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BRIGHTON MUNICIPAL AREA OPEN SPACE STRATEGY

Prepared for Brighton Council



inspiring place



Draft

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prepared for
Brighton Council



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SECTION 1

INTRODUCTION

“Tasmania will have a diverse, comprehensive and sustainable open space system, providing health and wellbeing, environmental, sport and recreation and social benefits. The Tasmanian open space system will be developed and managed in response to the needs of the community and visitors, whilst respecting our unique environment¹”.

1.1 BACKGROUND

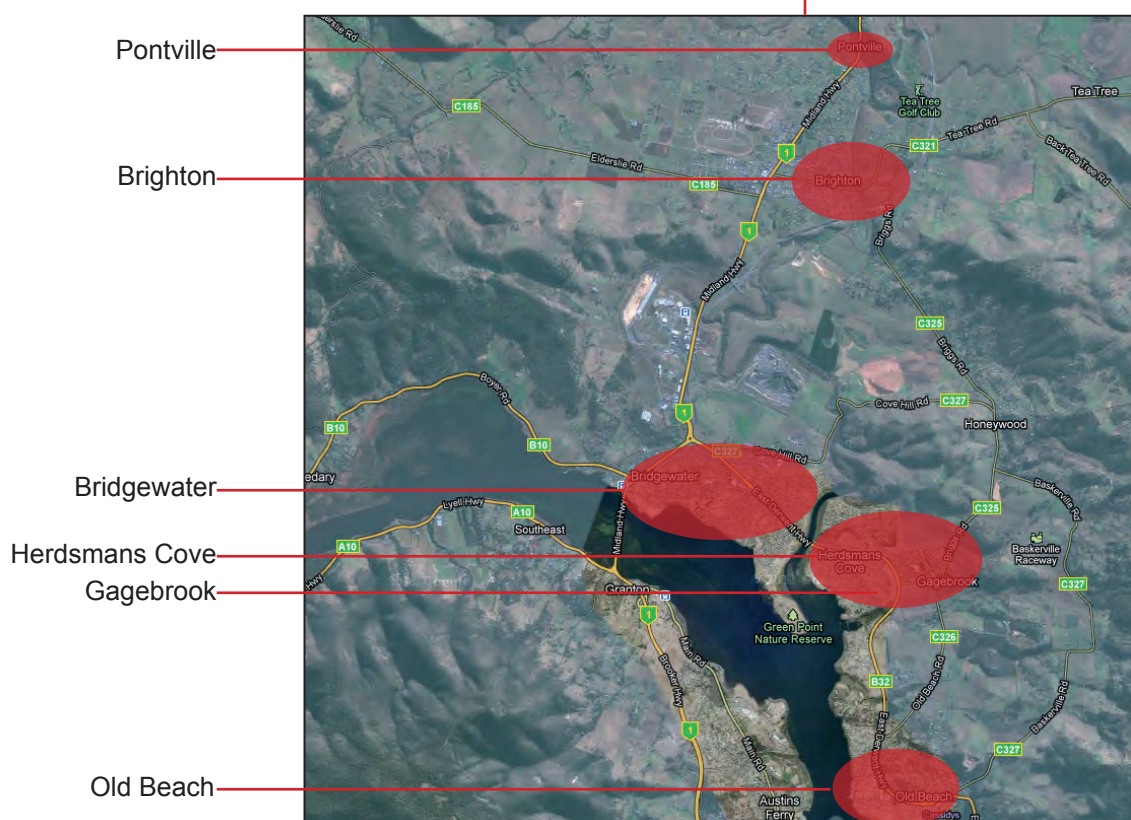
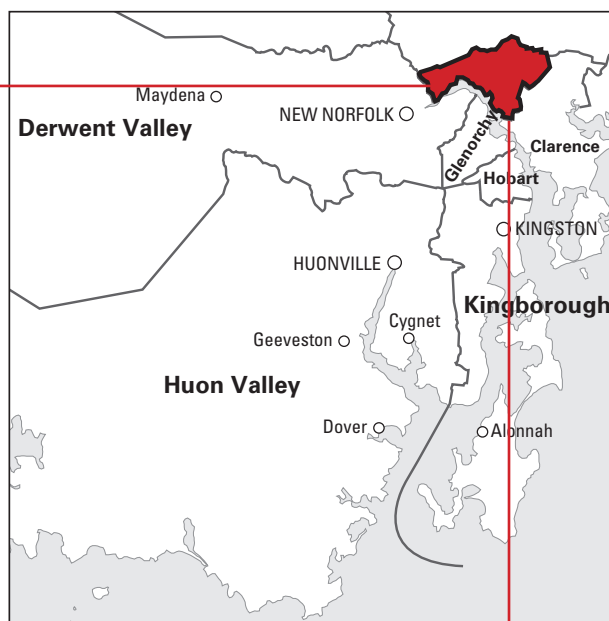
‘Open space’ encompasses a diverse range of “land and water settings²”, which cater for a wide range of passive and active recreation and leisure activities, as well as environmental, health and wellbeing, and economic benefits. Open space includes both public and private tenure; linear trails and pathways, large reserves aimed at habitat conservation, neighbourhood parks, and outdoor sporting venues.

The Municipality of Brighton (see Map 1.1 for location of the extent government area) has a network of open spaces of varying size, quality, and purpose. A significant proportion of the open space areas within the municipality of Brighton are modified or urban in nature, and have been acquired through residential subdivision (e.g. as a result of public and private residential developments), particularly in the Bridgewater and Gagebrook area.

Changing community profiles, and shifts in leisure and recreation trends have implications for how public open space is used, and the type of open spaces best suited to the needs of a community. It has become apparent that many of the parcels of open space in the Brighton municipality no longer meet the needs of the local communities. This is particularly evident in Bridgewater and Gagebrook, where undeveloped parcels of open space in residential suburbs are underutilised, poorly maintained, afford limited recreational use and in some cases, attract anti-social behaviour.

¹ Department of Economic Development – Sport and Recreation Tasmania (2010) *Tasmanian Open Space Policy and Planning Framework*, page 17.

² Department of Economic Development – Sport and Recreation Tasmania (2010) *Tasmanian Open Space Policy and Planning Framework*, page 4.



Map 1.1. Brighton Local Government Area

Significant resource input and commitment from Council is required to plan, maintain, and improve the open space network. This is currently undertaken in the absence of a municipal open space strategy or set of guidelines, and is therefore, often reactionary and ad hoc.

In recognition of the importance of a quality open space network, and the need to improve and streamline the planning, management and maintenance of that network, Council engaged Inspiring Place to prepare an Open Space Strategy for the Brighton municipality.

The Strategy provides Council and the community with a strategic planning and management framework for the development of a sustainable, equitable, and well-connected open space network. The Strategy is consistent with the intent of the *Tasmanian Open Space Policy and Planning Framework 2010*, but focuses primarily on the land and water settings under the ownership and/or management of the Brighton Council.

1.2 PURPOSE

The purpose of the open space strategy is to provide a tool for the planning, development and management of open space within the Brighton municipal area, including parks, community recreation facilities, conservation reserves and linkages (e.g. pathways, cycling routes, tracks and trails).

It is intended that the open space strategy will:

- aid in the development of an integrated municipal open space network, incorporating areas and facilities for informal recreation, community gatherings, non-motorised transport, conservation, and general health and wellbeing;

- respond to the needs of the current community, whilst allowing flexibility for future growth and evolution in response to projected needs;

- identify and address gaps in open space provision;

- address open space access and tenure issues so that informed decisions can be better made on acquisition, developer contributions and disposal issues;

respond to contemporary planning considerations and practices, including sustainable design and land management, conservation, water sensitive urban design, equitable access to quality facilities, and non-motorised transport linkages; and

provide a prioritised action plan for works over the next decade.

1.3 PROJECT APPROACH

Preparation of the Brighton Open Space Strategy included the following tasks:

reviewing background material, including plans, strategies, policies, and relevant data;

reviewing the existing supply of open space and associated recreational and community facilities within the Brighton municipal area;

identifying current and projected demands/needs for open space within the municipal area, based on the review of the background material and an analysis of general socio-economic and recreation trends;

preparing a draft open space strategy, incorporating:

a summary of the benefits associated with quality open space systems;

an open space policy consistent with the Tasmanian *Open Space Policy and Planning Framework 2010*;

a planning framework consistent with the *Draft Tasmanian Open Space Policy and Planning Framework 2010*³ that includes an open space hierarchy, classification system, management guidelines, and zoning considerations;

a process for acquiring, rationalising, developing and selling open space;

innovative and creative re-use of open space areas that will help achieve improved liveability and social inclusion; and

³ Prepared for Sport and Recreation Tasmania by Inspiring Place 2010

priorities for the next 10 years.

1.4 ACKNOWLEDGEMENTS

Inspiring Place would like to thank staff from the Brighton Council for their guidance and assistance, including with the preparation of mapping and sourcing of information through out the project.

SECTION 2

PLANNING CONTEXT

2.1 BENEFITS OF OPEN SPACE

Quality open space networks provide a range of social, health and wellbeing, personal, environmental, and economic benefits⁴, including:

opportunities for a diversity of active and passive activities, ranging from organised team sports, informal adventure activities, to informal leisure pursuits;

‘greenspaces’ for relaxation and contemplation, for people to connect with, and learn about their local environment, contributing to psychological as well as physical wellbeing;

safe spaces for play – both designed play facilities and informal parkland for exploration and imagination;

contributing to the ‘liveability’ of urban and residential areas (e.g. linear, non-motorised transport routes, space spaces to gather, and enhance scenic quality;

encouraging healthy lifestyles through provision of attractive and accessible spaces for physical activity and relaxation – contributing to a healthier community with fewer health care costs (e.g. lower incidence of obesity, diabetes, heart disease, depression and other conditions associated with inactivity);

potential to play a role in climate change adaptation and mitigation, such as through carbon storage, buffers to rising sea levels, and facilitating changes in personal practices known to be contributing factors in climate change (e.g. encouraging non-motorised transport);

providing utilitarian functions in addition to recreation and health and wellbeing, such as water storage, flood mitigation, and other environmental services (e.g. clean air and water); and

⁴ Modified from the *Tasmanian Open Space Policy and Planning Framework 2010*, prepared for Sport and Recreation Tasmania.

encouraging capital investment, and contributing to viable local economies by creating attractive places to life and work.

2.2 PLANNING FRAMEWORK

The following is a summary of selected open space and recreation planning documents, which provide a broader context to the development of the Brighton Open Space Strategy – this includes a state-wide and municipal context.

2.2.1 State-wide Context

TRAILS TASMANIA STRATEGY 2007

The *Trails Tasmania Strategy* was developed in recognition of the significant demand for, and benefits associated with recreational trail opportunities in the Tasmanian context. Community demand is evident within the Brighton municipal area, where there are few good quality walking and cycling paths or trails.

The Strategy sets out a framework to guide coordinated decision-making, funding and resource allocation, management and promotion of a diverse recreational trail network across the state. The Strategy outlines a suite of actions aimed at achieving an integrated state-wide trail network, including standardisation of trail classification and development standards.

Some of the priority actions identified in the Strategy, of relevance to the creation of a well-connected open space network in the Brighton municipal area include:

- assessing the opportunities for the development of shared trails;

- plan, develop and manage a network of cross-urban shared trails to connect public open space with community facilities and residential areas;

- support the retrofitting of urban areas and towns to provide recreational trails and linkages (e.g. bike lanes to facilitate sustainable commuting);

- ensure mechanisms are in place for realising the potential for recreational trails in the re-use of railway corridors, road reserves and easements; and

local councils take on the responsibility for leading the working groups for priority trail projects.

The Strategy provides Council with a first 'port of call' for staff involved in open space and recreation planning, and higher-level guidance to be considered to ensure consistency with other councils and land management agencies across the state.

(D R A F T) T A S M A N I A N O P E N S P A C E P O L I C Y A N D
P L A N N I N G F R A M E W O R K 2 0 1 0

Local councils across Tasmania have significant responsibilities when it comes to open space planning, development and management. The *Tasmanian Open Space Policy and Planning Framework* highlights the important contribution to quality of life that open spaces provide communities, including 'linear linkages' such as trails and pathways. The *Tasmanian Open Space Policy and Planning Framework* sets out an open space hierarchy and classification system to be applied state-wide. The hierarchy and classification system form the basis of the Section 4.1, and are a means of Council achieving a level of consistency with other Councils and state organisations in open space planning.

The types of open space policies and strategies of particular relevance to be considered include:

management and maintenance of open space will be based on 'environmental best practice';

explore opportunities for the open space network to contribute to biodiversity conservation;

recognise the aesthetic value that open space can have, and the contribution to the local landscape, as a significant value in addition to recreation, environmental and other values;

incorporate climate change research and 'best practice' into open space planning;

ensure that open space is equitably distributed, with a consistent level of quality, facilitating social inclusion and community pride;

be flexible to adapt to the changing needs of the community;

provide opportunities for rest, relaxation and other non-active pursuits;

discourage antisocial behaviour through design, passive surveillance and increased visitation;

ensuring open space systems are connected by a network of off-road transport routes and trails, facilitating non-motorised transport;

accommodate multiple use where possible, included shared-trails to cater for a range of compatible user groups, and consolidating resource input; and

provide enhanced opportunities for people with mobility impairment.

2.2.2. Brighton Council Context

This section presents a brief overview of some of the important plans, strategies and other documents of relevance to the development of the Brighton Open Space Strategy. Actions, strategies and recommendations relating, or with implications for, open space and recreation planning have been summarised.

BRIGHTON COUNCIL STRATEGIC PLAN 2011-2021

The *Brighton Council Strategic Plan 2011-2021* is a visionary document that identifies key issues, a 'preferred future' vision, and key focus areas.

The issues of relevance are:

disjointed open space; and the

future impact of land use planning and population growth in the municipal area.

The relevant elements of the 'preferred future' vision are:

a better image as a place where people want to live;

an appropriate, accessible and affordable transport system; and

practical and effective land use strategies.

REGIONAL LAND USE STRATEGY FOR SOUTHERN TASMANIA 2010-2035

Section 10 of the *Regional Land Use Strategy for Southern Tasmania* refers to recreation and open space planning. The Strategy recognises the importance of open space areas and recreational facilities to the “quality of life enjoyed by the Tasmanian community”⁵, and highlights the diversity of open space types that contribute to a quality open space network, including both public and private land.

The regional policies for recreation and open space planning include:

- plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and wellbeing, amenity, environmental sustainability and the economy;

- undertake local open space planning projects through processes consistent with those outlined in the *Tasmanian Open Space Policy and Planning Framework 2010* (see Appendix 3 of the Policy and Planning Framework);

- ensure residential areas, open spaces and other community destinations are well connected with a network of high-quality walking and cycling routes; and

- ensure subdivision and development is consistent with principles outlined in ‘Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania’.

BRIGHTON PLANNING SCHEME 2000

Open space areas are generally zoned ‘recreation’ under the *Brighton Planning Scheme*.

The purpose of the Recreation Zone is to:

- recognise areas for public recreation and open space; and

- protect and conserve areas of significance where appropriate.

⁵ Southern Tasmanian Councils Authority (2010) *Planning for the Future: The Regional Land Use Strategy for Southern Tasmania 2010-2035*, page 36.

Permitted use and developments within the Recreation Zone are ‘community services’ (public park or playground), ‘natural and cultural values management’ and ‘utilities’. Discretionary use and developments are ‘sports and recreation’, ‘tourist accommodation’, ‘tourist operation’, and ‘utilities’.

Subdivision of land zoned ‘Recreation’ under the *Brighton Planning Scheme* is permitted in accordance with Section 58 of the *Land Use Planning and Approvals Act 1993* Clause 6.9.5 of the Planning Scheme sets out the provisions relating to the subdivision of public land zoned ‘Recreation’.

BRIGHTON STRUCTURE PLAN 2011

The Structure Plan has been an important source of information, including demographic and socio-economic data, development trends, and an overview of landscape and cultural heritage issues.)

The objectives, guiding principles and actions detailed in Section 9.5 ‘Community Facilities’ are of particular relevance in the consideration of open space needs.

Objectives	Guiding Principles	Actions
<ul style="list-style-type: none"> • Provide safe and well-designed areas of public open space • Investigate development options for ineffective areas of public open space 	<ul style="list-style-type: none"> • Ensure urban expansion areas incorporate recreational, educational, civic, and healthcare facilities where required • Provide areas of public open space which accord with Crime Prevention Through Environmental Design (CPTED) principles 	<ul style="list-style-type: none"> • Provide additional active public open space for passive and active recreational in residential expansion areas, and develop • Investigate the safety and viability of existing areas of public open space and consider rezoning some areas for other uses (e.g. residential) • Develop additional public open space that is appropriately linked by walkway/cycleway open space corridors

BRIDGEWATER LOCAL AREA MASTER PLAN ISSUES PAPER 2009

The *Brighton Local Area Master Plan Issues Paper* formed part of the background information used to inform the preparation of the *Brighton Structure Plan*. The Issues Paper summaries the issues arising from consultation and site investigations.

The issues relating specifically to open space planning within each identified precinct within the township of Bridgewater were:

Precinct	Issues Relating to Open Space Planning
Cove Hill	Pedestrian linkages across Highway needed to connect Cove Hill with residential areas and school environment.
Green Point and Civic Precinct	Need to identify precinct design enhancements including theme and attractions for pedestrians and community open space.
Parkland Precinct	Need for improved pedestrian and cycling connections to linear trail along river. Water Sensitive Urban Design opportunities through parkland.
Education Precinct	Identify strong pedestrian linkages between Federation and Derwent Park Primary School to draw projects together.
Gateway Development Precinct	Pedestrian improvements around sites.

OTHER DOCUMENTS

The other documents include:

Bridgewater Gagebrook Housing Regeneration Master Plan 2010;

Brighton Municipal Area Recreation Plan 2010;

Bridgewater-Gagebrook Open Space Strategy 1997; and

Brighton Urban Renewal Project 1996.

The ***Bridgewater Gagebrook Housing Regeneration Master Plan 2010*** is a 'blueprint' for improving the "social and economic wellbeing" of the Bridgewater Gagebrook area through sustainable and well-designed physical improvements. The Master Plan addresses the range of housing types required to better meet the needs of the community, including the opportunity to make better use of underutilised public open space.

Project of relevance to the Open Space Strategy include:

- enhanced built environment;
- improved quality, safety, amenity and increased utilisation of open space areas;
- reduced environmental footprint;
- walkable, vibrant and self sustaining activity centres; and
- better health, wellbeing, education and employment profiles.

Some of the issues identified with existing open space and recreation areas were:

- poor quality public realm;
- large amount of open space but majority is of poor quality and unattractive, with limited landscaping;
- few opportunities for active/passive recreational activities; and
- excellent views to Derwent River which has limited integration with the surrounding residential areas.

The Master Plan illustrates the ways in which the underutilised, unattractive 'Radburn' areas (for example located in Gagebrook) can be converted to functional residential infill.

The ***Brighton Municipal Area Recreation Plan 2010*** provides a summary of a workshop facilitated by Global Value Management in 2010, which focused on recreational needs within the Brighton municipality.

Some of the issues that emerged from the workshop included:

- concern about safety associated with walking tracks, parks and playground;
- need for appropriate transport to and from recreational areas – getting to places was seen as one of the barriers to participation;
- underutilised open space;

- need for a skate and bike park in Bridgewater;
- need for additional walking tracks; and
- a strong desire for recreational facilities to be free to use.

A number of 'prioritised projects are listed in the Plan, including:

- construction of facilities along walking tracks;
- increased utilisation of the river and development of the foreshore;
- extension of existing walking tracks (e.g. Gagebrook to Old Beach and Bridgewater to Brighton);
- better linkage of all trails within the municipality;
- development of a fitness trail and a mountain bike trail;
- sale of underutilised land to fund public works; and
- development of Green Point as a major recreational facility.

The ***Bridgewater-Gagebrook Open Space Strategy 1997*** established a strategic approach to the upgrading of the open space network at Bridgewater and Gagebrook. It identified opportunities for:

- extending and upgrading community parks;
- developing a network of neighbourhood parks;
- progressive upgrading of other open spaces;
- sale, development and/or rezoning of vacant and excess public lands; and
- addressing a range of matters including signage, seating, tree planting, litter control and risk management.

The ***Brighton Urban Renewal Project*** was initiated in 1996 under the Better Cities Program funded by the Federal Government. It sought to achieve greater self-sustainability through social development, physical renewal and re-design of existing facilities, improvement of economic opportunities and the building of community pride and aspirations for a better future. The improvement of parks and recreation areas was considered to be a fundamental directive for the area.

2.3 TRENDS AFFECTING OPEN SPACE PLANNING

2.3.1 Socio-economic and Participation Trends

Table 2.1. summarises the major trends affecting open space and recreation planning, grouped under the following categories:

socio-economic;

recreation participation; and

open space planning and sustainable land use practices.

