Plan Report

November 2025

Brighton going places

PLAY /ST.

Tivoli Green Master Plan Report
Prepared for Brighton Council By Playstreet Pty Ltd

Playstreet and Brighton Council would like to give a special thanks to all who contributed and gave their ideas for this exciting project.

DOCUMENT CONTROL

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EXECUTIVE SUMMARY

Following an extensive community consultation program, which engaged Brighton community members, Playstreet commenced a master planning process for the playground and open space design for Tivoli Green.

The master plan seeks to combine community aspirations for the park and analysis of the existing conditions to form a concept design that achieves a safe, engaging and contextually appropriate design for Tivoli Green.

The following sections are detailed in the report:

Process & Place
A brief summary of the initial community consultation process undertaken in April-May 2025 is provided. Refer to the Tivoli Green Community Consultation Report for full details.

The site's context and existing features were established though a number of mapping exercises and site explorations. These investigations helped form the early spatial planning of the master plan.

Design Approach
Three key design directions formed as a result of the community consultation process, there are summarised and their application to the concept design is outlined.

Master Plan
The concept master plan for Tivoli Green is presented with accompanying descriptions of designed elements and character imagery including:

- Materials Palette
- Play Equipment
- Planting Palette
- Facilities & Furniture

The master plan consists of staging plans so that the proposed works can be delivered over the short, medium and long term.

