



Brighton Council

ATTACHMENTS

ORDINARY COUNCIL MEETING

21 APRIL 2026





Brighton Council

**MINUTES OF THE ORDINARY COUNCIL MEETING
OF THE BRIGHTON COUNCIL, HELD IN THE COUNCIL CHAMBERS,
COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH
AT 5.30 P.M. ON TUESDAY, 17 MARCH 2026**

PRESENT: Cr Gray; Cr Curran; Cr Geard; Cr De La Torre; Cr Irons; Cr McMaster;
Cr Owen & Cr Whelan.

IN ATTENDANCE: Mr J Dryburgh (Chief Executive Officer); Ms J Banks (Director
Governance & Regulatory Services); Mr C Pearce-Rasmussen
(Director Asset Services); Mr A Woodward (Director Development
Services) and Ms M Braslin (Acting Director Corporate Services) and
Mrs J Blackwell (Manager Planning)

- 1. STATEMENT BY THE CHAIRPERSON**
- 2. ACKNOWLEDGEMENT OF COUNTRY**
- 3. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE**

Cr Owen moved, Cr De La Torre seconded that Cr Murtagh be granted leave of absence.

CARRIED

VOTING RECORD

In favour	Against
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Cr Curran
Cr Geard
Cr De La Torre
Cr Gray
Cr Irons
Cr McMaster
Cr Owen
Cr Whelan

- 4. NOTIFICATION OF LEAVE OF ABSENCE FOR PARENTAL LEAVE**

Nil.

5. CONFIRMATION OF MINUTES

5.1 Ordinary Council Meeting

The Minutes of the previous Ordinary Council Meeting held on the 17th February 2026 are submitted for confirmation.

RECOMMENDATION:

That the Minutes of the previous Ordinary Council Meeting held on 17th February 2026, be confirmed.

DECISION:

Cr De La Torre moved, Cr Curran seconded that the Minutes of the previous Ordinary Council Meeting held on 17th February 2026, be confirmed.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

6. DECLARATION OF INTEREST

In accordance with the requirements of Regulation 10(8) of the *Local Government (Meeting Procedures) Regulations 2025*, the chairperson of a meeting is to request Councillors to indicate whether they have, or are likely to have, an interest in any item on the agenda. In accordance with Section 48(4) of the *Local Government Act 1993*, it is the responsibility of councillors to then notify the Chief Executive Officer, in writing, the details of any interest(s) that the councillor has declared within 7 days of the declaration.

Cr Whelan declared an interest in Item 17.3

7. PUBLIC QUESTION TIME & DEPUTATIONS

In accordance with the requirements of Regulations 33, 36, 37 & 38 of the *Local Government (Meeting Procedures) Regulations 2025*, the agenda is to make provision for public question time.

7.1 Public Questions on Notice

Nil.

8. COUNCILLORS QUESTION TIME

8.1 Councillor Questions on Notice

In accordance with Regulation 35 of the *Local Government (Meeting Procedures) Regulations 2025*, a councillor, at least seven days before an ordinary Council Meeting or a Council Committee Meeting, may give written notice to the Chief Executive Officer of a question in respect of which the councillor seeks an answer at that Meeting.

Nil.

8.2 Councillor Questions without Notice

In accordance with Regulation 34 of the *Local Government (Meeting Procedures) Regulations 2025*, a councillor at a meeting may ask a question without notice. The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question. The chairperson may require a councillor to put a question without notice in writing.

Nil.

9. REPORTS FROM COUNCIL

9.1 Mayor's Communications

- 19/2 Meeting with Minister for Local Government, Kerry Vincent MLC with CEO
- 19/2 Meeting with Minister for Local Government, Kerry Vincent MLC with Councillors
- 20/2 Meeting with Brighton Show Committee and Council Staff
- 23/2 LGAT GMC Meeting
- 24/2 Site Visit to Bonorong Wildlife Sanctuary
- 25/2 ABC Radio Hobart Interview
- 3/3 Meeting with Community Development & Engagement Manager
- 3/3 Meeting with Minister Jo Palmer
- 3/3 Council Workshop
- 17/3 Council Meeting

RECOMMENDATION:

That the Mayor's communications be received.

DECISION:

Cr Irons moved, Cr McMaster seconded that the Mayor's communications be received.

CARRIED

VOTING RECORD

In favour	Against
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Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

9.2 Reports from Council Representatives

- Cr Owen & Cr Geard – mentioned the passing of long-term resident George Nus from Tea Tree.
- Cr Geard – State Fire Commission – hazard materials e.g asbestos.
- Cr De La Torre on 24 February attended the Brighton Place-based Early Intervention and Prevention Youth Justice Initiatives Steering Group meeting.
- Cr Irons & Cr Owen on 21 February attended the Pride colour run.
- Cr Curran – spoke at the International Women’s Day lunch at the Jordan River Service community centre.

RECOMMENDATION:

That the reports from Council representatives be received.

DECISION:

Cr Whelan moved, Cr McMaster seconded that the reports from Council representatives be received.

CARRIED

VOTING RECORD

In favour	Against
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Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

10. MISCELLANEOUS CORRESPONDENCE

- Letter to the Minister for Environment dated 2nd March 2026 from the CEO regarding urgent need to maintain State Funding for the Derwent Estuary Program.

11. NOTIFICATION OF COUNCIL WORKSHOPS

In accordance with the requirements of Regulation 10(3) of the Local Government (Meeting Procedures) Regulations 2025, the agenda is to make provision for the date and purpose of any council workshop held since the last meeting.

One (1) Council workshop had been held since the previous Ordinary Council meeting.

A workshop was held on the 3rd March 2026 at 5.00pm to discuss Emissions Reduction Plan; BYAG Presentation, proposed first home owner new build rate remission and the Pontville Park Master Plan.

Attendance: Cr Gray; Cr Curran; Cr De La Torre; Cr Geard; Cr Irons; Cr McMaster, Cr Murtagh & Cr Owen

Apologies: Cr Whelan

12. NOTICES OF MOTION

Nil.

13. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

In accordance with the requirements of Regulation 10(7) of the Local Government (Meeting Procedures) Regulations 2025, the Council, by absolute majority may decide to deal with a matter that is not specifically listed on the agenda if:-

- (a) the general manager has reported the reason for which it was not possible to include the matter on the agenda; and
- (b) the general manager has reported that the matter is urgent; and
- (c) the general manager has certified under Section 65 of the *Local Government Act 1993* that the advice has been obtained and taken into account in providing general advice to the council.

There were no supplementary agenda items.

14. REPORTS FROM COMMITTEES

Nil.

15. PETITIONS

Nil.

16. COUNCIL ACTING AS A PLANNING AUTHORITY

Under the provisions of the *Land Use Planning and Approvals Act 1993* and in accordance with Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2025*, the Chairperson is to advise the meeting that Council will act as a planning authority in respect to those matters appearing under Item 16 on this agenda, inclusive of any supplementary items.

Nil.

17. OFFICERS REPORTS

17.1 Redeemed Christian Church – Discounted rate for the Civic Centre

Author: Corporate & Risk Officer (J Jankus)

Authorised: Director Corporate Services (G Browne)

Background

Council has received a request from Mr Mudasiru from the Redeemed Christian Church requesting to be relocated permanently to the Civic Centre and a small deduction in the hourly hire rate. Council Officers previously relocated the Church as a temporary arrangement for the duration of the cricket season due to safety concerns of errant cricket balls and increased pedestrian and vehicle traffic at Old Beach on a Sunday during cricket games.

Since its relocation to the Civic Centre, the Church has found that the location and the accessibility for elderly, vulnerable people, and children, has resulted in a small increase in numbers, participant numbers vary from twenty to sixty at each service. It has also found that that location is an easier commute for their diverse members ranging from Nigerian, African, and Australian communities.

The Church has requested a deduction of \$25 per hour for the three hours that they hire the centre on a Sunday.

Consultation

Corporate and Risk Officer, Director Corporate Services

Risk Implications

Nil

Financial Implications

There would be a decrease in revenue from hall hire if this reduction were to occur. If the Church were to hire the Civic Centre for the whole 52 weeks of the year the reduction would be \$3900. The Invoice would be reduced from \$225 for the three hours to \$150.

This fee reduction will be recorded in Councils Annual Report as a donation in accordance with section 77 of the *Local Government Act 1993*.

Strategic Plan

The recommendations further the following strategies from Council's strategic plan:

S1.1: Engage with and enable our community.

S1.3: Ensure an attractive local area that provides social, recreational, and economic opportunities.

S1.4: Encourages a sense of pride, local identity, and engaging activities.

Social Implications

Providing a central and an easily accessible facility for the purpose of a place of worship, fosters a positive and welcoming community connection. This does limit the facility to other hirers on an ongoing basis.

Assessment

The Redeemed Christian Church is hoping to sustain a financially viable arrangement in order to service members of our community. Their purpose is to provide social gathering opportunities and a recreational activity on a regular basis, for all backgrounds, and all ages of the community. The Church is wanting to use the Civic Centre as it is a better suited location for their participants.

Allowing discounted use of the Civic Centre will increase the Church’s ongoing financial viability and potentially see an increase in participants for the Church.

The regular hire of the Civic Centre on a Sunday, limits the use of the centre for other organisations that may wish to utilise the building at this time.

Should Council receive any one off bookings for the Civic Centre that would be favourable for the community, the Redeemed Christian Church will be consulted to ensure that alternative arrangements can be made, and other community members are not disadvantaged.

Options

1. As per the recommendation.
2. Council does not approve the discounted rate.

RECOMMENDATION:

That Council approves a reduction in the hourly rate for the Civic Centre, decreasing it from \$75.00 to \$50.00 for the Redeemed Christian Church for an initial twelve month period. This arrangement will be subject to review after 12 months.

DECISION:

Cr Owen moved, Cr Geard seconded that Council approves a reduction in the hourly rate for the Civic Centre, decreasing it from \$75.00 to \$50.00 for the Redeemed Christian Church for an initial twelve month period. This arrangement will be subject to review after 12 months.

Should Council receive any one off bookings for the Civic Centre that would be favourable for the community, the Redeemed Christian Church will be consulted to ensure that alternative arrangements can be made, and other community members are not disadvantaged.

CARRIED

VOTING RECORD

In favour	Against
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- Cr Curran
- Cr Geard
- Cr De La Torre
- Cr Gray
- Cr Irons

Cr McMaster
Cr Owen
Cr Whelan

17.2 Technobeat Lease - Weily Park, Bridgewater

Author: Executive Officer Property & Risk (M Braslin)

Authorised: Director Corporate Services (G Browne)

Background

Council has received correspondence from the owner of Technobeat Dance Studio regarding the decision by Council Officers to not renew the lease after its expiry in May 2026.

Technobeat Dance has had a community lease arrangement at the Weily Park Hall for 8 years, with this expiring on 1st May 2026. The dance studio has provided a space for the community to engage in inclusive programs that have promoted physical activity for predominately junior and youth ages.

Technobeat currently have 12 participants in the Cheer program and 11 in the Dance program which is anticipated to increase in the future. They currently use the facility on Mondays from 3.15pm-7pm and Tuesdays from 3.15pm-6.15pm.

Over the past few years, the oval has been utilised by cricket, soccer and little athletics with enquiries being made by these organisations to utilise the hall when the oval is in use, as well as Council staff receiving several enquiries to hire the hall autonomously of the oval. It is due to these reasons that Senior Management decided that it is no longer in the best interest for the wider community to lease this facility to one user.

Council wrote to Technobeat Dance in July 2025 with further discussions by the Executive Officer, Property and Risk in January 2026, to advise the lease holder of the expiry date and no further terms to renew.

Consultation

SMT, Facilities Co-ordinator, Acting Manager Works Services.

Risk Implications

Leasing tends to prioritise depth of service for one group whereas hiring prioritises breadth of access across many groups. A lease on Weily Park Hall creates less community property for hire by various groups.

Financial Implications

The existing community lease provides limited financial return. A new lease would go through current lease practices including a commercial lease rental value. A lease provides a fixed stable income stream to Council however hiring reduces the reliance on one tenant's financial stability.

Strategic Plan

Goal 3.3 - Community facilities are safe, accessible and meet contemporary needs'.

Goal 3.2 - Continue optimising use of council land for community benefit and long-term council sustainability.

Social Implications

Council is responsible for optimising the use of Council owned property for the benefit of the wider community. Granting a lease over Weily Park Hall to a single tenant would continue to limit availability and access opportunities for other community users within the Brighton municipality.

Weily Park currently has three current sporting groups that hire the ground/kiosk/change rooms facility, and there is a demand by these users to hire the Hall from time to time for fundraising and events.

Environmental or Climate Change Implications

Nil

Economic Implications

Hiring the hall reduces the reliance on one tenant's financial stability. With Council having full control over bookings of the facility this allows the ease of redevelopment, repurpose and upgrades. Multiple income streams can be realised through weddings, meetings, cultural events, markets, training sessions, trophy presentations and fitness classes etc.

Other Issues

Nil

Assessment

In reviewing the current usage by Technobeat Dance and as the demand for other users of Weily Park Hall increases, the following should be considered as reasons for hire over a lease:

- Maximises community access
- Keeps the asset aligned with public purpose
- Addresses demand for hireable community buildings
- Maintains flexibility
- Promotes fairness and equal access to all of the community
- Supports the Community Halls purpose as a shared community asset

Council has an obligation to its community to ensure its properties are performing an appropriate community benefit. Technobeat Dance will have the same access as other users of the Hall under a hire arrangement.

Options

1. As per the recommendation.
2. Lease Weily Park Hall out.

3. Other.

RECOMMENDATION:

That Council resolves to commence the casual hiring of Weily Park Hall from July 2026 and for the rate to be included in the fees and charges register.

DECISION:

Cr Geard moved, Cr Curran seconded that Council resolves to commence the casual hiring of Weily Park Hall from July 2026 and for the rate to be included in the fees and charges register.

CARRIED

VOTING RECORD

In favour	Against
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Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

Cr Whelan declared an interest in the following item and left the meeting 6.04pm.

17.3 27-29 Hurst Street, Bridgewater - Hobart Gymnastics Academy - Rent Reduction Extension

Author: Executive Officer Property & Risk (M Braslin)

Authorised: Director Corporate Services (G Browne)

Background

A decision was made at the May 2025 Ordinary Council Meeting to continue to reduce the rent to 50% payable by the Hobart Gymnasium Academy (HGA) for a 12-month period. During this time Council was to explore opportunities with HGA with the goal to develop a new purpose-built gym facility in the Brighton municipality.

To date Council has facilitated a Gymnasium Facility Feasibility Study and costing estimate for a new purpose-built facility.

Council and relevant partners from Active Tasmania and HGA have identified a preferred site location on the existing Jordan River Learning Federation land (between the school and TAFE).

Due diligence investigations have been completed, including planning assessments, geotechnical studies, high-level traffic assessments, and contaminated land investigations. These have confirmed the site is suitable for the proposed facility.

A business case for the Gymnastics Centre has also been completed. Based on this, the estimated construction cost is a minimum of \$8 million.

The State Government has committed \$2.5 million towards the project, of which some has been spent on the work mentioned above. The minimum required from the State to enable 50:50 grant funding opportunities with the Commonwealth is 50 per cent (approximately \$4mil in total). Council have requested this from the State Government, but it would appear that securing this is unlikely.

Council met with board members of HGA in February 2026 to update them on funding and options for the future of the Gymnasium. It was the boards preference to move forward with further requests for funding via the State and Federal Governments. It was the Boards wish for a new purpose-built gymnasium not an upgrade to the existing gymnasium. The Board also expressed that to be a viable entity in the longer term they would need a new facility to attract greater numbers. There is clearly an inherent risk in a major investment to achieve financial sustainability, given actual growth in members is uncertain and that running costs would also increase for a larger facility.

Although progress has been made regarding the opportunities, we still have more to explore. Given the likelihood of appropriate funding Active Tas, Council and HGA will need to continue to explore options. These options include continuing to hope for full funding of a new facility, adapting the business model to the facility (eg. Focusing only on younger gymnasts due to the facility limitations) with some modest improvements; redirecting the funding commitment away from a full new build.

Consultation

SMT and HGA

Risk Implications

Risk of a possible business failure and of not receiving enough Government funding to complete a new build, leading to long-term uncertainty and sub-par facilities.

Financial Implications

50% rent reduction of the current rent amount of \$65,857 (exclusive of GST).

The Director of Corporate Services has reviewed the Audited financial statements as provided by HGA and reports there are no financial issues preventing HGA paying 50% rent. It is to be noted that there has been a large turnaround from the 2023 financials which is positive.

Council has requested a valuation of the property and a market rent valuation for the purposes of reviewing the rental value in accordance with the lease agreement prior to adopting the next 5-year lease term.

Strategic Plan

Goal 1 Inspire a proud community that enjoys a comfortable life at any age (1.3)

Goal 2 Ensure a sustainable environment (2.4)

Goal 3 Management infrastructure and growth effectively (3.3)

Social Implications

The Gymnasium serves as a hub for social interaction, recreation and community engagement in our community, and is one of the biggest sporting clubs in the municipality.

Communities that participate in sport and recreation develop strong social bonds, are safer places and the people who live in them are generally healthier and happier than places where physical activity isn't a priority.

Environmental or Climate Change Implications

No significant climate or environmental-related issues.

Economic Implications

Not applicable

Other Issues

Nil.

Assessment

Given the ongoing discussion for future plans for the Gymnasium, it is reasonable to extend the discounted rent period again.

Options

1. As per the recommendation.
2. Do not adopt the recommendation.
3. Other

RECOMMENDATION:

That Council approve an extension for a further 12 months of the 50% discount off the Hobart Gymnastic Academy Rent whilst Council continues to explore opportunities for the existing or a new facility.

DECISION:

Cr De La Torre moved, Cr McMaster seconded that Council approve an extension for a further 12 months of the 50% discount off the Hobart Gymnastics Academy Rent whilst Council continues to explore opportunities for the existing or a new facility.

CARRIED

VOTING RECORD

In favour	Against
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Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	

Cr Whelan rejoined the meeting at 6.10pm.

17.4 Risk Appetite Statements - Strategic Risks

Author: Executive Officer Risk & Property (M Braslin)

Authorised: Director Corporate Services (G Browne)

Background

The purpose of this report is to review the Risk Appetite Statements of the 10 Strategic Risks which were adopted at the May 2025 Ordinary Council Meeting.

The Risk Appetite Statements for Brighton Council are based on the amount of risk that the Council is willing to take, retain or accept in pursuit of its objectives over the life of the current Strategic Plan period. Appetites for risk can vary across the different operations in pursuit of Strategic Objectives. Therefore, Council's Risk Appetite Statements have been developed by senior staff and Councillors against each of Council's Strategic Risk Categories with the assistance of Marsh Consulting.

Consultation

Senior Management Team

Risk Implications

Inadequate risk management can result in non-compliance with legal and regulatory requirements. Appropriately considered and determined risk appetite is another important high-level tool to assist council in its decision making.

Financial Implications

Uncertain risk appetite can impact financial planning and budgeting.

Strategic Plan

Goal 1 Inspire a proud community that enjoys a comfortable life at any age.

1.2 Build resilience and opportunity

Goal 4 Ensure a progressive, efficient, and caring Council.

4.1 Be big picture, long-term and evidence-based in our thinking

4.2 Be well-governed, providing quality service and account

4.4 Ensure financial and risk sustainability

Social Implications

The consequences of risk mismanagement can extend to the community. For example, failure to adequately assess and mitigate risks related to public safety or environmental concerns can lead to harm to individuals or communities, damaging social cohesion and trust in the council's ability to protect and serve the public interest.

Environmental or Climate Change Implications

Having a Risk Appetite Statement for the strategic risk category 'Environment, Heritage and Sustainability' will help to guide decisions made relating to this risk category.

Economic Implications

Reviewing Councils risk appetite statements is essential for council to enhance economic resilience, promote sustainable growth and safeguard their financial interests.

Other Issues

Nil.

Assessment

Developing and implementing a robust risk appetite statement is essential for councils to enhance resilience, clearly guide decision-making, and achieve their strategic objectives effectively. Council's risk appetite must be regularly reviewed as Councils operations evolve.

Risk appetite statements can assist councils to make decisions around innovation, growth, as well as assist in the council's ability to adapt to changing circumstances or seize strategic opportunities.

Summary of Councils Risk Appetite Position on 10 Strategic Risk Categories:

Risk Category	Avoid	Resistant	Accept	Receptive
Financial Management		Primary	Secondary	
People & Culture		Primary	Secondary	
Health & Safety	Primary			
Reputational		Primary	Secondary	
Environment, Heritage & Sustainability			Primary	
Governance, Legal & Compliance	Primary			
IT & Cybersecurity	Secondary	Primary		
Infrastructure & Asset Management		Primary	Secondary	
Business & Service Delivery		Primary	Secondary	
Strategic Projects			Primary	Secondary

Risk Appetite levels and Definitions:

AVOID	RESISTANT	ACCEPT	RECEPTIVE
(little-to-no appetite)	(small appetite)	(medium appetite)	(larger appetite)
Avoidance of adverse exposure to risks even when outcome benefits are higher	A general preference for safer options with only small amounts of adverse exposure	Options selected based on outcome delivery with a reasonable degree of protection	Engagement with risks based more on outcome benefits than potential exposure

Best practice is to review the Risk Appetite Statements thoroughly at least on an annual basis and also every time there is a substantial shift in Brighton Council's operating environment.

Reviewing of Risk Appetite Statements will help Council to continue an upward trajectory towards risk management maturity, and ultimately facilitate a capability for robust, repeatable, and consistent quality decision-making.

Options

1. As per the recommendation.
2. Do not adopt the recommendation.
3. Other.

RECOMMENDATION:

That Council review and approve the Risk Appetite Statements for Councils 10 Strategic Risks for the next year.

DECISION:

Cr Irons moved, Cr Whelan seconded that Council review and approve the Risk Appetite Statements for Councils 10 Strategic Risks for the next year.

CARRIED

VOTING RECORD

In favour	Against
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- | | |
|----------------|--|
| Cr Curran | |
| Cr Geard | |
| Cr De La Torre | |
| Cr Gray | |
| Cr Irons | |
| Cr McMaster | |
| Cr Owen | |
| Cr Whelan | |

17.5 Draft Policy - General Rate Waiver for First Home Owners - Construction of new Residential Dwelling

Author: Director Corporate Services (G Browne)

Authorised: Chief Executive Officer (J Dryburgh)

Background

Council has developed Policy 1.10 ‘General Rate Waiver for First Home Owners - Construction of New Residential Dwelling’ to support first home ownership and encourage residential construction within the municipal area.

The policy provides a waiver of the General Rate for a period of 12 months for eligible first home owners who construct a new residential dwelling and have received approval under the Tasmanian Government First Home Owner Grant (FHOG) scheme.

The waiver applies only to the General Rate and excludes service charges, fees, levies, penalties, or other charges.

Consultation

SMT, Council Workshop

Risk Implications

The policy includes defined eligibility criteria and documentation requirements, reducing the risk of misuse. Council retains the right to review eligibility and recover waived rates where false or misleading information is provided.

Financial Implications

Based on current development activity and anticipated uptake, the estimated cost of the General Rate waiver is approximately \$20,000–\$30,000 annually. In periods of higher construction activity or increased first home buyer participation, the cost could peak to \$50,000–\$60,000 annually. The financial impact will be monitored annually and considered as part of Council's budget deliberations each financial year.

Strategic Plan

3.4 Advocate and facilitate investment in our region

4.1 Be big picture, long-term and evidence-based in our thinking

Social Implications

The policy is expected to deliver positive social outcomes by supporting first home ownership and encouraging housing development within the municipality.

Environmental or Climate Change Implications

Nil

Economic Implications

This policy allows Council to respond to changing economic conditions and housing demand.

Other Issues

Nil

Assessment

Policy 1.10 offers a specific and temporary rate concession aimed at helping first home owners, while also ensuring that Council maintains solid financial oversight. By reviewing the policy each year, Council can adapt to shifts in the economy and changes in housing demand.

Options

1. As per the recommendation.
 2. Other.
-

RECOMMENDATION:

That Council adopt Policy 1.10 – General Rate Waiver for First Home Owners – Construction of new residential dwelling.

DECISION:

Cr Geard moved, Cr McMaster seconded that Council adopt Policy 1.10 – General Rate Waiver for First Home Owners – Construction of new residential dwelling. Policy to be reviewed in 12 months.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

17.6 Corporate Emissions Reduction Plan for Brighton Council

Author: Climate and Sustainability Project Officer (M Burgess)

Authorised: Director Development Services (A Woodward)

Background

Brighton Council has made a commitment to reach net zero emissions by 2035 and 100% renewable electricity by 2030. To ensure these targets are met, a Corporate Emissions Reduction Plan (Attachment A) has been developed to guide the actions of Council. The plan identifies ways to reduce emissions from landfilled and organic waste, fleet fuel, electricity, and gas.

Consultation

Internal consultation was undertaken with the Senior Management Team to ensure operational support for the plan.

Risk implications

This plan reduces reputational and greenwashing risks associated with having a net zero target but no plan for how to reach it.

Financial Implications

There are no immediate financial implications of endorsing the Plan. However, staff time and financial planning will be required to resource some of the recommended actions. The recommended actions will have varying costs and resource requirements, but many will become embedded in the operational business of council through appropriate long-term planning and budgeting. In several cases, actions will lead to cost savings for Council. Pursuing grant funding and establishing partnerships for collaborative or common actions are also options for reducing the overall cost of action for Council.

Strategic Plan

The reports align with the Strategic Plan through the following strategies:

- 2.1 Acknowledge and respond to the climate change and biodiversity emergency
- 2.4 Ensure strategic planning and management of assets has a long-term sustainability and evidence-based approach
- 4.1 Be big picture, long-term and evidence-based in our thinking

Social implications

When council leads by example, it can normalise low-emissions behaviours (EVs, energy efficiency, waste reduction) and encourage adoption of similar practices by schools, businesses, and residents.

Economic implications

Transitioning away from fossil fuels, as per the actions in the plan, makes council more resilient to supply chain disruptions and global price spikes in oil and gas.

Environmental or climate change implications

This plan provides Brighton Council with the ability to strategically reduce its emissions and thus its contribution to climate pollution.

Other Issues

There are no other issues.

Assessment

The Emissions Reduction Plan outlines the actions required to reduce operational emissions, which is essential for reaching Councils net zero target. Therefore, it is recommended that the Emissions Reduction Plan is endorsed by Council.

Options

1. The Emissions Reduction Plan is endorsed by Council.
 2. The Emissions Reduction Plan is not endorsed by Council; or
 3. Other.
-

RECOMMENDATION:

That Council endorses the Corporate Emissions Reduction Plan.

DECISION:

Cr De La Torre moved, Cr McMaster seconded that Council endorses the Corporate Emissions Reduction Plan.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

17.7 Pontville Park Master Plan – Community Consultation

Author: Manager Planning (J Blackwell)

Authorised: Director Development Services (A Woodward)

Background

This report aims to seek the endorsement of the Pontville Park Master Plan for community consultation.

Pontville Park, comprising 27.75ha, is a Council-owned sport and recreation precinct in Pontville serving AFL, cricket, equestrian, dog sports, community markets and events, and housing the Municipal Memorial Hall. Several assets are ageing and there is demand for improved facilities and safer movement through the site.

ROSS Planning, on behalf of Brighton Council, has undertaken a detailed review of the park’s current facilities, how they are used, and who uses them. The draft Master Plan explores opportunities for new user groups and considers improvements to the layout and facilities, ensuring Pontville Park continues to grow and meet the changing needs of our community.

The Master Plan, prepared by ROSS Planning (Feb 2026), provides a long-term framework to guide staged improvements and avoid ad-hoc development.

Consultation

To date the following consultation has been undertaken with:

- Steering committee

- SMT and Council officers
- Councillor workshops
- Existing user groups (e.g., Brighton Football Club, Cricket Tasmania/Southern Cricket Association, Brighton & Southern Midlands Pony Club, Southern Tasmania Quarter Horse Association, Dogs Tasmania/Tassie Flying Paws, Southern Tasmania Poultry Club, CWA, Brighton Show Society); and
- External stakeholders (e.g., Netball Tasmania, SATIS, Southern Primary School Sports Association).

The next stage of consultation is to release the draft Master Plan to the community. This will be undertaken via a number of methods:

- Council's Have Your Say page
- Social media posts
- Direct contact with user groups

Risk implications

Nil

Financial Implications

There are no financial implications arising from endorsing the draft Master Plan for community consultation. However, it is possible that the community may perceive the Master Plan actions as immediate. Efforts to minimise this perception have been addressed by specifying staging, as 'Short', 'Medium' and 'Long Term' actions.

This report does not seek budget allocation; any works will be subject to future funding approvals, grants and the long term financial plan.

Strategic plan

This project aligns with the following strategies:

The Master Plan aligns with Brighton Council's Strategic Plan 2023–2033, including:

Goal 1 Inspire a community that enjoys a comfortable life at every age

- 1.1 Engage with and enable our community
- 1.3 Ensure attractive local areas that provide social, recreational and economic opportunities
- 1.4 Encourage a sense of pride, local identity and engaging activities.

