Brighton Social Infrastructure Plan

Final

Ethos Urban

theCommunity Collaborative.

Brighton
going places

Brighton Council acknowledges the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of the skies, land and waters of lutruwita (Tasmania) and forward our respect to their elders both past and present.

Brighton Council acknowledges the continued connection the Tasmanian Aboriginal people still have to the skies, land and water of lutruwita that provides them with the food, medicine and craft celebrated through ceremony today.

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Executive summary

Why we developed this strategy

In the context of rapid population growth experienced across the Brighton municipality, delivering adequate and appropriate social infrastructure is fundamental to achieving Brighton Council's commitment to lead change for better community liveability.

The objectives of this plan are to deliver a thorough, considered set of actions and priorities arising out of a best practice needs assessment and gap analysis. Specific objectives for this Plan include:

- Providing a thorough understanding of community and stakeholder visions and expectations regarding Council's role in social infrastructure provision,
- Identifying current gaps in existing social infrastructure provision,
- Ensuring Brighton is sufficiently supplied with social infrastructure to accommodate for population projections to 2042,
- Providing an understanding of social infrastructure needs in terms of quantity, location, and ease of access,
- Providing a clear understanding Council's role in the provision of necessary social infrastructure.

'Social sustainability can be defined as a process for creating sustainable, successful places that promote wellbeing, by understanding what people need from the places they live and work. Social sustainability combines design of the physical realm with design of the social world – infrastructure to support social and cultural life, social amenities, systems for citizen engagement and space for people and places to evolve.'[1]

How we understood community needs

Equally important to the planning process are qualitative considerations. Need for infrastructure and services is not homogenous across every growing community; policy, emerging trends, existing facilities, local needs, area context, and stakeholder perspectives must all contribute to each local planning process.

The following methodological points guided the development of the Plan and informing needs analysis:

- Social infrastructure includes both open space and recreation, and community and cultural facilities – providing the places and spaces for people to meet, be active, connect, create and learn.
- This study primarily assesses the 'hard' social infrastructure, the built facilities and open spaces, that support community connection and cohesion. This study assesses the whole ecosystem of social infrastructure to provide a holistic picture, including infrastructure types that Council does not have primary responsibility for delivering.
- This study uses a range of tools to understand community needs, including:
  - **Understanding** current and future demographic characteristics to detail who is and will be living in Brighton, and what they might need,
  - **Mapping** the existing facilities and analysing how far they are from the people that use them,
  - **Applying** 'benchmarks' to future population (e.g. 1 library per 20,000 residents), to determine the number of facilities Brighton will need as a whole,
  - **Listening** to what you told us about your community, and what you need, in engagement for this Plan and with Council previously,
  - **Auditing** existing facilities to understand how they are used, what condition they are in, and what Council's plans are for their future use.

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[1] Social Life, UK, 2013, Design for Social Sustainability: http://www.social-life.co/media/files/DESIGN_FOR_SOCIAL_SUSTAINABILITY_3.pdf

Where we studied

Defining 'planning areas' (also called 'localities') helps to assess community need from a walkability and accessibility perspective, and recognises that different areas of the Council have different infrastructure needs.

The localities were chosen carefully to represent a 'best fit' for different neighbourhoods with Brighton. It is important to note that these do not exactly represent existing suburb boundaries, because of the way that census data is constructed.

Throughout this study, we mainly assessed quantitative (raw, numbers based benchmarking of facilities) needs at a Council level. Once we knew the gaps in infrastructure for the whole of Brighton, we then looked at the more nuanced needs in each of the localities and how different areas might respond to Brighton's overall social infrastructure needs.

The localities we defined were: Bridgewater, Brighton and Pontville, Dromedary, Gagebrook and Herdsmans Cove, Industrial (the Brighton Industrial Estate), Rural East (Honeywood and Tea Tree), Old Beach.

What we found – Brighton's challenges and opportunities

Community and cultural infrastructure

While social infrastructure is relatively well-provided in Brighton as a whole, there are some gaps from a raw numbers perspective as well as when considering local neighbourhood needs and accessibility. The raw gaps include in youth-friendly spaces, childcare places, GPs, local community practice spaces, community arts and performing arts facilities, and work hubs/business incubators.

Looking at the quality of existing supply, we noted that there are opportunities for improvement across much of the existing network in terms of condition, utilisation, accessibility, and being fit for purpose.

Key challenges and opportunities for Brighton's social infrastructure include:

- Young populations and a lack of youth space,
- Areas of social disadvantage in the LGA,
- Lack of social cohesion between neighbourhoods,
- Low activation and vibrancy with limited people centred places,
- Rapid population growth and planning for new communities,
- Improving existing assets,
- Deficit in creative infrastructure and local cultural spaces,
- Significant undersupply of GPs living and working in the LGA.

Open space and recreation

Brighton has a network of open spaces of varying size, quality, and purpose. Changing community profiles and shifts in 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.

Broadly, there is an adequate level of land provided for recreation and open space in the Brighton LGA, higher than is usually found in the Hobart urban region.

However, 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 where undeveloped parcels of open space in residential suburbs are underutilised, poorly maintained, and afford limited recreational use.

Key priority areas include:

- Expanding the large amount of waterway related open space,
- Considering the recreation infrastructure available at school sites,
- Limited walkability in some areas, although noting Council's work in upgrading Brighton's existing walking and cycling network,
- Spaces for informal individualised fitness-based activities,
- A diversity of play offerings,
- Dog friendly spaces, tennis facilities, and access to an indoor recreation centre.

Vision

A thriving network of social infrastructure that connects Brighton's residents with nature and with each other. Our shared spaces will be safe, sustainable and comfortable with services and facilities for all – from the young to the elderly. We are proud of our spaces, representing who we are and providing a destination for connecting, learning, and creating.

Principles

Inspiring places and spaces that sustain community wellbeing

Accessible and connected network

Shaped by community participation

Welcoming and grounded in community character and identity

Socially, environmentally and economically sustainable

Improving community integration and equity outcomes

Creating an active and healthy urban environment

Adaptable and multipurpose places and spaces

Innovative and creative delivery of social infrastructure

Strategies

1. Deliver social infrastructure that celebrates, connects, and supports Brighton's Community Character and identity

2. Create a social infrastructure network that adapts to community needs over time

3. Leverage all opportunities through strategic partnership and collaboration

4. Identify interim, cost-effective solutions to meet community needs

5. Creating destinations for connecting, learning, socialising, and creating

6. Renewing Brighton's Social infrastructure network to efficiently support population growth

7. Enhance the utilisation of existing facilities

8. Deliver affordable space for community service providers

9. Create a network of youth friendly spaces

Part 1 –
Introduction and approach

1.1 Introduction

1.1.1   Background

'Social sustainability can be defined as a process for creating sustainable, successful places that promote wellbeing, by understanding what people need from the places they live and work. Social sustainability combines design of the physical realm with design of the social world – infrastructure to support social and cultural life, social amenities, systems for citizen engagement and space for people and places to evolve.'[2]

Delivering adequate and appropriate social infrastructure is fundamental to achieving Brighton Council's vision "to lead change for better community liveability." Council aspires to create a community where:

- Our place is thriving: a destination for business, learning and creation.
- Our home is comfortable: safe, clean and peaceful with services and facilities for all.
- Our community is proud: we embrace who we are now, while celebrating our ancient past.
- Our Council cares: progressive and consultative, it combines fair rates with great services.
- Our opportunities are for all: from the young to the elderly.
- Our environment is cherished: we act sustainably and mindful of climate change.
- Brighton: We love it.

Provision of high-quality social infrastructure is key to achieving Council and the community's vision. The existing portfolio of social infrastructure includes libraries, community centres, parks and recreation facilities.

These facilities are part of a larger network delivered by private and non-profit providers, which are also essential to meeting need. Council is now focused on social infrastructure planning for the future as part of the future social and economic development of Brighton LGA.

1.1.2   Purpose of this Plan

This Plan will strengthen Council's evidence base to guide its future planning for effective infrastructure delivery to support community wellbeing.

Effectively planning and delivering social infrastructure requires a nuanced understanding of contemporary local social conditions and broader social trends (e.g., rapid population growth, rising inequality driven by the rising cost of housing, and climate change adaptation), as well as a recognition that unexpected events and trends may emerge during the planning horizon. High quality community facilities can significantly enhance sense of place and community identity, foster social connectedness and strengthen social capital over time as an area grows and develops.

Careful planning of social infrastructure for the future – which this Plan will support Council to achieve – will help to ensure that residents of Brighton continue to thrive as the area grows. It will lay a critical foundation for sustaining community wellbeing and resilience.

This Plan will enable effective decision making by Council about future social infrastructure investment and delivery to 2042.

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[2] Social Life, UK, 2013, Design for Social Sustainability: http://www.social-life.co/media/files/DESIGN_FOR_SOCIAL_SUSTAINABILITY_3.pdf

The solution to planning effectively for the future lies in clever and pragmatic planning undertaken collaboratively with Council, key stakeholders, and communities, through effective engagement and strategic solutions to enhance and retain existing social assets. This Plan is an important step in that process.

1.1.3 Scope of this Plan

This Plan is warranted particularly in the context of rapid population growth experienced across the Brighton municipality. It will be used to inform the development of Brighton LGA, building upon the Brighton Structure Plan 2018. It will identify the gaps and needs for social infrastructure provision across the municipality to 2042 through comprehensive research and analysis.

Our team will deliver on Council's following objectives:

- Provide a thorough understanding of community and stakeholder visions and expectations regarding Council's role in social infrastructure provision
- Identify current gaps in existing social infrastructure provision
- Ensure Brighton is sufficiently supplied with social infrastructure to accommodate for population projections to 2042
- Provide an understanding of social infrastructure needs in terms of quantity, location, and ease of access
- Provide a clear understanding Council's role in the provision of necessary social infrastructure.

We commend Council for its approach, which will take account of the needs of all members of the community, including workers. It will also take account of the rich and varied network of social infrastructure provided by a range of government, non-profit and private sector organisations throughout the LGA, of which its own network of open spaces and facilities play a key – but not a sole – role

TERMINOLOGY
"Brighton" is used throughout this document to refer to the Brighton local government area. When referring to the Brighton suburb situated within the Brighton LGA, the term Brighton township or Brighton town is used.

1.1.4 Structure of this document

PART I: INTRODUCTION AND APPROACH

Section 1.1 (above) introduces this plan in its context and outlines its scope and purpose.

Section 1.2 outlines the approach to determining social infrastructure gaps and social infrastructure needs that forms the core of this Plan. It describes the social infrastructure typology and planning benchmarks that have been developed to guide the gap analysis, based on extensive research and evidence. The benchmarks are a tool for determining current and forecast social infrastructure needs or provision 'gaps.'

PART II: BRIGHTON COMMUNITY CONTEXT

Section 2.1 Analyses the spatial context of Brighton, and outlines demographic analysis of the current and future Brighton community. This includes analysis of key demographic indications, including population forecasts, to 2042 – drawing implications for social infrastructure planning.

Section 2.2 describes the strategic policy themes and drivers impacting the precinct and social infrastructure provision from a state and local government perspective.

PART III: COMMUNITY FACILITIES AND CULTURAL INFRASTRUCTURE NEEDS ANALYSIS

Section 3.1 summarises the audit of current and planned social infrastructure supply and demand that has been undertaken to inform the community needs analysis that underpins this Plan. It identifies preliminary gaps across the Council area to 2042.

Section 3.2 summarises the quantitative and qualitative analysis of community and cultural infrastructure needs based on benchmarked gap analysis, and an understanding of accessibility and quality of existing facilities. This section is broken down by typology, to allow for a deeper understanding of the particular infrastructure needs framing individual sub-categories.

Section 3.3 summarises the outcomes of the detailed community infrastructure needs analysis that lies at the heart of this Plan.

It sets out the key findings arising from the community infrastructure needs analysis. It summarises key gaps and identifies potential challenges and opportunities for delivery to meet community needs, now and into the future.

PART IV: OPEN SPACE AND RECREATION NEEDS ANALYSIS
Section 4.1 summarises the approach and benchmarking analysis for open space and recreation needs.

Section 4.2 outlines the supply and demand gap analysis for open space and recreation typologies, based on the best practice approach tailored for this project.

Section 4.3 summarises key findings arising from this open space and recreation needs analysis in section 10. It identifies key opportunities across Brighton Council, and identifies potential challenges and opportunities for delivery to meet community needs, now and into the future.

PART V: PLANNING DIRECTIONS

Section 5.1 outlines key social infrastructure trends affecting the provision of social infrastructure in Brighton. These trends have been identified based on desktop-based analysis and common understandings of mega-trends affecting social infrastructure planning across the built environment.

Section 5.2 outlines specific trends affecting the delivery of open space and recreation infrastructure. These trends are common to planning across Australia, and have been identified to have a potential impact on how we plan for open space in Brighton.

Section 5.3 outlines specific analysis of the existing communities, based on the identified secondary study areas (planning areas). This analysis overviews detailed demographic data, spatial analysis, and infrastructure audits to understand how gaps at a whole-of-council level can be addressed in specific neighbourhoods, as well as identifying any specific community needs.

Section 5.4 outlines suggested planning approaches for the high levels of growth to be experienced by Brighton Council. It compiles research on best practice approaches to managing growth. Issues and solutions are identified based on experiences in other growth areas in Australia in delivering social infrastructure in greenfield areas.

Section 5.5 provides guidance on best practice delivery models for consideration. This advice will be drawn upon in the Plan to identify innovative delivery mechanisms and case studies highlighting effective pathways for implementing the recommendations in this Plan

PART VI: THE SOCIAL INFRASTRUCTURE PLAN

Section 6.1 describes an overarching vision statement for the Plan, based on Council's 2050 vision. It tailors this vision to social infrastructure delivery, providing guidance to help prioritise infrastructure that meets Councils desired outcomes – based on extensive community consultation. The subsequent guiding principles elaborate on this vision, and will inform the Plan.

Section 6.2 contains the Plan itself – broken into challenges and opportunities, strategies for delivery, and priority actions across Council and for each planning area. This Plan is intended as recommendations to Council for effective delivery of social infrastructure, synthesising the detailed research and analysis in sections 3 – 16.

Section 6.3 outlines higher-level delivery and funding advice. It is intended to be read in conjunction with the priority actions in section 18.

1.2 Approach

1.1.1 What is social infrastructure?

Social infrastructure includes open space, recreation and community facilities that provides places and spaces for people to meet, be active, connect, create and learn. They also represent an important touchpoint for service providers to connect with the community through the delivery of services and amenities.

Infrastructure Australia defines social infrastructure as follows:

"Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians."[3]

Social infrastructure is a combination of hard and soft infrastructure. Hard social infrastructure includes the facilities, buildings and spaces, and soft infrastructure includes the programs, services and networks that occur in these spaces. Built assets, such as libraries and recreation centres, facilitate the delivery of social services by governments and other service providers.

It is widely recognised that social infrastructure provision is essential for the development of sustainable, liveable, resilient and socially cohesive communities.[4] Quality social infrastructure is not only the "building block for the enhancement of human and social capital,"[5] but also works to attract investment, growth and economic development to local communities.[6]

There is also growing evidence that failing to provide adequate social infrastructure results in significant costs to governments and communities.[7] Further, deficiencies in social infrastructure provision can create long-term, complex social problems that require costly remedial measures, particularly in socio-economically disadvantaged areas.[8] Conversely, there is a substantial body of evidence that the benefits of social infrastructure far exceed the economic costs of provision.[9] The South Australian Centre for Economic Studies has estimated a return on investment of $3.50 for every dollar of council investment,[10] while research from Victoria demonstrated a socioeconomic benefit of $4.30 for every dollar invested in libraries.[11]

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[3] Infrastructure Australia, *Australian Infrastructure Audit 2019*, https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Australian%20Infrastructure%20Audit%202019%20-%206.%20Social%20Infrastructure.pdf

[4] British Property Foundation, 2010, *Planning for Social Infrastructure in Development Projects: A guide to tackling the key challenges*; Teriman et al., 2010, *Social infrastructure planning and sustainable community: example from south east Queensland, Australia*; Brown and Barber, 2012, *Social infrastructure and sustainable urban communities*.

[5] Teriman et al., 2010, page 3.

[6] City of Greater Geelong, 2015, *Social Infrastructure Plan 2014-2031*.

[7] Teriman et al., 2010; Casey, 2005, *Establishing Standards for Social Infrastructure*.

[8] Teriman et al., 2010; Casey, 2005;

[9] See for example: Teriman et al., 2010; Casey, 2005.

[10] SA Centre for Economic Studies, 2013.

[11] State Library Victoria & SGS Economics and Planning, 2018, *Libraries Work! The socio-economic value of public libraries to Victorians*

1.1.2 Who is responsible for social infrastructure?

The governance and delivery of social infrastructure is multi-layered. A range of organisations are typically involved in the delivery and ongoing management and operation of social infrastructure. These are primarily state government agencies, local governments, and third party providers/ operators – including private sector and non-profit organisations, such as charities delivering community services – and with the support of the federal government particularly for large-scale social infrastructure such as

Social infrastructure Plans such as this are primarily concerned with public social infrastructure delivered by state and local governments, as a core responsibility of governing and providing for the needs of communities.

The role of third parties in this context is orchestrated by government agencies, including through:

- Leveraging funding for the delivery of social infrastructure through planning agreements, development contributions frameworks, or other structured delivery arrangements, such as public-private partnerships.
- Managing/ operating social infrastructure assets owned by government, through lease arrangements and management contracts. This is a common model for aquatic and specialist sports facilities, along with childcare centres, for example, which are run by specialist service providers. (Noting that private and non-profit organisations increasingly both own *and* operate childcare centres).
- Advocating through formal and informal channels for the delivery of key social infrastructure by third parties, or government agencies.

Other activities can be guided by Council through advocacy, via both formal and informal channels with key third parties or government agencies. Council is close to the issues and is often best placed to provide insight into where the social infrastructure gaps are, and community needs in need of addressal.

1.1.3 Guiding methodology

The approach taken to this Plan is based on established practice in social infrastructure planning, which involves two core stages of analysis.

The process of predicting demand for social infrastructure and services across Council areas is typically based on quantitative benchmarking for adequate provision of infrastructure according to the anticipated population. While benchmarking provides a useful starting point for social infrastructure needs assessment with figures for demand calculation, they are not intended to provide clear-cut answers, as social planning is by nature not black and white. Rather they provide guidance on best practice facilities provision, to be used as part of a broader analysis that takes account of a rich range of qualitative and quantitative information.

Equally important to the planning process are site-specific considerations. Need for infrastructure and services is not homogenous across every growing community; policy, emerging trends, existing facilities, local needs, area context, and community perspectives must all contribute to each local planning process. The assessment contained in this needs assessment is therefore undertaken in two core stages of analysis:

- **Quantitative analysis** of current and planned supply of each social infrastructure typology against industry standard benchmarks for provision (number/size) considered adequate to meet the needs of the anticipated population for the Brighton Council according to population forecasts sourced from Census data.

  The quantitative methodology for this Plan has involved the following steps:
  - Mapping of current and planned social infrastructure
  - Drawing on the outcomes of qualitative research to develop an appropriate benchmark for provision of social infrastructure– in terms of community facility types and floorspace; open space types and land area
  - Accessing reliable data sources on participation in sport and recreation activities to inform the analysis, and
  - Undertaking a gap analysis, i.e. applying the benchmarks to current and forecast population numbers to identify forecast gaps in provision of

social infrastructure, in order to derive recommendations for future provision to address identified gaps.

- **Qualitative analysis** of:
  - Local and state policy directions relevant to social infrastructure planning
  - Geographic distribution of supply from a population equity and accessibility/walkability perspective
  - the quality of supply (whether infrastructure is fit for purpose/in need of maintenance etc), and
  - Capacity/utilisation of current supply based on information provided, where available, from Brighton Council (infrastructure that is poorly utilised may mean it is surplus to community needs, for example, or rather not effectively meeting community needs through its design or functionality).
  - Community perspectives, gathered through engagement processes.

The analysis is also informed by detailed demographic data on population size, characteristics and forecast growth and change. Information on population age groups is essential for planning early years and education facilities and services, for example. While information on the cultural make-up of the community and household types (e.g. couples, or families with children), for example, can help inform decisions on the operation and programming of infrastructure, as well as types of infrastructure.

Effective strategic planning for social infrastructure also takes account of issues such as funding availability – in terms of government investment required for the development and ongoing operation of facilities; land availability (e.g., land areas required to deliver sports and recreation facilities is usually not available in dense urban areas, unless planned for and delivered at earliest stages); third party provision models; the need to take advantage of opportunities arising, along with broader community priorities and emerging issues that may arise and require a rethink of social infrastructure priorities.

1.1.4 Study area definition

The primary study area (PSA) or geographic catchment applied to this needs analysis is the Brighton LGA. This PSA has been selected to calculate raw gaps in social infrastructure for the Council area as a whole to 2042.

Within the study area, seven 'planning areas' have been identified as Secondary Study Areas (SSA) which represent local neighbourhood centres and unique geographical areas within the Brighton LGA. These planning areas provide an understanding of local dynamics, and extrapolated from this, the relative demographic characteristics and unique needs for creating local walkable communities.

These two levels of study area correspond broadly to the two core hierarchies in social infrastructure planning. These are:

1. Local: catering for approximately 1,000 – 10,000 people, this infrastructure relies on an 800m walkable catchment. Examples include local community facilities, primary schools, playgrounds.
2. District and regional: catering for 10,000 – 20,000 people, in this case provided at an LGA-wide level. Examples include the Brighton Civic Centre and Library, High Schools.

These planning areas assist in planning for social infrastructure delivery from a walkability and accessibility perspective when considering locations for new infrastructure, arising from the community needs analysis or gap analysis that is undertaken at the whole-of-precinct level.

This Plan provides information throughout on supply, demand (arising from population growth), community needs and potential locations to meet those needs through applying precinct, cluster, and sub precinct geographies as appropriate to particular stages of analysis.
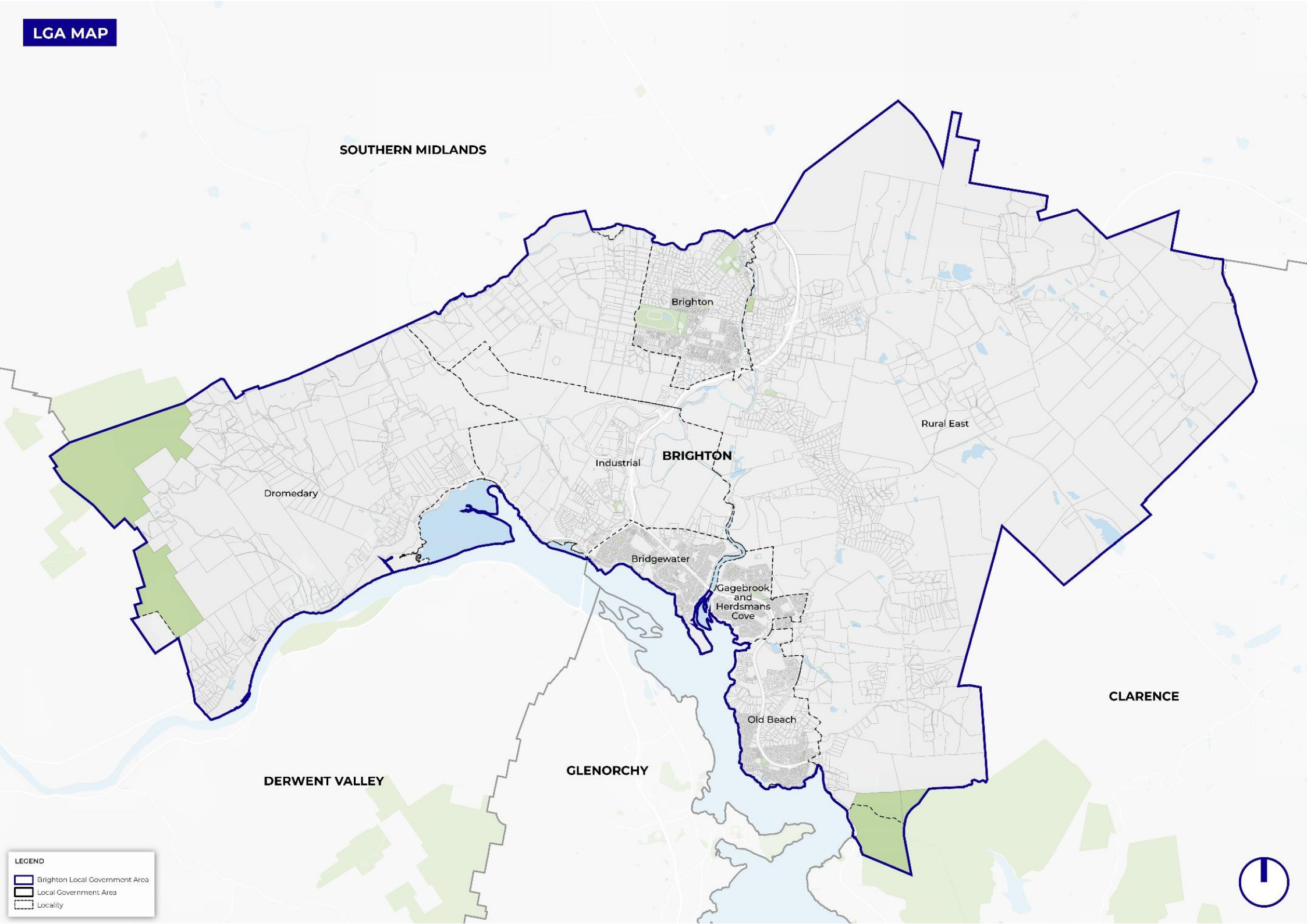
LGA MAP

SOUTHERN MIDLANDS

Brighton

Rural East

BRIGHTON

Industrial

Dromedary

Bridgewater

Gagebrook and Herdsmans Cove

CLARENCE

Old Beach

DERWENT VALLEY

GLENORCHY

LEGEND
Brighton Local Government Area
Local Government Area
Locality

Social infrastructure outside the study area is considered in a qualitative way through this Plan. This infrastructure has not, however, been quantified for the purposes of the benchmark-based supply/demand analysis, which has been undertaken for Brighton council specifically.

In applying this approach, if a facility is located in or planned for an area outside but proximate to the study area (for example, a 'gap' library provision identified through the supply/demand analysis undertaken) this will be considered in the development of final recommendations,. However, it will not be counted in provision benchmarking within the study area, as it is recognised that library is likely to be meeting (or be planned to meet) community needs outside the study area, within the area in which it located.

In applying the benchmarking methodology to social infrastructure planning, demand and supply both need to be taken into account. A comprehensive supply/demand analysis of the adjoining area in which the library is located, for example, may in fact show that library will be at capacity through meeting community needs in that adjoining area. This would indicate that the identified gap within the study area would need to be met within the study area, and the nearby library cannot be relied on to meet that need.

1.1.5 Assessing community facilities and cultural infrastructure

The community infrastructure typology outlined in **Appendix A** will be applied in the assessment that forms the core of this Plan. This represents a range of infrastructure essential to social sustainability in growth areas.

There are five key areas of community facilities and cultural infrastructure assessed:

- General community facilities (eg. community centres, library space, general bookable space)
- Specialised community facilities (eg. youth centres, community gardens, seniors space and spaces for the Aboriginal community)
- Education and early years (eg. childcare and government primary and high schools)

- Health and emergency services eg. police, fire, health, medical centres and GPs)
- Creative and cultural (spaces to create, present, and participate in creative and cultural pursuits).

It is noted that these typologies were selected for general assessment and analysis to inform future discussions relating to gaps with key stakeholders. It is not anticipated that Council will be suitable to deliver on every gap identified. These gaps represent deficiencies in provision for the locality generally, and many will be addressed by state government agencies and private delivery. The role of Council in this context therefore differs – ranging from direct delivery, partner, and advocate for provision.

Lower-order typologies, and services outside of the control of Council, will not be spatially represented. Typologies such as medical centres, local participation, childcare facilities, and places of worship will, therefore, be represented qualitatively through the master planning process.

1.1.6 Assessing open space and recreation

The purpose of the open space and recreation component of this Plan is to provide a tool for the planning, development and management of public open space (including parks, playgrounds and community recreation facilities) within the Brighton municipal area. It is intended to:

- aid in the development of an integrated and diverse municipal open space network;
- 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 recreation and open space provision; and
- address open space access and tenure issues so that informed decisions can be better made on acquisition, developer contributions and disposal issues.

A full typology for open space and recreation has been provided at **Appendix A.**

1.1.7   Information sources and assumptions

A full list of documents referenced in the preparation of this Plan can be provided upon request.

This includes a range of published and unpublished sources, including ABS data, state and local government policies and strategies, academic papers, and best practice case studies.

The following assumptions are applicable to this Plan:

- The key findings of the background studies and technical reports are accurate.
- Socio-economic data available for each study area accurately reflects the community demographic profile.
- Outcomes of the community consultation and engagement undertaken to date accurately reflect community views.
- Data applied in this Plan has been prepared prior to Covid-19. It is noted that Covid-19 is an unprecedented global health crisis and economic event that is rapidly evolving.
- At the current time, the research and analysis of social and economic data – such as forecasts of population or employment growth and so on – generally reflects a return to 'business as usual' scenario, while also noting the potential impacts that may be associated with the Covid-19 virus, travel and border restrictions impacting on migration numbers, and the anticipated return to growth in economic or population indicators.

Note on Covid-19 pandemic

It is important to note that there is a body of research and evidence emerging in relation to impacts of the Covid-19 pandemic on a range of population health, health equity and social factors relevant to this report. This includes patterns of use of open space and other public spaces; impacts on social connectedness and cohesion; health equity outcomes for some communities, and physical and mental health impacts on the populations. The growing evidence-base for these impacts has been drawn upon in the preparation of this report.

Part 2 –
Brighton community context

2.1 Our Current and future community

Summary

- As Tasmania's fastest growing community with an annual growth rate to 2027 well in excess of 2 per cent, capitalising on Brighton's sense of identity and optimism will be crucial in guiding sustainable growth.

- Bridgewater and Brighton contain high concentrations of social and civic infrastructure, acting as key nodes for Brighton's community. Brighton has a range of diverse land uses, from industrial land to the pristine natural amenity of the Derwent and Jordan River, and throughout its many suburbs. Capitalising on this diversity, while maintaining accessibility and social cohesion, will be important for Brighton's success.

- The permeability of existing residential areas is limited by the intersection of major highways, the proliferation of cul-de-sacs, and the lack of non-vehicular transport options. Considerations of accessibility for the Council will impact on the equitable use of social infrastructure for Brighton's residents.

- The current population is young, with areas of significant socio-economic disadvantage and significant unemployment. These demographics suggest the need for affordable access to social infrastructure that meets the specific needs of a younger population.

- High numbers of family households, and somewhat significant housing stress, further impacts on the effective provision of social infrastructure that tailors towards the needs of families.

- Future population growth is expected to be significant driving demand for social infrastructure in the LGA.

2.1.1   Introduction to the Brighton Community

Brighton is located approximately 20 kilometres north-east of Hobart on the eastern side of the Derwent River and forms part of the urban-rural interface of Greater Hobart. The municipality is bordered by Derwent Valley, Southern Midlands and Clarence Councils and is traversed by the Midland Highway, East Derwent Highway, the main north-south railway line and the Jordan River.

The municipality consists of nine suburbs:

- Dromedary, Honeywood and Tea Tree are predominantly rural.
- Bridgewater, Brighton, Gagebrook, Herdsmans Cove and Old Beach are predominantly urban and house the vast bulk of the population, and
- Pontville is a significant colonial era village.

Brighton has a proud rural heritage and today is home to wineries, cherry growers and a host of other niche produce.

The municipal area is approximately 170 square kilometres. It is Tasmania's fastest growing community with a municipal population exceeding 17,000, and an annual growth rate exceeding 2% in the near future (to 2027). Brighton has a relatively young population with a median age of 31 compared to the State average of 39.

Brighton is home to a proud community with a strong sense of identity and optimism.

2.1.2 Spatial analysis

The main activity centre is in Bridgewater at Green Point/Cove Hill which provides two supermarkets and other key commercial, community and office services. However, the Brighton township has historically acted as a rural hub and with its rapid growth is becoming a more significant provider of commercial and community services.

Industrial land use is a key feature of the municipality and its future growth. It is centred upon the Transport Hub, which is the major transport interchange for Southern Tasmania. A number of associated industrial areas providing warehousing and freight-related commercial development and clustering industries are expected to continue to develop and, together, will constitute one of the region's three major industrial conglomerations, with the most potential to expand further.

Brighton's Derwent River waterfront, bush-clad hills, and deep river valleys provide a scenic natural setting for its residents. Urban uses are clustered by the river and on the plateau west of the Jordan River, with the valleys and lower hill slopes used for rural purposes.

Brighton has developed into a series of relatively distinct urban areas joined by the Midland and East Derwent Highways. The majority of the residential population live within the Brighton township as well as Bridgewater, Gagebrook, Herdsmans Cove and Old Beach suburbs. There is also extensive low density and rural residential development on the edges of the urban areas (in particular, around Brighton township) and extending along the western shoreline and the central hills.

Each urban area has a different character. Along the coast, Bridgewater, Gagebrook and Herdsmans Cove provide modest sized houses, many of which have excellent waterfront views. Further south-east, the suburb of Old Beach provides generally larger homes that also enjoy good views. The township of Brighton is growing but still retains its rural service town feel. Finally, the hillside village of Pontville has a unique Georgian character and contains some of Tasmania's oldest buildings.

The working areas of Brighton include the state-significant employment precincts at the Brighton Transport Hub and Industrial Estate and the Boral Quarry. There are also light industrial areas in Bridgewater and Brighton township. The town centres at Brighton township and Cove Hill provide a

range of services and local jobs. Bonorong Park is the major tourism employer in the municipality. The municipality also includes a range of rural employment including the Brighton Racecourse and training area, viticulture and fruit-based alcohol production, cropping and grazing.

The key structural issues and opportunities for consideration in the Brighton Structure Plan 2018 are: the unique character of each urban area; the environmental assets that contribute to the scenic setting; the proliferation of rural living lots which can constrain potential future urban growth and impact on rural land uses.[12]

Accessibility

In terms of transportation linkages, the highways provide vehicle access to Hobart and the hinterlands to the north and west, but these are becoming increasingly congested during commuter travel periods. Bus services provide local connections and connect to Hobart, Glenorchy and Rosny. And there are express services from Brighton and Bridgewater.

A commuter ferry service and light rail options have both been proposed in recent years. However, the Bridgewater Bridge upgrade, although providing for 4 lanes of traffic and a cycle way, does not make provision for light rail connection.

Moving around as a pedestrian or cyclist can present some challenges. Areas of steep topography and substandard paths have been barriers to movement in the past, but Council is embarking on a program to improve the walking and cycling network.

The communities of Bridgewater and Gagebrook are severed by the East Derwent Highway which has only a few pedestrian and vehicle crossing points. Safety in using the walking and cycle network both in terms of traffic accidents and personal safety from crime are concerns for some residents.