01

Process and Place

1.1 The Master Planning Process

Process and place

UNDERSTANDING THE BRIEF
| BRIEFING DOCUMENT PROVIDED BY BRIGHTON COUNCIL |

UNDERSTANDING THE SITE
| IMMERSION ON SITE OVER NUMEROUS SITE VISITS |

COMMUNITY CONSULTATION
| MEETING THE COMMUNITY, THE ISSUES AND COMMUNITY NEEDS |

SITE AND CONTEXTUAL ANALYSIS
| UNDERSTANDING THE OPPORTUNITIES AND CONSTRAINTS |

Design approach

FORMULATE THE PARK DESIGN APPROACH
| FUNDAMENTAL AIMS TO DRIVE THE MASTER PLAN DESIGN APPROACH |

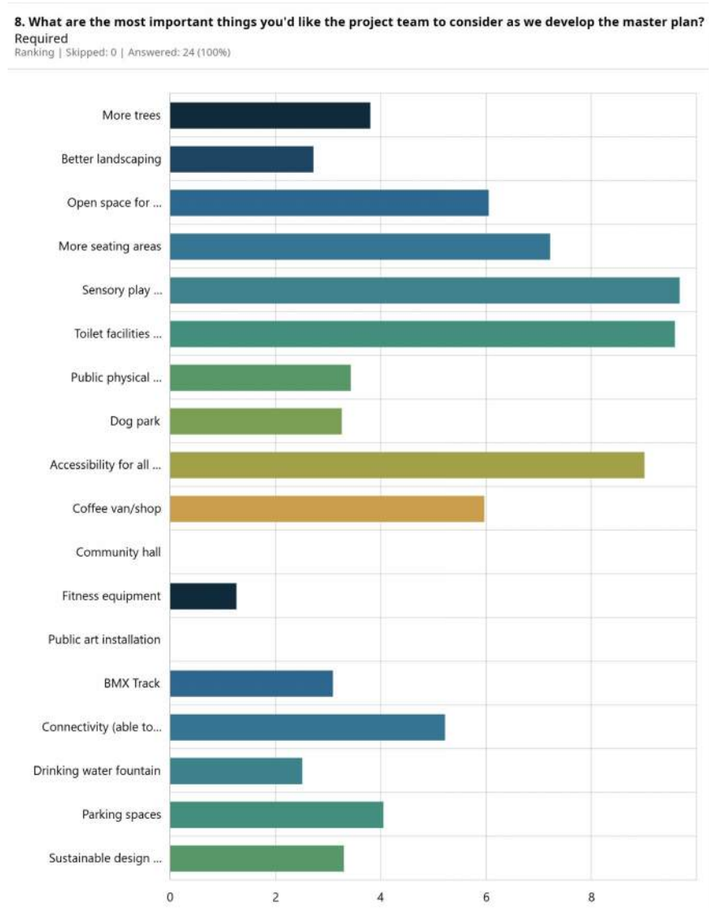
The master plan

MASTER PLANNING THE SITE
| DEVELOP SPATIAL LAYOUTS AND PROGRAM THE SITE |

| DETERMINE PLANTING, MATERIALS AND PLAY PALETTES |

| EXPLORE STAGING AND COSTING OPTIONS |

| CONCEPT MASTER PLAN UPDATED IN RESPONSE TO COMMUNITY FEEDBACK ON DRAFT MASTER PLAN |



Above image taken from community consultation survey

1.2 Community Consultation

Brighton Council engaged Playstreet to undertake community consultation on the development of Tivoli Green open space and playground. The purpose of the engagement was to listen and seek ideas from local residents, community groups and users about their aspirations for the site.

Throughout the process ongoing consultation with Tivoli Green Pty Ltd has informed the master plan, ensuring alignment with the broader development, including the delivery of key infrastructure and the future commercial precinct.

Brighton Council identified key stakeholders and user groups to target during the engagement period and worked closely with Playstreet to develop a tailored strategy and effective communication materials to reach them. This approach led to a diverse range of consultation activities.

The Tivoli Green consultation had a reasonable online response but poor attendance on the co design day. This could have been due to the weather conditions which were wintery and blustery!

Online surveys for the site were open from April 28-May 19, enabling broad community input while also focusing on feedback from key site users.

Key issues from the consultation were provision of public facilities and ensuring all-ages play and activity opportunities within Tivoli Green. These issues shaped three key design directions, which will be explained in the 'Design Approach' section of this document. (Refer Lennox Park + Tivoli Green Community Consultation Report (June 2025) for detailed consultation summary).

Common priorities of the groups consulted were the following:

FACILITIES + AMENITIES

Provision of toilets and cafe/ small shops

RECREATION + PLAY OPPORTUNITIES

To provide a playspace that caters to all ages with open space for kicking a ball and paths for walking/ dog walking.

ENHANCED ENVIRONMENT

To build on the existing open space and retain the natural feel with more gardens and trees.

PUBLIC REVIEW PERIOD AND FEEDBACK

The draft master plan was released for public comment via an online platform.

The feedback was generally very positive, with strong support for the overall vision. Most comments from both stakeholders and the community were detail that will be addressed during the next stage of design development. There was only one change made to the draft master plan in response to stakeholder/ community input:

- The inclusion of fitness nodes to the north of the playground along the shared path.



Above images from community consultation activities

Process and place

1.3 Park Functions In The Area

Tivoli Green is designed to rehabilitate creek and wetland ecologies while integrating best-practice stormwater management systems that also function as a dynamic public open space for the community. The park's strong ecological and nature-based focus distinguishes it within the local network of open spaces. The playground has been designed to reflect these values, prioritizing younger age groups, fostering a more passive, community-oriented setting and 'dog on lead' within the parkland area. In contrast, more active and youth-focused recreational opportunities are proposed at Lennox Park and the recently developed Cris Fitzpatrick Park. A dedicated 'off lead' dog area is also retained at Lennox Park