Goal 2 Ensure a sustainable environment

- 2.2 Encourage respect and enjoyment of the natural environment
- 2.4 Ensure strategic planning and management of assets has a long term sustainability and evidence-based approach

Goal 3 Manage Infrastructure and growth effectively

3.2 Infrastructure development and service delivery are guided by strategic planning to cater for the needs of a growing and changing population.

3.3 Community facilities are safe, accessible and meet contemporary needs.

Goal 4 Ensure a progressive, efficient and caring council

4.1 Be big picture, long-term and evidence-based in our thinking.

Social implications

Delivery of the Master Plan will improve equitable access to diverse sport and recreation opportunities (formal and informal), support intergenerational participation, strengthen club viability, and enhance community gathering spaces (pedestrian precinct, play and picnic nodes). Engaging with the community will allow members to provide valuable insight into how Pontville Park will be developed over the lifespan of the masterplan.

Economic implications

Nil.

Environmental or climate change implications

Nil

Other Issues

Nil.

Assessment

The Master Plan provides an evidence-based pathway to improve safety, capacity and user experience at Pontville Park while supporting broader community recreation. It balances formal sport with informal activity, proposes pragmatic movement upgrades, and sequences investment to match resource realities and potential grants. By putting this Masterplan out to consultation, it will assist Council in understanding if the plan has general community support.

Options

1. As per the recommendation; or
2. Do not endorse the Pontville Park Master Plan for community consultation; or
3. Other.

RECOMMENDATION:

That Council endorse the Pontville Park Master Plan for community consultation.

DECISION:

Cr De La Torre moved, Cr McMaster seconded that Council endorse the Pontville Park Master Plan for community consultation.

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

18. Closed Meeting

Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025* provides that Council may consider certain sensitive matters in Closed Meeting.

RECOMMENDATION:

That in accordance with Regulation 17 of the *Local Government (Meeting Procedures) Regulations 2025*, Council move into Closed Session and the meeting be closed to members of the public to deal with the following item:

Item:	Closed under:
18.1 – CEO Mid-Year Performance Review 2025/26	17(2)(a)

DECISION:

Cr Owen moved, Cr Curran seconded that in accordance with Regulation 17 of the Local Government (Meeting Procedures) Regulations 2025, Council move into Closed Session and the meeting be closed to members of the public to deal with the following item:

Item 18.1 – CEO Mid-Year Performance Review 2025/26 Closed under 17(2)(a)

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

18.1 CEO Mid-Year Performance Review - 2025/26

Authorisation to Move Out of Closed Session & Release of Information to the Public

RECOMMENDATION:

That Council, having met and dealt with its business formally moves out of Closed Session and resolves to report that it has determined the following:

Agenda item	Matter	Outcome
18.1	CEO Mid-Year Performance Review 2025/26	Report be received.

DECISION:

Cr Geard moved, Cr Curran seconded that Council, having met and dealt with its business formally moves out of Closed Session and resolves to report that it has determined the following:

Item	Outcome
18.1 CEO Mid-Year Performance Review 2025/26	Report confidential and not to be released

CARRIED

VOTING RECORD

In favour	Against
Cr Curran	
Cr Geard	
Cr De La Torre	
Cr Gray	
Cr Irons	
Cr McMaster	
Cr Owen	
Cr Whelan	

Meeting closed: 6.55pm

Confirmed: _____
(Mayor)

Date: _____
21st April 2026

From: [REDACTED]@internode.on.net
Sent: Monday, 6 April 2026 10:59 PM
To: Angela Turvey <Angela.Turvey@brighton.tas.gov.au>
Cc: Bill Deal <[REDACTED]>
Subject: Roaring Forties Aero Modellers Trans Tasman Event roundup

To Brighton Council

That was a busy 3 months! Our major events have been conducted and I am pleased to report they were a resounding success.

This was in no small part due to your assistance and the Brighton council's \$1000 grant to us. The club also received another grant of \$1000 from the State Model Aeronautical Association and so together we were able to buy a 6x3 gazebo with walls, hire Portaloos and provide camp shower facilities which were all put to good use over the 2 weeks.

We had 21 pilots and many of the interstate visitors brought family with them and have stayed in Tasmania before and after the events to do some sightseeing. We held a dinner at the Brighton Motel and most of the visitors who found accommodation in the local areas also dined at various nearby venues.

Thankyou for your suggestion of contacting the Service clubs, The Brighton Rotary Club operated a BBQ on each Saturday and Sunday, they did a magnificent job to fit into our schedule and provide top notch food.

Below is a facebook link to the Event report by our Contest Director Mr Scott Kay, it includes some photos of the pilots and planes.

I have also attached a few photos of the field with Gazebo, portaloos etc.

<https://www.facebook.com/share/p/17t2ReVAMR/>

Thankyou again

Warm regards,
Mike

Michael Rutledge
President
Roaring Forties Aero Modellers





Dear Councillors,

My name is Ivan Shevchenko, and I am the owner of the residential property at 4 Kumali Place, Herdsmans Cove, which came into my possession earlier this year. I am writing regarding the proposed opening of the walkway located between my property and 3 Kumali Place.

I have been informed that Brighton Council is revising its approach to public spaces and intends to reopen this walkway in the near future. For more than ten years, the walkway has been fenced on both sides and leased by the previous owner of 4 Kumali Place from the Council. Earlier this year, I was advised by Council staff that a decision had been made to open the walkway and that part of the existing fencing would be removed to facilitate this.

I would like to express my concerns and provide some points regarding the planned walkway opening.

The walkway leads to the open space situated behind the properties on Coinda Place, Kumali Place, and Whelan Drive to the north-east. This area is currently fenced off and contains no roads, tracks, landscaping, or lighting. At present, it is largely treated as a wasteland by local troublemakers. Stolen vehicles are occasionally abandoned there, and some have been burned. The limited access to this area currently acts as a deterrent. Opening the walkway would significantly increase accessibility for individuals who may pose a risk to the safety and wellbeing of local residents.

Kumali Place is presently an enclosed and quiet cul-de-sac, and residents feel secure knowing that strangers have no reason to enter the street. Opening the walkway would change this dynamic. Residents, including myself, are concerned about increased risks to children who play outside, pets that roam the area, and the potential rise in theft or antisocial behaviour. There is also a concern that motorbike and quad riders may use the walkway as a thoroughfare, particularly given the steep incline, which encourages speeding both uphill and downhill. Additionally, the proposed opening would place an existing communication hatch—currently part of a lawn—directly on the path.

While I understand the importance of accessible public spaces, the area behind my property is not a developed or attractive public reserve. Connecting it to Kumali Place in its current state would likely create more negative impacts than benefits.

I have spoken with all residents of Kumali Place, as well as Nikki from 13 Whelan Drive. Leigh, Bridget, Christy, Paul, Adam, Emilie, Jamie, and all other neighbours I consulted share my concerns and support maintaining the current fencing. We value the safety, privacy, and peaceful character of our cul-de-sac and wish to preserve it.

On a personal note, my elderly mother, who resides with me, is increasingly anxious about the possibility of unfamiliar and potentially unsafe individuals passing close to our home. She is 73 years old and a humanitarian refugee from the war in Ukraine, living with a high level of anxiety. My late work shifts mean she is sometimes home alone after dark, which heightens her distress at the prospect of the walkway being opened.

Although I am new to Herdsmans Cove, I greatly appreciate the peaceful nature of the area and the strong sense of community. I recognise the value of urban improvements, but I respectfully suggest that reopening this particular walkway may not provide meaningful benefit to residents at this time. Improvements to more attractive public spaces—such as the waterfront walkways—would likely have a far greater positive impact on the community.

For these reasons, I kindly request that Council reconsider the proposed opening of the walkway and allow the existing fencing to remain in place.

Thank you for your time and consideration.

Yours sincerely,

Ivan Shevchenko
4 Kumali Place
Herdsmans Cove

Request for Temporary Reduction in Tenant Fees – 1/84 Jetty Road, Old Beach

Dear Brighton Council,

We are writing to respectfully request your consideration for a temporary reduction in tenant fees for our premises at 1/84 Jetty Road, Old Beach, for a period of approximately 3–6 months.

This request is due to a combination of unforeseen and challenging circumstances currently affecting both our business operations and personal capacity. As company director, I am required to undertake billable client hours to ensure sufficient revenue to sustain our contractor-based model. However, as of 25 March 2026, I have been made aware of significant health concerns following recent surgery. While we are hopeful these issues have been resolved, I am required to undergo further testing and potentially treatment, which may limit my capacity to work for an unknown period.

In addition, our family circumstances have recently changed, as we welcomed a baby in November 2025 and are also caring for two toddlers. Balancing these responsibilities alongside current global and economic pressures has placed considerable strain on our household.

From a business perspective, rising petrol prices and the broader cost-of-living pressures have led some families to discontinue therapy services due to travel and affordability constraints. While we continue to support agency, NDIS, and private clients, this reduction in clientele has impacted our revenue. Compounding this, one of our primary contractors has recently suffered a broken leg requiring surgery, further affecting service delivery and income.

These combined factors have made it increasingly difficult for us to meet our overhead costs under the current lease agreement. We are committed to continuing our services and maintaining our tenancy, and we are hopeful that a temporary adjustment could provide meaningful relief during this period.

We would greatly appreciate your consideration of this request and are open to discussing any potential arrangements that may assist in alleviating some of the current financial pressure.

Thank you for your time and understanding.

Kind regards,

Millie and Mitch



16/03/2026

Her Strength. Her Story.
ABN 18689178756
butterfliesandboots44@gmail.com
0457270064



Dear Brighton Council,

We are writing to again request a fee waiver for hire of the Brighton Civic Centre for our second Butterflies and Boots Nurturing Afternoon and Gala Ball. Our event is scheduled for Saturday 30th May. We would require the building between 9.00 am and 11.30 pm. We are hoping to utilise the whole building. We are also requesting access to the building on the Sunday morning until noon to clean and pack up.

We are well under way with the planning of our second Gala Ball for women who have experienced domestic, family, sexual violence and abuse. (DFSVA) This event is again being held in honour of all the women and children who have been impacted by DFSVA. It is to be an uplifting celebration of the resilience and tenacity of women and children.

We are again offering the nurturing afternoon where up to 30 women who have experienced abuse are provided a safe, supportive space and event for them to feel wonderful, acknowledged and respected. We want to banish the shame associated with DFSVA and raise awareness of the impacts of DFSVA not just on individuals but on communities as a whole. The nurturing afternoon involves us providing professional make up, nails and hair styling; formal gowns; a wellness pack; and child care and transport if required. The gala ball will then follow and will be open to other women.

We have secured Alina Thomas, CEO of Engender Equality again to MC and the gorgeous Lanna Story as our amazing DJ. Reema, the Zumba instructor has also said she will come along again and volunteer her time.

We really appreciated and valued your support last year enabling us to deliver an event that was a huge success and received some outstanding feedback.

The Civic Centre is a fabulous venue and it is truly wonderful how accessible council make it for people working and living in the community.

Please get in touch with us if you require further information.

Warmest of wishes,

Nicki Kastner, Kira Robertson and Ondine Adey

Her Strength. Her Story.



ON THE WINGS OF CHANGE WE FIND OUR TRUTH.

Some of the written feedback we obtained from last years event.



A very empowering event, well organised and enjoyable. Thankyou so much as a victim survivor it was an awesome day. Looking forward to the next one.

Thanks for a fun night. It gave me a good disraction from what Ive been through. I felt safe with it only being women here.

The support this event has shown to women that have experienced DV was amazing. Showing them that it is ok to live again without being in survival mode all the time. That they can take their independance back and be the strong woman they are.



After the past 46 years of just trying to survive and get through each day, dealing with courts etc, this night gave me a night off from all the dramas and I look forward to next year.

An amazing empowering night such a wonderful experience to be pampered.



This event was great. It was a fantastic opportunity to feel seen and heard and not alone. Would be great to happen more often!

You dont know how much confidence this gives to victim survivors to see their experiences no longer as a badge to be ashamed of but merely a chapter to build from. Well done, you should all be proud!



Thank you for putting on an event where I can feel safe enough to celebrate my survival story and meet other women who have some understanding of survival or loss due to DV.



This is one of the most important events for women of DV to go to.

Amazing!!!! Thankyou for creating such a safe and nurturing space. Your work is important!

I love this! I think this event has made me feel seen and understood! Hearing from other survivors has helped me to accept some of the stuff that has happened to me.

I really enjoyed tonight and there is a real feeling of unity in the room. This was a really good idea!!!



-----Original Message-----

From: brighton show <brightonshowsecretary@gmail.com>

Sent: Thursday, 26 March 2026 12:13 PM

To: Gillian Browne <Gillian.Browne@brighton.tas.gov.au>

Subject: Show Damages

Dear Gillian,

Good afternoon.

Following our general and AGM meetings on Monday the 16th, we reviewed the discussion we had with you at the council. After careful consideration, we've agreed on an offer of \$8,000.

This figure is based on a couple of key points:

We were not informed of the cost or given the opportunity to consider alternatives for repairing the grounds.

We had access to machinery through our sponsors, which could have significantly reduced the overall cost of the work.

We hope this offer reflects a fair and reasonable resolution, and we look forward to your response.

Kind regards,

Emily Young

Brighton Show Secretary













Brighton & Pontville Local Area Plan **DRAFT FOR CONSULTATION**

APRIL 2026

mesh
a Veris company

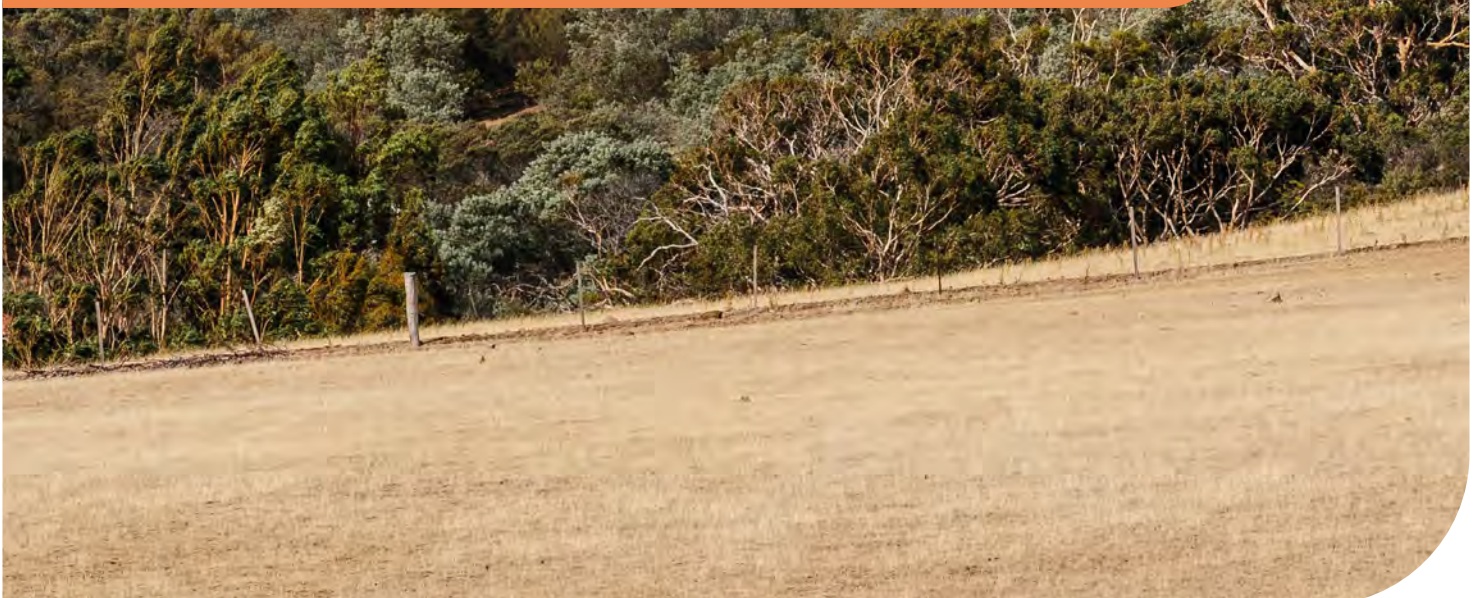


Brighton
going places





We acknowledge the traditional owners who once walked this country, the Mumirimina people, the original custodians of the skies, land and water of kutalayna (Jordan River). We forward our respect to the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of lutruwita (Tasmania).



Brighton & Pontville Local Area Plan

DRAFT FOR CONSULTATION

BRIGHTON COUNCIL

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CLIENT	BRIGHTON COUNCIL
PROJECT	Brighton & Pontville Local Area Plan
VERSION	2.0 - DRAFT FOR CONSULTATION
PREPARED BY	Emily Killin, Pavan Dutta, Will Priestley, Yota Kojima
REVIEWED BY	Jacob Peterson
DATE	April 2026

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Abbreviations & Definitions

Activity Centre - A focal point for retail, commercial, community, employment and higher-density residential uses, supported by public transport and active travel.

Activity Centre Core - The central and most intensive part of an activity centre where the highest concentration of commercial, retail, community, transport, and higher density residential uses is located.

Brighton (M) - For the purpose of this document, Brighton (M) is used when referencing the Brighton Municipality.

Brighton (S) - For the purpose of this document, Brighton (S) is used when referring to the Brighton Suburb.

CPZ (Community Purpose Zone) - Provides for community, education, health and institutional uses.

District Centre - A higher-order activity centre, as identified within the STRLUS, that serves a broad catchment, providing a wide range of retail, commercial, community and employment uses.

GBZ (General Business Zone) - Provides for retail, commercial and service uses serving a broad catchment.

GRZ (General Residential Zone) - Provides for a range of housing types in residential areas with good access to services.

IRZ (Inner Residential Zone) - Provides for a variety of residential use or development that accommodates a range of dwelling types at higher-densities.

LCZ (Landscape Conservation Zone) - Protects areas of landscape, environmental or scenic value.

LAP (Local Area Plan) - A strategic, place-based planning document that provides detailed guidance for land use, built form, movement, public realm and development outcomes within a defined local area.

LBZ (Local Business Zone) - Provides for small-scale retail and services serving local communities.

LDRZ (Low Density Residential Zone) - Provides for low-density housing on larger lots.

LIZ (Light Industrial Zone) - Provides for light industrial and service industry uses with limited amenity impacts.

PPZ (Particular Purpose Zone) - Applies to land requiring a specific planning framework for a defined purpose.

Public Realm - All publicly accessible spaces, including streets, footpaths, parks, plazas, civic spaces and open spaces. The public realm plays a central role in shaping character, accessibility, safety, amenity and community life.

Recreation Zone - Provides for sport, recreation and public open space uses.

RLZ (Rural Living Zone) - Provides for low-density residential living in a rural setting while protecting rural character.

SAP (Specific Area Plan) - A statutory planning instrument prepared under the Tasmanian Planning Scheme that provides detailed planning provisions, development standards and policy guidance for a defined area where tailored planning controls are required.

Street Setback - A street setback is the minimum distance between a building and the street boundary, intended to regulate the placement of development relative to the public street.

STRLUS (Southern Tasmania Regional Land Use Strategy) - A strategic framework that implements the TPPs and guides land use and development across Southern Tasmania by setting regional objectives and principles to inform local planning schemes and infrastructure planning.

TPPs (Tasmanian Planning Policies) - State-level policies that establish the overarching principles, objectives and priorities for land use and development across Tasmania.

UMUZ (Urban Mixed-Use Zone) - Provides for a mix of residential, commercial and compatible uses in urban areas.

VZ (Village Zone) - Provides for small-scale residential and commercial development in village settings.

Executive Summary

The Brighton and Pontville Local Area Plan (LAP) provides a coordinated and place based framework to guide future growth, development and investment across the study area. It translates regional and state policy directions into a locally responsive spatial plan, supporting Brighton's (M) function as a key growth area within Southern Tasmania.

Regional strategy identifies Brighton (S) as a Priority Growth Area within the Metropolitan Urban Growth Boundary, and the local strategy identifies it as an aspirational District Centre and primary location for population, employment and service growth. The LAP reinforces this direction by consolidating growth within well serviced areas, strengthening the activity centre as the municipality's commercial and civic focus, and supporting a more diverse and compact urban form. This includes improving the quality of the public realm, enhancing connectivity and walkability, and ensuring infrastructure is delivered in a coordinated and efficient manner.

In contrast, Pontville is recognised for its distinct village character and role within the visitor economy. The LAP seeks to protect and enhance this identity by limiting large scale growth, supporting investment in tourism and hospitality uses, and maintaining its heritage, landscape and amenity values.

The LAP is underpinned by strong alignment with the Draft Southern Tasmania Regional Land Use Strategy, Tasmanian Planning Policies and key Council strategies, including the Brighton Activity Centre Strategy. It's informed by comprehensive stakeholder and community engagement including workshops, online engagement and targeted meetings.

This engagement highlighted the need for greater housing diversity, improved transport connections, enhanced open space and recreation opportunities, and a more active and vibrant town centre.

Overall, the LAP establishes a clear and implementable framework to manage growth and investment in a coordinated and sustainable way, reinforcing Brighton (S) as the municipality's primary centre while ensuring Pontville's unique character is retained.

Part One: Introduction



1. PURPOSE OF THE LOCAL AREA PLAN

This Local Area Plan (LAP) has been prepared to provide a clear, place-based framework to guide future land use and development in Brighton (S) and Pontville. It translates higher-level strategic work into locally specific directions to support coordinated growth and decision-making.

The LAP has been prepared having regard to the Draft Southern Tasmanian Regional Land Use Strategy (STRLUS)¹, which identifies Brighton within the Metropolitan Urban Growth Boundary and as a Priority Growth Area and recognises its important role in accommodating future growth. While the Draft STRLUS does not formally classify Brighton (S) as a District Centre, it establishes a strategic basis for increased housing, services, employment and infrastructure within the municipality.

In this context, the LAP draws on the Brighton Activity Centre Strategy (ACS), which provides a detailed, evidence-based assessment of Brighton's function and capacity as a higher-order centre. The ACS demonstrates that Brighton exhibits the key characteristics of a District Centre, including its role in servicing a broader catchment and supporting a diverse mix of uses.

On this basis, the LAP adopts an aspirational approach, establishing a framework to guide the evolution of Brighton toward District Centre status over time. It is intended that this work will inform future reviews of regional strategy, including the STRLUS, and support the formal elevation of Brighton's (S) role within the activity centre hierarchy.

Pontville is identified as a Village in the STRLUS reflecting its role as a small, distinct settlement adjacent to a priority growth area. The STRLUS recognises that villages can serve multiple roles across the region. In the case of Pontville, its primary role is as a smaller township valued for its rural heritage and landscape character.

The LAP is intended to guide Council and relevant stakeholders in making decisions that support and realise the respective roles of Brighton and Pontville in a planned and sustainable way.

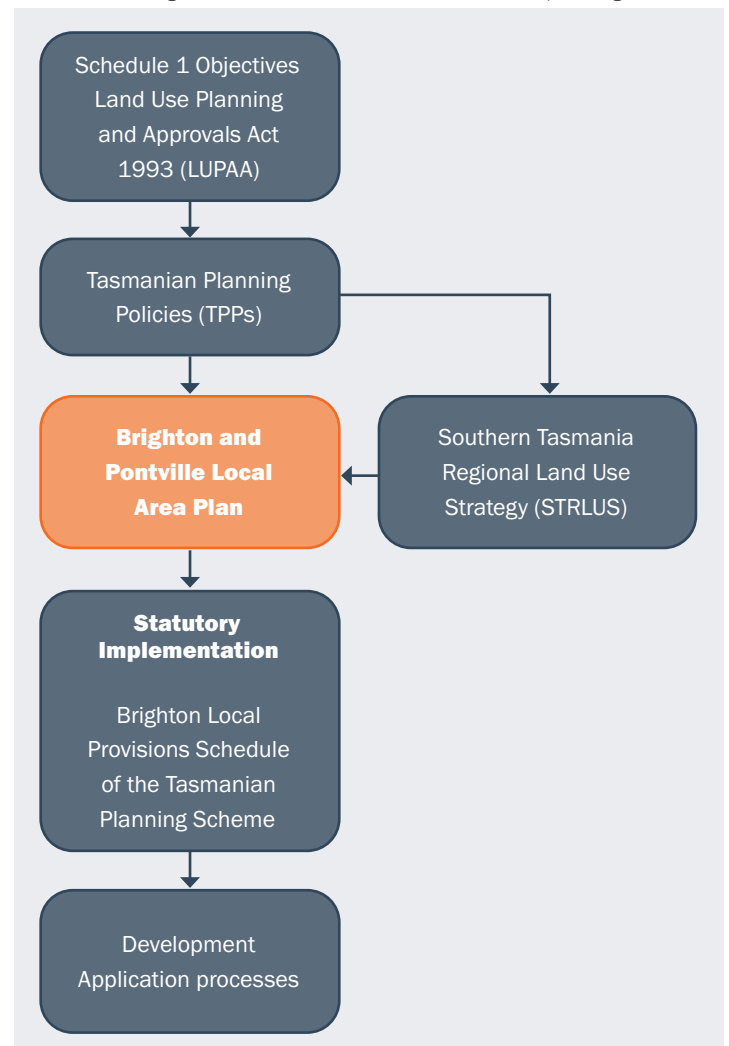
The objectives of the LAP are to:

- Set a framework that guides elevation of the Brighton Activity Centre toward District Centre status.
- Define the role of business-related zoning in Brighton and Pontville.
- Elevate the public realm and streetscapes of Brighton and Pontville.

2. ROLE OF THE LOCAL AREA PLAN

The LAP provides place-based strategic guidance to support the implementation of broader regional and State policy directions (refer Figure 1). In response to the STRLUS, which identifies the need for structure planning to guide land use change, investment and infrastructure guidance for Priority Growth Areas and District Centres, the LAP translates this direction into a locally specific framework. The LAP sets out clear spatial guidance, strategic directions and implementation pathways to coordinate land use change, infrastructure provision and investment in a manner that reflects the role of Brighton and Pontville within the regional settlement network. The LAP will be implemented in the Brighton Local Provisions Schedule of the Tasmanian Planning Scheme to guide future development applications.

Figure 1. Role of the LAP in the Tasmanian planning framework



1. The Tasmanian Government released the Draft Southern Tasmania Regional Land Use Strategy (STRLUS) in November 2025. The STRLUS has recently been subject to a consultation process, it's expected the document will be amended in response to submissions and finalised later in 2026. References to the STRLUS throughout this document are referring to the 2026 draft version

3. STUDY AREA: BRIGHTON & PONTVILLE

The LAP study area (Figure 2) covers an area of approximately 1,206 hectares bounded by the Midland Highway to the east, the Jordan River and One Pony Hill to the north, the alignment of Ferguson Road to the west and suburban boundary to Bridgewater to the south. The study area generally aligns with existing zoned land.

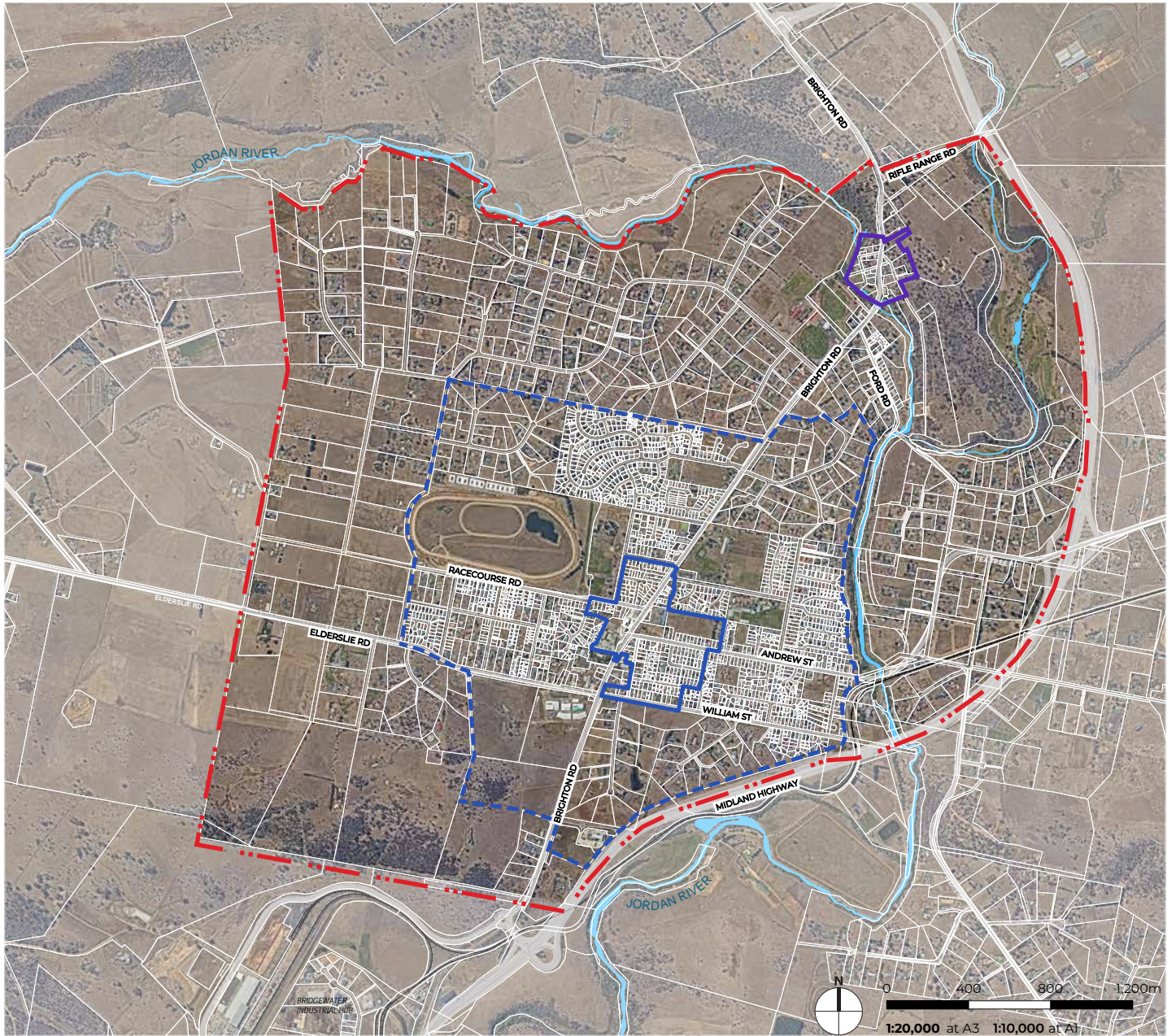
The study area includes parts of Brighton (S) and Pontville and their immediate surrounds, located within Hobart's southern growth corridor. The area benefits from strong regional connections, including proximity to Hobart and access to the Midland Highway, which support Brighton's (S) role as a key service and employment centre (Figure 3).