Overall, high levels of private car usage for journeys to work, low car ownership and mobility in some areas, low pedestrian and street permeability, and safety of the walking and cycling network in terms of vehicle conflicts and personal safety from crime will impact accessibility of social infrastructure.

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[12] Brighton Structure Plan, Echelon Planning, 2018

Current Community Snapshot

Demographic trends and patterns provide an indication of the existing demographic profile and will inform future trends and needs.

Statistics are sources from the Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data) and the Department of Planning and Environment Population Projections

Note: figures may not add up to 100% as residuals may be excluded

Population

18,962

Estimated resident population in Brighton in 2022

Indigenous persons

12.2%

of Brighton population identify as Aboriginal or Torres Strait Islander

Persons born overseas

5.4%

of the Brighton LGA population were born overseas
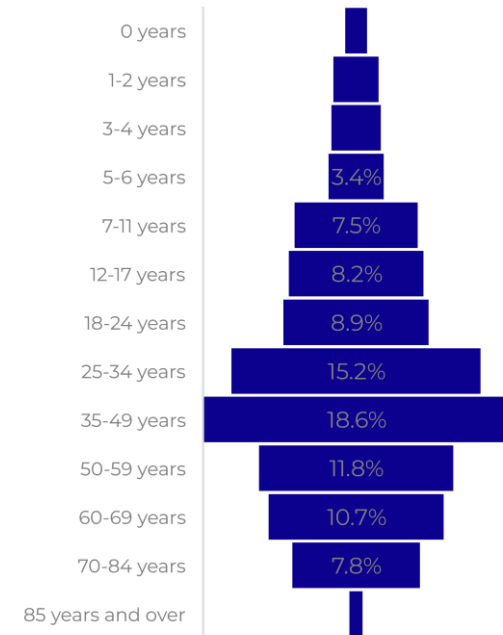
Population growth rate

2.9%

Brighton's resident population annual growth rate from 2016-2022

Median age

35 years

Greater Hobart's median age is 39.1 years

Median household income

$69,420

per annum

Age Structure

Age	%
0 years	
1-2 years	
3-4 years	
5-6 years	3.4%
7-11 years	7.5%
12-17 years	8.2%
18-24 years	8.9%
25-34 years	15.2%
35-49 years	18.6%
50-59 years	11.8%
60-69 years	10.7%
70-84 years	7.8%
85 years and over	

Average Household Size

2.6

Persons per household

Household Structure

22.1%	30.1%	24.2%	19.9%	2.7%
Lone person households	Couples with children	Couples without children	One parent families	Group households

Household Type

88.9%	1.8%	9.3%
Single house	Medium Density	Higher Density

2.1.3   Demographic overview

The following table extracts key demographic findings for Brighton LGA as a whole. It then discusses high-level social infrastructure implications for these identified findings.

Table 1 Demographic implications

Demographic finding	What this means for social infrastructure
Young population Half of the residents in Brighton are 35 years old or younger, with 24% of the population within the age bracket of 18-34 years old. Current median age in Brighton is 35 years, representing a younger population compared to Greater Hobart, whose median age is 39.1 years. Brighton median age is also lower than the national median age (38.2 years).	**Young populations** seek active, adventure/risk-based and team pursuits; older residents seek more cultural pursuits and active but non-competitive pursuits. Another consideration will be balancing the needs of older residents with the younger population to ensure that social infrastructure provision is multi-generational and enables equity of access.
Lower median income Annual median individual income in Brighton is $36,410, which is some 10.2% lower than the median income for Greater Hobart. Annual median household income is also lower by 14.5% at $69,420 compared to that of Greater Hobart at $81,190. Of total households, 30.9% are classified as high income earners, 49.4% as medium income earners, and 19.7% as low to no income earners.	The wealthier an individual, household, or community, the greater the range of recreation opportunities that can be afforded. Low median income requires careful consideration of free/low-cost opportunities through provision of **publicly accessible infrastructure.**
Monocultural households 94.6% of residents were born in Australia, with 12.2% identifying as Aboriginal and Torres Strait Islanders. English is the most common language spoken at home, with only 3.2% of the residents speaking other languages.	The cultural mix of a community has a great influence on the types of activities which are enjoyed. Monocultural households suggests **traditional provision models** are suitable.
High percentage of one parent family households Of total households, 54.4% are occupied by couple families, 19.9% are one parent families and 22.1% are lone persons. In comparison, the share of one parent family households in Greater Hobart is only at 12.1%.	The more lone parent and single person households, the higher demand for social gathering opportunities to combat isolation and mental health concerns. Considering options for community **informal gathering spaces** will be essential in this context.
Dwelling type Separate house is the primary dwelling type with 88.9% of Brighton residents living in this kind of dwelling structure. Flat, unit or apartment is the second most common at 8.9%, while the remaining 1.8% are semi-detached, row, terrace or town houses.	Stand-alone housing provides more space within and outside home. Residents in flats and apartments rely heavily on **public land for recreation**. Particularly extends to dog walking and dog park provision consideration.

Lower dwelling ownership and more residents renting Of total dwellings, 25.8% are owned outright, 40.5% are owned with a mortgage and 33% are rented. In Greater Hobart, 69.7% of dwellings are either owned outright or with a mortgage, while rented dwellings represent only 28.8% of total dwellings.	Higher rates of housing stress is typically commensurate with lower socio-economic status. As above, affordable and equitable social infrastructure will be critical in combatting some of the effects of housing insecurity.
Lower educational attainment Only 39.7% of the population completed Year 12 or equivalent, which is significantly lower compared to the Greater Hobart rate of 60.3%. Some 24% of the residents are attending education (similar figures for Greater Hobart), more than half (52.3%) of which are in primary school and some 25.2% are in secondary school.	**Educational attainment** can indicate quality of job opportunities and earning potential. The lower education attainment suggests that increasing job opportunities for Brighton residents, and ensuring access to affordable social infrastructure, will be important.
High unemployment rate Unemployment rate is at 8%, which is slightly higher than that of Greater Hobart at 6.5%, while labour force participation rate is at 61.2%.	Across the LGA there may be issues of social isolation, loneliness and depression associated with disadvantage. In this context, social infrastructure will play a vital role in supporting social sustainability and connecting people with services, groups and activities that enable interaction and participation in daily life and foster social connectedness and social capital building.

Source: Ethos Urban, based on demographic data sourced from ABS Census 2016
Note: interpretation of small area data from the 2021 ABS Census should consider potential outcomes from the COVID-19 pandemic.

2.1.4 General trends: changes in community profile from 2016 to 2021

A review of key changes in the demographic profile of the study areas can be undertaken by investigating variations that have occurred between the 2016 and 2021 Census. Key findings are summarised below.

In summary, with some minor exceptions, existing population trends have remained consistent to that identified based on 2016 data. Thus, the recommendations in the report based on demographic analysis are largely reinforced by a continuation of those trends in 2021.

- **Household incomes have increased** by some +19.6% from $58,010 to $69,420. However, this growth is smaller compared to the growth in Greater Hobart at about +25.8% from $64,530 to $81,190. Only Dromedary and Rural east recorded an income increase higher than the increase in Greater Hobart. In Dromedary, household incomes have increased by some +65.2%.

- **The age profile has become slightly older,** with the median age increasing from 34 years to 35 years. In Greater Hobart, the median age has decreased by around -0.9 years. The median age in dromedary has increased the largest by some +2.2 years, meanwhile median age in Bridgewater, Rural East and Brighton and Pontville have slightly declined by some -0.3 to 0.4 years.

  The share of residents aged between 25-34, and 70-84, has increased relative to the total number of residents. This indicates a growth in the proportion of residents belonging to these two age groups, driving further consideration of their needs when planning for social infrastructure.

- **The share of residents identifying as Aboriginal and Torres Strait Islander has increased** across Brighton, growing from 9.4% to 12.2% of total residents, which is a larger growth compared to the growth in Greater Hobart (0.7%). Gagebrook and Herdsmans Cove had the highest increase among study areas, growing from 18.6% to 25.0% of the resident population.

- **The share of one-parent families has increased,** rising from 18.9% to 19.8% of the total household population. The largest increase was 3.1% in Gagebrook and Herdsmans Cove, where one-parent families are the most common type of household (comprising 36.8% of the total household population).

- **The share of dwellings owned outright has increased**, growing by about +2.0% from 23.8% to 25.8% of total dwellings. This growth is significantly higher compared to the increase in Greater Hobart at 0.8%, closing the gap of homeownership rates between Brighton and Greater Hobart. Old beach recorded the highest increase by some +6.1%.

- **Higher percentage of the population attend formal education**, increasing by about+3.6%. By comparison, Greater Hobart recorded about a +4.7% increase in the share of the population attending formal education.

In summary, Brighton is characterised by a young population of Australian-born backgrounds. The majority of residential properties are low-density dwellings with owner-occupiers. Households are typically characterised by family households with lower average incomes.

It is our view that interpretation of small area data from the 2021 ABS Census – that is any geography smaller than a State - should have due consideration for potential outcomes arising from the COVID-19 pandemic. For example, at a small area level trend analysis relative to 2011 and 2016 Censuses should be treated with some degree of caution, as potential changes in demographics/behaviour may reflect temporary rather than structural changes as a result of COVID-19

Left panel

Median Incomes

	2016	2021
Median individual income (annual)	$29,600	$36,410
Median household income (annual)	$58,010	$69,420

Country of Birth

	2016	2021
Australia	94.9%	94.6%
Other Major English Speaking Countries	3.0%	2.5%
Other Overseas Born	2.1%	2.9%

Age Profile

	2016	2021
0 years	1.5%	1.4%
1-2 years	3.1%	2.8%
3-4 years	3.4%	3.0%
5-6 years	3.4%	3.4%
7-11 years	8.1%	7.5%
12-17 years	8.3%	8.2%
18-24 years	9.3%	8.9%
25-34 years	13.2%	15.2%
35-49 years	19.6%	18.6%
50-59 years	12.1%	11.8%
60-69 years	10.8%	10.7%
70-84 years	6.3%	7.8%
85 years and over	0.8%	0.8%

Household Composition

	2016	2021
Couple family with no children	24.1%	24.2%
Couple family with children	31.3%	30.1%
One parent family	18.9%	19.9%
Other families	1.2%	0.9%
Lone person household	22.1%	22.1%
Group Household	2.4%	2.7%

Dwelling Tenure

	2016	2021
Owned outright	23.8%	25.8%
Owned with a mortgage	42.0%	40.5%
Rented	33.7%	33.0%

Right panel

Median Incomes

	Brighton LGA	Greater Hobart
Individual	$36,410	$40,560
Household	$69,420	$81,190

Country of Birth

	Brighton LGA	Greater Hobart
Aboriginal and Torres Strait Islanders	2.5%	5.9%
Other Overseas Born	2.9%	—

Age Profile

Brighton LGA / Greater Hobart

Household Composition

	Brighton LGA	Greater Hobart
Couple family - Total	54.4%	54.8%
One parent family	19.9%	12.1%
Lone person household	22.1%	27.9%
Group Household	2.7%	4.3%

Dwelling Tenure

	Brighton LGA	Greater Hobart
Owned outright	25.8%	34.6%
Owned with a mortgage	40.5%	35.1%
Rented	33.0%	28.8%
Other tenure type	0.7%	1.5%

2.1.5 Community health profile

The Community Health Check 2021 released by Primary Health Tasmania reported important health information of Brighton residents. Key findings are included below.

1 in 5 Brighton residents rated their health as "excellent" or "very good", which is lower in comparison with Tasmania where almost 2 in 5 believed they had the same level of health in 2019.

Residents of Brighton LGA have higher rates of risk factors for chronic or long-term diseases. Risk factors are conditions or lifestyle behaviours that increase the likelihood of people getting a chronic condition or health problem, for example being overweight, a current smoker, alcohol consumption, and insufficient physical activity. The rates of these risk factors are higher in Brighton than in Tasmania, suggesting that residents have higher risks of developing chronic diseases.

Among resident adults in Brighton, 23% are likely to experience high or very high levels of psychological distress compared across Tasmania (11%). Psychological distress refers to unpleasant feelings or emotions that has the potential to influence how people live their daily life.
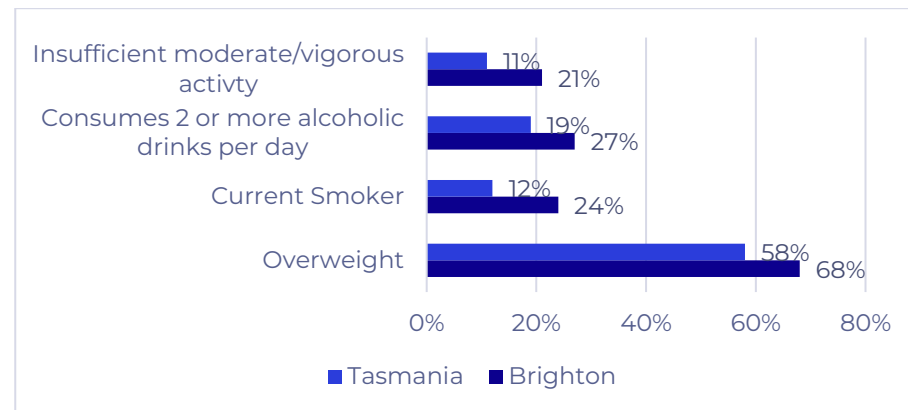
Figure 1 Risk factors
Source: Community health check 2021: Brighton LGA, Primary Health Tasmania (2021)

Leading causes of death in Brighton LGA are coronary heart disease (10.5%), dementia including Alzheimer disease (9.8%), lung cancer (8.3%), chronic obstructive pulmonary disease (COPD) (6.8%), and cerebrovascular disease (5.4%) from 2015 to 2019.

2.1.6 What you told us about your community

The Brighton 2050 Vision consultation process in 2020 revealed that the community values the abundant green and open spaces, sense of community and recreational facilities in Brighton the most.

Among respondents, 23% love how peaceful, quiet, beautiful rural and spacious Brighton LGA is, 18% love people and community living in the area and 13% love the walking tracks, bike tracks, parks or recreation facilities available to them.

When asked how they envision Brighton in the future, the community responded that they want Brighton to be clean and tidy, a place and a community that they feel proud of, a place where it is easy to move around with good footpaths, trails and cycleways, where health and wellbeing is adequately supported by services and with liveable neighbourhoods and housing.

The community also envisions Brighton to have the following by 2050:

- More green spaces with active transport infrastructure such as footpaths, biking and walking tracks
- More retail and dining options
- Better transport infrastructure including public transport
- Better place for children and young people to live in
- Better planning and design
- A safer place
- Climate action and sustainability strategy

The engagement activity conducted by Irene Inc in 2022 as part of this Plan supports the 2050 Vision community perspectives. The Brighton community

uses and values open spaces (e.g. parks, trails, playgrounds) the most, followed respectively by general community facilities (e.g. community centres) and recreational facilities (e.g. sports facilities and clubs).

2.1.7 The future Brighton community

Current and future population forecasts for residents and workers have been prepared using 2021 census data and rebased to the latest ABS population estimates. An examination of historic trends, similar growth areas and official targets have been considered. These projections also factor in policy statements and an understanding of building trends and approvals with bearing on the rate and scale of population growth.

Brighton has seen a significant rate of growth in recent years, relative both to Greater Hobart and to any previous forecasts for Brighton. Between the years 2016-2021, Brighton's population grew at an average of 2.9% per year, well above the Hobart average for this period. This includes a remarkable 3.1% population increase during 2021, compared to a 0.5% increase for Greater Hobart (Hobart's growth rate significantly decreased from previous years).

This rate of growth is above that which was projected in state and local policy documents, including the previous economics work undertaken for Council's structure plan in 2018.

It is understood that Covid-19, including associated changes in live and work priorities, as well as interstate and inter-city migration, has driven changes in underlying growth assumptions for growth areas across Australia. It is therefore considered that growth witnessed during the 2020-2021 period is a good indication of future growth in the short term, although more moderate estimates should be assumed beyond that point based on an analysis of comparable benchmarked growth areas.

To accommodate for this increased growth, population projections prepared for this study have been rebased to (a) align with the enumerated population for 2021 (calculated using the latest ABS data, presented by forecast id) and (b) calculated utilising a higher predicted average growth rate, based on the higher growth rate seen in the last 5-year period.

Between 2022 and 2032, population growth is projected at an average of 3% per year or approximately 3,200-400 residents per year, increasing the resident population from 19,849 persons in 2022 to 26,544 persons in 2032. This represents significant growth and will generate a proportional level of demand for social infrastructure.

Between 2032 and 2042, growth is expected to continue at approximately 3,000 persons (or approximately 2%) per year, growing the local population to 32,529. This represents a small decline in population growth from the decade prior, consistent with development reaching the outer boundaries of designated future urban zoning.

Planning for an additional ~ 12,680 residents by 2042 will drive increased utilisation of existing social infrastructure, and demand for new infrastructure.

Table 2 Population forecasts for Brighton LGA

	2022	2027	2032	2037	2042	2022 - 2042
Total Population	19,849	23,279	26,544	29,462	32,529	12,680
Annual Growth (no.)	-	686	653	584	613	634
Annual Growth (%)	+3%	+3.2%	+2.7%	+2.1%	+2.0%	2.5%

Source: Ethos Urban

There will be approximately 32,500 residents in Brighton in 2042, including:

- 2,460 Babies and pre-schoolers (0-4 years old) (+42%)
- 2,970 Primary schoolers (5 – 11 years old) (27%)

- 2,340 High schoolers (12-17 years old) (+30%)
- 3,142 Tertiary education and independence aged (18 – 24 years old) (+44%)
- 5,241 Seniors (70 and over) (+77%)

Observations with bearing on social infrastructure planning include:

- The proportion of seniors in Brighton will increase from 8.6% in 2022 to 16% in 2042. This will drive significant changes in community character and bring particular requirements for open space and social infrastructure offerings.
- Proportion of young people (under 25) will remain relatively stable with a slight decrease from 35% to 33% of the total population. However, this increase is not spread evenly – with 0-4 year olds, and 18-24 year olds, driving growth.

This follows similar patterns in areas with both existing communities and substantial growth areas. As neighbourhoods form, a demographic gulf emerges between the existing residents (whose children are entering tertiary education and the workforce) and new residents (with high proportions of couples with babies and pre-schoolers).

This finding suggests that consolidating existing offerings for young people, but planning for a growth in community services for those who have left school and are looking for work or training opportunities. Similarly, planning for additional childcare provision and opportunities for young parents will be key.

2.2 Strategic policy and planning context

Summary

The following strategic policy and planning documents were reviewed to inform and align with local, regional, state and federal directions and priority actions.

Internal Policy

- Brighton 2050 Vision, 2021
- Brighton Annual Plan 2022-2023
- Brighton Infrastructure Plan 2019-2019
- Brighton Public Art Strategy, 2021
- Brighton Climate Change and Resilience Strategy, 2019
- Brighton Socio-Economic Profile and Opportunity Assessment, 2019
- Brighton Open Space Strategy, 2012
- Brighton Structure Plan, 2018
- Brighton Local Area Plan, 2012

Place-based Planning

- Cris Fitzpatrick Park Master Plan
- Bridgewater Parkland Master Plan
- Seymour St Master Plan
- Pontville Park Master Plan
- Brighton High School Master Plan
- South Brighton Master Plan
- Tivoli Green Specific Area Plan
- Bridgewater Bridge

External Policy

- Tasmania 30-Year Infrastructure Strategy 2019
- Premier's Health and Wellbeing Work Plan, 2018
- Tasmanian Open Space Policy and Planning Framework, 2010

2.2.1 Introduction

This section overviews strategic policy and planning with bearing on the provision of social infrastructure in Brighton. Strategic policy provides guidance on community needs for infrastructure typologies, as well as identifying opportunities for collaboration and partnership. Place-based planning is critical in identifying opportunities on the ground for the recommendations outlined in this Plan to be implemented as part of ongoing site redevelopment and greenfield precinct master planning.

Key outcomes of the following review of strategic policy have been incorporated into the recommendations of this Plan, where relevant.

2.2.2 Internal Policy

Brighton 2050 Vision, 2021

The 2050 Vision is a 30-year plan that encapsulates Brighton Council and community's shared aspirations for the next three decades. Developed with local residents, businesses, visitors and other stakeholders, the 2050 Vision sets out the role of the Council and community values that will guide the delivery of the goals laid out in the strategic plan. Six focus areas are identified to deliver on the plan:

- A thriving place,
- A proud community,
- A good life at every age,
- A comfortable home
- A caring council, and
- A sustainable environment.
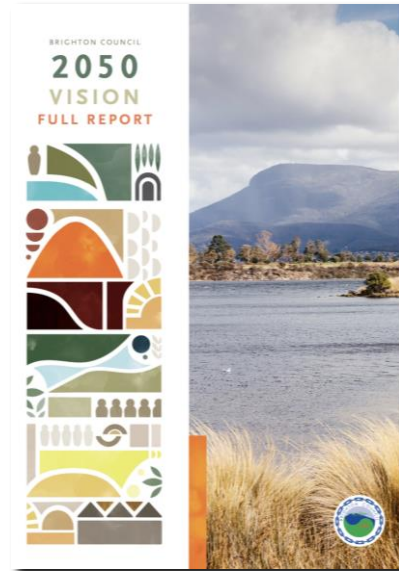
Brighton Annual Plan 2022-2023

The Brighton Annual Plan is a statutory requirement outlining key actions the Council will commit to for the preceding financial year in order to implement the Strategic Plan.

Key actions include:

- Support Bridgewater's Hobart Gymnastics Association through collaboration
- Review the Open Space Strategy 2012
- Prepare a Social infrastructure Needs Analysis
- Construct off lead areas for dogs in Brighton
- Continue master planning for South Brighton incorporating the new High School
- Complete a toilet block at the Bridgewater parkland development
- Continue implementing the Greening Brighton Strategy and tree planting program
- Continue implementing the Public Art Strategy
- Continue roll out of disabled access kerb ramps and improve overall disability access
- Construct a neighbourhood park in Herdsmans Cove.

Brighton Strategy 2019-2029, 2019

The Brighton Strategy is a statutory requirement outlining key strategic goals and directions for the next decade. Key goals include:

- Strengthening communities through health and wellbeing, housing, play, education, and public facilities
- Creating 2-3 hubs for Brighton as a 'connector satellite city'

Brighton Public Art Strategy, 2021

The Brighton Public Art Strategy outlines key aims and actions for the implementation of public art. The Strategy recognises that public art projects can make residents feel 'seen' and is a way creating vibrant public spaces and develop diverse, tolerant, and proud communities.

Key actions include:

- Recognise and celebrate Palawa/Pakana culture through connecting to cultural practices and landscapes, and education
- Showcases and supporting local artists, cultural experts, and creatives
- Encourage collaborative projects and relationships, including through workshops, artist residencies, and outreach
- Encourage existing arts and cultural events to program within Brighton.
- Make public spaces and public vistas more engaging and attractive
- Reflect Brighton's community perspectives through public art and extensive engagement

Brighton Climate Change and Resilience Strategy, 2019

The Strategy draws from and builds upon current Council initiatives to create a unified approach to climate change and broader sustainability and resilience objectives.

Key objectives include:

- Strategic Objective 2 highlights mitigation and transition through provision of public and active transport, parks and open spaces
- Strategic Objective 3 focuses on Adaptation and Risk Management including improving the resilience of Council infrastructure.
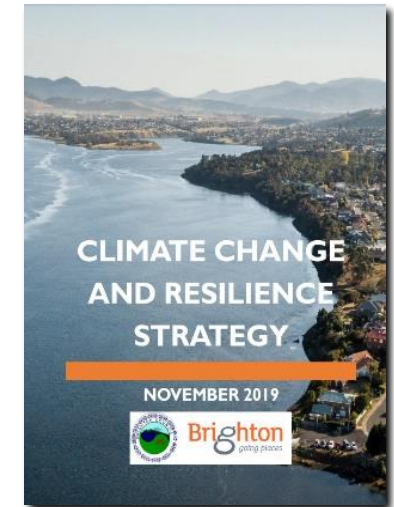
Brighton Socio-Economic Profile and Opportunity Assessment, 2019

The assessment forms an evidence base to understand key economic and social trends in the LGA, benchmarked against Greater Hobart.

Key findings include:

- Brighton's economy has recorded pronounced growth driven in some part by the health care and social assistance industries
- Key focus areas to attract and retain populations include arts and recreation, and health care and social assistance.
- Attracting knowledge workers in the emergent IT sector is important to diversify Brighton's economic reputation
- Explore opportunities for a multi-use/conference facility in Brighton to meet greater Hobart's demand
- Linking business, industry, local schools, tertiary and vocational education is important to increase youth pathways.
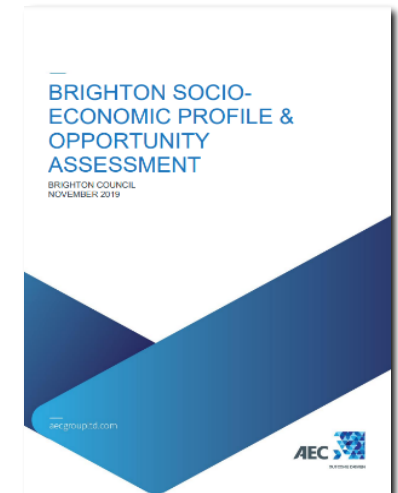
Brighton Open Space Strategy, 2012

According to the Strategy, it is a tool for the planning, development and management of open space within the Brighton municipal area, including parks, recreation facilities, conservation reserves and linkages (e.g. paths, cycling routes, tracks and trails).

The strategy focuses on four strategic directives including:

1. **Achieve consistency in open space planning, development, and management**
   (via adoption of typology, hierarchy and policy positions)
2. **Address gaps in open space provision to meet community needs**
   (via upgrades to existing and development of new POS sites, and identification of future subdivision land)
3. **Develop a well-connected open space network**
   (via a focus on trail and path development)
4. **Implement practical tools for open space planning, design and management**
5. (via maintaining an asset database, planning process and planning scheme zoning)
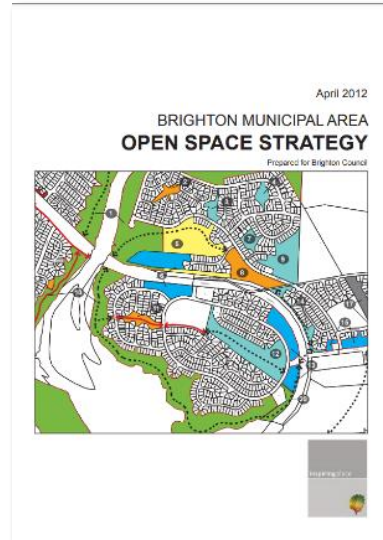
A number of residential infill sites have since been completed and master plans created for significant parks as identified in the Strategy.

The strategy is considered to still be very relevant, but Council do intend to undertake an internal update in 2022.

Strategic directives of the Strategy include:

- Achieve consistency in open space planning, development, and management
  - Adopt the core elements for local Council open space planning as identified in the Tasmanian Open Space Policy and Planning Framework, 2010
- Address gaps in open space provision to meet community needs
  - Upgrade the amenity and landscaping of open spaces, including improved maintenance across the municipality
  - Continue upgrading some of larger open spaces that service the wider community (e.g., Cris Fitzpatrick Park at Gagebrook, Lennox Park at Old Beach, Ted Jeffries Park on Seymour Street at Brighton, Thompson Oval and Pontville Park) as the principal community parks for the suburbs
- Develop a well-connected open space network
  - 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
- Implement practical tools for open space planning, design and management
  - Maintain an audit and assessment of open space within the municipality to assist with future planning.

Brighton Structure Plan, 2018

The Brighton Structure Plan sets outlines a strategic approach for Council to decide how land is used and developed, identify what services and facilities are in demand, and improve the appearance and functioning of public space.

Key strategies include:

- Increase housing diversity
- Improve the Cove Hill/Green Point Centre centre
- Improve the centre of Pontville
- Enhance and extend the walking and cycling trail network
- Provide additional community infrastructure to cater for Brighton's growing population
- Identify potential new high school sites
- Encourage community use of school facilities
- Improve the pedestrian experience on the Brighton-Pontville shared path
- Continue installing sculptural signage and street furniture.

Brighton Local Area Plan, 2012

The Brighton Local Area Plan develops a framework for the future use and development of the township centre in order to provide guidance to Council, landowners, stakeholders and investors. It identifies core issues emerging from stakeholder and community consultation.

The Plan outlines the following principles for sustainable planning:

- Improve connectivity and accessibility for and between all modes of transport, including active and public transport
- Build future retail and community facilities on the core of existing communities so as to build a sense of place
- Discourage standalone "big box" retailing and service centres
- Promote high quality urban design of buildings, streetscapes and public spaces
- Provide appropriate buffers between conflicting land uses at the edge of townships areas to distinguish urban and rural/rural living uses
- Plan the growth of Brighton to meet forecast demographic changes
- Ensure Brighton residents have access to the community, health and education, and ensure that service capacity matches population growth.
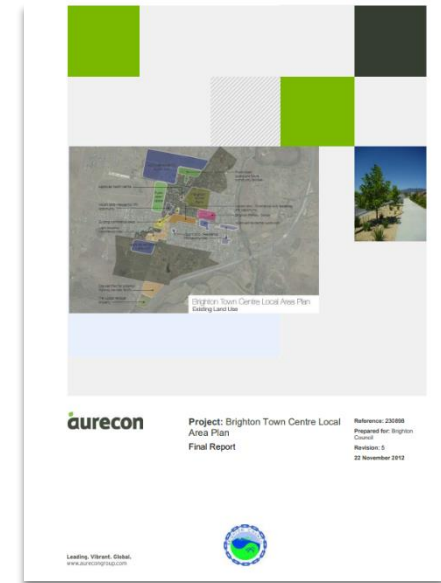
2.2.3 Place based planning

Cris Fitzpatrick Park Master Plan

The park currently has play equipment, bike education track, rage cage, small skate park, cricket pitch, picnic shelters, public toilets, car park and Bond Place (Mona 24 Carrot Garden project) immediately adjacent.

Developed in 2021, the Master Plan seeks to transform the tired site in a 'once in a decade' opportunity and proposes to upgrade the site in three stages summarised as:

Stage 1

- Install 1200mm perimeter fencing around defined play and community space
- Retain existing toilets and picnic shelters
- Retain existing play equipment, but install new flying fox
- New play space area with small picnic shelter and seating, 'sandy shore' nature play area, creek bed with water play elements, group swing and play tower
- Retain existing rage cage
- Extend community orchard and remove fence to Bond Place.

Stage 2

- Relocate Rage Cage to North-West
- Complete upgraded learn to ride bike track
- Construct new indoor/outdoor community pavilion structure in former Rage Cage concrete pad
- Complete landscape works for fenced area, including developing exercise equipment station.

Stage 3

- Replace current dirt jumps with gravel pump track circuit
- Complete path network

- Hard paved outdoor youth facility, with multi-purpose goal unit (basketball hoop integrated with soccer goal), and netball hoop to sit next to relocated 'Rage Cage'.
- New skate park facility and ball game area, Park shelter with youth 'hang-out' seating between court and skate area.
- Informal 'kick about' green. Cricket wickets to centre of green, with AFL goal posts facing up slope.

Council received a $1.2 million grant to build Stage 1 of the Master Plan, as well as 2.5km of connecting trails. Construction due to commence in 2022.

Findings from the community consultation undertaken for the master plan provide insights into the wants and needs of the community to help future planning for recreation and open space.

The findings from the August 2020 survey with primary school children (31 responses) indicated the most preferred ideas (ranked in importance) were:

1. Flying fox
2. Climbing play equipment
3. Water play feature
4. Obstacle course
5. Skate park and BMX jumps (equal)
6. Outdoor fitness/gym and picnic shelter/barbeques (equal).

The findings from the October 2020 community survey (133 responses) indicated the most preferred ideas (ranked in importance) were:

1. Water play feature and picnic shelter /barbeques (equal)
2. Lighting
3. Seating
4. Outdoor fitness/gym
5. Swings
6. Obstacle course

CRIS FITZPATRICK PARK MASTER PLAN
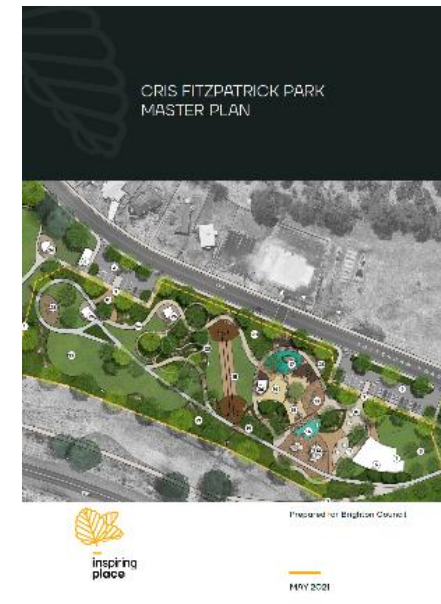
In addition, the survey asked respondents to indicate other facilities or improvements that they would like to see in the Park. The number of responses to each idea are shown below:

- Open up and clean the public toilets (10)
- Fence or add barriers between the Park and Tottenham Road to make it safer for children to use the Park (8)
- Add security cameras into the Park (6)
- Better maintenance, fix rubbish/ control trail bikes and antisocial behaviour (4)
- Add more facilities and activities into the Park (4)
- Have a graffiti wall (3)
- Have an art/event space (3)
- More shaded and sheltered areas (3)
- More barbeques (3)
- Install a disc golf course (2)
- Provide a dog area and water bowls (2)
- Have a proper skate park (2)
- Better lighting (2)

Bridgewater Parkland Master Plan

Developed in 2016, the Master Plan proposes a major upgrade of Bridgewater foreshore open space. The site previously only contained gravel walking trails alongside a sewerage treatment plant, nursery site and general parklands.

As part of the design process, two key sites were identified as suitable for the more active areas of the parkland with a connecting spine to enable safe and pleasant access from the civic heart to the foreshore.

This includes development of:

- a 'community parkland' directly behind the civic centre that contains a birds nest swing, slides, toilets, shelters, BBQ facilities and kick about lawns, and

- a 'regional foreshore parkland' that contains exercise equipment nodes, flying fox, water play, skyway, toilets, shelter, pedestrian recreation pier for fishing, kayaking and small boat mooring, and an ocean pool.

The master plan also considers:

- the existing sewerage treatment plant being developed as a future commercial development site,
- medium density infill housing occurring on the Eastern edge of the existing site,
- the development of a BMX/mountain bike area and a fenced dog training/recreation area in the South-East, and
- a new trail network throughout with exercise stations/nodes along loop trail.

The 'community parkland playground' has since been completed at a cost of approximately $1 million, comprising $430,000 federal grant from the Building Better Regions Fund, $150,000 from the Affordable Community Housing Alliance Tasmania Limited and Brighton Council making up the difference.