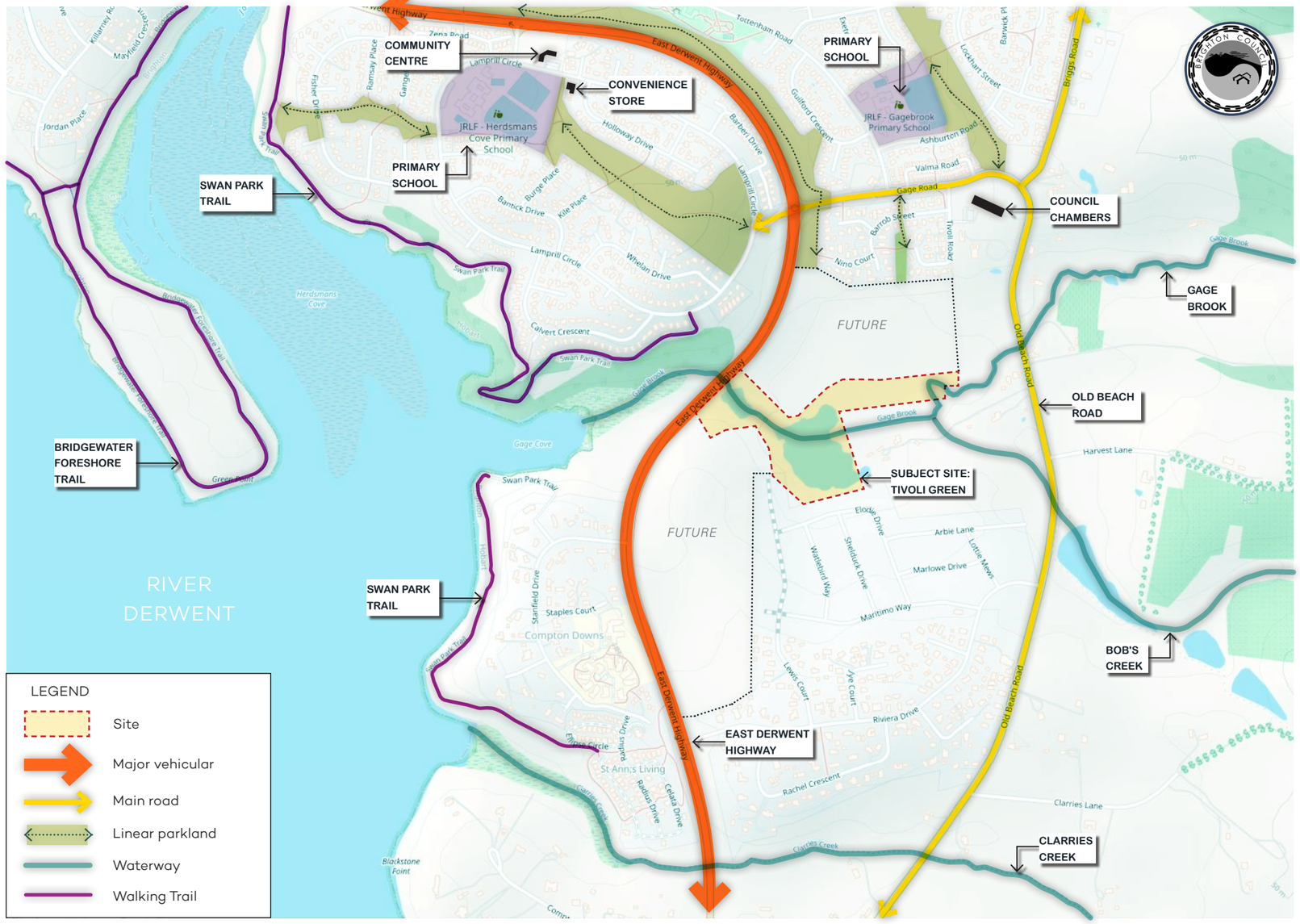




Process and place

1.4 Site Location

The Tivoli Green Development Application explains that "Tivoli Green aims to rehabilitate creek and wetland ecologies and integrated stormwater management practices that doubles as a dynamic public open space for the community." The park will be located along the Gage Brook waterway. With suburban areas to the north and south of the site, and farmland to the east, Tivoli Green presents an opportunity to create a generous community green space which ties together these different land use areas while improving the ecological corridor that runs into Gage Cove in the Derwent Estuary and connects to the foreshore walking trails. The proposed parkland is conveniently located near two primary schools, with the opportunity for potential future pathway connections to existing linear parklands. Provisions for future residential and commercial developments directly adjacent to the site make it an ideal place for a focus on community, recreation and amenity.