Trends	Implication for Planning
<p>Socio-Economic</p> <p>The following socio-economic information has been sourced from the <i>Brighton Structure Plan 2011</i>.</p> <p><u>Demographic</u></p> <ul style="list-style-type: none"> • There has been a significant growth in the population of the Brighton municipal area over the last 10 years • Population projections for the municipal area are in line with the highest of the growth scenarios, ranging from 16 515 people in 2011 to 26 753 in 2032 • The Brighton municipal area has a significantly higher proportion of younger people, combined with lower number of older people compared to the Tasmanian average (e.g. the 0-4, 5-9, 10-14, and 35-39 year age groups have the strongest representation in 2010) • The average household size in Brighton in 2006 was 2.8 persons/household compared to 2.5 for Tasmania; this is projected to increase to 2.55 by 2031 <p><u>Economic</u></p> <ul style="list-style-type: none"> • The <i>Brighton Structure Plan</i> describes the municipal area as a “municipality of extremes, with higher income farming and rural living areas contrasting with lower income residential areas”⁶ • Brighton has a higher rate of unemployment than the state average (e.g. ~7% compared to ~4.5% in 2009) • Although the rate of unemployment remains higher in Brighton, the rate of decrease in unemployment rates is also higher • The total average household income in 2005 in Brighton was \$35,110, compared to the state average of \$36,956 • A significant number of families in the area have incomes significantly lower than the state average, and receive some form of government assistance • Changing employment structures, trading hours and work hours e.g. higher employment of women; increased part-time and casual employment; seven day trading; continuing long term unemployment and under-employment within the community. 	<p><u>Demographic</u></p> <p>Community needs and demographic trends should be periodically reviewed to ensure contemporary needs are met.</p> <p>The Brighton municipality differs from other areas in that it has a significantly younger population, due to the high number of young families. Whilst the impacts of an ageing population are relevant to the area, the effects of an ageing community may be less prevalent in the near future.</p> <p>There may be growing need for additional open space and recreational facilities in new developing areas (e.g. Brighton) whilst declining demand may be evident in other areas where population numbers are falling or where an older age profile exists. One of the original issues with broad-acre housing developments was the sudden influx of people (e.g. young families, single parents) and the housing estate provided a range of open space and facilities for this base population. However over time, these open spaces and facilities have become less suited to meet the needs of a changing community profile. Consequently some ‘retrofitting’ of the open spaces and facilities may be required to better meet the needs of the community.</p> <p>However, the general trend of an ageing population should be considered in planning. It may mean some future rationalisation of traditional recreation and sporting facilities, and an increase in the provision of quality passive open space areas, in which walking for health and relaxation can be undertaken, and which can be accessed easily by pedestrians.</p> <p><u>Economic</u></p> <p>Lower incomes means that equity of access to open space and recreation areas and facilities is important. Activities that are informal and don’t attract an entry fee or other charges should be a priority.</p> <p>Changing employment structures tend to reduce the demand for team sports facilities, has led to significant changes in when sporting activities are played, and have generated greater informal use of open space areas and recreation facilities across wider periods of the day and week.</p>

Table 2.1. Summary of Trends

⁶ Brighton Council and Department of Economic Development and Tourism (2011) *Brighton Structure Plan*, page 36.

Trends	Implication for Planning
Socio-Economic	
<u>Social/Cultural</u> <ul style="list-style-type: none"> The Brighton municipal area incorporates public housing developments owned by Housing Tasmania; Bridgewater has a significant proportion of residential and commercial land owned by Housing Tasmania – residential land in Brighton is largely privately owned Housing regeneration projects are planned for Bridgewater and Gagebrook, guided by <i>Bridgewater Gagebrook Housing Regeneration Master Plan</i> The Bridgewater/Gagebrook Urban Renewal Program has been commenced, with an aim to improve the quality of life for residents and tackle the negative image associated with the area 	<u>Social/Cultural</u> <p>Equitable access is key issue in the provision of open space and recreation facilities within the municipality, given the lower than average income, car ownership (anecdotal evidence), and single parent families. Equitable distribution of quality open space, by association, will form part of the planning considerations in the continued development of the open space network.</p>
Recreation Participation	
<p>The following national and state information has been summarised from the national <i>Participation in Exercise, Recreation and Sport</i>⁷ (ERAS) annual report for 2010.</p> <p><u>National Trends</u></p> <ul style="list-style-type: none"> A slowly increasing trend in the rate of regular participation in physical activity is evident over the period 2001-2010 Females have a higher regular participation rate in any physical activity (with the exception of the youngest and oldest age groups) Regular participation rates are higher among university-educated and people still in secondary school There has been an 11% increase in the participation of non-organised activities since 2001; total participation rate in 2010 of 70.8% (compared to 40% for organised activities, and 26% for club-based activities) The top ten activities in order of participation were: walking, aerobics/fitness, swimming, cycling, running, golf, tennis, bushwalking, outdoor football, netball Participation in aerobics/fitness has significantly increased between 2001-2010 by 110%, whilst there has been a decline in the participation rate of tennis (24% decrease), swimming (6% decrease), and golf (5% decrease) 	<p><u>National Trends</u></p> <p>The continued national popularity of walking ('walking for health') is a trend that is also evident in Tasmania, and within the Brighton municipality.</p> <p>Documents reviewed as part of this project indicate that there is a community demand for improved walking infrastructure, as well shared/cycling trails and paths.</p> <p>Non-organised, or informal physical activities continue to increase in popularity in response to changes in work and family demands on time. Open space is an important community asset providing diverse settings for informal activities.</p>

Table 2.1. Summary of Trends

⁷ Standing Committee on Recreation and Sport (2009). It should be noted that the ERAS survey only includes participants who are 15 years and older.

Trends	Implication for Planning
Recreation Participation	
<u>State Trends</u> <ul style="list-style-type: none"> Tasmania had a total participation rate of 80.3% in 2010 Highest participation rate was in the 15-24 age group – the lowest in the 65+ age group The top ten activities in order of participation were: walking, aerobics/fitness, swimming, cycling, bushwalking, running, golf, cricket, Australian rules football, netball <u>Regional and Local Trends</u> Any information?	<u>Regional and Local Trends</u> The <i>Brighton Structure Plan</i> and the <i>Brighton Municipal Area Recreation Plan</i> reiterate that there are few formal walking and cycling tracks in the municipality, despite demand.
Open Space Planning and Sustainable Land Use	
Some of the 'sustainability' outcomes of relevance include: <ul style="list-style-type: none"> Emphasis on non-motorised transport Rationalisation of resources needed to maintain open space areas Integrating conservation and open space provision (e.g. 'green corridors') 	Environmental issues are more 'mainstream' than ever before. There is a generally higher awareness level within the community regarding the projected impacts of climate change, loss of biodiversity, and resource use. In addition to an awareness and concern about these issues, the findings of recent studies have reinforced the important connection between physical, and importantly, mental health, and 'natural' environments. Nature reserves and other conservation areas have multiple benefits, in that they provide refuges for native species, provide environmental services (e.g. clean air and water), as well as green spaces for rest, contemplation and outdoor/adventure recreation.

Table 2.1. Summary of Trends

2.3.2 Development Trends

The municipality of Brighton is, and will continue to be a popular area for first home-buyers, attracted by the relatively affordable residential land and family dwellings within proximity to the City of Hobart, and the main centres of Brighton Bridgewater/Gagebrook and Old Beach.

The current housing stock is not considered to meet the needs of the current or projected community profile; comprising a high number of 3-4 bedroom dwellings suited to larger families. Many of these dwellings are occupied by single parent families, or single people, or couples. New residential development proposed for the Bridgewater and Gagebrook areas in particular,

The possibility of rezoning and developing some of the under-utilised public open space in Bridgewater and Gagebrook for residential use, is highlighted in the *Brighton Structure Plan 2011*.

The *Structure Plan* indicates that by 2032, based on population projections, there will be a requirement for:

4846 new dwellings;

3895 additional lots;

750 ha of land to accommodate these projected residential land requirements and

a need for medium density housing (e.g. units, town house and terraces) within close proximity to the main urban centres within the municipality.

The *Structure Plan* outlines a number of actions and planning initiatives to address future additional residential requirements, including:

promoting infill development;

rezoning land to the south of the Brighton township, and to the east and west of Brighton and Bridgewater; to cater for increased residential and rural residential;

adding priority areas for increased residential densities within 400m of the Brighton and Bridgewater commercial areas, and amend the Planning Scheme to restrict medium density housing development to these areas; and

adding a 'mixed use zone' (commercial and residential) to the Planning Scheme, and rezoning land in the commercial areas of Brighton and Bridgewater to mixed use.

Major infrastructure developments, such as the Brighton Transport Hub and the Brighton Bypass, should also be considered in terms of the impact that they could have on open space and recreation needs. For example, alternative transport routes, catering for safe and efficient shared cycling and walking will facilitate non-motorised transport opportunities - and active lifestyles, for residents employed at the Transport Hub.

2.4 EXISTING OPEN SPACE

An inventory of open space areas within the Brighton Municipality was undertaken for the project (refer to Table 4.1). There are:

68 land areas that are owned or managed by Council⁸ as open space;

9 land areas that are owned or managed by DPIPWE;

4 land areas that are owned or managed by others e.g. Housing Department.

Council is responsible for managing 24 land parcels for open space in Bridgewater, 16 land parcels in Gagebrook, 9 land parcels in Old Beach, 9 land parcels in Brighton and 10 land parcels in Pontville.

Figures 2.1 – 2.5 show photographs of open space areas in Bridgewater, Gagebrook, Old Beach, Brighton and Pontville.

2.5 COUNCIL BUDGET ALLOCATION

Council has indicated that about \$914,000 is allocated to the development, management and maintenance of its existing public open space assets. Some \$171,000 is spent on renewing assets, \$193,000 on building new assets on public land and \$550,000 On the maintenance of open space and facilities.

⁸ These areas consist of 92 different titles, so in some locations an open space area consists of several land titles.



Photo 1. Example of an undeveloped 'Landscape and Amenity' open space area with a pathway terminating in the middle of the space, and not connecting to residential footpaths or other pathways.



Photo 2. Bridgewater foreshore open space, with pathways through an area with community utilities and services.



Photo 3. Undeveloped 'Landscape and Amenity' open space off Salier Street. The level space could accommodate a small play facility with seating if there is future demand.



Photo 4. Park with small play facility off Warruga Street. There is scope to enhance the play facility, including improved landscaping and tree planting.



Photo 5. Small undeveloped 'Landscape and Amenity' open space on Gunn Street - essentially a traffic island. Fencing the space and enhancing with landscaping would improve the safety, and encourage use for informal activities by residents in the immediate area.

Figure 2.1. Examples of Open Space in Bridgewater.



Photo 1. Tottenham Park informal open space area, entry signage and car park.



Photo 2. Tottenham Park playground.



Photo 3. Undeveloped 'Outdoor Sports Venue' open space - Laurence Place access.



Photo 4. Undeveloped 'Outdoor Sports Venue' open space off Laurence Place, with potential to formalise.



Photo 5. Undeveloped open space off Viola Crescent. Potential to subdivide, retain and enhance pathways.



Photo 6. Undeveloped open space off Viola Crescent suitable for residential infill.



Photo 7. Example of a pathway through vegetated 'Landscape and Amenity' open space off Boronia Place.



Photo 8. Small play facility off Veronica Crescent, with potential to enhance, including with landscaping.

Figure 2.2. Examples of Open Space in Gagebrook.



Photo 1. Undeveloped open space between Childs Drive and Clives Avenue, with potential for a play facility.



Photo 2. Informal open space within Lennox Park used for outdoor sports, with clubrooms.



Photo 3. Lennox Park play facility and car parking area.



Photo 4. Lennox Park skate facility.



Photo 5. Public access way to the foreshore reserve off Morrisbys Road. Potential to improve with signage.



Photo 6. Example of public land on the foreshore side of Morrisbys Road. Potential to continue existing pathway.

Figure 2.3. Examples of Open Space in Old Beach.



Photo 1. Seymour Park and sports ground.



Photo 2. Club facilities at Seymour Park.



Photo 3. Skate Park at Seymour Street



Photo 4. Small park near child care centre, off Eucalypt Crescent.



Photo 5. Undeveloped open space at the end of Melissa Street.



Photo 6. Undeveloped open space suitable for a local park off Phemie Court.

Figure 2.4. Examples of Open Space in Brighton.



Photo 1. Thompson Oval.



Photo 2. Equestrian facilities at Pontville Park.



Photo 3. Small park in Pontville village off the Midlands Highway.



Photo 4. Small park with ornamental plantings overlooking the Midlands Highway.



Photo 5. Site of the historic police station.



Photo 6. Park with play facilities and toilets on the corner of Ford Road and the Midland Highway.

Figure 2.5. Examples of Open Space in Pontville.

2.6 SUMMARY

The key features of Council's existing open space system are:

there is a higher than average provision of land available for open space than is usually found in the Hobart urban region, resulting from the subdivision design adopted for public housing estates in Bridgewater and Gagebrook;

a number open spaces cater for wider community use – examples are Pontville Park and Thompson Oval, Seymour Street (Brighton), Weily Park, Tottenham Road Park, Lennox Park (Old Beach) and shared trails along the Derwent River foreshore;

many of the remaining open space areas are managed as low cost maintenance sites with little landscaping, shade plantings, signs, seating or development of recreational facilities;

the open space network could be improved by planning for better connectivity and safety, efficient use of available space and resources (this may include rationalisation), and equitable distribution and level of servicing;

many of the remaining 'urban forest' land parcels developed as part of the public housing estates have limited recreational values other than providing a trail connection in some locations;

Council has started to build the basis for a well-connected trail system within its municipality but there is a need for creating a shared trail/pathway network, connecting residential areas to community facilities and services and open space;

limited formal walking and cycling trails within the municipality, including on-road cycling lanes to facilitate safe cycle commuting;

accessibility to open space and safety issues with access and use of existing open space and facilities remains as a key concern within the community;

there is limited 'developed' access to Derwent River despite the extensive foreshore reserve; and

there are significant areas of underutilised and/or inappropriately used open space (e.g. attracting anti-social behaviour), with opportunities for improvements or re-development to benefit local communities.

SECTION 3

POLICY FRAMEWORK

The following policy framework is designed to guide the future planning, management, maintenance and improvement of open space within the Brighton municipality over the next 10 years. The key components of the policy framework are:

- the vision (Section 3.1);
- open space and planning principles (Section 3.2); and
- broad strategic directions for Council (Section 3.3).

3.1 VISION

The following vision is a statement of Council's intent regarding its involvement and responsibility to the planning, development and management of open space and recreation opportunities in the municipality. The vision is consistent with the draft *Tasmanian Open Space Policy and Planning Framework 2010* and Councils overarching vision for the municipal area expressed in the *Brighton Council Strategic Plan 2011-2021*:

The Brighton municipality will have a diverse, equitable, integrated, and sustainable open space system, providing health and wellbeing, environmental, sport and recreation and social benefits to the community.

The term "sustainable" is defined in many different ways. For the purpose of this document, 'sustainable' means:

- to ensure that open space and associated recreation and community infrastructure and facilities have minimal adverse environmental impact (e.g. are resource rational, provide conservation as well as health and wellbeing benefits, and contribute to an enhanced local environment);

the ability of Council and the community to afford the opportunities which are provided – in the short, medium and long-term, so that open space areas and associated facilities are well-maintained and upgraded into the future; and

to ensure that the opportunities made available continue to be relevant and accessible, meet the needs of the community, and are equitably distributed.

The intent of the word “community” is that provision would be made for:

the general resident community within the Brighton municipality;

open space and facilities that would also cater for visitors to the municipal area; and

a range of other individuals and groups who may well have special requirements which need to be met to ensure that they can access open space and undertake recreation pursuits, and thereby gain the benefits intended through the provision (e.g. aged, youth, people with disabilities, minority cultural groups, Aboriginal community etc).

3.2 OPEN SPACE POLICY STATEMENTS

The following policy statements support the vision statement, and provide an overarching direction for the development of a sustainable and equitable open space network.

The Brighton open space network will:

be broadly consistent with the intent of the Tasmanian Open Space Policy and Planning Framework;

reflect community need, demand, and major demographic, socio-economic and recreational/leisure trends;

be diverse, and include varying types of open space, suitable for both passive and active uses, and incorporating a range of local landscapes;

be equitable in respect to quality, distribution, and ease of access;

incorporate opportunities for people with mobility impairment or disability;

provide opportunities for youth;

be planned, developed and managed following 'best practice' environmental, social and economic principles - be a 'sustainable' open space network;

be well-connected by a network of shared paths and trails, facilitating safe and efficient non-motorised transport, and lowering car dependency for local trips; and

be managed in a cooperative way, and in a manner which supports successful partnerships with adjoining land managers and the community.

3.3 STRATEGIC DIRECTIVES

Four strategic directives have been identified for working towards achieving the proposed vision – these directives are to:

achieve consistency in open space planning, development, and management;

address gaps in open space provision to meet community needs;

develop a well-connected open space network; and

implement practical tools for open space planning, design and management.

Section 4 of the report indicates the rationale and recommendations for achieving each of these directives.

SECTION 4

OPEN SPACE STRATEGY

This Section sets out the rationale for each of the four strategic directives and identifies the recommended actions to achieve the directives.

4.1 ACHIEVING CONSISTENCY IN OPEN SPACE PLANNING, DEVELOPMENT AND MANAGEMENT

4.1.1 Rationale for the Strategic Directive

The *Tasmanian Open Space Policy and Planning Framework 2010* identified the lack of consistency in open space planning as a major issue across the State. The report recommended a number of strategies to achieve consistency including:

- clear governance or responsibility for open space;
- the adoption of a common hierarchy for open space; and
- the adoption of a classification system for open space.

A summary of the way in which these initiatives can be applied to open space planning within the Brighton municipality is provided below.

GOVERNANCE

The *Tasmanian Open Space Policy and Planning Framework 2010* identified the open space planning framework elements that may be relevant to each level of government (State, regional and local). It indicated that there are differing levels of detail relevant to each level of governance. The core elements for local Councils included:

- interpretation and adoption of the state vision, objectives and guiding policy statements;
- local open space planning and provision should be consistent with regional open space planning directions;
- local open space provision should be based on identification and assessment of local community trends, gaps, needs and priorities;

open space policy should be integrated with other Council policies in their Strategic Plan, settlement plans and planning schemes;

open space policy should be considered in the preparation of management plans and master plans for public owned lands;

open space policy should be considered in the assessment of development applications – open space provisions are to be incorporated into planning schemes through zoning, application of overlays and other planning tools; and

open space policy should be regularly reviewed to ensure that existing open space resources are continuing to function in a useful and effective manner.

The *Tasmanian Open Space Policy and Planning Framework* also indicates that local planning schemes should continue to provide the statutory mechanism for the implementation of the strategic direction outlined in the policy and planning framework. It refers to Councils maintaining strong working relationships with other key agencies involved with open space and to support a range of core policy documents that are well-connected with the need for achieving more effective open space planning⁹.

Council should also incorporate 'best practice' into open space planning that will help mitigate the predicted impacts of climate change (e.g. retention of native vegetation for carbon storage, minimising emissions), and those that are aimed at impact adaptation (e.g. the role of foreshore 'buffers' to sea level rise and storm surge).

In the absence of effective State and regional policies on open space planning, it has been difficult for any local Council to apply all the above elements. However the *Tasmanian Open Space Policy and Planning Framework 2010* and the *Regional Land Use Strategy for Southern Tasmania 2010-2035* now provide a better framework to aid in the achievement of consistency.

OPEN SPACE HIERARCHY

An open space hierarchy refers to the scale of the area served or the catchment from which the open space attracts users, as well as the 'status' of the facilities provided (e.g. local park, national-level mountain bike course).

⁹ These documents include *A Social Inclusion Strategy for Tasmania*, the *Premier's Physical Activity Plan* and *Healthy By Design: A Guide to Planning and Designing: Environments for Active Living the Healthy by Design*, *Crime Prevention Through Environmental Design (CPTED)*.

A hierarchical classification of open space is an invaluable planning, management and information tool. From a planning perspective, the position which a facility occupies within a hierarchy provides an indication of the role it 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. These factors will generally be different for each level of the hierarchy.

From a management point of view, the position of a parcel of open space in the hierarchy provides an indication of the maintenance inputs required, which should be, or will need to be allocated to it, and which activities (or level of activity or sport) might not be permitted to use it. This helps to ensure the limited resources are used effectively and efficiently, rather than spending scarce resources on all open space areas (e.g. spreading resources thinly) regardless of their importance and what role they serve in the overall open space system.

It is common to find an open space hierarchy made up of the following levels:

- Local
- District
- Sub-regional
- Regional
- State
- National

A description of these levels is provided in Attachment 1.

The above hierarchy was applied to the open space areas managed by the Brighton Council as shown in Table 4.1. It indicates that:

Brighton Horse Training Complex is a State - regional facility;

Thompson Oval and Pontville Park cater for regional open space needs through the football, cricket, soccer and equestrian facilities;

Weily Oval is a sub-regional open space;

Tottenham Road park caters for district open space needs;
and

the vast majority of the Council's land holdings cater for
local open space needs.

CLASSIFICATION SYSTEM

Once an audit of the open space system have been compiled, each 'parcel' of open space can then be classified into different types that are broadly generic in characteristics and functions, and are therefore, likely to require similar management responses. This process assists significantly in understanding the mix of open space areas that exist within the system, and where there are gaps or overlaps.