In 2019, Brighton Council received a $1.7 million Federal Grant under the Community Developments Grant programme to develop some of the 'Regional Parkland' component (Stage 2) of the Master Plan.
Both areas are enjoying high use.

Bridgewater Parkland
Master Plan Report
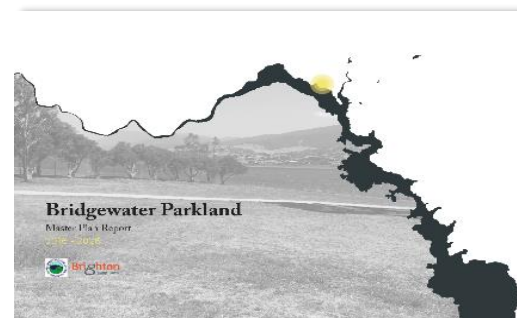
Pontville Park Master Plan

Pontville Park is a regional sporting facility, which includes three football/cricket ovals, horse jumping, show dog arenas, RV Park, etc. The Master Plan, completed in 2019, proposes to reinforce the site as a premier sporting facility.

The proposed 'big' improvements involving major works and funding support are:

- extension of Gunn Oval (to the north and west) to better cater for future sporting access and use
- provision for new multi-use clubroom facilities and amenities to be located between Ferguson and Gunn Ovals
- demolishing the existing changerooms at Thompson Oval and development of new facilities to cater for players (male and female), umpires and the general public
- improving access and parking arrangements to better service the existing facilities and proposed new facilities
- relocation and enhancement of a children's play park near Thompsons Oval
- strategically located tree planting to improve amenity, provide better wind breaks to facilities and increased shade throughout the park.

Other 'smaller' but still important improvements include:

- improving public safety for access to buildings and facilities
- upgrading the entry signage consistent with the proposed naming as the Pontville Sports Park
- re-designing the layout of car parks near the Pontville Hall and along the main entry road
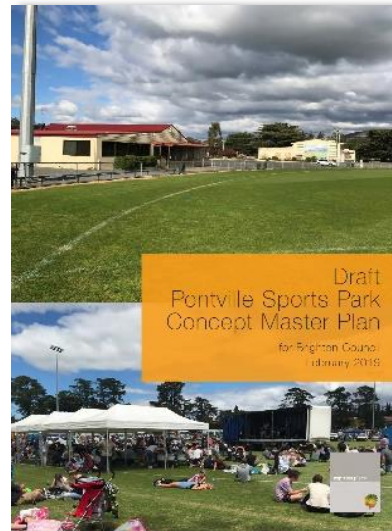
- creating better trail connection from within the Park to the Jordan River Trail and adding in fencing adjacent to the Pony Club events course area to reduce safety issues with dogs being walked along the Trail
- installing new cricket training wickets (funding already allocated)
- demolishing redundant or poor-quality public buildings including the eventual removal of temporary shipping containers with additional storage areas provided
- providing shelter over the public space near the Brighton Football Clubrooms and proposed new changerooms
- extension to the Bob Scott Pavilion (funding already allocated)
- sealing the parking area near the Bob Scott Pavilion
- retaining part of the existing canteen building for multi-purpose use associated with events on the dog arena, Gunn Oval and viewing of the events course
- fencing around the dog arena to improve access, safety and functionality of the arena for events
- extending power to the pony club shed and holding yards, and
- investigating the potential to relocate the RV camping park to Council owned land near the War Memorial Reserve.

Council recently built a new $6 million pavilion with clubrooms as part of the Master Plan implementation.

Seymour St Master Plan

This Master Plan proposes to alter the layout of playing fields from the existing 1 full-size, 2 junior size and an additional 2 small-sided game fields to provide 2 full-size fields and 2 larger junior fields that are re-oriented in the preferred North-South direction.

In addition the master plan proposes to:

- develop a new shared club/change facility

- remove car park and public toilet and replace with fenced playground, interlinked with existing play

- Existing bike track playground retained and expanded further East into existing parking area

- New youth facility including skate park and basketball court

- New pedestrian/cyclist circuit in South-West

- New fenced dog area in North

- New elongated car park along Seymour St.

Brighton High School Master Plan

Developed by Department of Education, the Master Plan proposes a new 600 person high school in Brighton.
The Master Plan considers the inclusion of:

- indoor gym/courts
- 2 x outdoor hard courts
- sports field
- play facilities
- fitness loop
- mountain bike track.

South Brighton Master Plan

Infill and green field development precinct around new Brighton High School with approx. 400 new lots, big box retail and local commercial area.

One proposed new pocket park and a larger open space area considered to preserve listed rare and endangered species. Concept not yet endorsed by Council.

Tivoli Green Specific Area Plan

600 lot subdivision in Old Beach, including commercial precinct and central general parklands/ open space focused around the Gage Brook wetland area.
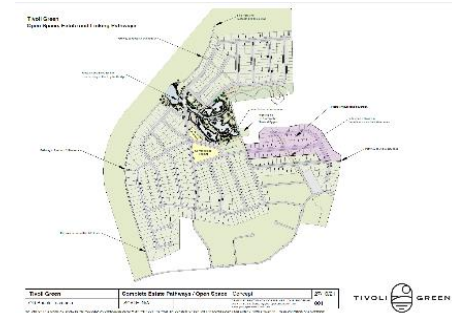
Bridgewater Bridge

Replacement of Bridgewater Bridge, Tasmania's largest ever transport infrastructure project. Construction to commence 2022 and open by 2024. Early design provides for a three metre wide shared path for cyclists and pedestrians. In line with other major road infrastructure projects being delivered around the country, integration of a regional park and playspace in the public space next to the new bridge could be considered.

2.2.4 External policy

Tasmania 30-Year Infrastructure Strategy 2019

The Draft Strategy aims to inform the infrastructure investment decisions and priorities of the Tasmanian Government based on local and global trends that will impact future Tasmania. It identifies challenges and opportunities and outlines strategic directions to support an enhanced way of life in the state. Liveability, productivity, health and safety, and sustainability and resilience are the key themes that underpin the vision and objectives of the Draft Strategy.

Premier's Health and Wellbeing Work Plan, 2018

The Work Plan contributes to 'A Healthy Tasmania' and enacts the Tasmania Statement, which is a commitment to provide long-term solutions that address social and economic factors that impact health of Tasmanians. The Work Plan envisions Tasmania to be the healthiest population in Australia in 2025 through cross-sectoral and collaborative approaches to improve health and wellbeing by creating and enhancing environments that facilitate physical activity, healthy eating, community connection among others.
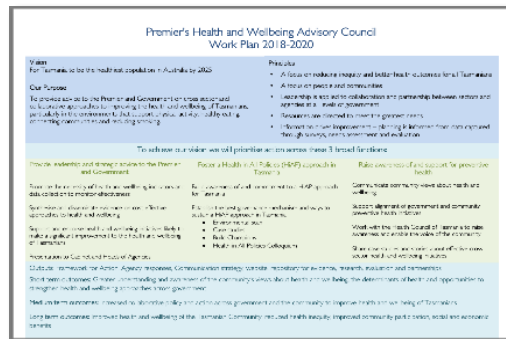
Tasmanian Open Space Policy and Planning Framework, 2010

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 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 nonactive 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 nonmotorized 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.
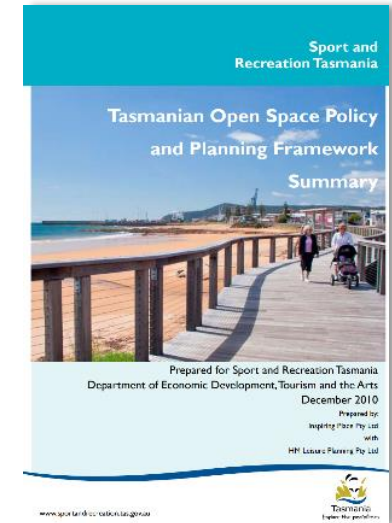
Part 3 –

Community facilities and cultural infrastructure needs analysis

3.1 Quantitative assessment

3.1.1 Introduction and approach

Planning for future provision of community facilities and cultural infrastructure is essential to support a healthy and sustainable community in Brighton. This section sets out the findings of a community needs analysis that has been methodically undertaken help to understand the gaps in provision and informs the recommendations for future provision.

Although this assessment has focused on Council owned and/or managed assets, it is important to consider and appreciate the role of other facilities, both within and outside Council, which play a supplementary role in supporting the existing social infrastructure network.

This report outlines the methodology used to assess the existing provision of community facilities in Brighton relative to current and forecast community needs, including:

- Outline of typology to be applied in this Plan (**Section 1.1.5**)

- Introduction of benchmarking guidelines – used to assess the quantum and distribution of existing community facilities based on geographic catchments and population sizes (below)

- Defining the assessment catchments – the geographical areas used to assess existing community facilities (**Section 1.1.4**)

- Quantitative assessment and applying the benchmark – application of the assessment methodology to identify gaps in provision and to determine strategic priorities and recommendations for future supply (below)

- Qualitative assessment – the strategic and best practice principles used to assess the qualitative aspects of existing facilities including usage, suitability, condition and location (**Section 3.2**)

Developing benchmarks/what they mean

Benchmarks provide a numeric analysis of community need based on a prescribed set of best practice principles. They are a tool to provide guidance on the quantum, size and location of community facilities in a given area, in relation to population size and geographic catchment. Benchmarks provide guidance on a good level of facilities provision, which we use in the context of our broader understanding of an area, which takes into account a rich range of qualitative information, as well as quantitative information.

The term "benchmark" refers to the ratio of facility provision per population size, such as one library per 20,000-30,000 residents in a catchment.

Benchmarks are not a one-size-fits all tool: they need to be applied with care as part of a broader strategic assessment and decision-making process. When undertaking the community needs analysis and applying the benchmarking standards through this Plan, relevant considerations are:

- Standards may not consider other community facilities that are not owned or managed by Council (e.g. privately owned and/ or operated)

- Standards do not take into account variations in population density and distribution of people with a geographic catchment, nor do they consider geographic barriers to access (e.g., major roads, distances between facilities), and

- Standards do not take into account the quality or level of utilisation of a facility, which are separately assessed.

Benchmarks applied to this Plan

Benchmarks applied in this analysis are set out in the Table below. These benchmarks have been agreed on through consultation with Council. A full summary of the typology is provided in **Appendix A.**

Table 3 Benchmarks applied

Typology	Benchmark applied	Source
District integrated multipurpose community centre	1 : 20,000 - 30,000	Ethos Urban
Library space	1 :20,000 – 30,000	State library of NSW
Local community centre	1 : 10,000	Ethos Urban
Youth-friendly space	1 : 8,000	ASR Research
Youth centre	1 : 30,000	ASR Research
Child care places	1 place : 4, 0-4 year olds	Ethos Urban
Public Primary school	1 : 420, 5 – 11 year olds	Ethos Urban*+
Public High school	1 : 1,010, 12-17 year olds	Ethos Urban*+
Local community practice space	1 : 8,000	ASR Research
District creative presentation facilities	1 : 40,000 – 50,000	ASR Research
Health hub	1 : 50,000	ASR Research
GP	1 : 1,000	Ethos Urban
Police department	1 : 37,000	ASR Research*
Fire brigade	1 : 14,700	ASR Research*
Aged Care	1 bed : 1,000 (70+y/o)	ASR Research

* Adapted based on smaller average Tasmanian facility size

3.1.2 Quantitative gap analysis

A benchmark-based gap analysis has been undertaken for all infrastructure outlined in the typology above. The raw outputs of this analysis are found in **Appendix B.**

Understanding the quantity and nature of existing supply, as well as gaps in meeting demand by 2042, is crucial to effective planning for social infrastructure. Longer term needs may require land to be earmarked now, so it's important to look well ahead in planning for community infrastructure.

The below findings of the benchmark-based gap analysis represent a preliminary assessment. These findings include infrastructure which may be provided through organisations other than Council, including through advocacy with state government agencies.

It is noted that these gaps represent gaps to 2042. The timing of provision during this 20-year horizon will be examined further, through to establishing delivery priorities during this time period in the final Plan below.

The summary gaps to 2042 for the whole of Brighton Council are as follows:
- 4 x Youth friendly spaces
- 322 Childcare places
- 20 x General practitioners (GPs), accommodated in the existing supply of medical centres
- 3 x Local community practice space
- 1 x Community arts centre
- 1 x Performing arts facility
- Qualitative shortfall in other creative and cultural infrastructure, including local opportunities to create and present creative output and local creative enterprise opportunities

* Final gap results will take into account actual enrolment capacity data.

3.2 Assessment by typology

3.2.1 Introduction

This section compiles the quantitative and qualitative assessment by typology to understand holistically the community need for key social infrastructure in Brighton. The quantitative assessment is based on the benchmarking gap analysis outlined above.

The qualitative assessment compiles the following key inputs:

- Spatial understanding of community access and the relationship between community and cultural infrastructure and the surrounding urban fabric.
- Quality and suitability of individual community and cultural facilities. This assessment synthesises information from Council, engagement outcomes, and site visit analysis. This assessment has been undertaken primarily for Council owned infrastructure only.
- Engagement outcomes relating to specific infrastructure needs.

Ultimately, this section aims to compile key inputs to holistically assess community need for social infrastructure in Brighton to 2042.

3.2.2 Community facilities

Community facilities are well-provided in Brighton LGA, relative to population size. There were no identified benchmarked gaps in community facilities to 2042 for Brighton LGA.

All planning areas have at least one community centre, satisfying accessibility requirements.

However, the quality of halls is varying – with some in need of upgrading due to age and quality. Additionally, it was noted in engagement and during the site visit that activation and public amenity concerns for some facilities limited their usage. Facilities were noted to be relatively under-utilised.

The following details the qualitative assessment of each facility audited. It is noted that only Council-owned community facilities have been qualitatively audited. Council have contributed to and reviewed this quality audit based on their data collection processes for Council-owned facilities:

- Brighton Civic Centre, Old Beach Community Centre, and the Pontville Memorial Hall were noted to have opportunities for improvement in their relative utilisation level.
- Significant opportunity for improvement was noted for the Old Beach Tennis Club Rooms/Scouts room at Old Beach, for suitability and asset condition.
- The Eddington Street Nursery was noted to successful across all factors assessed, as was Bridgewater Library and the Brighton Regional Sports Pavilion.
- Condition and fit for purpose was noted to have opportunities for improvement for Old Beach Community Centre, Coronation Hall, Old Council Chambers/Senior Citizens Centre, and Pete's Community Workshed.

Integrated multipurpose community centre and library space

Figure 2 Brighton Civic Centre
Source: Fairbrother

Brighton Civic Centre

Located in the heart of Bridgewater, this multipurpose community centre caters for district community needs.

Standing at around 1,170m², this council-owned and operated facility caters for a variety of community use – from meeting rooms to a large bookable hall. The flexible space, with modern dividers and tiered seating, also has the potential to host larger cultural events and act as a performance space.

Figure 4 Brighton Civic Centre Main Hall
: Fairbrother

Bridgewater Library

Although non-Council owned, the Bridgewater Library is collocated with the civic centre. The library has bookable computers, WiFi services as well as seven (7) meeting rooms of various capacity (5 large rooms with capacity of 10-28 people and 2 small rooms with capacity of less than 4). It provides activities for different age groups including Kid's activities such as Rock and Rhyme and Play and Learn every Wednesdays and computer skills training for adults. It also offers tutorials for reading, writing and maths.

Local community facilities

Figure 5 Old Beach Community Centre

Brighton Municipal Memorial Hall

The Brighton Municipal Memorial Hall is situated in the locality of Pontville, Brighton. Apart from being a municipal hall, it provides bookable spaces for community events and gatherings. The hall features three rooms, one medium sized meeting room for the Women's Country Association, one medium sized meeting room for general community use, and one larger hall with a stage.

Old Beach Community Centre

A small multipurpose hall co-located with Lennox Park with cricket oval, tennis courts and public toilet. It is somewhat utilised by the local Old Beach Community as a bookable space, although is dated and inactivated during the day.

Figure 8 Brighton Municipal Memorial Hall

Old Council Chambers

Old Council Chambers or Senior Citizens Centre is a community centre providing spaces for casual or long-term rent. It currently serves as a hub for Jobs Tasmania and the South Central Workforce Network.

Figure 10 Old Council Chambers
Source: South Central Workforce Network

Dromedary Hall

The Dromedary Hall is a community centre situated at 14 Millvale Road, Dromedary. It provides bookable events space for social gatherings and community events.

This facility is somewhat underutilised and is non-Council owned

Figure 12 Dromedary Hall
Source: Google Street

Gagebrook Community Centre

The Gagebrook Community Centre is owned by the Jordan River Service (JRS). Located along Lamprill Cir, Herdsmans Cove, the centre hosts various JRS programs and initiatives including Water Food Co-op and community garden, skills training programs, community activities and other social services.

Figure 11 JRS Gagebrook Community Centre
Source: Neighbourhood Houses Tasmania

Tea Tree Hall

Tea Tree Hall serves as vibrant community centre with bookable spaces and other facilities. It has hosted several social events enjoyed by the community such as Cards, Happy Hour (community drinks), Footy Tipping, Disco, High Tea and Social Nights.

This facility is non-Council owned and operated.

Figure 13 High Tea event at Tea Tree Hall
Source: Tea Tree Community

Other community-oriented spaces

Figure 14 Brighton Regional Sports Pavilion
Source: Dock4 Architects

Brighton Regional Sports Pavilion

A regional hub for sporting and recreation, the Brighton Regional Sports Pavilion is an architecturally designed and state-of-the-art facility located along Brighton Road, Pontville.

Situated between two main ovals, the Pavilion serves as a headquarters for local cricket and football clubs. Opened in 2021, the two-storey multi-purpose centre also has gymnasium, bookable meeting rooms, club rooms, events space, dining areas and commercial kitchen.

Brighton Bowls and Community Club

A non-council owned facility, the Brighton Bowls and Community Club provides lawn bowling facilities as well as events space available for hire. The function room has capacity for approximately 120 people, full commercial kitchen and other facilities.

Figure 15 Brighton Bowls and Community Club
Source: Brighton Bowls Community Club

Brighton Council Chambers

Sitting on the Gagebrook and Old Beach boundaries, Brighton Council Chambers serves as Brighton Council's office.

Figure 16 Brighton Council Chambers
Source: Google Images

Coronation Hall

Situated along Old Main Road, Bridgewater, the Coronation Hall is home to the Veterans Memorial Centre. The Hall is available for rent for events or other functions. The Veterans Memorial Centre also offers assistance to the ex-service community and holds charitable events to raise funds for the operation of the centre and its members.

Figure 17 Coronation Hall
Source: Coronation Hall Facebook page

GENERAL COMMUNITY FACILITIES

SOUTHERN MIDLANDS

Brighton

Rural East

BRIGHTON

Industrial

Dromedary

Bridgewater

Gagebrook
and
Herdsmans
Cove

CLARENCE

Old Beach

DERWENT VALLEY
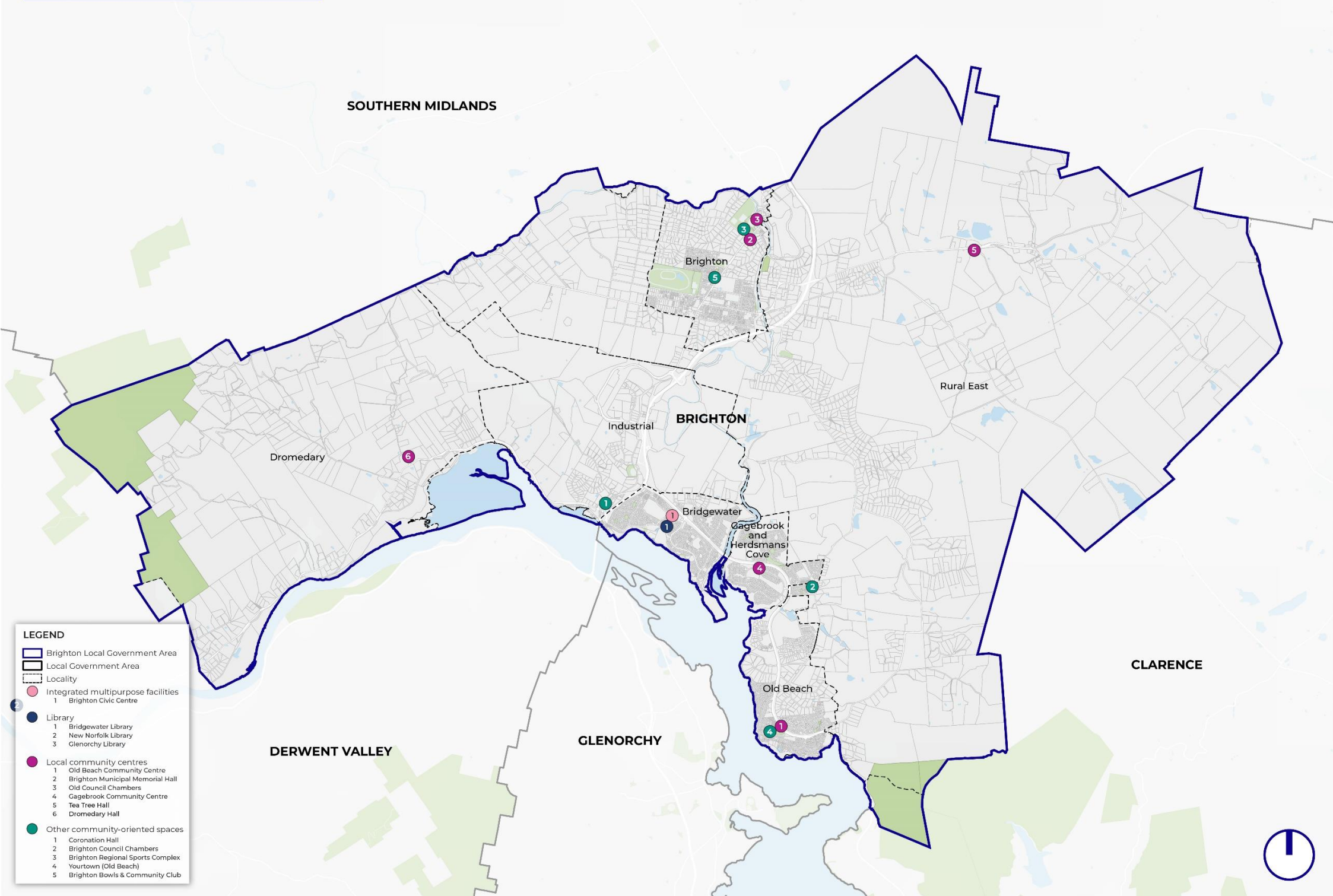
GLENORCHY

LEGEND

☐ Brighton Local Government Area
☐ Local Government Area
⬚ Locality

⬤ Integrated multipurpose facilities
    1   Brighton Civic Centre

⬤ Library
    1   Bridgewater Library
    2   New Norfolk Library
    3   Glenorchy Library

⬤ Local community centres
    1   Old Beach Community Centre
    2   Brighton Municipal Memorial Hall
    3   Old Council Chambers
    4   Gagebrook Community Centre
    5   Tea Tree Hall
    6   Dromedary Hall

⬤ Other community-oriented spaces
    1   Coronation Hall
    2   Brighton Council Chambers
    3   Brighton Regional Sports Complex
    4   Yourtown (Old Beach)
    5   Brighton Bowls & Community Club

3.2.3 Specialised spaces

Tagari Lia Child and Family Centre

Co-located with Brighton Civic Centre in Bridgewater, Tagari Lia is a child and family learning centre. It provides free and specialised services for children pre-birth to five years of age to improve their health and wellbeing.

Figure 18 Tagari Lia Child and Family Centre
Source: Google Images

Bridgewater Police and Community Youth Club

Bridgewater PCYC Community Centre provides sporting, recreational, social and cultural programs, including after school care and vacation care. It also offers sporting programs basketball, futsal, netball, boxing, judo and swimming.

Figure 20 Bridgewater PCYC Basketball court
Source: Google Images

Pete's Community Workshed

Founded in Bridgewater, Pete's Community Workshed provides woodwork and metalwork skills training for socially disadvantaged and culturally isolated people including people with disability and "at-risk youth" from the Bridgewater-Gagebrook area.

Figure 19 Pete's Community Workshed
Source: Pete's Shed

Places of worship

There are several places of worship found within the Brighton local government area including:

- Sri Ganesha Cultural Centre and Worship place Hindu Temple, Bridgewater
- Hindu Temple by Hindu Society of Tasmania, Bridgewater
- St Mark's Anglican Church, Pontville
- St Matthew's Catholic Church, Brighton
- Saint Paul's Catholic Church, Bridgewater
- Uniting Church Op-Shop, Gagebrook
- St Thomas Anglican Church, Tea Tree.

SPECIALISED COMMUNITY FACILITIES
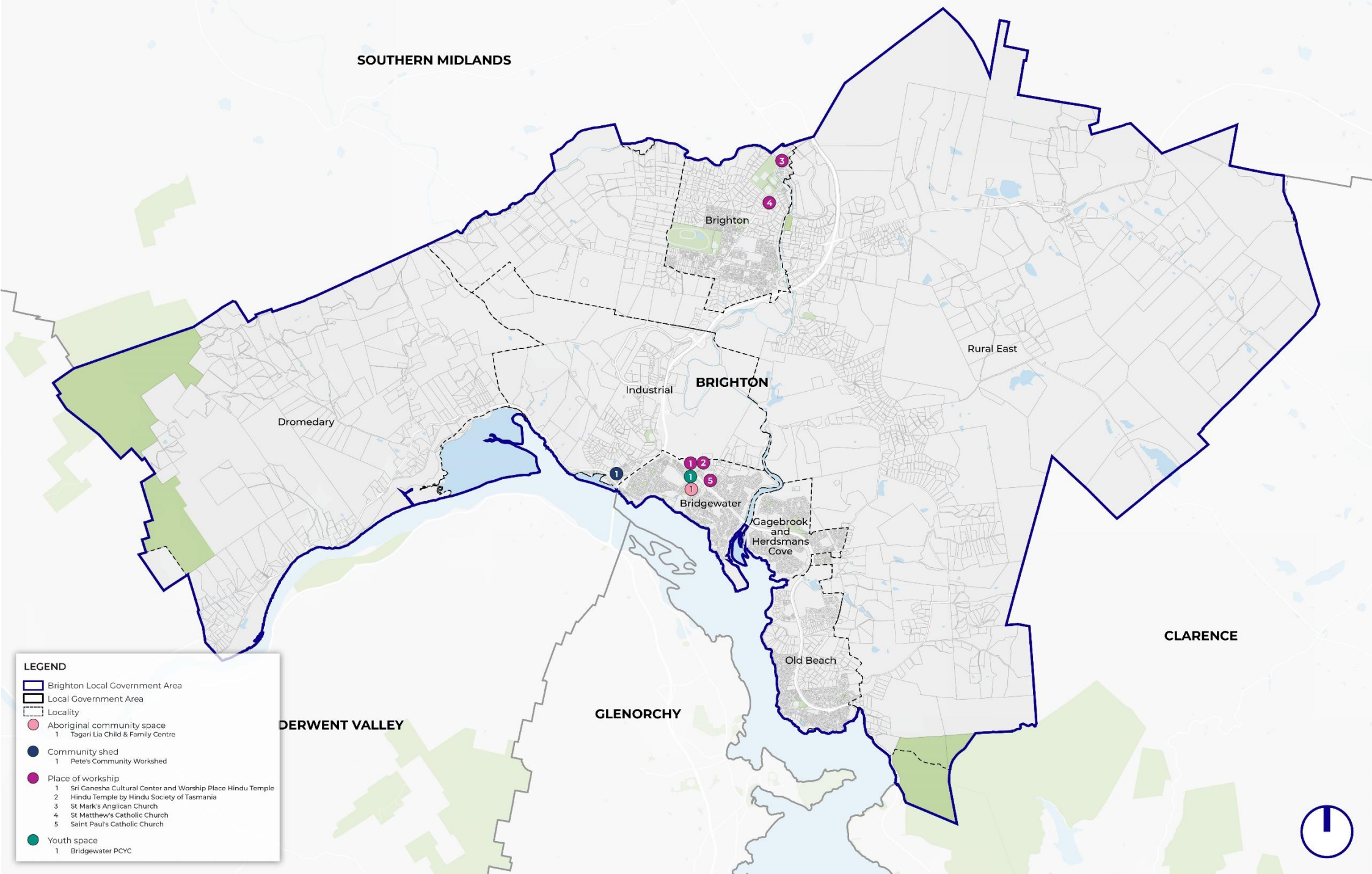
SOUTHERN MIDLANDS

Brighton

Rural East

BRIGHTON

Industrial

Dromedary

Bridgewater

Gagebrook
and
Herdsmans
Cove

CLARENCE

Old Beach

DERWENT VALLEY

GLENORCHY

LEGEND

Brighton Local Government Area

Local Government Area

Locality

Aboriginal community space
1 Tagari Lia Child & Family Centre

Community shed
1 Pete's Community Workshed

Place of worship
1 Sri Ganesha Cultural Center and Worship Place Hindu Temple
2 Hindu Temple by Hindu Society of Tasmania
3 St Mark's Anglican Church
4 St Matthew's Catholic Church
5 Saint Paul's Catholic Church

Youth space
1 Bridgewater PCYC

3.2.4 Education and early years

Childcare

There is capacity for 326 childcare places across registered centres in Brighton LGA currently.

By 2042, there will be a gap of an additional 322 places based on forecast demand.

The existing childcare facilities are a mixture of private owned and operated, and Council owned and private lease arrangements.

Figure 21 Brighton childcare and early learning centre
Source: Brighton childcare

Secondary School

The existing government secondary schools are considered sufficient to meet benchmarked demand by 2031.

Brighton High School: this new $50 million high school will be built at 1 Elderslie Road Brighton, providing state-of-the-art learning facilities for up to 600 years 7-12 students. Construction is expected to be completed by 2025, and is funded by the Department of Education.

Figure 22 Brighton high school conceptual design
Source: The Mercury

Primary School

There are currently five primary schools in Brighton LGA, including three in Bridgewater, Gagebrook and Herdsmans Cove run by the Jordan River Learning Federation.

It is noted that Old Beach residents do not currently have access to a primary school within 800m.

The benchmark gap analysis has shown a deficit of three public primary schools by 2042 to meet demand, based on expected population growth.

It is noted, however, through conversations with the Department of Education and analysis of enrolment data that existing schools are of a larger than average size and therefore have additional capacity to accommodate future growth.

Tertiary Education

The primary existing tertiary education facility in Brighton LGA is the Trade Training Centre (TasTAFE) in Bridgewater.

This is considered to be an important asset for employment outcomes in the community.

Source: TasTAFE

SOUTHERN MIDLANDS

Brighton

Rural East

BRIGHTON

Industrial

Dromedary

Bridgewater

Gagebrook
and
Herdsmans
Cove

CLARENCE

Old Beach

DERWENT VALLEY

GLENORCHY
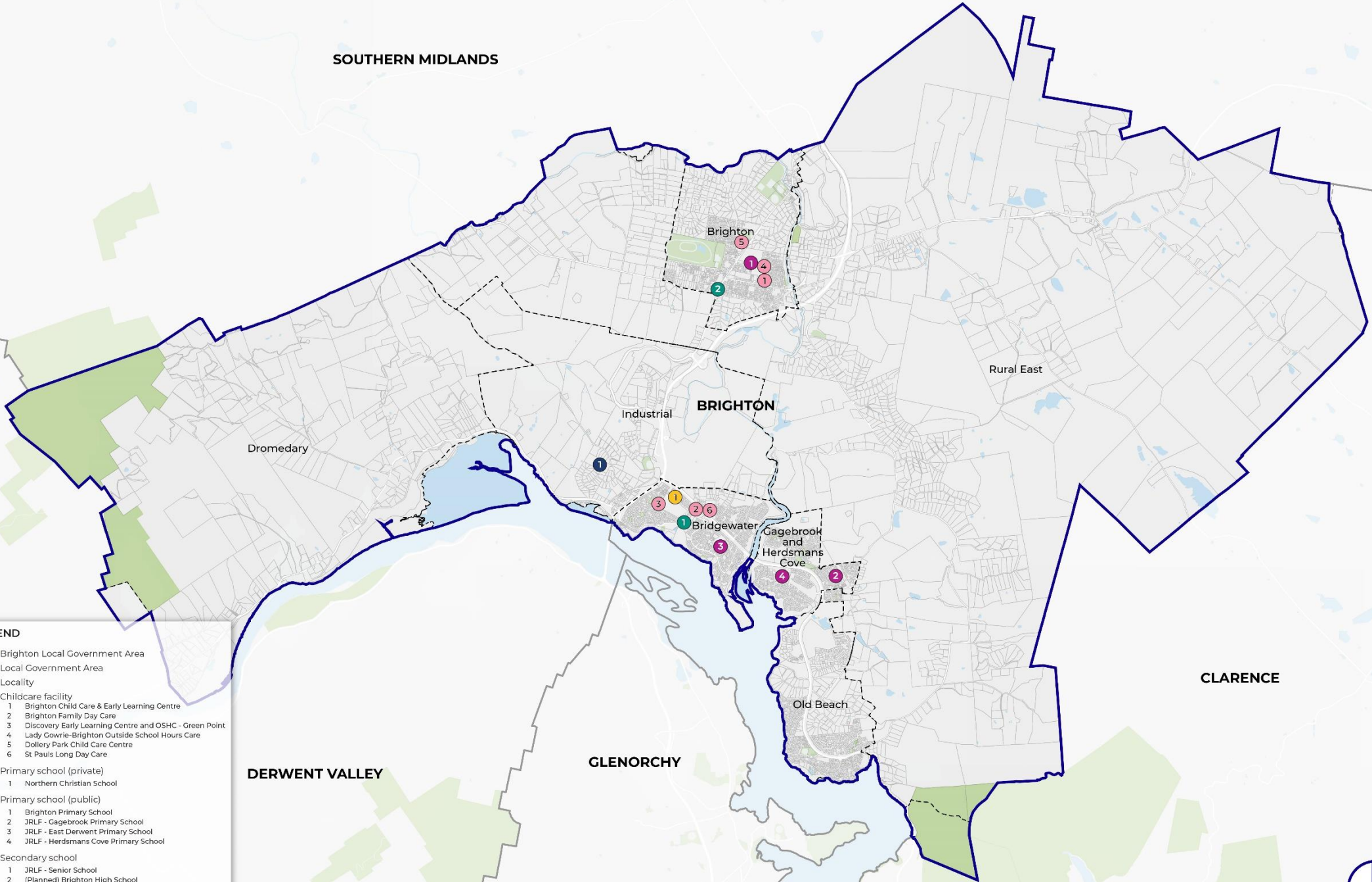
LEGEND

Brighton Local Government Area

Local Government Area

Locality

Childcare facility
1 Brighton Child Care & Early Learning Centre
2 Brighton Family Day Care
3 Discovery Early Learning Centre and OSHC - Green Point
4 Lady Gowrie-Brighton Outside School Hours Care
5 Dollery Park Child Care Centre
6 St Pauls Long Day Care

Primary school (private)
1 Northern Christian School

Primary school (public)
1 Brighton Primary School
2 JRLF - Gagebrook Primary School
3 JRLF - East Derwent Primary School
4 JRLF - Herdsmans Cove Primary School

Secondary school
1 JRLF - Senior School
2 (Planned) Brighton High School

Tertiary education
1 Trade training centre

3.2.5 Health and emergency services

Aged Care

There is currently one aged care facility found in Old Beach, Brighton. Respect Aged Care has a capacity of 80 beds divided into 10 houses, with 22 rooms in the secure dementia unit. It operates 24 hours a day and offers a comprehensive range of services such as residential aged care, palliative care, secure dementia care and respite care.

