



Pontville Park Master Plan

May 2026



**Brighton
Council**

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Executive summary

Introduction

Pontville Park is a well-used sport and recreation precinct. It is the home of a range of sporting and community clubs providing opportunities in AFL, cricket, football, equestrian sports, boxing, karate, dog sports, rabbit and cavy shows and community activities. Between them, these clubs are home to more than 800 members with activity undertaken across the year.

In addition to the formal sporting opportunities, the Park also includes Brighton's municipal hall, (that is home to a range of community groups), hosts the Annual Show and monthly markets, and provides for hobby groups such as poultry and dog shows. The Park includes a restaurant in the Regional Sports Pavilion and a small overnight RV area.

With a number of the existing assets becoming aged, and potential for new user groups to be attracted to the site, there is scope to re-think the existing layout and arrangements within the Park.

Existing situation

The 27.75ha Council-owned and -managed facility is located centrally within Pontville (directly north-east of Brighton). The Park is primarily zoned Recreation with a small section adjoining the Jordan River zoned Open Space (Tasmania Planning Scheme).

The Park rises from the south to the central portion before falling sharply to its northern border. The venue is heavily embellished:

- two lit ovals (one with synthetic cricket wicket, one with a turf cricket wicket block)
- unlit oval (with turf cricket wicket block)
- cricket practice facility (with two synthetic wicket nets and separate turf wicket nets)
- sand arena, grass arena, cross country course, day yards
- overnight camping area
- range of ancillary buildings - equestrian club rooms and storage, Gunn Oval amenities and canteen, Regional Sports Pavilion (with adjoining amenities and gym building), Ferguson Oval club rooms, covered grandstand, Municipal Memorial Hall, amenities building, Bob Scott Pavilion and dog sports pavilion)
- semi-sealed and gravel car parking.

Demand for upgrade

Demand for upgrades to the Park has been established through consultation with Council, user groups and peak bodies and with consideration of existing opportunities. Key directions include:

- sport
 - opportunities for enhanced use of existing facilities and spaces
 - demand for netball, poultry and equestrian facilities
- recreation
 - opportunity to establish a community play node within the Park
 - opportunity to provide more attractive surrounds (and move from vehicle-centric to people-centric focus)
 - opportunity to construct tennis and basketball recreation facilities.

Over-arching design principles

Preparation of the Master Plan reflects efforts to:

- seek innovative yet sustainable infrastructure development
- develop multi-use facilities that reflect the level of training and competition the Park attracts
- establish the Park as the key site for recreation and community activity (in addition to sport) in the Brighton-Pontville area.



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Introduction

Project overview

ROSS Planning was commissioned by Brighton Council to develop a master plan for Pontville Park. The site is a home for formal sport and community recreation for Brighton-Pontville also includes the area's municipal hall.

This Master Plan represents an opportunity to build upon the existing uses and to provide a clear strategic (and sustainable) vision for the Park.

What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction by providing a framework for ongoing improvement. It considers the interrelationship between:

- current character and functionality
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often-conflicting interests. The master plan does not necessarily suggest that all elements should proceed immediately, or that Council or the user groups should be responsible for all capital costs, in respect of those items that are progressed.

It is important to note that the intent of a master plan is to provide a framework for future development of the Park over an extended period of time so that ad hoc improvements are avoided, and community use and long-term viability are maximised. To ensure this intent is achieved, a master plan should be monitored regularly to ensure the outcomes continue to meet community needs in the best possible way.

Hierarchy of planning and processes

It is important to note that the master plan provides a preferred strategic concept for the site. However, further detailed investigation and design is required prior to construction of the individual elements identified. These investigations may include:

- topographic surveys
- geotechnical investigations
- required planning approvals
- detailed design and construction drawings
- bill of quantities
- tenders and procurement processes.

Engagement of professionals with appropriate qualifications will be essential for these tasks.