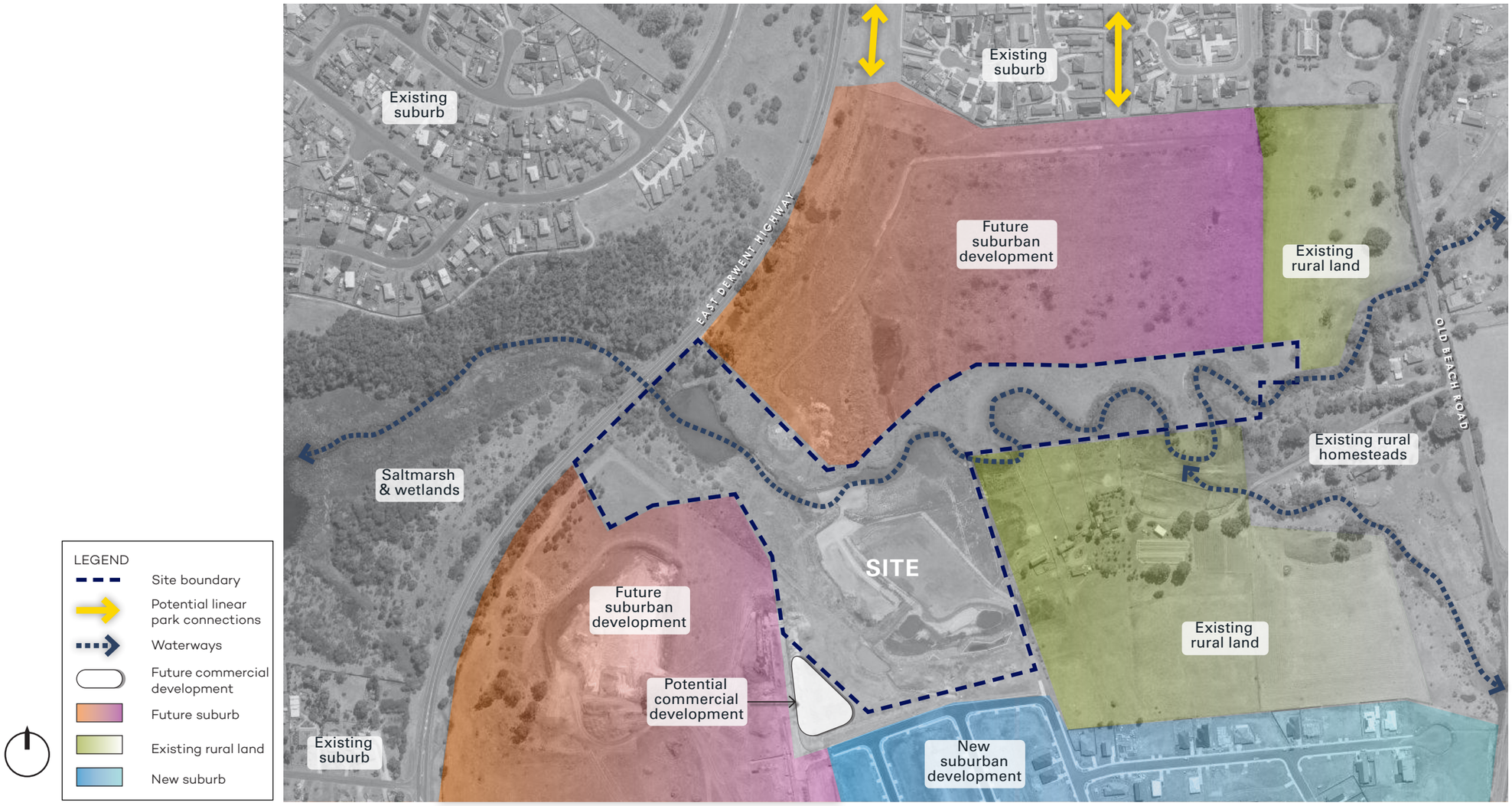


Process and place

1.5 Site Analysis & Inventory

The site's context and existing features were established through mapping exercises and site explorations. Key observations:

- The site lies at the meeting point between existing suburbs, new suburbs, planned suburbs and rural landscapes. This provides a good opportunity for the parkland to act as a new community focal point
- The park's location on the Gage Brook waterway provides a significant opportunity to improve the biodiversity of the area and the health of the waterway through restorative wetland treatments. This will serve a dual purpose of increasing amenity and recreation opportunities for the local community
- Existing linear parklands interface with the developments adjacent to the Tivoli Green site and pose an opportunity to provide high quality pedestrian and bicycle access to the park through the adjacent suburbs, including from the two nearby primary schools
- The community expressed a desire for a playspace that caters to all ages with open space for kicking a ball and paths for walking, and to build on the existing open space and retain the natural feel



02

Design Approach

2.1

Design Approach

Design Directions

Following the community consultation process, three themes were identified as key to the community's aspirations for Tivoli Green. These describe both designed elements, such as play equipment, and experiential qualities such as enhanced environment. The following design directions have been carefully integrated into the draft concept master plan.



IMPROVED FACILITIES & AMENITIES

Provision of toilets and cafe/ small shops

Key recommendations:

- Develop plan around proposed commercial strip



RECREATION + PLAY OPPORTUNITIES

To provide a playspace that caters to all ages with open space for kicking a ball and paths for walking/ dog walking.

Key recommendations:

- Place based playground with a natural feel/ sensory
- Walking paths
- Shelter, bbq's and seating



ENHANCED ENVIRONMENT

To build on the existing open space and retain the natural feel with more gardens and trees.

Key recommendations:

- Natural style design in landscape sympathetic to local species and fauna
- Build on wetland, marsh ecosystem already there
- Community Garden
- Community connection to waterway
- More trees and gardens

03

The Master Plan

The master plan

3.1 Concept Master Plan

Presented across the following pages is a master plan for Tivoli Green that aims to provide a range of play, recreation and amenities that were advocated for by the Brighton community.

The site's existing conditions, the Tivoli Green Landscape Development Application, and the outcomes of the Brighton community consultation process have been considered in the proposed design. For example, the plan seeks to provide a high value community gathering area with a generous all-ages playground, BBQ facilities and walking paths with open grass areas and tree plantings.

The report will outline materials, planting, equipment and facilities which form the character and identity of the redevelopment.

Legend

1. **Play for All**
   A giant nest with a flapping bird ready for take off! A playspace inspired by the birds of the wetlands. An accessible ramp leads to a unique play piece that replicates the act of flying. Towers and cubby spaces designed like bird hides with little binoculars for watching the birds. Slides from the top of the nest down to a space with picnicing and a forest of climbing posts. Shade umbrella over picnic/ BBQ area.

2. **Play for Toddlers**
   A fenced toddler area featuring sand and water play, musical elements, and a sensory maze to cater for children of different abilities. A swing set positioned between the two main zones offers views over the wetlands, topped with sculptural local bird species as a playful feature. A small bike track loops around the play areas, encouraging movement and exploration. A shade umbrella provides cover for the picnic and BBQ area, while a gentle grass mound and adjacent open lawn offer additional space for informal play. and relaxation.

3. **Exercise Nodes for Health and Wellbeing**
   Two natural-style boot-camp fitness stations are positioned along the shared perimeter path, just north of the playground. Instructional panels or QR codes will be provided for guidance, and natural materials are used to complement the overall park theme.

4. **Open Space**
   An open green space is threaded with path connections, offering easy movement through the site and direct links to the surrounding wetlands. Drifts of native grasses give gentle definition to the landscape, softening edges and forming natural nooks that invite people to pause, sit, and gather at small seating or picnic nodes. A large shelter with BBQ facilities is positioned to look back across the open lawn and up toward the adjacent playspace, encouraging informal social gatherings and family use.
   The design takes a restrained, low-impact approach, favouring natural textures and materials that sit lightly on the land. This simplicity supports the quiet, reflective atmosphere of the wetlands, reinforcing their role as a place for restoration, play, and connection to nature. Planting choices and spatial layout aim to enhance biodiversity while ensuring long-term ease of maintenance.