There are currently no gaps identified in aged care services or facilities.

Figure 23 Respect Aged Care – Welling Views
Source: Respect Aged Care

Healthcare

There are currently five healthcare facilities located across the Brighton LGA, including two health hubs and three local medical centres.

Currently, there are no gaps for health care facilities, however, there is a lack of 20 general practitioners (GPs) in the area.

Figure 25 Greenpoint Medical Centre
Source: Google Images

Fire Brigade

There are currently four fire brigade services in Brighton, located in Bridgewater, Brighton, Old Beach and Tea Tree.

There are currently no gaps identified and existing fire stations are strategically located to serve the community.

Figure 24 Brighton Fire Station
Source: Google Images

Police

There is currently one police department in Brighton LGA located at the Bridgewater Police Station.

There are currently no gaps in police facilities in the area.

Figure 26 Bridgewater Police Station
Source: ABC

HEALTH AND EMERGENCY SERVICES

SOUTHERN MIDLANDS

Brighton

Rural East

BRIGHTON

Industrial

Dromedary

Bridgewater

Gagebrook
and
Herdsmans
Cove

CLARENCE

Old Beach

DERWENT VALLEY

GLENORCHY
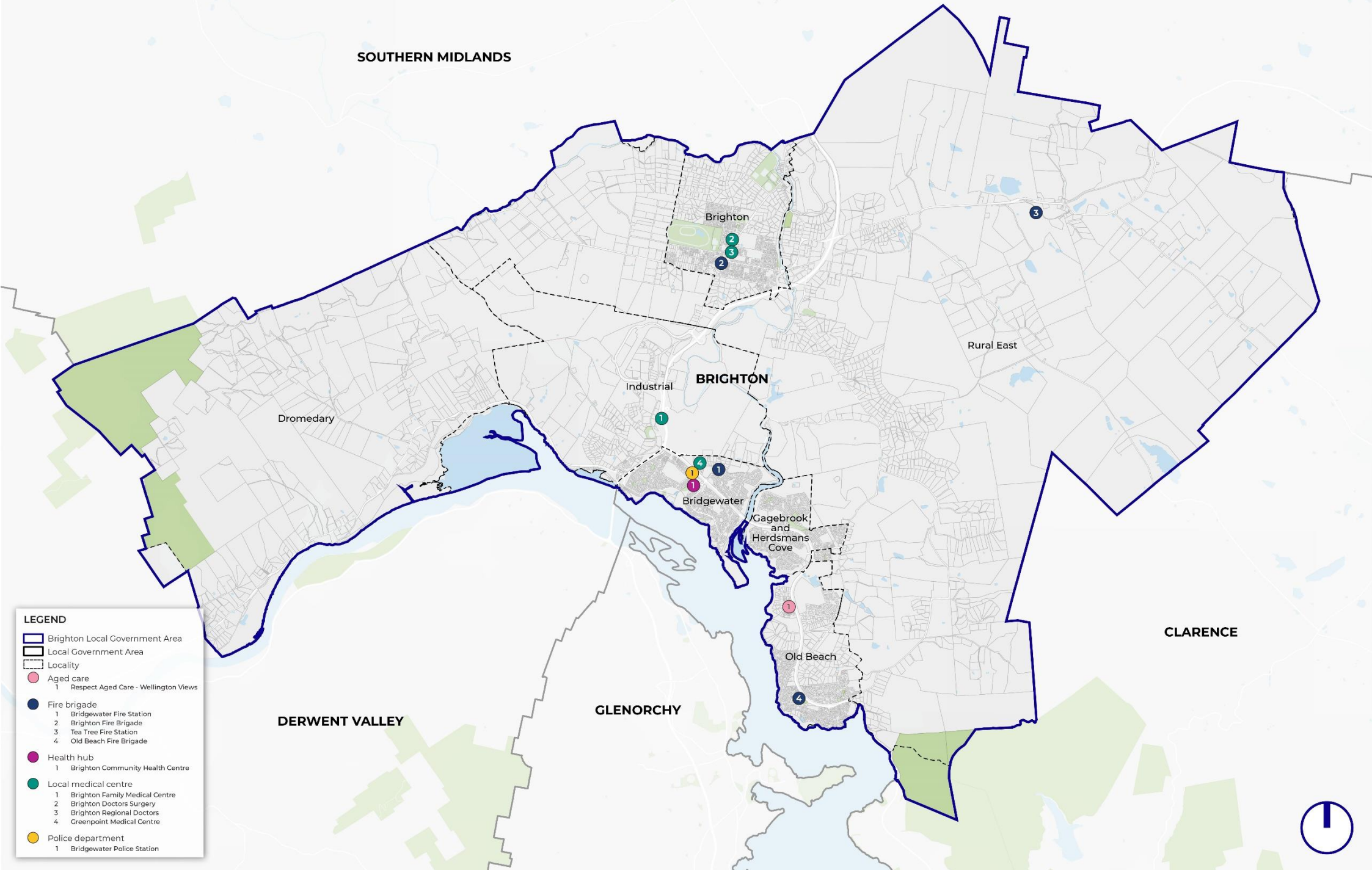
3.2.6 Creative and cultural infrastructure

Practice

There is currently no identified infrastructure for creative and cultural practice. There is likely to be an unmet gap of three local community practice spaces by 2032 if current supply is not augmented.

Practice spaces are considered to be a high priority for Brighton's cultural infrastructure network.

Figure 27 A creative practice space
Source: Google Images

Performance

There are currently three facilities for creative and cultural performances, including Epsom House in Brighton, Jorden River Leaning High School, and Tassie Open Air in the Rural East. Additionally, Brighton Civic Centre and the Memorial hall have performance capacity.

It is considered that the qualitative gap in district level performance infrastructure may be met by the planned Brighton High School, provided that Public access is ensured.

Figure 28 Epsom house
Source: Google Street

Participation

There are currently five facilities for creative and cultural participation in Brighton. These include Pavilion Inn Historic Site, Bridgewater Memorial Reserve, Zoodoo Zoo in the Rural East, Lythgow's Row Colonial Cottages and Baskerville Raceway.

Additionally, it is understood that Bond Place and Eddington Street Nursery/the Materials Institute are operated by MONA and provide creative participation opportunities to the local community

There is an identified qualitative gap for these existing participation facilities. Capitalising on participatory opportunities will be critical going forward.

Figure 29 Baskerville Raceway
Source: Google Images

Enterprise

There are currently no identified enterprise infrastructure, including coworking and creative commerce, in Brighton.

Exploring opportunities for work hubs and encouraging creative enterprise in the LGA will be critical for Brighton's cultural infrastructure ecosystem going forward.

CREATIVE AND CULTURAL SPACES

SOUTHERN MIDLANDS

Brighton

Rural East

BRIGHTON

Industrial

Dromedary

Bridgewater

Gagebrook
and
Herdsmans
Cove

Old Beach

CLARENCE

DERWENT VALLEY

GLENORCHY

LEGEND

☐ Brighton Local Government Area
☐ Local Government Area
┈ Locality

● **Participation**
  1 Pavilion Inn Historic Site
  2 Bridgewater Memorial Reserve
  3 Zoodoo Zoo
  4 Lythgo's Row Colonial Cottages
  5 Baskerville Raceway
  6 Bond Place (MONA)

● **Presentation**
  1 Epsom House
  2 Tassie Open Air Cinemas

● **Practice**
  1 Eddington Street Nursery (MONA)

3.3 Community and stakeholder perspectives

3.3.1 Summary approach

The community engagement process aims to provide authentic opportunities for community involvement while strengthening social capital during the development and potential delivery of Brighton's Social infrastructure Plan.

The engagement process is essential in determining the vision of the community for the Brighton LGA, current usage of existing social infrastructure, current social infrastructure gaps, understanding future social infrastructure needs and the Council's role in infrastructure provision.

The scope of the engagement included 10 localities in Brighton: Bridgewater, Gagebrook and Herdsmans Cove, Old Beach, Brighton and Pontville, Honeywood, Tea Tree and 'Rural East' (Most rural agricultural areas), Dromedary and Brighton Industrial Estate (for worker needs). For primary target audience, 23 stakeholders were contacted while for secondary target audience, 17 community groups were contacted.

Stakeholder workshops and community sessions were held both online and in-person, where focus group discussions were conducted to gather a broad range of community perspectives. A total of four consultations were held, including two drop-in sessions for community groups, neighbouring landowners, residents and local sporting clubs, one workshop for peak sporting bodies, recreational ventures and educational bodies and one workshop for adjoining councils and Government agencies.

Following the workshops and community sessions, an online survey was distributed to collect data to support the assessment of social infrastructure and to establish effective engagement where opportunity to provide feedback is given to every community member. A total of 26 participants submitted a complete survey.

3.3.2 Current use of community spaces

- Over half of all participants (54%) selected use of open space facilities (e.g. parks, trails, playgrounds). This is compared to no responses for health and emergency services, and creative and cultural spaces.
- Some participants noted very limited use of Brighton social infrastructure, noting a preference for Glenorchy or Hobart to access services and facilities.
- The majority of participants (75%) noted that existing facilities required upgrading. Of these responses, the majority (68%) pertaining to open space – followed by community facilities (25%) and health and emergency services (7%). Specific upgrade requests included:
  - Higher amenity parklands, upgrading dated playgrounds, and upgrades to foreshore and walking tracks, including bicycle-pedestrian tracks.
  - Passive surveillance, including through supporting lighting, was further noted.
  - Promoting accessible and affordable spaces for new social/community groups to use, and more event spaces. It was noted that this should be supported by improved urban connectivity.
  - Provide better access to allied health services by strategically encouraging doctors to live and work in the municipality

3.3.3 Future community infrastructure aspirations

Respondents were asked to consider which infrastructure they believed to be missing in their local area. The most common response was shops and services (59%), followed by health services (13%). Recreational facilities (11%) were recognised as important in retaining youth and discouraging anti-social behaviour. In contrast to upgrades, open space was not at the forefront of this discussion, only referenced in 11% of responses.

Key gaps identified include:

- Off-leash dog exercise areas
- Community gardens
- Sealed linear parks

- Safe swimming spots and aquatic centre
- Tennis, netball, and basketball courts
- Skate park
- Indoor youth facilities
- Accessible community gathering spaces
- Dedicated spaces for mentoring, coaching and access to resources for 'beyond school years' youth development
- Health centres, including allied health and mental health services
- Spaces for informal community interaction (described by the community as 'bumping spaces'), supported by town centre activation
- Lack of creative and cultural events.

3.4 Summary gaps

This section summarises identified gaps in the delivery of community and cultural infrastructure to 2042. It identifies timing and priorities, as well as an overview of the assessment for each facility type.

Infrastructure category	Community Infrastructure Typology	Identified gap by 2042	Gap threshold				Comments on identified gaps, delivery opportunities and considerations
			2027 *Residents* *21,400*	2032 *Residents* *23,500*	2037 *Residents* *25,100*	2042 *Residents* *26,700*	
General community facilities	District integrated multipurpose community centre	**No gap**					The Brighton Civic Centre satisfies benchmarked demand for district scale community centre space to 2042.
	Library space (standalone or combined)	**Qualitative gap identified**		Delivery of small-scale library space in Brighton /Pontville by 2037			The Bridgewater Library satisfies demand for library space in the district. However, accessibility is somewhat limited by its location for residents in Brighton/Pontville. As the population grows and to relieve demand on Bridgewater Library, consider opportunities to incorporate smaller-scale library/study space in community centres in Brighton/Pontville planning area.. Additionally, advocate with LibrariesTas for opportunities to provide a small-scale facility by 2032.
	Local community centre	**No gap**	Upgrades to facilities should occur by 2027-2032.				Each planning area has at least one local community centre, satisfying benchmarked demand and accessibility metrics. However, quality is varied across Council-owned facilities – upgrades may be necessary.
	Non-council bookable space	**No gap**					There is a significant quantity of non-council bookable space in the LGA. This bookable space supplements formal Council facilities, providing additional access to spaces for local community groups and gathering opportunities. The existing

Infrastructure category	Community Infrastructure Typology		Identified gap by 2042	Gap threshold				Comments on identified gaps, delivery opportunities and considerations
				2027 *Residents 21,400*	2032 *Residents 23,500*	2037 *Residents 25,100*	2042 *Residents 26,700*	
								quantity is considered sufficient to meet forecast demand.
Specialised and supporting community infrastructure	Youth	Youth-friendly space	**4**	Deliver two additional youth-friendly spaces by 2027.	Delivery one additional youth-friendly space between 2027-2032.		Deliver one additional youth-friendly space between 2037-2042	There are immediate gaps arising in the provision of local youth-friendly space across Brighton. Providing youth friendly spaces along with open space upgrades should be prioritised to alleviate gaps by 2032. Considering the design of new public open space in greenfield release areas to incorporate youth friendly spaces will be important.
		Youth centre	**No gap identified**	Deliver additional indoor youth centre spaces by 2027 to meet existing demand.				There is no identified quantitative gap in youth centre facilities, given the PCYC. However, limitations with the utility of this facility were noted in engagement – due to community perceptions of the organisation and the needs of 'non-sporty' kids. Consider opportunities to supplement existing youth centre space with an additional indoor centre that co-locates youth services and provides gaming lounge uses.
	Seniors space		**No gap**					There is no identified gap or need for specific seniors' space. It is considered that, unless identified as a specific need during consultation, seniors will be users of general community facilities. Incorporating accessibility considerations in the design of upgrades to existing facilities will be important for this age group.
	Community sheds and gardens		**Qualitative gap identified**	Deliver additional spaces as need arises.				There is only one community shed in Brighton. Additionally, Mona provides a form of community garden at the Eddington Street Nursery. Noting that Brighton residents spend more on food than

Infrastructure category	Community Infrastructure Typology	Identified gap by 2042	Gap threshold				Comments on identified gaps, delivery opportunities and considerations
			2027 *Residents* *21,400*	2032 *Residents* *23,500*	2037 *Residents* *25,100*	2042 *Residents* *26,700*	
							the average Tasmanian, providing community garden space in vacant lot opportunities can sport healthy eating, community cohesion, and provide a touchpoint between Council services and the local community.
	Co-working/ business incubator spaces	**Qualitative gap identified**	Aim to deliver at least one business incubator space by 2027 to meet existing community demand.				There is a significant gap in co-working and business incubator spaces in Brighton. This is, however, considered somewhat commensurate with the typology of housing and services and the economic profile of the LGA. Consider opportunities to prioritise subsidised coworking hubs as a social infrastructure offering in the future.
	Aboriginal community space	**Qualitative gap identified**	Undertake engagement on additional spaces by 2027.				The Aboriginal community has access to a health hub facility. However, there may be a lack of access to cultural facilities and other Aboriginal-specific services. Explore the potential demand for such facilities in close liaison with the Aboriginal community. Unless specifically identified, it is considered that Aboriginal cultural uses will be supported in general community and cultural facilities.
	Places of worship	**Opportunities identified**					There is a significant network of faith based infrastructure in the LGA, reflecting historic worship patterns. However, it is noted that these places of worship are in places being sold and converted for other uses. Consider the needs of future communities in release areas by engaging

Infrastructure category	Community Infrastructure Typology	Identified gap by 2042	Gap threshold				Comments on identified gaps, delivery opportunities and considerations
			2027 *Residents* **21,400**	2032 *Residents* **23,500**	2037 *Residents* **25,100**	2042 *Residents* **26,700**	
							with local faith leaders, and planning for the provision of faith infrastructure in these localities. It is noted that faith organisations will often provide significant social benefit through the provision of social services and other infrastructure (eg. Schools, childcare). Opportunities for faith communities to play a role in broader social infrastructure delivery should be explored when master planning new release areas.
Education and Early Years	Childcare places	**322**	Additional 143 childcare places needed between 2022-2027	Additional 48 childcare places needed between 2027-2032	Additional 63 childcare places needed between 2027-2032	Additional 68 childcare places needed between 2027-2032	There is a considerable gap in childcare places by 2042. This gap arises due to the growth of the population, and the inability of current supply to match the influx of children aged 0-4 driven by the development of new release areas. Consider opportunities for developers to deliver childcare co-located with other social infrastructure as part of pre-development agreements. Additionally, explore the capacity for Council to take an active role in providing these facilities. Consider further the potential for an intergenerational care home – as the need for seniors housing arises in the future.
	Government primary school	**No gap**					The benchmark gap analysis has shown a deficit of two schools by 2042 to meet demand, based on expected population growth. It is noted, however, through conversations with the Department of Education and analysis of enrolment data that existing schools are of a larger than average size and therefore have additional capacity to accommodate future growth.

Infrastructure category	Community Infrastructure Typology		Identified gap by 2042	Gap threshold				Comments on identified gaps, delivery opportunities and considerations
				2027 *Residents* *21,400*	2032 *Residents* *23,500*	2037 *Residents* *25,100*	2042 *Residents* *26,700*	
								It is therefore considered that the existing supply of government primary schools is sufficient to meet future demand, given the existing capacity of schools in Brighton LGA.
	Government high school		**No gap**					There is no identified gap in government high schools in Brighton, noting current and future supply.
	University and other tertiary institutions		**Opportunities identified**					There are opportunities to increase the presence of tertiary education in Brighton LGA. This may be through satellite campuses in the LGA. Opportunities should be explored through engagement with tertiary education providers. Additionally, opportunities to support training programs should be considered through co-location with social infrastructure in the Industrial planning area, and any future youth centres. The work hub model may provide an opportunity for co-locating trade and employment opportunities with tertiary education providers.
Creative and cultural facilities	Practice (incl. studio/workshop space)	Local community practice space	**3**	Deliver 1 x space by 2027	Deliver 1 x space between 2027-2032.		Deliver 1 x space between 2037-2042	There is an identified benchmarked gap of local creative practice spaces for community use by 2032. These spaces can include opportunities either standalone or within existing facilities for the local community to engage in creative works – eg. wet spaces, workshop space, painting studios, etc. Consider upgrades of existing facilities in Old Beach and Brighton/Pontville to incorporate these uses as medium-sized rooms within facilities. In

| Infrastructure category | Community Infrastructure Typology | Identified gap by 2042 | Gap threshold | | | | Comments on identified gaps, delivery opportunities and considerations |
			2027 *Residents* *21,400*	2032 *Residents* *23,500*	2037 *Residents* *25,100*	2042 *Residents* *26,700*	
							the short-term, pop-up opportunities through programming activities may be suitable to alleviate current demand.
Presentation (incl. performance and exhibition spaces)	District presentation facilities	**Quantitative gaps identified**				Gap of one facility by 2042	The quantitative benchmarking has shown a gap in district scale creative infrastructure by 2042, including 1 x community arts centre and 1 x performing arts facility. It is noted that the performing arts facility incorporated in the Brighton High School may satisfy demand by the general community. Given the timeframes for this gap, it is not considered that delivery should be prioritised in the short-medium term. The provision of local spaces should be prioritised (see below)
	Local presentation spaces	**Qualitative gap identified**					Opportunities for local presentation infrastructure should be prioritised. It is noted that opportunities for performance are adequately provisioned. However, significant gaps in gallery space exist. Opportunities to provide gallery spaces should be explored in existing community facilities, and popup activations.
Participation (local cultural participation, incl. through public art and local heritage programs)		**Qualitative gaps identified**					While there is strong provision of local cultural participation in Brighton, there are opportunities for expansion/improvement. For example, expanding public art, and creating local cultural monuments and places of interest, would generate increased community cultural output and cohesion.

Infrastructure category	Community Infrastructure Typology	Identified gap by 2042	Gap threshold				Comments on identified gaps, delivery opportunities and considerations
			2027 *Residents* **21,400**	2032 *Residents* **23,500**	2037 *Residents* **25,100**	2042 *Residents* **26,700**	
Health & emergency services	Health hub	**No gap**					There is no identified benchmarked gap in health hub facilities for Brighton. The existing supply of 2 x health hubs in Brighton will play a crucial role in meeting this community need.
	Local medical centre	**No gap**					While there is no identified benchmarked gap in local medical centres for Brighton, as noted below, there is an undersupply of GPs located within existing medical centres.
	General Practitioner (GP)	**20**	Additional 10 x GPs needed by 20276	Additional 4 x GPs needed between 2027-2032	Additional 3 x GP needed between 2032-2037	Additional 3 x GPs needed between 2037-2042	There is a significant gap in the number of general practitioners in Brighton LGA, with a gap of eight in 2027 increasing to 20 in 2042 unless existing supply is increased. It is noted that Council have limited scope and responsibility for health services in the LGA. Further, deficits in the supply of GPs in rural areas and outer suburbs is noted throughout Australia. Given the scale of this issue, consider an advocacy role for Council in bringing this issue to TasHealth and collaborating on any solutions.
	Regional health infrastructure	**No gap**					TasHealth have not identified any gaps in regional health infrastructure for Brighton LGA.
	Police department	**No gap**					There is no identified quantitative or qualitative gap in police departments to 2042.
	Fire brigade	**No gap**					There is no identified quantitative or qualitative gap in fire brigades to 2042.
	Aged care	**No gap**					There is no identified quantitative or qualitative gap in aged care beds to 2042.

Part 4—
Open space and recreation needs analysis

4.1 Classification

4.1.1 Audit

An asset register was developed to ascertain a starting point of existing provision of recreation and open space assets.

Council provided a list of assets from its asset management system, which was interrogated, validated, and where required, updated by the project team using a range of sources:

- LISTmap planning system
- Open Space Strategy (2012)
- Physical site visits
- Virtual geographic analysis (GoogleMaps)
- Community Service Directory (August 2020)
- Council website ('Parks and Facilities')

This resulted in more than 100 open space land areas and over 130 recreation assets being identified within the Brighton municipality (noting overlap across both classifications in which an open space land area may also be classified as a recreation asset).

This asset register includes Council, State Government and privately owned assets, where information was available. Confidence in identification of Council-owned assets is high, however it is acknowledged that it is likely not all State government or privately owned assets have been captured. Later analysis in this Plan will account for these possible discrepancies.

4.1.2 Typology

Once an audit of the open space system has been compiled, each 'parcel' of open space can then be classified into different types that are broadly generic in characteristics and functions. This assists in understanding the diversity of the open space network and where there are gaps or overlaps.

The Tasmanian Open Space Policy and Planning Framework (2010) system provides a framework that is practical and was proposed in Council's existing Open Space Strategy (2012). 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.

Appendix A at the end of this document provides a brief outline of each open space category.

This typology and has been adopted in this Plan for consistency in analysis over time.

4.1.3 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).

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 **Appendix A.**

This hierarchy was proposed in Council's existing Open Space Strategy (2012) and has also been adopted in this Plan for consistency in analysis over time.

4.1.4 Assessing open space and recreation

Contextualising benchmark analysis

This section introduces the planning benchmarks that have been applied in this analysis of the adequacy of current and planned provision.

Benchmarks are a tool for providing guidance on the quantum, size, and location of facilities in relation to a specific population size and geographic catchment. They are not intended to provide clear cut answers, as social planning is by nature not black and white. Rather they provide guidance on best practice provision, to be used as part of a broader analysis that takes account of a rich range of qualitative and quantitative information.

It is also important to recognise that benchmarks are not a one-size-fits all tool; they ultimately represent only one aspect of government's broader decision-making process when planning social infrastructure.

Effective strategic planning also takes account of issues such as funding availability – in terms of government investment required for the development and ongoing operation of facilities; land availability (e.g., land areas required to deliver sports and recreation facilities is usually not available in dense urban areas, unless planned for and delivered at earliest stages); third party provision models; the need to take advantage of opportunities arising, along with broader community priorities and emerging issues that may arise and require a rethink of social infrastructure priorities.

Sources for benchmarks

The benchmarks applied in this analysis have been developed and tested through extensive research (including a range of published and unpublished sources), and through the professional practice of the team that has delivered this Plan.

Key sources for the benchmarks applied in this Plan include Planning for Social infrastructure in Growth Areas (ASR, 2008) and various State Sporting Association strategic documents (such as AFL Tasmania Statewide Facilities Strategy).

The full suite of benchmarks is set out in **Appendix A.**

4.2 Supply + Demand

Raw figures of the quantitative analysis for which the following analysis relies upon can be found as **Appendix B**.

The quantitative benchmarking or 'gap analysis' that informs this Plan has been undertaken at a PSA wide level – as is appropriate in the context of the sizes and population thresholds typically applied.

Subsequent analysis of provision across particular SSA's provides a more nuanced picture of current and planned supply and relative levels of forecast population growth arising from new developments, along with qualitative information on capacity and utilisation.

4.2.1 Public Open Space

For the purposes of the following analysis, only Council-owned open space has been included as there is a high confidence of the accuracy of this information. Identifying and assessing State government and private open space has been undertaken to an extent, however there is limited confidence in the accuracy of this information.

Given this, the figures in the following analysis should be taken as 'minimum' provision levels, understanding that provision is most likely higher. An example of how significant this is, is the fact that the foreshore open space areas owned and managed by DPIPWE (State Government) have not been included.

Quantity

There is 2,181,630m^2 or 218.16Ha of Council-owned public open space in the Brighton municipal area. This equates to 10.99Ha/1,000 people or 109.91m^2/person in 2022 and drops to 6.71Ha/1,000 people or 67.07m^2/person by 2042.

However, this is significantly higher than many Council's across Australia with an industry trend of 2.83Ha/1,000 people commonly used as a provision standard, and analysis undertaken in metropolitan Victoria showing an average provision of 57.5m^2 per person (MOSN, VPA 2017).

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

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

The above distribution of public open space is largely in line with population spread.

Table 4 Distribution of public open space per study area

Area	# of parcels		Land area	
	No.	%	m^2	%
Bridgewater	27	32%	523,435	24%
Brighton	16	19%	803,855	37%
Dromedary	0	-	-	-
Gagebrook	14	16%	259,910	12%
Herdsmans Cove	2	2%	80,250	4%
Honeywood	0	-	-	-
Old Beach	17	20%	341,815	16%
Pontville	9	11%	172,365	8%
Tea Tree	0	-	-	-
TOTAL	**85**	**100%**	**2,181,630**	**100%**

Typology

Linear and linkage reserve are the most common public open space typology, accounting for 28% of all types.

This is followed by Landscape and amenity reserves (19%), Parks (18%), Foreshore and waterways (15%) and Outdoor sport venues/ Active open space (9%).

Table 5 Public open space typology by study area

Area	Parks	Outdoor sports venue/ Active open space	Landscape and amenity	Linear and linkage	Foreshore and waterways	Conservation and heritage	Utilities and services	Potential open space	Other
Bridgewater	5	2	5	11	4	0	0	0	0
Brighton	0	3	2	5	1	0	2	3	0
Dromedary	0	0	0	0	0	0	0	0	0
Gagebrook	4	1	5	1	1	0	2	0	0
Herdsmans Cove	1	0	1	0	0	0	0	0	0
Honeywood	0	0	0	0	0	0	0	0	0
Old Beach	1	2	2	6	6	0	0	0	0
Pontville	4	0	1	1	1	2	0	0	0
Tea Tree	0	0	0	0	0	0	0	0	0
TOTAL	**15**	**8**	**16**	**24**	**13**	**2**	**4**	**3**	**0**

Hierarchy

The vast majority of public open space in the Brighton municipality is classified as 'local' level, accounting for 84% of all hierarchical classifications. This is followed by 'district' level at 12% and the remainder of classifications only having 1 or 2 assets each.

The distribution of existing hierarchical classification of public open space assets is also largely in line with population spread, with Bridgewater, Brighton and Pontville having the majority of facilities classified as 'district' or above.

Table 6 Public open space by hierarchy

Location	Total	Local	District	Sub-regional/ Municipal	Regional	State	National
Bridgewater	27	24	3	0	0	0	0
Brighton	16	11	3	0	2	0	0
Dromedary	0	0	0	0	0	0	0
Gagebrook	14	12	1	1	0	0	0
Herdsmans Cove	2	2	0	0	0	0	0
Honeywood	0	0	0	0	0	0	0
Old Beach	17	15	2	0	0	0	0
Pontville	9	7	1	0	0	1	0
Tea Tree	0	0	0	0	0	0	0
TOTAL	**85**	**71**	**10**	**1**	**2**	**1**	**0**

EXISTING PARKS & ACTIVE OPEN SPACE

SOUTHERN MIDLANDS

Brighton

BRIGHTON

Industrial

Dromedary

Rural East

Bridgewater

Sagebrook and Herdsmans Cove

CLARENCE

Old Beach

DERWENT VALLEY

GLENORCHY
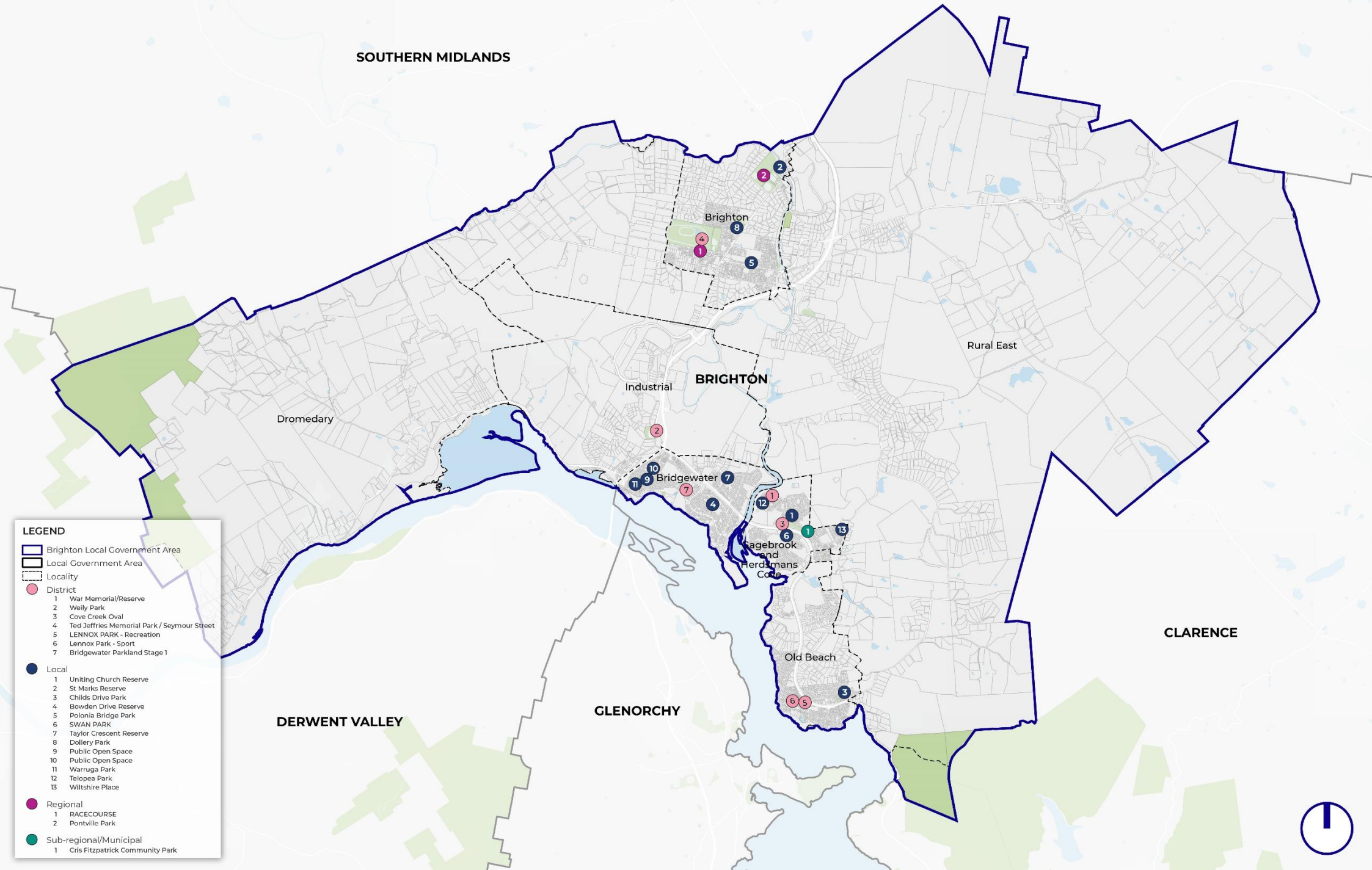
LEGEND

☐ Brighton Local Government Area
☐ Local Government Area
▱ Locality

● District
  1   War Memorial/Reserve
  2   Weily Park
  3   Cove Creek Oval
  4   Ted Jeffries Memorial Park / Seymour Street
  5   LENNOX PARK - Recreation
  6   Lennox Park - Sport
  7   Bridgewater Parkland Stage 1

● Local
  1   Uniting Church Reserve
  2   St Marks Reserve
  3   Childs Drive Park
  4   Bowden Drive Reserve
  5   Polonia Bridge Park
  6   SWAN PARK
  7   Taylor Crescent Reserve
  8   Dollery Park
  9   Public Open Space
  10 Public Open Space
  11 Warruga Park
  12 Telopea Park
  13 Wiltshire Place

● Regional
  1   RACECOURSE
  2   Pontville Park

● Sub-regional/Municipal
  1   Cris Fitzpatrick Community Park

4.2.2 Recreation

There are 106 council owned recreation assets across the Brighton municipality, however half are paths/trails (noting that foreshore trails are not included in this figure). An additional 10 identified assets are public toilets, so removing those 63 total assets reduces the quantum of recreation assets to 43.

Of those 43 remaining assets, more than a quarter are playgrounds (28%), with the next highest provision being sports fields (16%), pavilions (12%), outdoor courts (12%) and skate/BMX facilities (12%).

Again, the majority of recreation assets can be found in the Bridgewater and Brighton areas, in line with population spread.

When reviewing recreation assets against defined planning benchmarks the following assets are currently marginally 'oversupplied':

- Sports pavilions (+1.0)
- Sports fields (+3.0)
- Skate/BMX (+1.0)

All other assets have existing gaps in provision.