Within the study area, the Brighton District Activity Centre (Brighton DAC) is consolidated around existing zoned land, reinforcing a compact and walkable centre. The primary area for growth and capital investment is identified as the Brighton DAC Core. This core is the focus for higher intensity uses, including retail, commercial, community facilities and higher density residential development, and is where growth and investment will be prioritised. The Brighton DAC core generally follows a 400m walkable catchment from key areas of service provision, aligned with State Policy direction. In Pontville, the Village Core is identified as the focus for improvements to connectivity, public space and local services and aligns with the towns Village Zone application.

Brighton (M) Demographic Snapshot

- > Fastest growing municipality in Southern Tasmania
- > Youngest LGA in Tasmania
- > Population growth: ~19,000 (2021) to ~25,000 by 2046 (+32%)
- > Average annual dwelling demand: ~131 dwellings
- > Population profile: Attractive location for young families, with positive natural population growth
- > Population profile: Significant ageing population

Figure 2. Brighton & Pontville Local Area Plan Study Area



DRAWING KEY









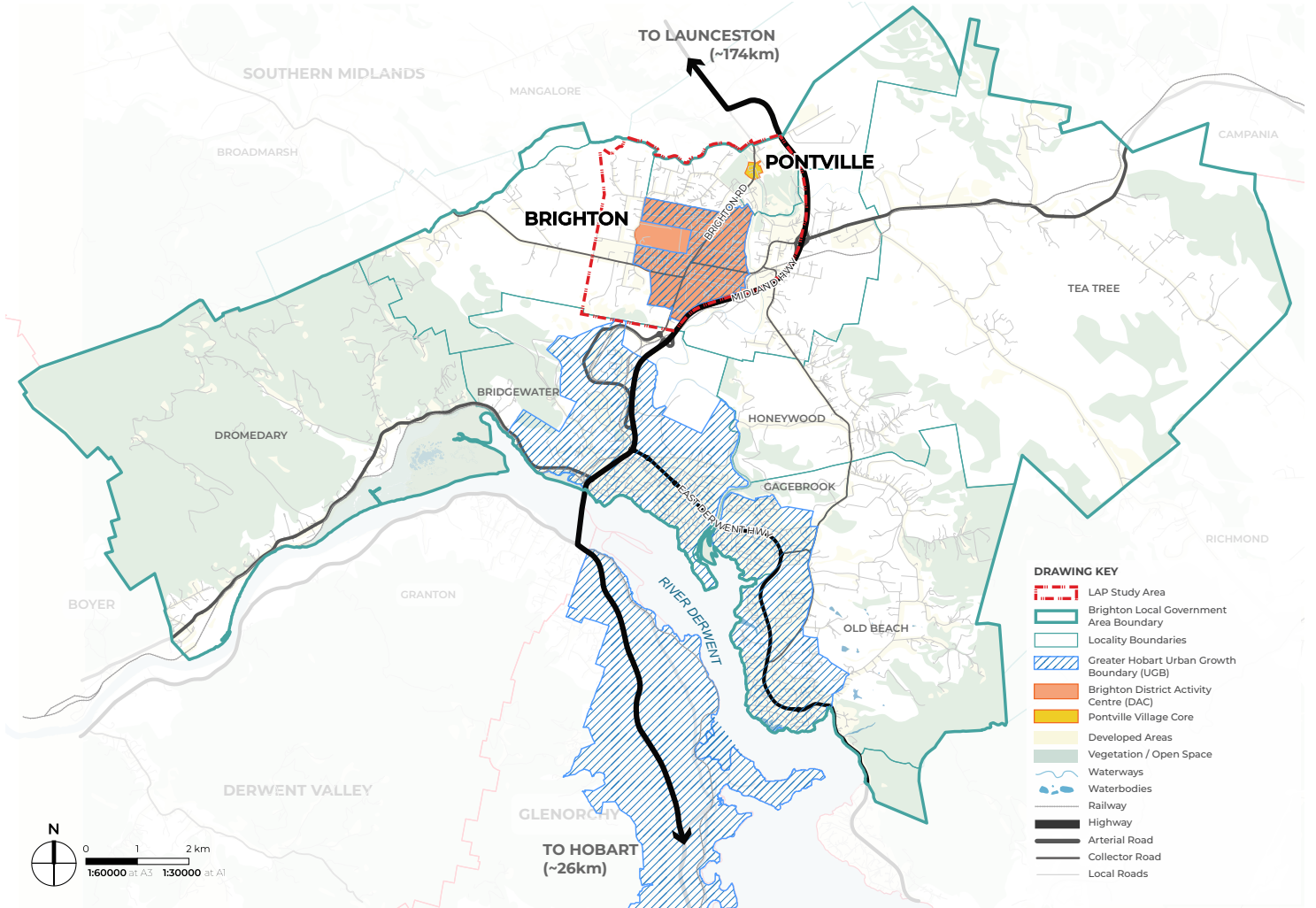
-  LAP Study Area
-  Cadastre
-  Brighton District Activity Centre (DAC)
-  Brighton District Activity Centre (DAC) Core
-  Pontville Village Core
-  Jordan River
-  Rail Line
-  Road Network

Figure 3. Regional Context Plan



4. METHODOLOGY & APPROACH

The LAP was prepared using an integrated, place-based approach that brings together planning, urban design and public realm considerations (Figure 4). The process focused on synthesising existing policy, technical studies and spatial information to identify the necessary elements of the LAP, including key issues, opportunities and directions.

These elements were tested and refined through site-based analysis and engagement with Brighton Council officers, a Council project working group and steering committee, State agencies, landowners and the broader community. This ensured the LAP is grounded in local conditions, informed by diverse perspectives, and focused on practical and implementable outcomes.

Figure 4. Methodology Diagram



Part Two: Brighton & Pontville Context



The Brighton & Pontville context sets out the basis upon which the LAP has been prepared. The LAP is underpinned by a strong strategic planning framework at regional, state and local levels. It is also informed by stakeholder and community feedback gathered through workshops, agency consultation and community engagement.

The LAP translates higher-order policy directions and Council strategies into a clear, spatially defined and implementable framework to guide future growth and investment. Key alignments include:

Southern Tasmanian Regional Land Use Strategy

Identifies Brighton (S) as a Priority Growth Area with a role in accommodating housing, services and employment growth.

Tasmanian Planning Policies

Promote compact settlement outcomes, housing diversity, integrated land use and transport, and efficient infrastructure use.

Brighton Activity Centre Strategy

Provides the economic and planning rationale for Brighton (S) as a District Centre and Pontville as a Village Centre. Calls for a coordinated spatial framework to guide intensification, mixed use development, public realm upgrades and movement.

5. KEY POLICY & STRATEGY SUPPORT

The previous Brighton Town Centre Local Area Plan was prepared in 2012 to guide land use, development and town centre renewal in response to anticipated growth and infrastructure change. Since that time, Brighton's (S) growth trajectory and policy framework have evolved substantially. This updated Local Area Plan is informed by contemporary State, regional and local policy that has emerged since 2012 and reflects current strategic priorities, planning reforms and growth expectations. Many of the initiatives of the 2012 plan have progressed including redevelopment of the former Army site, progress on the South Brighton development and establishment of the Highway Services Precinct.

5.1. Draft Southern Tasmanian Regional Land Use Strategy (STRLUS)

It identifies Brighton (S) as a Priority Growth Area within the Greater Hobart Urban Growth Boundary, recognising its key role in accommodating population growth and supporting increased housing, services and employment. While Brighton (S) is not currently classified as a District Centre within the regional hierarchy, its strategic location and growth function indicate that it is increasingly performing a higher order role (refer Brighton Activity Centre Strategy below). This role is supported by the STRLUS which emphasises the need for coordinated, infrastructure led planning and delivery.

Key Directions for the LAP

- > Brighton (S) is a Priority Growth Area and forms part of the Greater Hobart Metropolitan Urban Growth Boundary.
- > **Public Realm Focus:** District Centres are required to prepare public realm plans to guide future investment and place outcomes.
- > **More Intensity in the Right Places:** Policy supports increased residential and mixed-use density within priority growth areas and District Centres.
- > **Connected and Walkable:** Policy encourages active transport, as well as density targets of 25+ dwellings/ha, within a 400m catchment from the centre of town.
- > **Structure Planning Required:** Structure plans and local area plans are needed to coordinate land use, housing, transport and infrastructure.
- > **Design-Led Outcomes:** Public realm improvements and urban design guidance are to be integrated into planning frameworks.



Importantly, the STRLUS is subject to periodic review (typically every five years), providing an opportunity for the aspirations of the Brighton Activity Centre Strategy and this LAP to inform future updates to the regional settlement hierarchy.

5.2. Tasmanian Planning Policies (TPPs)

The TPPs were finalised in November 2025 and will be effective from July 2026, providing a state-wide policy foundation that guides regional strategies and local planning outcomes. The TPPs guide the approach to preparation of the LAP, aligning with feedback from service authorities, who indicated a preference for more consolidated growth and efficient infrastructure servicing rather than dispersed expansion.

Key Directions for the LAP

- > **Focus growth in the right places:** Direct growth to well-serviced settlements and activity centres.
- > **Land Supply:** Plan for at least 15 years regional land supply.
- > **Infill before expansion:** Prioritise infill, consolidation and redevelopment over outward growth.
- > **Clear centre hierarchy:** Reinforce settlement and activity centre hierarchies.
- > **Housing diversity:** Support a mix of housing types, including medium-density housing in higher-order centres.
- > **Integrated planning:** Coordinate land use, transport, social infrastructure and public realm planning.
- > **Climate-ready planning:** Address environmental values, natural hazards and climate resilience early.
- > **Structure planning required:** Promote structure plans and local area plans to coordinate land use, infrastructure, movement networks, and development sequencing—particularly in growth areas like Brighton(S).



5.3. Brighton Activity Centre Strategy (2025) (ACS)

Council commissioned the ACS in response to rapid population growth, increasing employment demand, Brighton's evolving role as a key economic and service centre within the Southern Tasmanian region and to inform the draft STRLUS.

The Strategy was informed by detailed economic, demographic and land use analysis, including retail and commercial modelling, population forecasting and assessment of Brighton's (M) role within the regional activity centre network.

The ACS confirms that Brighton (S) currently performs a significant municipal and rural servicing role, with a catchment extending across the LGA and into surrounding rural areas. This function, combined with strong population growth, indicates that Brighton (S) operates at a scale beyond a local neighbourhood centre.

The Strategy also identifies that Brighton (S) is projected to become the largest and fastest-growing suburb in the municipality, driving increased demand for retail, services, employment and community infrastructure over time.

Retail and economic modelling demonstrates that Brighton (S) has the capacity to support additional higher-order development, including supermarket provision, without undermining the role of other centres. On this basis, the ACS concludes that Brighton's (S) role, catchment and growth trajectory align more closely with a higher-order centre and identified it as an aspirational District Centre².

Overall, the Strategy identifies a clear need to elevate and strengthen Brighton's role as a higher-order centre and recognises that achieving these outcomes requires more than incremental development and ad hoc rezoning.

In comparison, Pontville is identified as a Specialist Centre, intended to remain a small scale heritage village, with support for tourism related uses, events and markets. The Strategy identifies no demand for supermarket uses and does not support retail expansion beyond that required to serve Pontville's specialist heritage and tourism role

The LAP responds to these directions by providing the planning framework needed to translate the ACS into spatially clear, implementable outcomes.

5.4. Brighton Social Infrastructure Plan

The Brighton Social Infrastructure Plan (2023) identifies priorities to support a growing and changing community by strengthening and consolidating social infrastructure in accessible locations

Key Directions for the LAP

- > Reinforce Brighton (S) as the municipality's core location for community and social services.
- > Consolidate social infrastructure in and around the Brighton town centre.
- > Integrate additional recreation infrastructure into existing parklands.
- > Provide youth oriented recreation facilities, including play equipment, outdoor courts and skate/BMX facilities.
- > Progress upgrades to Seymour Street and the Brighton Regional Sports Complex in line with adopted master plans.
- > Upgrade Pontville Park in accordance with the adopted master plan.



Key Directions for the LAP

- > Define the future extent and structure of the activity centre.
- > Identify locations for housing intensification and mixed-use development.
- > Guide public realm upgrades and urban design outcomes.
- > Coordinate movement, access, parking and infrastructure planning.
- > Manage interfaces with surrounding residential, industrial and rural areas.
- > Allocate demand for additional retail and commercial floorspace in Brighton (S), including supermarket uses.



² At the time of preparation of the ACS, the Draft STRLUS has not been released. Therefore, the ACS uses the term "Major Activity Centre" as per the previous STRLUS. The definition of a Major Activity Centre aligns with the term District Centre in the draft STRLUS.

5.5. Brighton Street Tree Strategy and Greening Brighton Strategy

The Brighton Street Tree Strategy (2019) provides guidance to improve tree canopy, streetscape quality and local character across Brighton and Pontville. It responds to low tree cover in newer suburbs and key corridors, and the need to improve shade, amenity and arrival experiences.

Key Directions for the LAP

- > Increase tree canopy in newer residential areas.
- > Improve planting along Brighton Road and key town entrances.
- > Use consistent street tree planting to reinforce character and amenity.
- > Strengthen Pontville's heritage village feel through sensitive planting.
- > Enhance links to the Jordan River corridor and recreation precincts.



5.6. Open Space Strategy

The Brighton Open Space Strategy (2025) guides how existing and future open spaces are planned and upgraded to support population growth, improve connectivity and increase use of key open space assets across Brighton and Pontville.

Key Directions for the LAP

- > Strengthen connections between neighbourhoods, the town centre and the Jordan River corridor.
- > Upgrade large, underutilised parks, including Ted Jeffries Memorial Park
- > Provide new parks, play spaces and trails in growth areas such as South Brighton
- > Complete and extend shared path networks, including along Brighton Road.
- > Support upgrades to the Pontville Regional Sports Centre.
- > Protect and respond to Pontville's heritage and landscape character while improving access and connectivity.



The Greening Brighton Strategy (2024–2033) sets a long term framework to improve urban greening, climate resilience and liveability across the municipality. It responds to low canopy cover, urban heat risk and the need to integrate greening into streets and public spaces.

Key Directions for the LAP

- > Increase tree canopy in newer residential areas.
- > Improve planting along Brighton Road and key town entrances.
- > Use consistent street tree planting to reinforce character and amenity.
- > Strengthen Pontville's heritage village feel through sensitive planting.
- > Enhance links to the Jordan River corridor and recreation precincts.



5.7. Draft Active Transport Strategy (2025-2035)

The Draft Brighton Active Transport Strategy provides a framework to improve walking and cycling networks as Brighton continues to grow, with a focus on safer, more connected and attractive routes linking key locations including schools, parks and recreation areas.

Key Directions for the LAP

- > Improve pedestrian safety and crossings in Brighton's town centre, particularly along Brighton Road.
- > Connect growth areas to the town centre, schools and parks via shared paths and cycling links.
- > Strengthen the Jordan River corridor as a walking and cycling spine.
- > Improve active transport links between Pontville, Brighton and Bridgewater, including access to the Sports Precinct.





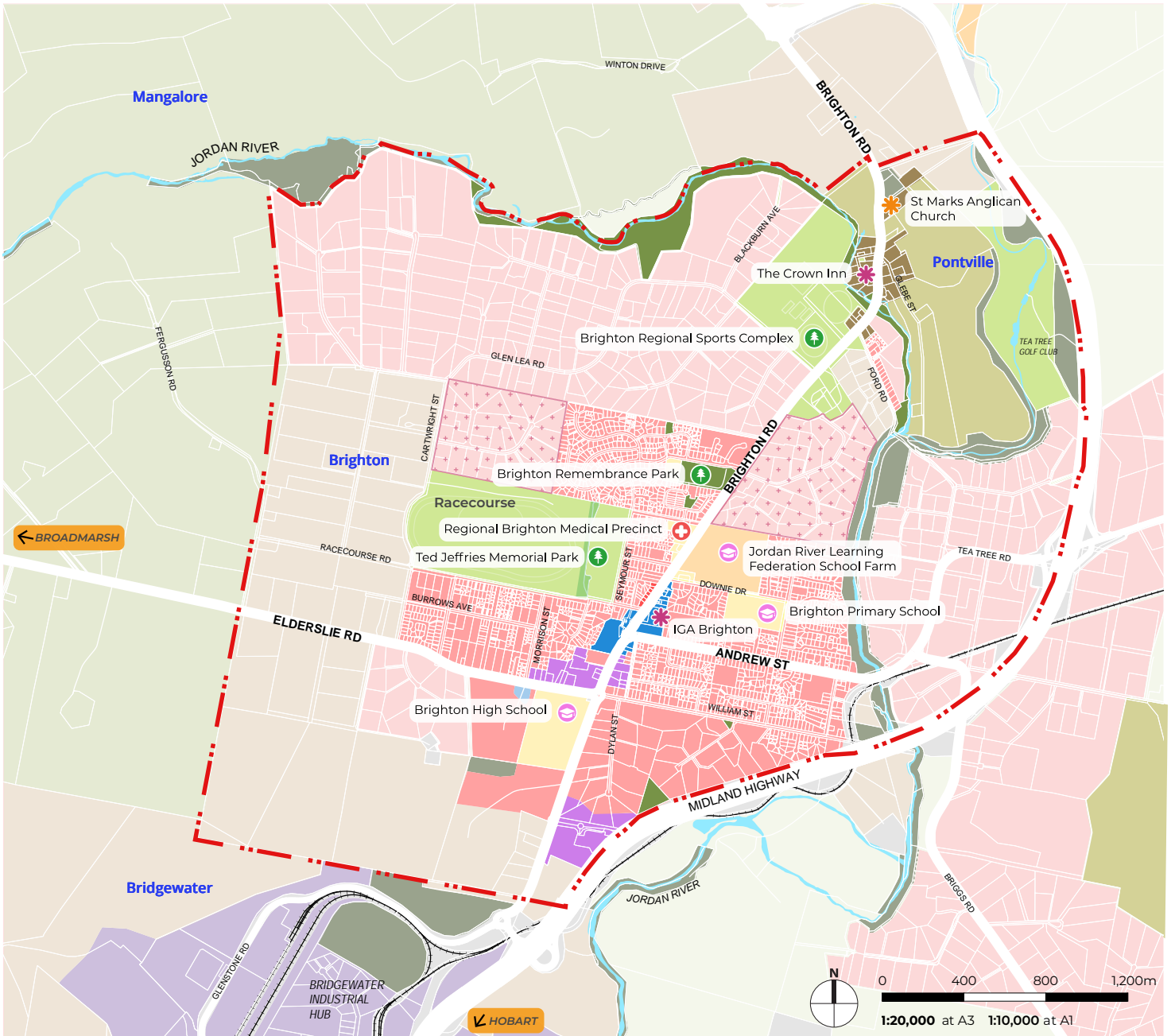
6. SITE ANALYSIS

The Site Analysis section provides an evidence based understanding of the physical, environmental, infrastructure and contextual factors that influence how land within the study area can change over time. It identifies constraints, opportunities and existing conditions that shape development outcomes, and establishes a clear basis for the spatial directions, land use responses and implementation actions set out in the Local Area Plan.

An overview of the Brighton and Pontville existing conditions are identified on Figure 5 and are discussed throughout this chapter. Brighton (S) and Pontville are two distinct urban centres connected by Brighton Road running in a north-south direction through the LAP study area. Brighton (S) is the major township with the retail core organised around Brighton Road in a 'main street' arrangement, focussed on the junction of Brighton Road and Andrew Street. Key land uses within Brighton (S) identify it as a key regional destination including medical facilities at Brighton Medical Precinct, education facilities in the form of both a primary and secondary school within the boundaries of the township, numerous parks and a range of retail uses including large supermarket, pharmacies and convenience retail. It's serviced by key employment areas including the Highway Services Precinct and the Bridgewater Industrial Hub (outside the study area to the South).

Pontville is a small historic town from the mid-19th century, concentrated around a historic village core situated on a sloping hillside on the northern side of Jordan River. Very limited development has occurred within the village core itself, and it remains an intact example of early European settlement of the area. On the south side of the Jordan River a small number of residential lots have been delivered along Ford Street.

Figure 5. Brighton & Pontville Existing Conditions Plan



DRAWING KEY

- LAP Study Area
- Cadastre
- Jordan River
- ZONES**
- General Residential
- Urban Mixed Use
- Rural Living
- Particular Purpose
- Community Purpose
- General Business
- Local Business

- Light Industrial
- General Industrial
- Recreation
- Open Space
- Agriculture
- Landscape Conservation
- Environment Management
- Utilities and Infrastructure

- STRULS URBAN GROWTH BOUNDARY UPDATE**
- Areas included

ROAD HIERARCHY

- Railway
- Highway
- Collector Roads
- Local Roads

6.1. Topographic Context

Overview

The study area is defined by an undulating and rolling topography that conceals and reveals vistas to the surrounding mountains and hillsides that play a significant role in contextualising the township of Brighton within the surrounding landscape. Land generally slopes up from the Jordan River meandering around the LAP boundary to the south, east and west. Identified significant viewlines are:

- > **Andrew Street (facing east):** The land slopes down to the Jordan River opening up longer range views east to the hilly terrain around Tea Tree.
- > **Racecourse Road (facing west):** Mount Dromedary and Tanina Bluff are prominent in this viewline and mark a transition to denser forested landscapes to the west.
- > **Brighton Road – north of Menin Drive (facing north):** The land remains flat heading north departing Brighton before noticeably sloping down to the Jordan River as Pontville comes into view. The heritage homesteads of Pontville are distinctly visible against the landscape ridge line of Pony Hill as Pontville is approach from this direction, and it is a noted historic view of the township within the Pontville Conservation Study.

Brighton Road – south of Elderslie Road (facing north): Brighton is largely concealed from view from the south until passing a crest just to the south of Elderslie Road. This discrete approach emphasises the visibility of the forested hillscape of Chauncy Vale in the distance and enhances the arrival experience to Brighton as a regional centre distinct from urban areas to the south.

Key observations

- > The retention of long-range views along these streets within Brighton play a key role in connecting the town to its broader context.
- > Built form should be managed to ensure it does not inappropriately impinge on these views and public realm works should help emphasise these viewlines.
- > The view line along Brighton Road towards Pontville is particularly important as it emphasises the distinction between the two urban areas and highlights the largely intact heritage buildings of Pontville. Any consideration of future development within the Pontville viewline will need to be carefully considered.

Figure 6. Study Area Photos: Clockwise from top - long range views along Andrew Street (east), Vista along Brighton Road to historic village of Pontville and Pony Hill (north), Flatter terrain prevails in the Brighton LAP area (west), Undulating terrain conceals Brighton from long distance views (north)





6.2. Zoning Context

Overview

Figure 7 illustrates the prevailing zoning throughout the Study Area.

A small core of General Business focused around the junction of Brighton Road, Andrew Street and Racecourse Road identifies this area as the commercial core of Brighton. The General Residential Zone applies to the majority of the surrounding areas and denotes the extents of the established township radiating out from the retail core. The major exception to this is the Brighton Racecourse located to the west, which reduces the extent of residential occurring to the north-west and obstructs connectivity between the core and the north-west.

Beyond the General Residential Zone, there is a distinct transition in zoning to either the Rural Living or Rural zones. The Rural Living Zone applies to land north of Brighton and land to the east over the Jordan River and Midlands Highway reinforcing the delineation of Brighton from Pontville to the north. A small portion of Rural Living also occurs to the south-west however the west and south transition to the Rural Zone reflecting a stronger and more abrupt edge to Brighton in this direction. This zoning creates a clear transition to the industrial uses which prevails in the Bridgewater Industrial Hub to the south and buffer zones that limit residential uses further south.

A small portion of Local Business Zone has been provided outside the centre of Brighton on Elderslie Road as part of the larger Homes Tasmania redevelopment. This is not yet developed and conversations with Homes Tasmania have indicated there is no clear need for this out-of-centre commercial development.

A portion of land is zoned Light Industrial near the junction of Elderslie Road and Brighton Road. This area is occupied by a range of industrial uses. With the construction of Brighton High School and plans for Brighton South Urban Growth Area, this light industrial area is becoming surrounded by education and residential uses as Brighton grows.

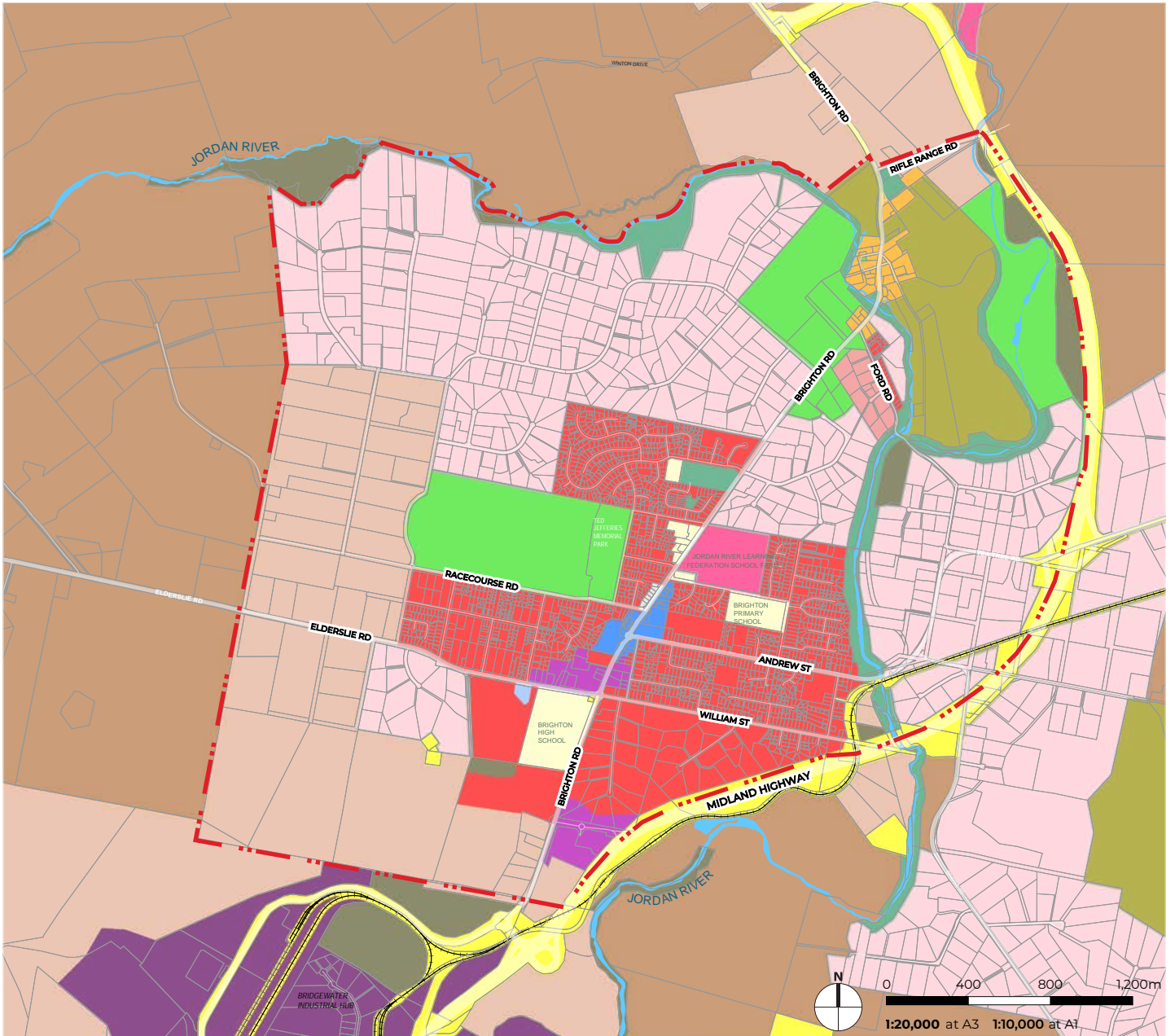
Land has been zoned Light Industrial to the south of the Brighton South Urban Growth Area which supports a Highway Services Precinct and includes a petrol station and convenience retail. This service precinct has direct access off the Midland Highway. It currently sits apart from Brighton (S), but future residential growth is anticipated to reach its northern boundary, making this Services Precinct part of the southern gateway condition to the Brighton Activity Centre.