The *Tasmanian Open Space Policy and Planning Framework 2010* system provides a framework that is practical, and compatible with the capacity of agencies to use effectively, supporting the planning, development, management and maintenance of open space. The proposed classification of open space types were:

Parks;
Outdoor Sports Venues;
Landscape and Amenity;
Linear and Linkage;
Foreshore and waterway;
Conservation and Heritage;
Utilities and Services; and
Potential Open Space.

The categories used in the *Bridgewater-Gagebrook Open Space Strategy* (1997) were broadly equivalent to the above categories:

Parks ('Community Parks' or 'Neighbourhood Parks' in the 1997 Strategy);
Outdoor Sports Venue (Sportsground);
Landscape and Amenity Reserves;
Linear and Linkage (Links);

Foreshore and Waterway (Foreshore Reserve);

Conservation and Heritage (Bushland);

Utilities and Services (Utility); and

Proposed Open Space.

Attachment 2 at the end of this document provides a brief outline of each open space category that:

defines the open space category;

outlines the purpose of the open space; and

indicates the type of amenities, which may be provided in such an open space category.

The classification system described in the *Tasmanian Open Space Policy and Planning Framework* has been generally applied to the open space land owned or managed by Brighton Council. Table 4.1 provides an inventory of the classified open space, and Maps 4.1 – 4.5 illustrate the application of the classification system.

The classification system will provide Council with a more effective tool for local area planning given the diversity and multitude of land holdings that have scope for open space use. It will also assist strategic open space planning at the municipal, regional or metropolitan level if adopted by other Councils.

The key findings that can be surmised from the inventory and mapping of the open space are:

Bridgewater

There are

26 land parcels of open space, of which Council is involved with managing 24 of these parcels;

a significant percentage of the open space land is foreshore reserve (Derwent River Jordon River) managed by DPIPW;

the majority of the land parcels are considered to play a local role in the open space hierarchy with the exception of the foreshore reserves, Council utility sites (depot and waste transfer station) and the potential for open space located near the proposed new Council offices (site 12) to be district;

6 land parcels identified as Park (3 have existing small play facilities) and 3 require site improvements to be consistent with the role of a park;

6 land parcels classified as Landscape and Amenity and 5 as Linear and Linkage;

2 sites identified as priority Project (Housing) that have been identified for future residential redevelopment.

Gagebrook

There are:

20 land parcels of open space, of which Council is involved with managing 16 of these parcels;

a significant percentage of the open space land is foreshore reserve (Derwent River and Jordon River) managed by DPIPW;

the majority of the land parcels are considered to play a local role in the open space hierarchy with the exception of Tottenham Road Park and the existing Council Offices;

4 land parcels identified as Park with one land parcel being undeveloped but having the potential to be upgraded to become a park;

6 land parcels classified as Landscape and Amenity and 1 land parcel as Linear and Linkage;

2 sites identified as priority Project (Housing) that have been identified for future residential redevelopment; and

one land parcel identified as a future Outdoor Sports Venue area.

Old Beach Area

There are:

11 land parcels of open space, of which Council is involved with managing 9 of these parcels (there is an additional land parcel that is currently proposed for purchase by Council to be developed as a park);

a significant percentage of the open space land is foreshore reserve (Derwent River and Jordon River) managed by DPIPW;

the majority of the land parcels are considered to play a local role in the open space hierarchy with the exception of Lennox Park where there is a sporting ground, skate park, BMX circuit and play equipment; and

the development of a continuous shared trail along the Derwent River foreshore in the longer term would attract users from outside the local area.

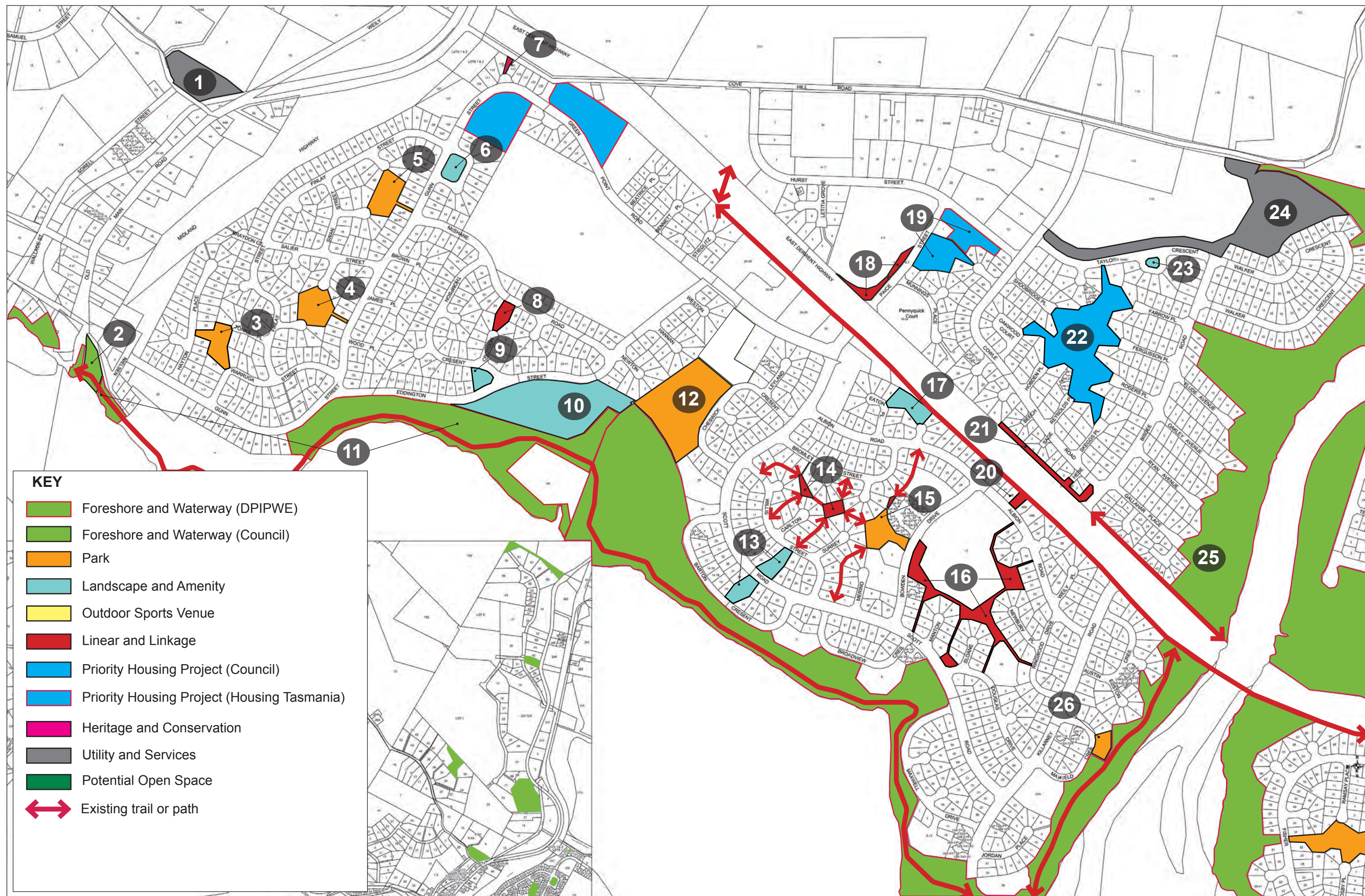
Table 4.1. Brighton Open Space Inventory

Bridgewater (Map 4.1)	No. on Plan	OS Category	Hierarchy	Tenure
	1	Utility and Services	Municipal	Council
	2	Foreshore and Waterway	Local	Council
	3	Park	Local	Council
	4	Park (future)	Local	Council
	5	Park	Local	Council
	6	Landscape and Amenity	Local	Council
	7	Linear and Linkage	Local	Council
	8	Linear and Linkage	Local	Council
	9	Landscape and Amenity	Local	Council
	10	Landscape and Amenity	Local	Council
	11	Foreshore and Waterway	District	DPIPWE
	12	Park (future)	District (future)	Council
	13	Landscape and Amenity	Local	Council
	14	Linear and Linkage	Local	Council
	15	Park	Local	Council
	16	Linear and Linkage	Local	Council
	17	Landscape and Amenity	Local	Council
	18	Linear and Linkage	Local	Council
	19	Priority Project (Housing)	NA	Council and Housing Tasmania
	20	Linear and Linkage	Local	Council
	21	Linear and Linkage	Local	Council
	22	Priority Project (Housing)	NA	Council
	23	Landscape and Amenity	Local	Council
	24	Utility and Services	District	Council
	25	Foreshore and Waterway	Local	DPIPWE
	26	Park (future)	Local	Council
Gagebrook (Map 4.2)	No. on Plan	OS Category	Hierarchy	Tenure
	1	Foreshore and Waterway	Local	DPIPWE
	2	Park	Local	Council
	3	Landscape and Amenity	Local	Council
	4	Landscape and Amenity	Local	Council
	5	Outdoor Sports Venue (future)	District (future)	Council
	6	Priority Project (Housing)	Local	Council and DPIPWE
	7	Landscape and Amenity	Local	Council
	8	Park (Tottenham)	Municipal	Council
	9	Landscape and Amenity	Local	Council
	10	Foreshore and Waterway	Local	DPIPWE
	11	Park	Local	Council
	12	Landscape and Amenity	Local	Council
	13	Priority Project (Housing)	NA	Housing Tasmania
	14	Landscape and Amenity	Local	Council
	15	Priority Project (Housing)	NA	Housing Tasmania
	16	Utility and Services	District	Council
	17	Utility and Services	Local	Council
	18	Linear and Linkage	Local	Council
	19	Park (future)	Local	Council
	20	Foreshore and Waterway	Local	Council

Table 4.1. Brighton Open Space Inventory

Old Beach (Map 4.3)	No. on Plan	OS Category	Hierarchy	Tenure
	1	Foreshore and Waterway	Local	Council (lease from Crown?)
	2	Foreshore and Waterway	Local	DPIPWE
	3	Foreshore and Waterway	Local	Council
	4	Foreshore and Waterway	Local	Council
	5	Foreshore and Waterway	Local	Council
	6	Foreshore and Waterway	Local	DPIPWE
	7	Linear and Linkage	Local	Council
	8	Outdoor Sports Venue	District	Council
	9	Landscape and Amenity	Local	Council
	10	Park if aquired and developed	Local	Council
	11	Landscape and Amenity	Local	Council
	12	Linear and Linkage	Local	Council
Brighton (Map 4.4)	No. on Plan	OS Category	Hierarchy	Tenure
	1	Outdoor Sports Venue	District-Regional	Council leased to Tas Racing?
	2	Linear and Linkage	Local	Council
	3	Park	Local	Council
	4	Landscape and Amenity	Local	Council
	5	Landscape and Amenity	Local	Council
	6	Linear and Linkage (shared path)		
	7	Potential for a park to be developoed in this area, associated with subdivision	Local	Council
	8	Foreshore and Waterway	Local	DPIPWE and Council
	9	Heritage and Conservation	Local	DPIPWE
	10	Park (future)	Local	Council
	11	Linear and Linkage	Local	Council
	12	Potential Open Space	Local	Council
	13	Utility and Services	Local	Council
	14	Foreshore and Waterway	Local	DPIPWE
	15	Foreshore and Waterway	Local	DPIPWE
Pontville (Map 4.5)	No. on Plan	OS Category	Hierarchy	Tenure
	1	Foreshore and Waterway	Local	Council
	2	Outdoor Sports Venue	District	Council
	3	Park	Local	Council
	4	Foreshore and Waterway	Local	DPIPWE
	5	Park	Local	Council
	6	Park	Local	Council
	7	Heritage and Conservation	State	Council
	8	Landscape and Amenity	Local	Council
	9	Heritage and Conservation	Local	Council
	10	Park	District	Council
	11	Foreshore and Waterway	Local	Council and Housing Tasmania
	12	Would be Linear and Linkage if acquired	Local	Council

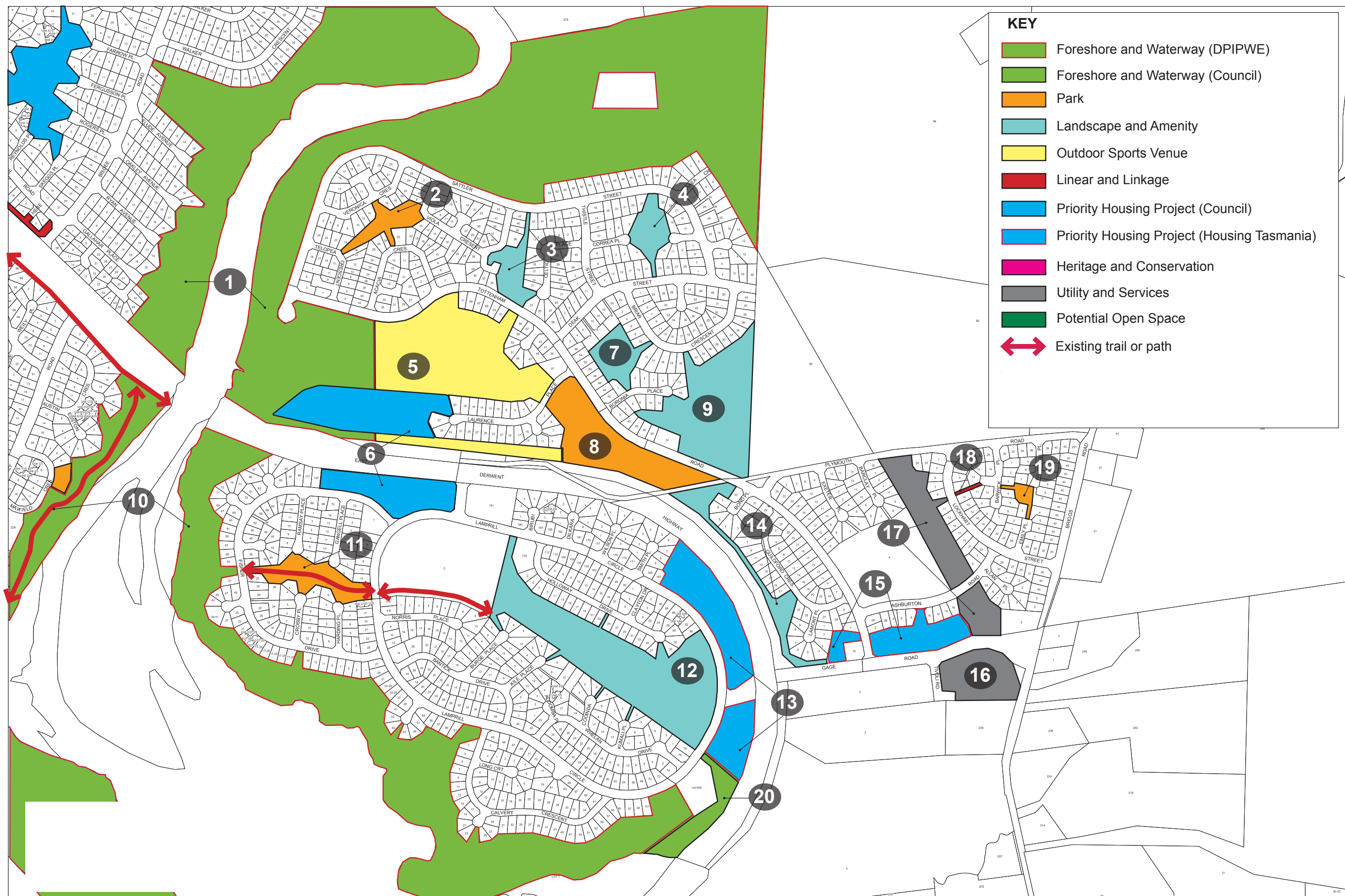
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MAP 4.1. BRIDGEWATER OPEN SPACE CLASSIFICATION PLAN

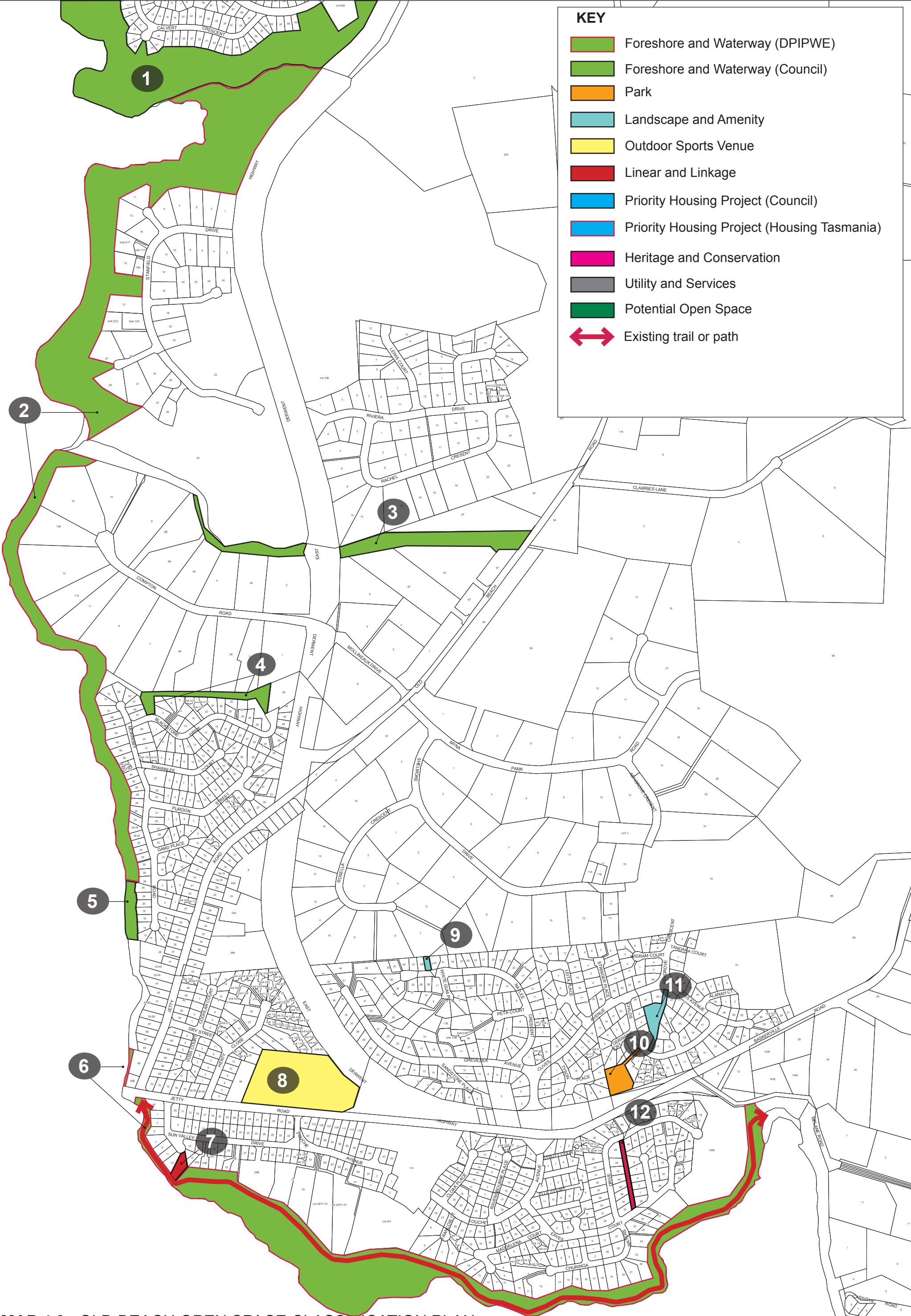
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MAP 4.2. GAGEBROOK OPEN SPACE CLASSIFICATION PLAN