Table 7 Distribution of recreation assets by study area

Location	Total	Path / trail	Toilet	Sports pavilion	Play spaces	Indoor court	Outdoor court	Tennis court	Tennis wall	Lawn bowls	Off-leash dog area	Outdoor fitness station	Sports fields	Cricket nets	Other sport and rec	Indoor recreation	Aquatic facilities	Skate/BMX
Bridgewater	33	21	3	1	5	0	1	0	0	0	0	0	2	0	1	1	0	1
Brighton	21	6	3	2	2	0	1	0	0	0	1	1	2	1	1	0	0	1
Dromedary	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gagebrook	20	11	2	1	1	0	2	0	0	0	0	0	2	0	0	0	0	1
Herdsmans Cove	3	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Honeywood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Old Beach	19	9	1	1	2	0	0	1	0	0	1	0	1	1	0	0	0	2
Pontville	7	4	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Tea Tree	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	106	53	10	5	12	0	5	1	0	0	2	1	7	2	2	1	0	5

Table 8 Supply and demand analysis for recreation assets

Council owned	Supply	Current ratio	Benchmark ratio	Demand	Gap
Sports pavilion	5	3970	5000	4.0	1.0
Play spaces	12	1654	1750	11.3	0.7
Indoor court	0	0	9500	2.1	-2.1
Outdoor court	5	3970	3500	5.7	-0.7
Tennis court	1	19849	2500	7.9	-6.9
Tennis wall	0	0	5000	4.0	-4.0
Lawn bowls	0	0	10000	2.0	-2.0
Off-leash dog area	2	9925	5000	4.0	-2.0
Outdoor fitness station	1	19849	5000	4.0	-3.0
Sports fields	7	2836	5000	4.0	3.0
Cricket nets	2	9925	5000	4.0	-2.0
Other sport and rec	2	9925	n/a	n/a	n/a
Indoor recreation centre	1	19849	20000	1.0	0.0
Aquatic facilities	0	0	40000	0.5	-0.5
Skate/BMX	5	3970	5000	4.0	1.0

When looking forward 20 years to 2042, gaps can be identified across all assets. The major areas of deficiency in the future are:

- Tennis courts (-12.0),
- Rebound wall (-6.5),
- Outdoor fitness stations (-5.5),
- Play spaces (-6.6),
- Off-leash dog areas (-4.5),
- Cricket nets (-4.5).

Table 9 Supply and demand analysis for recreation assets to 2042

Council owned	Supply	Current ratio	Benchmark ratio	Demand	Gap
Sports pavilion	5	3801	5000	5.3	-0.3
Play spaces	11	1728	1750	7.6	-4.2
Indoor court	0	0	9500	2.8	-2.8
Outdoor court	5	3801	3500	7.6	-2.6
Tennis court	1	19005	2500	10.7	-9.7
Tennis wall	0	0	5000	5.3	-5.3
Lawn bowls	0	0	10000	2.7	-2.7
Off-leash dog area	2	9503	5000	5.3	-3.3
Outdoor fitness station	1	19005	5000	5.3	-4.3
Sports fields	7	2715	5000	5.3	1.7
Cricket nets	2	9503	5000	5.3	-3.3
Other sport and rec	2	9503	n/a	n/a	n/a
Indoor recreation centre	1	19005	20000	1.3	-0.3
Aquatic facilities	0	0	40000	0.7	-0.7
Skate/BMX	5	3801	5000	5.3	-0.3

What must also be considered is availability of State government or privately owned assets which accounts for an additional:

- 7 outdoor courts and 7 sports fields
- 6 play spaces
- 3 'other' facilities (inc. 2 dance studios)
- 1 aquatic facility
- 1 indoor court, 1 lawn bowls facility, 1 cricket net, and 1 skate/BMX facility

The majority of these additional assets are provided for in education settings.

SOUTHERN MIDLANDS

Brighton

Rural East

BRIGHTON

Industrial

Dromedary

Bridgewater

Gagebrook and Herdsmans Cove

Old Beach

DERWENT VALLEY

GLENORCHY

CLARENCE

LEGEND

Brighton Local Government Area
Local Government Area
Locality

District
1   Weily Park
2   Cove Creek Oval
3   Ted Jeffries Memorial Park / Seymour Street
4   LENNOX PARK - Recreation
5   Lennox Park - Sport

Local
1   Basketball court in Bowden Drive

Regional
1   RACECOURSE
2   Baskerville Raceway
3   Pontville Park

Sub-reginal/Municipal
1   Brighton Bowls and Community Club
2   Bridgewater PCYC
3   Hobart Gymnastics Academy Bridgewater
4   Rhythmic Dance Centre
5   Brighton Swim Centre
6   Tea Tree Golf Club
7   Angeliques School of Dance

4.3 Key Findings

4.3.1 Overview

Brighton 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, particularly in the Bridgewater and Gagebrook area.

Changing community profiles and shifts in 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 where undeveloped parcels of open space in residential suburbs are underutilised, poorly maintained, and afford limited recreational use.

Broadly, there is an adequate level of land provided for recreation and open space in the Brighton LGA, higher than is usually found in the Hobart urban region. This provision is centred around several key sites including:

- Weily Park - 25 Weily Park Road, Bridgewater
- Pontville Park - 325 Brighton Road, Brighton
- Cris Fitzpatrick Community Park - 35 Tottenham Road, Gagebrook
- Cove Creek Oval - 39 Laurence Place, Gagebrook
- Childs Drive Park - 5 Childs Dr, Old Beach
- Seymour St/ Ted Jeffries Memorial Park - 65 Racecourse Road, Brighton
- Lennox Park – 84/86 Jetty Road, Old Beach
- Bridgewater Parklands, Bridgewater

Most of the remaining open space land is managed as general parkland, providing minimal amenities (such as shade or seating) and low impact on maintenance resources.

There is a large amount of waterway related open space and efforts to improve access to and through foreshore reserves supports an established trail system throughout the municipality. This is further aided by numerous linear/linkage reserves that serve to provide a connection to and between open space and residential areas.

Significant recreation infrastructure is available at school sites across the municipality including more than a third of all playgrounds, more than half of available outdoor sports courts (i.e. basketball/netball), and half of the available sports fields and cricket nets (albeit many are not regulation size).

However, their reliance as public open space may be limited as public access to school sites across Australia is largely dependent on education authorities' views and beliefs at that point in time. More recently states like Victoria, who have endured significant COVID related lockdowns, has seen former publicly accessible school grounds become locked up due to health and safety, with no noticeable 're-opening' becoming apparent.

Brighton's walkability is currently limited in some areas due to a lack of connections or the quality of the paths, but Council is progressively upgrading Brighton's walking and cycling network including by constructing the linkages identified in the Brighton Municipal Area Open Space Strategy (2012). Council is also seeking to encourage cycling through the provision of cycle infrastructure. This should be further explored through the preparation of a Cycling Strategy, which should include consideration of feeder roads within Brighton township (as its flat topography suits cycling for all abilities), cycle links between urban areas, and improved signage. The creation of a continuous foreshore trail along the entire riverfront boundary of the municipality is one key goal for the walking and cycling network.

4.3.2 Potential priorities

Council's existing Open Space Strategy (2012) provides the following general guiding priorities which largely remain relevant and is supported by this Plan:

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

- 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

- improving gaps in the provision of local parks, by installing play equipment and associated infrastructure (e.g. seating, shade and rubbish bins)

- 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.

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

- considering the opportunities for a new open space area to be acquired through future residential subdivision

Based on the additional quantitative and qualitative analysis undertaken for this Plan, the following potential priorities become apparent:

1. **Spaces for informal individualised fitness-based activities** such as outdoor exercise equipment, running tracks and defined walking loops
2. **Diversity of play offerings** in which consideration of action/ adventure elements such as parkour, and provision of nature/ water-based play in incorporated
3. **Dog friendly spaces** including fenced off-leash parks
4. **Tennis facilities** pending further expressed community demand
5. **Access to indoor recreation centre**, including aquatic facilities + indoor courts

Additionally, given the geographic spread of the Brighton municipality and population cohorts, the following key points of discussion must be considered by Council in its approach to filling identified gaps:

- Continue to focus on upgrading established key sites to cater for the wider community and broaden reach OR
  Invest in more lower scale sites to improve access and function for local communities and 'fill the gaps'?

- Invest in school facilities to provide for out of school hours access?

FUTURE PARKS & ACTIVE OPEN SPACE

SOUTHERN MIDLANDS

Brighton

BRIGHTON

Industrial

Dromedary

Bridgewater

Cogebrook and Herdsmans Cove

Old Beach

DERWENT VALLEY

GLENORCHY

CLARENCE

Rural East

LEGEND

Brighton Local Government Area
Local Government Area
Locality

District
1   Bridgewater Parkland Stage 1
2   War Memorial/Reserve
3   Weily Park
4   Cove Creek Oval
5   Ted Jeffries Memorial Park / Seymour Street
6   Bowden Drive Reserve
7   Lennox Park - Recreation
8   Lennox Park - Sport
9   Gunn St Park

Local
1   Uniting Church Reserve
2   St Marks Reserve
3   Childs Drive Park
4   Polonia Bridge Park
5   Swan Park
6   Taylor Crescent Reserve
7   Council office
8   Tivoli Green - North
9   Tivoli Green - South
10 Dollery Park
11 Warruga Park
12 Telopea Park
13 Wiltshire Place Park

Regional
1   Racecourse
2   Bridgewater Bridge
3   Pontville Park

Sub-reginal/Municipal
1   Cris Fitzpatrick Community Park
2   Bridgewater Parklands Stage 2 / Riverside Nursery

Part 5 –
Planning directions

5.1 Social infrastructure trends

5.1.1 20-minute neighbourhoods

The 20-minute neighbourhood is all about 'living locally – giving people the ability to meet most of their daily needs within a 20-minute return walk from home, with access to safe cycling and local transport options. These connected and walkable places are where people can live, work and play; buy their bread and milk, work from home or local business, access services and meet their neighbours at the central gathering places."[14]

In the 20-minute neighbourhood, people have ready access to a range of facilities, services, employment and recreation opportunities. By increasing local development density (e.g. dwelling or jobs per hectare), increasing diversity through mixed-use development and housing types and improving access to active and public transport, the principle of a 20-minute neighbourhood can enhance liveability of local areas, promote health and wellbeing of residents and strengthen the sense of community and connection to place.[15]

There are particular challenges in creating 20-minute neighbourhoods in growth areas, due to lower population densities and a lack of established infrastructure. Careful planning and the facilitation of mixed housing densities in growth areas can support the development of 20-minute neighbourhoods. The creation of town centres with concentrations of social infrastructure within an 800m-1km walking distance will be key to ensuring the creation of 20-minute neighbourhoods in Brighton.

Features of a 20-Minute Neighbourhood

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[14] 20-minute neighbourhoods (State Government of Victoria, 2017), https://www.planning.vic.gov.au/policy-and-strategy/planning-for-melbourne/plan-melbourne/20-minute-neighbourhoods#:~:text=To%20improve%20liveability%2C%20we%20need,cycling%20and%20local%20transport%20options.

[15] Plan Melbourne 2017-2050 (State Government of Victoria, 2017)

5.1.2 Age-friendly approach to social infrastructure planning

An age-friendly approach to urban planning is essential to creating an inclusive urban environment that works for everyone. An inclusive city "creates a safe, liveable environment with affordable and equitable access to urban services, social services, and livelihood opportunities for all the city residents and other city users to promote optimal development of its human capital and ensure the respect of human dignity and equality."[16] Planning and designing urban environments that consider the needs of the youth and the elderly is key to creating supportive environments that enable people to live healthy and fulfilling lives.

The global megatrend of ageing population and growing urban population have major implications for urban areas and how these will function in the future.[17] The World Health Organisation developed a framework for age-friendly cities, identifying eight interconnected domains of urban life that allow the participation of older people and promote their wellbeing, as shown in **Figure 30**.[18] Likewise, child-friendly urban planning ensures current and future generations are given the best chances to face the challenges of tomorrow. Furthermore, if urban areas fail to provide a conducive environment for children's development and wellbeing, they risk outward migration that entail economic and cultural impacts.[19] The benefits of child-friendly cities are not limited to children but ripple through the community – uniting and promoting progressive agendas such as health and wellbeing, local economy and social cohesion, safety and sustainability.[20]

Figure 30 Age-friendly city framework
Source: WHO

5.1.3 Resilience and a changing climate

As the impacts of climate change become more evident, increasing the resilience of communities is vital to protect lives and promote sustainable development.

Resilient cities are defined as cities where "individuals, communities, institutions, businesses, and systems have the capacity to survive, adapt, and grow - notwithstanding chronic stresses and acute shocks." Creating sustainable communities and driving resilience involve a systems approach to planning, taking into account the governance, economic, social, environmental assets and capacity of cities and communities.

The 2020-2022 flood crisis and COVID-19 pandemic, has drawn attention to the important role social infrastructure plays in not just shaping a crisis response, but also in delivering adaptation and recovery outcomes for local

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[16] Enabling Inclusive Cities (Asian Development Bank, 2017)

[17] Cities Alive: Designing for Ageing Communities (ARUP, 2019)

[18] Global Age-friendly Cities: A Guide (WHO, 2007)

[19] Cities Alive: Designing for Urban Childhoods (ARUP, 2017)

[20] Cities Alive: Designing for Urban Childhoods (ARUP, 2017)

communities. Over recent months and years, Australians have witnessed repeated examples of local government infrastructure - including leisure centres, sportsgrounds, and community centres - been rapidly re-purposed in response to crises, for example transforming into evacuation centres or COVID-19 testing clinics, enabling residents to access critical services when they can no longer access usual supports or facilities, such as hospitals.

Local government's recent roles in crisis and disaster responses, provides further evidence of the importance of social infrastructure. For example, disaster response research across several countries has shown that social infrastructure can foster disaster-resilient communities, as it strengthens opportunities for local social networks and responsive support systems. Further, the Australian Infrastructure Audit 2019 concluded that social infrastructure:

> "...helps to build social cohesion and identity,and can help foster community resilience in times of stress, such as natural disasters."

Community and neighbourhood centres in particular play a key role in crisis and disaster response and recovery as they are able to be flexible and responsive to emerging local needs. Through various regular activities and programs aimed at a diverse range of stakeholders, community centres have been shown to contribute to community capacity building, reducing social isolation, and building social cohesion – key factors shaping community resilience in the face of crises.

Research into the role of community and neighbourhood centres in Brisbane's 2011 flood crisis also found that community centres were able to deliver a large number of benefits including:

- Coordinating and increasing volunteering and donation levels

- Becoming an evacuation centre for local residents prior to the floods, and a respite centre after the floods where residents could access meals and charge their phones

- Acting as a conduit for local contributions of time, money, equipment and materials

- Connecting with businesses, government and non-government agencies to access resources and services

- Developing local information kits and newsletters for residents

- Providing specific responses to vulnerable residents through pre-existing knowledge of the community

Climate change is anticipated to manifest in a host of environmental changes on a local and global scale, including habitat loss and biodiversity decline, higher urban temperatures, reduced rainfall and longer fire seasons, more frequent and extreme weather events, rising sea levels, and increased scarcity of resources. As with COVID-19, this will present complex and unprecedented challenges to Australian communities and have a significant economic and human cost.

In response, social infrastructure must be located, designed, and built to withstand a warmer, drier climate and extreme weather events, so that it can continue to provide essential services to people during ordinary times and times of crisis. Communities will also need to be more resilient, and this comes down to more than just having the right infrastructure and services. Our ability to withstand and recover from crises is greatly dependent on our social capital (the network of relationships that allow people to trust each other and work together) and our community capacity (the ability to solve collective problems through shared skills, knowledge, equipment, and other resources). Building this resilience does not happen overnight; communities must be supported to form strong social connections, share ideas and information, and seek support where and when it is needed.

In short, while historically local governments have not routinely included crisis management roles when undertaking their social infrastructure planning, there is a growing body of evidence to indicate that communities are increasingly looking to their local council to facilitate access to essential facilities and supports during times of crisis.

5.1.4 The role of faith in planning

Faith spaces and organisations form an integral aspect of social infrastructure fabric in new and old communities, acting as anchors for communities and often providing the community services lacking from other providers (e.g. Schools, childcare, community gathering spaces).

Irves and Van Eymeren consider that Faith serves an important social purpose in urban areas, bringing city dwellers together to 'mourn, celebrate, remember, reflect and to help others.[21] They also serve as a bridge between governments and citizens, building trust for communities to rally together.

Formal religious sites—such as churches, temples, cathedrals, and mosques—are places of great spiritual significance. They are often also centrepieces of community cohesion around which many urban residents' lives revolve. Further, such sites often contain vestiges of green space and natural features in otherwise grey urban landscapes. For this reason, religious sites can and should be incorporated more seriously by urban planners and designers into the urban fabric.[22]

Recent research in Australia further highlights the role of faith communities in working with minority groups in communities with strong outcomes for accessibility and inclusion.[23] The Anglican diocese, for example, has undertaken strong engagement with Aboriginal communities and persons with disabilities as part of its outreach programs in particularly rural communities.[24] The successes in this denomination suggest a strong role for faith-based organisations in community capacity building.

It is therefore recommended that, in planning for new communities, the faith element of those communities is understood and integrated in the planning process. This process should involve a thorough understanding of the faith communities already operating in the local community, and projections to the communities who may be dwelling in these new communities.

Interfaith collaboration is a further best practice development in planning for faith in new communities. While there are considerable challenges in interfaith working, recent successes with multi-faith prayer rooms and collaboration in urban regeneration in the UK demonstrate this model's potential.[25]

For Brighton, it will clearly be vital to bring local faith organisations into collaboration for the development of activated town centres that support the faith needs of these new communities and provide essential services to all residents, regardless of their faith.

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[21] Ives, Chriss and van Eymeren, Andre. 2017, 'Religious faith can help people to build better cities – here's how', *The Conversation.*

[22] https://berkleycenter.georgetown.edu/responses/how-should-religion-be-considered-in-urban-planning

[23] See, e.g. Short, M. (2015). Three Anglican Churches engaging with people from culturally and linguistically diverse backgrounds. Sydney, NSW: Bush Church Aid.

Short, M. (2018). Anglican Churches engaging with people living with disabilities. The Bush Church Aid Society, CBM Australia - Luke 14 Program.

[24] Short, M. (2015). The Anglican Church of Australia and engagement with people living with disabilities. St Mark's Review, 232(July 2), 123 - 138.

Short, M., Broughton, G., Short, M., Ochala, Y., & Anscombe, B. (2017). Connecting to belonging: A cross-disciplinary inquiry into rural Australian Anglican Church engagements with people from culturally and linguistically diverse backgrounds. Journal of Contemporary Religion. 32(1), 119-133;

Tillotson, N., Short, M., Ollerton, J., Hearn, C and Sawatzky, B. (2017). Faith matters: From a disability lens. Journal of Disability and Religion. 21(3): p. 319-337.

Short, M., Seiffert, M., Haynes, R., & Haynes, L. (2018). Church, Disability, and Rurality: The Lived Experience. Journal of Disability and Religion, 18(1), 1-26;

Kime, K., & Short, M. (2019). Engaging with Aboriginal peoples: Challenging inequality in the rural Australian Anglican Church from a sociological, social work and theological perspective. Australasian Pentecostal Studies Journal, 20(2019), 35-54; Short, M., Burningham, G., Wright, S., Wardle, S., Byford, E., & Osburn, L. (2021). Four elders journeying ageing in isolation during uncertain or anxious times: an elder-directed, cross-disciplinary project about faith, Journal of religion, spirituality and aging, online.

[25] See e.g.. Farnell, Furby,Hills, Macey and Smith, 2003, 'Faith in Urban Regeneration: engaging faith communities in urban regeneration, The Policy press

5.1.5 Cultural Infrastructure to the fore

Cultural infrastructure is defined in Create NSW's *Cultural Infrastructure Plan 2025+* to include buildings and spaces that accommodate or support culture. It is more than just traditional museums, galleries, and theatres; including all places where the cultural sector and broader community to come together to create, share, learn and store products or experiences.[26]

Local governments play a key role in facilitating cultural activities, events and festivals, and several studies have demonstrated the economic benefits of cultural investment for local economies.[27] These benefits are seen through both direct employment opportunities, and the economic flow-on effects of increased visitation and expenditure in local areas. For example, Museums and Galleries NSW reported that cultural facilities across seven major regional cities, generated a 69% average return on investment by Local, State and Federal governments.

Other Australian research has highlighted other significant social benefits of local cultural activities, including: the promotion of civic dialogue in disadvantaged communities[28] and increased social capital for community members involved in planning and organising activities and festivals.[29]

Creative placemaking

Creative placemaking is defined as the utilisation of artistic practices through programmatic (events-based) approach or through built form (e.g. creative studios, performance venues, public art etc) to make a place more interesting and vibrant.[30] Local creative infrastructure can serve as both catalyst and platform for generating subsequent economic, social and environmental values especially for newly developed or renewed areas. A multitude of benefits can arise from creative placemaking including but not limited to increased civic participation, improved health and wellbeing, place attachment, reduced crime, increased infrastructure investment, education and skills development, employment opportunities, increased retail and local

business, flow-on effects on tourism and place-brand value, investments to public domain and improved walkability. [31]

Creative placemaking amenities such as public venues for cultural and creative practices and activities such as staging of festivals and exhibits can deliver socio-economic values to growth areas. They not only attract businesses, inward investment and talented workforce to the local area to boost the local economy but also serve as "vehicles for social capital" that facilitate community processes, which have the power to create new social networks and strengthen sense of community in the long term.[32]

5.1.6 Flexibly accommodate new ways of living and working

The way that people and communities live, work and recreate is changing, and these new patterns need to inform the design and management of facilities. For example, many organised community groups are choosing to meet in café's, restaurants and other public places due to food and beverage offerings or other public amenities. Challenges arise when change takes place rapidly or is not foreseen. It is important to design spaces that are flexible enough to be readily and efficiently adapted over time. Higher density living associated with changing working trends (e.g. working from home and the start-up economy) requires new ways of thinking.

Brighton's economy needs to further diversify to remain strong and resilient. Start-up businesses have a high potential for growth, and there are significant opportunities to attract technology and other entrepreneurs to start and grow businesses that will contribute to Brighton's overall economy.

Opportunities to integrate co-working spaces as part of future upgrades or provision of new social infrastructure could enable further activation of the

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[26] *Cultural Infrastructure Plan 2025+ (Create NSW, 11).*

[27] Museums and Galleries NSW, 2010, *Value Added! The economic and social contribution of cultural facilities in Central NSW*; Museums and Galleries NSW, 2014, *A report on the economic impact of the cultural facilities of the Evocities.*

[28] Kelaher et al., 2014, *Evaluating community outcomes of participation in community arts: A case for civic dialogue.*

[29] Reid, 2004, *The Social Consequences of Rural Events: The Inglewood Olive Festival.*

[30] Tourism planning and place making: place-making or placemaking? (Lew, 2017)

[31] Valuing Creative Placemaking (Cohen et al, 2018)

[32] Valuing Creative Placemaking (Cohen et al, 2018, p.21)

existing community facilities network by providing shared spaces for Council staff to work more flexibly between locations.

In addition, there may be opportunities to maximise the value of the Industrial hub. Council can explore opportunities to ensure that there are options for service-related start-ups and local enterprises to locate close to these key pieces of infrastructure. This may involve reviewing zoning requirements in these areas, to ensure that creative businesses and co-working spaces are permissible in these areas.

The importance of public space to local economies and healthy neighbourhoods should be considered in all planning.

Opportunities to blend public space, parks and small commercial nodes such as for cafes can increase support for local employment and improve place making outcomes. Additionally, the flexible use of public space to support activities such as group fitness (e.g. boot camp) and temporary uses such as markets or pop up activations, adds to overall liveability and enhances multiple outcomes form public investment.

5.2   Open space and recreation trends

5.2.1   Importance of open space

Public open space supports the health and wellbeing of our residents. Parks are places where our residents and visitors to the city can relax, be physically active and play. They provide free locations for people to gather and socialise, helping people to make connections with one another and have a sense of belonging in our growing community. They provide opportunities to escape the built environment, and improved amenity provides habitat for wildlife and improved air quality. This critical green infrastructure supports and contributes to social, physical and mental health of our community.

Open space, sport and recreation infrastructure contributes to economic wellbeing, by creating numerous jobs in managing and maintaining community facilities, delivering programs and activities, supply of equipment and the multiple benefits that come from hosting community and competitive events.

Parks and recreation facilities are critical for community health and wellbeing. They ensure our urban environments support and sustain our communities through:

- **Physical and mental health benefits**: Open space, sport and recreation infrastructure and services promote physical activity and active lifestyles. Direct benefits to health include reduced risk of non-communicable diseases such as cardiovascular diseases, colon and breast cancer and diabetes; improved bone health; reduced risk of falls and fractures; assistance with weight management; enhancement of the immune system; and improvement of mental health and sense of wellbeing.

- **Social benefits:** Parks, public space and community recreation facilities generate stronger and more connected communities with improved social interaction and inclusion through provision of active and vibrant community hubs, access to facilities and resources, opportunities for volunteering and involvement.

- **Environmental benefits:** Development of well-planned and attractive settings for active living encourages uptake of active transport and use of public parks and leisure services. Further health benefits associated with provision of parks and green environments include temperature reduction and mitigation of the urban heat island effect; air quality improvement; management of storm water reducing the incidence of flooding and water-borne disease; ecosystem support and biodiversity enhancement.

- **Economic benefits:** Parks and leisure services can assist to reduce health care cost through reduction in disease and illness associated with lack of physical activity and social interaction. A park and public space network can provide local employment and investment opportunities; and contributes to maintaining a healthy workforce.

Evidence from around the world for building cities and regional areas around public open space, active recreation areas, green streets and walking and cycling infrastructure, has repeatedly demonstrated this approach will deliver improved health, social cohesion, vibrant local economies, productivity, and environmental benefits.

Public open space, sport and recreation infrastructure could be defined as a critical investment in current and future populations. This "Urban Health Infrastructure" delivers multiple returns on investment.

The National Heart Foundation observes:
- The health effects of physical activity are compelling. However, the potency of physical activity as a policy investment for Australia extends far beyond health. Active living plays a key role in broader economic and social goals for our nation:
  walking, cycling and public transport are affordable and sustainable solutions to traffic congestion

- these same behaviours contribute to cleaner air, reduced carbon emissions and sustainable environments

- active neighbourhoods and cities are more liveable, with higher levels of social capital and community cohesion and lower levels of crime

- in the context of an ageing community, physical activity enables older Australians to live more active lifestyles with reduced risk from disabling and costly chronic diseases

- fit and active workers are more productive, take fewer sick days and make a positive contribution to our economic wellbeing.

Source: A blueprint for an active Australia, Heart Foundation, 2019 (pg 8)

Lessons from the lockdown – restored recognition of open space

The recent impact of measures to reduce the spread of the coronavirus pandemic has highlighted just how important public spaces, parks and pathways are to the community. Anecdotal evidence from many towns and cities has highlighted the rapid increase in use of public space and how important the opportunity to get outdoors and be active has become to all. It is likely this rapid shift in behaviour will emphasise serious inequity in provision and may result in more permanent increases in outdoor activity and exercise.

Value of community sport infrastructure

In 2018, Australian Sports Commission and KPMG published a report titled: *The Value of Community Sport Infrastructure: Investigating the value of community sports facilities to Australia*. The headliner finding of the report was that annually Community sport infrastructure is estimated to generate more than $16.2 billion annually to Australia. This includes:

- $6.3 billion in economic benefits, including 33,900 FTE jobs and $5.53 billion in increased productivity

- $4.9 billion in health benefits including $500 million in health system benefits and reduction of many personal health concerns, including reduction in chronic diseases, reduction of anxiety and depression

- $5.1 billion in social benefits including $4.2 billion in human capital uplift (improved educational and employment outcomes).

The report states:

In a competitive funding environment, proponents of community sport infrastructure projects must be able to demonstrate that their proposals will deliver value to their communities more broadly than only to direct interest groups (whether that be sports clubs, state sporting organisations, or other community groups).

The Value of Community Sport Infrastructure report outlines potential outcomes for the sector and policy makers. This includes:

- A shift from seeing provision of community sport infrastructure as a 'cost' to an 'investment, impact and value' to communities.

- Opportunity for further collaboration across all levels of government and government departments to deliver improved value to communities.

5.2.2 Trends

A range of sport and recreation trends have been observed through studies undertaken by the project team for various local governments throughout Australia and analysis of published data (e.g. ABS, CSIRO, Australian Sports Commission). Below is a summary of participation, planning, design and management trends that have implications for planning and provision.

Participation trends

- Organised sport is generally static but there is growing demand for more social forms of participation
- Preference for "turn up and play" activities with minimal volunteering commitments
- Continuous growing popularity of self-directed activities like walking/running, fitness, riding, mountain biking, bush walking and outdoor recreation
- Strong emergence of some activities in response to inclusion in the Olympics, changing structures by traditional sports
- Increasing sports "tourism" activities
- The rise of lifestyle, adventure and alternative sports, which are particularly popular amongst younger generations

Structure and management

- Season overlap and across season usage is becoming more prevalent
- The rise of personal trainers and fitness means an increased use of public spaces for organised or led activity
- Shift from predominantly weekend and early evening participation to weeknights, days, work hours and early mornings
- Community-based provision (i.e. volunteer) is under pressure and community groups are looking at paid staff for administration
- Increasing commercial provision of casual and social recreation – "pay and play"

Social factors

- Demographic shift, especially in larger cities, is changing participation patterns
- Ageing population who readily participate in recreation and travel
- Increasing densities in larger cities and increasing medium and high density living for young couples and families with young children
- Declining housing affordability pushing many aspiring homeowners and renters to urban fringes, greenfield development fronts and regional areas
- Rapid change in employment structures with increased part-time, casual or insecure work and participation in the 24-hour economy
- High correlations between low socioeconomic areas and worsening health outcomes
- Increasingly multi-cultural society desiring greater variety of recreation activities reflecting a wide range of interests and new activities
- Sport and recreation can help achieve mental and physical health, crime prevention, social development, and international cooperation objectives.

Key challenges

- Declining volunteerism placing pressure on the way Councils manage facilities
- The administration of sport may transition from community-based organisations to corporate structures as they face increased accountability
- The cost of participating is also rising and this is a barrier for many people
- Greater pressure on Councils with ageing assets and increasing community expectations
- Many community groups are struggling with facility and program management
- Declining land availability and increasing cost of provision
- Increased focus on healthy and active lifestyles
- Competitive funding environment - need for demonstrable broad community value

5.3 Planning for existing communities

Summary

- Brighton has a range of diverse urban areas. Socio-economic discrepancies, in particular, are noted between significant pockets of disadvantage in Bridgewater, Gagebrook and Herdsmans Cove; and relative advantage in the rural residential areas and Old Beach.

- Accessibility to existing social infrastructure is varied across the planning areas. The provision of local social infrastructure within an 800m walking distance from homes will be important for creating walkable, 20minute neighbourhoods in Brighton and consolidating local community cohesion.

- Given the discrepancies in socio-economic status and community identity, there are issues with social cohesion and connection both within and between local communities in Brighton. This issue was noted consistently in engagement for this Plan.

- Social infrastructure provision that is strategically targeted to increasing intra and inter-community cohesion can Plan a role in addressing these issues. Social infrastructure can act as a connector, playing a role in addressing social disparities and disconnection.

The preceding gap analysis has been undertaken for Brighton Council as a whole – identifying community need for residents across the LGA. However, working with averages at scale can sometimes obfuscate key differences and nuances in local communities and their particular social infrastructure needs. Brighton Council is a highly diverse community. Planning for social infrastructure should acknowledge these differences and tailor responses to the particular needs of more local neighbourhoods.

The following section analyses the existing demographic character, social infrastructure provision, and spatial understandings for each identified secondary study area. These study areas, representing distinct local neighbourhoods or rural area, have been designated based on understandings of local community characteristics and ABS Statistical Area Level 1 boundaries.

Comparison of existing community demographics

The following key findings arise from a demographic comparison between the planning areas:

- **Individual and household incomes vary across catchment areas**. Old Beach, Honeywood, Tea Tree and Rural East and Brighton Pontville catchment areas have significantly higher incomes compared to other catchment areas, Brighton LGA and Greater Hobart. Bridgewater and Gagebrook and Hersmands Cove have the lowest median incomes. Income disparity across catchments are notable – median individual income in Old Beach, which is the highest among catchments, is 17.2% higher than that of Greater Hobart, but median individual income in Gagebrook and Herdsmans Cove, which is the lowest among catchments, is 34.5% less than that of Greater Hobart. Income disparity is starker for median household income.

- **Disparity in home ownership and share of renters:** 86% of residents in Old Beach live in a dwelling of their own compared to 27% in Gagebrook and Herdsmans Cove. The share of residents who are renting also differs greatly across catchment areas. 72% of residents in Gagebrook and Herdsmans are renting while the share in Old Beach is only at 14%.

- **Disparity in unemployment:** Unemployment rate varies significantly across catchment areas. Brighton LGA's unemployment rate is 8%, but the highest unemployment rate is measured at 23.4% in Gagebrook and Herdsmans Cove catchment area while the lowest unemployment rate is 3.7% in Honeywood, Tea Tree and Rural East catchment area.

- **Disparity in access to social infrastructure.** Spatial analysis has revealed inequalities in access to existing social infrastructure between the planning areas. Brighton and Bridgewater currently have the highest concentrations of social infrastructure, while Dromedary, the Industrial area, and Rural East have very limited access. While this is considered commensurate with the varying typology of these rural vs urban areas, and the role of Brighton and Bridgewater as town centres – this disparity may drive decreased social outcomes for some residents.

BRIDGEWATER STUDY AREA

RURAL EAST

INDUSTRIAL

BRIDGEWATER

GAGEBROOK AND HERDSMANS COVE

BRIDGEWATER

POPULATION	INCOME	HOUSEHOLD	DWELLING
4,142	**$45,900**	**34.9%**	**18.9%**
Estimated Residential Population (2022)	Annual median household income	Couple families	Owned outright
31.6 years	**-43.5%**	**31.2%**	**19.9%**
Median age	Variation from Greater Hobart average	One parent families	Owned with a mortgage
19.1%	**33.0%**	**28.6%**	**60.3%**
Aboriginal and Torres Strait Islander population	Low to no income household	Lone person	Rented

2016-2021 trends

↑ *household incomes (+15.5%), share of Aboriginal and Torres Strait Islanders residents (+4.3%), share of one parent families (+3.0%), share of dwellings owned outright (+0.7%), share of rented dwellings (+3.1%), share of total population attending education (+1.3%)*

↓ *median age (-0.4 years), share of couple families (-3.3%), share of dwellings owned with a mortgage (-4.4%)*

Note: interpretation of small area data from the 2021 ABS Census should consider potential outcomes from the COVID-19 pandemic.

LEGEND

—— Bridgewater study area

---- Locality

▨ Building footprint

5.3.1 Bridgewater

Demographic implications

- Bridgewater has one of the highest study area populations, with 4,142 total residents.
- There is comparative income disadvantage in Bridgewater, with median household income varying from the Greater Hobart average by some -43.5%.
- There is a high population of Indigenous persons in Bridgewater, with 19.1% identifying as Aboriginal and Torres Strait Islander.
- Bridgewater has one of the lowest proportion of households composed of families in Brighton, with 31.2% of households being single parent families and 28.6% with lone persons. This composition drives particular needs for social infrastructure, beyond typical infrastructure typologies.
- There is a high need for assistance among Bridgewater residents at 11.6% of residents – the highest in the Council area. This will drive increased accessibility and equity considerations for social infrastructure provision.