5. **Seating Nodes**
   Create a series of informal seating nodes for people to gather, chat, and enjoy views over the wetlands. Each space features a simple, durable palette of timber and steel, set on compacted gravel pads. The seating areas are framed by native grass plantings suited to the local conditions, with trees included to provide future shade and enhance the natural character of the site.

6. **Community Garden**
   There is potential for a community garden along the entry path to the open space, creating a welcoming and productive edge to the site. This area could offer raised garden beds, composting facilities, and seating to encourage social connection and seasonal planting activities. Positioned at a natural gathering point, the garden would provide opportunities for local residents to engage with the landscape, share knowledge, and grow food together. Incorporating edible natives and pollinator-friendly plants would further support biodiversity and connect the garden to the broader ecological values of the site. There may be other opportunities for the siting of this also, so this needs further exploration.




6
Low height seating and flood resistance wall
5
BBQ facilities (solar) and shelter
Exercise node
5
4
All facilities within Tivoli green to be resilient to flooding
3
WETLANDS
Exercise node
4
TIVOLI GREEN
5
Parkland entry
TIVOLI PLAYGROUND
1
WETLANDS
Temporary car park
2
TOILET BLOCK
(Location TBC)
Parkland entry/ service vehicle access
Potential commercial development
Future parking provisions will be delivered in accordance with the Urban Design Framework and as recommended under the Activity Centre Strategy

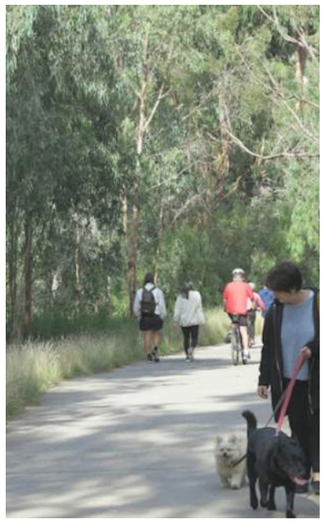
Master Plan

The master plan

3.2 Materials Approach

The materials at Tivoli Green will be selected for robustness, durability, cost and ease of maintenance. The existing natural parkland feel will be extended through careful selection of material finishes and colours. Using local materials represents an opportunity to further express a sense of place.

Indicative material palette



Exposed aggregate concrete



Cement stabilised granitic sand



Local stone



Bush mulch and hardy native planting



Grassed areas











The master plan

3.3 Planting Approach

To complement the existing vegetation character of Tivoli Green and keep maintenance requirements minimal, new tree and understorey plantings will draw from a hardy native and indigenous palette. Species have been chosen from the Brighton Council Recommended Tree and Plant Species List in the *Greening Brighton Strategy 2024 -2033*, the *Tivoli Green Development Application 2022*, and the indigenous species found within the site EVCs *(DAS) Eucalyptus amygdalina forest and woodland on sandstone* and *(ASF) Fresh water aquatic sedgeland and rushland.*

Final species selection will be in conjunction with Brighton Council.