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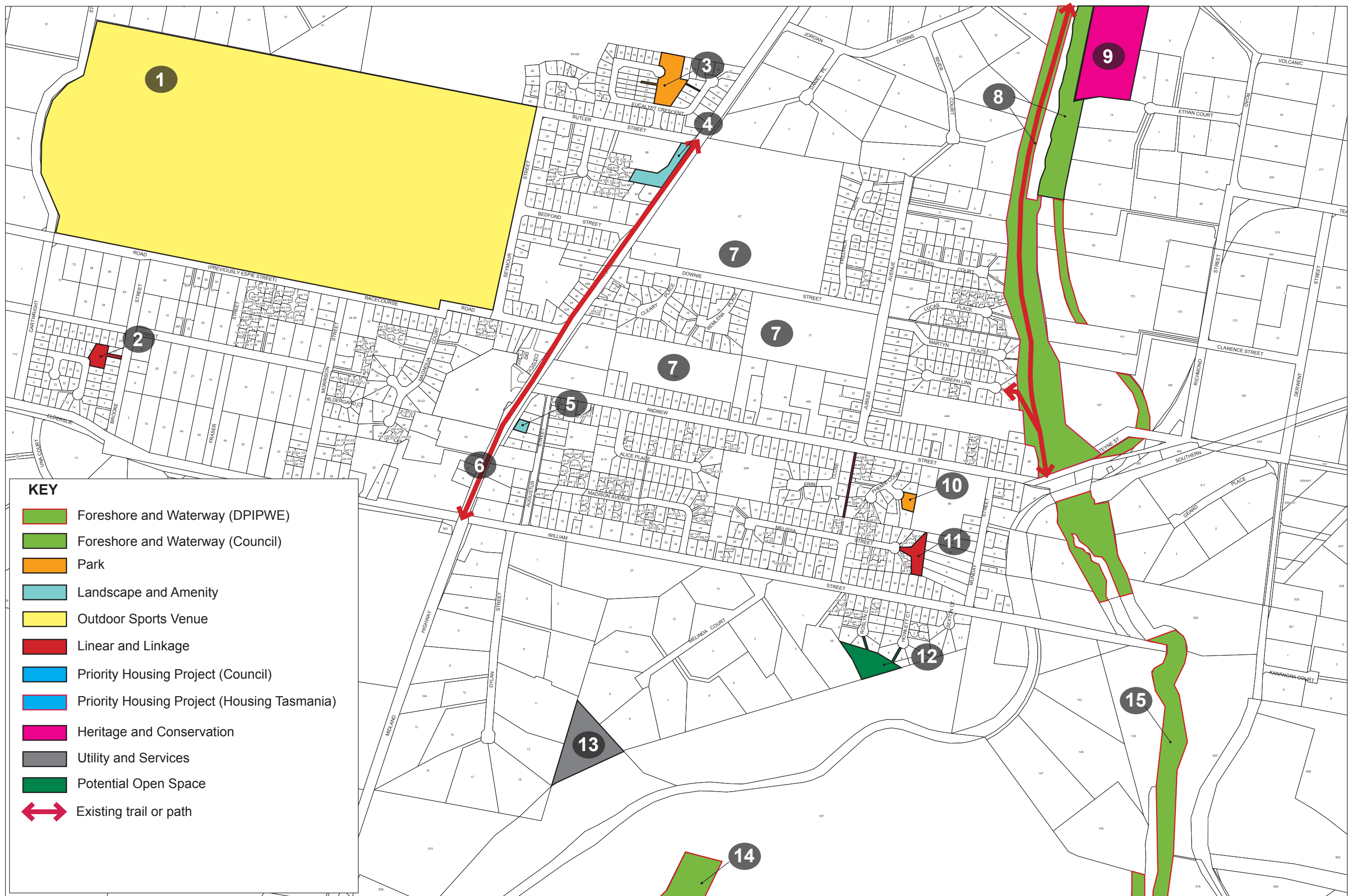
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MAP 4.3. OLD BEACH OPEN SPACE CLASSIFICATION PLAN

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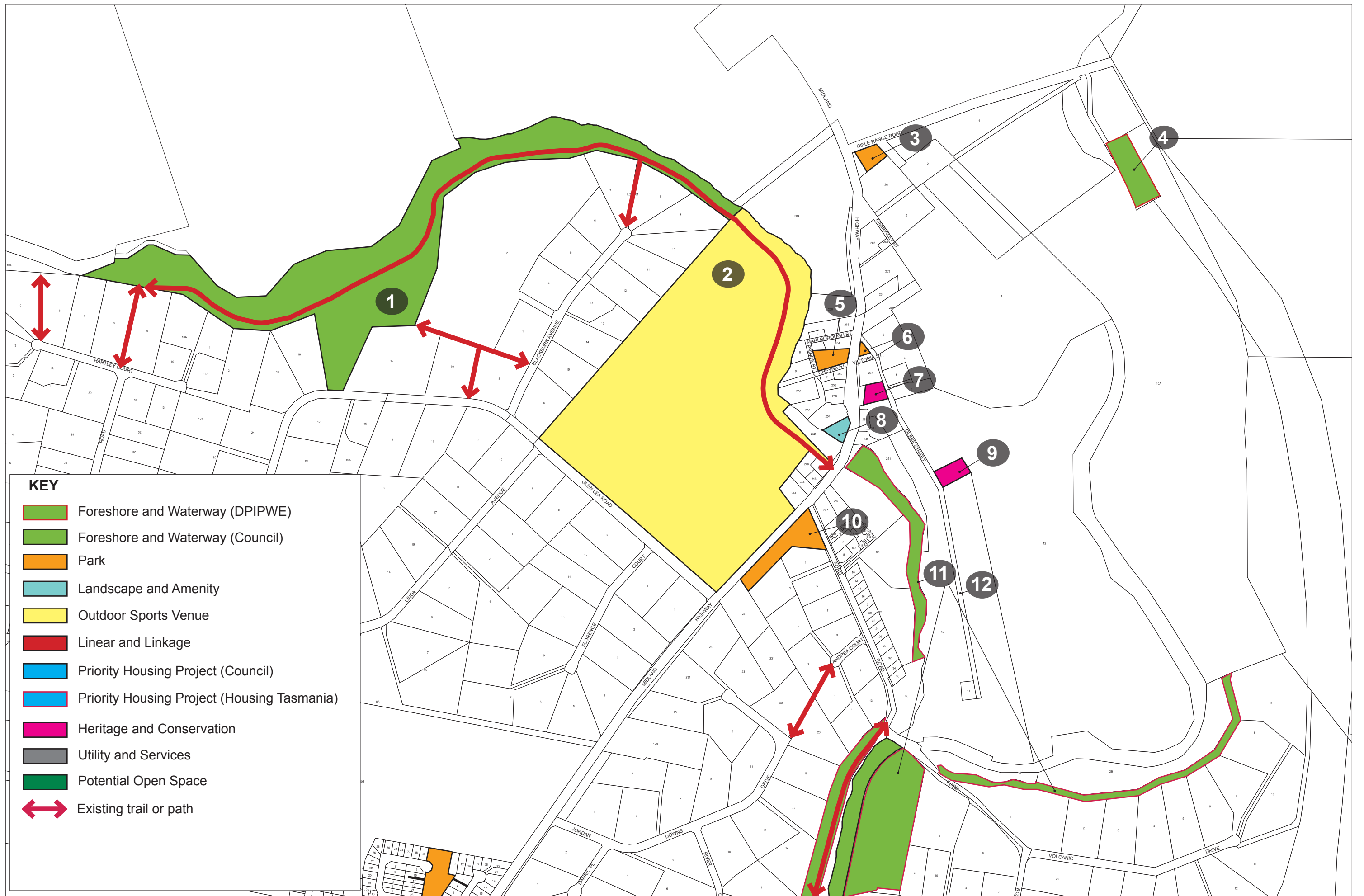
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MAP 4.4. BRIGHTON OPEN SPACE CLASSIFICATION PLAN

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Brighton Area

There are:

13 land parcels of open space, of which Council is involved with managing 9 of these parcels;

the majority of the land parcels are considered to play a local role in the open space hierarchy with the exception of the sportsground and park on Seymour Road;

3 land parcels are riparian reserves along the Jordon River with one of the sites having a developed shared path;

2 land parcels identified as Park with one land parcel currently being undeveloped but having the potential to be upgraded to become a park;

land parcels classified as Landscape and Amenity and 1 land parcel as Linear and Linkage; and

2 land parcels classified as Potential Open Space, one of which can be upgraded as a linkage to a nearby Park and the other possibly for planting screening vegetation given it will be viewed from the future Brighton by-pass.

Pontville Area

There are:

11 land parcels of open space, of which Council is involved with managing 10 of these parcels;

the majority of the land parcels are considered to play a local role in the open space hierarchy with the exception of the facilities at Thompson Oval/Pontville Park and the Ford Road Park, which has picnic, play and toilet facilities;

3 land parcels are riparian reserves along the Jordon River;

4 land parcels identified as Park and generally well developed in comparison with many other 'Parks' in the municipality; and

2 land parcels classified as Heritage and Conservation and 3 land parcels as Foreshore and Waterway being riparian reserves along the Jordon River and Bagdad Rivulet.

4.1.2 Recommended Actions

1. The Council adopt the core elements for local Council open space planning (e.g. policy and planning 'toolkit') as identified in the *Tasmanian Open Space Policy and Planning Framework 2010*.
2. The Council adopt and apply the hierarchy for determining the level, or geographic catchment, of open space areas within the municipality.
3. The Council adopt and apply the classification system to open space areas within the municipality.
4. Maintain strong working relationships between Council staff and with key agencies and organisations involved with open space in the municipality e.g. Parks and Wildlife Service, Housing Department.
5. 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.
6. Support the implementation of core policy documents such as *A Social Inclusion Strategy for Tasmania*, the *Premier's Physical Activity Plan* and *Healthy By Design: A Guide to Planning and Designing: Environments for Active Living the Healthy by Design, Crime Prevention Through Environmental Design (CPTED)* that are well-connected with the need for achieving more effective open space planning.

4.2 ADDRESSING GAPS IN OPEN SPACE PROVISION

4.2.1 Rationale for the Strategic Directive

EXISTING OPEN SPACE PROVISION

A site visit was undertaken to all Council owned land set aside for the purposes of open space within the municipality. Maps 4.6 – 4.10 show the locations of all the open space areas and Table 4.2 identifies recommended improvements for each of the areas. The table and maps are to be read in conjunction.

Overall there is sufficient land available for open space within the municipality but considerable scope to improve the access, amenity and use of the existing open spaces. There are two exceptions. The first is that the Brighton settlement is continuing to attract residential infill but there is a major gap in

usable open space on the eastern side of the town. The second exception is that Council should continue to consider land acquisition opportunities that will extend the network of trails and improve connections from residential areas to community facilities and services and open space.

A summary of the gaps in open space provision is provided below for each of the major towns or settlements within the municipality. An indicative guide used in open space planning is that residents should ideally not have to walk further than 400m to a local park (considered to be a close walking distance), which is also a similar 'distance' indicator for access to public transport services. This distance needs to take into account access barriers such as the local topography, waterways and highways.

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Table 4.2. Open Space Comments

Bridgewater (Map 4.6)	No. on Plan	Comment
	1	Council depot site.
	2	Foreshore land incorporating boat launching facilities and a pontoon jetty. There is a small play facility in the DPIPWE land to the south. The land will be affected by the new Bridgewater bridge crossing.
	3	Small play facility with pathway. Park could be enhanced by adding to the play equipment, providing a shade shelter, and introducing landscaping, including tree planting. Some Council staff have indicated that this site should be considered for subdivision and residential infill development as an alternative. If this site is to be developed following community consultation then Site 4 should be retained for open space with a connection between Hayton Place and Tonks Place remaining to allow some connectivity. Any funds from the sale of the land should be used to upgrade open space facilities within the local area.
	4	Undeveloped open space with pathway connecting to residential streets. Good potential to develop as a small local park with basic play facility, seating, shade and landscaping. In the event that other nearby open space is deemed suitable for residential infill, greater effort should go into this site to provide a high quality park with play facilities to compensate for the loss of other open space opportunities.
	5	Small play facility with pathway. Park could be enhanced by adding to the play equipment, seating, providing a shade shelter, and introducing landscaping, including tree planting. Some Council staff have indicated that this site should be considered for subdivision and residential infill development as an alternative. The future of this open space area should be based on community consultation as it has the potential to be usable public space.
	6	Small parcel of undeveloped land functioning primarily as a traffic island. Potential to fence to provide a safe space for local residents to play, enhancing use. Improved landscaping could also be introduced.
	7	Basic pedestrian/shared link from Gunn Street to the East Daren't Highway road reserve. Consider improving with markers at entrances, and ensure surface is safe (e.g. level).
	8	Wide pedestrian/shared link from Croydon Street through to McShane Road. Consider improving with markers at entrances.
	9	Undeveloped sloping land on the corner of Eddington Street and Thompson Crescent. Potential to improve amenity with the introduction of landscaping and seating. Some Council staff have indicated that this site should be considered for subdivision and residential infill development as an alternative. The sale of the land may provide funds to allow for the potential development of usable open space on nearby Site 10.
	10	Large parcel of open space adjoining the foreshore reserve, with pathways connecting to the foreshore reserve and residential streets (e.g. Eddington Street). Nursery located on land and wastewater treatment plant located on the foreshore. This land may attract increased use in the event that the adjacent site 12 is developed into a park. Consider improving pathways (e.g. surface, widening to accommodate shared use, and installation of basic markers and signage) and overall improvements to amenity through landscaping. The Nursery function may be enhanced to provide a community garden/urban agriculture model.
	11	Foreshore reserve (the town waste water treatment works is surrounded by the foreshore reserve), incorporating a good quality pathway from the Jordon River bridge to Gunn Street. Consider enhancing pathway with signage/markers and interpretation.
	12	Vacant land to the south of the site planned for new Council offices. Connects to the foreshore reserve and Council's managed Landscape and Amenity parcel at its southern boundary. Implement the proposed park development concept developed by Council, incorporating quality shared paths. The open space the potential to be a focus for the town given its position.
	13	Undeveloped open space with poor quality linkages. Existing paths in both parcels terminate in the middle of the open space, and do not connect to surrounding footpaths. Consider upgrading pathways, to facilitate pedestrian/shared linkage to the foreshore from surrounding residential areas.
	14	Some Council staff have indicated that this site should be considered for subdivision and residential infill development as an alternative. The radburn subdivision layout has created the situation where public paths and open space areas are effectively in the front yards of residents and there is concern about safety and privacy. These issues have been addressed in other radburn subdivisions (e.g. Rokeby) using creative solutions involving Housing Tasmania, Council and residents leading to improved private amenity, access and safety. This included fencing, changing property boundaries, adding private decks and rationalising of the paths. This may be a better option than trying to sell internal blocks without approved access. If the land and linkages are to be sold then Council should use any funds to improve the park facilities at site 15 and local street footpaths/cycle paths to access this site.
	15	Park with small and basic play facility, half court and pathways. Consider enhancing play equipment and installing a shelter with seating. Consideration should be given to safety, the privacy of adjoining residents and minimisation of anti-social behaviour given the internal location of this site. Some Council staff have indicated that this site should be considered for subdivision and residential infill development as an alternative. It is recommended that this site be retained as public open space with upgraded facilities especially if other land and connections are closed within the local area.
	16	Some Council staff have indicated that these sites should be considered for subdivision and residential infill development as an alternative. The radburn subdivision layout has created the situation where public paths and open space areas are effectively in the front yards of residents and there is concern about safety and privacy. These issues have been addressed in other radburn subdivisions (e.g. Rokeby) using creative solutions involving Housing Tasmania, Council and residents leading to improved private amenity, access and safety. This included fencing, changing property boundaries, adding private decks and rationalising of the paths. This option may include adding some land parcels into the school property. If the land and linkages are to be sold then Council should use any funds to improve the park facilities at site 15 and local street footpaths/cycle paths to access this site.
	17	Undeveloped open space providing a connection to the recently landscaped East Derwent Highway road reserve. Consider installing basic markers, landscaping and seating.
	18	Footpaths along Pace Street. Consider upgrading to the standard of the new pathways within the East Derwent Highway road reserve (e.g. replicate robust surfacing, and width to facilitate shared use).
	19	Proposed location for infill residential development (28 lots). The southern most parcel is Council land (underutilised and undeveloped open space). Ensure that future development incorporate quality footpaths and landscaping. Consider the location of existing 'desire lines' in the event that the land is subdivided.
	20	Small open space parcel that allows access into the East Derwent Highway reserve. Consider selling this parcel for residential infill, given its location, identical size to adjoining residential lots, and limited open space value. Could retain linkage to Highway Reserve.
	21	Commonly used as an access point off Hebe Court to the East Derwent Highway reserve and crossing the highway to the west.
	22	Proposed location for residential development (62 lots). Whilst this area is currently public open space, it is underutilised and undeveloped, and inappropriate in its location - being internal and 'hidden', and suffers from anti-social behaviour. Infill residential is considered to be a more appropriate use for the site. Quality footpaths and landscaping should be incorporated into any future development.
	23	Maintain as small grassed traffic island.
	24	Waste transfer station site.
	25	Undeveloped foreshore reserve, with poor connections to surrounding open space, residential and community areas. Consider continuing foreshore pathway along the northern side of the Jordon River.
	26	Some Council staff have indicated that this site should be considered for subdivision and residential infill development as an alternative. This is an area of Bridgewater where there is an identified gap in the provision of local parks and the sale of this site and land in Site 16 would exacerbate this problem. The Derwent River foreshore is not developed as park and often seen as being unsafe by some residents. Consideration should be given to developing an alternative area as a local park with play facility to cater for residents in the eastern part of the suburb if this site is to be sold for housing.

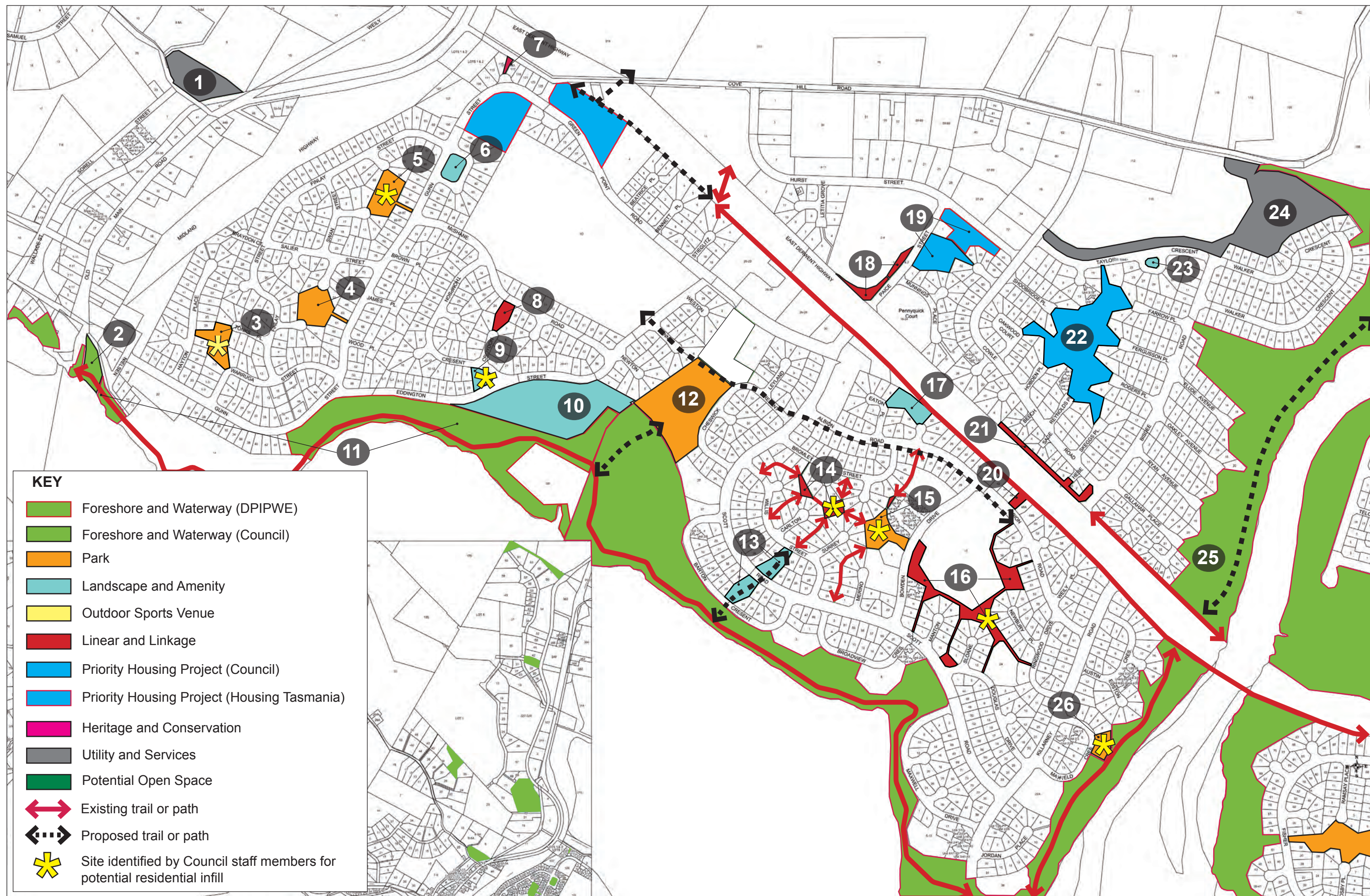
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Gagebrook (Map 4.7)	No. on Plan	Comment
	1	Undeveloped, with few formalised access points, and not well-connected to other open space areas, residential and community services and amenities. Consider development of shared pathways that link through to Tottenham Road and Park.
	2	Park with small play facility and pathways. Enhance play equipment, and consider a shade shelter, landscaping and upgraded pathways.
	3	Undeveloped and underutilised open space area, with basic lookout at the top of Viola Crescent. There is potential to subdivide a portion of this parcel for residential infill, whilst retaining some landscaped open space with seating, and good quality paths. Retain lookout and enhance with landscaping, formalised parking and signage.
	4	Undeveloped open space, with some vegetation cover. Consider enhancing landscaping, and ensure pathways are well-connected to surrounding streets.
	5	Improve the amenity and use of this large open space area, and consider developing into an Outdoor Sports Venue, with potential to service the wider municipality in the longer-term. Consideration should also be given to providing activities for older children and youth (e.g. skate and/or bike park).
	6	Proposed locations for infill residential development. Ensure that future development incorporate quality footpaths and landscaping. Consider the location of existing 'desire lines' and connections to surrounding open space.
	7	This open space parcel serves primarily as a linkage between surrounding streets. Consider introducing landscaping/tree planting and seating into this generally undeveloped open space to facilitate passive use and play. Upgrade paths where required.
	8	Tottenham Park is the most highly developed open space in Gagebrook, and incorporates a 'rage cage', bike trail for young children, small play facility, toilets, shelter, paths and car park. There are opportunities to enhance the role of the Park and strengthen it's appeal at a municipal level (e.g. upgrading facilities, adding to the path/trail network, and introducing landscaping and tree planting). Consideration should also be given to ensuring that facilities remain relevant to the local community, and cater for a range of interests and ages.
	9	This undeveloped open space area incorporates a remnant 'urban forest', with level land bounding Tottenham Road. Fencing the level area along Tottenham Road would provide a safe space for informal sports and play, and could be used for local sports training, or junior sports. Consider formalising trails through the urban forest to provide pedestrian/shared access to surrounding residential areas, and to Tottenham Park.
	10	Undeveloped foreshore, with few formalised access points, and not well-connected to other open space areas, residential and community services and amenities. Consider development of shared pathways.
	11	This park area incorporates basic play facilities, a half court and pathways. The pathways provide linkages between the open space to the school (along the boundary), and into the large open space area on the ridge on the eastern side of the school. Consider enhancing the amenity of this park with landscaping, seating, shelter and upgraded play facilities. Maintain safe pedestrian/shared linkages.
	12	This undeveloped open space provides a 'green' backdrop to the surrounding residential areas. In the event that the proposed infill residential development occurs nearby, this space may become more popular with local residents. Maintain and enhance paths/trails to facilitate safe access along the entire ridgeline and to the foreshore. Consider developing additional trails to provide local residents with opportunities for recreational walking and cycling.
	13	Proposed location for infill residential development. Ensure that future development incorporates quality footpaths and landscaping. Consider the location of existing 'desire lines' and connections to surrounding open space.
	14	Landscape and Amenity open space, providing pedestrian/shared linkage along the East Derwent Highway and to surrounding residential areas. Upgrade paths and consider introduction of landscaping and signage at the East Derwent Highway and Gage Road intersection, as an entry feature into Gagebrook.
	15	Proposed location for infill residential development. Ensure that future development incorporates quality footpaths and landscaping. Consider the location of existing 'desire lines' and connections to surrounding open space.
	16	Existing Council offices. Council plans to relocate to site 12 in Bridgewater. Reuse of the site or buildings for community purposes could continue. Consider enhancing landscaping. Not required for open space purposes.
	17	Electricity line easement, which also acts as a 'green' buffer between residential areas. Consider construction of a shared pathway through the area. Seating and landscaping would also improve amenity.
	18	Local path connection. Maintain and upgrade if required.
	19	Undeveloped open space with poor quality paths. Upgrade 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.
	20	Continue shared foreshore pathway through Council land and proposed infill residential area.
Old Beach (Map 4.8)	No. on Plan	Comment
	1	Undeveloped foreshore open space, with few formalised access points, and not well-connected to other open space areas, residential and community services and amenities. Consider development of shared pathways as part of the regional vision for a pathway around the River Derwent foreshore.
	2	Undeveloped foreshore open space, with few formalised access points, and not well-connected to other open space areas, residential and community services and amenities. Connect via shared pathway to the foreshore reserve to the south, which has a good quality trail. Install markers/basic signage at street entrances to the foreshore.
	3	Maintain as riparian open space with the primary objective of waterway protection/drainage line.
	4	Maintain primarily as a buffer along the small creek/drainage line; provides some local open space for informal use by local residents. There is the potential to subdivide the western end of this parcel, although the land available would limit the development to one or two residential blocks. Use revenue for the improvement of open space and recreational facilities in Old Beach/wider municipality.
	5	Undeveloped foreshore, with few formalised access points, and not well-connected to other open space areas, residential and community services and amenities. Connect to the surrounding foreshore reserve via a shared pathway.
	6	As above for Site 5.
	7	This parcel provides a connection to the foreshore reserve from Sun Valley Drive. Historic punt site for crossing to Austins Ferry. Existing pontoon jetty used with car parking area. Install basic signage/markers and investigate options for future enhancement of this area.
	8	Significant, large open space area that is centrally located serving the broader Old Beach area, known as Lennox Park. Site contains both sporting ground, play equipment, skate park, and bmx circuit. Central car park servicing the site. Consider enhancing play equipment and landscaping, and improve pedestrian and cycling linkages from surrounding areas.
	9	Vacant block in residential area. Consider selling for residential infill and using revenue to upgrade open space and recreation facilities in Old Beach/wider municipality.
	10	Investigate the feasibility of Council purchasing the site marked as '10' on the map, and developing as a community park.
	11	Consider subdividing this undeveloped and underutilised open space for residential infill. In the event that the proposed community park is not developed on the site marked as '10' on the map, this area should be retained as a park given there is a lack of usable open space and play facilities in this local area.
	12	Local path connection. Maintain and upgrade if required.