Social infrastructure

- Bridgewater has the highest concentration of social infrastructure in the LGA, including strong provision of higher order facilities in the Bridgewater Civic Centre (including a library, integrated multipurpose facility, health hub). Planned investment in the Bridgewater Parkland will consolidate Bridgewater's role as a regional centre for social infrastructure.
- There is strong provision of health, emergency services, education, and childcare
- While there is some local cultural participation in places of worship, and the Bridgewater Memorial Reserve; other creative and cultural infrastructure is underprovided in this catchment. It is noted that a natural amphitheatre for cultural performance will be constructed as part of the Bridgewater Parkland (stage 2), alleviating local presentation shortfalls.
- While play spaces are generally well provisioned, there are gaps in most other recreation infrastructure types. It is noted that stage 2 of the Bridgewater parklands plans for playgrounds and outdoor courts.

Open space and recreation

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

Spatial analysis

- Bridgewater has a strong civic core at the centre of the catchment, concentrated around Green Point Plaza, and Bridgewater civic centre on Green Point Road. Bridgewater Primary and High School, as well as St Pauls Catholic School, contribute to this town centre.
- The expansion of Bridgewater's urban release boundary to the West may create spatial demand for local community facilities, to achieve accessibility benchmarks (800-1km walking distance).
- There are significant spatial barriers to accessing community facilities from the West due to the Midland Highway and rail line, necessitating local provision to meet accessibility requirements and to build social cohesion in these new communities.
- POS areas are generally well dispersed across the residential area, except for two areas; residential area closest to Green Point; and residential area closest to the south of the waste transfer station.

INDUSTRIAL

GAGEBROOK AND HERDSMANS COVE

OLD BEACH

GAGEBRROK AND HERDSMANS COVE

POPULATION	INCOME	HOUSEHOLD	DWELLING
2,776 Estimated Residential Population (2022)	**$46,360** Annual median household income	**33.1%** Couple families	**9.2%** Owned outright
28.1 years Median age	**-42.9%** Variation from Greater Hobart average	**36.8%** One parent families	**18.2%** Owned with a mortgage
25.0% Aboriginal and Torres Strait Islander population	**32.5%** Low to no income household	**24.6%** Lone person	**72.2%** Rented

2016-2021 trends

↑ *household incomes (+15.6%), median age (+2.1 years), share of Aboriginal and Torres Strait Islanders residents (+6.4%), share of one parent families (+3.1%), share of dwellings owned outright (+1.5%), share of total population attending education (+3.1%)*

↓ *share of couple families (-2.0%), share of dwellings owned with a mortgage (-1.5%)*

Note: interpretation of small area data from the 2021 ABS Census should consider potential outcomes from the COVID-19 pandemic.

LEGEND

◻ Gagebrook and Herdsmans Cove study area

⬚ Locality

▨ Building footprint

5.3.2 Gagebrook and Herdsmans Cove

Key Demographics

- Gagebrook and Herdsmans Cove has 2,776 residents – and the youngest population in the Council with a median age of about 28 years.
- There is a high level of comparative income disadvantage in Gagebrook and Herdsmans Cove, where median household income is 42.9% less than the Greater Hobart average.
- Gagebrook and Herdsmans Cove has the highest proportion of Indigenous population, with 25.0% of the residents identifying as Aboriginal and Torres Strait Islander.
- Gagebrook and Herdsmans Cove has the lowest proportion of households composed of families in Brighton, with 36.8% of households being single parent families and 24.6% with lone persons. This composition drives particular needs for social infrastructure, beyond typical infrastructure typologies
- About 10.4% of residents have a need for assistance. This will drive significant accessibility and equity considerations for social infrastructure provision.

Social infrastructure

- The Gagebrook Community Centre satisfies the catchment's demand for local community facilities. This is supplemented by leasable space in the Brighton Council Chambers.
- There are limited cultural and creative spaces, and health and early years services are underprovided in the local area.

Open space and recreation

- Celebrating its status as the youngest population in Brighton, those under 35 are a key sport playing demographic, so formal sporting facilities will likely be in demand locally.
- Adding to this is considerations of comparative disadvantage amongst the community, driving demand for freely accessible public infrastructure to support health and wellbeing.

- It should be considered that the provision of assets to support more active youth focused pursuits, such as outdoor ball courts, skate/bmx facilities and similar will be in demand, while consideration of alternative public access facilities, such as tennis courts not aligned to club use, could be advocated to support this community.

Spatial analysis

- The suburbs of Gagebrook and Herdsmans Cove are spatially disconnected by the East Derwent Highway, with limited cross-connections. This spatial disconnection impacts particularly access between the Cris Fitzpatrick Community Park and Cove Creek Oval, and the Gagebrook Community Centre and Herdsmans Cove Primary School
- Much of the area is well covered from a POS perspective except for the residential area near the existing Council offices.

GAGEBROOK AND HERDSMANS COVE

RURAL EAST

OLD BEACH

OLD BEACH

POPULATION	INCOME	HOUSEHOLD	DWELLING
3,620 Estimated Residential Population (2022)	**$94,300** Annual median household income	**68.4%** Couple families	**36.7%** Owned outright
40.9 years Median age	**+16.1%** Variation from Greater Hobart average	**9.7%** One parent families	**50.2%** Owned with a mortgage
4.3% Aboriginal and Torres Strait Islander population	**9.9%** Low to no income household	**20.0%** Lone person	**12.1%** Rented

2016-2021 trends

↑ household incomes (+19.3%), median age (+1.9 years), share of Aboriginal and Torres Strait Islanders residents (+0.9%), share of one parent families (+0.6%), share of lone person households (+0.7%), share of dwellings owned outright (+6.1%), share of total population attending education (+3.4%)

↓ share of couple families (-2.0%), share of dwellings owned with a mortgage (-5.0%), share of rented dwellings (-1.8%)

Note: interpretation of small area data from the 2021 ABS Census should consider potential outcomes from the COVID-19 pandemic.

LEGEND

Old Beach study area
Locality
Building footprint

5.3.3 Old Beach

Key Demographics

- Old Beach has 3620 residents. The age profile of the catchment is markedly older than the rest of Brighton.This is reflected in the presence of Brighton's only existing aged care facility (Respect Aged Care – Wellington Views).
- Old Beach is socio-economically advantaged. The annual median individual income in Oldbeach is one of the highest among all catchments and 16.1% higher than the median income for Greater Hobart.
- Old Beach has the highest proportion of couple families at 68.4%, and the lowest proportion of single parent families at 9.7%.

Social infrastructure

- Strong local social infrastructure provision – co-located Old Beach community centre, scout hall, and lennox park facilities
- Gaps in local social infrastructure, including cultural facilities, local services including GPs, and childcare places

Open space and recreation

- The age profile indicates a strong demand for individualised, health focused activities that support wellbeing into the later stages of life.
- Commonly this presents as demand for tennis courts, path/trail networks, outdoor exercise equipment, and high quality supporting park amenities (such as toilets, shade, and seating).
- Gaps in local recreation, including tennis courts (albeit this area is home to the sole tennis court in Brighton), indoor recreation, outdoor fitness stations and path/trail network.
- 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.

Spatial analysis

- Emerging urban release areas will not have accessible access to a local community facility within an 800m walking distance.
- Little to no public parks are available throughout residential catchment.
- Emerging urban release area will have limited access to public open space and recreation assets.

RURAL EAST

BRIGHTON

BRIGHTON AND PONTVILLE

POPULATION	INCOME	HOUSEHOLD	DWELLING
4,467 Estimated Residential Population (2022)	**$77,760** Annual median household income	**57.6%** Couple families	**24.6%** Owned outright
32.7 years Median age	**-4.2%** Variation from Greater Hobart average	**17.2%** One parent families	**50.6%** Owned with a mortgage
8.3% Aboriginal and Torres Strait Islander population	**15.5%** Low to no income household	**22.2%** Lone person	**24.1%** Rented

2016-2021 trends

↑ household incomes (+20.9%), share of Aboriginal and Torres Strait Islanders residents (+1.9%), share of one parent families (+0.4%), share of dwellings owned with a mortgage (+1.4%), share of total population attending education (+2.5%)

↓ median age (-0.3 years), share of couple families (-1.0%), share of dwellings owned outright (-0.6%), share of rented dwellings (-1.2%)

Note: interpretation of small area data from the 2021 ABS Census should consider potential outcomes from the COVID-19 pandemic.

LEGEND

— Brighton study area
- - - Locality
▪ Building footprint

5.3.4 Brighton and Pontville

Key Demographics

- Brighton and Pontville towns have the highest population of the study areas, with 4,467 residents. The population is relatively young, with a median age of 32.7 years.

- The study area is of an average socio-economic character. The median average household income is relatively on par with Greater Hobart. Despite this, almost 15.5% of households are low-income – indicating a diversity of socio-economic status within the catchment. The unemployment rate is low, at 4%.

- Brighton and Pontville have the highest proportion of households constituted of flats, units, or apartments at 19.3%. This has implications for access to open space and third spaces outside of the home.

Social infrastructure

- Education, health and early years services is generally well provided for in Brighton and Pontville.

- There is a strong presence of local community facilities. These facilities may be limited, however, by age and size.

- There is a high presence of cultural infrastructure, primarily in the form of local participation in heritage items and places of interest. Epsom House is a private 'presentation' facility with capacity to host performance events.

- It is noted that there may be some opportunities to achieve general community benefit from infrastructure to be delivered within the new Brighton High School.

Open space and recreation

- The relatively young population, with more than half of the community being under 35, drives a strong demand for formal sport participation. It should be considered that the provision of assets to support more active youth focused pursuits, such as outdoor ball courts, skate/bmx facilities and similar will be in demand.

- It should be considered that the provision of assets to support more active youth focused pursuits, such as outdoor ball courts, skate/bmx facilities and similar will be in demand, while consideration of alternative public access facilities, such as tennis courts not aligned to club use, could be advocated to support this community.

- Residents in flats and apartments rely heavily on public open space as 'breakout' areas away from home. This intensifies the demand on both the quantity of provision, but also importantly the quality of recreation and open space assets, their maintenance, and ability to withstand intensified use. This particularly extends to dog walking and dog park provision considerations.

- Sport and recreation is well provided for in Pontville Park/ Brighton Regional Sports Complex, Seymour St/ Ted Jeffries Memorial Park, Bowls Club, Tea Tree Golf Club and Brighton Racecourse offerings.

- Extensive open space reserves have been taken along the Jordon River, incorporating a trail connection between Pontville and Brighton.

Spatial analysis

- Access to social infrastructure in the Brighton town centre is limited by distance for urban release areas to the North.

- The only developed parks are located on the western side of the Midlands Highway

- On the eastern side of the town, all the existing open space areas remain undeveloped and have poor access.

BRIGHTON

RURAL EAST

GEWATER

OLD BEACH

GAGEBROOK AND HERDSMANS COVE

HONEYWOOD, TEA TREE AND RURAL EAST

POPULATION	INCOME	HOUSEHOLD	DWELLING
2,751 Estimated Residential Population (2022)	**$104,370** Annual median household income	**74.5%** Couple families	**33.7%** Owned outright
38.6 years Median age	**+28.6%** Variation from Greater Hobart average	**8.4%** One parent families	**59.3%** Owned with a mortgage
6.7% Aboriginal and Torres Strait Islander population	**9.8%** Low to no income household	**13.4%** Lone person	**6.3%** Rented

2016-2021 trends

↑ *household incomes (+21.5%), share of Aboriginal and Torres Strait Islanders residents (+1.7%), share of one parent families (+1.4%), share of dwellings owned outright (+5.4%), share of total population attending education (+1.8%)*

↓ *median age (-0.4 years), share of couple families (-2.3%), share of lone person households (-1.3%), share of dwellings owned with a mortgage (-4.5%), share of rented dwellings (-1.3%)*

Note: interpretation of small area data from the 2021 ABS Census should consider potential outcomes from the COVID-19 pandemic.

Rural East

- Residents in the catchment are the most advantaged in Brighton. The Median annual household income is 28.6% higher than the Greater Hobart median. It is important to note the diversity and scale of this catchment, capturing a range of localities from peri-urban estates to rural agricultural dwellings.

- With 74.5% of households constituted of couple families, and the highest proportion of those families having children (44.2%), there are strong considerations in terms of access to family-oriented social infrastructure.

- Limited social infrastructure, aside from the Tea Tree Fire Station and Zoodoo Zoo. However, this level of provision is commensurate with the low population and rural character of the study area.

- Brighton township is the key social infrastructure hub for residents in these rural areas. This is supplemented by proximity to Old Beach and Gagebrook and Herdsmans Cove for residents to the South-East of the study area.

- Baskerville raceway is an important cultural item, which includes the Tassie Open Air Cinemas and a long racing history.

RURAL EAST

INDUSTRIAL

DROMEDARY

DROMEDARY

POPULATION	INCOME	HOUSEHOLD	DWELLING
792 Estimated Residential Population (2022)	**$99,310** Annual median household income	**75.8%** Couple families	**44.9%** Owned outright
42.2 years Median age	**+22.3%** Variation from Greater Hobart average	**8.8%** One parent families	**50.2%** Owned with a mortgage
11.2% Aboriginal and Torres Strait Islander population	**13.8%** Low to no income household	**15.4%** Lone person	**4.9%** Rented

2016-2021 trends

↑ *household incomes (+65.2%), median age (+2.2 years), share of Aboriginal and Torres Strait Islanders residents (+4.6%), share of couple families (+9.0%), share of dwellings owned outright (+4.2%), share of dwellings owned with a mortgage (+3.0%)*

↓ *share of one parent families (-2.5%), share of lone person households (-4.6%), share of rented dwellings (-7.2%)*

Note: interpretation of small area data from the 2021 ABS Census should consider potential outcomes from the COVID-19 pandemic.

Dromedary

- Dromedary has 792 residents, the lowest of the catchments. It is also the oldest, with a median age of 42.2 years. Median household income is among the highest, which is about 22. 3% more than the Greater Hobart average.

- Aside from the Dromedary Hall, there is no identified social infrastructure in the Dromedary catchment. However, this level of provision is considered commensurate with the low population and rural character of the study area.

- Residents in Dromedary have some accessibility to New Norfolk via Boyer Road, including access to high provision of social infrastructure in that town centre.

LEGEND
- ☐ Dromedary study area
- ☐ Locality

BRIGHTON

RURAL EAST

Industrial

- The largest industry in the ABS SA2 best aligned with the Brighton Industrial Estate is Transport, Postal and Warehousing (39.6%) followed by construction (11.9%), wholesale trade (10.3%) and manufacturing (1.8%). Between 2011 and 2016, an additional 149 jobs were added to the transport, postal and warehousing industry in Brighton – indicating substantial economic growth in this area.,

- However, for persons resident in Brighton, health care and social assistance is the largest industry (14%) followed by retail trade (13.4%) and construction (10.5%). This is commensurate with Brighton's employment self-sufficiency of 42.2%. However, only 34.5% in manufacturing, and 29.6% in Transport, Postal and Warehousing industries' workers live in the LGA.

- Only 17.8% of Brighton's resident workers were employed locally in 2016.

- The disparity between dominant industries in Brighton and industries worked by Brighton residents indicates a need to attract and keep local workers within the Brighton LGA.

- Spatially the Brighton Industrial Estate is well connected at the mid way point between Bridgewater and Brighton. Note that parts of this catchment are transitioning to urban areas under the Hobart urban growth boundary – although their needs will be considered as part of the Bridgewater catchment in this analysis.

- Planning and provision of adequate social infrastructure will play a key role in facilitating placemaking and driving the strategic goals set out in the Brighton Industrial Estate Brand and Place Strategy 2020, transforming it from an underutilised asset to a valuable employment land to support the local economy and community.

INDUSTRIAL

GAGEBROOK AND HERDSMANS COVE
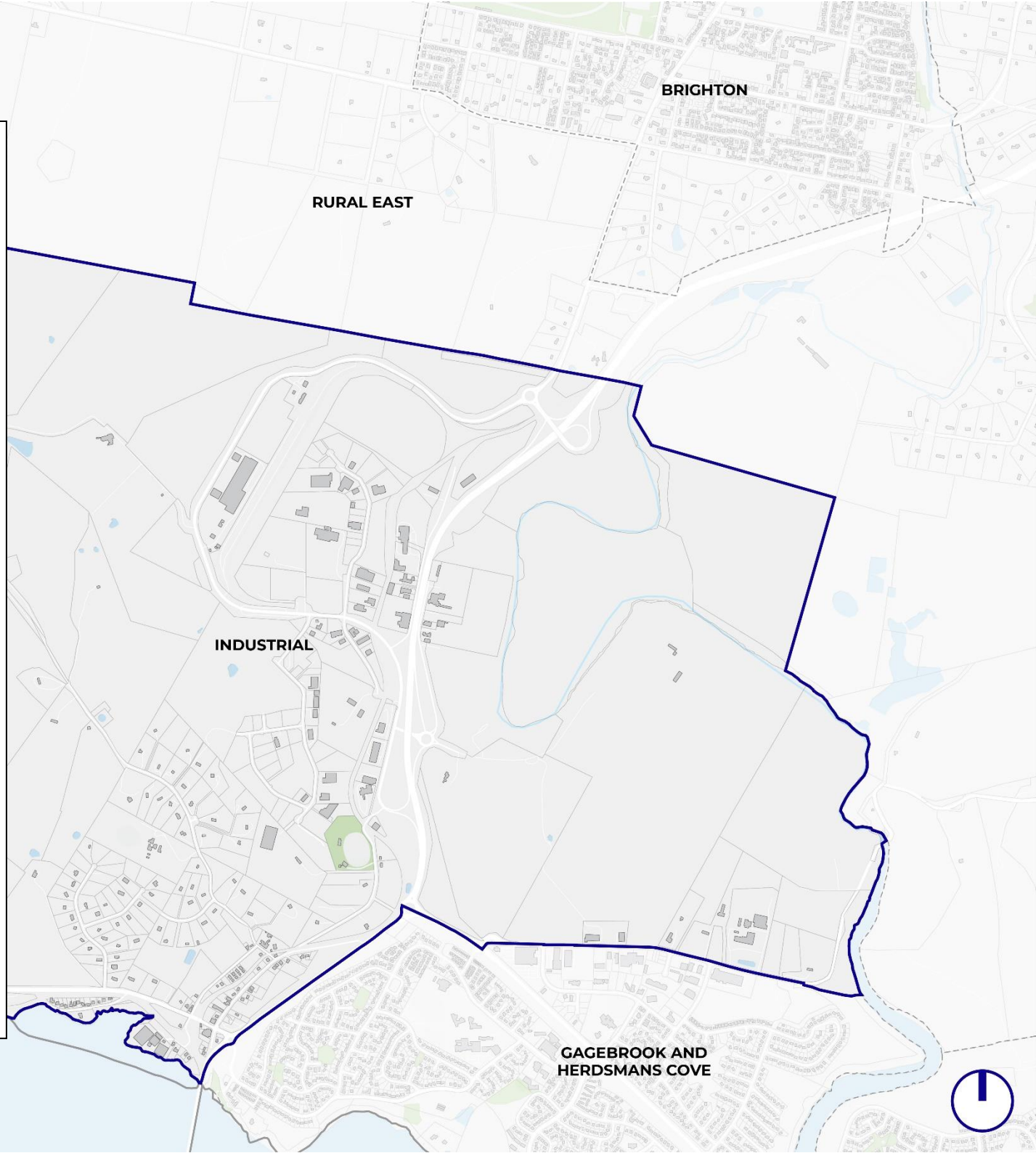
LEGEND

- Industrial study area
- Locality
- Building footprint

5.4 Planning for growth

Summary

- Neighbourhoods organised around an accessible town centre within a five minute walk from their home should be prioritised in planning for new release areas.

- Development of work hubs: small business incubators for residents to work remotely in a shared space in the local centre, designed for networking, knowledge sharing and collaboration. Opportunities include partnering with educational providers or private operators to manage incubators

- Explore opportunities for income generating activities: The design of new facilities should create an opportunities for commercial and social ventures alongside the community facility, such as e.g. cafes and gallery space

- Program facilities to maximise participation, inclusion and occupancy rates; especially at night.

- Collaborative, partnership-based approach leveraging private sector, non-for-profit and state government cooperation. Ensure consistency and clarity to give clear signalling to the private sector.

- Planning agreements and developer contributions are a key mechanism for delivery.

5.4.1 Identified growth areas

Plans for the release of identified greenfield growth areas in Brighton have been identified in regional land use strategies. The STRLUS provides guidance as to where this growth is to be directed. The Strategy identifies that the overall approach for the municipality is to encourage the majority of residential growth in infill locations and identified Greenfield Development Precincts. The Settlement Framework within the STRLUS classifies the urban areas of Brighton as:

- Bridgewater, Gagebrook, Herdsmans Cove and Old Beach = Suburbs of Greater Hobart with two Greenfield Development Precincts in Bridgewater North and Gagebook/Old Beach.

- Brighton township = Major Satellite of Greater Hobart.

- Pontville = Other Small Settlement with a Very Low Growth Strategy and a Consolidation Growth Scenario.

The Brighton structure Plan notes that the greenfield supply in the West region is currently almost wholly located in an isolated part of Bridgewater West which may not be the most feasible location for this development. The Plan identifies that additionally land is required around the Brighton Township to accommodate this future growth.

Figure 31 identifies Brighton's Urban Growth Boundaries and Greenfield Development Precincts as set out in the STRLUS.
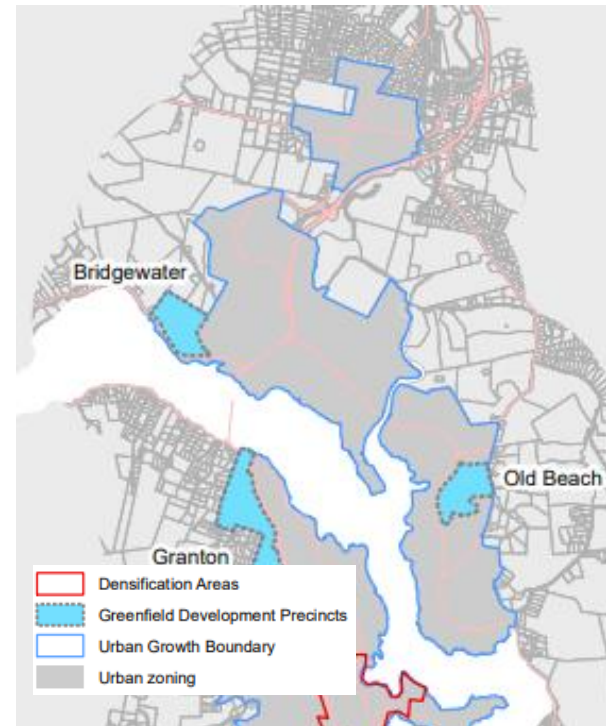

Figure 31 Extract of Attachment 1 – Map 10 Residential Strategy for Greater Hobart – Residential Development Areas
Source: Southern Tasmanian Regional Land Use Strategy 2010-2035

5.4.2 How growth will influence demand

Population growth in greenfield areas places additional pressure on existing facilities, and necessitates the planning of new facilities within walkable catchments of new residential areas. Additionally, demographic changes and influx associated with greenfield development precincts places pressure on existing social infrastructure, and can be cause of community disconnect.

Greenfield development precincts in Old Beach and Bridgewater will place additional pressure on existing social infrastructure in these localities. Factoring in this increased demand will be critical to ensuring that the existing social infrastructure network is capable of withstanding additional pressure.

5.4.3 Planning for social infrastructure in greenfield area

 "The long-term success or otherwise of [new outer suburbs] is to a large extent dependent on work undertaken early in the development cycle. This involves local and state governments working together with private developers to Plan, fund and deliver the infrastructure necessary to support significant new populations".[33]

Planning for social infrastructure in new release areas faces its own set of challenges. Delivering social infrastructure in a timely manner can, when successful, facilitate community cohesion from the outset of the new community.

Key issues include:

- **Rapid population growth:** New release areas are confronted with significant rates of population growth, challenging existing social infrastructure and increasing the need for new infrastructure. These communities are also often more diverse, presenting challenges with catering infrastructure for multicultural communities. Managing growth, and meeting demand as it arises in urban release areas, is key to success.

- **While the need for infrastructure in new and developing communities is urgent, some types of infrastructure arrive long after they are required.** Outer suburbs and new growth areas may offer the most affordable homes to purchase, but they do not necessarily provide affordable living because they are less connected to neighbouring areas and associated opportunities. In addition, access to a range of social infrastructure is limited, particularly in the newest suburbs. A lack of social infrastructure can limit engagement with sport, recreation, social inclusion, and cultural expression.

- **Cost of new infrastructure in greenfield suburbs:** Developer contributions in new growth areas leaves a large gap in funding, and neither level of government recovers the full cost of infrastructure provision from the private sector. This gap in funding can be a barrier to the timely provision of new infrastructure

- **Libraries and community centres have large upfront capital costs:** new libraries can cost from $20 million to $30 million and new ARCs between $40 million and $70 million.21 The case studies provided in this report highlight that 21st century libraries and ARCs are regional scale social infrastructure investments that provide for much more than places to borrow books or go for a swim. These multi-purpose facilities are designed to service large catchments and provide a wide range of services, seven days a week, for all ages and abilities.

- **Integration of new and existing communities:** challenges arise when new and existing communities clash. Social infrastructure that draws on both of these communities in an equal and egalitarian manner can help to alleviate this challenge.

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[33] Andrew Wear (2016) Planning, Funding and Delivering Social Infrastructure in Australia's Outer Suburban Growth Areas, Urban Policy and Research, 34:3, 284-297, DOI: 10.1080/08111146.2015.1099523

5.4.4 Timely delivery of social infrastructure in greenfield areas

Social infrastructure is integral to local sustainable development and its timely delivery is critical to facilitate successful growth of newly developed or redeveloped urban areas. However, for greenfield growth areas in Australia, planning, scheduling and delivery of social infrastructure is a persisting policy challenge, undermining the potential of growth areas.[34]

Lags and deficits in infrastructure in these growth areas impact new communities and new housing supply programs. Australian Housing and Urban Research Institute found that a notable emerging pattern in social infrastructure delivery is that "walking and transit access to social infrastructures in the growth areas invariably lags behind the regional average in all three cities," suggesting lack of social infrastructure provision within these areas and insufficient transit services to connect residents to social infrastructure.[35]

To support the development of greenfield areas and its communities, strategic coordination is essential to timely delivery of local social infrastructure and to address potential issues such as fragmentation of delivery agencies or overcommercialisation of delivery.

New technologies including big data and spatial analysis offer opportunities to improve planning and delivery of sufficient and highly accessible social infrastructure in greenfield areas.[36] Preferences of the community, changing population needs, health trends and current access are contributing factors to successful delivery of local social infrastructure.

Some of the key trends in social infrastructure provision identified in the Brighton local government area include co-location and multi-use facilities, cultural and creative spaces, health and wellbeing services, with residents expressing preference for large multipurpose facilities for diverse community gatherings which solidify community ties.[37]

5.4.5 Existing and potential frameworks for developer contributions and voluntary agreements

Tasmania's Land Use Planning and Approvals Act 1993 sets out the current developer contributions framework. Developer charges are levied on a per lot basis and can fund infrastructure for the benefit of the community. It includes:[38]

- Works internal: internal infrastructure built at the developer's cost and then gifted to the authority, and
- Works external: where a development requires stand-alone assets (e.g. a pump station) to be installed at the developer's cost

Tasmania's existing developer contributions are noted to be Australia's lowest, at around $5,000 per lot.[39]

Councils in Tasmania have significant scope to set individual policies for contributions through permit conditions under section 51 and sections 116-117 of the Act.

Brighton Council's 'Policy No. 1.7' outlines its Key infrastructure Investment and Defined Infrastructure Charges Policy. It provides for:[40]

- Imposes a charge on the creation of new lots (subdivision) or the intensification of land that benefits from infrastructure investments.
- Applies to designated areas
- Strategic infrastructure investments may include water, sewerage, road and other transport, public open space infrastructure, stormwater drainage, or car parking.
- Council acts as an intermediary for investment in infrastructure costs.

[34] Delivering social and community infrastructure in Australia's growing cities (AHURI, 2021)

[35] Delivering social and community infrastructure in Australia's growing cities (AHURI, 2021, p.3)

[36] Delivering social and community infrastructure in Australia's growing cities (AHURI, 2021)

[38] Developer Contributions: How should we pay for new local infrastructure (National Housing Finance and Investment Corporation, August 2021).

[39] Taxes and charges on new housing, Report prepared for the Residential Development Council (Acil Allen Consulting 2018).

[40] The Central Hobart Precincts Plan – Development Contributions for Shared Infrastructure (City of Hobart, October 2021).

- The calculation of each Charge is to be based on the recovery of the total amount of Council's investment as a proportion to the number of additional tenements that can be serviced by that piece of infrastructure (where applicable).
- Charges for infrastructure contributions are imposed as a condition on a permit.

It is noted that this policy lacks the ability to levy for community and cultural infrastructure in greenfield areas. Consider updating to include community and cultural infrastructure as a leviable item.

Additionally, Part 5 Agreements are legal agreements between the planning authority and landowner that have significant scope in social infrastructure provision.

Part 5 Agreements may be enforced through the Supreme Court of Tasmania, unlike other planning matters which are through the Resource Management and Planning Appeal Tribunal. It is noted that a planning application cannot be refused based on a Part 5 Agreement that applies to the land, and an applicant may apply to have the Agreement removed. [41] This limits their effectiveness to impose obligations to provide social infrastructure in subdivision areas.

The agreements that can be established include bonds and guarantees, conditions that require the owner to deposit a sum of money with the planning authority (Section 73), and payments and contributions for infrastructure (Section 73A).

Infrastructure is defined under section 70 as including "services, facilities, works and other uses and developments which provide the basis for meeting economic, social and environmental needs".

Planning agreements of the kind outlined in part 5 are key mechanisms for the provision of social infrastructure through partnership with private landholders and developers in new release areas. They are powerful mechanisms for the delivery of new infrastructure through the private sector.

Capitalising on these agreements through consistent internal policy and proactive approaches to new subdivisions as they come online will be important in ensuring new communities have adequate social infrastructure provision – and can be leveraged to provide infrastructure recommended in this Plan.

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[41] The Central Hobart Precincts Plan – Development Contributions for Shared Infrastructure (City of Hobart, October 2021).

5.5 Delivery models and best practice

5.5.1 From standalone facilities to multipurpose hubs

Stand-alone facilities for the exclusive use of specific community or socio-demographic groups are not financially viable, nor do they deliver net social benefits. A shift towards more integrated, co-located or clustered service delivery models are needed. Single service delivery models are inefficient and consume significant amounts of land. As well as providing best value for money, shared community facilities provide positive social outcomes by providing opportunities for collaborative approaches to service delivery and "one stop shop" for service users.

Co-location usually involves bringing community services together in a single location. It is a response to the fragmentation and lack of integration of related services. It is intended to enhance both coordination among services and convenience for clients who can access multiple services from a single point. Co-location can also relate to the relationship between community facilities and other compatible uses such as open space.

Leading practice favours the clustering of community facilities in centres to enhance accessibility and connectivity with related uses. Well used community facilities tend to be located in places that are readily accessible by public transport and where people already congregate, such as shopping centres and schools.

5.5.2 Case study – innovative youth centre, integrated indoor and outdoor space

Waterloo Youth Centre, Sydney is an example of a refurbished inner city toilet block that has been transformed into a high-quality contemporary workspace and counselling facility for Weave, a not-for-profit organisation dedicated to supporting disadvantaged young people in the inner-city. The facility is located next to Waterloo Oval and a skate park which offers an ideal situation for providing services that need to appeal and reach out to the local youth community.

The project was commissioned by the City of Sydney Council and completed in 2012. It now delivers vital community services, achieving exceptional social and economic value. The key uses and features of the facility include:

- Offices for Weave's 14 staff
- Located next to a skate park and within a public parkland area
- Central courtyard to provide natural light and ventilation
- The design adapts the existing building and encloses it in an interlocking steel structure that can be dismantled and relocated.

The estimated cost of the project is $1800/m2 excluding land costs, professional fees and development approvals. The Gross Floor Area is 240m2 on a 450m2 site. The procurement process followed an open expressions of interest after which applicants were invited to enter a design competition. The architect was Collins And Turner.

Source: Green roofs Australasia

5.5.3 The role of Council

The *Australian Infrastructure Audit 2019* identified a series of challenges currently facing local councils, and other levels of government, in delivering adequate social infrastructure that meets the changing needs of communities. Central to these challenges is the rapid population growth and increasing density of Australian cities, which is causing competition for space. Historically, the limited availability of land in established urban areas, meant that residential development too often occurred without sufficient consideration of community access to social infrastructure – particularly green space, which is expensive to acquire and maintain.[42]

The cost of delivering required social infrastructure is an ongoing challenge for councils across Australia, especially within the context of limited resources coupled with increasing community demands and expectations. A further challenge for councils in obtaining funding is that the social and economic benefits of social infrastructure are often undervalued or poorly quantified in routine business cases for new or refurbished social infrastructure assets.[43] Clearly, this can be rectified by presenting stronger cost-benefit analyses to decision makers, including opportunity costs.

The *Australian Infrastructure Audit 2019* highlighted broader governance challenges in social infrastructure provision due to a lack of coordination both across levels of government and between different social infrastructure sectors. This can lead to disjointed social policies, and varying levels of quality in social infrastructure, with potentially poor outcomes for communities. Clearly, there is an opportunity for councils to better align social infrastructure sectors, and leverage the interrelationships between sectors to achieve better outcomes.[44] For example, councils can enhance the value and utility of open space and recreation infrastructure by integrating arts and cultural infrastructure.[45] They can also integrate the development and delivery of social infrastructure as part of broader social, economic and environmental planning, including through close engagement with local retail, business and employment sectors.

Brighton Council outlines four key roles constituting its 'sphere of influence' in the 2050 vision. These are the things that Brighton Council has the power to shape and influence. The following table provides a summary of these four categories, which will form the basis of the delivery strategy at the end of this document.

Table 10 The Roles of Brighton Council

Council role	Definition	Example activities
Provider	The services and facilities Council is directly responsible for delivering to community.	Waste management, parks and open space, recreation facilities, infrastructure, transport (roads), active transport.
Regulator	The processes and rules Council administers to ensure compliance to legislation, regulations and bylaws that keep the community safe and liveable.	Regulation and approval, animal management, planning and zoning, building and plumbing permits and environmental health.
Facilitator	Council encouraging or making easy action or engagement.	Encouraging investment and employment in the area, access and inclusion, community participation, climate action (including sustainable energy use and renewables), arts and culture, collaborations, relationships, and partnerships.
Advocate	Council promoting or recommending actions to others on behalf of the Municipality.	Political representation, affordable housing, education opportunities and outcomes, transport (roads, walking, cycling), health and wellbeing services, lobbying on behalf of community on State and Federal matters.