Zoning in Pontville is noted as being quite granular with historic homestead lots subject to the Village Zone but with much of the surrounds including the full extent of Pony Hill identified in the Landscape Conservation Zone.

Key observations

- > The zoning clearly reinforces the delineation of Brighton (S) as the major centre and Pontville as a distinct small-scale village to its north.
- > Three Urban Growth Areas have already been identified to the north and south of Brighton (S) providing adequate locations for greenfield and brownfield development to support future residential growth.
- > The use of Local Business Zone land on the Homes TAS site should be reconsidered for an alternate use noting commercial demand for this land is not clear.
- > The Light Industrial zoned land on Elderslie Road is constrained in its capacity to grow due to surrounding residential and sensitive uses. It is no longer an ideal location for long-term industrial uses and its future use needs to be considered.
- > The growth of Pontville is restricted by the surrounding Landscape Conservation Zone requiring a substantial shift in zoning policy to anticipate significant development in this area.
- > There is currently no allocation of the Inner Residential Zone within the study area which is the preferred zone to encourage delivery of dwellings at higher densities. This is discussed further in Section 5.12.

Figure 7. Brighton & Pontville Existing Zoning Plan



DRAWING KEY

- LAP Study Area
- Cadastre
- Jordan River
- Rail Line

ZONES & PRECINCTS

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

6.3. Existing Specific Area Plans (SAPs)

Overview

The Brighton LAP area is subject to a number of Specific Area Plans (SAPs) that provide targeted planning controls for key precincts.

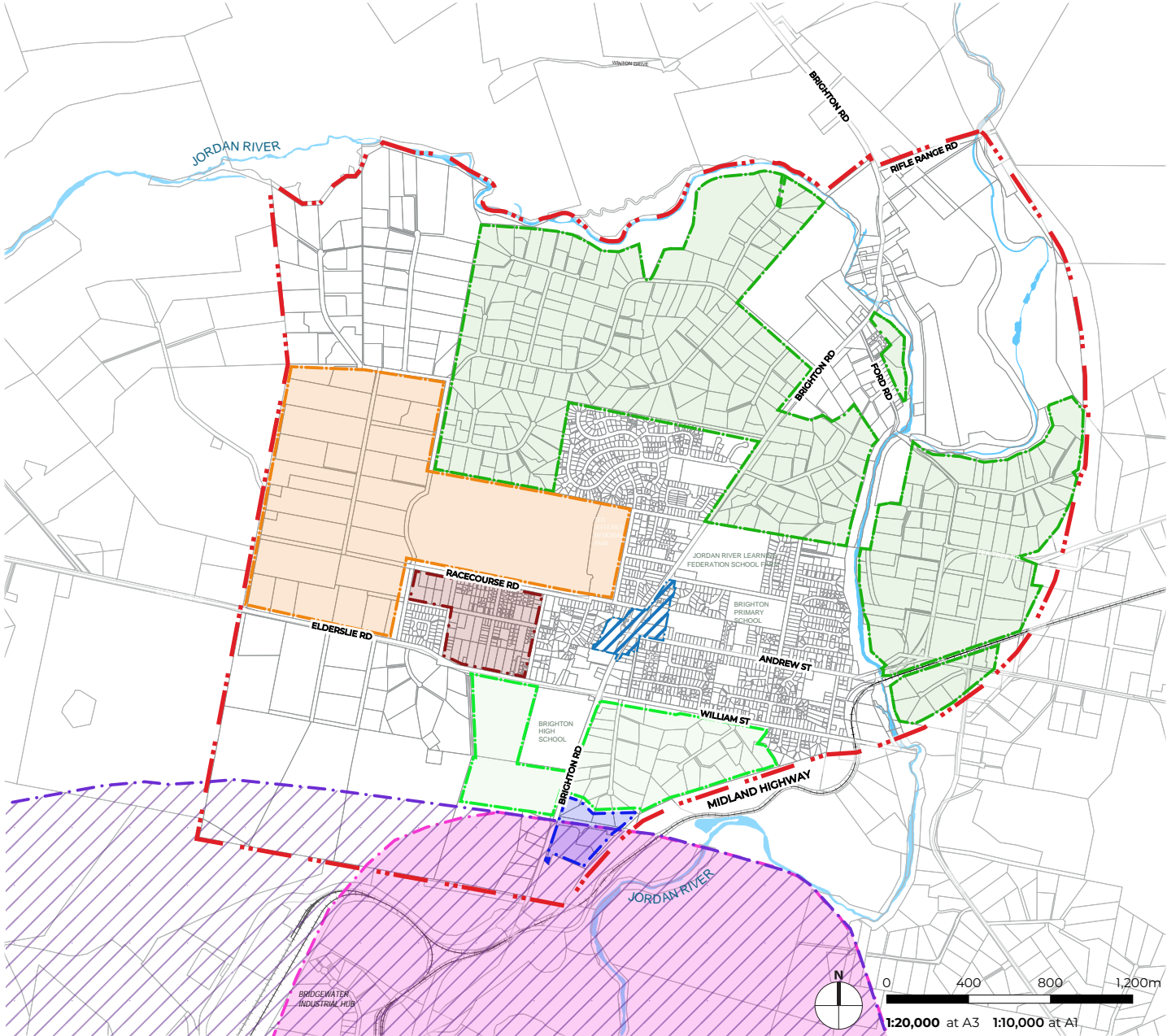
Key SAPs include:

- > **Urban–Rural Interface SAP (BRI-S8.0):** Establishes a transition zone with smaller rural lots, balancing growth pressures with rural character.
- > **Brighton Horse Racing SAP (BRI-S1.0):** Protects the long-term operation of the Brighton Training Facility, limiting encroachment from incompatible uses.
- > **Burrows Avenue SAP (BRI-S12.1):** Facilitates infrastructure provision to support subdivision and medium-density growth.
- > **Highway Services Precinct SAP (BRI-S3.0):** Supports highway-oriented commercial uses such as fuel, food, and bulky goods.
- > **Industrial Hub SAP (BRI-S10.0):** Protects the Brighton Industrial Hub from sensitive use establishing within a specified attenuation area.
- > **Bridgewater Quarry SAP (BRI-S4.0):** Protects quarry operations through attenuation buffering and land use controls, through prohibiting establishment of sensitive uses (which includes residential).
- > **South Brighton SAP (BRI-S11.0):** Implements the South Brighton Development Framework, enabling about 550 lots and coordinating infrastructure and open space.

Key observations

- > The SAPs clearly delineate where growth should and should not occur, particularly by separating sensitive uses, which include quarry operations, industrial activities, and horse-related activities, i.e. training, from residential expansion.
- > They embed infrastructure-led planning, particularly in South Brighton and Burrows Avenue, ensuring development is coordinated rather than ad hoc.
- > The industrial and highway SAPs anchor Brighton's regional economic role, supporting freight, logistics, and highway-based services.
- > The Urban–Rural Interface SAP provides a managed transition edge, preventing abrupt urban expansion into rural land.
- > The Bridgewater Quarry SAP provides clear guidance on areas where residential growth is not supported, establishing a well defined and defensible urban edge.
- > Feedback received identified the need to potentially review the Brighton Horse Racing SAP, in consultation with industry and the local community to ensure its fit for purpose in guiding contemporary issues related to the operations of the Training Facility.
- > There is some landowner interest in there being a review of the Industrial and Bridgewater Quarry SAP to investigate further development along Brighton Road. It has been confirmed the Quarry SAP is currently fulfilling an important role in protecting the ongoing role of the existing quarry. Any potential review would need to be subject to wide ranging consultation with stakeholders and detailed technical analysis.

Figure 8. Brighton & Pontville Specific Area Plans (SAPs)



DRAWING KEY

- LAP Study Area
- Cadastre
- Jordan River
- Rail Line

SPECIFIC AREA PLAN'S (SAP)

- BRIOS1.0 Brighton Horse Racing
- BRIS3.0 Highway Service Precinct
- BRI-S4.0 Bridgewater Quarry
- BRI-S8.0 Urban-Rural Interface
- BRI-S10.0 Industrial Hub
- BRI-S11.0 South Brighton
- BRI-S12.1 Burrows Avenue

LOCAL AREA OBJECTIVE

- BRI-15.3 Brighton Town Centre

6.4. Code Overlay Context

Overview

Figure 9 illustrates a number of relevant heritage and landscape overlays within the study area.

A significant portion of land in an around Brighton is subject to the Natural Assets Code, most notably the Jordan River and the landscape surrounding Pontville including Pony Hill and the Bagdad Rivulet.

Areas of heritage significance are concentrated around Pontville with the Local Historical Heritage Code affecting almost all properties within Pontville either with site specific heritage code controls or with broader precinct controls.

Pontville is also identified as a Local Historic Landscape Precinct, further emphasising its significance. The guidance for this Precinct (BRI-Table C6.3 Local Historic Landscape Precincts) prohibits development and the delivery of new homes in large parts of Pontville. The Pontville Conservation Study (1995) which underpins the heritage and landscape overlays applied to Pontville, identifies a number of significant features that need to be taken into consideration in the LAP.

These features are:

- > The approach to Pontville along Brighton Road with views to heritage homesteads and Pony Hill
- > The Pontville bridge as an early crossing point giving access to the midlands.
- > The distinct separation of Pontville from Brighton as an urban settlement.

There are also a number of sites within Pontville that are listed in the Brighton Local Provisions Schedule (BRI-Table C6.1 Local Heritage Places) and the Tasmanian Heritage Register as having individual heritage significance.

Figure 10 illustrates a number of relevant flooding and land management overlays within the Brighton LAP area

The vast majority of areas outside the established environs of Brighton are identified as Bushfire Prone areas. Landslip Hazard areas are identified along the Jordan River in and around the Pontville area and to the far south-west of the LAP area in Rural zoned land.

Land in close proximity to the Jordan River and Bagdad Rivulet is identified as flood prone and has a localised impact within the LAP restricted primarily to the Pontville village and to the north of the LAP area in Rural Living zoned land.

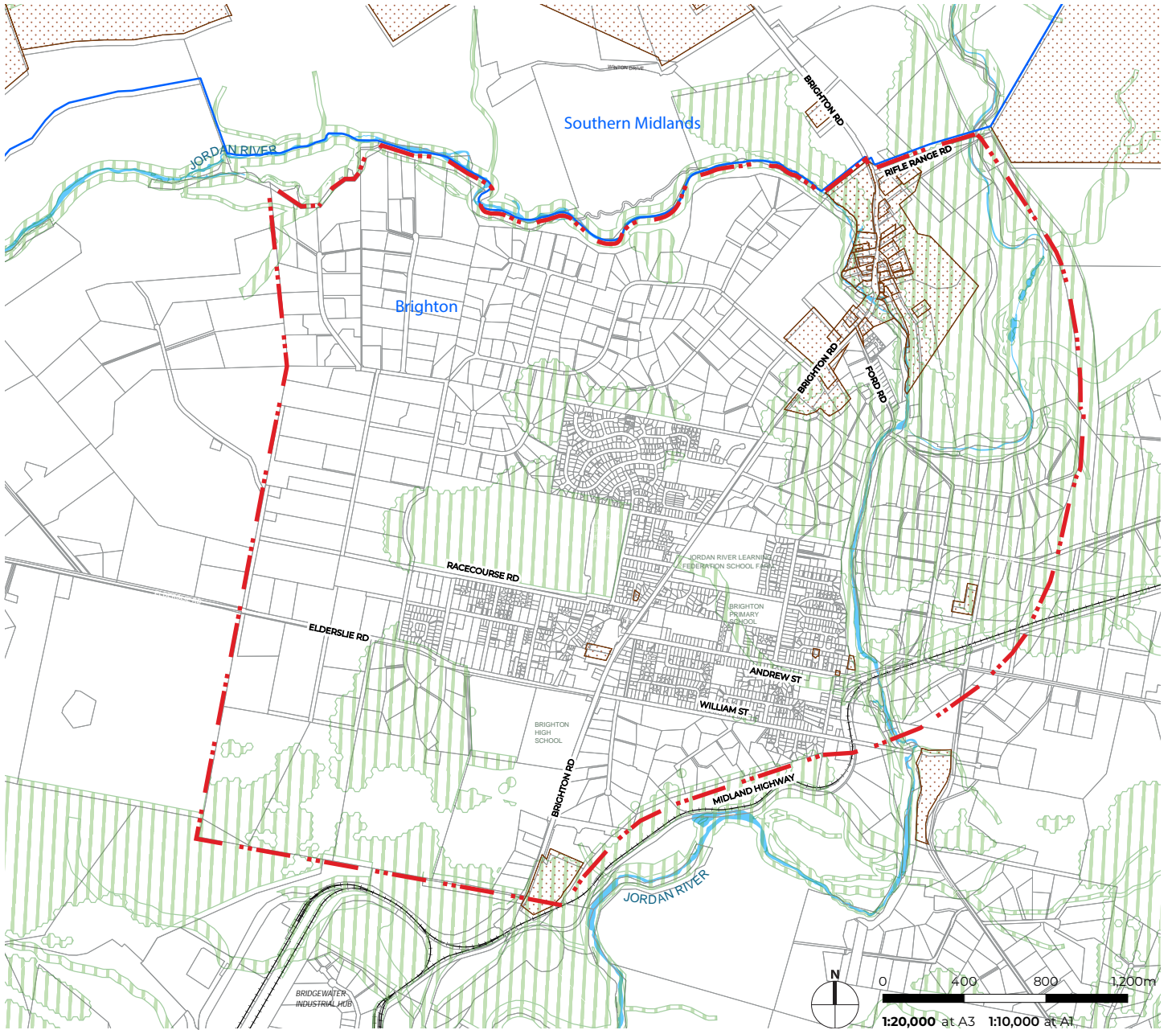
Further to these areas, a number of overland flow paths are identified that impact the established township area of Brighton. The most significant of these flow path runs from Ted Jefferies Memorial Park east, over Brighton Road, through residential areas near Brighton Primary School before crossing Andrew Street to the south and eventually flowing to the Jordan River to the east of Brighton. Other overland flow paths impact the Brighton Racecourse and the Rural zone to its west as well as the Brighton South Growth Area where future development has been planned to accommodate and respond accordingly.

Attenuation Area overlays impact the far southern portions of the site which relates to quarry operations from the nearby Boral quarry and the Brighton Hub. These Attenuation areas restrict land uses, particularly residential within this area.






Key observations

- > Landscape and heritage overlay controls reinforce the importance of Jordan River and Pontville as key features within the region that should be celebrated and preserved.
- > The viewline along Brighton Road towards Pontville is an important viewline which future development should respond sensitively to.
- > The Local Historic Landscape Precinct largely prohibits new development within the heritage township of Pontville limiting its potential to support future development.
- > The Attenuation Areas to the south related to quarry operations and industrial uses in the Brighton Hub currently discourages expansion of planned residential development beyond the existing Brighton South Growth Area.
- > A number of overland flow paths are present throughout Brighton and Pontville, which will inform the approach to development of key sites.

Figure 9. Brighton & Pontville Heritage & Scenic Controls



DRAWING KEY

-  LAP Study Area
-  Local Government Area Boundary
-  Cadastre
-  Jordan River
-  Rail Line

OVERLAYS



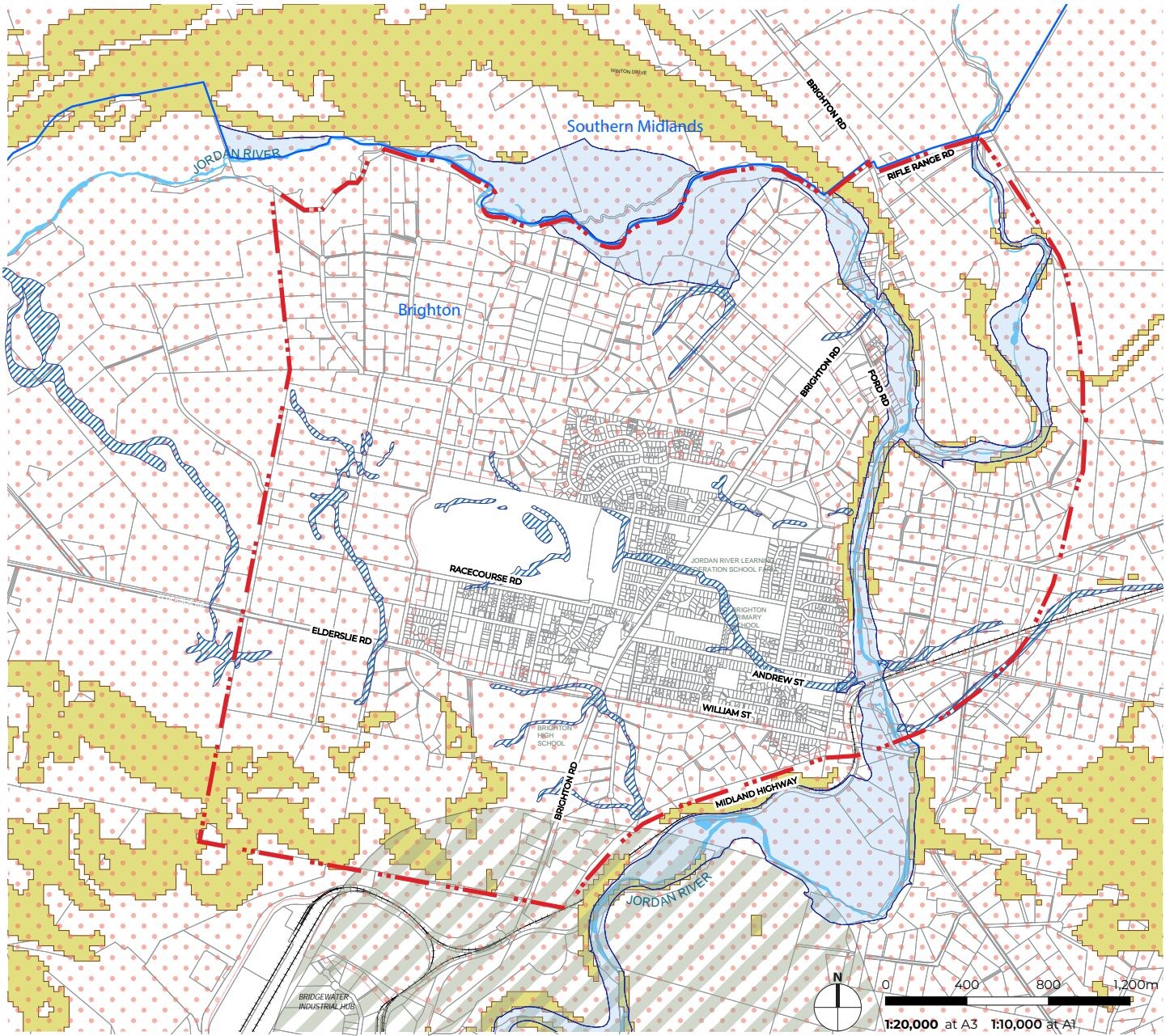






-  Local Historical Heritage Code
-  Natural Assets Code





Figure 10. Brighton & Pontville Landscape controls



DRAWING KEY

-  LAP Study Area
-  Local Government Area Boundary
-  Cadastre
-  Jordan River
-  Rail Line
-  Overland Flow Paths

OVERLAYS

-  Attenuation Area
-  Bushfire-prone Area
-  Flood-prone Hazard Areas Code
-  Landslip Hazard Code

6.5. Major Investment

Overview

A number of significant improvements in the Brighton Activity Centre reinforce the growth of Brighton (S) as a major regional hub and support for elevation of its Activity Centre status. These include the relocation of IGA to a larger premises closer to the heart of Brighton Town Centre, a growing number of medical and regional health facilities at the Brighton Regional Medical Centre and the construction of Brighton High School at the southern entry to the Brighton Town Centre. State government investment in the area has included a recently approved Homes Tasmania subdivision for 100 lots on Elderslie Road, which includes an allocation of lots for social and affordable housing. TasWater has also contributed to significant sewer infrastructure upgrades to facilitate the Brighton South development, to unlock about 565 new homes.

While Pontville has not seen significant development, the heritage listed Crown Inn remains an important anchor in the village. Further there is a growing tourism appeal for the heritage town, highlighted by the opening of the popular Lark Distillery in 2022 outside of the village to the north.

Whilst not within the study area the Bridgewater Bridge improves access to Brighton (S) and Pontville for improved vehicle and freight movements both to and from Brighton (S) and Pontville. The Bridgewater Industrial Hub is also located just outside the study area to the South and is a major employer and State significant industrial hub.

Key observations

- > Major investment has been taking place in the Brighton Road corridor highlighting its importance as Brighton's 'main street' and reinforcing the heart of the centre near the Brighton Road and Andrew Street intersection.
- > The delivery of the state-of-the-art Brighton High School and Homes Tasmania projects on Elderslie Road marks a shift in Brighton South away from the existing light industrial uses towards more residential uses as planned in the Brighton South SAP.
- > Pontville has seen little investment to date and consideration for opportunities to support revitalisation will need to be considered.
- > Outside of the study area, the Bridgewater Bridge provides improved access for both vehicles and freight and better connects the northern suburbs within the Greater Hobart region.

Figure 11. Clockwise from top-left: Brighton Town Square IGA / Brighton Medical Precinct / Pontville Crown Inn Hotel / Brighton High School



6.6. Open Space Network

Overview

The Brighton LAP area benefits from good access to open space facilities with a range of local parks and recreation reserves located through the Brighton LAP area as well as linear open space provided along the Jordan River corridor. This is reinforced by the Brighton Open Space Strategy (2025) which highlights the significant amount of open space within Brighton and emphasises the opportunity to better connect neighbourhoods to this open space.

The recent Brighton Town Square open space that has been delivered as part of the IGA development is a positive addition but is designed to support passive recreation. Upgrades to the Ted Jefferies Memorial Park continue as part of a larger Masterplan. This park will become the main regional open space resource incorporating a wide range of open space functions.

The Jordan River Trail has been gradually extended along the Jordan River in different segments which are gradually being connected creating a scenic walk between Brighton and Pontville. A gap remains between Ford Street and Brighton Road that would then create a full 4.0km trail around the Brighton LAP area and connecting to Pontville. This would include utilising existing 'bridal paths' in Brighton for active transport linkages

and/or constructing sealed/ unsealed shared paths where bridal paths do not exist to extend the pathway to link into Brighton/ Elderslie Road.

The Pontville Regional Sports Centre is undergoing upgrades, to be informed by a master planning process that is currently underway. This will identify opportunities to strengthen the regional servicing role of this facility. There is an opportunity to better connect the Pontville township to the Pontville Sports Centre to contribute to the role and function and economic vibrancy of the Pontville Centre.

Key observations

- > Ted Jefferies Memorial Park is the key open space centrally located to the centre of Brighton (S) – providing safe and easy access to this open space should be prioritised.
- > There is a gap in open space provision in the heart of Brighton Town Centre and Pontville that supports outdoor dining and urban life as Brighton grows and densifies.
- > Opportunity exists to establish more pocket-scale urban open spaces such as a small plaza or forecourt close to the heart of Brighton Activity Centre.
- > The Jordan River Trail is an important link within the LAP and should be completed as a priority.
- > Opportunities also exist to establish a larger 'Brighton Loop Trail' that links into the Jordan River Trail as a continuous walking/cycling path around the Brighton Pontville LAP area, improving connectivity.

Figure 12. Study Area Photos: Clockwise from top left - Ted Jefferies Memorial Park Upgrades, the Jordan River Trail, the Pontville Regional Sports Centre and the Brighton Town Square development.



6.7. Interfaces and Built Form

Overview

Brighton's built form is characterised by low-scale development throughout the established township. The vast majority of buildings within the township are single storey. This includes commercial buildings along Brighton Road and more recent development such as the IGA supermarket and Brighton High School. A few examples of double storey form occur in the general residential zone. There are a range of notable interface conditions throughout the LAP area. Most notably:

- > While Brighton Road is clearly the town's 'main street' there is a distinct lack of increased scale and consistent streetscape along its length that would be expected of a key regional activity centre.
- > Buildings are typically setback or separated from one another by at-grade parking that interrupts continuous activation of the street.
- > Front setback parking and vehicular crossovers interrupt and break up footpaths through the centre limiting pedestrian amenity.
- > The configuration of Brighton Road as a two-lane road with central turning lane limits locations to cross the street.

There are a number of significant sites within the Town Centre that offer no interface to the street and remain undeveloped or underdeveloped:

- > The site at 21 Brighton Road which sits on the north-eastern corner of the Brighton Road and Andrew Street intersection is largely vacant offering a significant redevelopment opportunity.
- > The interface of The Brighton Hotel to Brighton Road offers limited activation, presenting a side elevation of a drive-in bottle shop to the street.
- > The light industrial sites to the southern end of Brighton Road provide poor built form interfaces to the street and surrounding properties. Over time these uses have gradually been encircled by residential and the adjacent Brighton High School.
- > There are also areas within the road reserve that are underutilised and create an uninviting environment for pedestrians within the town centre environment.

Housing diversity is minimal throughout the LAP area with the vast majority of houses being larger 3-4 bedroom single detached dwellings. While overall lot sizes do vary with very large lots in the Rural Living Zone to smaller lots in established subdivisions, the houses remain large.

There are limited examples of smaller units and no examples of medium density townhouse development that might support a wider range of family sizes and income brackets. This is notable compared to surrounding suburbs such as Bridgewater where a range of medium density development is being realised at increased scale (2-storey).

Figure 13. Study Area Photos: Clockwise from top left Inactive interfaces at Andrew Street roundabout, strategically located vacant sites, underutilised road reserve and Interrupted footpaths and dominance of parking



The lack of housing diversity, particularly around Burrows Avenue and Racecourse Road, where housing is characterised by long, narrow lots, has prompted the introduction of the Burrows Avenue Specific Area Plan (Clause BRI-S12.7.3) The SAP seeks to improve housing diversity, particularly through smaller two bedroom dwellings, along with enhanced landscaping and design outcomes.

Building heights are generally single storey with some examples of two-storey development. Potential exists to support increases in building height to provide more housing in conveniently located areas.

Residential interfaces within the area are more typical with setbacks between 5.0 - 7.0m with front landscapes typically lawn or low shrubs. Street trees are notably sparse throughout the Brighton LAP area despite nature strips being provided.

Key observations

- > The heart of Brighton (S) remains largely underdeveloped with single storey form being the dominant scale. As a key regional activity centre and priority growth area, where services are being concentrated, opportunity exists to encourage increased densities and building heights close to the centre.
- > Improving the street interfaces along Brighton Road would substantially improve pedestrian amenity and support a high quality 'main street' for the activity centre.
- > Vacant sites and underdeveloped sites in prominent locations such as 21 Brighton Road will be key strategic redevelopment opportunities where high quality built form outcomes should be achieved to help improve the 'main street' character of Brighton Road.
- > There are also larger underdeveloped sites on Andrew Street within the study area boundary in proximity to the Brighton DAC Core which present a strategic opportunity for delivery of higher density housing including 12A, 39A, 48 and 85 Andrew Street. Detailed sites analysis will be required to understand development constraints such as overland flow paths, however these present opportunities to facilitate

higher density housing due to the size of these lots.

- > Brighton Road interfaces are dominated by vehicular parking and access, and rationalising access and parking will improve the pedestrian experience in the heart of the centre.
- > Due to its prominence and proximity to key sites, the roundabout at Andrew Street emerges as a key arrival point within the town centre which should be strengthened through public realm improvements around it and reinforced by surrounding built form on adjacent sites such as the Brighton Hotel and any future development at 21 Brighton Road.
- > The STRLUS provides strategic justification for increased scales and densities including apartments in priority growth areas and around District Activity Centres. Clear potential exists for strategically encouraging building heights to support this.
- > In an activity centre context it is recommended that increased heights be targeted to areas within 400m of the town centre to support easy walking access while minimising broader impact to surrounding residential (this is also supported by the Tasmanian Planning Policies).
- > Heights up to 3 storeys (10m height) in the residential areas within the DAC Core area would help support urban townhouse typologies and mark a gradual transition from the 2 storey (8.5m height) form typically allowed in the General Residential Zone.
- > Heights up to 4 storeys (16m height) in the General Business Zone would support the long-term possibility of apartment buildings within the centre while minimising amenity impact on the surrounding residential areas.
- > Through targeted application of these height increases, impacts to viewlines will be minimal and only occur in the heart of the activity centre where densification is anticipated and encouraged under strategic policy.
- > The Inner Residential Zone is the most appropriate zone within the State Planning Provisions to facilitate higher density housing outcomes. Application of this zone should be focused in proximity to the Brighton DAC Core, consistent with the density guidance in the STRLUS, and on strategically located, undeveloped sites of sufficient size to support

Figure 14. Study Area Photos, Lack of street trees and canopy cover / lack of housing diversity



increased density.

