BRIGHTON AND PONTVILLE LOCAL AREA PLAN

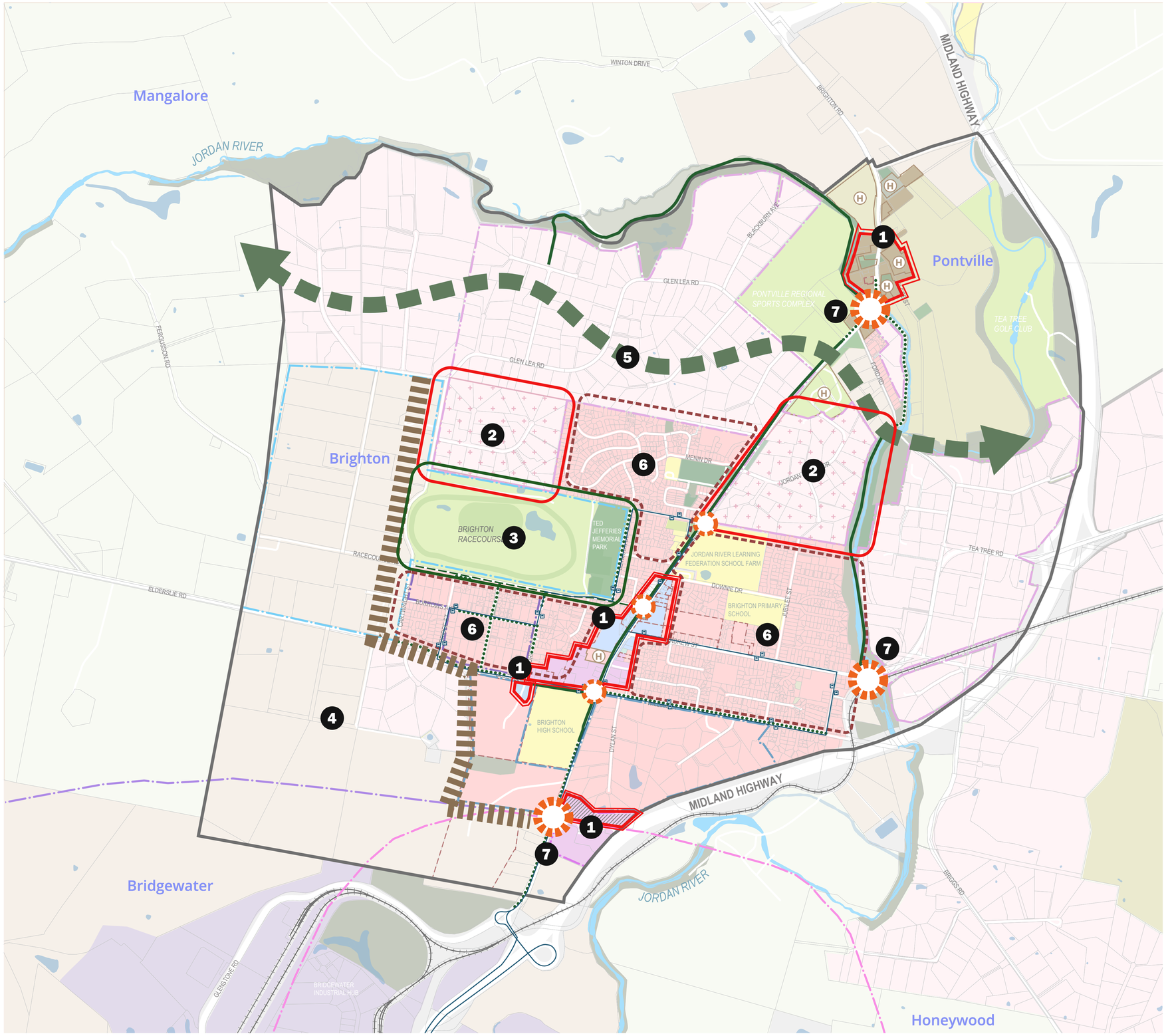
Local Area Scale
Issues and Opportunities

1. Define the role and function of Brighton and Pontville's retail / commercial / industrial offering
2. Guide preferred development outcomes for Urban Growth Areas 1 (Cartwright Street) & 2 (Brighton Road)
3. Consider the long-term future of the Brighton Racecourse
4. Avoid expansion of township into existing rural and low density areas
5. Define a rural-urban break between Brighton and Pontville townships
6. Define precincts within the established township to support a vibrant activity centre
7. Identify key gateways moments along Brighton Road that support its changing role and function through the centre.