Trees



Acacia implexa
Lightwood
10m x 5m

Allocasuarina littoralis
Black Sheoak
10m x 4m

Eucalyptus viminalis
Manna Gum
20m x 15m

Eucalyptus amygdalina
Black Peppermint
20m x 15m

Acacia melanoxylon
Blackwood
15m x 7m

Eucalyptus ovata
Swamp Gum
15m x 10m

Bursaria spinosa
Prickly Box
10m x 4m

Eucalyptus pulchella
White Peppermint
15m x 10m

Understorey



Austrodanthonia caespitosa
Wallaby Grass

Acacia verticillata
Prickly Moses

Leptospermum scoparium
Common Teatree

Chrysocephalum semipapposum
Clustered Everlasting

Dodonaea viscosa
Sticky Hop Bush

Patersonia occidentalis
Native Iris

Dianella revoluta
Black-Anther Flax Lily

Poa poiformis
Coastal Tussock Grass



Themeda triandra
Kangaroo Grass

Baumea juncea
Common Twig Rush

Austrostipa mollis
Soft Speargrass

Ficinia nodosa
Knobby Club Sedge

Juncus amabilis
Gentle Rush

Lomandra longifolia
Spiny-Headed Mat Rush

Carex appressa
Tall Sedge

Diplarrena morraea
White Flag-Iris

The master plan

3.4 Playground

Guidelines

- Provide opportunities for physical activity that are engaging and challenging with opportunities for all ages and abilities
- Incorporate a mix of traditional play equipment with nature based play
- Allow for flexibility of play and creativity
- Ensure play areas have good surveillance and are situated in safe areas

Toddler Play

- A fenced toddler area featuring sand and water play, musical elements, and a sensory maze.
- Comfortable areas for adults to spend time in the area

All Ages Play

- Equipment-based (eg. swings, slides, climbing tower, flapping bird)
- Includes equipment for all ages and abilities
- Exercise and fitness equipment
- Bike track
- Nature play and sensory elements
- BBQ areas and lawns

























PLAY FOR ALL

A giant nest with a flapping bird ready for take off! A playspace inspired by the birds of the wetlands. An accessible ramp leads to a unique play piece that replicates the act of flying. Towers and cubby spaces designed like bird hides with little binoculars for watching the birds. Slides from the top of the nest down to a space with picnicing on lawns with views over the wetlands.

PLAY FOR TODDLERS

A fenced toddler area featuring sand and water play, musical elements, a sensory maze and a rocking bird. A swing set positioned between the two main zones offers views over the wetlands, topped with sculptural local bird species as a playful feature. A small bike track loops around the play areas, encouraging movement and exploration. A shade umbrella provides cover for the picnic and BBQ area, while the adjacent open lawns offer additional space for informal play and relaxation.

3.5 Facilities & Furniture

Guidelines

- Provide a range of amenities & facilities that make Tivoli Green a comfortable and secure space for a variety of users to spend time in
- Utilse robust and durable materials and furniture
- External lighting adheres to ecological lighting best practice principles to reduce impacts of artificial light on wildlife

Seating

- A simple, durable seating palette will provide seating for park users at various activity nodes throughout the park
- Formal seating elements around high use areas will be complemented by informal seating elements, such as rocks and logs, in lower use and more informal areas

Toilets

- Provision of toilet facilities at Tivoli Green was identified as an important element during community consultation, to ensure people can be comfortable and spend a long time in the space
- The toilets are to be located near the new playground and parklands.

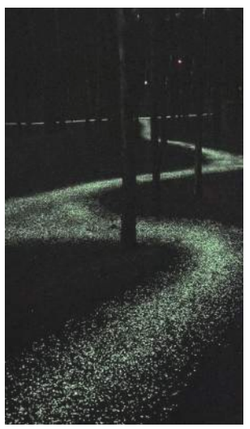
BBQ Areas

- Shelter and BBQ facilities with picnic tables and bins allow the community to spend more time in the park and support small gatherings, eg. for children's birthday parties
- A shade umbrella provides cover for the picnic and BBQ area
- A gentle grass mound and adjacent open lawn offer additional space for informal play and relaxation

















3.6 Implementation Strategy

Stage 1 - Tivoli Playground

• Playground Zone 1 - The Nest

Create space activation building the nest structure, iconic interactive flapping bird, viewing platforms, slides, nets and exercise nodes and perimeter path connections.

• Create temporary car park

• Toilets



Stage 2 - Tivoli Playground

Playground Zone 2 - Nature Play

Footpaths, BBQ area and shade, swings, nature, sensory and water play,



Stage 3 - Tivoli Green

• 3a. Tivoli Green - Edges

Trails, flood resistance wall, seating nodes and boardwalk connection to playground.

• 3b. Tivoli Green - Shelter

Community shelter and BBQ area, landscaping, earth forms and seating nodes.