- > Having regard to the existing urban form of Brighton (S), increased residential density is anticipated to be delivered primarily through townhouse typologies, with some opportunity for low-rise apartment development on identified key sites and shop-top housing in the General Business Area consistent with the Tasmanian Medium Density Design Guidelines.
- > There are significant opportunities to increase street tree planting in existing nature strips in line with the Greening Brighton Strategy (2024 – 2033).
- > Increased canopy tree planting in private gardens should also be encouraged to contribute to urban greening and mitigate urban heat island effects.
- > Existing road reserves should be leveraged to maximise public realm improvements.

Key observations

- > Recent rezonings in Brighton (M) since the release of the REMPLAN report/s mean there is sufficient land supply within Brighton (M) within the current 15 year planning period, consistent with the Tasmanian Planning Policies (TPPs) growth strategies.
- > The TPPs emphasise prioritising infill housing over urban expansion, to maximise the use of existing infrastructure and improve access to services.
- > Investment in infrastructure is underway to help unlock identified urban growth areas, including Brighton South, providing greater certainty around the timing and delivery of housing supply.

6.8. Land Supply and Demand

Overview

REMPPLAN assessed residential land supply and demand to inform the SLTRUS and concluded:

- > Brighton (M) is one of the fastest-growing municipality in the region, with an average annual dwelling demand of 131 dwellings. At the time the reports were released, Brighton's (M) practical vacant land supply was expected to last around 11 years³.
- > Large-scale development land in Brighton (M) is held in relatively limited ownership, which aids efficient delivery but raises risks of land banking.
- > Brighton's (M) growth is forecast to increase the population from approximately 19,000 (2021) to 25,000 (2046) (an increase of approximately 6,000), with approximately 70% of growth expected from natural change and 30% from net migration.
- > Pontville has very limited Rural Living/Low Density land left capable of being subdivided under current controls.
- > Ultimately, the findings highlight Brighton's role in absorbing much of the region's population growth, but also the urgent need for coordinated planning to ensure housing supply keeps pace.
- > Following completion of the REMPLAN report, additional residential land in Brighton (M) has been rezoned, including:
 - South Brighton development (500-lots).
 - Old Beach development (about 80-lots).
 - Boyer Road development (about 400-lots).
- > These inclusions, in addition to land that's been recently included with the Urban Growth Boundary (as part of the draft STRLUS), indicate sufficient long-term supply. Consistent with the directions in the TPPs, the focus should therefore be on ensuring introduction of housing density in well located areas.

³ Subsequent rezonings approved after the release of the REMPLAN report have increased the total years of zoned residential land supply beyond that identified in the report.

6.9. Movement and Access

Overview

Movement and access in Brighton and Pontville are supported by a well-defined road network. Brighton Road operates as the primary north-south spine linking the townships to the Midland Highway and broader regional destinations. This corridor provides strong vehicular accessibility and underpins the role of Brighton as a key service and activity centre. Andrew Street, Elderslie Road and Racecourse Road also provide key east-west connector road links out of Brighton to the surrounding areas all linking back to the central spine of Brighton Road. Footpaths are generally available on both sides of primary street and upgrades have recently taken place to Andrew Street and Brighton Road that provide generous footpaths and increased planting opportunities. Consistent footpaths do drop off away from main roads on side streets where footpaths can occur only on one side of the street or not at all.

Pontville is bisected by Brighton Road with a small number of side streets throughout. Public footpath access is limited in Pontville. With the formal footpath ending at Pontville bridge, there is no formal footpath on either side of Brighton Road through the village or in side streets restricting access. A shared path has been extended along Brighton Road towards Pontville but currently ends at the Pontville Regional Sports Centre and Pontville Recreation Reserve with plans to complete the link to Pontville in future provided within the Brighton Active Transport Strategy 2025-2035.

The Jordan River Trail is another key pedestrian and active transport link that primarily services the east of the LAP area and provides passive recreation opportunities and is planned to be completed.

Bus is the sole public transport options with most bus stops located on Brighton Road. Council is investigating a potential Park-and-ride facility at the Ted Jeffries Memorial Park to strengthen the role of Brighton as a regional service hub providing connections into Hobart and surrounding destinations.

Key observations

- > While travel patterns are car oriented, the existing street network offers a clear framework for improvement, particularly through extending footpaths, enhancing pedestrian crossings and more legible local streets.
- > Emerging growth areas on the edge of Brighton make it important for a strong pedestrian network to extend beyond the main streets to link residential areas to key destinations such as Brighton High School, Ted Jeffries Reserve and key open spaces.
- > Council has commenced implementation of the Active Transport Strategy, with a number of shared path upgrades already delivered across the study area. The LAP should continue and extend upon these planned works.
- > Road sections typically prioritise vehicles and parking and key streets within the Town Centre should be upgraded to better support pedestrian and active transport.
- > Road reserves are generally wide, presenting opportunities to accommodate improved shared paths, enhanced pedestrian amenity and additional street tree planting.
- > Bus stops are generally concentrated along Brighton Road. The proposed Park-and-Ride location off Brighton Road provides the necessary space for a public transport hub but will need to be supported by high quality pedestrian link back to the Town Centre.
- > The Jordan River Trail presents an opportunity for a larger 'loop' trail to be identified within the Brighton LAP area to better connect residents to this key landscape asset.
- > Pedestrian improvements should be a priority in Pontville where a lack of formal footpaths and the 60km/h speed limit raise safety issues with traffic.

6.10. Social Infrastructure

Overview

Brighton functions as the municipality's primary hub for community and social services, with facilities that serve a wide catchment but require consolidation and upgrading to meet ongoing growth. The town centre is identified as the preferred location for community infrastructure, with key needs including improved recreation and youth focused amenities, while enhancing existing parks and sporting facilities rather than duplicating them. In contrast, Pontville's social infrastructure role is local and village scale, centred on recreation and events, with Pontville Park and the Recreation Reserve as key assets, and future investment focused on upgrading existing facilities in a manner that respects the village's heritage and landscape setting.

Key observations

- > The Ted Jeffries Memorial Park is undergoing investment and is heavily used and has potential for multi purpose roles, including for recreation and shared parking.
- > Good access to regional jobs, education and sport, but pedestrian connectivity remains fragmented.
- > Social infrastructure benefits from proximity to schools, parks and the Activity Centre but could be better coordinated through improved shared path connections.
- > Pontville Recreation Reserve is valued as a regional events, sport and camping destination.
- > Pedestrian safety and connectivity across Brighton Road are ongoing concerns.
- > Existing heritage buildings and public spaces underpin Pontville's social and community role.

6.11. Engagement Outcomes - Key Themes and Observations

As identified in Part One, Section 3 (Methodology and Approach) stakeholder, landowner and community engagement was undertaken as part of the preparation of this LAP. Previous engagement from the Activity Centre Strategy, Open Space Strategy and Active Transport Strategy has also informed the LAP. Full details of the extent of the LAP engagement can be found in the Engagement Summary Report.

Key feedback from participants involved in engagement activities included:

- > Support for strengthening the area around Brighton Road and Andrew Street as the heart of the Brighton Activity Centre.
- > Support for minimising the spread of business uses outside the Activity Centre core of Brighton (S).

- > Families are attracted to Brighton (S) for space and value.
- > Traffic management of the local areas is important.
- > With the cessation of greyhound racing in Tasmania, the existing training facility may become available for an alternative open space use.
- > The Brighton Racecourse will remain in use in the long-term as a strategically important facility for horse racing and training in the South of the state.
- > Some landowners within the Light Industrial Zoned land on Elderslie Street expressed support to transition to alternative use more compatible with the Activity Centre.
- > The existing tree boulevard along Brighton Road to Pontville was identified as an important and appealing entry condition.
- > The SES facility on Brighton Road could potentially be re-located to an alternative site, subject to further discussion.
- > The landowner of the Brighton Hotel is considering further commercial expansion of this site in accordance with previous planning approvals.
- > Proposed Urban Growth Areas in the north of Brighton (S) are not yet serviced with sewer and will require stormwater infrastructure coordination to facilitate a denser housing outcome.
- > Maintaining a distinct urban break between Brighton (S) and Pontville was generally supported.
- > The implementation of a pedestrian connection over Pontville Bridge and completion of the Jordan River Trail were identified as priority projects.
- > A desire to enhance Pontville's appeal as a visitor destination that encourages visitors to stop and explore the town, supported by improved pedestrian safety and traffic conditions through the village.
- > Retain and protect the Pontville Sport Centre and improve its capacity to support events and camping.
- > Landowner interest in residential and commercial expansion to the south near the Highway Services Precinct.
- > Landowner interest in a future supermarket in the Highway Services Precinct.
- > Boral confirmed desire to retain existing attenuation buffers to quarry which impacts the southern end of the Brighton LAP Study Area (this is currently implemented through the existing SAP).
- > Desire for stronger gateway arrival experience from the South.

7. LAP DIRECTIONS

The policy, site analysis and engagement findings above have been synthesised into key directions for the LAP.

7.1. Growth

Direct investment to Brighton (S) as a Priority Growth Area within the Metropolitan Urban Growth Boundary.



The STRLUS identifies Brighton (S) as a Priority Growth Area within the Greater Hobart Urban Growth Boundary, reflecting Brighton's (M) role as one of the fastest growing municipalities in Southern Tasmania. This growth trajectory will continue to drive demand for housing, services and employment, reinforcing the role of Brighton (M), and through that, Brighton (S), as a key settlement and service centre within the region.

Source: Residential Demand and Supply Report (REMPAN, 2023); Population Change Profile (Denny, 2025); Draft STRLUS

7.2. Land Supply

Ensure long-term housing supply through planned growth areas while supporting a transition toward more compact housing forms.



Previously identified growth areas, including the South Brighton Market development and recent Urban Growth Boundary updates, provide capacity for long-term housing supply in Brighton (S), subject to structure planning (for Urban Growth Boundary updates) and coordinated delivery.

Source: STRLUS Urban Growth Boundary Update (2025); Residential Demand and Supply Report (REMPAN, 2023). Local Government Population Snapshots (Lisa Denny, 2025)

7.3. Housing & Built Form

Support greater housing diversity to respond to demographic change and state planning policy.



Future growth in Brighton (S) will require a broader range of housing types to meet changing demographic needs and improve affordability. While greenfield development will continue to play a role, due to an ageing population, declining household sizes and high demand for first home buyer price points, there is an increasing need to support medium density housing and smaller dwelling types, i.e townhouses and units, particularly located close to, services, amenities and transport. Current planning controls are not conducive to this outcome with amended statutory guidance required to achieve these outcomes.

Relevant document: Draft Southern Tasmania Regional Land Use Strategy (STRLUS)

7.4. Greening & Climate

Embed greening and climate responsive design into all future development.



Low canopy cover and areas of elevated heat risk highlight the importance of integrating greening initiatives and climate responsive urban design into future development. Increasing tree canopy, improving streetscape shading and incorporating water sensitive and heat mitigation measures will be critical to improving liveability and resilience as growth continues.

Source: Greening Brighton Strategy (2024–2033); Brighton Street Tree Strategy (2019); Residential Heat Risk Report (2025)

7.5. Movement & Access

Facilitate a shift towards a more balanced transport network that improves walking, cycling and public transport access over time.



While the study area is currently car dominated, ongoing growth presents opportunities to progressively strengthen walking, cycling and public transport connections. Improving access to centres, schools, open space and community facilities will be essential to supporting more sustainable travel choices and reducing reliance on private vehicles as development occurs.

Source: Brighton Active Transport Strategy (2025–2035); Draft Keep Hobart Moving Plan

7.6. Urban Design, Public Realm & Heritage

Strengthen town centre identity and public realm quality while respecting heritage constraints.



As Brighton grows and supports an increased population there is a clear need to improve and upgrade streetscapes, public spaces and town centre identity, particularly within activity centre core areas. In Pontville, heritage and landscape controls play an important role in shaping future development outcomes, limiting expansion while reinforcing the township's historic character and setting.

Source: Brighton Activity Centre Strategy (2025); Brighton Structure Plan (2018); Draft STRLUS (2025); Brighton Local Planning Scheme

7.7. Open Space & Community

Build on existing open space and community assets to meet increasing demand.



Brighton and Pontville contain significant open space and community facilities that play an important role in supporting health, recreation and social connection. With continued population growth, upgrades to existing facilities and improved access to open space will be increasingly important to meet community needs.

Source: Brighton Open Space Strategy (2025); Brighton Social Infrastructure Plan (2023)

7.8. Commercial & Employment Areas

*Reinforce Brighton as the primary commercial and employment centre within the municipality.
Enhance Pontville as a specialist tourism centre.*



The Brighton Core should be strengthened as the primary location for retail and commercial activity, supporting its role as a higher order activity centre for both the municipality and a wider rural catchment. Consideration should be given to consolidating Industrial uses outside the DAC and directing them to established employment areas, reducing land use conflict and improving centre appearance and functionality. Opportunities for improved hospitality and visitor servicing retail and complimentary uses should be identified in Pontville to enhance its tourism offer and complement the Brighton core.

Relevant document: Brighton Activity Centre Strategy (2025)

Part Three: Local Area Plan for Brighton & Pontville



Part 3: Local Area Plan for Brighton and Pontville provides the response to the LAP Directions identified above. It provides the proposed vision and future outcomes the LAP is seeking for both Brighton and Pontville.

8. HOW TO READ THIS SECTION

8.1. Section 1: LAP Scale – Brighton & Pontville

Identifies a **Vision** which describes the preferred future state for both Brighton and Pontville.

Introduces the LAP for Brighton & Pontville which implements the Vision and is supported by layered plans under three themes:

- > Land Use
- > Open Space
- > Movement Network

Each Layered Plan Includes:

- > **Objectives** What we want to achieve within the theme.
- > **Strategies** How we will achieve it.
- > **Actions** Further work required to achieve the Strategies and Objectives.

The Actions direct that a Specific Area Plan (SAP) be prepared for the Brighton District Activity Centre (DAC) Core to provide statutory weight to the LAP recommendations.

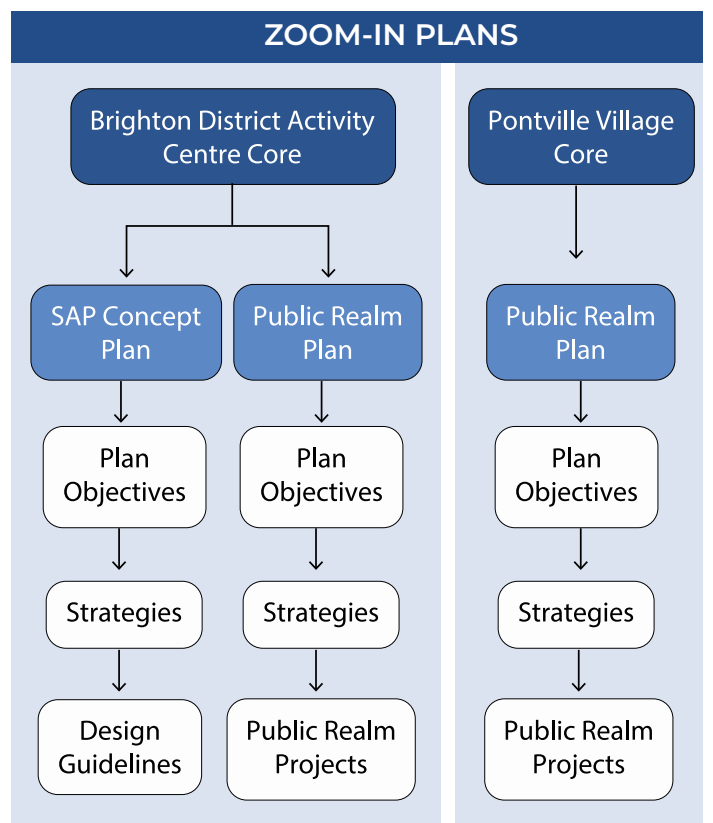
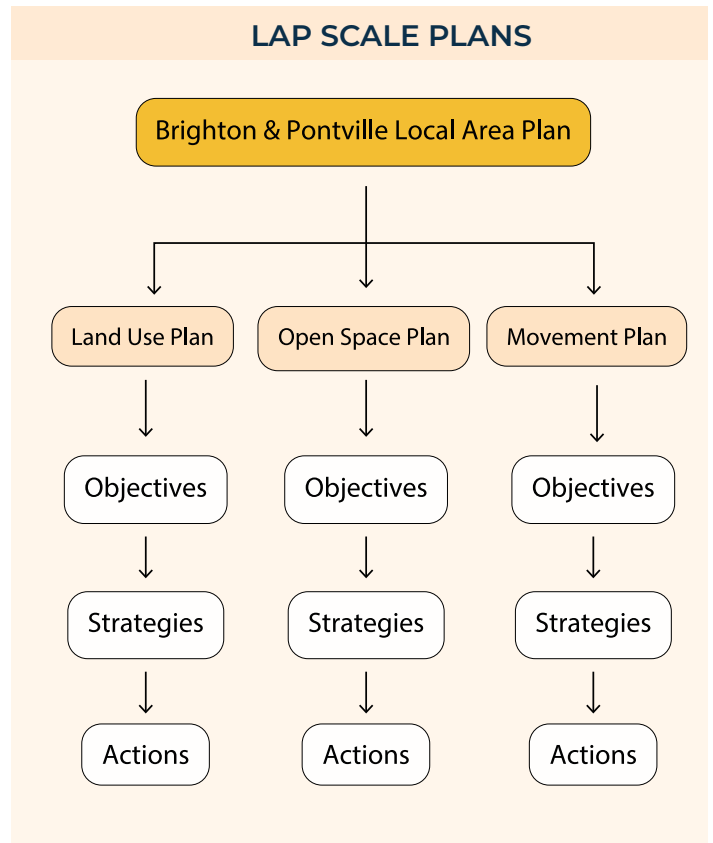
The Actions also identify the need for public realm improvements in both Brighton and Pontville.

Section 2 (below) provides guidance to inform the preparation of a SAP for Brighton and to guide Public Realm investment in both centres.

8.2. Section 2 & 3: Zoom-In Plans – Brighton District Activity Centre Core & Pontville Village Core

A number of zoom-in plans has been prepared to provide more detailed guidance for the Core areas for Brighton and Pontville. These zoom-in plans outlined preferred long-term development outcomes and do not discourage existing uses. The zoom-in plans are as follows:

- > **Brighton Specific Area Plan (SAP) Concept Plan** Provides the Urban Design Framework and guidance for Strategic Sites to inform the preparation of a SAP. This plan is accompanied by a Plan Purpose, Strategies and Design Guidelines, to inform the SAP.
- > **Brighton & Pontville Public Realm Plans** Guides the Public Realm investment in both Brighton and Pontville. These plans are accompanied by a Plan Objectives, Strategies and Public Realm Projects to form Council investment in each Centre.



8.3. Section 1: LAP Scale – Brighton & Pontville

The LAP for Brighton & Pontville (Figure 15) provides overarching direction for the scope and nature of change across the LAP study area. The LAP is supported by a vision for Brighton and Pontville:

The Vision for the Brighton District Activity Centre

The LAP will build on Brighton's established role as a regional service and activity centre, enhancing its function as a vibrant District Activity Centre (DAC). This will be achieved by consolidating retail and commercial activity within the existing core and supporting higher density housing within and around the centre. Centred on the junction of Andrew Street and Brighton Road.

The Brighton DAC Core will reinforce the heart of Brighton through targeted public realm and streetscape improvements that support higher intensity mixed use form and development.

Enhanced regional and local public transport accessibility, together with expanded active transport networks, will strengthen connections between Brighton, surrounding growth areas and neighbouring settlements.

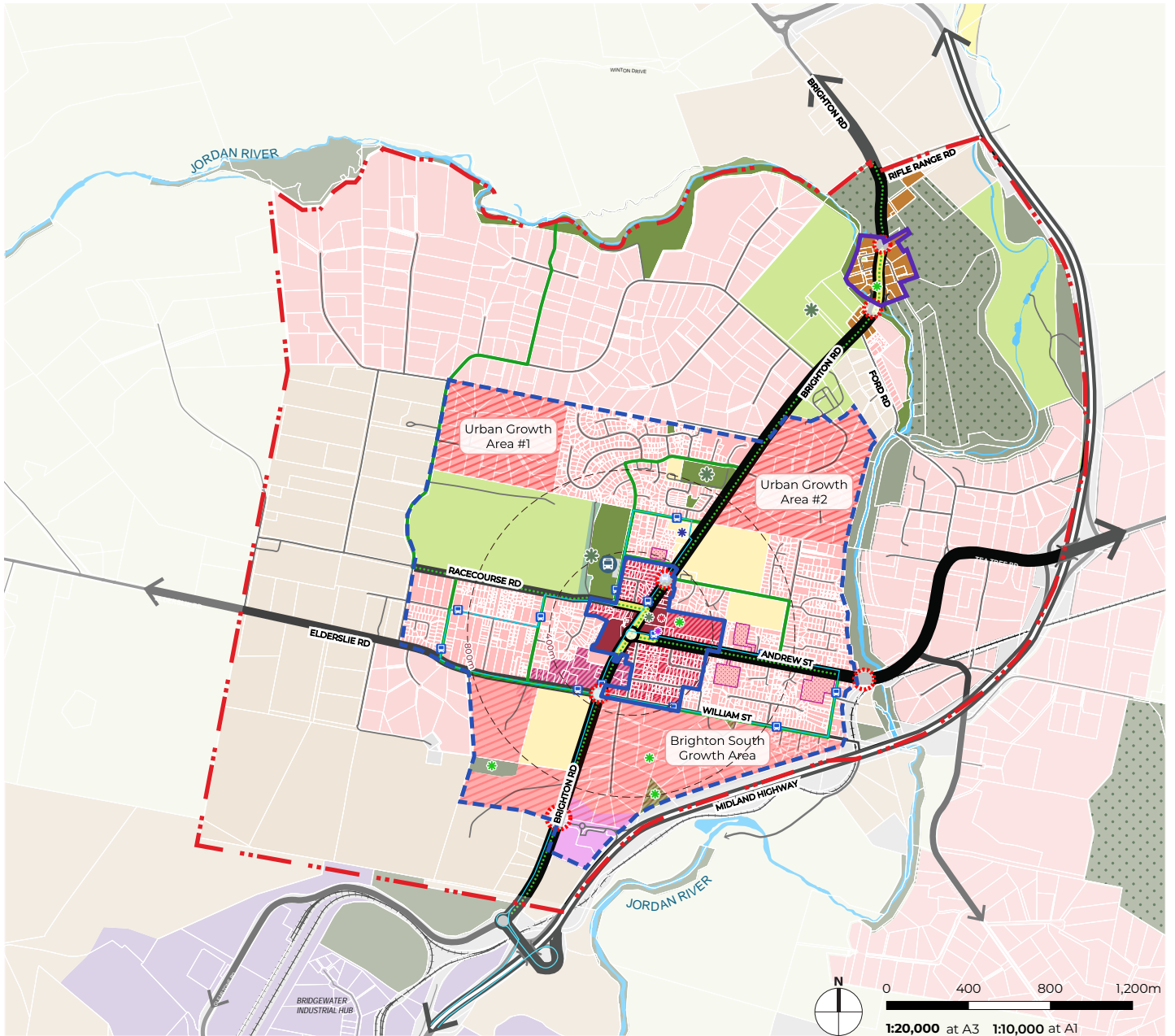
Improved shared paths and pedestrian and cycling links will support regional movement, encourage sustainable travel and improve access to services. Existing open space assets will be upgraded and better connected, reinforcing their role as key community anchors.

Collectively, these improvements will enhance accessibility at both the local and regional level, support higher residential densities close to services and transport, and deliver a more cohesive, connected and resilient town centre.

The Vision for Pontville

Pontville's role as a heritage village with a distinctive landscape setting will be protected and leveraged to support its function as a tourism and visitor destination. Safer and calmer connections and crossings along Brighton Road, improved vehicle movement, a clearer gateway into Pontville, convenient parking and greener, more inviting public spaces will enhance arrival and wayfinding for visitors. Continuous walking and cycling links to the Jordan River corridor and recreation precinct will strengthen connections to key attractions, while selectively repurposing underutilised sites will help establish a compact and legible village heart. This will be complemented by boutique hospitality, visitor serving uses and small format retail that support tourism, events and day to day village activity, while remaining consistent with Pontville's heritage character.

Figure 15. Local Area Plan for Brighton & Pontville



DRAWING KEY

- LAP Study Area
- Cadastre
- Brighton District Activity Centre (DAC)
- Brighton District Activity Centre (DAC) Core
- Pontville Village Core
- Highway
- Primary Roads
- Secondary Roads
- Local Streets
- Proposed Green Streets Network
- Proposed Boulevard Planting
- Primary Shared Path Network
- Proposed Pedestrian-priority Slow Zone

- Existing General Business Zone
- Proposed Inner Residential Zone
- Existing Urban Mixed Use Zone
- Proposed Urban Mixed Use Zone
- Existing General Residential Zone
- Proposed General Residential Zone
- Proposed Future Infill Sites
- Urban Growth Areas
- Existing Low Density Residential Zone
- Existing Rural Living Zone
- Existing Village Zone
- Existing Community Purpose Zone
- Existing Recreation Zone
- Existing Open Space Zone
- Proposed Open Space Zone
- Existing Agriculture Zone

- Existing Environment Management Zone
- Existing Landscape Conservation Zone
- Existing Light Industrial Zone
- Existing General Industrial Zone
- Existing Utilities and Infrastructure Zone

KEY LOCATIONS & NODES

- Existing Key Open Space
- Potential Future Open Space
- Existing Supermarket
- Future Supermarket - Preferred Location
- Existing Regional Brighton Medical Precinct
- Primary Gateway
- Proposed Park + Ride

9. LAND USE

9.1. LAP Land Use Objectives

- > To implement the Brighton District Activity Centre (DAC) boundary as the primary focus for housing, community, commercial and retail uses.
- > To focus and consolidate retail and commercial uses in the Brighton DAC Core.
- > To support existing areas identified for urban growth that achieve land supply needs.
- > To encourage increased housing density, particularly medium density housing, within and in proximity to the Brighton DAC Core to support centre vitality and efficient infrastructure use.
- > To support increased building scale and density within the DAC Core and on key gateway sites to support activity, investment and centre vitality.
- > To encourage the provision of supporting services and amenities that enhance the function and attractiveness of the Brighton DAC Core.
- > To support the Pontville Village Core as the focus for public realm enhancements and improved services and tourism attractions.
- > To maintain and protect Pontville in recognition of its heritage values and landscape constraints.
- > To ensure built form outcomes in both centres contribute to a high-quality public realm and respond positively to streets and local character.

9.2. LAP Land Use Strategies

The following Strategies relate to Figure 16.

- > Implement the Brighton DAC Boundary to avoid unplanned urban expansion and establish a compact, walkable Activity Centre.
- > Support existing Specific Area Plans (SAP), including the Burrows Avenue SAP and the South Brighton SAP, to guide housing delivery with the Activity Centre.
- > Guide development within Urban Growth Areas 1 (Cartwright Street) and 2 (Brighton Road) to achieve integrated development outcomes that contribute positively to the Brighton DAC.
- > Encourage increased housing density and/or within 400m of the Brighton DAC Core at a net dwelling density of 25+ dwellings per hectare, targeting suitable residential land.
- > Direct medium density housing, retail, commercial, mixed-use development and public realm enhancements to land within the Brighton DAC Boundary.
- > Provide clear guidance on building heights and urban design outcomes to shape the scale and form of future development within the DAC Core.
- > Encourage housing density and diversity on identified Future Infill sites as larger sites proximate to the Brighton DAC Core.