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Brighton (Map 4.9)	No. on Plan	Comment
	1	The majority of this large Outdoor Sports Venue is the Brighton Horse Training Complex with associated infrastructure (e.g. yards, stables). The eastern end of the venue accessed off Seymour St. is a multiple use Outdoor Sports Venue with soccer fields, club rooms, and parks with skate facility, basketball hoop, seating, shelter, toilets, parking and basic play equipment. Consider upgrading play facilities (given that this is the only open space area with play equipment in the immediate Brighton area) to strengthen the role of 'Seymour Park' as a district level park. There is a proposal to relocate the school to the Seymour St end of the park in the future.
	2	Undeveloped open space, handed to Council as part of residential subdivision with concrete path to Brooke Street. Potential to enhance with landscaping and small playground. Could be assessed for sale but should retain link and small developed park and play facilities.
	3	Small, well presented park, landscaped with ornamental plantings. The park is suitable for passive activities, with seating and open, grassed space. Consider additional tree plantings to provide shade and enhance the visual amenity of the park. Replace the damaged sign. Childcare centre located adjacent to the site.
	4	Maintain as current use - 'rest stop' with toilets, picnic and parking. There is potential to enhance the landscaping to better reflect recent streetscaping.
	5	Further investigate the use and tenure of this lot.
	6	Continue shared path to the north and south of the existing concrete path.
	7	Consider the development of a community park with play facilities in this general area (eastern side of town centre) following residential subdivision given the existing gap in provision of park and play facilities.
	8	Riparian reserve along the Jordon River with a trail developed on the western side, connecting to Pontville. Upgrade trail surface if required, and install basic directional signage and/or markers at entries.
	9	Retain for heritage and conservation management.
	10	Undeveloped and underutilised open space area that could be upgraded as a local park space with play, seating, landscaping and paths. Currently no developed park space on the eastern side of the town.
	11	Sloping land that is undeveloped and underutilised. Best upgraded as a linkage in the longer-term with paths connecting to site 9 which has the potential to be a local park.
	12	Sloping undeveloped public land with poor access. Consider subdividing for residential infill with the revenue used for the improvement of open space facilities in Brighton area.
	13	Sloping land that appears to be landlocked without public access. Maybe intended to be a drainage line or buffer for the new by-pass. Best used for planting screening vegetation as a buffer to the new highway.
	14	Riparian reserve along the Jordon River.
	15	Riparian reserve along the Jordon River.
Pontville (Map 4.10)	No. on Plan	Comment
	1	Riparian reserve along the Jordon River with trail linking Pontville to rural residential areas. Upgrade where required, and consider installing basic directional signage/markers at entries.
	2	Regional open space with Thompson Oval and Pontville Park catering for a range of sports and recreational activities. Facilities including ovals, public hall, CWA, soccer fields, clubrooms/change rooms, night lights, equestrian club and grounds, Brighton show buildings, trails/paths. Maintain and enhance as premier open space and recreation facility within the municipality.
	3	Small park within the historic church grounds and viewed from the Midlands Highway.
	4	Riparian reserve along the Bagdad Rivulet at the northern end of the Tea Tree Golf Course.
	5	Attractive small park within the village, suitable for passive activities. Associated with the Town Hall.
	6	Small open space area with ornamental plantings and seating over-looking the highway.
	7	Remains of historic police station. Maintain and interpret for heritage and conservation values.
	8	Land retained adjacent to the Pontville bridge by the Jordon River.
	9	Historic cemetery with bushland setting. Maintain as is.
	10	Attractive park with hedge plantings, landscaping, picnic facilities, play equipment and toilets.
	11	Riparian reserve along the Jordon River. Proposed shared trail to link Pontville to Brighton, as an extension of the existing trail along the Jordon River.
	12	Proposed shared trail along Glebe Street to link the township centre to the existing trail along the Jordon River, with sites of historic interest along the way (e.g. the old cemetery). This is considered a higher priority given the ability to use existing footpaths, and the underutilised extension of Glebe Street, through bushland (e.g. no trail construction is required through this section - utilise the gravel road surface). Council may need to negotiate access through a short section of private land at the southern end of Glebe Street to allow connection through to the river.

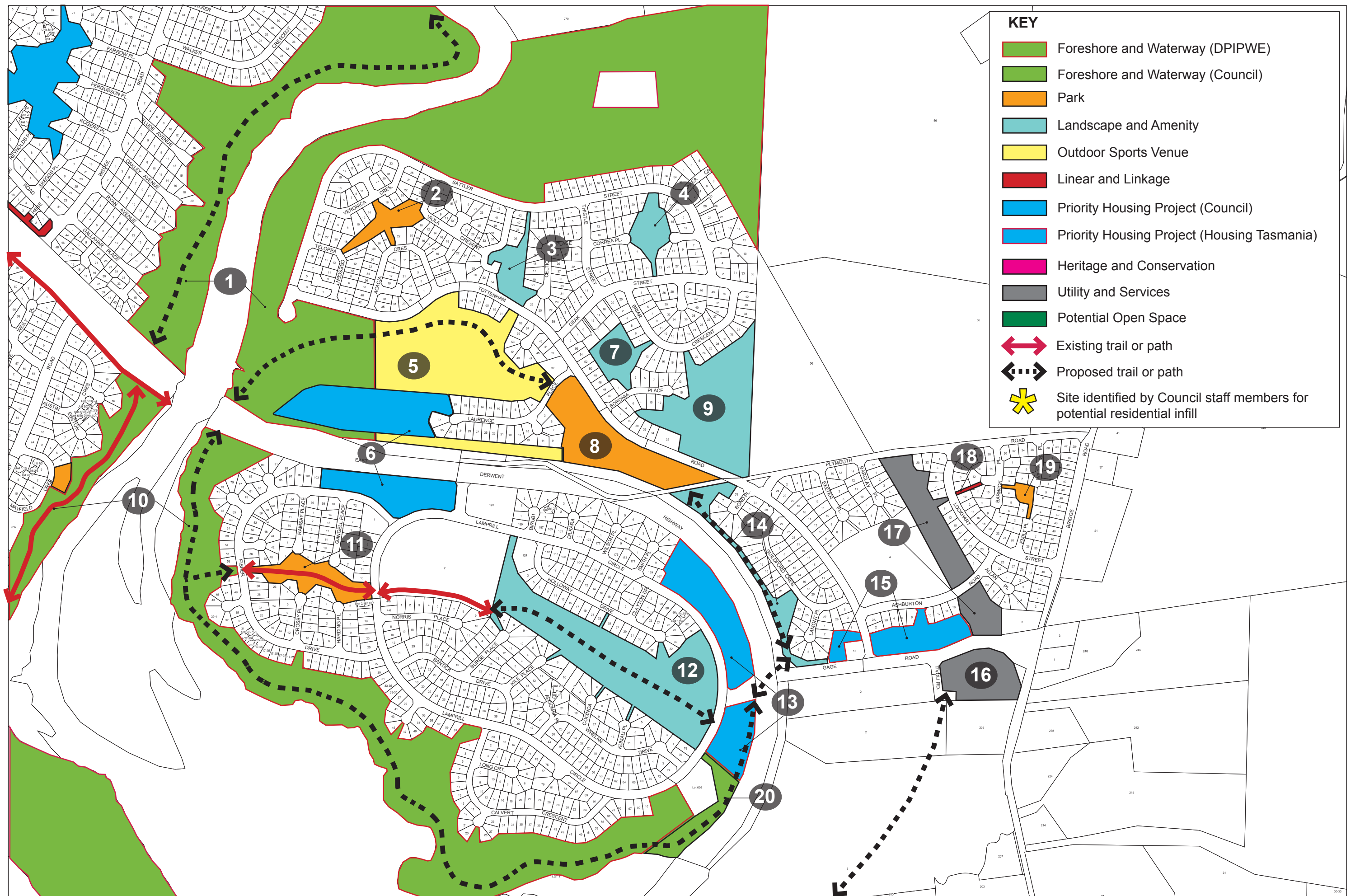
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MAP 4.6. BRIDGEWATER OPEN SPACE STRATEGY PLAN

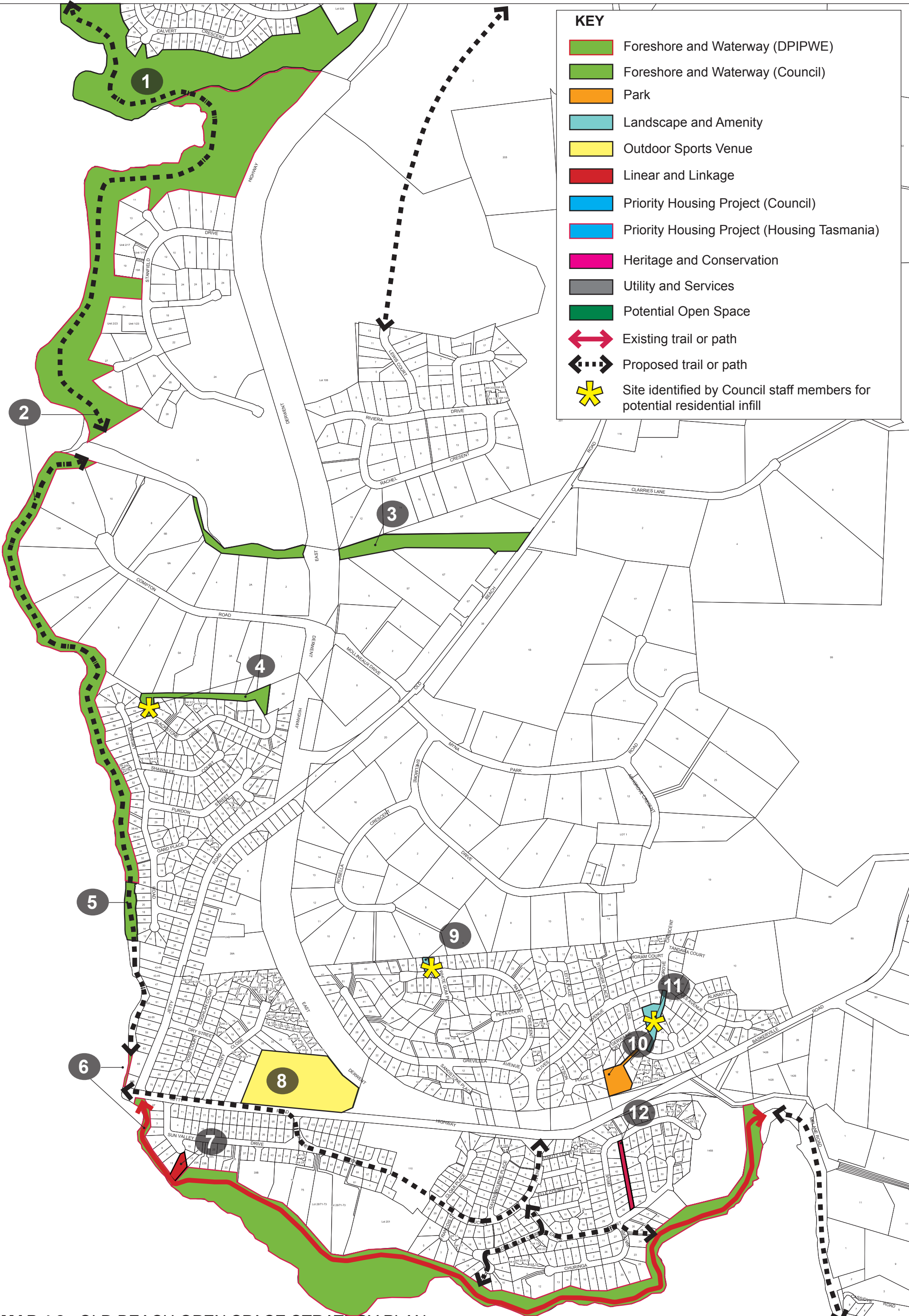
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MAP 4.7. GAGEBROOK OPEN SPACE STRATEGY PLAN

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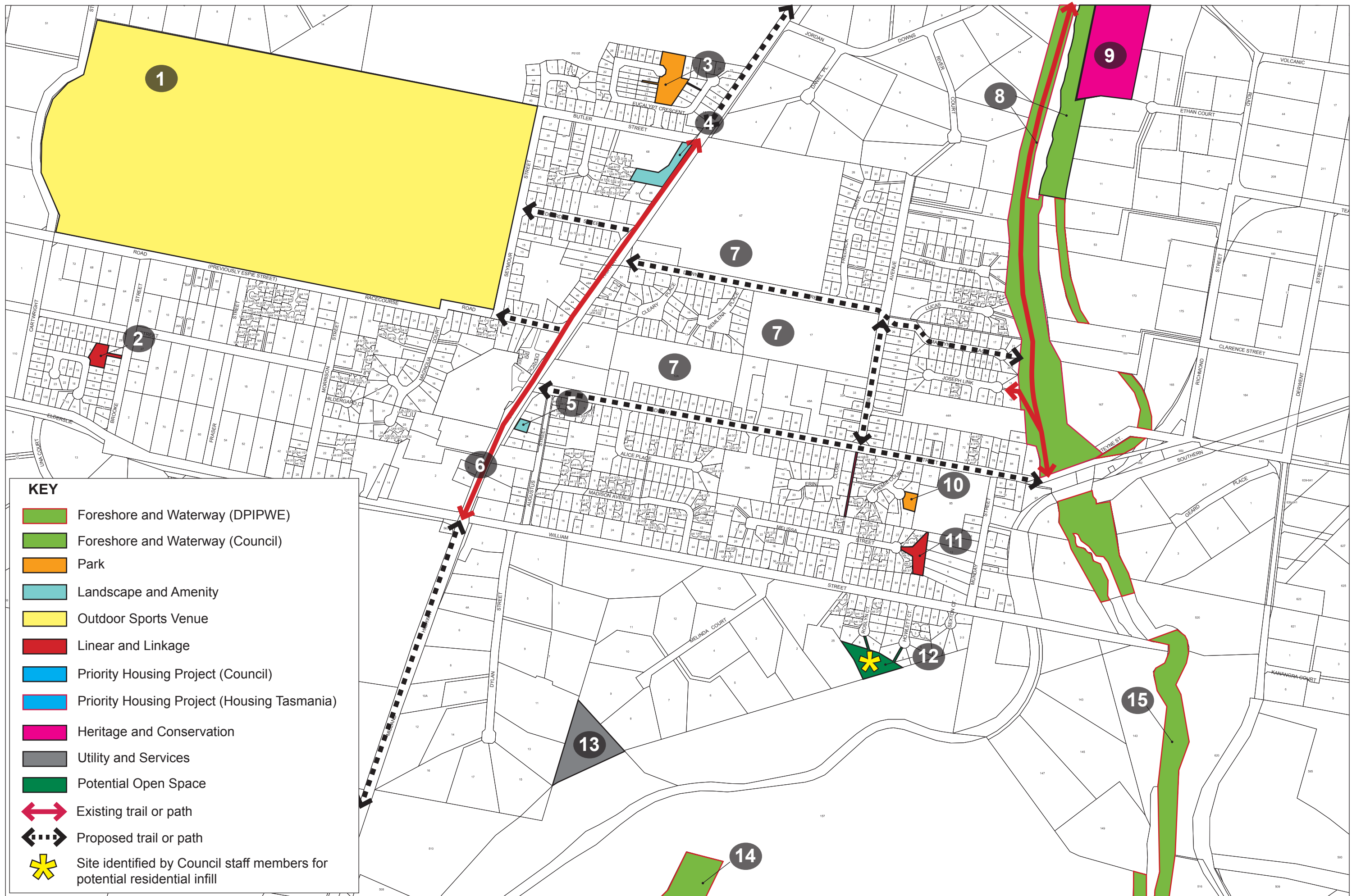
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MAP 4.8. OLD BEACH OPEN SPACE STRATEGY PLAN