Project objectives

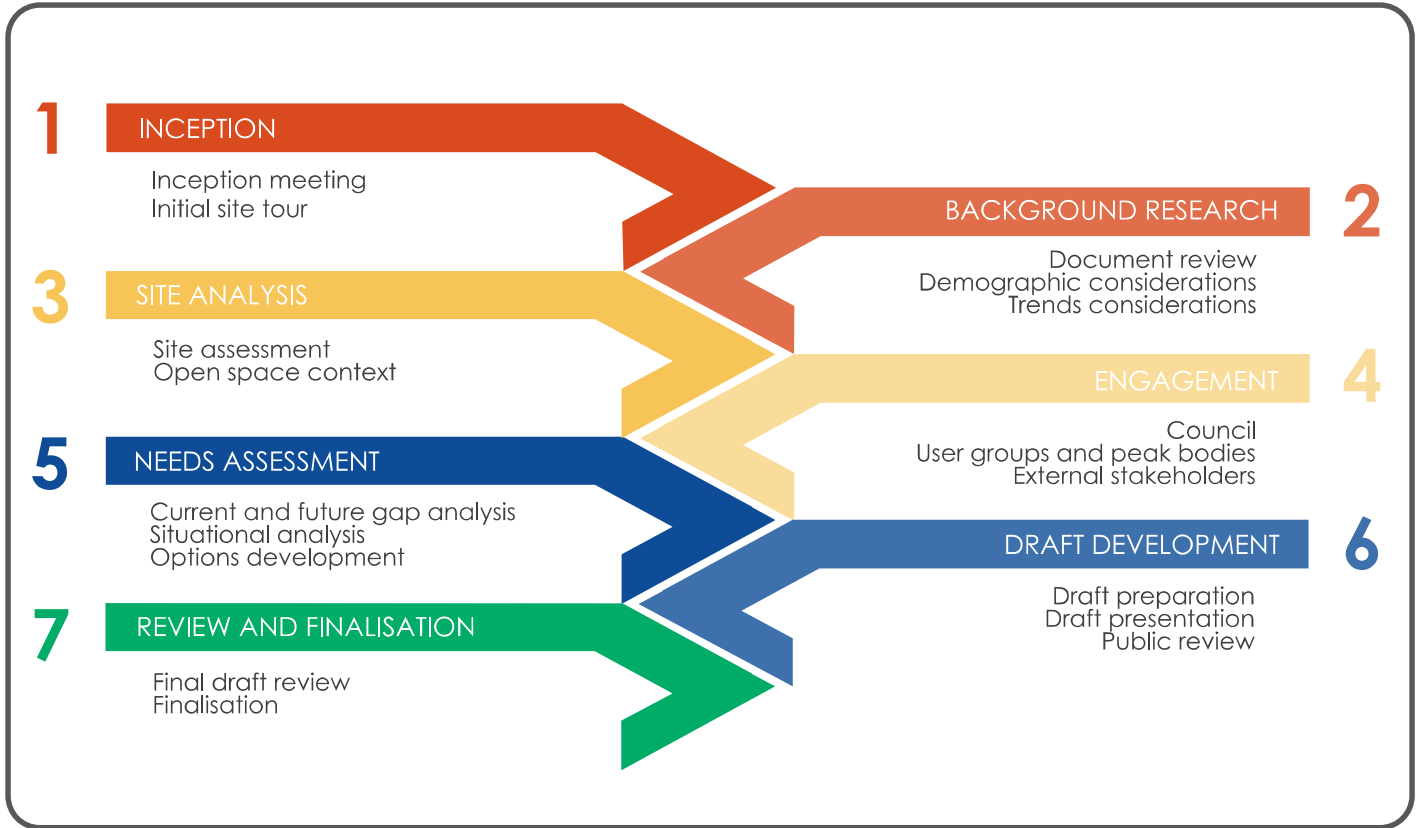
The Master Plan will provide a planning and design framework for the future development and enhancement of the Park. The Master Plan will guide the creation of sport, recreation and community facilities to cater for the needs of the community and user groups over the next 20 years. The Master Plan has the following objectives:

- ❑ to consider the diversity of sport and recreation opportunities while reflecting demand and resource realities
- ❑ to encourage informal recreation activities to be enjoyed by the general community
- ❑ to create safe access and integrated movement to, and through, the Park
- ❑ to promote sustainable development
- ❑ to foster partnerships for capital development and ongoing management of the Park.