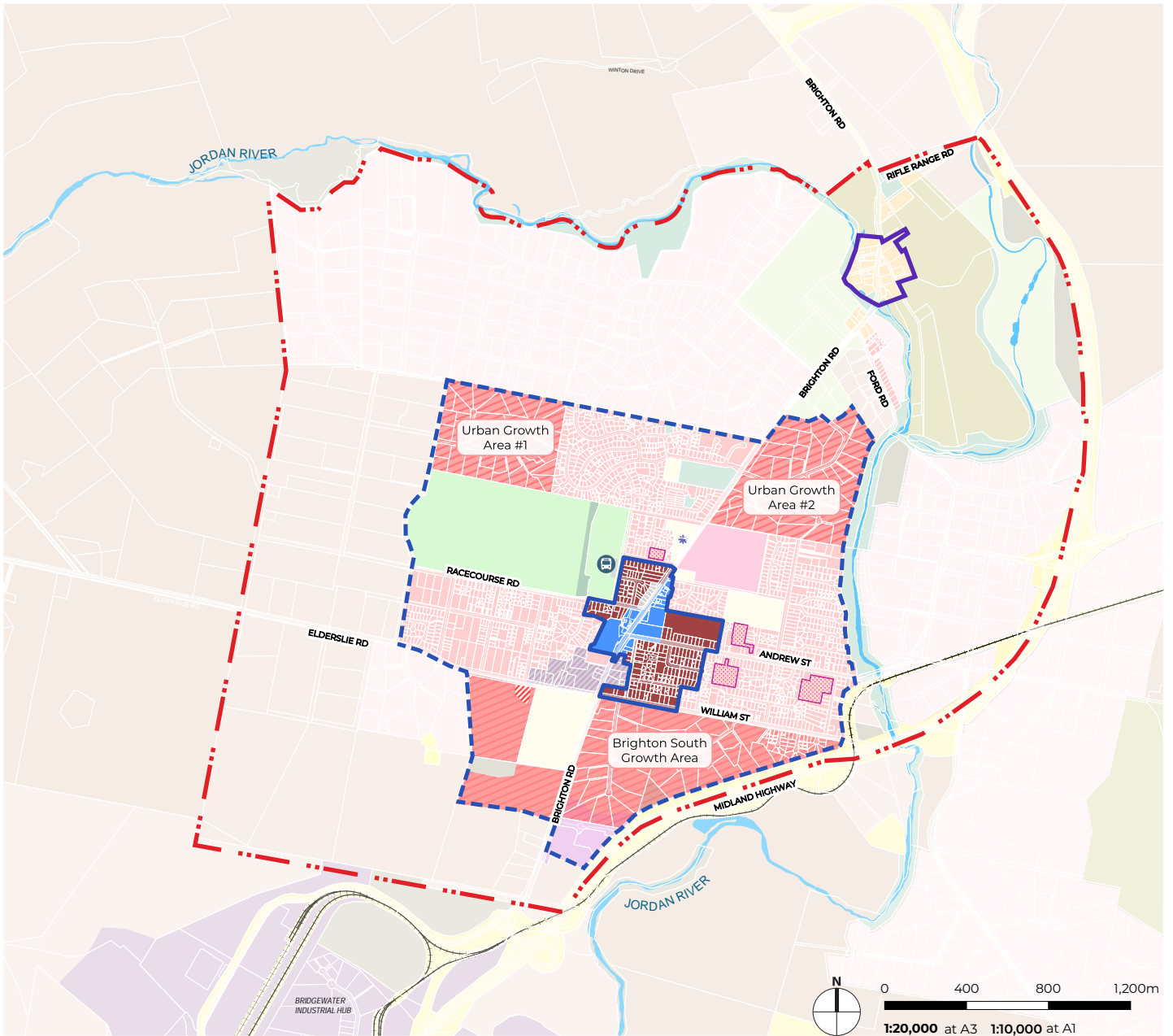
- > Facilitate the transition of appropriate light industrial zoned land to the Urban Mixed-Use Zone over time.
- > Encourage non-residential uses to establish within the existing dwellings zoned Urban-Mixed Use.
- > Support large format retail, commercial and industrial use opportunities within the Brighton Highway Services Precinct, consistent with the existing SAP.
- > Respect buffers to the existing Bridgewater Quarry and Brighton Hub to protect the ongoing operation of these uses.
- > Support the continued operation of the Brighton Racecourse and surrounding rural interface for equine related activity.
- > Reinforce the establishment of a health precinct between Bedford Road and Butler Street.
- > Respect the existing Local Historic Landscape Precinct in Pontville by limiting further unsympathetic urban expansion of the township.
- > To elevate the public realm of both Centres by improving built-form interfaces to respond positively to the street and surrounding urban context.

9.3. LAP Land Use Actions

A summary of the Actions is identified below, detail for each Action is in Section 5. The below Actions relate to Figure 16.

- > **LU-A1:** Expand the Brighton Town Centre Local Area Objective to apply to the Brighton DAC Core and update it to give effect to the objectives of the LAP.
- > **LU-A2:** Rezone existing General Residential Zone land within the Brighton DAC Core and Future Infill Sites to the Inner Residential Zone.
- > **LU-A3:** Support sensitive redevelopment on Future Infill Sites impacted by overland flow paths to unlock their development potential without detrimentally impacting surrounding areas.
- > **LU-A4:** Rezone the Local Business Zone within the Homes Tasmania site to the General Residential Zone.
- > **LU-A5:** Prepare Precinct Structure Plans and Streetscape Master Plans for Urban Growth Areas 1 and 2 to inform logical subdivision patterns, infrastructure coordination, built form outcomes and the most appropriate zoning and densities for these sites.
- > **LU-A6:** Investigate transition of existing Light Industrial zoned land to Urban Mixed-Use Zone, ensuring alternative suitable sites are identified for existing industrial uses, land owner support and master planning to facilitate a coordinated development outcome. Consider the preparation of a SAP to ensure a coordinated development outcome across fragmented parcels. This should be supported by an Industrial Land Use Study to ensure no negligible impact on industrial land supply needs. Also ensure you add this to the table at the end.
- > **LU-A7:** Apply a SAP to the Brighton DAC Core to guide and elevate development outcomes (refer Section 12 for guidance on preparation of the SAP).

Figure 16. Local Area Plan Land Use Plan



DRAWING KEY

- LAP Study Area
- Cadastre
- Brighton District Activity Centre (DAC)
- Brighton District Activity Centre (DAC) Core
- Pontville Village Core
- ZONES & PRECINCTS**
- Existing General Business Zone
- Existing Urban Mixed Use Zone
- Proposed Urban Mixed Use Zone
- Proposed General Residential Zone
- Proposed Inner Residential Zone
- Proposed Urban Growth Areas
- Proposed Future Infill Sites
- Existing Regional Brighton Medical Precinct

- Existing General Residential Zone
- Existing Low Density Residential Zone
- Existing Rural Living Zone
- Existing Rural Zone
- Existing Village Zone
- Existing Particular Purpose Zone
- Existing Community Purpose Zone
- Existing Recreation Zone
- Existing Open Space Zone
- Existing Agriculture Zone
- Existing Environment Management Zone
- Existing Landscape Conservation Zone
- Existing Light Industrial Zone
- Existing General Industrial Zone
- Existing Utilities and Infrastructure Zone

10. MOVEMENT NETWORK

10.1. LAP Movement Network Objectives

- > To introduce a clear hierarchy of streets within the Activity Centre to improve connectivity and safety for all users.
- > To encourage walking and cycling as safe, convenient and attractive modes of travel for local trips.
- > To support regional shared path connections that link the Activity Centre to surrounding communities.
- > To improve active transport connections between residential areas and key attractors such as public transport stops, schools and the DAC Core.
- > To encourage public transport use and enhance Brighton as a key regional transport hub.

10.2. LAP Movement Network Strategies

The following Strategies relate to Figure 17 and 18.

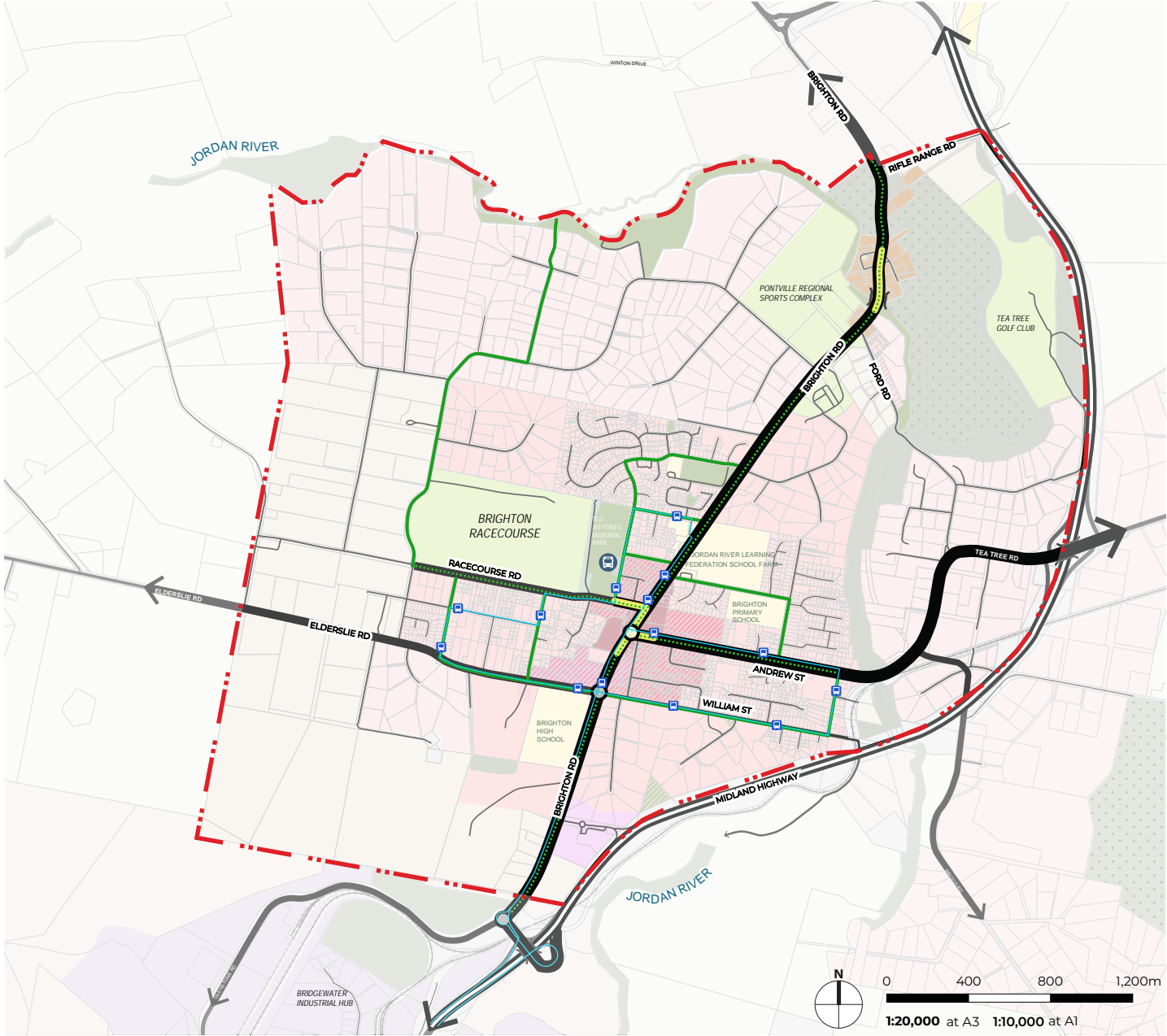
- > Review bus routes, service frequency and provision to improve access to bus travel.
- > Encourage the Ted Jeffries Memorial Park car park as a primary long stay parking location for Activity Centre users.
- > Create a regional township trail loop by completing and expanding the Jordan River Loop.
- > Complete missing gaps in the shared path network, consistent with the Active Transport Strategy 2025 - 2035.
- > Implement a road hierarchy, as shown in Figure 17, to respond to movement needs and support safe and legible travel.
- > Enhance Brighton Road as the key north south Connector Road for vehicle movements. Adapt the cross section in key locations to encourage safe walking and cycling opportunities.
- > Improve pedestrian connectivity and safety in Brighton and Pontville with upgraded streetscapes for Brighton Road, Racecourse Road and Andrews St, as indicated by the cross sections in Appendix 1.

10.3. LAP Movement Network Actions

A summary of the Actions is identified below, detail for each Action is in Section 6. The below Actions relate to Figure 17 and 18.

- > **MN-A1:** Investigate a park and ride facility at Ted Jeffries Memorial Park (Seymour Street) to support regional public transport access for Brighton residents and surrounding communities.
- > **MN-A2:** Advocate to the Department of State Growth, as part of their planned bus timetable review, for improved bus service frequency to and from Brighton and Pontville.
- > **MN-A3:** Complete the gaps in the shared path network as per Figure 18, as per the Active Transport Strategy 2025 – 2035.
- > **MN-A4:** Investigate completion of the missing sections of the Jordan River loop to deliver a complete network (Figure 18).
- > **MN-A5:** Implement the cross sections identified in Appendix 1 to improve walking and cycling connections and greening (discussed further in Section 11).

Figure 17. Local Area Plan Vehicular Road Hierarchy Plan



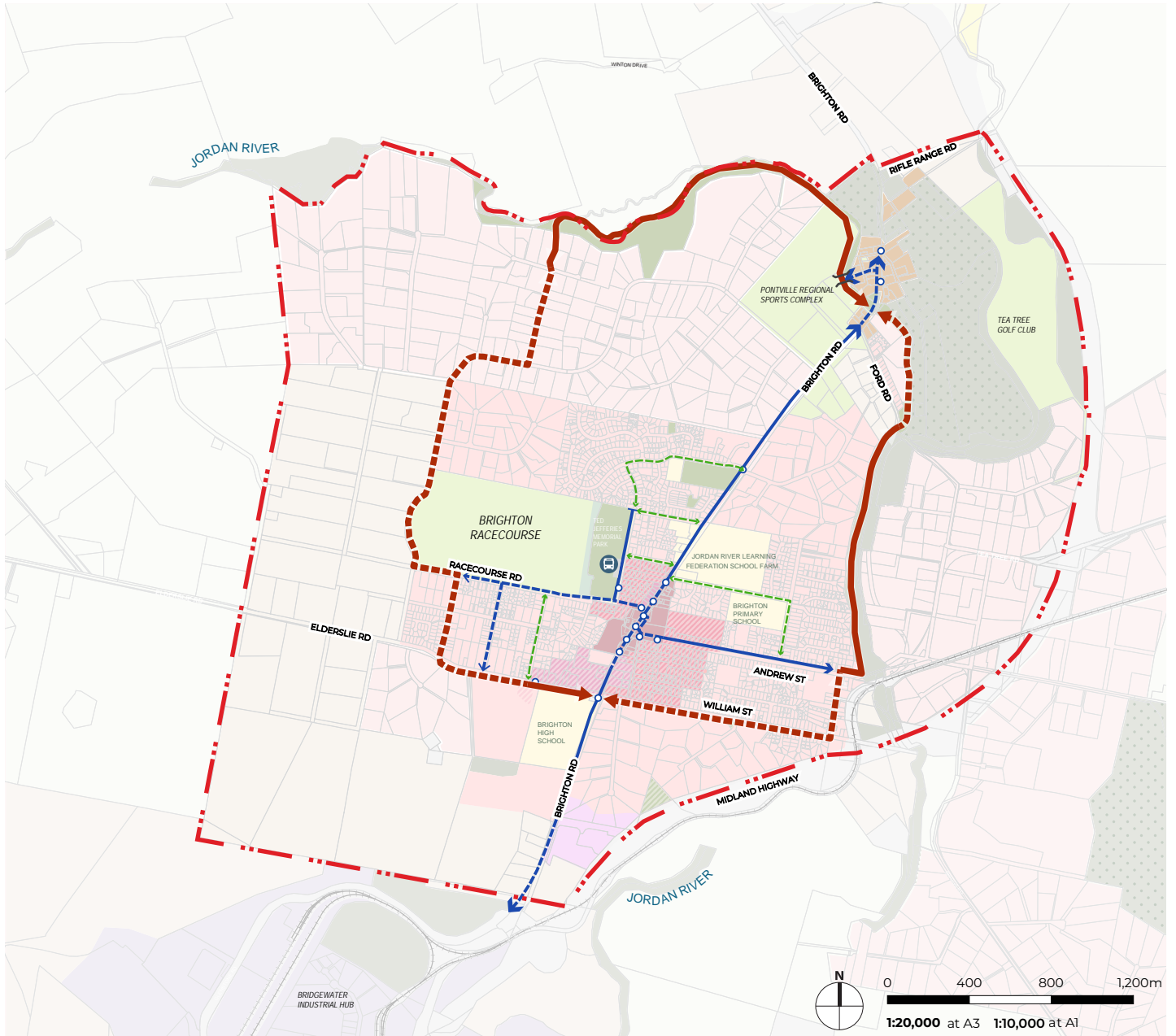
DRAWING KEY

- LAP Study Area
- Cadastre
- Highway
- Proposed Boulevard Collector Road
- Collector Roads
- Roundabouts
- Proposed Pedestrian-priority Slow Zone
- Proposed Green Street Collector
- Proposed Green Street Local Road
- Existing Local Road
- Existing Bus Route and Bus Stops
- Proposed Park + Ride

ZONES & PRECINCTS

- | | | | |
|--|----------------------------------|--|---------------------------------------|
| | Existing General Business | | Existing Agriculture |
| | Proposed Inner Residential | | Existing Environment Management |
| | Existing Urban Mixed Use Zone | | Existing Landscape Conservation |
| | Proposed Urban Mixed Use Zone | | Existing Light Industrial |
| | Existing General Residential | | Existing General Industrial |
| | Proposed General Residential | | Existing Utilities and Infrastructure |
| | Proposed Future Infill Sites | | |
| | Urban Growth Areas | | |
| | Existing Low Density Residential | | |
| | Existing Rural Living | | |
| | Existing Pontville Village | | |
| | Existing Community Purpose | | |
| | Existing Recreation | | |
| | Existing Open Space | | |
| | Proposed Open Space | | |

Figure 18. Local Area Plan Pedestrian & Cycle Movement Network



DRAWING KEY

- LAP Study Area
- Cadastre
- Jordan River Loop (Existing sections)
- Jordan River Loop (Proposed sections)
- Primary Shared Path Network (Existing)
- Primary Shared Path Network (Proposed)
- Proposed Green Streets Network
- Proposed Zebra / Pedestrian Crossings
- Proposed Park + Ride
- Potential Pedestrian Bridge

ZONES & PRECINCTS

- | | | | |
|--|----------------------------------|--|---------------------------------------|
| | Existing General Business | | Existing Community Purpose |
| | Proposed Inner Residential | | Existing Recreation |
| | Existing Urban Mixed Use Zone | | Existing Open Space |
| | Proposed Urban Mixed Use Zone | | Proposed Open Space |
| | Existing General Residential | | Existing Agriculture |
| | Proposed General Residential | | Existing Environment Management |
| | Proposed Future Infill Sites | | Existing Landscape Conservation |
| | Urban Growth Areas | | Existing Light Industrial |
| | Existing Low Density Residential | | Existing General Industrial |
| | Existing Rural Living | | Existing Utilities and Infrastructure |
| | Existing Pontville Village | | |



11. LAP - OPEN SPACE & LIVEABILITY

11.1. LAP Open Space & Liveability Objectives

- > To connect and enhance a network of open spaces that support liveability outcomes.
- > To enhance gateways and key approaches to improve the arrival experience to Brighton and Pontville.
- > To encourage the provision of community amenities and services that support daily needs and social interaction.
- > To improve urban greening outcomes to enhance climate resilience, amenity and streetscape quality.

11.2. LAP Open Space & Liveability Strategies

The following Strategies relate to Figure 19.

- > Support the creation of gateway and arrival moments through public realm upgrades along key approaches, including Brighton Road and Andrew Street, to strengthen the sense of arrival.
- > Support improved path connections identified in Council's Active Transport and Open Space Strategies to enhance access to existing open spaces.
- > Support the ongoing enhancement and accessibility of key open spaces, including the Pontville Regional Sports Centre and Ted Jeffries Memorial Park.
- > Investigate the opportunity to deliver new open spaces as part of subdivision and development applications within the Brighton DAC Core, Urban Growth Areas and identified Future Infill Sites.
- > Promote the development of streets with canopy cover network generally aligning with the Brighton Street Tree Strategy to increase canopy cover and mitigate urban heat island effects.
- > Investigate transition of the surplus Greyhound Racing land (Council owned) to open space, ensuring interface to the Racecourse is protected for continued equine use.

11.3. LAP Open Space & Liveability Actions

The following Actions relate to Figure 19.

- > **OSL-A1:** Allocate budget through Councils capital works program to complete the following open space improvement projects currently undergoing master planning processes:
 - Ted Jeffries Memorial Park
 - Pontville Regional Sports Centre
- > **OSL-A2:** Deliver arrival signage and feature landscape planting at the locations identified in Figure 19.
- > **OSL-A3:** Implement the Brighton Street Tree Strategy along the Green Street Network to improve canopy cover, streetscape quality and pedestrian amenity, consistent with the indicative cross sections contained within the Brighton Street Tree Strategy.
- > **OSL-A4:** Implement a planting regime aligning with the Brighton Street Tree Strategy for streets identified as "Green Street Network (New)". Refer Table 1 for further guidance on planting specification and intent.
- > **OSL-A5:** Extend the shared path and improve boulevard landscaping to Brighton Road between William Street and Hove Way guided by the indicative section 'Brighton Road – South Entrance' (see Appendix 1 – Section A).
- > **OSL-A6:** Upgrade and improve street tree planting and footpath conditions along identified Primary Streets (Racecourse Road and parts of Andrew Street) guided by the Primary Streets typical section (see Appendix 1 – Section B)
- > **OSL-A7:** Investigate opportunities to strengthen existing canopy tree planting in Brighton Road Boulevard (retain and strengthen) areas.
- > **OSL-A8:** Prepare a Master Plan for the surplus Greyhound Racing land to guide its transition to an open space purpose that is compatible with the adjacent Racecourse and complements upgrades planned at the Ted Jeffries Memorial Park.
- > **OSL-A9:** Engage with Greyhound Racing Tasmania to understand long-term land use transition opportunities following cessation of Greyhound Racing in Tasmania.
- > **OSL-A10:** Deliver Town Centre Public Realm Upgrades to the Brighton DAC Core and Pontville Village Core (refer to Sections 13 & 14 for Public Realm guidance for Brighton and Pontville).

Figure 19. Local Area Plan Public Realm and Open Space Network Plan



DRAWING KEY

- LAP Study Area
- PUBLIC REALM AREAS**
- Recreation Zone
- Open Space Zone
- Environment Management Zone
- Landscape Conservation Zone
- Surplus Greyhound Racing Land
- Key Existing Open Space
- Potential Future Open Space

PUBLIC REALM OPEN SPACES

- Brighton Road Boulevard Planting (Retain & Strengthen)
- Brighton Road Boulevard Planting (Upgrade)
- Town Centre Public Realm Upgrade Area
- Feature Street Tree Planting
- Primary Street Tree Planting (Existing)
- Primary Street Tree Planting (Upgrade)
- Green Street Network (Street Tree Strategy)
- Green Street Network (New)
- Jordan River Loop (Existing)
- Jordan River Loop (Proposed)

Table 1. Local Area Plan Street Tree Strategy Further Guidance

Public Realm Street Typology	Intent / Description	Relevant Streets	Recommended Tree Species	LAP Notes
Brighton Road Boulevard Planting (Retain & Strengthen)	Retain and strengthen existing tree planting along Brighton Road.	Brighton Road	Refer 'Landmark Tree Species (>20m)' as per the Brighton Council Street Tree Strategy	Replace failing trees with new trees, utilising 'Landmark tree species' where possible in accordance with the Brighton Council Street Tree Strategy
Brighton Road Boulevard Planting (Upgrade)	Implement distinctive boulevard character along Brighton Road with trees planted along on both sides of the road.	Brighton Road	Refer 'Landmark Tree Species (>20m)' as per the Brighton Council Street Tree Strategy	Utilise 'Landmark tree species' where possible in accordance with the Brighton Council Street Tree Strategy
Town Centre Public Realm Upgrade Area	Implement distinctive street tree character for the Town Centre along Brighton Road, in order to create a sense of arrival and support a high-quality pedestrian experience.	Brighton Road	Refer 'Large Tree Species (10m-20m)' as per the Brighton Council Street Tree Strategy.	Recommend following the observed theme of selecting red/orange tone trees (such as Acer, Nyssa and/or Quercus) along north-south oriented streets, consistent with surrounding area and in accordance with the Brighton Council Street Tree Strategy.
Feature Street Tree Planting	Reinforce arrival in the Brighton DAC Core along Racecourse Road and Andrew St	Racecourse Road and Andrew Street	Refer Brighton Council Street Tree Strategy	No further comments
Primary Street Tree Planting (Existing) Primary Street Tree Planting (Upgrade)	Reinforce major east-west streets outside of the Brighton DAC Core	Racecourse Road and Andrew Street	Refer Brighton Council Street Tree Strategy	No further comments
Green Street Network (Existing)	To follow the implementation schedule as per the Brighton Council Street Tree Strategy	Menin Drive Butler Street Seymour Street Bedford Street Downie Drive Jubilee Avenue Munday Street William Street Elderslie Road Morrison Street Brooke Street	Refer Brighton Council Street Tree Strategy.	No specified trees along Elderslie Rd or Brooke St in the Brighton Council Street Tree Strategy. Recommend extending planting along Williams St to Elderslie Rd (Eucalyptus pulchella - White Peppermint) and mirroring planting along Morrison St to Brooke St (Fraxinus pennsylvanica 'Aerial' - Aerial Ash or Fraxinus oxycarpa 'Raywoodii' - Claret Ash).

Public Realm Street Typology	Intent / Description	Relevant Streets	Recommended Tree Species	LAP Notes
Green Street Network (New) - Cartwright St, Glen Lea Rd and Cameron Rd	Forms part of the Jordan River Loop. Extend street tree network along Cartwright St, Glen Lea Rd and Cameron Rd in accordance with species and specification as per the Brighton Council Street Tree Strategy.	Cartwright Street Glen Lea Road Cameron Road	Recommend planting to be consistent with Racecourse Rd as identified in the Brighton Council Street Tree Strategy. (Quercus palustris - Pin Oak or Nyssa sylvatica - Tupelo)	No further comments
Green Street Network (New) - Seymour St	Fills gap in Street Tree Network. Extend street tree network along Seymour St in accordance with species and specification as per the Brighton Council Street Tree Strategy.	Seymour Street	Recommend planting to be consistent with Seymour St as identified in the Brighton Council Street Tree Strategy. (Fraxinus pennsylvanica 'Aerial' - Aerial Ash or Fraxinus oxycarpa 'Raywoodii' - Claret Ash)	No further comments
Jordan River Shared Path Loop (Proposed)	To complete the trail along the Jordan River	N/A	No planting specified in Brighton Council Street Tree Strategy. Indigenous and Native planting recommended to reinforce riparian corridor	No further comments

12. SECTION 2: ZOOM IN BRIGHTON DISTRICT ACTIVITY CENTRE CORE SAP CONCEPT

The proposed Design Guidelines in this chapter respond to the key observations coming out of Part 2: Brighton and Pontville Context. The design guidelines are proposed to be embedded into a SAP to provide statutory weight to the proposed controls. The proposed controls support the consolidation of Brighton as a District Activity Centre and for increased density close to services and existing infrastructure, in accordance with the Tasmanian Planning Policies.

12.1. Plan Objectives

The Brighton District Activity Centre (DAC) Core exhibits particular spatial, economic and social characteristics that distinguish it from surrounding areas and justify a tailored planning approach. As demonstrated in Part 2: Context, generic zone controls and State Planning Provisions provide a baseline framework but are not sufficient to address the complexity and importance of outcomes sought within the DAC Core. A Specific Area Plan (SAP) is therefore warranted to respond to the DAC's strategic role and provide place specific urban design and built form guidance that cannot be effectively delivered through standard zoning alone.

The SAP should apply to the Brighton DAC Core boundary identified in Figure 21. The DAC Core generally follows a 400m walkable catchment around the core commercial area of the Activity Centre, consistent with Tasmanian Planning Policies. The following objectives should inform the Plan Purpose section of the SAP:

- > To provide a coordinated planning framework to guide development within the Brighton DAC Core.
- > To ensure sufficient retail and commercial floorspace to meet current and future demand.
- > To consolidate retail uses to support a vibrant and connected Brighton DAC Core.
- > To encourage commercial uses, including offices, located within the Brighton DAC Core.
- > To encourage a diversity of housing typologies
- > To increase residential and mixed-use density
- > To increase private sector investment.
- > To enable increased building heights, consolidated massing and high-quality street oriented built form outcomes that support a high-intensity mixed-use activity centre.

12.2. Strategies

- > Plan for identified retail needs as per the Brighton Activity Centre Strategy:
 - A local grocer by 2026 (300sqm – 850sqm of floor space)
 - A half-line supermarket by 2031 (1,500sqm of floor space)
 - Up to 15,400sqm of commercial floor space (by 2046)
- > Encourage the staged provision of retail development at the corner of Andrew Street and Brighton Road to support centre consolidation.
- > Encourage home based business and small scale commercial uses within land zoned Urban Mixed Use.
- > Encourage multi-storey mixed use development along Brighton Road north of Racecourse Road to intensify activity and support centre vitality.
- > Support improved pedestrian connectivity between the Brighton DAC Core, Future Infill sites to the east, and potential future local open space.
- > Encourage a diversity of housing types within the Brighton DAC Core to support centre activation.
- > Encourage high quality design outcomes on prominent sites within the Brighton DAC Core.
- > Establish a coordinated planning framework for the Brighton DAC Core through a SAP, consistent with the below Design Guidelines and Figure 21.

12.3. Design Guidelines

The following design Guidelines are identified on Figure 21.

Building Heights General Guidance

To facilitate an appropriate increase in development intensity within the DAC Core that reflects its role as a higher order activity centre and makes efficient use of well located land.

1. Support increases in height to enable built form of up to 4 storeys (16.0m) in General Business Zone.
2. Support increases in height to enable built form of up to 3 storeys (10.0m) in all other residential and Mixed-Use Zones.
3. Ensure built form is designed to avoid unreasonable overshadowing to the private open space areas of adjacent properties.
4. Ensure built form minimises overshadowing to public open spaces.
5. Ensure all elevations of built form above two storeys are designed to be viewed from the public realm minimising the visibility of blank walls.
6. Ensure buildings located adjacent to the Andrew Street and Brighton Road roundabout deliver built form that address the intersection and support a high-quality pedestrian environment.