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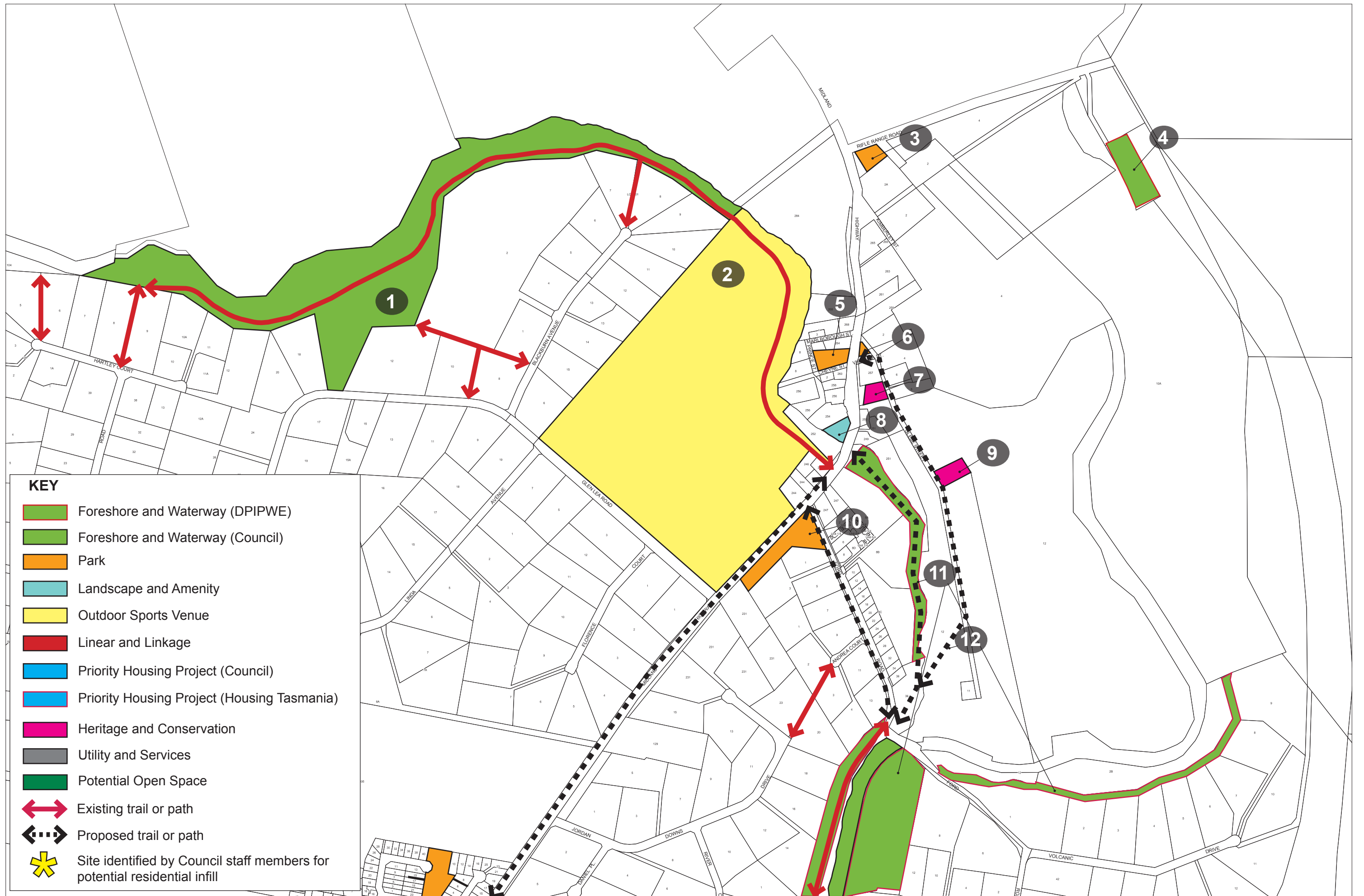
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MAP 4.9. BRIGHTON OPEN SPACE STRATEGY PLAN

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MAP 4.10. PONTVILLE OPEN SPACE STRATEGY PLAN

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Bridgewater Area

There are 26 open space areas shown on Map 4.6 and these are generally well dispersed across the residential area. Five of the areas are classified as 'Park' but only a few sites have play facilities (sites 2, 3, 5 and 15). The largest open space area is the foreshore reserve around the Derwent River, continuing along the Jordon River, which include important trail connections, but not other open space and recreation facilities or easy access to the river edge. The lower part of site 12 (proposed new Council offices to be located on the upper part of the site) has the potential to become a significant (e.g. District level) park that is strategically located close to the hub of community and commercial facilities and services.

A number of areas have been identified as having the potential for redevelopment as residential infill (shown as priority housing projects on the maps). In addition there are some sites (sites 3, 5, 9, 14, 15, 16 and 26 as marked on the plan) where some Council staff have identified the possibility of redevelopment as residential infill. Recommendations about the future use and options for these open spaces is provided in Table 4.2.

When applying the 400m walking distance standard to a developed park, much of the residential within Bridgewater is well covered, except for two areas. There is:

limited access to developed open space (i.e. park with play facilities) in the residential area closest to Green Point - this would be improved through the upgrading of site 26 as a local park or if sold then development of an alternative site within this local area; and

limited access to developed open space in the residential area closest to the south of the waste transfer station - this would be improved through the upgrading of park facilities that could be associated with the redevelopment of site 22.

The overall priorities for open space improvements in Bridgewater are considered to be:

general upgrading of the amenity (e.g. safe access, basic infrastructure) and landscaping of many of the open spaces along with improved maintenance;

developing the lower part of site 12 as a district level community park;

achieving more efficient and safer linkages between open space areas and other community facilities and services using the network of existing trails, open spaces, footpaths, and road reserves (refer to Section 4.3);

improving gaps in the provision of local parks, by installing play equipment and associated infrastructure (e.g. seating, shade and rubbish bins) at sites 22 and 26 (or alternative site if sold); and

identifying potential opportunities for creating safe and convenient access to the Derwent River and Jordon River foreshores (e.g. using the existing foreshore path as a 'spine' of which to develop other access ways), and extending other pedestrian and cycling connections.

Gagebrook Area

There are 18 open space areas within the Gagebrook area, and these are generally well distributed. Three of the areas are classified as 'Park' including Tottenham Park, which is one of the most highly developed parks within the municipality. Many of the other open space areas, particularly on the northern side of East Derwent Highway are classified 'Landscape and Amenity'. One of these large parcels is a remnant 'urban forests' planted in the 1990's. These spaces remain largely undeveloped, other than providing pedestrian linkages. Some areas (sites 6, 13 and 15) have been identified as having the potential for redevelopment as priority housing projects.

When applying the 400m walking distance standard for a local park, much of the area is well covered except for the residential area near the existing Council offices. Upgrading and/or installing park facilities either at site 16 or site 18 would help address this gap.

The open space priorities in Gagebrook are considered to be:

improving the general amenity and landscaping of many of the open spaces, including improved maintenance;

achieving more efficient and safer linkages between open space and other community facilities using the network of existing trails, open spaces, footpaths, and road reserves (refer to Section 4.3);

improving gaps in the provision of local parks, by installing play equipment and associated infrastructure (e.g. seating, shade and rubbish bins at sites 16 or 18;

review the opportunity to release some of the open space land at site 3 for housing whilst retaining the lookout, pedestrian/shared linkages, and level ground for open space; and

identifying potential opportunities for creating safe and convenient access to the Derwent River and Jordon River foreshores.

Old Beach Area

There are 11 open space areas within Old Beach to Crompton Downs area (Site 12 is yet to be acquired by Council). Most of the open space is made up of Derwent River foreshore reserve and some land along creeks. Only one area is well developed (site 8 – Lennox Park off Jetty Road), and includes a sportsground with clubroom, playground, skatepark, bushland and trails.

There are gaps in the provision of local park facilities when the 400m walking distance standard is applied – being the residential areas at the eastern and northern ends of the suburb. Site 10 remains undeveloped and could be sold for infill housing if Council is to acquire site 12 and develop a community park (this site is more accessible and suited to recreational use). The northern end has been subdivided and there is no developed open space set aside – the best option would be to ensure safe and convenient access to Lennox Park and sportsgrounds on Jetty Road (Site 8).

The large parcel of land between Gage Road south towards Old Beach remains undeveloped but may have the potential to be subdivided for residential purposes. Depending on the density of future subdivision that may occur, consideration should be given to acquiring a large open space area that could be developed for residents living within the subdivision, as well as a wider catchment as an attractive open space asset for the municipality. This could include retention of the existing dam and creek lines as a feature of the open space.

The open space priorities in Old Beach are considered to be:

continuing to upgrade Lennox Park and sportsgrounds as the principal community open space for the suburb;

improving gaps in open space and park provision in eastern residential area through acquiring site 12;

considering the need for a future open space area if residential development proceeds between Gagebrook and Old Beach;

extending the foreshore path along the Derwent River foreshore;

achieving more efficient and safer linkages between open space and other community facilities using the network of existing trails, open spaces, footpaths, and road reserves (refer to Section 4.3);

considering the sale of sites 9 and 10 as they have limited open space value with funds being used to upgrade site 12; and

identifying potential opportunities for enhancing safe and convenient access to the Derwent River foreshore.

Brighton Area

There are 13 open space areas shown in the Brighton area, with the only developed parks being located on the western side of the Midlands Highway (eastern end of site 1 and site 3). On the eastern side of the town, all the existing open space areas (sites 8, 9, 10 and 11) remain undeveloped and have poor access. Land has been set aside for open space at the former Brighton Army Camp site in the event of residential subdivision, but has not been developed as usable space to date. Extensive open space reserves have been taken along the Jordon River, incorporating a trail connection between Pontville and Brighton.

When applying the 400m walking distance standard for local parks, the majority of the residences on the eastern side of the town do not have convenient access to a developed park. Given the popularity of the Brighton area for first home-buyers, and the younger family profile, priority should be given to developing a park with play equipment on the eastern side of the town. Whilst site 8 could be upgraded, it would be preferable to secure a new area that would be more central, improving the accessibility for most residents. The opportunity may exist in association with future subdivision and infill housing development of the larger land blocks off Andrew Street or Downie Street, to develop further community open space.

The priorities for open space are considered to be:

continuing to upgrade and enhance the local park and sportsground facilities at Seymour Street as the major open space asset within the immediate town (recognising that there are also regional sportsground facilities close by at Pontville);

enhancing site 9 as a local park with landscaping, signage, seating and play equipment;

Council to consider opportunities for a new open space area to be acquired through residential subdivision that is more central to the eastern side of the town (site 6 areas);

achieving more efficient and safer linkages between open space and community facilities using the network of existing trails, open spaces, footpaths, and road reserves (refer to Section 4.3), including on-road cycle lanes along main roads to facilitate commuting to work places such as the new Brighton Transport Hub;

selling site 11 as it has limited open space value; and

considering the option of landscape planting for site 12 given there is currently no public access to site and it will be viewed from the new Brighton bypass.

Pontville Area

Pontville has 11 open space areas, as well as land set aside for public open space (but not yet developed) within the former Brighton Army Camp site, in the event that the land is subdivided for residential development. Site 2 is a regional open space containing a public hall, CWA facilities, sportsgrounds and amenities, horse riding arena, buildings used for the Brighton Show and recreational trails. There are no gaps in the provision of local parks when applying the 400m walking distance standard., and considering the relatively small local population.

The priorities for open space are considered to be:

continuing to upgrade and improve the sporting and recreational facilities and use at site 2;

considering opportunities to connect open space (two options for along existing track shown as site 12 and along the creek shown as site 11) to allow for future trail links; and

achieving more efficient and safer linkages between open space and community facilities using the network of existing trails, open spaces, footpaths, and road reserves (refer to Section 4.3).

4.2.2 Recommended Actions

The recommended actions for addressing the gaps in the provision of open space are:

upgrading the amenity and landscaping of many of the open spaces, including improved maintenance across the municipality;

upgrading some of larger open spaces as parks that service the wider community (e.g. Tottenham Park at Gagebrook, Lennox Park at Old Beach, Seymour Street at Brighton, Thompson Oval and Pontville Park) as the principal community parks for the suburbs;

developing a district level park in the lower part of site 12 at Bridgewater (central location to civic, schools and commercial facilities), with connections to the Derwent River foreshore;

addressing gaps in the provision of local parks in key areas (e.g. at areas around sites 22 and 26 in Bridgewater, sites 16 or 18 in Gagebrook, site 12 in Old Beach site 9 in Brighton);

considering the opportunities for a new open space area to be acquired through future residential subdivision that is more central to the eastern side of Brighton town (shown as site 6) ;

considering the need for future open space if residential development proceeds between Gagebrook and Old Beach;

supporting the proposed redevelopment of some selected open space sites in Bridgewater and Gagebrook as Priority Housing Projects;

considering the potential to sell some or parts of the existing open space land parcels (e.g. sites 3, 5, 9, 14, 16 and 26 in Bridgewater, parts of site 3 in Gagebrook, part of site 4 and sites 9 and 10 at Old Beach, part of site 2 and site 11 in Brighton) with the funds being used to help upgrade other local open spaces;

achieving better and safer links between open space and community facilities using the network of existing trails, open spaces, footpaths, and road reserves (refer to Section 4.3); and

identifying potential opportunities for creating safe and convenient access to the Derwent River and Jordon River foreshores at Bridgewater, Gagebrook and Old Beach.

4.3 DEVELOPING A WELL-CONNECTED OPEN SPACE NETWORK

4.3.1 Rationale for the Strategic Directive

Quality recreational trails can bring many benefits to a community – social/cultural, environmental and economic – they can also play a role in the re-activation of place, and connect community open space areas to each other and to other community facilities and services, forming a pedestrian and cycling network.

Trails and pathways can provide a range of benefits. The following list, whilst not exhaustive, provides a rationale for the allocation of resources into the development of a trail and footpath network within the local community.

Benefits of Trails	Examples
Health and Wellbeing	<ul style="list-style-type: none"> • Improved fitness, health, wellbeing, and disease prevention (e.g. associated with obesity) • Trail users tend to be healthier and place less burden on the health care system
Social and Community	<ul style="list-style-type: none"> • Increased safety associated with quality trail networks due to increased presence • Creation of opportunities for community interaction, and fostering a sense of community pride/ownership • Can help to protect open spaces and create more pleasing environments to live in • Provide a safe and controlled environment for the aged, children and inexperienced to be physically active • Walking or riding is a cheap and equitable form of transport
Environmental	<ul style="list-style-type: none"> • Walking and cycling are energy efficient forms of transport in comparison to cars, and reducing dependency on non-renewable fuel sources • Lower vehicle use results in lower amounts of air and noise pollution • Can facilitate greater awareness and appreciation of the natural environment • Conservation of the natural environment can be enhanced through better management practices on and around trails
Transport	<ul style="list-style-type: none"> • Reduced traffic and parking congestion, and overall expenditure on car maintenance, fuel and parking • More efficient use of land than other forms of transport • Existing infrastructure can be retrofitted for non-motorised transport routes • Walking and cycling decreases wear on roads and overall maintenance and repairs
Tourism and Economic	<ul style="list-style-type: none"> • Can be a primary motivator, or important component of a visitor experience – attracting visitors to an area • Can encourage visitors to stay longer and spend more in an area • Trail-based events attract visitors to particular areas • Purpose built trails may attract niche tourism markets (e.g. mountain biking, kayaking and diving) • Active people, who regularly use trails are more productive at work, and have less sick days • Trail users spend a considerable amount at local businesses when purchasing equipment and supplies • A quality trail network may increase property values of houses and businesses adjacent to well-developed trail networks • Quality trail networks provide commercial business opportunities (e.g. tour and guiding companies, transport companies and equipment hire companies)

Studies have shown that walking can make a significant and positive impact on people's health and is the easiest of all physical activities to integrate into everyday life. Walking can help prevent and control diseases linked to physical inactivity, such as diabetes and heart disease, and is the best option for inactive people who want to change their lifestyles. In addition, it is free, does not require any special equipment and is accessible to everybody.

The planning and development of local trail networks is consistent with current policy at all tiers of government – there is a growing awareness of the potential benefits from investing in a well developed and managed trail network. Recreational walking has consistently achieved the highest participation by age and gender of all recreational activities undertaken within the Australian community. Cycling, including mountain biking road cycling, recreational and commuting riding, has also increased significantly.

Maps 4.6 – 4.10 indicate that Council has started to build the basis for a well-connected trail system within its municipality. Some examples of the existing trails and paths are:

- the trail along the Derwent River foreshore from Bridgewater to the Jordon River and from Jetty Road around the foreshore to the highway at Old Beach;

- the trail along the Jordon River between Andrew Street at Brighton and Ford Street at Pontville;

- trail links around the Jordon River and Pontville Park that connect Pontville through to rural residential areas;

- upgrading of the footpaths as shared trails at Brighton along part of the Midlands Highway;

- the trail along the East Derwent Highway including a link between Cove Hill shopping centre and the Bridgewater commercial and civic area; and

- pathways through the majority of open space parcels.

Maps 4.6 to 4.10 also indicate the potential opportunities to extend the trail and footpath network to further improve accessibility to and connectivity of open spaces and community facilities within the municipality.

Bridgewater Area

The key trail opportunities in Bridgewater (refer to Map 4.6) are considered to be:

establishing a safe shared trail/path (upgrading of the existing footpaths, street amenity and safety at intersections/crossings) along Green Point Road and Albion Road to link the schools, college, civic and commercial facilities;

a link between the existing foreshore trail and the Bridgewater commercial and civic area as part of the proposed new park;

extending the existing foreshore trail through site 13 to improve accessibility to other open space areas;

continuing the shared trail along the East Derwent Highway; and

extending the trail on the northern side of the Jordon River from the East Derwent Highway.

Gagebrook Area

The key trail opportunities in Gagebrook (refer to Map 4.7) are considered to be:

extending the shared trail around the Derwent River foreshore;

upgrading the trail that connects sites 10, 11 and the Herdsmans Cove Primary School to the Derwent River foreshore trail;

a shared trail connection from the Jordon River to Tottenham Park and through to Gage Road; and

a possible shared trail/path connection from Tivoli Road to any future open space created with residential subdivision of vacant land between Gagebrook and Old Beach.

Old Beach Area

The key trail opportunities in the Old Beach area (refer to Map 4.8) are considered to be:

extending the shared trail around the Derwent River foreshore;

ensuring there is safe shared trail/path access to the Lennox Park at Jetty Road utilising the footpaths/street environs along Fouche Avenue and Jetty Road;

upgrading shared trail/path connections to the foreshore via existing access lanes off Eaves Court and Maddelena Street; and

a possible link from Lewis Court to any future open space created with residential subdivision of vacant land between Gagebrook and Old Beach.

Brighton Area

The key trail opportunities in the Brighton area (refer to Map 4.9) are considered to be:

extending the concrete shared trail/path to the north along the Midlands Highway to connect with Pontville, and the sportsground, and to the south to connect with the existing paths at the industrial/transport hub; and

establishing a safe trail (upgrading of the existing footpaths, street amenity and safety at intersections/crossings) along a number of streets (Racecourse Road, Bedford Street, Downie Street, Andrew Street, Martyn Place and Phemie Court) to improve connectivity within the town.

Pontville Area

The key trail opportunities in the Pontville area (refer to Map 4.10) are considered to be:

constructing a shared trail/path south along the Midlands Highway to connect to the shared pathway in Brighton;

a shared trail connection along Ford Road to link Pontville to the existing Jordon River trail; and

the potential for a future trail along the Jordon River from Pontville to connect with Ford Road, and thus the Jordon River Trail.

4.3.2 Recommended Actions

The recommended actions for developing a well-connected open space network are:

continue to enhance and develop the major trail/path connections that are of regional importance including a continuous shared trail around the Derwent River foreshore and a shared trail/path along the Midlands Highway between Bridgewater and Pontville, including a connection to the new Brighton transport hub to facilitate commuting as well as recreational use;

continue to upgrade trail links that connect residential areas to open space and community facilities e.g. along East Derwent Highway in Bridgewater, the proposed link between schools in Bridgewater and the proposed trail connection between open spaces in Gagebrook;

continue to upgrade local linkages within residential areas, utilising street footpaths to help make the connection to open spaces and community facilities where appropriate; and

consider the strategic purchase of land to expand and enhance the trail network in and around the town of Pontville.

4.4 IMPLEMENTING PRACTICAL TOOLS FOR OPEN SPACE PLANNING, DESIGN AND MANAGEMENT

4.4.1 Rationale for the Strategic Directive

The *Tasmanian Open Space Policy and Planning Framework 2010* identified a range of possible planning tools that would assist with open space planning. These included:

- maintaining an audit and assessment of the supply of open space;
- establishing a hierarchy of open space and adopting a classification system (refer to Section 4.1);
- adopting a planning process to help assess open space needs;
- having clear guidelines for maintenance of open space; and
- reviewing planning scheme zoning and provisions.

MAINTAINING AN AUDIT AND ASSESSMENT OF OPEN SPACE SUPPLY

Fundamental to open space planning is an assessment of the existing supply of open space to help determine any gaps or over-laps, and the capacity of the network to meet the changing needs of communities. Council currently has a basic asset inventory of land that it owns or manages but it does not reveal information about the open space qualities, use and facilities.

A more comprehensive audit of open space assets would include the following information:

- Ownership, address and name;
- Location;
- Component land holdings/titles, for identification purposes and to ensure that a venue on multiple titles is only counted once;
- Area in hectares;
- Open space hierarchy and category (refer to Section 4.1 and Table 4.1);

Vegetation type e.g. maintained grass, modified sporting field(s), native bushland/forest, exotic species etc;

Current uses and user groups;

Physical characteristics: slope, drainage, soils, geology, climate, aspect, shape, and quality as 'usable' open space;

Land use zoning under the planning scheme;

Provision and/or location of services: water, power, sewerage, roads (sealed/unsealed);

Any planned and/or approved additions /deletions to the asset, changes of uses, access, zoning;

Rights of way, roads, and trails;

Easements;

Land capability and ability to accommodate the uses it supports or is intended to support;

Catchments which the venue serves, or is intended to serve, including any accessibility constraints;

The quality/condition of the various components: lawns, playing fields, equipment vegetation, aesthetics (as rated by both professional assessors and users);

Safety (in terms of view lines, "escape points", lighting);

Occupational health and safety, and risk issues e.g. path width/condition/location, tree overhang/health, trip points, safety fences, advisory signage, and

Buildings/amenities, and facilities: those that support uses of the open space and those that are stand-alone e.g. football change rooms, weather shelters, and toilets versus indoor sports hall.