Process

The project program spans across seven stages and has been delivered as follows:





CLASS OF

2019	2020	2021	2022
...

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Strategic context

Literature review

In order to present a clear picture of the background issues and opportunities influencing the potential development of the Park, a literature review has been undertaken. Relevant policies and adopted strategies and plans have been reviewed and considered in preparation of the Master Plan.

Brighton Council 2050 Vision

This document articulates Council's overarching community vision, themes, sub-themes and identifies example actions. Key actions influencing the development of the Master Plan include:

- A good life at every stage
 - supporting opportunities for recreation and leisure for everyone at every stage of life
 - creating child-friendly environments including parks and playgrounds
- A comfortable home
 - ensuring an abundance of trees and open spaces in the urban areas
- A caring council
 - matching infrastructure and services as our population grows.

Clearly, these actions highlight the importance of this Master Plan and the need for demand-driven development and upgrade.

Brighton Social Infrastructure Plan¹

This Social Infrastructure Plan was prepared to ensure delivery of adequate and appropriate social infrastructure fundamental to achieving Council's commitment to lead change for better community liveability.

With regard to potential impacts at Pontville Park, the Plan highlights:

- no demand for additional community centres or bookable spaces (but existing demand for more youth-friendly spaces)
- current and projected oversupply of sports fields; projected demand for playspaces (at least 4), indoor courts (up to 3), outdoor courts (up to 3) and tennis courts (up to 10). However, provision of facilities in education settings may offset these demands to some extent
- prioritised projects: spaces for informal individualised fitness-based activities; diversity of play options; dog-friendly spaces; tennis facilities (if community demand is expressed); and access to indoor recreation
- update the Brighton Municipal Memorial Hall and undertake further development at the Park according to the Master Plan.

These elements have each been considered in development of the Master Plan.

¹ *Ethos Urban and the Community Collaborative, 2023*

Open Space Strategy 2025

The Strategy provides an analysis of the open space network in each urban area, and provides for clear priority actions to guide open space improvements for the next 10 years. It highlights that the Brighton-Pontville area is generally well-supplied with quality open space and that the existing Master Plan is due for review and update (and hence the demand for this project).

Pontville Sports Park Concept Master Plan²

This Master Plan was developed to assist Council, the Users Advisory Committee and individual sports clubs and recreation groups to plan, develop and manage the Park assets in the long-term.

Key actions identified in the Master Plan and status are included in the table below.

2019 Master Plan Action	2026 Status
High Priority (0-3 years)	
Development of multi-use clubroom facilities and amenities between Ferguson and Gunn Ovals	Construction of the large pavilion between Thompson and Ferguson Ovals has overridden demand for this action
Development of multi-use changeroom facilities and amenities between Ferguson and Thompson Ovals	Construction of the large pavilion between Thompson and Ferguson Ovals includes changerooms and amenities
Extension of Gunn Oval	Yet to commence
Medium Priority (4-10 years)	
Install a play area near Thompson Oval	Yet to commence
Formalise car parking arrangements	Parking on the eastern side of the facility has been semi-sealed with no line-marking
Fence the dog arena	Complete
Upgrade the horse day yards and provide power to the pony club shed	10 steel yards have been erected (50 timber yards in poor condition remain)
Investigate relocation of the RV overnight area	Yet to commence

While the intent of the 2026 Master Plan mirrors that of the 2019 Master Plan, the construction of the Regional Sports Pavilion in 2021, demand for change to meet existing user needs, and interest from potential new users will see notable changes from those proposed in 2019.

² *Inspiring Place, 2019*



STRATEGIES AND PLANS - KEY IMPLICATIONS

When considered together, the literature review highlights a number of key considerations:

- Council recognises the value of providing quality community infrastructure in order to enhance health and wellbeing
- Pontville Park is a highly-regarded asset within the sport, recreation and open space network
- A range of actions have previously been identified for Pontville Park.