[42] Infrastructure Australia, 2019.

[43] Infrastructure Australia, 2019.

[44] Ibid.

[45] Ibid.

5.5.4 Delivery models for consideration – funding, collaboration and partnerships

Delivering social infrastructure aligned with provision benchmarks inevitably hits financial feasibility challenges and other constraints, such as site availability for larger infrastructure types. In a growth area context, it is necessary to explore a range of innovative models for delivery, including public private partnerships and cross-government/ cross sector collaboration on investment.

The following section provides an overview of potential future models of social infrastructure delivery and operation, with a particular focus on resource efficiency.

Funding through planning and policy levers

Planning agreements, which are facilitated by Local Councils in partnership with the private sector and development partners are one of the primary mechanisms recommended for future infrastructure delivery in growth areas. This provides the opportunity for government to choose between physical delivery or cash in lieu contributions which could fund the expansion or upgrading of existing infrastructure, for example.

The key with infrastructure delivered through planning agreements is to avoid the proliferation of infrastructure delivered in a piecemeal way, which sets up operational challenges for the funding. Gathering funding (through development contributions/ cash in lieu) for larger, adaptable and more flexible integrated multipurpose spaces that can be used for different purposes over time is the preferred contemporary approach. For developers working with larger landholdings, delivery of larger facilities as part of the neighbourhood planning would be suitable.

Fostering collaboration and partnerships for delivery

Local and state government, developer and non-profit sector conversations and collaborations can help to interrogate innovative avenues and opportunities to deliver new social infrastructure in concert with urban renewal and public transport improvements.

Shared use models, partnerships with community service providers and the private sector, and state government cross-agency delivery models will be valuable to explore in the context of Brighton. The potential shared use of the Brighton High School is one example.

Other arrangements, for example with health and creative agencies, may help fund and deliver infrastructure in the precinct that would be funded or operated by state government or community-based organisations.

The delivery of creative and cultural focused spaces warrants consideration for integrated multipurpose facilities that may be expanded or newly delivered in future. Incorporating state-delivered creative and cultural spaces within integrated facilities can help leverage state funding, for example

5.5.5 Operational and management models for resource efficiency

Along with delivery models, operational and management models must be considered with regard to long term infrastructure funding. Local government, for example, cannot necessarily finance the operation of all social infrastructure provided, so alternative models warrant consideration.

Operational and management models that may be explored include:

- **State or local government managed** – government delivers and manages the activities or programs within the facility – the 'traditional' model of local government social infrastructure provision, whereby all operating costs are borne by government agencies, whether they own or lease the facility.

- **Long term community lease** – provides exclusive use of the facility to a community-based organisation (which may be a not-for-profit or for-profit social enterprise) – at no or low cost.

- **Fixed term licence agreements** – selected community-based organisations hold a licence to occupy spaces for a fixed fee and period (usually 5-10 years) during designated hours. This enables the use of some of the facility by other groups outside the licence hours.

- **Hire of bookable spaces/ venues**, managed by state or local government or private property owners:

    - Regular hirers: Community organisations, groups or individuals that hire a facility at a set time and day, usually each week.
    - Casual hirers: People who hire venues for one-off functions (less than 12 occasions in a calendar year). Venue hire fees are calculated on a sliding scale depending on the type of organisation or individual seeking to hire a facility. For example, not-for-profit organisations and local community groups are charged lower fees than corporate or private organisations. Governments may adopt the following fee structure (in order from lowest fees to highest fees): community groups and not-for-profit organisations; community arts and recreation (open to the public); private use (not open to the public).

For venues provided by the private sector (for example as ground floor stratum in a commercial or residential building) the designated use of the venue by community members is protected through specifications, which may include caveats on land titles and other legal mechanisms to protect that primary use.

Part 6 –

The Social Infrastructure Plan

6.1 Guiding principles and vision statement

This vision connects with Council's 2050 vision. It also recognises the critical role of high quality, flexible and well-located social infrastructure in achieving this goal.

A thriving network of social infrastructure that connects Brighton's residents with nature and with each other. Our shared spaces will be safe, sustainable and comfortable with services and facilities for all – from the young to the elderly. We are proud of our spaces, representing who we are and providing a destination for connecting, learning, and creating.

A suite of principles was developed based on best practice social infrastructure planning, to guide future planning. These will form the basis of further discussion with Council and the community.

Inspiring places and spaces that sustain community wellbeing

Social infrastructure is designed and delivered in a way that creates high quality spaces for communities to connect, create, learn and socialise. Spaces and places designed with communities in mind supports them to flourish.

Accessible and connected network

Social infrastructure is conceived of as a network of interconnected facilities – and each facility plays a role within the whole system. All people in the community have equitable access to local community facilities, services, programs, spaces and amenities in convenient locations.

Facilities easily accessible by public transport, close to town centres, retail shops and businesses, and connected effectively with active transport, can become focal points for local communities, enhancing community identity and improving community cohesion and connection.

Shaped by community participation

Community engagement is key to planning and developing social infrastructure that reflects community needs and aspirations, including new ways of living, working and recreating. This includes actively engaging with communities to understand changing patterns of use and delivering appropriate infrastructure for the future.

Welcoming and grounded in community character and identity

The Brighton community is diverse, with a wide range of age groups, income levels, household types and lifestyles.

Brighton's community facilities and open spaces reflect local character and community identities and values, providing welcoming environments for people to come together.

Socially, environmentally and economically sustainable

Social infrastructure provision in Brighton LGA is recognised and prioritised to sustain social wellbeing, economic growth and diversity, and the environmental health of Brighton as it grows. Innovative models of infrastructure delivery to support financial sustainability over the long term. New infrastructure projects make use of environmentally sustainable designs, materials and technologies, and are delivered in locations that promote walking, cycling and public transport use.

Improving community integration and equity outcomes

Strategic planning and delivery of social infrastructure serves as a social binder – bringing together diverse communities and strengthening social cohesion. It enhances equity outcomes by improving access to and the quality of social infrastructure in the community.

Creating an active and healthy urban environment

Providing the spaces, places and connections that enable residents to be active, connect with nature, connect with each other and participate in sport, recreation and community life, is the single most important investment for a city. This infrastructure forms the foundation for urban health and contributes to the social, physical and economic well-being of Brighton's communities.

Adaptable and multipurpose places and spaces

Community and recreation facilities, sportsgrounds, parks and other social infrastructure types are flexible in their form, function, programming and management, so they can respond to changing community needs and social trends.

Innovative and creative delivery of social infrastructure

Facilities and spaces are multipurpose (where appropriate) and co-located with other social infrastructure and services, and are responsive and adaptable to community needs. Creative solutions that are cost-effective are employed in the provision of social infrastructure, maximising existing facilities and creating beneficial partnerships to assist in the delivery.

6.2 The Plan

This Plan is intended to guide Council in its decision-making on investing in identified priorities. This is to ensure the supply of community facilities in Brighton continues to meet community needs and aspirations and sustain community wellbeing over the next decade and beyond. The following chapters outline the strategic priorities and opportunities for community facilities in Brighton, informed by the analysis undertaken in this document.

There are multiple components of this Plan that should be used to guide Council's decision making into the future:

- **Vision and Principles** (see **Section 6.1** above). These higher-level statements will guide the development of strategies and priority actions. Based on Brighton's 2050 vision, and best practice social infrastructure planning – these principles will assist in guiding recommendations for Council's delivery and ensure social sustainability is prioritised.

- **Summary challenges and opportunities**: these identified areas are based on the needs analysis and background research constituting the bulk of this strategy. They aim to summarise the key issues and opportunities arising from the quantitative and qualitative analysis in this needs analysis, as well as what we heard from the community through engagement activities.

- **Strategies:** Identifies broad opportunities across Council to guide improvements to the social infrastructure network and support residents' health and wellbeing. These are based on strategic guidance and is intended to inform future delivery. The strategies directly respond to the vision and principles, and challenges and opportunities.

- **Priority Actions:** Identifies specific priorities arising from these strategies for Council to directly and specifically address and implement the vision and opportunities arising. These priority actions are structured based on whole-of-Council 'big moves', and targeted to each Planning Area.

- **Delivery and funding advice:** specific advice for Council to prioritise actions and assist in the actual delivery of these priority actions
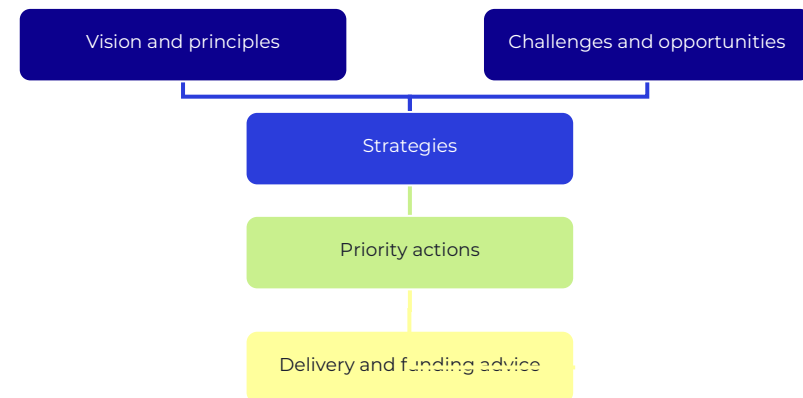

Figure 32 The Structure of this Plan

6.2.1 Summary challenges and opportunities for Brighton

Brighton's challenges can also be its best opportunities. Some of the challenges outlined above have been identified to guide targeted responses to community need.

- **Young populations and a lack of youth space.** With 33% of Brighton residents aged under 25 by 2042, a young population will place pressure on services that young people access. Particularly, the 0-4 year olds and 18-24 year olds. Benchmarking analysis has shown a gap of three youth friendly spaces and 260 childcare places by 2042.

  This finding suggests that consolidating existing offerings for young people, but planning for a growth in community services for those who have left school and are looking for work or training opportunities, will be critical. Similarly, planning for additional childcare provision and opportunities for young parents will be key.

- **Areas of social disadvantage in the LGA.** Brighton has, in areas, significantly higher levels of socio-economic disadvantage. In this context, social infrastructure will play a vital role in supporting social sustainability and connecting people with services, groups and activities that enable interaction and participation in daily life and foster social connectedness and social capital building.

  Promoting accessible and affordable space for new social/community groups to utilise is a key requirement for equitable access to social infrastructure in disadvantaged communities.

- **Lack of social cohesion between neighbourhoods.** This issue is driven by both physical disconnect and demographic disparities. Creating third places with equally accessible access between communities can act as a social connector.

- **Low activation and vibrancy with limited people centred places.** It was noted in engagement that many Brighton residents accessed Glenorchy or Hobart for services and facilities. Bringing higher local engagement and economic activity into Brighton will be important for social connection and cohesion.

- **Rapid population growth and planning for new communities.** Population growth drives demand on existing facilities, and necessitates fast-paced delivery of new ones. Without appropriate planning and strategic work from the outset, Councils are often on the 'back foot' in ensuring that social infrastructure is delivered in a timely manner and capitalising on developer-delivered facilities.

- **Improving existing assets.** The majority of respondents in engagement activities noted that existing facilities required upgrading. Particularly, low utilisation, poor activation, and the lack of connectivity with town centres was noted to limit the quality and utility of existing facilities.

- **Deficit in creative infrastructure and local cultural spaces.** Through both quantitative and qualitative analysis, deficits in district level community arts centres and performing arts facilities, and local places to create culture, have been identified. The role of creative infrastructure in generating increased social cohesion and wellbeing improvements for young people in particular, makes addressing this gap a priority.

- **Significant undersupply of GPs living and working in the LGA.** With a deficit of 15 GPs servicing the Brighton LGA by 2042 – residents have noted lower accessibility to health services because of this deficit. Given the notably high health and wellbeing needs of the Brighton community, with lower health outcomes than the average Tasmanian, ensuring adequate access to local health services will be key.

6.2.2 Strategies

Deliver social infrastructure that celebrates, connects and supports Brighton's community character and identity

"Our community is proud: we embrace who we are now, while celebrating our ancient past". Community facilities play an important role in enabling proud communities. People of all ages, abilities, incomes, cultures, languages, religions, lifestyles and experiences live in Brighton, and the diversity of the community is an asset that enriches and strengthens the vibrancy of the community. Community facilities and other social infrastructure plays an important role in strengthening social connections between people of diverse people, and to foster a thriving, dynamic and welcoming community.

Community facilities provide spaces for local programs and services, cultural and community groups – as well as informal meeting spaces and events that enable residents to build community and place-based connections. Cultural and creative facilities also offer an opportunity to showcase and celebrate the diversity of the Brighton community.

Community facilities in Brighton will need to continue to be inclusive of all people to encourage the social and civic participation of all residents. Facilities have a role in building connections across neighbourhoods and intergenerational understanding and trust, as well as individual and community wellbeing.

Brighton is known for rural character, as well as its creative output. There are opportunities for community facilities to support this distinct local identity (e.g. via providing space for events, showcasing the work of local artists and makers) while simultaneously realising new opportunities for employment and enterprise. Co-working spaces or local market squares can be programmed to establish spaces for emerging enterprises from the local community.

Create a social infrastructure network that adapts to community needs now and over time

New infrastructure projects should be prioritised that best meets the highest levels of need identified in the community. The spaces should be targeted to maximise addressing identified gaps in provision, while being fiscally and socially sustainable over the long term.

These spaces should be sustainable, adaptable, and open to all. Delivery priorities should be identified based on best practice social infrastructure planning, of which this Plan is one aspect.

Council should develop processes for monitoring existing social infrastructure networks against social sustainability outcomes. Key metrics should be tracked over time to ensure that social infrastructure is performing, and make changes proactively where needed.

Leverage all opportunities through strategic partnership and collaboration

Adapting to changing community needs also means proactively planning for the delivery of infrastructure in growth areas, as these come online. Council should undertake internal strategy and policy development to proactively manage growth and identify opportunities for strategic partnership with landholders and developers. Including community and faith-based organisations in the planning process for new town centres will help to prioritise local community needs and ensure a presence of community service providers in these new communities.

Strategic opportunities to partner and collaborate with state agencies, community service providers, and local community groups will be important to maximise opportunities to provide social infrastructure and ensure existing networks are well utilised and of a high quality.

Identify interim, cost-effective solutions to meet community needs

Councils across Tasmania have limited resources required to meet social infrastructure needs for rapidly growing populations.

Therefore, there is a need to identify short-term and interim solutions to meet community needs as Council works towards this long-term vision for community facility provision. Potential interim solutions that Council could explore include:

- Exploring joint use agreement with local schools to utilise facilities (eg. assembly halls, creative and cultural facilities, and meeting rooms) outside of school hours);
- Identify potential vacant retail spaces within local town centres that could potentially be activated by Council through new enterprise space and subsidised creative and cultural leases
- Identify opportunities for pop-up and informal activities to activate public spaces with community uses, e.g. markets, family fun days and outdoor community lounge

Creating destinations for connecting, learning, socialising and creating

Community and cultural facilities, and open space and recreation, should be designed as destinations – not just services. Embedding destination approaches into the design of new facilities, and identifying opportunities in renewal of existing infrastructure, will create lingering places for connecting, learning, socialising, and creating.

Specifically, Council should invest in spaces for the community to meet that are informal and casual. These spaces can be partnered with learning and work hubs, or creative uses such as workshops, gallery space, or performance venues. Co-locating different types of destination space can encourage the community to linger and interact, driving social cohesion and connection across the diverse people of Brighton.

Renewing Brighton's social infrastructure network to efficiently support population growth

Renewal of the existing social infrastructure network will need to focus on efficient, cost-effective responses to growing community need. For example, there may be opportunities to refurbish older, existing facilities that have a single user group, to make them accessible to a broader range of users.

To facilitate renewal of facilities and spaces in the context of population growth and limited funding, Brighton Council can seek to explore shared use models, partnerships with community service providers and the private sector, and models that take account of new development to deliver new social infrastructure.

Upgrades should include cultural and creative spaces, e.g. workshop space, studio space, or rehearsal rooms. Additionally, gallery space will be important to meet community creative infrastructure needs.

Undertaking an asset upgrade strategy will help guide this process. Incorporate significant opportunities for codesign and input by the community to ensure that renewal meets local community needs.

Regional collaboration will also be integral to meeting community needs for social infrastructure, particularly for major facilities meeting more regional needs. Working with neighbouring Councils, community service providers, and state agencies can leverage shared opportunities for regional infrastructure such as cultural facilities and event spaces and regional health infrastructure.

Enhance the utilisation of existing facilities

Enhancing the utilisation of existing facilities relies on activity and accessibility. Social infrastructure needs to be activated to encourage utilisation and embed the facility into the community network. Additionally, accessibility for residents to community facilities is important to create a network of interconnected facilities.

Deliver affordable space for community services providers

As the community in Brighton grows, and commercial rents increase across Brighton in association with new development, renewal and revitalisation of local centres, there is a risk that existing community services could be displaced from the LGA. As Brighton Council is a community with a relatively high proportion of community members experiencing disadvantage, there is an emerging need for affordable floorspace for community services currently operating in the area.

Low cost, leasable office space for not-for-profits can support community service providers to continue to provide services within Brighton. Council can also explore opportunities to temporarily lease underutilised spaces to community service providers as they become established in the LGA.

Engagement activities to inform this Plan also noted a lack of affordable spaces for community groups to gather. Council should explore opportunities to improve affordability for these groups accessing existing community centres and other facilities.

Create a network of youth friendly spaces

Creating services for all for a truly intergenerational network will necessitate particular attention to youth focused spaces. Spaces that are designed for young people can create a sense of ownership, allowing for increased social and wellbeing outcomes, and creating a touchpoint for community service providers to engage with the community.

Incorporating youth friendly spaces into the design of open space in greenfield areas will be particularly important in ensuring adequate provision across the LGA.

6.2.3 Priority Actions

Whole of Council – Big Moves

No.	Action
01	**Asset upgrade strategy** An asset upgrade strategy should be formed out of this Plan that seeks to maximise investment into priority facilities. This asset upgrade should encompass open space and recreation, as well as community and cultural facilities. Specific priorities for open space renewal have been identified below. Renewal of community needs should be undertaken in conformity with the principle of co-location (outlined in **Section 5.5**). Leading practice favours the clustering of community facilities in centres to enhance accessibility and connectivity with related uses. Well used community facilities tend to be located in places that are readily accessible by public transport and where people already congregate, such as shopping centres and schools. It is noted that Council's current approach seems to favour this multipurpose integrated hub model of co-location. Underutilised facilities have been leased out to single-user groups, and are not available for general community use (this is particularly noted in Brighton and Pontville, with the Old Council Chambers and other assets subject to long term leases by community organisations and commercial uses. Therefore, the following asset upgrade priorities focus on facilities with the highest potential to accommodate future growth – based on their role as accessible facilities that service significant populations. Priority facilities are: • Old Beach Community Centre (and surrounding precinct) • Brighton Municipal Memorial Hall Specific design and functional considerations are outlined in the specific recommendations below.
02	**Long term evaluation and monitoring strategy for social infrastructure in Brighton** Undertake monitoring and evaluation of social infrastructure in Brighton at 6-12-month periods to track changes in access and user base over time. Evaluation should focus on data collection techniques through targeted engagement, allowing for adaptation to meet changing community needs. This monitoring and evaluation should focus on gauging the capacity of existing facilities to meet current community demand and expectations, and identify opportunities to enhance capacity as needs arise. This evaluation strategy should focus on key Council infrastructure, such as community centres, open space and recreation – and be integrated into booking systems where possible to enable cost-effective data generation.
03	**Deliver a new social infrastructure node** The fragmentation of the community between Old Beach and Gagebrook and Herdsmans Cove was noted throughout engagement activities. This fragmentation is both social, including discrepancies in demographic and social identities, and physical, including a lack of accessibility and identifiable town centre. Social infrastructure nodes, meaning a concentration of services and facilities such as community centres, childcare, commercial services, community service providers, etc. can act as a community binder – creating spaces where diverse peoples can interact, socialise, and bridge social gaps. It is recommended that a new social infrastructure node is created as a local town centre in new release areas between Old Beach and Gagebrook and Herdsmans Cove. Co-location near Council chambers has the potential to create a significant civic core. This node should include a new local multipurpose community centre – incorporating community space, and cultural uses including makers space and rehearsal rooms. Commercial activation and

delivery of health and early learning services should also be considered.

Consider partnership with developers through planning agreements for joint delivery, and funding opportunities through collaboration with community service providers and State agencies.

Timing should align with development in the area, with a target of 2032-2037 for delivery. Consider a staged approach to delivery, with the priority at this stage being identification and acquisition of land and designation during master planning processes with developer and landholder partners.

04

Deliver a dedicated youth centre
Create a semi-permanent youth centre co-located with open space. Explore opportunities to utilise materials such as shipping containers for indoor spaces, including gaming lounges and opportunities for Youth service providers to co-locate. This semi-permanent model allows for the trialling of these spaces, and is a cost effective solution to delivering indoor space for youth services.

Consider a co-designing process with young people in Brighton to create a space that celebrates their identity and is truly delivered for them, by them. Location should be considered at this stage.

The facility should be staffed in partnership with community service providers, and delivered in co-location with open space. Consider opportunity to deliver in Gagebrook and Herdsmans Cove, pending alternative locations identified during co-design.

Recommended delivery timeframe between 2022-2027 to meet current community demand. Success of this model may lead to replacement with a permanent structure, and/or replication elsewhere in Brighton.

05

Community activation grants
Brighton has a range of geographical and locational features which are iconic within the Hobart context. Next to the river, Brighton is home to high amenity public parks and reserves, significant agrarian regions, and state heritage features.

The provision of a small-scale community activation grant(s) could assist in incentivising new ideas to enliven and activate existing community facilities. This could be run concurrently with Council's existing community grants program. A community facilities activation grant could also strengthen relationships between Council and other local community organisations and residents.

Requirements of the grant could:
- Prioritise activation ideas for specific facilities at specific times;
- Require applicants to commit to venue usage for a certain duration;
- Be open to community members in adjoining LGAs;
- Incentivise longer term tenants or future hirers to be 'custodians' of the space; and
- Be supported by a coordinated market
- ing and promotional campaign.

06

Increase opportunities for the community to participate in cultural and creative activities
Communities increasingly value cultural and creative spaces, including spaces for local artists and makers to exhibit their work, especially makerspaces, and spaces for creative community activities. There are limited presentation facilities in Brighton, and creative and cultural spaces have not been incorporated into libraries and community facilities (with the exception of adaptable use of the Brighton Civic Centre as a performance facility and Bridgewater Library having an exhibition space).

There is a clear need for increased provision of cultural and creative spaces to meet community needs in Brighton Council.

To increase opportunities for Brighton residents to participate in arts, creative and cultural activities, Council could consider opportunities to include creative and cultural spaces in the functional briefs for the redevelopment of local community facilities (eg. Old Beach and Brighton Hall). In addition, there are several government education facilities in the catchment. There may be opportunities for joint use agreements to use the creative and cultural facilities within these buildings.

In the longer term, there may be opportunities to incorporate a maker space or other cultural and creative spaces within new integrated multipurpose facilities.

Design of central open spaces that form the heart of local communities or neighbourhoods should also enable community celebration, gatherings and events. While only recommended for larger parks (more than 1 Ha) these spaces should include access to power and water, a central plaza for event space and design for vehicles to access for set up and potential stalls such as for markets.

07

Incorporating public and community art
Opportunities to commission public art, within or adjacent to existing community facilities could work towards enhancing the attractiveness and address of the buildings to the streetscape. This would also contribute to better integrating existing facilities into their local neighbourhoods and enhance sense of place.

Additionally, Council is recommended to undertake a program in the short-term to transform existing community centres into gallery spaces for community art. Blank walls in entranceways and halls could be converted to gallery space, while maintaining existing use as a functional, multipurpose community space.

Specific programs designed to encourage young people and older residents to create and display their artistic works should be coordinated by Councils community development team. Old Beach Community Centre, Brighton Civic Centre, and Brighton Municipal Hall are prime candidates for this program.

08

Pop up program
Pop up and temporary spaces are a low cost, low risk and short-term opportunity to activate spaces and increase the diversity of activities and engagement. Often best catered towards creative, arts and cultural activities, pop-up spaces can operate on a trial basis or a semi-permanent arrangement and provide Council flexibility to test new ideas and activities with the community.

Opportunities to temporarily expand or meet demand for different types of community facilities can also be achieved through occupancy of vacant or underutilised spaces (e.g. vacant shop fronts or premises in between leases). The 'Empty Spaces Project' by the University of Technology Sydney provides a toolkit to assist Councils and organisations in setting up and negotiating these opportunities with landlords, developers and organisations. The Empty Space Project provides short term and temporary spaces for community development and has seen the delivery of a range of large and small-scale popups across Australia which support creative, educational and cultural uses.

In Brighton, application of this approach could be applied with the following benefits:

- Opportunities for pop up spaces, temporary uses of vacant spaces during development/renovation of either Council or non-council buildings (e.g. markets, family fun days and outdoor community lounge);

- Increased activation and fosters greater connections with local business and organisations;

- Increased provision of cultural and creative spaces without major capital investment; and

- Encouraging a broader range of users and organisations that might typically not occur in existing Council facilities. This might lead to longer-term opportunities to integrate new users into existing Council facilities.

Another common approach taken by Councils across Australia is to co-locate or share pop-up spaces for community consultation

or information sessions. This can provide Council with opportunities to engage with the local community in unique and more immersive environments.

09

Brighton employment and work hub
The 'work hub' model is an emerging piece of social infrastructure trialled by some Councils in Australia that seeks to co-locate affordable workspace, study space, and opportunities for training and development in one location.

Partnerships are key to the success of these facilities, so targeted collaboration and engagement with business leaders, tertiary education providers, and other training organisations and youth employment services.

Explore opportunities to lease vacant commercial space within the Brighton or Bridgewater town centres. The space should include meeting rooms, and work/study space. Priority should be given to an initial trial in Brighton township, given recommendations for a youth centre in Gagebrook and the noted lack of existing library space in Brighton – coupled with large increases in young people associated with the greenfield development and the new Brighton High School.

For the success of this hub, staffing needs to be ensured from the outset. Collaborate with partners to develop rosters for staffing and targeted programs to ensure that peak periods of use are provided for (eg. midday lunch peak, after school, HSC exam periods).

10

Advocate for increased GPs in Brighton LGA
It is noted that Council have limited scope and responsibility for health services in the LGA. Further, deficits in the supply of GPs in rural areas and outer suburbs is noted throughout Australia. Given the scale of this issue, consider an advocacy role for Council in bringing this issue to TasHealth and collaborating on any solutions.

11

Create clear channels for community affordable workspaces
Low cost, leasable office space for not-for-profits can support community service providers to continue to provide services within Brighton. Council can also explore opportunities to temporarily lease underutilised spaces to community service providers as they become established in the LGA, and community groups.

This channel should be subject to demonstrated need, a thorough understanding of service plans and benefit to the Brighton community, and be published on Council's website and regularly reviewed.

Opportunities to utilise existing Council assets currently subject to commercial uses should be considered, where desirable, and based on expressions of interest from community groups.

12

Develop a social infrastructure delivery strategy for new release areas
Analysis of current community facility provision across the Council has highlighted that there is a strong need to deliver new social infrastructure in urban release areas, as these come online, to support forecast population growth and emerging communities.

Council should develop a strategy to guide internal approaches to planning for release areas, identifying innovative opportunities to deliver social infrastructure proactively.

Part of this strategy should incorporate guidance for building community and creating places for social interaction in new communities. For example, creative utilisation of site offices as adaptable community hubs with targeted programs for social connectivity and capacity building have been a successful model in similar areas around Australia.

This strategy would outline guidance on these models and utilise both hard and soft levers in negotiations with developers to masterplan communities that embed social sustainability outcomes from the outset.

Council also has an opportunity to leverage growth across the LGA to deliver new facilities by ensuring that negotiations with developers are effective and deliver facilities that meet community needs.

Priorities include:
- Childcare
- Local community meeting and gathering places
- Work and learning hubs
- Play, outdoor exercise equipment, outdoor courts and path/trail networks should be the focus of provision.
- Local cultural and creative spaces

The strategy should prioritise areas and inclusions for new greenfield release precincts, and identify mechanisms for delivery. This strategy should be accompanied by internal Council policy for partnerships with developers through agreements, to ensure that opportunities are capitalised when they arise.

13	**Update Council's Contributions Policy to include community and cultural facilities** Council's existing contributions policy does not currently include provision for collection of contributions for community and cultural facilities. While it is acknowledged that, in light of considerably low contribution rates in Tasmania, physical infrastructure catering for basic needs should be prioritised - It is recommended that the policy is updated to include provision for community and cultural facilities to enable flexibility should underlying rates be amended. This should be accompanied by ongoing advocacy with State Government, in partnership with other Councils, to increase the capacity for Councils to collect developer contributions in line with other states in Australia (noting that the existing framework is the lowest in Australia).

14	**Develop and implement a community hiring and leasing policy** To ensure equitable access and to maximise the utilisation of existing facilities, Council should develop a community leasing policy that outlines the principles and goals for community hiring of bookable spaces and demonstrated community benefit for long-term leases of Council-owned facilities. An example of the application of this policy might include in relation to Childcare facilities. Prioritising through close liaison with local childcare operators long term leases in Council-owned facilities has the potential to alleviate notable gaps in provision, while ensuring that Council assets are meeting community needs.

Place-based Priority Actions

No.	Action
Bridgewater	
BW01	Continue to consolidate Bridgewater's role as Brighton's community services core through accessibility and transport. The provision of cultural and creative infrastructure in Bridgewater's town centre would allow significant access to both students at local schools and the community who are used to accessing Bridgewater for community services. Maximise the existing town centre and social infrastructure hub created by Brighton Civic Centre and Bridgewater Library, and the Town centre shopping precinct and schools, through popup activation and opportunities for community gathering. Consider opportunities to utilise commercial space for a 'work hub' (see above) to support demand for meeting spaces and popup events on school land and/or the carpark of the civic centre. Increasing activation in the town centre will drive social outcomes for the community and increase utilisation of the civic centre, as well as improving outcomes for the town centre itself.
BW02	Invest in local community facilities, open space, and local cultural opportunities in the urban release areas to the West of the Midland Highway, as these come online. There are significant spatial barriers to accessing community facilities from the West due to the Midland Highway and rail line, necessitating local provision to meet accessibility requirements and to build social cohesion in these new communities.
BW03	Implement strategies to incorporate recreation infrastructure in existing parkland, ensuring that the full range of infrastructure types are catered for in the catchment. Embellishment of existing sites with rebound walls, sports courts and exercise equipment would support future demand.
BW04	Renew half-court at 6-8 Bowden Drive, install new play facility and exercise equipment, and consider integration with adjacent community centre to create small public hub. Alternative option is
	to negotiate public access to nearby school facilities out of school hours.
BW05	Renew 'Warruga Park' and upgrade 'Gunn St Park'. This would provide adequate spatial distribution to the North and South, and subsequent access coverage to warrant the release of Lot 278 Finlay Street and Lot 276 Gunn St for residential infill development (both sites have limited access points/street frontages in comparison). 'Gunn St Park' should be upgraded to a local/district level active open space including a hard court, rebound wall, exercise equipment, play facility and amenities (shade, seating etc.). 'Warruga Park' should be renewed as a local level park with play facilities and accompanying amenities (seating, shade etc.), in recognition of a potential regional facility incorporated with the Bridgewater Bridge redevelopment that would provide for additional recreation options.
BW06	Continue to develop Bridgewater Parklands in line with existing Master Plan including: the existing sewerage treatment plant being developed as a future commercial development site; medium density infill housing occurring on the Eastern edge of the existing site; the development of a BMX / mountain bike area and a fenced dog training / recreation area in the South-East, and a new trail network throughout with exercise stations / nodes along loop trail / opportunities for public art or cultural participation.
BW07	Consider incorporating additional recreation opportunities into the Bridgewater Parklands development including the provision of an indoor recreation facility in this process, co-located with existing community facilities/ commercial development of sewerage treatment plant.
BW08	Advocate for a significant public space to be included in broader Bridgewater Bridge redevelopment to replace existing small playground at Nielsen Esplanade, incorporating a regional playground and 'youth plaza' (including sports courts, rebound wall and skate/bmx elements) similar to recent Cris Fitzpatrick and Bridgewater Parklands designs.
BW09	Continue to support Bridgewater's Hobart Gymnastics Association via Council building ownership and consideration of facility

	upgrades to enhance provision of indoor recreation opportunities to the community, in conjunction with alternative consideration of Bridgewater Parklands option for indoor recreation.
BW10	Undertake targeted engagement with the Aboriginal communities and key representatives to gauge specific needs and ensure adequate representation in new infrastructure.

Gagebrook and Herdsmans Cove

GH01	Undertake targeted engagement with the Aboriginal communities and key representatives to gauge specific needs and ensure adequate representation in new infrastructure.
GH02	Implement general amenity and accessibility upgrades. Consider improving connections across the East Derwent highway to consolidate access to existing social infrastructure and open space for residents. Build on the existing community core at the community centre and IGA.
GH03	Deliver temporary youth centre space co-located with Cris Fitzpatrick Park (as described above).
GH04	Improve wayfinding to existing community assets, such as the Gagebrook Community Centre or MONA's popup at Bond Place, from the East Derwent Highway. Promote events and services in these spaces along the highway as they arise. Promoting assets can help to drive utilisation, as well as visitation from persons from neighbouring communities.
GH05	Implement strategies to incorporate recreation infrastructure in existing parkland, ensuring that the full range of infrastructure types are catered for in the catchment. Embellishment of existing sites with rebound walls, sports courts and exercise equipment would support future demand.
GH06	Continue to support implementation of existing Cris Fitzpatrick Park Master Plan noting specifically the provision of: New play space area; gravel pump track circuit; Hard paved outdoor youth facility, with multi-purpose goal unit (basketball hoop integrated with soccer goal), and netball hoop to sit next to relocated 'Rage
	Cage'; New skate park facility and ball game area, Park shelter with youth 'hang-out' seating between court and skate area.
GH07	Consider upgrades to Cove Creek open space, including reorienting cricket pitch to North-South direction and expanding fenceline to enable minimum 50m radius (60m preferable) in line with Cricket Australia Facility Guidelines. Suggest provision of additional recreation infrastructure such as cricket nets and tennis courts to support enhanced future use. Strengthen the presence of the site to Laurence Place and create distinct connection to Cris Fitzpatrick Park.
GH08	Expand on community benefit on Council Chambers land through the provision of publicly accessible open space and recreation to meet the needs of the current and emerging community (noting particularly proximity to new greenfield development precincts. Play, outdoor exercise equipment and path/trail network would be supported for this area.
GH09	Incorporate off-leash dog areas into the Cris Fitzpatrick Community Park.
GH10	The following considerations for residential infill are noted in the context of the Cris Fitzpatrick Community Park development and role as a primary public open space asset: • Subdivide a portion of the Viola Crescent public open space (open grassland and lookout) 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. • Subdivide a portion of the Sattler Street public open space, seeking to retain pedestrian connections if possible • Subdivide public open space parcel that currently provides a path connection from Briar Crescent to Boronia Crescent. Consider part subdivision of public open space parcel further East that has a section that is currently a remnant urban forest. This would link existing housing and Uniting Church Centre on Tottenham Road to new subdivision occurring on Plymouth Road.