In addition to the above, an inventory should record information on the programs and activities at each venue, user clubs, use hours per week or per season, groups and other agencies which provide user opportunities, and the services which support and facilitate the use of the venue. It may also record user opinions and priorities for action.

Finally, the inventory should include information as to when it was last updated and who recorded the assessments so that currency and accuracy can be checked.

ASSESSMENT OF OPEN SPACE NEED

This planning tool proposes an open space planning process based on open space studies conducted over the last 15 years.

The stages of an open space planning process are:

1. Agree on the need for open space planning
2. Establish a Project Steering Team with representation from all key stakeholders
3. Define the provision purpose, principles and objectives
4. Review the policy context
5. Establish and implement a community consultation program
6. Evaluate the current and projected demographic characteristics
7. Establish an open space inventory
8. Apply the open space classification and hierarchy system to the inventory
9. Assess community and user needs
10. Assess trends in open space provision, use and need
11. Identify improvements to existing provision and *additional* provision ('Needs Analysis')
12. Identify sites for acquisition, reallocation and development
13. Proceed to acquisition and development

Information on each of these stages is provided in Attachment 3.

Although they are listed in a numbered sequence, it is possible to begin at a variety of points depending on the specific circumstances that apply. In some instances a reiterative process may need to be followed as the findings of later

steps in the process may lead to or warrant a rethinking of earlier stages of the work.

These stages, or tasks, can be applied to a range of issues and contexts ranging across all open space types and across differing scales of development. The process outlined in Attachment 3 is generic in nature and may well need to be tailored to specific situations and tasks. Depending on the situation, some elements will almost certainly need to be given greater or lesser attention in light of the project scale, previous research and planning and the degree to which the desired outcomes are known. At the very least, the process can be used as a checklist of issues that may need attention and resolution.

The importance of the process lies in the fact that it identifies an orderly and systematic approach to open space planning. This provides a counter to the all-too-common ad hoc approach, wherein problematic issues are “resolved” through knee-jerk responses rather than by being worked through and resolved in the context of an understanding of wider provision issues, needs, community aspiration and social priorities. It also aids Council staff, who may not have a strong background in open space and recreation planning, in decision-making, based on a sound planning process.

GUIDELINES FOR MAINTENANCE

All open spaces require regular maintenance to ensure that the values, programs and activities for which they have been designated can operate effectively and safely.

The overall standard of maintenance of the existing open space network within the municipality varies from high at prime recreation areas (e.g. Thompson Oval Park or Tottenham Road Park) to low to non-existent in many of the other open space areas within the main settlements. The distribution of resources to undertake maintenance, in general reflects the limits on funds available to the Council and the need to spread these resources across the more intensively used and/or highly visible open spaces and facilities within the municipality.

In general the landscape of the open space network should incorporate locally indigenous species or be compatible with surrounding heritage landscapes where appropriate. Grassed areas should be extensive within developed reserves (e.g. large enough to cater for informal ball games), although broken by trees and shrub plantings in some locations. To date, soft landscaping has played a limited role in the definition of public open spaces and/or around major facilities or to create an overall appearance of care and stewardship, but has the potential to be utilised to provide shade, wind-breaks or screening.

Maintenance regimes should be managed according to the levels and types of intended uses, the rationalisation of planted versus grassed areas to reduce hand mowing and an emphasis on the standardisation of park furniture and signage to achieve economies of scale.

Greater emphasis could be placed on ‘water sensitive urban design’¹⁰ in all open spaces managed by Council to encourage better infiltration of stormwater to groundwater, erosion and flood control, capture of sediments, nutrients and toxins, etc. A catchment wide approach to stormwater management greatly improves water quality there, thereby improving the recreational opportunities in an area, and potentially reducing the long-term maintenance costs associated with flooding events.

In more remote, less developed areas or areas of natural values, consideration should be given to minimising maintenance regimes where the emphasis is on weed management, the use of fire as a management tool, erosion control and the rehabilitation of disturbed sites. The maintenance focus in these areas should be on the maintenance of natural processes, with a particular emphasis on the control of impacts to avoid disturbance to the self-maintaining cycles at work in natural areas.

The maintenance level will also vary in relation to the type of open space category – for instance higher for outdoor sports venues and parks but less maintenance for potential open spaces.

Increased concern about the negative health effects of prolonged exposure to the sun has led to a greater emphasis on the provision of shade within open space and recreation areas. Shade is particularly important where visitors to an area are exposed for long periods of time or where use typically occurs during peak daytime periods of ultra-violet radiation (say for instance spectators during a sporting event) and in play areas where children are at risk to extended exposure. The majority of the sportsgrounds and recreation areas within the municipality lack tree planting and/or shade structures to provide adequate shade and relief from the elements.

Risk management is essential in all open space areas. Council has a duty of care to the people who use its open spaces and must ensure that it has well defined and documented strategies for reducing or eliminating public risk within its open space network. Similarly, Council has a role in directing operators and users of its facilities, programs and services to obtain adequate

¹⁰ Water sensitive design seeks to reduce the extent of impervious surfaces and mitigate changes to the natural water balance through on-site use of water as well as through temporary storage, and is analogous to principles of Water Sensitive Urban Design, yet the latter deals primarily with water management practices in urban environments. Victorian Stormwater Committee, 1999. *Urban Stormwater Best-Practice Environmental Management Guidelines* CSIRO Publishing, Canberra. p.47.

public indemnity protection. 'Adequate funding for on-going maintenance is an essential component of risk management.

To cover the long-term asset maintenance and replacement budgets, maintenance timetables must be incorporated into management plans for all facilities. As a general principle, an amount equivalent to one-tenth of the current replacement value of a facility should be set aside each year to ensure facilities can be replaced, renovated or upgraded at appropriate intervals.

REVIEW OF PLANNING SCHEME PROVISIONS

The range of land use zones to be included as common elements in future Tasmanian planning schemes is currently being reviewed under the guidance of the Tasmanian Planning Commission.

The *Tasmanian Open Space Policy and Planning Framework 2010* proposed that:

recreation and open space should be integrated into one zone as they are inexplicitly related;

sports venues and facilities should be included within this zone but with planning provisions that clearly differs between the planning and development requirements to be met for active use/developed as compared to more passive/less developed use of open space;

other zones such as an Environmental Management Zone should be used to identify land, which is also deemed to be open space (e.g. riparian reserves) and should be managed for environmental values as a primary purpose and appropriate recreational use as secondary purpose;

the broader values and aspects of open space (e.g. contributing to health, well-being, livability, social inclusion) should be also integrated within the subdivision approval process, preparation of outline development plans and planning directives for other zones (e.g. residential) to support good design and better development outcomes related to community open space;

improved 'checks and balances' be introduced into legislation or statutory processes for the disposal of open space to give greater security to community concerns about the potential loss of open space e.g. classification of community land and operational land; and

the proposed policy framework (vision statement, objectives and strategies) should be considered in the drafting of provisions for open space within the common elements for planning schemes

4.4.2 Recommended Actions

1. Council consider its capacity to adopt the proposed planning tools to improve open space planning in the future.

maintain an audit and assessment of the open space within the municipality to assist with future planning;

adopt the proposed planning process (refer to Section 4.4.1 and Attachment 3 of this report) to help Council assessing open space needs;

establish clear guidelines for maintenance of Council's open space areas (as indicated in Section 4.1.1) to ensure that it is consistent with the open space hierarchy, classification and intended use; and

review planning scheme zoning and provisions to ensure the broader values and aspects of open space (e.g. contributing to health, well-being, livability, social inclusion) are well integrated within the subdivision approval process, preparation of outline development plans and planning directives for other zones (e.g. residential).

SECTION 5

IMPLEMENTATION PLAN

5.1 REALITY CONTEXT

The Implementation Plan lists the specific actions, responsibility, timeframe and resource implications for the achievement of the recommended actions for each of the four strategic directives.

It is clearly recognised that the Council currently has limited resources and that open space provision is just one area of its overall operations. Whilst there is a long list of possible actions, Council will need to choose those actions, which are achievable given time, resources and commitment to the implementation program in relation to other imperatives for Council.

It is important that the Implementation Plan not be seen as a fixed document, but rather a tool that can be updated on a regular basis as new information becomes available, or as situations change. It is intended that the Plan be seen more as a 'working document' that requires regular review and planned revision. It is recommended that an 'internal' review of the implementation of the Plan be undertaken annually as part of Council's internal review process. A major review of the Brighton Open Space Strategy involving extensive community consultation should be undertaken within 8-10 years, or earlier if Council considers it necessary.

The priorities for implementation, subject to available resources, is based upon the following:

High - high priority actions that should begin and be completed within 2 years;

Moderate - moderate priority actions that should begin and be completed within 5 years;

Low - low priority actions that should begin and be completed within the next 10 years; and

Ongoing - actions that require continuous commitment, commencing immediately or requiring immediate action when the relevant situation arises.

Strategic Directive 1	No	Recommended Action	Priority	Responsibility
Achieve consistency in open space planning, development, and management	1	Adopt the core elements for local Council open space planning (e.g. policy and planning 'toolkit') as identified in the <i>Tasmanian Open Space Policy and Planning Framework 2010</i> .	High	Council
	2	Adopt and apply the recommended hierarchy of open space areas within the municipality as set out in Section 4.1.1 and Attachment 1 of the report.	High	Council
	3	Adopt and apply the classification system to open space areas within the municipality as set out in Section 4.1.1 and Attachment 2 of the report.	High	Council
	4	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. Parks and Wildlife Service, Housing Department.	Ongoing	Council
	5	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.	Ongoing	Council
	6	Support the implementation of core policy documents such as <i>A Social Inclusion Strategy for Tasmania</i> , the <i>Premier's Physical Activity Plan</i> and <i>Healthy By Design: A Guide to Planning and Designing: Environments for Active Living the Healthy</i> by Design, Crime Prevention Through Environmental Design (CPTED) that are well-connected with the need for achieving more effective open space planning.	Ongoing	Council

Table 5.1. Implementation Plan

Strategic Directive 2	No	Recommended Action	Priority	Responsibility
Address gaps in open space provision to meet community needs	1	Upgrade the amenity and landscaping of open spaces, including improved maintenance across the municipality.	Ongoing	Council
	2	Continue upgrading some of larger open spaces that service the wider community (e.g. Tottenham Park at Gagebrook, Lennox Park at Old Beach, Seymour Street at Brighton, Thompson Oval and Pontville Park) as the principal community parks for the suburbs.	Ongoing	Council
	3	Develop a district level park in the lower part of site 12 at Bridgewater (central location to civic, schools and commercial facilities), with connections to the Derwent River foreshore.	Moderate-High	Council
	4	Improve gaps in the provision of local parks in key areas (e.g. at areas around sites 22 and 26 in Bridgewater, sites 16 or 18 in Gagebrook, site 12 in Old Beach site 9 in Brighton);	Moderate-High	Council
	5	Consider the opportunities for a new open space area to be acquired through future residential subdivision that is more central to the eastern side of Brighton township.	Moderate - Low	Council
	6	Consider the need for future open space if residential development proceeds between Gagebrook and Old Beach.	Moderate - Low	Council
	7	Support the proposed redevelopment of some selected open space areas in Bridgewater and Gagebrook as Priority Housing Projects, as identified in the <i>Bridgewater/Gagebrook Housing Regeneration Master Plan</i> .	High	Council, Housing Tasmania

Table 5.1. Implementation Plan

Strategic Directive 2	No	Recommended Action	Priority	Responsibility
Address gaps in open space provision to meet community needs	8	Consider the potential to sell some or parts of the existing open space land parcels (e.g. sites 3, 5, 9, 14, 16 and 26 in Bridgewater, parts of site 3 in Gagebrook, part of site 4 and sites 9 and 10 at Old Beach, part of site 2 and site 11 in Brighton) with the funds being used to help upgrade other local open spaces	High	Council
	9	Achieve improved and safer linkages between open space and community facilities using the network of existing trails, open spaces, footpaths, and road reserves (refer to Section 4.3).	Ongoing	Council
	10	Identify potential opportunities for creating safe and convenient access to the Derwent River and Jordon River foreshores at Bridgewater, Gagebrook and Old Beach.	Low	Council, DPIPWE
Strategic Directive 3	No	Recommended Action	Priority	Responsibility
Develop a well-connected open space network	1	Continue to enhance and develop the major trail/path connections of regional importance, including a continuous shared trail around the Derwent River foreshore and a shared trail/path along the Midlands Highway between Bridgewater and Pontville, including a connection to the new Brighton Transport Hub to facilitate commuting as well as recreational use.	Ongoing	Council, DIER, DPIPWE
	2	Continue to upgrade trails and paths that connect residential areas to open space and community facilities e.g. along East Derwent Highway in Bridgewater, the proposed link between schools in Bridgewater and the proposed trail connection between open spaces in Gagebrook.	Moderate-High Ongoing	Council, DIER

Table 5.1. Implementation Plan

Strategic Directive 3	No	Recommended Action	Priority	Responsibility
	3	Continue to upgrade local linkages within residential areas, utilising footpaths to make shared connections to open spaces and community facilities where appropriate.	Moderate, Ongoing	Council
Strategic Directive 4	No	Recommended Action	Priority	Responsibility
Implement practical tools for open space planning, design and management	1	Maintain an audit and assessment of open space within the municipality to assist with future planning.	High, Ongoing	Council
	2	Adopt the proposed planning process (refer to Section 4.4.1 and Attachment 3 of this report) to help Council assess open space needs.	High	Council
	3	Establish clear guidelines for maintenance of Council's open space areas (as indicated in Section 4.1.1) to ensure that it is consistent with the open space hierarchy, classification and intended use.	High-Moderate	Council
	4	Review planning scheme zoning and provisions to ensure the broader values and aspects of open space (e.g. contributing to health, well-being, livability, social inclusion) are well integrated within the subdivision approval process, preparation of outline development plans and planning directives for other zones (e.g. residential).	High	Council

Table 5.1. Implementation Plan

ATTACHMENT 1

PROPOSED OPEN SPACE HIERARCHY

Open Space	Description
Local	<p>Local open spaces predominantly or totally serve small rural localities, small townships, and neighborhoods within settlements and urban areas because:</p> <ul style="list-style-type: none"> • they are generally small in size and do not have the capacity to serve a broad catchment and therefore cater to small localised catchment areas e.g. a neighbourhood, local town; • they provide opportunities similar to those available at a number of other locations and thus do not attract people from far away; and/or • they have been designed and sited in a way, to ensure good access from nearby areas, and possibly, to discourage access and use from wider areas so that local users do not feel a loss of identity and community.
District	<p>District open spaces serve substantial and often well-defined geographical districts or precincts within a municipal area. Their characteristics include:</p> <ul style="list-style-type: none"> • generally larger size than local areas; • more specialised uses; • greater concentration of facilities and wider opportunities for experiences; • relative isolation from other similar assets (e.g. in rural towns); and/or • less frequent level of provision due, generally, to land requirements, higher cost of provision and for some types of open space, the size of catchment needed to ensure viability.
Sub-regional	<p>Sub-Regional open spaces are those, which serve the community living across a municipal area. They are classified as Sub-Regional because:</p> <ul style="list-style-type: none"> • depending on their nature, they are used by individuals, groups or teams which are drawn from across the whole municipal area; • they are provided by Councils for residents of that Council whilst other Councils provide their own venues for their residents; • they are often the only resource of their type in the Council area; • their land requirements, higher cost of provision and for some types of open space, the size of catchment needed to ensure viability, means that no more than one or two venues can be provided by a Council; and/or • they have been sited so as to be accessible to the whole Council community.
Regional	<p>Regional open spaces are those, which serve the needs of the residents of the broad geographical area such as southern Tasmania, and may provide facilities for multiple municipal areas. They are classified as regional for one or more of the following reasons:</p> <ul style="list-style-type: none"> • they are larger than other facilities of the same type; • they need a substantial user market to remain financially and operationally viable; • they support a wide mix of uses and/or high specialisation of use; • they are generally of high quality; • they are generally costly to provide; • they are unique to the region; • they have environmental, heritage, amenity or other special significance; and/or • there is a low frequency of provision or natural occurrence.

Open Space	Description
State	<p>State level open spaces have characteristics similar to regional venues but serve the whole State because their characteristics are generally considered to be more marked or significant than those of the regional venues.</p> <p>The location of State level open spaces are typically determined in partnership between Council and the State government in response to a variety of factors (physical, social or economic), if it is a nature-based resource, because it is unique, because it is one of few occurrences or because it is the best of that type of resource in the State.</p>
National	<p>National level open spaces have characteristics similar to State and regional areas but serve the whole country (as well, perhaps, as overseas visitors) because their characteristics are generally considered to be more marked or significant than those of the State and regional areas.</p>

Proposed Open Space Hierarchy

ATTACHMENT 2

PROPOSED CLASSIFICATION OF OPEN SPACE TYPES

1 . P A R K S

Parks include neighbourhood parks, playgrounds, ornamental gardens, vantage points and lookouts. They may support activities such as walking, cycling, dog exercise, children's and adult play, picnicking, sightseeing, social and cultural events, artistic activities and relaxing.

Indoor recreation facilities and support amenities such as halls, tourism destinations, clubs, toilets etc. are often provided in association with Parks.

Purposes

The purposes of Parks are:

- to provide opportunities for residents and visitors to pursue a wide range of predominantly self-managed informal, passive and active non-competitive recreational and educational activities at the local, sub-municipal, municipal and regional level;
- to provide support facilities for visitors e.g. toilet/change facilities, social and management facilities, play equipment and picnic/ barbeque areas;
- to provide venues for a range of other occasional uses including fairs, civic events and similar activities;
- to provide sites capable of use for flood mitigation and for community gathering points at times of civic emergency;
- to conserve any natural and cultural values; and
- to provide for other open space categories which are able to co-locate with Parks(e.g. Linear and Linkage, Landscape and Amenity, and Conservation and Heritage open spaces).

Amenities

The specific amenities, which may need to be provided in Parks will vary depending on the size, predominant uses, and other nearby land uses. Those amenities, which may be provided, include:

- a. Picnic and barbeque facilities;
- b. Club and social rooms;

- c. Weather shelters and shade;
- d. Play equipment, seating and safety fencing (where required);
- e. Lighting for improved access and security;
- e. Signs indicating the venue name and use regulations;
- f. Rubbish bins;
- g. Food services support points (e.g. power, water, phone); and
- h. Visitor information services including visitor centres and interpretation.
- i. Other visitor and user infrastructure associated with any approved activities
e.g. camping areas and huts within national parks
- j. Trails and pathways.

Parks should be of a size, which allows flexibility of use and diversity across an array of activities, needs and ages. Wherever possible, single use provision should be avoided or designed out.

2. OUTDOOR SPORTS VENUES

Sports open spaces are defined as sites used for active, competitive, and often organised/structured sport and recreation. They include sports grounds used for a wide range of team and individual competitions, outdoor sports courts and outdoor pools.

Outdoor Sports Venues can have a range of other recreation facilities and support amenities associated with them, including community halls and sports stadia, club rooms, management buildings, toilet/change facilities, informal gardens, and trails and pathways. Outdoor Sports Venues should be connected to residential and other community services by trails and pathways where possible, facilitating non-motorised transport.

Purposes

The purposes of Outdoor Sports venues are to provide:

- opportunities for residents and visitors to participate in formal, structured, competitive recreational and educational activities at the local, sub-municipal, municipal and regional level;
- opportunities for residents to watch sporting competitions;
- appropriate support facilities for sports participants and spectators e.g. toilet/change, social and management facilities; informal lawns; play equipment; picnic/barbeque areas;
- venues for a range of other occasional uses including fairs, civic events and similar activities and as refuges, marshalling points and emergency services bases in times of civil disaster (e.g. flood and fire); and
- for other open space categories, which are able to co-locate with sports e.g. Linear and Linkage, Parks and Conservation and Heritage open spaces.

Amenities

The specific amenities to be provided at or in association with Outdoor Sports Venues will depend on the roles for which the open spaces are being managed. Outdoor Sports Venues serving regional competitions and championships will generally have greater provision of, and more substantial amenities than those serving local markets. Non-urban Outdoor Sports Venues often require more amenities than some sub-regional or local sports open spaces in urban areas because of the comparative lack of other opportunities.

The specific amenities, which may be assessed for provision at Outdoor Sports venues are:

- a. Club, umpires and social rooms;
- b. Spectator areas;
- c. Weather shelters;
- d. Lighting for improved access, security and night training;

- e. Signs indicating the venue name and user groups and contact numbers, use regulations;
- f. Parking for officials, players and spectators;
- g. Ground maintenance equipment storage;
- h. Food and water services;
- i. Toilets;
- j. Rubbish bins;
- k. Security and entry control fencing; and
- L. Trails and pathways (internal, and connecting to external sites).