Street Interfaces – All Frontages

To ensure new development positively addresses the public realm, improves pedestrian amenity and contributes to an active, legible and visually cohesive town centre.

7. Support all frontages and street setbacks within the DAC Core area as indicated on Figure 21.
8. Use high-quality architectural and landscape design to emphasise primary entrances.
9. Position building entrances and transparent windows on all façades facing streets, parks, and open space.
10. Provide continuous canopies for weather protection with sufficient overhang space while allowing for street canopy trees to be planted.
11. Provide an entrance to each ground floor retail unit, which is identifiable and directly accessible from the public footpath.

Street Interfaces – Active Retail Frontages

To maximise visual interest, passive surveillance and pedestrian engagement along primary retail streets.

12. Provide transparent windows and doorways up to 2.5 metres in height, of not less than 80 per cent of the width of the frontage, excluding any column or solid plinth or base.

Street Interfaces – Active Frontages

To ensure ground floor uses contribute to street activation and avoid blank or inactive building edges.

13. Provide transparent windows and doorways up to 2.5 metres in height, of not less than 40 per cent of the width of the frontage, excluding any column or solid plinth or base.

Street Interfaces – Open Space Frontages

To strengthen the relationship between buildings and public spaces and improve safety, activation and use of open spaces.

14. Locate primary entrances and provide active uses such as alfresco dining to activate public spaces and increase passive surveillance opportunities.

Street Interfaces – Mixed Use Frontage (0M preferred)

To create a continuous, pedestrian focused street edge that supports activity, legibility and high quality streetscapes within the DAC Core.

15. 0m setback to footpath preferred for non-residential land uses. Minimum 3m setback applies for all ground-floor residential uses.

Street Interfaces – Short landscaped Frontages (Min. 3.0M)

To provide a softer transition between buildings and streets where setbacks are required, while maintaining visual interest and canopy cover.

16. Provide continuous low planting to the street with small native canopy tree (may allow exotic deciduous species at discretion of council).

Street Interfaces – Landscape Frontage (Min. 5.0M)

To accommodate larger canopy trees and landscaped buffers that enhance amenity and streetscape quality at key interfaces.

17. Provide continuous low planting to the street with large native canopy tree (may allow exotic deciduous species at discretion of council)

Figure 20. Short Landscape Frontages (3m setback, left) (5m setback, right)



Site Specific Guidance – 141 Brighton Road (Hotel Site)

To reinforce the strategic and landmark role of the hotel site through improved public realm outcomes, access management and built form response.

1. Encourage an open space or similar public realm improvement in front of the Brighton Hotel site toward the street to strengthen and reinforce the significance of the site in Brighton Central.
2. Allow for 2 primary access points off Brighton Road to service the site with preferred circulation to the rear to maximise street frontage.
3. Encourage key built form on prominent corner sites that address the open spaces and public realm improvements.

Site Specific Guidance – 12A Andrew Street

To deliver high quality medium density residential development with convenient access to the heart of the DAC Core.

1. Encourage a pocket open space to be provided as part of any redevelopment.
2. Support direct pedestrian linkage from the site through to the IGA site to improve connectivity.
3. Encourage medium density residential development that includes a range of dwellings types and sizes.
4. Encourage consolidation of site with 36 Andrew Street to better provide 2 primary access points to the development.

Site Specific Guidance – 6 Augustus Street, 138 Brighton Road, 4 Augustus Street and 146 Brighton Road

To maximise active frontage and improve the interface with Brighton Road by prioritising rear access and coordinated public realm outcomes.

5. Encourage and allow for rear access from Augustus Street to maximise street frontage to Brighton Road.
6. Ensure future development addresses the potential open space located within the Brighton Road Reserve.

Site Specific Guidance – 150 Brighton Road (largely vacant site) and 162 Brighton Road (IGA site)

To facilitate coordinated redevelopment of a key gateway site that supports centre consolidation, improved street activation and high quality retail outcomes.

7. Encourage the development of a retail / commercial site on the corner of Brighton Road and Andrew Street with high-quality street frontage. Chamfer corner to allow for public realm improvement and improve sightlines.

8. Encourage the development of a half-line supermarket adjacent to the IGA with sleeved active frontages.
9. Encourage the consolidation of vehicular circulation with the adjacent IGA site (162 Brighton Road) to the north.

Design Guidelines Supporting Information

Building Heights

Building heights will remain unchanged outside the Brighton DAC Core.

The LAP proposes for modest increases in the preferred building heights within the Brighton District Activity Centre Core to support:

- The long term vision of Brighton's growth as a major destination and activity centre within the region.
- Support a greater diversity of development opportunities including potential apartments and shop top housing.

This includes increasing heights to 3 storeys (10.0m) in the Inner Residential Zone and to 4 storeys (16.0m) in the General Business zone. This increases in height beyond the Standard Zone Provisions are to better support reasonable floor-to-floor heights (assuming 3.2 for residential and 4.0m for commercial) and providing allowance for roof profiles above.

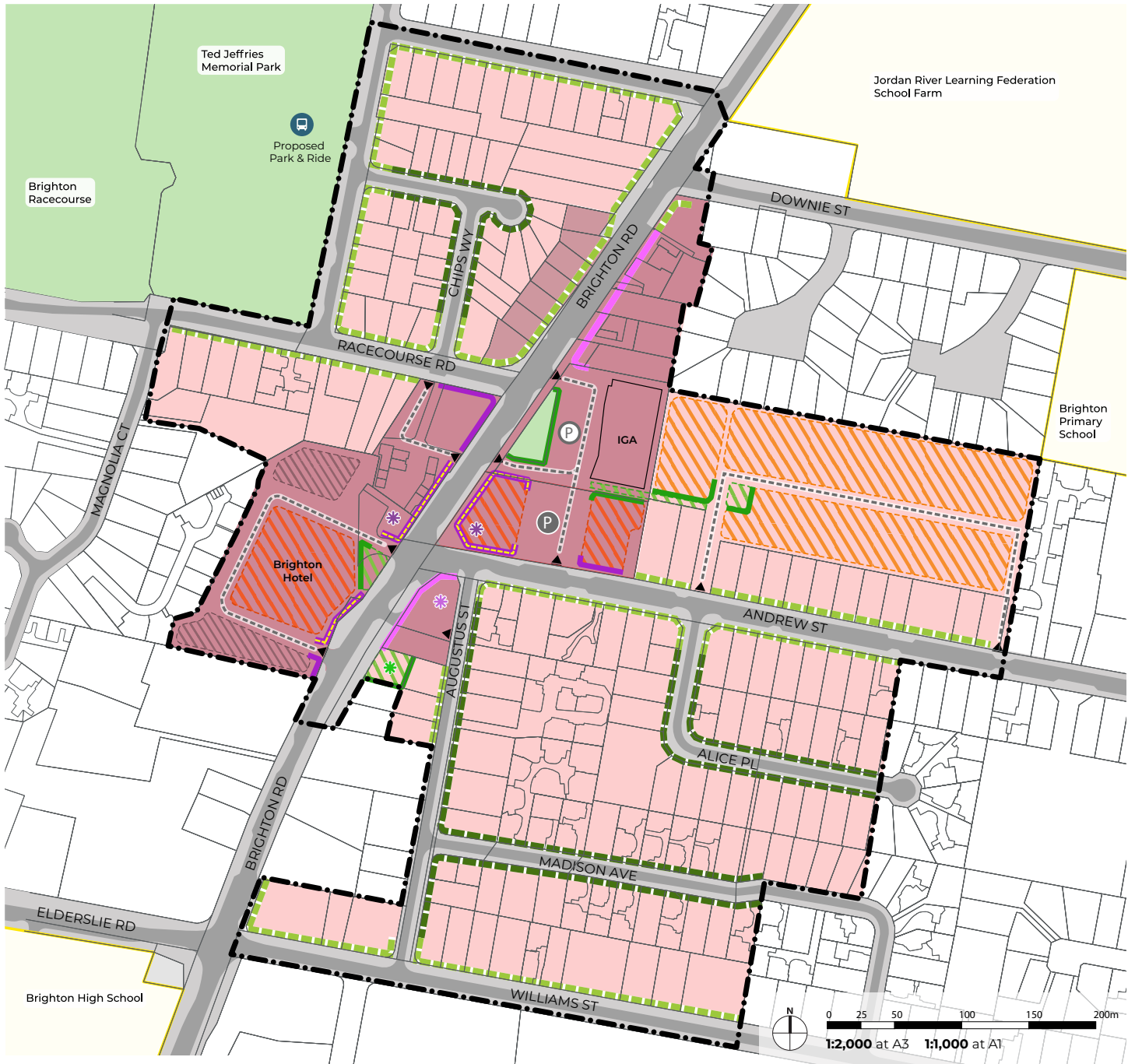
Setbacks

Guidance on setback is provided in the Brighton DAC Core to support future development creating a stronger street edge to Brighton Road. Along residential side streets, setbacks of between 3.0m and 5.0m are proposed to ensure that new development still deliver space for front gardens and planting that will contribute to a green streetscape character.

Interfaces

Locations where active frontages are expected have reduced front setbacks proposed to help strengthen street activity and safety along Brighton Road. These will help direct the location of future active uses such as cafés and shops and will apply to new development. Implementation of these controls will help promote a shift away from the existing conditions where parking in the front setback currently dominates Brighton Road and reduce pedestrian amenity.

Figure 21. Brighton District Activity Centre Core Concept Specific Area Plan



DRAWING KEY

- Brighton District Activity Centre (DAC) Core
- Cadastre
- Open Space
- Schools
- Road Network

BUILDING HEIGHTS & STREET INTERFACES

- Heights up to 4 storeys (16.0m)
- Heights up to 3 storeys (10.0m)
- Active Retail Frontage 80% Openings (0m Setback)
- Active Frontage 40% Openings (0m Setback)
- Open Space Frontage (0m Setback)
- Mixed-use Frontage (0m Preferred Setback)
- Short Landscaped Frontage (Minimum 3m Setback)
- Landscaped Frontage (Minimum 5m Setback)

DESIGN GUIDANCE

- Indicative preferred future medium density residential development
- Indicative preferred future retail / commercial development
- Indicative preferred future retail / commercial / parking development
- Indicative preferred future open space
- Indicative preferred future open space location
- Indicative preferred future key built form - Retail / Commercial
- Indicative preferred future key built form - Mixed Use
- Existing car parking area associated with IGA and nearby businesses
- Preferred future car parking area
- Indicative preferred future vehicular circulation
- Indicative preferred future vehicular access

13. SECTION 2: ZOOM-IN

BRIGHTON DISTRICT ACTIVITY CENTRE CORE: PUBLIC REALM

13.1. Plan Objectives

- > To improve canopy cover and reduce the urban heat island effect.
- > To enhance the streetscape of the DAC Core to support a high-quality pedestrian experience.
- > To improve pedestrian and cycle connectivity along key roads while increasing opportunities for street tree planting.
- > To strengthen the gateway and arrival experiences into Brighton.
- > To ensure key streets, including Brighton Road, support surrounding land use outcomes and activity centre function.
- > To improve the quality, usability and legibility of public spaces.
- > To enhance pedestrian movements within and through the Activity Centre.

13.2. Strategies

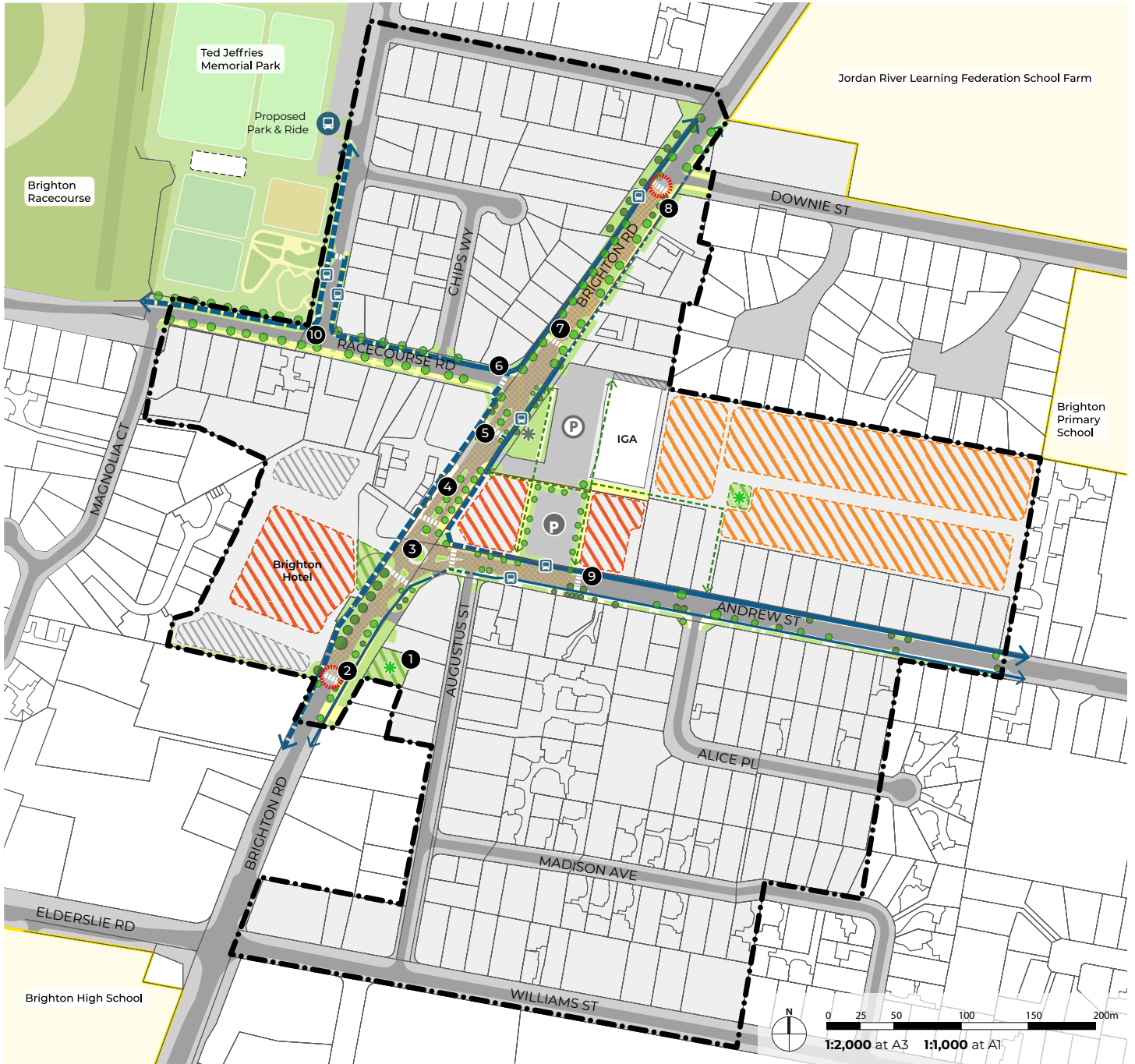
- > Implement a “pedestrian priority slow zone” within the Brighton DAC Core in line with Figure 22 and guided by the street sections C (refer Appendix 1), including:
 - Widened verge with increased street tree planting
 - Widened footpath / shared path
 - Outdoor dining / greening opportunities
- > Upgrade Brighton Road between Andrew Street and Racecourse Road to introduce a central landscape median where possible guided by street section D (refer Appendix 1).
- > Upgrade Racecourse Road to improve pedestrian and cyclist connectivity to Ted Jefferies Memorial Park and improve opportunities for street tree planting guided by street section B (refer Appendix 1)
- > Improve wayfinding within the Activity Centre to support pedestrian movement and access to key destinations.
- > Strengthen gateway arrival experiences into the Activity Centre through coordinated signage, public art and landscape treatments.
- > Identify opportunities for forecourt and plaza spaces at key locations, including near major intersections, pedestrian crossing and bus stops to augment the public open space network.
- > Strengthen public realm and boulevard planting along Brighton Road south of Andrew Street by leveraging underutilised land within the road reserve, existing building setbacks and rear access from Augustus Street.

General notes for slow zone

- > Reduced speed limits and convenient pedestrian crossings in key locations.
- > Slow zone treatment to include changes in surface colour, decorative rumble strip pattern and/or supergraphics.
- > Use distinct street trees and planting palette to differentiate the Town Centre.
- > Advocate for a 40km/hr speed limit through the Brighton DAC Core area.



Figure 22. Brighton District Activity Centre Core Public Realm Projects



DRAWING KEY

- Brighton District Activity Centre (DAC) Core
- Cadastre
- Open Space
- Schools
- Road Network

PUBLIC REALM

- Existing footpath and verge
- Proposed footpath and verge
- Existing street trees
- Proposed future street trees
- Proposed future raised / zebra crossings
- Proposed pedestrian priority slow zone
- Existing Bus Stops

DESIGN GUIDANCE

- Indicative preferred future medium density residential development
- Indicative preferred future retail / commercial development
- Indicative preferred future retail / commercial / parking development
- Indicative preferred future open space
- Indicative preferred future open space location
- Existing car parking area associated with IGA and nearby businesses
- Preferred future car parking area
- Indicative preferred future gateway treatment
- Existing shared path network (min. 3.0m wide)
- Proposed future shared path network (min. 3.0m wide)
- Existing pedestrian pathway network (min. 1.5m wide)
- Proposed future pedestrian pathway network (min. 1.5m wide)
- Indicative preferred future pedestrian pathways within private land (min. 1.5m wide)

PUBLIC REALM PROJECTS

- 1 New Open Space at Former SES Site and Adjacent Road Reserve
- 2 Brighton Rd Gateway Treatment and Zebra Crossing
- 3 Brighton Rd Roundabout Upgrade and Zebra Crossing
- 4 Brighton Rd Central Median Planting
- 5 Brighton Town Square Crossing and Median Planting
- 6 Brighton Rd / Racecourse Rd Junction Zebra Crossing
- 7 Brighton Rd Zebra Crossing
- 8 Brighton Rd / Downie St Junction Zebra Crossing and Bus Stop Parklet
- 9 Andrew St Zebra Crossing
- 10 Racecourse Rd / Seymour St Shared Path and Street Upgrades

13.3. Public Realm Projects (Actions)

1. **New open space at SES site and associated road reserve area**

Redevelop the SES site at 138 Brighton Road once the SES relocates as a new open space for passive recreation per its identification within the Brighton Open Space Strategy. Upgrade the Brighton Rd road reserve adjacent to 2 Augustus St, 6 Augustus St and 138 Brighton Rd as an integrated part of the design.

2. **Brighton Rd gateway treatment and zebra crossing + slow zone treatment**

Implement a new raised table zebra crossing or similar with gateway / threshold treatment to mark the beginning of the slow zone.

3. **Brighton Rd / Andrew St junction roundabout upgrade and zebra crossings + slow zone**

Upgrade existing refuge island crossings to include zebra crossing markings and Belisha beacons. Add slow zone treatment along Brighton Rd and Andrew St.

4. **Brighton Rd central median tree planting + slow zone**

Implement a planted central median with large canopy trees between Andrew Street and Racecourse Road with slow zone treatment.

5. **Brighton town square zebra crossings and median tree planting + slow zone**

Upgrade existing refuge island crossing to include zebra crossing marking and Belisha beacons and add slow zone treatment along Brighton Rd

6. **Brighton Rd / Racecourse Rd junction zebra crossing + slow zone**

Implement a new zebra crossing across Racecourse Rd with planted buildouts and improved street lighting to ensure crossing is visible and well-lit.

7. **Brighton Rd zebra crossing + slow zone**

Upgrade existing refuge island crossing to include zebra crossing markings and Belisha beacons. Add slow zone treatment along Brighton Rd.

8. **Brighton Rd / Downie St junction zebra crossing and bus stop parklet + slow zone**

- a. Upgrade existing crossing point with raised table zebra crossing with gateway / threshold treatment to mark the beginning of the slow zone.
- b. Add supergraphics or change in pavement colour between the zebra crossing and bus stop along the western side of Brighton Rd.
- c. Upgrade existing parklet around bus stop to include a shelter, street lighting and increased amenity planting.

9. **Andrew St zebra crossing + slow zone**

Upgrade existing refuge island crossing to include zebra crossing marking and Belisha beacons. Add slow zone treatment along Andrew St.

10. **Racecourse Rd and Seymour St shared path and street upgrades**

- a. Improve footpath condition along southern side of Racecourse Rd with continuous front berm and street tree planting
- b. Continue shared path along north side of Racecourse Rd and eastern side of Seymour St to meet existing crossing point with buildout.
- c. Continue shared path along north side of Racecourse Rd heading west from Seymour St junction.
- d. Explore new street tree planting opportunities along Racecourse Rd to establish boulevard character.

14. ZOOM-IN PONTVILLE PUBLIC REALM PLAN

14.1. Objectives

- > To ensure future development and change in Pontville respects its heritage and landscape character.
- > To provide opportunities to expand and enhance the village scale retail and hospitality offer, while respecting the historic and landscape character of the town.
- > To improve pedestrian experience while maintaining convenient parking and vehicle access
- > To provide welcoming public spaces that encourage visitors to linger.

14.2. Strategies

The Strategies for Pontville relate to Figure 23 & 24.

- > Encourage expansion of the retail / hospitality offer while respecting the unique heritage character of Pontville.
- > Implement a unique heritage arrival experience at Pontville via public realm improvements as indicated by Figure 23 & 24.
- > Respect the current Local Historic Landscape Precinct control that applies in Pontville which limits further development of the township.
- > Investigate slowing speeds to 40km/h on Brighton Road through the heart of Pontville to improve amenity.
- > Upgrade footpath over Jordan River to improve accessibility and complete the proposed Jordan River loop.
- > Establish new east-west pedestrian link over former Police Office land to provide connections to the heritage interpretation site.
- > Create a 'parklet' outside the Crown Inn as a 'village green' with potential for outdoor dining.
- > Improve access to public parking at the Hub to mitigate reduced parking on Brighton Road.
- > Investigate opportunities for parallel parking and footpath on east side of Brighton Road through Pontville.
- > Improve connections to the Pontville Sport Centre, which is planned for upgrade and expansion with potential pedestrian bridge.
- > Investigate reversing one way road access of loop road servicing jobs hub site.
- > Investigate opportunities to introduce on-street car parking and a pedestrian footpath on the east side of Brighton Road, in the Pedestrian Slow Area.

It is acknowledged that there has been previous, and that there is ongoing, interest in development of the Pony Hill site. The site is highly visually sensitive and retains strong, intact landscape values that make a significant contribution to the character and setting of Pontville.

Additional development may require amendments to the existing Historic Landscape Precinct controls, which is not currently contemplated. The site analysis undertaken as part of the Local Area Plan confirms the sensitive nature of Pony Hill and indicates that any further development would need to be very carefully considered. Any additional development in the Pony Hill area should be for low density residential outcomes and be supported by robust analysis to ensure the heritage, landscape and environmental elements of the township are retained.

Figure 23. Indicative Concept Illustration of Pontville Village Core public realm improvements



Figure 24. Pontville Public Realm Plan



DRAWING KEY

- Pontville Village Core
- Cadastre
- Jordan River
- 1% AEP Flooding Extents (indicative)
- Recreation Zone
- Open Space Zone
- Landscape Conservation Zone
- Existing Primary Roads
- Existing Local Streets
- Existing Buildings
- Heritage Sites
- Existing Vegetation (in key locations)
- Existing Surrounding Vegetation
- Existing Bridge (vehicular)

PUBLIC REALM

- Public Space Landscape Area
- Potential Landscape Srea
- High-quality Footpath / Forecourt Upgrades
- Pedestrian-priority Slow Zone
- Preferred Parking (public)
- Preferred Parking (private)
- Preferred Parking access
- Proposed One-way Street Direction
- Proposed Shared Path Network
- Proposed Pedestrian Links
- Jordan River Loop (Existing sections)
- Jordan River Loop (Proposed sections)
- Proposed Pedestrian Bridge
- Proposed Street Planting
- Proposed Lookout
- Existing Open Space
- Potential Future Open Space

DESIGN GUIDANCE

- Active Frontage (Preferred)
- Potential Active Frontage
- Indicative Preferred Future Gateway Treatment

PUBLIC REALM PROJECTS

- 1** Extend Shared Path to connect to Pontville
- 2** Pontville Village Gateway Treatment and Zebra Crossing
- 3** Pontville Parklet
- 4** Glebe St Pedestrian Link and Lookout
- 5** Upgrade parking and access at Old Council Chambers Buidling
- 6** Old Council Chambers Gateway Treatment and Zebra Crossing
- 7** Potential Pedestrian Bridge across Jordan River
- 8** Eastern Bank Pedestrian Link

14.3. Public Realm Project (Actions)

Public Realm projects are identified on Figure 24.

- 1. Extend Shared Path along Brighton Road to connect to Pontville**
Consistent with the Active Transport Strategy, extend the Shared Path network to fully connect to Pontville,
- 2. Pontville Village gateway treatment and zebra crossing + slow zone treatment**
Implement a new zebra crossing with gateway / threshold treatment to mark the beginning of the slow zone through the Pontville Village Core.
- 3. Pontville Parklet**
Investigate the delivery of a parklet and outdoor dining space in front of The Crown Inn. Introduce zebra crossing markings and add slow zone treatment along Brighton Road per Figure 23 and 24. Refer to Section E of Appendix 1 for indicative cross section.
- 4. Glebe St Pedestrian Link and Lookout**
Investigate the delivery of a pedestrian link through 362 Brighton Road to connect to Glebe Street. Establish a lookout point with associated landscaping and seating area.

- 5. Upgrade parking and access at Old Council Chambers Building**
Investigate improving access to parking area off Cheyne St. Engage with a traffic engineer to confirm benefits of reversing one way signage, inform required stakeholders and implement change via signage.
- 6. Old Council Chambers gateway treatment and zebra crossing + slow zone treatment**
Implement a new raised table zebra crossing with gateway / threshold treatment to mark the beginning of the slow zone through the Pontville Village Core.
- 7. Potential pedestrian bridge across Jordan River**
Investigate delivery of a pedestrian bridge over the Jordan River to provide access to the Pontville Regional Sports Centre
- 8. Eastern bank pedestrian link and Pontville Bridge underpass**
Support delivery of a publicly accessible pedestrian link along the eastern bank of the Jordan River to improve access and visibility to the Pontville bridge as part of any private redevelopment of the land.

Delivery of Public Realm Project 3 will require engagement with the Crown Inn to investigate:

- > Formalisation of rear of site for car parking, including
- > Improved signage to direct customers to this parking.

There is also an opportunity to encourage supporting retail or hospitality use to locate on adjacent site (361 Brighton Road).

Part Four: Implementation



Implementation of the LAP will be in the form of statutory implementation as well as ongoing actions that Council will lead in partnership with land owners and government agencies. This chapter describes those steps, when they should be taken and who is responsible for leading the change. Firstly, there are statutory implementation steps to ensure the Brighton Local Provisions Schedule of the Tasmanian Planning Scheme is updated to reflect the directions outlined in the LAP. This includes rezoning and preparing more detail statutory planning guidance for specific areas. This is critical for setting the planning framework for future development applications.

There are also general actions and public realm projects that may involve further investigations or advocacy efforts to support the long-term vision for the area. These actions might include advocacy, more detailed planning and design processes, or partnerships with various stakeholders to achieve broader goals.

15. STATUTORY IMPLEMENTATION

Statutory implementation involves amending the Brighton Local Provisions Schedule of the Tasmanian Planning Scheme, so future development applications are submitted consistent with the LAP. Statutory implementation is in the form of a new Local Area Objective, rezoning and a Specific Area Plan (SAP).

Figure 25 identifies the proposed statutory implementation actions.

15.1. Local Area Objective

To give effect to the LAP, it will be necessary to amend the existing Local Area Objective for Brighton to ensure alignment with the preferred land use outcomes, urban structure and design intent established by the LAP. The current objective does not adequately reflect the refined role, scale and form of development envisaged for Brighton, nor does it provide sufficient strategic support for the associated statutory controls proposed through the Plan. Amending the Local Area Objective will ensure consistency between strategic intent and statutory implementation and provide a clear basis for future planning scheme amendments. The proposed Local Area Objective application and wording is identified in Section 15 in the Action table.

15.2. Specific Area Plan

A SAP is proposed to apply to the Brighton DAC Core. The existing zoning framework does not provide sufficient flexibility or specificity to facilitate the intended scale and form anticipated for the DAC Core. A SAP is therefore required to translate the design intent into statutory controls that can appropriately manage height, built form, density and interface conditions in a coordinated and site responsive manner. The SAP will be directly informed by the guidance provided in Section 1.1, which includes objectives, strategies and design guidelines.

No changes are proposed to any existing SAPs within the study area, with these recommended to remain in place.

15.3. Rezoning

Rezoning is required to achieve the land use aspirations of the Local Area Plan. Some rezoning is proposed to occur immediately (i.e. where residential zones are proposed to be rezoned to alternative residential zones). While other rezonings will be subject to further investigations prior to a rezoning being supported. The proposed rezonings are summarised below.