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Site analysis

Site context

Location

The 27.75ha site is located centrally within Pontville and directly north-east of Brighton. The Park shares boundaries with Brighton Road, Glen Lea Road, residences and the Jordan River.

Land

The Park rises from the south to the central portion before falling sharply to its northern border. It is comprised of five separate land parcels.



Planning considerations

In accordance with the Tasmania Planning Scheme (2025), the vast majority of the Park footprint is zoned Recreation with a small section running along the Jordan River zoned Open Space.

Tasmanian Planning Scheme 2025

28.0 RECREATION ZONE

28.1 The purpose of the Recreation Zone is:

- To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.
- To provide for complementary uses that do not impact adversely on the recreational use of the land.
- To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.

29.0 OPEN SPACE ZONE

29.1 The purpose of the Open Space Zone is:

- To provide land for open space purposes including for passive recreation and natural or landscape amenity.
- To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.

The proposed Master Plan will not alter the current uses at the Park. Rather, it will extend and enhance formal sport and recreation uses in a manner compatible with the Recreation and Open Space zone codes.

Existing site elements

Buildings and improvements

AFL facilities

- ❑ two full-size ovals lit to club competition standard and with perimeter fencing (in very good condition)
- ❑ small-sized oval unlit with perimeter fencing (in very good condition)
- ❑ large modern Regional Sports Pavilion (with canteen, restaurant, meeting rooms, storage, changerooms and amenities) and adjoining building with umpire changeooms and gym (all in very good condition)
- ❑ Ferguson Oval clubrooms (changers, amenities, small servery and covered area) (in good condition)
- ❑ timber grandstand and adjoining scorer's booth (in fair condition)
- ❑ Thompson Oval electronic scoreboard (in good condition)
- ❑ Thompson Oval coach and player interchange benches x 2 (in very good condition)
- ❑ Gunn Oval changerooms, amenities and viewing area (in very good condition)
- ❑ Gunn Oval servery (converted container) (in good condition)

Cricket facilities

- ❑ synthetic wicket on Thompson Oval, turf wicket blocks on Ferguson and Gunn Ovals
- ❑ Ferguson Oval clubrooms (changers, amenities, small servery and covered area) (in good condition)
- ❑ Gunn Oval changerooms and amenities (in very good condition)
- ❑ cricket practice facility unlit (with two synthetic wicket nets and separate turf wicket nets) (all in good condition)

Equestrian facilities

- ❑ 65m x 30m sand arena with rail perimeter fencing (in fair condition)
- ❑ 100m x 100m grass arena with chainmesh perimeter fencing (in good condition)
- ❑ cross country course with 26 fences (fences and surface in fair condition)
- ❑ storage and clubrooms (in poor condition)
- ❑ day yards - 10 steel (in very good condition) and 50 timber (in poor condition)
- ❑ washdown facility (in fair condition)
- ❑ 9-site powered camping area



Show and community facilities

- ❑ Bob Scott Pavilion - 750m² 'shed' with multiple sections and Show office. Includes boxing and poultry facilities and machinery storage (all in good condition)

Dog sport facilities

- ❑ Pavilion - 800m² 'shed' with covered awning. Incorporates indoor fly ball facility and office space (in very good condition)
- ❑ 68m x 27m grass arena with chainmesh perimeter fencing (in very good condition)
- ❑ storage container compound (in poor condition)

Brighton Municipal Memorial Hall

- ❑ large community space with stage, two activity rooms, kitchen and amenities (all aging but functional)

Additional buildings and improvements

- ❑ central amenities block and waste dump point (in good condition)
- ❑ picnic and barbecue area (with 9 uncovered picnic benches and 3 covered) (all in good condition)
- ❑ covered picnic setting overlooking Ferguson Oval (in good condition)
- ❑ Jordan River walking trail (shared gravel path) (in good condition)
- ❑ uncovered bench seat on walking trail (in fair condition)
- ❑ undeveloped grass area between the main entrance and Epsom House (in very good condition)
- ❑ open rubbish bin compound (in good condition)
- ❑ fenced area designated for overnight RV stop (no facilities)
- ❑ perimeter mass planting, windbreak adjoining the sand arena, dog arena and Gunn Oval perimeter planting.