	Old Beach
OB01	Consolidation of social infrastructure in Southern Old Beach through targeted renewal and activation of Old Beach Community Centre and surrounding open space. Long term renewal should be prioritised for this facility, including expanded rooms for cultural and other community uses. Opportunities should be explored to incorporate additional space through renewal for: study and meeting rooms, rehearsal rooms, gallery space (see generally above). Activation should be driven on this site in the short-term to drive community use and consolidate the role of this facility as a local community hub. Trialling broader recommendations for popup programs and activation on this site is supported. Development of a new local social infrastructure hub in Northern Old Beach – potentially delivered through urban release areas, to provide equitable access to infrastructure (See general recommendation 3).
OB02	Consider learning spaces for secondary school and tertiary education students to study. Additional, work hub spaces including incubator programs for local professionals to employ within the Brighton LGA is supported over the long term by demographic and employment trends in this planning area.
OB03	Implement strategies to incorporate recreation infrastructure in existing parkland, ensuring that the full range of infrastructure types are catered for in the catchment.
OB04	Continue to invest in renewal of Lennox Park to provide key recreation provision
OB05	Consider provision of public park in South of Tivoli Green development to ensure adequate distribution of public open space beyond proposed waterways area in North.

OB06	Extend the foreshore path along the Derwent River foreshore.
OB07	Consider provision of public park in North of Tivoli Green development creating a green spine to link Council Chambers site and proposed waterways open space area.
	Brighton and Pontville
BP01	Consider new local community facilities and cultural spaces in emerging urban release areas to satisfy both quantitative and spatial gap, as opportunities arise (see recommendations above).
BP02	Consolidate social infrastructure closer to the Brighton town centre. Flexible community space that is accessible and co-located with activated town centres is a best practice model that drives utilisation and equitable access. The aim is to create a social infrastructure 'spine' along Brighton Road, with infrastructure that complements, rather than competes. The following action BP03 is one example of delivering increased community space in the town centre, that is not competing and therefore creating inefficiencies with the community facilities towards Pontville. Additionally, consideration of a civic square and outdoor informal gathering spaces should be prioritised in the town centre.
BP03	Advocate with Libraries Tasmania for a small-scale library facility in the Brighton town centre by 2032. Alternatively, consider delivery through developer agreement in new release areas – or through leased commercial space in the town centre, linking with the new town square. The work-hub model is an alternative delivery model that provides study space and some of the functionality of modern library branches.
BP04	Undertake renewal over the long term of the Brighton Municipal Memorial Hall to improve quality and functionality of the facility. The maintenance of the existing quantity and typology of internal spaces (1 x large hall and 2 x medium-sized multipurpose rooms). Consider opportunities to incorporate cultural space in surrounding sheds, including makers space and workshop uses.

BP05	Implement strategies to incorporate recreation infrastructure in existing parkland, ensuring that the full range of infrastructure types are catered for in the catchment.
BP06	Given the popularity of the Brighton township for first home-buyers, and the younger family profile, priority should be given to developing a park with play equipment, outdoor courts and possibly skate/bmx facilities on the east side of the town.
BP07	Continue to upgrade Seymour St and Brighton Regional Sports Complex in line with their existing master plans to reinforce them as the major open space assets in the area.

Rural East	
	Due to proximity to the Brighton township, recommendations for Brighton and Pontville will have a flow-on effect for residents in Honeywood and Tea Tree.
RE01	Opportunities to increase local cultural practice through programs with vineyards and 'public-facing' rural-commercial to encourage events and cultural creation – as well as stimulate the local economy. Consider partnership with rural community organisations to drive funding for events in the region, and identify opportunities to consolidate and promote existing cultural offerings.

Dromedary	
DR01	There is opportunity to capitalise on natural amenity, including the Mount Dromedary Conservation Area. This could include cultural opportunities, and emerging eco-tourism. To support this, actively planning for recreation trails in the Park in liaison with the relevant authority will be important.
DR02	Engage with the owners and user base of Dromedary Hall to audit current utilisation patterns and community need. Identify opportunities to increase utilisation of the current facility through close engagement with existing users and residents of Dromedary.

Industrial	
IN01	Consider opportunities to consolidate the Industrial Estate's wider public accessibility and integration as the half-way point between Brighton and Bridgewater. Opportunities to drive broader community engagement with the precinct will be important.
IN02	Implement recommendation 6.4 of the Place Strategy as an immediate priority. Establishment of a business network will support social activation and spearhead increased social outcomes for workers in the estate is supported, as is the implementation plan outlined in that Strategy.
IN03	Encourage strategic activation of the Brighton Industrial estate through the activation program outlined generally above. It is noted that action 28 of the Brighton Industrial Estate Place Strategy supports this use in the 'town centre'.
IN04	Create a training and employment program for local residents in businesses within the Brighton Industrial Estate. Consider this a flagship programme that could be replicated elsewhere in the LGA if shown to be successful. It is noted that this outcome is supported in the Brighton socio-economic profile opportunity assessment.

Open space and recreation – summary changes

Location	Type	Suggestions	Typology	Hierarchy
BRIDGEWATER				
Weily Park	Renewal	New play facility, shade and seating provision	No change	No change
Bridgewater Parkland Stage 2	Upgrade	Upgrade in line with master plan including a BMX / mountain bike area and a fenced dog training / recreation area in the South-East, and a new trail network throughout with exercise stations / nodes along loop trail	Upgrade to Active open space	Upgrade to District/Sub-regional
6-8 Bowden Drive	Upgrade	Renew hardcourt, integrate rebound wall, exercise equipment and amenities (shade, seating)	Upgrade to Active open space	Upgrade to District
Lot 276 Gunn St	Remove	Release for residential infill development	Remove from POS	Remove from POS
Gunn St Park (Lot 1)	Upgrade	New play, hardcourt, rebound wall and amenities (shade, eating)	Upgrade to Active open space	Upgrade to District
Lot 278 Finlay St	Remove	Release for residential infill development	Remove from POS	Remove from POS
Warruga Park (Lot 279)	Renewal	Renew play facility, provide new shade and seating	No change	No change
Nielsen Esplanade	Remove	Decommission play facility pending Bridgewater Bridge development	Remove from POS	Remove from POS
Bridgewater Bridge	New	Provision of regional open space inclusive of incorporating a regional playground and 'youth plaza' (including sports courts, rebound wall and skate/bmx elements)	New Active open space	Regional

Location	Type	Suggestions	Typology	Hierarchy
GAGEBROOK AND HERDSMAN'S COVE				
Cris Fitzpatrick Community Park	Upgrade	Upgrade in line with master plan including new play space, pump track, hard paved outdoor youth facility, with multi-purpose goal unit (basketball hoop integrated with soccer goal), and netball hoop to sit next to relocated 'Rage Cage'; New skate park facility and ball game area, Park shelter with youth 'hang-out' seating between court and skate area.	Upgrade to Active open space	No change
Cove Creek Oval	Renewal	Reorient cricket pitch to North-South direction and expand fence line to enable minimum 50m radius (60m preferable) in line with Cricket Australia facility guidelines. Provide additional recreation infrastructure such as cricket nets and tennis courts to support enhanced future use.	No change	Upgrade to Sub-regional/Municipal
Lot 3004 Telopea Crescent	Renewal	Renew play facility and hardcourt, provide new shade and seating	Upgrade to Active open space	No change
Council Office (1 Tivoli Road)	Upgrade	Upgrade in line with masterplan (in progress) including provision of play, outdoor exercise equipment and path/trail network	New Park	New Local
Lot 996 Tottenham Road	Remove	Release (part) for residential infill	Remove from POS	Remove from POS
Lot 3000 Boronia Place	Remove	Release for residential infill	Remove from POS	Remove from POS

Lot 3002 Sattler St	Remove	Release (part) for residential infill	Remove from POS	Remove from POS
OLD BEACH				
Tivoli Green	New	Provision of 2 new POS assets (North and South)	New Park (x2)	New Local (x2)
Childs Drive Park	No change	No change	No change	No change
Lennox Park	No change	No change	No change	No change
BRIGHTON/PONTVILLE				
Pontville Park	Upgrade	Upgrade in line with master plan including extension of Gunn Oval, a range of pavilion/changeroom developments and relocated playground	No change	No change
Ted Jeffries Memorial Park / Seymour Street	Upgrade	Upgrade in line with master plan including revised field layout and new changeroom, playground, youth facility and dog area, and expanded bike track	No change	No change
St Marks Reserve (406 Brighton Road)	No change	No change	No change	No change

6.3 Delivery and funding advice

Arising from this Plan is the need for Council to weigh up the identified priority actions, to determine its own priorities and plans for delivery. This includes seeking to realise opportunities that arise to meet identified needs through a range of delivery strategies, which may include direct investment through capital works budgets; delivery through development agreements in areas where urban renewal is expected to occur, and delivery through innovative models, such as shared use agreements with other government and nongovernment organisations.

The key will be confirming the priorities to be delivered within the next decade – as per capital works budget timeframes – and priorities to be delivered over the medium to longer term.

Additionally, seeking to deliver on priorities in the most efficient way possible and realising renewal through innovative models which may not always require substantial investment budgets.

The indicative timing for the delivery and sequencing of strategic LGA-wide priorities will be influenced by decisions made in other locations. For example, the provision of a new integrated multipurpose facility in a third location between Gagebrook and Old Beach may impact on the delivery or upgrade of facilities in other catchments (eg. Old Beach South).

This Plan broadly approaches indicating timings as follows.

- **Short term (next 1 – 5 years):** these opportunities are identified in the priority actions above, where relevant. These include pop ups and activation opportunities, and immediate internal strategy development that will guide the delivery of medium-long term outcomes.
- **Medium term (next 5 – 10 years):** these delivery priorities focus on identified social infrastructure gaps. They focus on immediate priorities for hard infrastructure delivery, and existing asset upgrade. Planning should begin as soon as possible, for delivery to occur in this timeframe (between 2027-2032).

- **Long term (10 years+):** long term planning for district level need has not been identified as a specific priority action, given their timeframe outside of the scope of current control. These opportunities are identified throughout this document. Specific responses to district gaps that may be amenable to this long-term timeframe are outlined in **Section 3.4.**

All of these priorities are indicative due to a range of factors that will inform Council's ultimate decisions on the strategic priorities for delivery. Short term outcomes are the most directly pressing for implementation, and within Council's direct scope of control.

Following from these priority actions, there are six key priorities for immediate implementation and Council focus. These have been identified based on broad understandings of current community needs, and opportunities that can be achieved within a short-term timeframe. Key recommendations for short-term delivery include:

- Strategic planning development in line with priorities identified above.
- Cost effective pop-ups and activation grants to drive community utilisation and social sustainability outcomes in existing social infrastructure.
- Youth centre, work hub and/or employment program actions.
- Prioritising and delivering existing place-based strategies for open space renewal and associated recreation and social infrastructure delivery.
- Examine and pursue funding opportunities from other levels of government.
- Collaboration and partnerships – collaboration strategy looking at all possible partnerships and collaborations to help achieve their goals for delivery and operation.

Appendix A

Typology and methodology

Community and cultural typology

Table 11 Community infrastructure typology

Infrastructure category	Typology		Description	Notes	Population-based benchmark	Hierarchy	Geographic catchment
General community facilities	District integrated multipurpose community centre		Hubs based around libraries and/or other services, to include some specialised spaces.		1 : 20-30,000	District	LGA-wide
	Library space (standalone <u>or</u> combined)		Typically serve as anchors for hubs.		1 : 20-30,000	District	LGA-wide
	Local community centre		Smaller hubs to include multipurpose rooms with potential for some service provision and specialised spaces.		1 : 10,000	Local	800m
	Non-council bookable space		This typology captures those private spaces which provide for local community meeting needs		n/a	n/a	n/a
Specialised and supporting community infrastructure	Youth	Youth-friendly space	These are lower-order youth spaces that are likely to be based at a centre or incorporated into open space.		1 : 8,000	Local	800m
		Youth centre	Higher-order youth services hub.		1 : 30,000	District	LGA-wide
	Seniors space		Spaces and services targeted to older	Opportunities to provide these will	n/a	n/a	n/a

		adults, including dedicated senior's services and spaces, and multigenerational spaces welcoming to older adults.	be addressed in relation to community centres			
	Community Sheds and Gardens	Spaces for the community to cultivate gardens, herbs, and fresh produce		n/a	n/a	n/a
	Co-working/ business incubator spaces	Spaces for the community to co-locate employment services and provide affordable coworking space		n/a	n/a	n/a
	Aboriginal community space	Spaces and services designed for use by Aboriginal and Torres Strait Islander community members, or for sharing of culture between Aboriginal and non-Aboriginal communities, such as cultural centres		n/a	District	LGA-wide
	Places of worship	Infrastructure generally constructed by faith groups for their specific community's worship needs.		n/a	Local	800m
Education and Early Years	Child care places	Purpose built facilities for the provision of		1 : 4 babies and pre-schoolers (0-4 year olds)	Local	800m

			early childhood education and care.			
	Government primary school		School for children from prep to year six		1 : 419 primary schoolers (5 to 11 year olds)	Local	800m
	Government high school		School for children from year 7 to year 12		1 : 1,008 high schoolers (12 to 17 year olds)	District	LGA-wide
	University and other tertiary institutions		Tertiary education and research facilities; Technical or trade-based tertiary training facilities		n/a	Regional	LGA and surrounds
Creative and cultural facilities	Practice (incl. studio/workshop space)	Local community practice space	Spaces, typically of the size of a room or integrated in open space, providing for community creative development (eg. rehearsal rooms, artist studios, workshop spaces.	Consider integrated within community facilities	1 : 8,000	Local	800m
		General qualitative assessment	Cultural infrastructure for professional creative practice and art form development, such as rehearsal rooms, artist studios, workshop spaces, and makers spaces	This assumes that higher order (regional/ sub-regional) arts and cultural facilities are provided elsewhere in Hobart.	n/a	n/a	n/a
	Presentation (incl. performance	District presentation facilities	*Cultural venues and infrastructure for audiences or spectatorship*		1 : 40 – 50,000	Regional	LGA and surrounds

	and exhibition spaces)	Local presentation spaces	*Cultural venues and infrastructure for audiences or spectatorship*	.	n/a	Local	800m
		Participation (local cultural participation, incl. through public art and local heritage programs)	Cultural infrastructure for active participation that is centred on local communities. This includes any spaces which provide the forum for generating culture specific to the local community, and may include such venues as community centres, Aboriginal Cultural Centres, local libraries, and local history museums.		n/a	Local	800m
Health & emergency services	Health Hub	These typically deliver primary care services and some allied/ outreach services such as mental health, drug and alcohol support.	This assumes higher-order (regional/sub-regional) facilities are provided elsewhere in Hobart.	1 : 50,000	District	LGA-wide
	Local Medical centre	Facilities providing health services including GP and allied health; Maternal Child Health services		1 : 25,000	Local	800m
	General Practitioner (GP)	General practitioner, either in sole practice or operating out of a medical centre.		1 : 1,000	Local	800m

	Regional health infrastructure	Including hospital infrastructure and ambulance services	n/a	Regional	LGA and surrounds
	Police department	Facility providing police service	1 : 37,037	Local	800m
	Fire brigade	Facility providing fire emergency service	1 : 14,739	Local	800m
	Aged care	Facility providing aged care beds for elderly citizens, usually integrated and privately operated.	1 : 1,000	District	LGA-wide

Open space typology definition

Sub-type	Description	Purposes	Amenities	Size
Parks	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.	· 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).	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.

| Outdoor sports venues/ Active open space | 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. | · 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 | 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. |

| 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. | · 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. | 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. |

| 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. | · 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 | 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 habit purposes will be determined by the assessed minimum area or length required for a sustainable ecosystem. |

		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.	
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.	· 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	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	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.

| | | 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). | 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). | |

| 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. | · 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 (| 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. |

		e.g. Landscape and Amenity open space and Linear and Linkage open space).		
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.	· 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	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.

		Heritage and Landscape and Amenity).		
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.	· 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.	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.

Open space and recreation hierarchy

Open Space	Catchment	Size	Description
Local	400m	Up to 5Ha	Local open spaces predominantly or totally serve small rural localities, small townships, and neighbourhoods within settlements and urban areas because: • 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	1,200m	5-15 Ha	District open spaces serve substantial and often well-defined geographical districts or precincts within a municipal area. Their characteristics include: • 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 / Municipal	~5km	15-50 Ha	Sub-Regional open spaces are those, which serve the community living across a municipal area. They are classified as Sub-Regional because: • 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	Up to 15km	15-50Ha	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: • 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.
State	LGA wide	50+ Ha	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. 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.
National	LGA wide	50+ Ha	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.

Open space benchmarks

Infrastructure type	Definition	Hierarchy provision	Benchmark options	Source	Proposed benchmark	Rationale
Sports pavilions	Sports pavilions provide changing facilities for sport clubs and can also include meeting or recreational space. These facilities can be rented to other groups when not in use	Per underlying open space classification	1 per oval/field	Industry accepted provision	5000	Aligns to sports field provision standards in lieu of specific standard
Play spaces	A defined area which may include specific infrastructure and/or piece(s) of age-appropriate equipment and materials that facilitate physical/active, cognitive and social play. This may include a traditional playground, nature-based play, splash parks, sensory play and similar.	Per underlying open space classification	n/a		1750	Equivalent provision to existing standard
Indoor court	Indoor court used for a variety of sports predominantly basketball/netball	District (1,200m) / Sub-Regional (~5km)	1:9,500	Basketball Victoria Facility Master Plan	9500	Adopt BV guidelines
Outdoor court	Outdoor court used for a variety of sports, predominantly basketball/netball	District (1,200m) / Sub-Regional (~5km)	1:3,500 1:3,360	Planning for Community Infrastructure in Growth Areas Netball Victoria Statewide Facilities Strategy	3500	Adopt PCIGA guidelines
Tennis court	Specialised court for tennis use. May facilitate multi-purpose use for netball.	District (1,200m) / Sub-Regional (~5km)	1:2,500	Planning for Community Infrastructure in Growth Areas	2500	Adopt PCIGA guidelines
Rebound wall	Commonly a brick or other hard surface wall with various painted line markings utilised for sport and recreation practice/training. Painted horizontal line depicting a	District (1,200m)	n/a		5000	Equivalent to one wall per 2 courts, and equivalent provision to sports ovals

	tennis 'net' is common and provided alongside a tennis court as a warm-up facility. Alternative painting has been utilised to depict various sporting goals, cricket wickets and general 'target practice' for ball sports.					
Lawn bowls	Specialised grass and/or synthetic surface provided for the conduct of lawn bowls	Sub-Regional (~5km)	1:1,360 (>65) 1:10,000	Bowls Australia National Facilities Strategy (Tas existing supply ratio, 1:1,900 National average) Planning for Community Infrastructure in Growth Areas	10000	Adopt PCIGA guidelines
Off-leash dog park	Enclosed/fenced area with complimentary signage and amenities (i.e. dog poo bags) that allow for owners to let dogs off-leash in a safe and controlled environment.	District (1,200m) / Sub-Regional (~5km)	n/a		5000	Aligns to sports field provision standards in lieu of specific standard
Outdoor fitness equipment	Outdoor fitness equipment comprises exercise facilities located in an outdoor environment, generally in a park setting, along walking paths or in other community activity points such as sporting precincts. It can be single pieces grouped together in a cluster, or a linear trail along paths and tracks.	District (1,200m)	n/a		5000	Aligns to sports field provision standards in lieu of specific standard
Sports fields	Sports fields provide space for key community sports including AFL and cricket. The spaces can be shared across multiple sports	District (1,200m)	1:6,000 AFL = 1:5,000 Cricket = 1:2,380 (Tas) 1:3,300 (Aus) Soccer = 1:4,500	Planning for Community Infrastructure in Growth Areas AFL Tasmania Statewide Facilities Strategy Cricket Tas Cricket Infrastructure Landscape Football NSW Facilities Strategic Plan	5000	Aligns relatively closley to all identified sport specific standards
Cricket nets	Consist of a cricket pitch (natural or artificial) enclosed by netting on either side,	District (1,200m)	1 set per oval	Industry accepted provision	5000	Assumes each full-size sports field can

	behind, and optionally above that support training/practice for cricket players. Nets stop the cricket ball travelling across the field when the batsman plays a shot. They save practice time and eliminate the need for fielders or a wicketkeeper.					double as cricket facility
Other sport and rec	Sport and recreation not covered by the above list	n/a	n/a			
Indoor recreation centre	Larger scale indoor sporting facility, with multiple courts	Sub-regional/Municipal (~5km) and above	1:20,000-30,000 (2 court stadium) 1:40,000-60,000 (4 court stadium)	Planning for Community Infrastructure in Growth Areas	20000	Adopt lower end PCIGA guidelines in light of relatively small existing population
Aquatic facilities	Swimming pool, changing rooms and additional facilities	Sub-regional/Municipal (~5km) and above	1:40,000	Planning for Community Infrastructure in Growth Areas	40000	Adopt PCIGA guidelines
Skate Park	A purpose-built environment for wheel-based activities including skateboarding, BMX, scooter, and inline skating.	District (1,200m)	n/a		5000	Aligns to sports field provision standards in lieu of specific standard

Appendix B

Quantitative gap analysis

Table 12 Count by typology (all ownership)

Type	Sub-type	Bridgewater	Brighton	Dromedary	Gagebrook	Herdsmans Cove	Honeywood	Old Beach	Pontville	Tea Tree	TOTAL
						Count					
Public Open Space	Area (sqm)	523,435	803,855	-	259,910	80,250	-	341,815	172,365	-	2,181,630
	Count	27	16	0	14	2	0	17	9	0	85
	Parks	5	0	0	4	1	0	1	4	0	15
	Outdoor sports venues / Active open space	2	3	0	1	0	0	2	0	0	8
	Landscape and amenity reserves	5	2	0	5	1	0	2	1	0	16
	Linear and linkage	11	5	0	1	0	0	6	1	0	24
	Foreshore and waterway	4	1	0	1	0	0	6	1	0	13
	Conservation and heritage	0	0	0	0	0	0	0	2	0	2
	Utilities and service	0	2	0	2	0	0	0	0	0	4
	Potential open space (may not be used)	0	3	0	0	0	0	0	0	0	3
	Other	0	0	0	0	0	0	0	0	0	0
Infrastructure	Asset										
Sport and Recreation		36	21	0	20	3	0	19	7	0	106
	Path / trail	21	6	0	11	2	0	9	4	0	53
	Toilet	3	3	0	2	0	0	1	1	0	10
	Sports pavilion	1	2	0	1	0	0	1	0	0	5
	Play spaces	5	2	0	1	0	0	2	2	0	12
	Indoor court (basketball/netball)	0	0	0	0	0	0	0	0	0	0
	Outdoor court (basketball/netball)	1	1	0	2	1	0	0	0	0	5
	Tennis court	0	0	0	0	0	0	1	0	0	1
	Tennis wall	0	0	0	0	0	0	0	0	0	0
	Lawn bowls	0	0	0	0	0	0	0	0	0	0
	Off-leash dog area	0	1	0	0	0	0	1	0	0	2
	Outdoor fitness station	0	1	0	0	0	0	0	0	0	1
	Sports fields	2	2	0	2	0	0	1	0	0	7
	Cricket nets	0	1	0	0	0	0	1	0	0	2
	Other sport and rec	1	1	0	0	0	0	0	0	0	2
	Indoor recreation centre	1	0	0	0	0	0	0	0	0	1
	Aquatic facilities	0	0	0	0	0	0	0	0	0	0
	Skate/BMX	1	1	0	1	0	0	2	0	0	5

Table 13 Count by typology (Council ownership only)

Type	Sub-type	Count									
		Bridgewater	Brighton	Dromedary	Gagebrook	Herdsmans Cove	Honeywood	Old Beach	Pontville	Tea Tree	TOTAL
Public Open Space	Area (m²)	523,435	803,855	-	259,910	80,250	-	341,815	172,365	-	2,181,630
	Count	27	16	0	14	2	0	17	9	0	85
Local	Area (m²)	339,150	37,940	-	83,400	-	-	33,500	5,000	-	498,990
	Count	3	3	0	1	0	0	2	1	0	10
District	Area (m²)	-	688,500	-	-	-	-	-	-	-	688,500
	Count	0	2	0	0	0	0	0	0	0	2
Sub-regional/ Municipal	Area (m²)	-	-	-	-	-	-	-	2,200	-	2,200
	Count	0	0	0	0	0	0	0	1	0	1
Regional	Area (m²)	-	-	-	-	-	-	-	-	-	-
	Count	0	0	0	0	0	0	0	0	0	-
State	Area (m²)	523,435	803,855	-	259,910	80,250	-	341,815	172,365	-	2,181,630
	Count	27	16	0	14	2	0	17	9	0	85
National	Area (m²)	184,285	77,415	-	124,510	80,250	-	308,315	165,165	-	939,940
	Count	24	11	0	12	2	0	15	7	0	71

Table 14 Count by Hierarchy (Council ownership only)

Type	Sub-type	Count									
		Bridgewater	Brighton	Dromedary	Gagebrook	Herdsmans Cove	Honeywood	Old Beach	Pontville	Tea Tree	TOTAL
Public Open Space	Area (m²)	523,435	803,855	-	259,910	80,250	-	341,815	172,365	-	2,181,630
	Count	27	16	0	14	2	0	17	9	0	85
Local	Area (m²)	339,150	37,940	-	83,400	-	-	33,500	5,000	-	498,990
	Count	3	3	0	1	0	0	2	1	0	10
District	Area (m²)	-	688,500	-	-	-	-	-	-	-	688,500
	Count	0	2	0	0	0	0	0	0	0	2
Sub-regional/ Municipal	Area (m²)	-	-	-	-	-	-	-	2,200	-	2,200
	Count	0	0	0	0	0	0	0	1	0	1
Regional	Area (m²)	-	-	-	-	-	-	-	-	-	-
	Count	0	0	0	0	0	0	0	0	0	-
State	Area (m²)	523,435	803,855	-	259,910	80,250	-	341,815	172,365	-	2,181,630
	Count	27	16	0	14	2	0	17	9	0	85
National	Area (m²)	184,285	77,415	-	124,510	80,250	-	308,315	165,165	-	939,940
	Count	24	11	0	12	2	0	15	7	0	71

Table 15 Provision analysis (PSA)

	2022					2027		2032		2037		2042	
Population (Brighton LGA)	19849					23279		26544		29462		32529	
Council owned	Supply	Current ratio	Benchmark ratio	Demand	Gap	Demand	Gap	Demand	Gap	Demand	Gap	Demand	Gap
POS Area (Ha) + (Ha/1,000)	218.16	10.99				9.37		8.22		7.40		6.71	
Sports pavilion	5	3970	5000	4.0	1.0	4.7	0.3	5.3	-0.3	5.9	-0.9	6.5	-1.5
Play spaces	12	1654	1750	11.3	0.7	13.3	-1.3	15.2	-3.2	16.8	-4.8	18.6	-6.6
Indoor court (basketball/netball)	0	-	9500	2.1	-2.1	2.5	-2.5	2.8	-2.8	3.1	-3.1	3.4	-3.4
Outdoor court (basketball/netball)	5	3970	3500	5.7	-0.7	6.7	-1.7	7.6	-2.6	8.4	-3.4	9.3	-4.3
Tennis court	1	19849	2500	7.9	-6.9	9.3	-8.3	10.6	-9.6	11.8	-10.8	13.0	-12.0
Tennis wall	0	-	5000	4.0	-4.0	4.7	-4.7	5.3	-5.3	5.9	-5.9	6.5	-6.5
Lawn bowls	0	-	10000	2.0	-2.0	2.3	-2.3	2.7	-2.7	2.9	-2.9	3.3	-3.3
Off-leash dog area	2	9925	5000	4.0	-2.0	4.7	-2.7	5.3	-3.3	5.9	-3.9	6.5	-4.5
Outdoor fitness station	1	19849	5000	4.0	-3.0	4.7	-3.7	5.3	-4.3	5.9	-4.9	6.5	-5.5
Sports fields	7	2836	5000	4.0	3.0	4.7	2.3	5.3	1.7	5.9	1.1	6.5	0.5
Cricket nets	2	9925	5000	4.0	-2.0	4.7	-2.7	5.3	-3.3	5.9	-3.9	6.5	-4.5
Other sport and rec	2	9925	0	-	-!	-	-	-	-!	-		-	
Indoor recreation centre	1	19849	20000	1.0	0.0	1.2	-0.2	1.3	-0.3	1.5	-0.5	1.6	-0.6
Aquatic facilities	0	#DIV/0!	40000	0.5	-0.5	0.6	-0.6	0.7	-0.7	0.7	-0.7	0.8	-0.8
Skate/BMX	5	3970	5000	4.0	1.0	4.7	0.3	5.3	-0.3	5.9	-0.9	6.5	-1.5

	2022					2027		2032		2037		2042	
Population (Brighton LGA)	19849					23279		26544		29462		32529	
ALL ownership	Supply	Current ratio	Benchmark ratio	Demand	Gap	Demand	Gap	Demand	Gap	Demand	Gap	Demand	Gap
POS Area (Ha) + (Ha/1,000)	221.66	11.17				9.52		8.35		7.52		6.81	
Sports pavilion	5	3970	5000	4.0	1.0	4.7	0.3	5.3	-0.3	5.9	-0.9	6.5	-1.5
Play spaces	18	1103	1750	11.3	6.7	13.3	4.7	15.2	2.8	16.8	1.2	18.6	-0.6
Indoor court (basketball/netball)	1	19849	9500	2.1	-1.1	2.5	-1.5	2.8	-1.8	3.1	-2.1	3.4	-2.4
Outdoor court (basketball/netball)	12	1654	3500	5.7	6.3	6.7	5.3	7.6	4.4	8.4	3.6	9.3	2.7
Tennis court	1	19849	2500	7.9	-6.9	9.3	-8.3	10.6	-9.6	11.8	-10.8	13.0	-12.0
Tennis wall	0	#DIV/0!	5000	4.0	-4.0	4.7	-4.7	5.3	-5.3	5.9	-5.9	6.5	-6.5
Lawn bowls	1	19849	10000	2.0	-1.0	2.3	-1.3	2.7	-1.7	2.9	-1.9	3.3	-2.3
Off-leash dog area	2	9925	5000	4.0	-2.0	4.7	-2.7	5.3	-3.3	5.9	-3.9	6.5	-4.5
Outdoor fitness station	1	19849	5000	4.0	-3.0	4.7	-3.7	5.3	-4.3	5.9	-4.9	6.5	-5.5
Sports fields	14	1418	5000	4.0	10.0	4.7	9.3	5.3	8.7	5.9	8.1	6.5	7.5
Cricket nets	3	6616	5000	4.0	-1.0	4.7	-1.7	5.3	-2.3	5.9	-2.9	6.5	-3.5
Other sport and rec	6	3308	0	-		-		-		-		-	
Indoor recreation centre	1	19849	20000	1.0	0.0	1.2	-0.2	1.3	-0.3	1.5	-0.5	1.6	-0.6
Aquatic facilities	1	19849	40000	0.5	0.5	0.6	0.4	0.7	0.3	0.7	0.3	0.8	0.2

| Skate/BMX | 6 | 3308 | 5000 | 4.0 | 2.0 | 4.7 | 1.3 | 5.3 | 0.7 | 5.9 | 0.1 | 6.5 | -0.5 |

Table 16 Infrastructure and assets by planning area

Planning area	Open Space and Recreation Infrastructure and assets
Bridgewater	• Bridgewater has the highest concentration of public open space and recreation assets in the LGA, including strong provision of higher order facilities such as the Bridgewater Parklands). Planned investment in the Bridgewater Parkland will consolidate Bridgewater's role as a regional centre for social infrastructure. • While play spaces are generally well provisioned, there are gaps in most other recreation infrastructure types. It is noted that stage 2 of the Bridgewater parklands plans for outdoor courts and skate/BMX facilities. • Seven of the public open space areas are classified as 'Parks' or 'Active open space' but only five play facilities are provided. Embellishment of remaining two sites (6-8 Bowden Drive + Lot 278 Finlay Street) would strengthen provision across the area. Consideration of upgrading 'Warruga Park' and 'Gunn St Park' would release Lot 278 Finlay Street and Lot 276 Gunn St for residential infill development. • 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. • Bridgewater Parklands is a significant piece of POS that is strategically located close to the hub of community and commercial facilities and services. • Bridgewater is also home to a range of specific sport and recreation infrastructure not provided by Council including the Bridgewater PCYC (indoor recreation centre), Hobart Gymanstics Academy (site recently purchased by Council) and Angeliques School of Dance, further reinforcing the strong provision of services to the Bridgewater community, and by default due to its spatial dsitribution, the entire Brighton municipality.
Gagebrook and Herdsmans Cove	• The area has five parks and one active open space providing for one playground, two outdoor courts, two sports fields and a skate/BMX asset. • The Cris Fitzpatrick Community Park provides for significant open space, as well as outdoor courts, and play spaces. • The Cove Creek Oval provides for formal sporting participation in a limited capacity. • However, there are gaps in the provision of other local recreation infrastructure – including tennis courts, off-leash dog areas, outdoor fitness stations, cricket nets, and skate parks. • 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
Old Beach	• Most of the open space is made up of Derwent River foreshore reserve and some land along creeks.

	• Only two areas are well developed (Lennox Park off Jetty Road and Childs Drive Park), and includes a sportsground with clubroom, two playgrounds, skatepark, bike track, bushland and trails. • Gaps in local recreation, including tennis courts (albeit this area is home to the sole tennis court in Brighton), indoor recreation, outdoor fitness stations and path/trail network.
Brighton and Pontville	• Sport and recreation is well provided for in Pontville Park/ Brighton Regional Sports Complex, Seymour St/ Ted Jeffries Memorial Park, Bowls Club, Tea Tree Golf Club and Brighton Racecourse offerings. • Extensive open space reserves have been taken along the Jordon River, incorporating a trail connection between Pontville and Brighton.
Rural East	• Baskerville raceway is an important cultural item, which includes the Tassie Open Air Cinemas and a long racing history. • Beyond this, there is limited sport and recreation infrastructure, and low levels of Council owned public open space. However, this level of provision is commensurate with the low population and rural character of the study area.
Dromedary	• There is no sport and recreation infrastructure or Council owned public open space idetnified in this area. • However, this level of provision is commensurate with the low population and rural character of the study area.

Appendix C

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