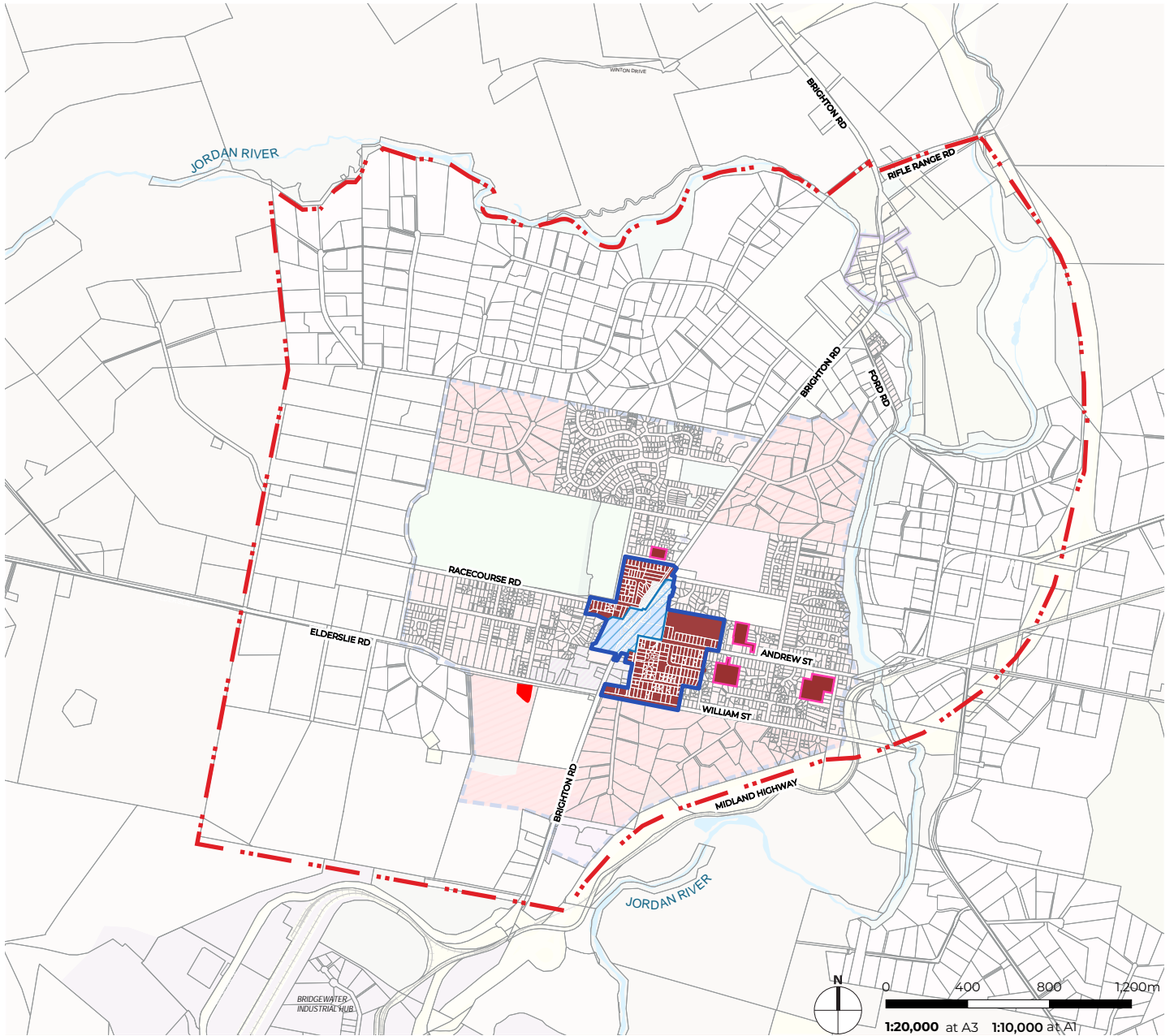
Immediate rezonings

- > Engage with Homes Tasmania to rezone the existing Local Business Zone to the General Residential Zone.
- > Rezone the identified “future Infill sites” to the Inner Residential Zone.
- > Rezone the General Residential Zone within the Brighton DAC Core to the Inner Residential Zone.








Future potential rezonings (subject to further work)

- > Following engagement with land owners and completion of PSP’s and master plans for the two Urban Growth Areas, rezone to an appropriate zoning and apply a SAP to implement the master plans and ensure a coordinated development outcome.
- > Following engagement with landowners and completion of a master plan, rezone the Light Industrial Zone on Elderslie and Brighton Road to Urban Mixed-Use Zone. Apply a SAP to implement the master plan and ensure a coordinated development outcome. This should be supported by an Industrial Land Use Study to ensure no negligible impact on industrial land supply needs. Also ensure you add this to the table at the end.

Figure 25. Proposed Statutory Implementation Actions



DRAWING KEY

-  LAP Study Area
-  Cadastre
-  DAC Core - Proposed SAP Boundary
-  Brighton Local Area Objective Boundary
-  Future Infill Site - Proposed Inner Residential Zone
-  Proposed Inner Residential Zone
-  Proposed General Residential Zone

16. ACTIONS

Table 2 identifies the Actions required to Implement the Neighbourhood Plan. The elements of the Action table are:

- > The description of the action includes the main task, in some instance there are sub-tasks that will also be required to be completed.
- > The responsibility column identifies who will be responsible for leading delivery of the action. Where both Council and an agency is identified, Council will lead the action in partnership with the agency. A proponent action will be led by the developer or other key relevant stakeholder.
- > The timing column is identified as either short, medium or long term. Short term actions are intended to occur within 0 – 5 years, medium term are within 5 – 10 years and long term actions are beyond 10 years.

Table 2. LAP Actions

Reference	Description	Responsibility	Timing
LAP Land Use Actions (Figure 16)			
LU-A1	Update the Brighton Town Centre Local Area Objective to implement the objectives of the LAP. The following wording should be considered: <i>To develop the Brighton Activity Centre as a District Activity Centre for the Brighton residents but to also service a regional services hub for surrounding regions. Expand the retail and commercial offering and encourage medium density housing outcomes. Invest in public realm enhancements that elevate the Activity Centre as a pedestrianised high amenity street-based Centre.</i>	Council	Short
LU-A2	Rezone residential land within the Brighton DAC Core and Future Infill Sites to the Inner Residential Zone.	Council	Short
LU-A3	Support sensitive redevelopment on Future Infill Sites impacted by overland flow paths to unlock their development potential without detrimentally impacting surrounding areas.	Council	Short
LU-A4	Engage with Homes Tasmania to confirm rezoning of existing Local Business Zoned land to the General Residential Zone.	Council Homes Tasmania	Short
LU-A5	Prior to supporting rezoning, prepare Precinct Structure Plans and Streetscape Master Plans for Urban Growth Areas 1 and 2 to: <ul style="list-style-type: none"> - Guide transition of fragmented low-density development to general residential, or an alternative suitable zone. - Ensure a connected and cohesive movement network that links to surrounding existing residential development. - Identify opportunities for medium density housing, particular on lots fronting Brighton Road. - Ensure integration with surrounding open space and shared path networks. - Ensure infrastructure coordination. 	Council	Long
LU-A6	Investigate transition of Light Industrial Zone on Elderslie and Brighton Road to Urban Mixed-Use Zone, ensuring landowner support and master planning to facilitate a coordinated development outcome. This should be supported by an Industrial Land Use Study to ensure no negligible impact on industrial land supply needs. Also ensure you add this to the table at the end. The following steps should occur: <ul style="list-style-type: none"> - Preparation of a master plan that identifies a cohesive and logical development pattern considering access. - Consideration of potential site constraints including land contamination. - Engagement with business owners - Preparation of a SAP which embeds the master plan directions. 	Council	Medium
LU-A7	Apply a SAP to the Brighton DAC Core to guide and elevate development outcomes. Discussed further in Section 12.	Council	Short

Reference	Description	Responsibility	Timing
LAP Movement Network Actions (Figure 17 & 18)			
MN-A1	Investigate a park-and-ride facility at Ted Jeffries Memorial Park (Seymour Street) to support regional public transport access for Brighton residents and surrounding communities.	Council	Medium
MN-A2	Advocate to the Department of State Growth, as part of their planned bus timetable review, for improved bus service frequency to and from Brighton and Pontville.	Council	Short
MN-A3	Complete the gaps in the shared path network as per Figure 18, as per the Active Transport Strategy 2025 – 2035.	Council	Medium
MN-A4	Investigate completion of the missing sections of the Jordan River loop to deliver a complete network (Figure 18).	Council	Medium – Long
MN-A5	Implement the cross sections identified in Appendix 1 to improve walking and cycling connections and greening. Discussed further in Section 11.	Council	Long
LAP Open Space & Liveability Actions (Figure 19)			
OSL-A1	Allocate budget through Councils capital works program to complete the following open space improvement projects currently undergoing master planning processes: - Ted Jeffries Memorial Park - Pontville Regional Sports Centre	Council	Immediate
OSL-A2	Deliver arrival signage for Brighton and Pontville and feature landscape planting at the locations identified in Figure 19.	Council	Short
OSL-A3	Implement the Street Tree Strategy along identified streets to improve canopy cover, streetscape quality and pedestrian amenity, consistent with the indicative cross sections contained within the Brighton Street Tree Strategy.	Council	Medium
OSL-A4	Implement a planting regime aligning with the Brighton Street Tree Strategy for all streets able to provide canopy cover not previously identified in the Brighton Street Tree Strategy.	Council	Medium
OSL-A5	Extend the shared path and improve boulevard landscaping to Brighton Road between William Street and Hove Way guided by the indicative section 'Brighton Road – South Entrance' (see Appendix 1 – Section A).	Council	Medium
OSL-A6	Upgrade and improve street tree planting and footpath conditions along identified Primary Streets (Racecourse Road and parts of Andrew Street) guided by the Primary Streets typical section (see Appendix 1 – Section B)	Council	Medium
OSL-A7	Investigate opportunities to strengthen existing canopy tree planting in Brighton Road Boulevard (retain and strengthen) areas.	Council	Medium
OSL-A8	Prepare a Master Plan for the surplus Greyhound Racing land to guide its transition to an open space purpose that is compatible with the adjacent Racecourse and complements upgrades planned at the Ted Jeffries Memorial Park.	Council	Short
OSL-A9	Engage with Greyhound Racing Tasmania to understand long-term land use transition opportunities following cessation of Greyhound Racing in Tasmania.	Council	Short
OSL-A10	Deliver Town Centre Public Realm Upgrades to the Brighton DAC Core and Pontville Village Core (refer to Sections 13 & 14 for Public Realm guidance for Brighton and Pontville).	Council	See specific projects below

Reference	Description	Responsibility	Timing
Brighton DAC Core Public Realm Projects / Actions (Figure 22)			
BPR-A1	New open space at SES site and associated road reserve area - Redevelop the SES site at 138 Brighton Road if the SES relocates as a new open space for passive recreation per its identification within the Brighton Open Space Strategy. Upgrade the Brighton Rd road reserve adjacent to 2 Augustus St, 6 Augustus St and 138 Brighton Rd as an integrated part of the design.	Council	Long
BPR-A2	Brighton Rd gateway treatment and zebra crossing + slow zone treatment - Implement a new raised table zebra crossing or similar with gateway / threshold treatment to mark the beginning of the slow zone.	Council	Short
BPR-A3	Brighton Rd / Andrew St junction roundabout upgrade and zebra crossings + slow zone - Upgrade existing refuge island crossings to include zebra crossing markings and Belisha beacons. Add slow zone treatment along Brighton Rd and Andrew St	Council	Medium
BPR-A4	Brighton town square zebra crossings and median tree planting + slow zone - Upgrade existing refuge island crossing to include zebra crossing marking and Belisha beacons and add slow zone treatment along Brighton Rd	Council	Medium
BPR-A5	Brighton Rd / Racecourse Rd junction zebra crossing + slow zone - Implement a new zebra crossing across Racecourse Rd with planted buildouts and improved street lighting to ensure crossing is visible and well-lit.	Council	Short
BPR-A6	Brighton Rd zebra crossing + slow zone - Upgrade existing refuge island crossing to include zebra crossing markings and Belisha beacons. - Add slow zone treatment along Brighton Rd.	Council	Short
BPR-A7	Brighton Rd / Downie St junction zebra crossing and bus stop parklet + slow zone - Upgrade existing crossing point with raised table zebra crossing with gateway / threshold treatment to mark the beginning of the slow zone. - Add supergraphics or change in pavement colour between the zebra crossing and the bus stop along the western side of Brighton Rd. - Upgrade existing parklet around bus stop to include a shelter, street lighting and increased amenity planting	Council	Medium
BPR-A8	Andrew St zebra crossing + slow zone - Upgrade existing refuge island crossing to include zebra crossing marking and Belisha beacons. Add slow zone treatment along Andrew St.	Council	Short
BPR-A9	Andrew St additional street tree planting - Explore opportunities for additional street tree planting along Andrew St within buildouts or within back berm.	Council	Short
BPR-A10	Racecourse Rd and Seymour St shared path and street upgrades - Improve footpath condition along southern side of Racecourse Rd with continuous front berm and street tree planting - Continue shared path along north side of Racecourse Rd and eastern side of Seymour St to meet existing crossing point with buildout. - Continue shared path along north side of Racecourse Rd heading west from Seymour St junction. - Explore new street tree planting opportunities along Racecourse Rd to establish boulevard character.	Council	Medium

Reference	Description	Responsibility	Timing
Pontville Public Realm Actions (Figure 24)			
PPR-A1	Extend Shared Path along Brighton Road to connect to Pontville. Consistent with the Active Transport Strategy, extend the Shared Path network to fully connect to Pontville.	Council	Short
PPR-A2	Pontville Village gateway treatment and zebra crossing + slow zone treatment. Implement a new zebra crossing with gateway / threshold treatment to mark the beginning of the slow zone through the Pontville Village Core.	Council	Medium
PPR-A3	Pontville Parklet Investigate the delivery of a parklet and outdoor dining space in front of The Crown Inn. Introduce zebra crossing markings and add slow zone treatment along Brighton Road per Figure 23 and 24. Refer to Section E of Appendix 1 for indicative cross section.	Council	Medium
PPR-A4	Glebe St Pedestrian Link and Lookout Investigate the delivery of a pedestrian link through 362 Brighton Road to connect to Glebe Street. Establish a lookout point with associated landscaping and seating area.	Council	Medium
PPR-A5	Upgrade parking and access at Old Council Chambers Building Investigate improving access to parking area off Cheyne St. Engage with a traffic engineer to confirm benefits of reversing one way signage, inform required stakeholders and implement change via signage.	Council	Medium
PPR-A6	Old Council Chambers gateway treatment and zebra crossing + slow zone treatment Implement a new raised table zebra crossing with gateway / threshold treatment to mark the beginning of the slow zone through the Pontville Village Core.	Council	Medium
PPR-A7	Potential pedestrian bridge across Jordan River Investigate delivery of a pedestrian bridge over the Jordan River to provide access to the Pontville Regional Sports Centre	Council	Long
PPR-A8	Eastern bank pedestrian link and Pontville Bridge underpass Support delivery of a publicly accessible pedestrian link along the eastern bank of the Jordan River to improve access and visibility to the Pontville bridge as part of any private redevelopment of the land.	Council	Medium

17. MONITORING & REVIEW

The Brighton & Pontville LAP will be reviewed on a regular basis to ensure the guidance is still relevant and the actions are on track to being achieved within the identified timeframes.

The following tasks should be undertaken by Council.

17.1. Every 12 months

- > Review progress of the LAP actions.
- > Promote project progress against actions on the project webpage.

17.2. Every 5 years

- > Seek feedback from key stakeholders and the wider community on the vision and objectives to ensure the LAP still meets community and stakeholder expectations.
- > Review the LAP to ensure it aligns with contemporary policy and available information.



Appendices

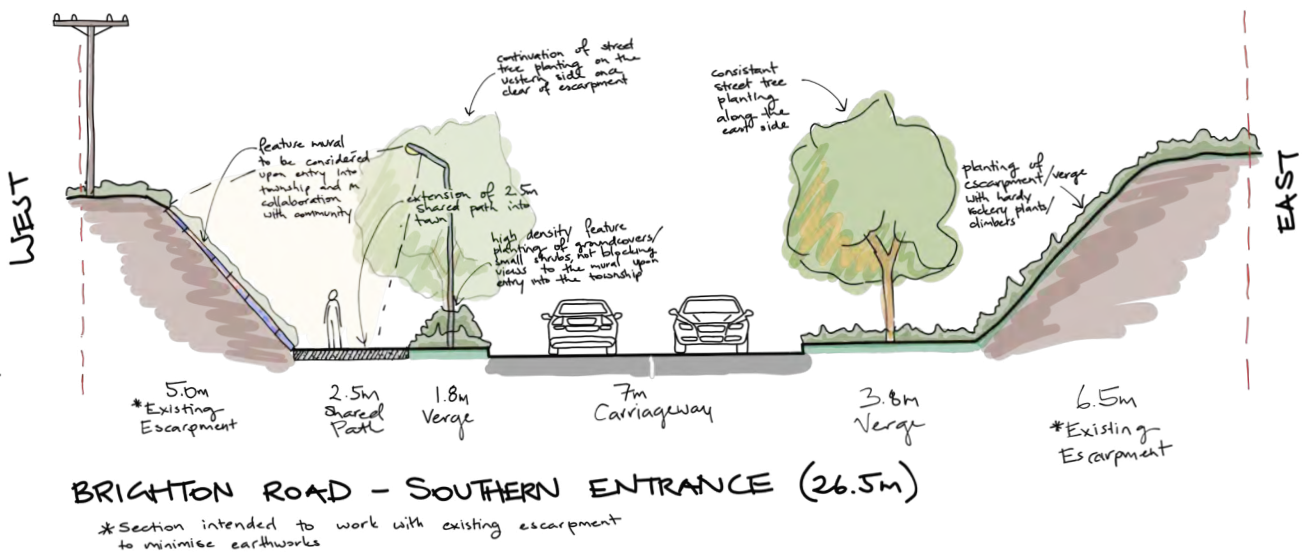


18. APPENDIX 1 - STREET CROSS-SECTIONS

18.1. Section A - Brighton Road – Southern Entrance – Typical Section



Figure 26. Section A - Brighton Road – Southern Entrance – Typical Section



18.2. Section B – Primary Streets (Racecourse Road and Andrew Street) – Typical Section

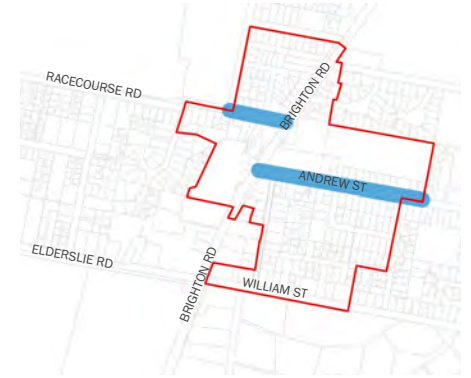
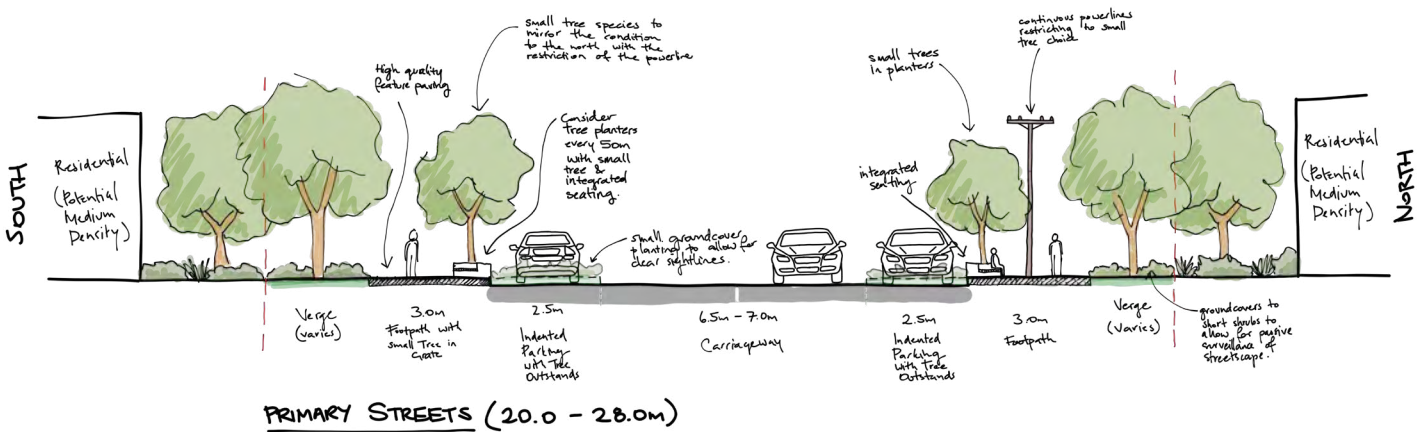


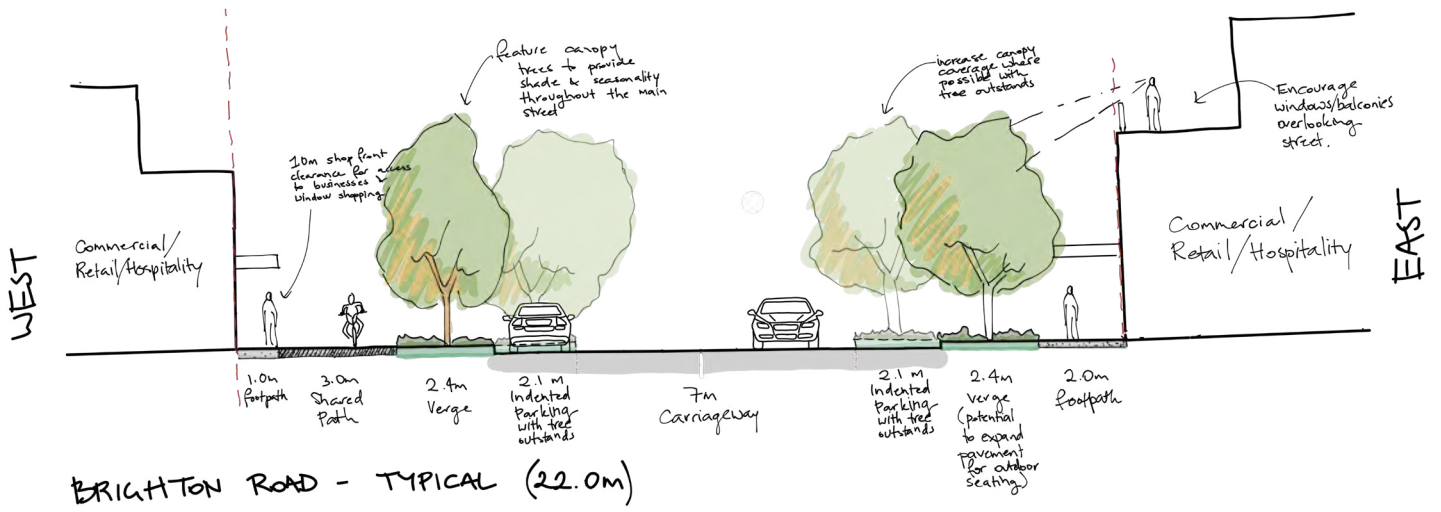
Figure 27. Section B – Primary Streets (Racecourse Road and Andrew Street) – Typical Section



18.3. Section C - Brighton Road – Town Centre Core – Typical Section



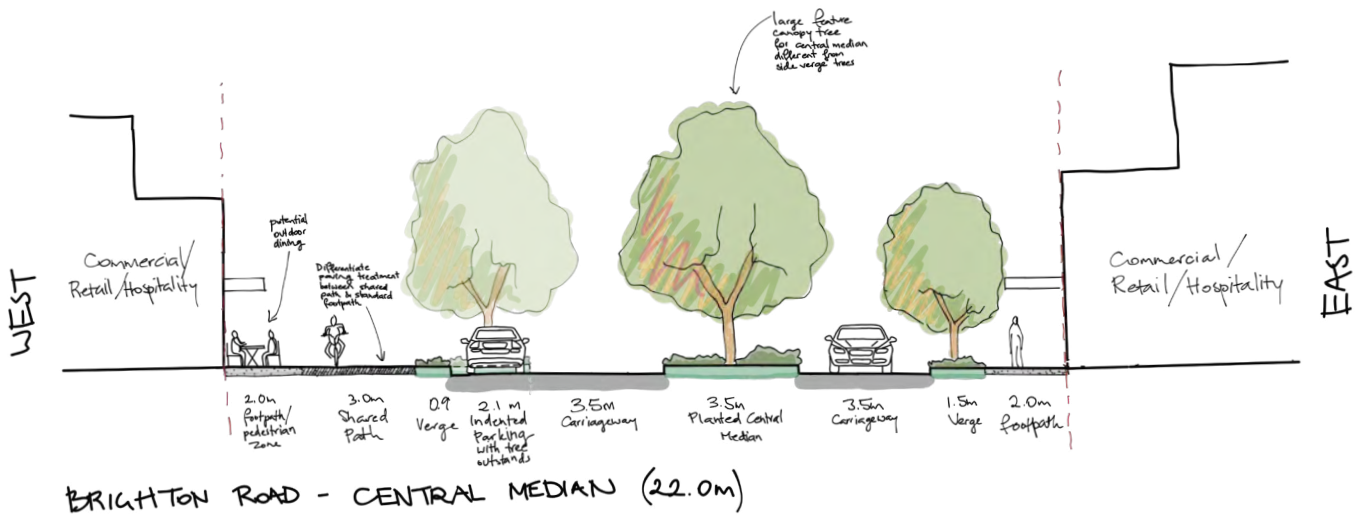
Figure 28. Section C - Brighton Road – Town Centre Core – Typical Section



18.4. Section D - Brighton Road – Town Centre Core – Central Median Section



Figure 29. Section D - Brighton Road – Town Centre Core – Central Median Section



18.5. Section E – Pontville – Brighton Road – Town Centre – Main Street

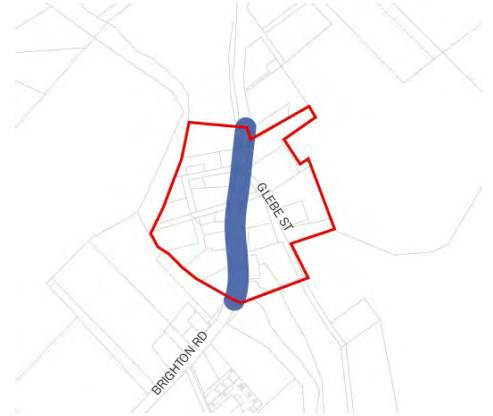
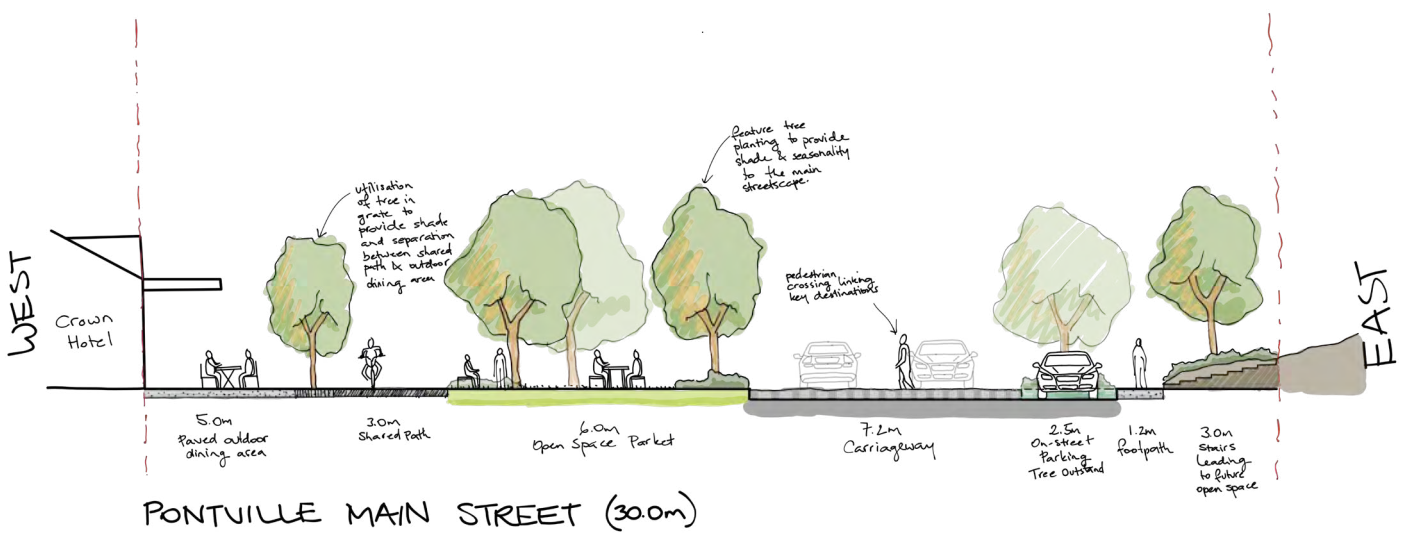


Figure 30. Section E – Pontville – Brighton Road – Town Centre – Main Street



Brighton & Pontville Local Area Plan

DRAFT FOR CONSULTATION

APRIL 2026