N

0 400 800 1,200m 1,600m

1:20,000 at A3 **1:10,000** at A1



DRAWING KEY

- LAP Study Area Extent
- Cadastre
- Emerging Strategic Sites
- Heritage Sites

LAND USES

- General Residential
- Urban Mixed Use
- Low Density Residential
- Rural Living
- Village
- Community Purpose
- Recreation
- Open Space
- Agriculture
- Landscape Conservation & Environment Management
- Local Business
- General Business
- Light Industrial
- General Industrial
- Utilities and Infrastructure

SPECIFIC AREA PLAN'S (SAP)

- BRI0S1.0 Brighton Horse Racing
- BRIS3.0 Highway Service Precinct
- Proposed Retail Precinct
- BRI-S4.0 Bridgewater Quarry
- BRI-S8.0 Urban-Rural Interface
- BRI-S10.0 Industrial Hub
- BRI-S11.0 South Brighton
- BRI-S12.1 Burrows Avenue

STRLUS URBAN GROWTH BOUNDARY UPDATE

- Areas for inclusion

KEY PATHS NETWORK

- Existing Paths
- Proposed Paths
- Proposed Cycle Treatment

PUBLIC TRANSPORTATION

- Bus Stops
- Bus Routes (521)

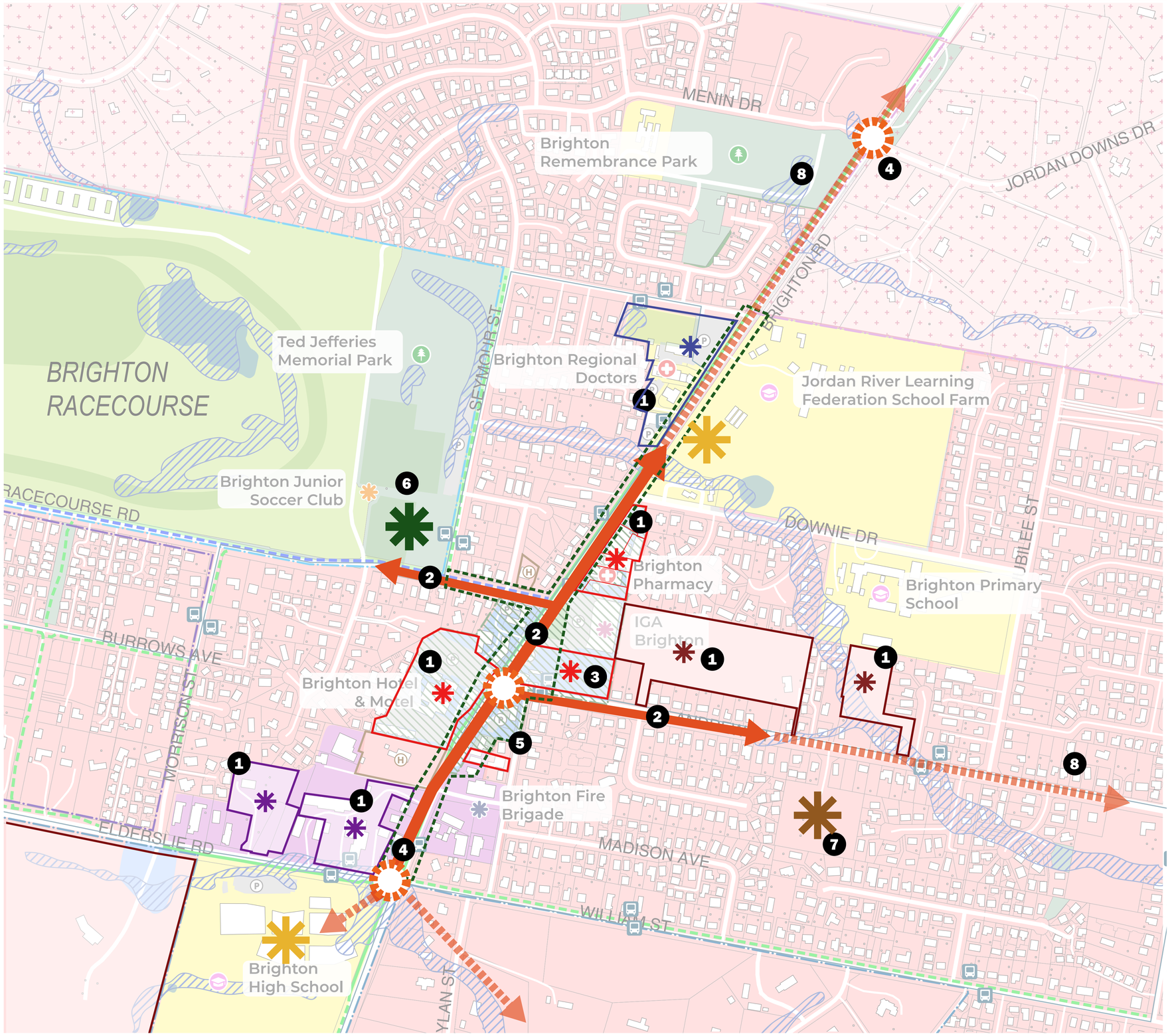
ISSUES AND OPPORTUNITIES

- Key Gateways
- Key Business Precincts
- Growth Area Precincts
- Established Area Precincts
- Landscape Break
- Rural Edge

BRIGHTON AND PONTVILLE LOCAL AREA PLAN

Brighton Activity Centre Issues and Opportunities

1. Confirm the preferred development outcome for strategic sites
2. Improve pedestrian experience along Brighton Road and important connector streets (i.e. Andrew St, Racecourse Rd)
3. Confirm the allocation of additional retail / commercial needs throughout the activity centre.
4. Identify the major gateways and opportunities to create a sense of arrival to the heart of the Activity Centre
5. Identify the Activity Centre Core and public realm improvements to improve pedestrian and streetscape amenity.
6. Improve pedestrian and cycling connectivity to key public spaces and community assets
7. Identify locations for increased housing diversity and density acround Activity Centre core