Sports open spaces should be of a size, which offers use flexibility and a diversity of sports; which facilitates and/or can accommodate long-term growth and change of uses, and which enables and facilitates the co-location of uses. This will optimise utilities provision and the provision of change/social facilities, parking, lighting etc. Wherever possible, single use provision should be avoided or designed out in favour of multiple-use facilities. The level of provision of facilities for individual sports should reflect research into the minimum number needed to provide for viable competition and/or viable user clubs.

3. LANDSCAPE AND AMENITY RESERVES

Landscape and Amenity open spaces are defined as sites which have landscape and amenity features and value which warrant reservation and protection ahead of use for other purposes. These areas may also have significant natural or cultural values (e.g. remnant native vegetation), as well as an informal recreational use focus.

Landscape and Amenity open spaces include buffer areas between differing land use types, small garden and tree plantings in urban and rural areas, drainage areas, land which is protected to provide scenic views, and ridge lines which provide a backdrop to urban or other land uses.

Landscape and Amenity Reserve open space is likely to play an increasing role in climate change adaptation in the future, including areas that provide a buffer to rising sea levels and storm surge, such as coastal fore dunes.

Purposes

The purposes of Landscape and Amenity open spaces are:

- to protect open spaces which have landscape and amenity significance at the local, sub-municipal, municipal and regional level;
- to provide opportunities for residents and visitors to appreciate the landscape’;
- to enhance the setting and quality of urban and rural environments;
- to provide opportunities for educational and scientific study and research;
- to provide high quality environments for suitable of recreational activities compatible with the sustainable management of the natural and cultural values;
- to provide for other open space categories, which are able to co-locate with, Landscape and Amenity open spaces (e.g. Linear and Linkage open space and Conservation and Heritage open space); and
- to play a role in climate change adaptation.

Amenities

The amenities provided at Landscape and Amenity open spaces would depend on the predominant nature and purpose of each site and other nearby land uses. Lookouts and other viewing facilities may also warrant consideration.

The size of Landscape and Amenity open spaces will be determined by the attributes of the landscape and/or amenity resource; the size of the area required to protect the resource, and/or; the area required to ensure site and resource sustainability. In all instances, the larger and more “complete” the site, the better is its capacity to provide the values and benefits for which it has been reserved.

4. LINEAR AND LINKAGE

Linear and Linkage open spaces include cycling and pedestrian paths, off- and on-road cycling reservations, unused road and rail reservations, service easements which provide linear reserves and routes. It also includes small pathways and routes, which provide links to other open spaces or other public and community venues (e.g. to shops, schools, residential areas). Linear and Linkage open spaces are predominantly for human use, but may also serve as wildlife corridors, and may be associated with riparian areas.

Purposes

The purposes of Linear and Linkage open spaces are:

- to provide safe opportunities for residents and visitors to walk, cycle and as appropriate, ride horses or motorised vehicles for short, medium and long distances;
- to provide opportunities for non-motorised transport, such as commuting to work, school, shopping and other community destinations;
- to provide access *to* and *between* other open spaces and activity nodes (e.g. sports reserves, informal parks, lookouts, indoor venues), and between other land uses (e.g. residential, retail and work places);
- to enhance urban and rural amenity and to provide land use buffers;
- to provide opportunities for urban conservation and ecosystem observation and study (e.g. 'green corridors' that may act as wildlife habitat and movement corridors); and
- to provide for other open space categories, which benefit from co-location with Linear and Linkage open space (e.g. Conservation and Heritage, Foreshore and Waterway).

Where possible, and particularly in urban areas, Linear and Linkage open spaces used for recreation should ideally have return loops and circuits; and exit routes or points that allow users to escape or avoid personal attack, fire, flood or other dangerous conditions.

Amenities

The amenities provided at or in association with Linear and Linkage open spaces depend on the length and purposes for which the open spaces are managed.

Where there is a predominant recreational and/or tourism use (compared, for instance, with conservation or habitat protection), a greater level and range of amenities should be provided and should increase with the length of the reserve. These may include public toilets, seating, rubbish bins, bike racks and lookouts.

Linear and Linkage open space with a strong commuting focus generally require few amenities. Dispersed seating, bike racks, water fountains, and good signage is often all that is required. Lighting may also be required in some situations.

The size of Linear and Linkage open spaces will be determined by their key purposes and location. Spaces used for recreational purposes can generally be narrower than those used for other purposes and may well be far longer than those established for example, to protect streamside habitats or to provide wildlife movement corridors. The size of areas reserved for natural habitat purposes will be determined by the assessed minimum area or length required for a sustainable ecosystem.

5. FORESHORE AND WATERWAY

Foreshore and waterway open spaces are defined as estuaries, foreshores, beaches, creeks, rivers and lakes and the land and water areas associated with them. These open spaces serve a wide range of purposes including recreational, transport, water quality and aquatic ecosystem management, habitat protection and amenity.

Increasingly, some of these areas will play a role in climate change adaptation, including buffering rising sea levels from residential areas, and absorbing the impacts of increased storm surge events.

Purposes

The purposes of Foreshore open spaces are:

- to protect and restore foreshore and waterway resources where they have significance at all levels in the open space hierarchy;

- to protect foreshore and waterways which contribute to ecosystem protection, stability and enhancement;
- to ensure compliance with State, national and international conservation agreements and covenants;
- to provide opportunities for residents and visitors to appreciate the foreshore and waterway assets;
- to contribute to scenic and amenity qualities;
- to provide opportunities for educational and scientific study and research;
- to provide resources for a wide array of recreational activities including swimming, fishing, sailing, boating, rowing, sunbathing, picnicking/ socialising, walking, nature study, photography and sightseeing;
- to provide linkages between open spaces areas, and to surrounding residential land and other community services;
- to provide opportunities for a range of economic benefits to be achieved through the commercial use of the resources for tourism, boating, shipping and fishing; and
- to support other open space categories, which are able to co-locate with, waterway and lake open space (e.g. Linear and Linkage, Conservation and Heritage, Landscape and Amenity, and Utilities and Services open spaces).

Amenities

The amenities to be provided at or in association with Foreshore and Waterway open space depend on the predominant nature and purpose of each site and the associated land areas. Those, which will need specific consideration include:

- a. Car and boat parking and traffic management facilities and services;
- b. Fish cleaning and wash-down areas;
- c. Use and service areas capable of supporting high activity levels;

- d. Kiosks, restaurants and other food services;
- e. Trails and pathways;
- f. Lookouts and other viewing facilities;
- g. Boat ramps, moorings and appropriate service buildings and yards; and
- h. Lifeguard and other safety facilities and services.

The array of amenities provided at sites which are small or which have importance for other purposes (e.g. conservation, landscape, heritage may be restricted to deter excessive and detrimental recreational or other uses).

The size of Foreshore and Waterway open spaces will be determined by:

- a. the attributes of the resource;
- b. the size of the area required to protect the resource and to ensure ecosystem sustainability;
- c. the extent of existing foreshore/coastal reserves;
- d. the size of the area required to minimise impacts on other uses; and/or
- e. the area required to establish viable recreational and commercial activities together with the appropriate service areas.

In all instances, the larger and more “complete” the site, the better is its capacity to provide the values and benefits for which it has been reserved.

6. CONSERVATION AND HERITAGE

Conservation and Heritage open space areas are those that have been set aside for their natural and/or cultural values, and may be developed to meet a range of non-structured, ‘nature-based’ recreational pursuits in a predominantly informal setting. Examples of this category includes National Parks and other categories of the state reserve system, State Forest, Forest Reserves, Council managed land of conservation significance, and even private reserves where public access has been granted.

Conservation and Heritage open space generally have vegetation, habitat, archaeological, building remnants, land uses or other features that warrant

conservation and protection ahead of their use for other purposes.

Conservation and Heritage open spaces include areas of natural vegetation and flora and fauna habitat, and sites that record Aboriginal (and European settlement) use of the land.

Maintaining the natural and cultural values for which a reserve has been declared should be the primary aim of this category. Some areas of these areas will not be suitable for regular or high levels of recreational use (e.g. wilderness areas).

All recreational and other types of use should be monitored and managed in a sustainable manner. Many of these types of open space will have management plans or similar documents that should remain the primary management tool.

Purposes

The purposes of Conservation and Heritage open spaces are:

- to maintain and enhance natural and cultural values, in accordance with state and national legislation and management documents;
- to ensure compliance with State, national and international conservation agreements and covenants;
- to protect environmental services, which contribute to water management, water catchment management, fire management and other appropriate activities;
- to provide opportunities for residents and visitors to experience and learn about their natural environment;
- to contribute to scenic and aesthetic qualities;
- to provide interpretation of the values;
- to provide opportunities for educational and scientific study and research;
- to provide high quality environments for a limited array of recreational activities including non-motorised trail-based recreation (trail bike facilities will be appropriate in some locations), nature study, and sightseeing; and

- to provide linkages with other open space categories, which are able to co-locate with Conservation and Heritage open space (e.g. Landscape and Amenity open space and Linear and Linkage open space).

Amenities

The amenities provided within Conservation and Heritage open spaces would depend on local environmental conditions and management intent of the site and that of adjacent land uses.

The size for Conservation and Heritage open spaces will be determined by:

- a. The distribution of the natural and cultural values;
- b. The size of the area required to protect the values, and/or
- c. The area required ensuring ecosystem sustainability (e.g. wildlife habitat, biodiversity conservation).

From a conservation perspective, larger, intact, rather than smaller sites and fragmented sites should be maintained. The larger a site and the more it is connected to other open spaces (particularly those which are also of conservation and heritage significance), the better is its capacity to provide the values and benefits for which it has been reserved. From a heritage perspective, intact sites can better provide the values and benefits for which they have been reserved.

7. UTILITIES AND SERVICES

Utilities and Services open spaces are defined as reserves established to provide for a range of essential urban and rural services. They include road reserves, flood management areas, water catchments, road development, utilities easements (power, water, gas) and environmental nuisance abatement zones.

Utilities and Services open space is likely to play an increasing role in climate change adaptation in the future, including areas that provide a buffer to rising sea levels and storm surge, such as coastal fore dunes.

Purposes

The purposes of Utilities and Services open spaces are:

- to ensure that sufficient space is reserved for all essential urban and rural services;
- to ensure the safe operation of and to minimise the impact of essential services provision on other land uses;
- to ensure the protection of utilities and services infrastructure from hazards such as flood and fire;
- to play a role in climate change adaptation;
- to optimise the economic benefits of utilities and services provision; and
- to provide for other open space categories, which are able to co-locate with, Utilities and Services open spaces (e.g. Linear and Linkage, Conservation and Heritage and Landscape and Amenity).

Amenities

Amenities are not generally provided in Utility and Services Reserves, except where they are associated with other open space uses such as Linear and Linkages.

The size of Utilities and Services open spaces as they will be determined by:

- a. The purpose for which the resource has been reserved;
- b. Health and safety rules and regulations associated with each use;
- c. Adjoining land uses;
- c. The size and dimensions of the area required to minimise impacts on other uses; and
- d. The area required allowing viable use together with the appropriate service areas.

8. POTENTIAL OPEN SPACE

Potential open spaces are defined as areas, which have been reserved or *are* likely to be reserved to meet future needs of the community. Potential Open Space may fall into either one of the other open space categories. As yet undeveloped open spaces would have their eventual uses allocated to them following an assessment of the need for other open space types.

Some open space areas, which have yet to be developed may also be considered for sale or development in the longer term. In the interim, they remain as Potential Open Spaces.

Purposes

The purposes of the Potential Open spaces are:

- to provide a reserve or 'bank' of open spaces which can be used to meet the need for other open space categories;
- to provide opportunities to improve the distribution of all other open space categories;
- to help ensure that the distribution of and linkages between other open space categories can be improved;
- to provide for future expansion or other identified need; and
- to provide an asset, the value of which can be realised to permit reinvestment in other open space resources.

Amenities

The amenities to be provided at or in association with Potential Open Space will be determined when the space is allocated to one or more uses.

Earlier acquisition processes have often determined the sizes for Potential Open Space. However sizes, which reflect the projected long-term use of surrounding areas should be included in outline development plans or should be acquired. If the possible future use has not been determined at all, then parcels of land, which are capable of contributing usefully to most open space types should be acquired or zoned.

ATTACHMENT 3

OPEN SPACE PLANNING TOOLS

Stages	Guidance on Process
<p>1. Agree on the need for open space planning</p>	<p>Open space planning should be initiated in response to the desire to help create healthy, viable, well-balanced <i>communities</i>. Planning occurs when there is recognition of the inability of the existing resources to meet community needs, because of a desire to protect important open space assets, because of changing demographics and needs in the community and because of population growth.</p> <p>Open space planning can also grow out of the value systems of the community or influential groups in it and through political action. While these influences may appear to run counter to good planning, a research-based approach to planning and provision can help to ameliorate interest group or political influences and achieve the most effective and equitable outcomes.</p> <p>In the present day, the reasons for acquiring and developing open space must have a logical, defensible basis as the process may well need to be defended in court, to the community and in the wider political arena.</p>
<p>2. Establish a Project Steering Team with representation from all key stakeholders</p>	<p>Establishment of a project steering team made up of the key stakeholders relevant to open space planning within a given region or area is an important tool, not only for project management purposes, but also to ensure that key stakeholders have a common vision, facilitating co-operation between agencies, local councils and others in the achievement of a quality open space system.</p> <p>An open space project steering team provides the opportunity to gain input from the key stakeholders, including various land managers and owners, as well as planning, recreation, community development and environmental specialists. The project steering group may also have linkages to peak user groups, private landowners.</p> <p>The project steering team should be 'driving' the open space planning process throughout the life of the project – and hopefully beyond.</p>

3. Define the provision purpose principles and objectives

Although the broad purpose of an open space planning study may have been determined in the first phase of the process, the ideas generated at that point should be taken as being provisional, to be tested and refined through the remainder of the study.

In this second stage, a more specific purpose and a number of objectives should be established with these covering the *scope* of the open spaces and open space *types* to be covered; project *inputs* (budgets, staffing); project *outputs*, (the “products” of the planning process such as the types, amounts and quality of open spaces acquired and developed), and project *outcomes*, these being e.g. the benefits enjoyed to the community or measureable improvements in the quality and sustainability of the environment. Other objectives may relate to how open spaces are to be managed and programmed, who will have access to them and for what purposes. All objectives should have measurable outcomes.

Open space provision does not occur in a vacuum: rather, it is very much a reflection of the values, attitudes and aspirations of the community and of special interest groups within it. In the light of this, principles such as equity of opportunity, flexibility of use, diversity of opportunity, co-location, quality, viability, consolidation of provision and accessibility, and others where relevant, should be established.

Together, the objectives and principles can then be used to guide decisions on the acquisition of open space, the uses to which it is allocated and the management practices applied to it.

4. Review the policy context

Local, regional, agency and State open space provision planning schemes, statutes and other policies and guidelines frequently establish a range of provision conditions, opportunities, requirements *and* limitations on provision needs and requirements and as such, must be given detailed consideration

5. Establish and implement a Community Consultation Program

The Project Steering Team group cannot involve everyone with an interest in open space issues or everyone who may need to be given the opportunity to contribute to the planning process. Therefore, establishing a wider community consultation process, including meetings, forums, newsletters, surveys etc, will help to ensure that other divisions *in the same organisation*, adjoining Councils, private property owners (as deemed relevant), relevant community-based regional and State agencies and individuals are informed and given the opportunity to be involved in the planning process.

Frequently, other groups and agencies have work programs and commitments that impact on or require the use of open space. They may manage or even own open space resources that, under certain conditions, may be used by the general community for *its* purposes rather than solely for those of the owning agency. These could include school facilities, water storage reserves, road reserves, utilities easements, private recreation venues (e.g. riding schools, nature parks, theme parks), as well as farmland, beaches and foreshores, offshore resources (swimming areas, reefs used for fishing, snorkelling and tourism), and forests managed (and perhaps even planted) for timber harvesting.

Involving these other organisations in the open space planning process achieves both a professional exchange of information and views and can also unlock resources that might have otherwise been unavailable.

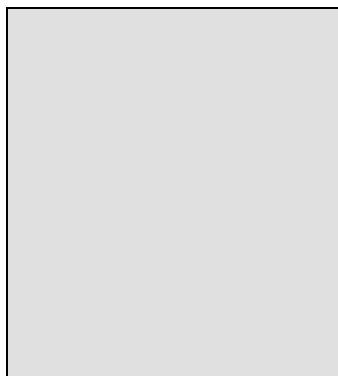
6. Evaluate the current and projected demographic characteristics of residents living in and to be serviced by the open space provision being assessed/planned

If we do not know who it is we are providing for, we will not know what to provide. As such, understanding the size, growth, distribution, socio-economic characteristics, cultural mix and a range of other community attributes provides some important guidance to the acquisition and development of some types of open space. Used in association with inventory data and community consultation, a demographic analysis also assists considerably with determining priorities for action and the scale and distribution of provision.

7. Establish an open space inventory of all existing open space and for key open space assets in adjoining and /or regional areas

An inventory of open space assets is a key tool in the planning process. A classification of open space by type and/or purpose is an important component of an inventory. Together, they allow an assessment of venue sizes, how much open space exists in the study area, what types of open space there are, how much there is of each type, the spatially and hierarchical distribution of opportunities, and if the data is collected, a range of other characteristics including quality, uses, users and use rates, ownership, site attributes, shortcoming and services, adjoining land use, levels and types of competition and the like.

Inventory data allows an evaluation of supply and through a “gap analysis”, provides a key input to identifying possible shortfalls of provision. Inventory data can be matched against user and community needs, population



characteristics, industry best practice and provision trends and models to provide guidance as to additional provision needs and /or the reallocation, development and upgrading of existing open space resources.

The inventory should be translated into spatial information (mapped) to allow interpretation of spatial relationships, overall distribution and linkages. GIS should be considered as a tool, not only for mapping, but to allow geographic analysis of socio-economic and demographic indicators. On-site audits of open space may need to be undertaken in order to complete the types of information required for the inventory.

8. Apply the open space classification and hierarchy system to the inventory

Where an open space planning study has begun by defined a range of social, community, health, environmental and heritage outcomes that it seeks to achieve, it is often not possible to effectively define the mix of open space types, sizes, configurations (amongst other attributes) that will be needed to achieve those outcomes. Hence, this stage of the process is important in defining the open space types that make up the overall system.

Defining the *hierarchy* of open space types to be covered is important in that venues at different hierarchical levels offer different experiences and benefits, serve different markets and clienteles, have different resourcing needs (and costs), and can often attract funding from quite different sources. Further, some open space uses are not viable at, for example, the local level while the provision of other resources at only a higher hierarchical level could exclude use by many in the community. In addition to the application of the hierarchy, each open space area should be classified by type. The classification system outlined in Attachment 2 provides a basic system to be applied across the state. The classification system provides a consistent means of classifying open space by function, purpose and general environmental characteristics. Each type of open space will have a broad set of management requirements, appropriate level and type of facility provision and maintenance regime.

The hierarchy and classification system is intended to be a basic tool to aid land managers – primarily local government staff, in open space planning.

9. Assess community and user needs

As the ultimate users of many types of open space, an assessment of community views on needs and priorities, on the adequacy (in terms of e.g. supply and user facilities), mix, condition, and accessibility of open space opportunities is an important tool for determining what to acquire and develop, where to do so, and where priorities should be directed.

10. Assess trends in open space provision, use and need

Understanding long term trends in the recreational activities of the community, the demand for different types of open space, and patterns and schedules of use assists considerably in deciding what resources to acquire and develop or how existing open spaces may need to be changed to more effectively cater for community needs.

Each of local, regional, national and overseas trends in each of the provision *use* and *users* of open space warrants assessment in many open space planning projects.

11. Identify improvements to existing provision and additional provision
needed to effectively meet the demands of current and future populations

This planning stage uses the findings of previous stages to formulate a list of potential open space improvements, reassignments and acquisitions needed to effectively meet current and projected future community needs.

The analysis should also seek to achieve a balance of provision across different types of open space, differing hierarchical levels of provision and the distribution of open space resources.

Provisional conclusions should be reviewed with all key user and interest groups to ensure that what is proposed will be operationally viable and effectively meet needs and expectations

12. Identify sites for acquisition, reallocation, development and disposal

This stage seeks to identify the most appropriate sites for acquisition and development, in keeping with the objectives and principles established in stage 2.

Decisions need to be made regarding the land resources which are to be considered e.g. only Council owned, Crown land, private open space, private land being used for other purposes. It is possible that land allocated to other uses will also warrant consideration e.g. farmland; conservation and water management reserves, and transport and utilities easements

A range of criteria may need to be developed to assess optional resources including size, location, shape, encumbrances, ownership, adjoining uses, access to services, and cost of acquisition as these characteristics influence the final quality and mix of what is provided. In some instances, land disposal may be considered as a means of achieving positive long-term outcomes.

13. Proceed to acquisition and development

A range of issues may need to be taken at this point including funding capacities, rezoning, reallocation of uses, development, allocation of uses and users and establishing management processes and responsibilities. Monitoring use and performance is critical to ensuring that the desired outputs and outcomes are achieved.