8. Improve connectivity from the Activity Centre Core to the broader township and regional links



BRIGHTON AND PONTVILLE LOCAL AREA PLAN

Brighton South
Issues and Opportunities

1. Enhance the interface between Brighton High School and industrial land to the north.
2. Confirm the preferred role and offering of the local business precinct.
3. Create an arrival experience at the southern end of Brighton Road that marks the transition from highway to Activity Centre.
4. Confirm the preferred role and offering of the industrial land in the Highway Service Precinct.
5. Manage the interface between the Service Precinct and residential land uses to the north.
6. Improve the pedestrian and cycling amenity along Brighton Road and connectivity between the school and surrounding residential.
7. Potential for residential expansion to the south constrained by Bridgewater Quarry buffers



DRAWING KEY

- Cadastre
- Building Footprints
- Surface Parking
- Emerging Strategic Sites
- Heritage Sites
- 1% AEP Flooding

LAND USES

- General Residential
- Low Density Residential
- Rural Living
- Community Purpose
- Open Space
- Agriculture
- Local Business
- General Business
- Light Industrial
- Utilities and Infrastructure

KEY PATHS NETWORK

- Existing Paths
- Proposed Paths

PUBLIC TRANSPORTATION

- Bus Stops
- Bus Routes (521)

SPECIFIC AREA PLAN'S (SAP)

- BRIS3.0 Highway Service Precinc
- Proposed Retail Precinct
- BRI-S4.0 Bridgewater Quarry
- BRI-S10.0 Industrial Hub
- BRI-S11.0 South Brighton
- BRI-S12.1 Burrows Avenue

ROAD HIERARCHY

- Railway
- Highway
- Collector Roads
- Local Roads

ISSUES AND OPPORTUNITIES

- Key Gateways
- Key Business Destinations
- Key Pedestrian Links
- Key Interfaces
- Public realm improvements focus area
- BRI-S4.0 Bridgewater Quarry SAP (buffer)

BRIGHTON AND PONTVILLE LOCAL AREA PLAN

Pontville
Issues and Opportunities

1. Identify opportunities to expand the retail / hospitality offer while respecting the unique heritage quality of Pontville village.

2. Strengthen the sense of a clear gateway / arrival point to Pontville from the south along Brighton Road.

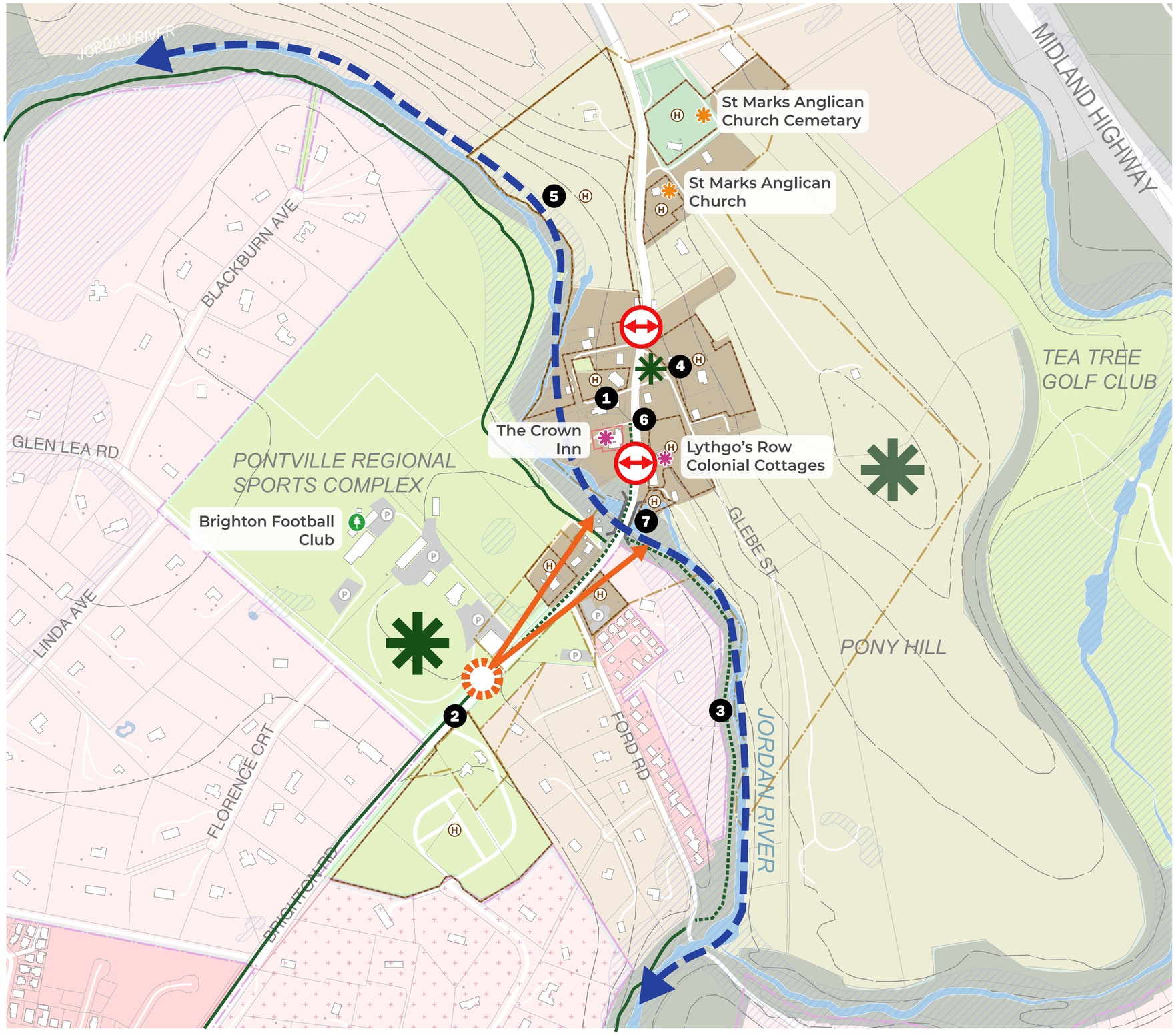
3. Complete the shared path network to improve connectivity to Brighton and the Jordan River.

4. Identify locations for improved public realm such as a community plaza / village heart.

5. Contain the township boundary in response to flooding and topographical constraints.

6. Identify opportunities to improve pedestrian movements across Brighton Road (eg. reduced vehicle speeds).

7. Improve connectivity across the bridge with potential overpass / underpass.



DRAWING KEY

- Cadastre
- Building Footprints
- Surface Parking
- Emerging Strategic Sites
- Heritage Sites
- 10m Contours
- 1% AEP Flooding

LAND USES

- General Residential
- Low Density Residential
- Rural Living
- Village
- Recreation
- Open Space
- Agriculture
- Landscape Conservation
- Environmental Management
- Utilities and Infrastructure

SPECIFIC AREA PLAN'S (SAP)

- BRI-S8.0 Urban-Rural Interface

LOCAL HISTORIC HERITAGE CODE

- BRI-C6.3.1 Local historic landscape precinct

STRLUS URBAN GROWTH BOUNDARY UPDATE

- Areas for inclusion

KEY PATHS NETWORK

- Existing Paths
- Proposed Paths

ROAD HIERARCHY

- Highway
- Collector Roads
- Local Roads
- Bridge

ISSUES AND OPPORTUNITIES

- Key Gateway
- Key Open Space Destinations
- Potential locations for improved connections
- Jordan River link