Parking

There is currently semi-sealed car parking from the main Park entrance off Brighton Road. This parking extends past the Memorial Hall, through to the Regional Sports Pavilion, and wraps around the southern end of Thompson Oval.

A second unsealed entrance extends off Glen Lea Road. This internal drive leads to gravel car parking between the Bob Scott Pavilion and the Regional Sports Pavilion and continues through to unsealed parking near the clubrooms overlooking Ferguson Oval and up to Gunn Oval.

Combined, these areas provide ample space for car parking to meet parking demand for regular home games. However, the parking areas between Bob Scott Pavilion and the Regional Sports Pavilion limit safe pedestrian movement through this area.

Access, linkages and connectivity

Walk and cycle connections

The Park is within easy walking and cycling distance for many residents living within Brighton and Pontville. A sealed path along Brighton Road extends to the main entrance at Pontville Park providing safe connections. This path does not currently extend to the Jordan River walking path entrance on Brighton Road (although this work is planned in the short-term).

It should also be noted that there are no sealed walk-cycle paths within the Park itself. However, the very popular unsealed Jordan River walk trail forms the northern boundary of the Park.

Improving pedestrian movement and connections has been a key focus of the Master Plan.

Vehicle entry and access

There are two main vehicle entries into the Park - off Brighton Road and Glen Lea Road. While the Brighton Road entry is considered the 'main' entry, it is far more common for vehicles to use the Glen Lea Road entry outside of AFL match days. The Glen Lea Road entry links to most areas within the Park (other than the Municipal Hall and the southern side of Thompson Oval).

Additional vehicle entries are located off Glen Lea Road. The far western entry is primarily used during the Show to allow patrons to access temporary parking on the cross country course on the northern side of the Park. The final entry provides access for camping associated with equestrian events.



Shade and shelter

While the Park is quite large and dominated by wide open cleared spaces, there are a number of both natural shade and covered areas for patrons.

The Regional Sports Pavilion provides covered viewing from within the second storey and from the covered breezeways at ground level. The covered grandstand on the south-west side of Thompson Oval also provides shaded viewing. Small areas of natural shade are also provided in the morning and afternoon from perimeter planting.

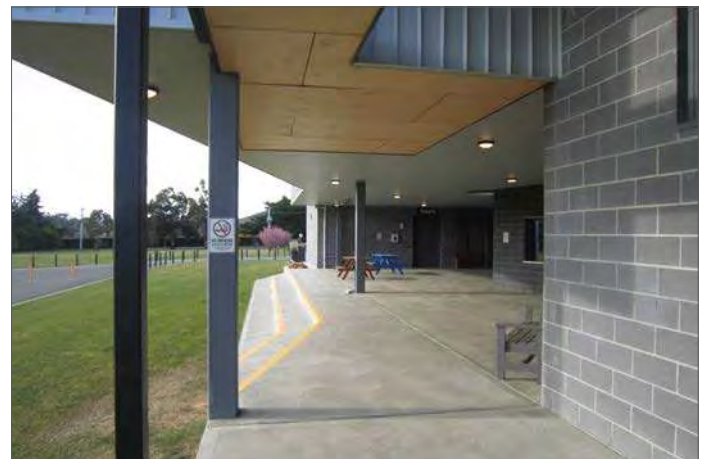
Awning extensions off the Ferguson Oval pavilion provide shade. While trees between Gunn and Ferguson Oval also shade spectators.

Dog arena users enjoy natural shade in the morning and have access to the awning extension throughout the day.

The sand arena is shaded by the line of windbreaks in the afternoon.

Additional shade tree planting has been proposed throughout the central pedestrian precinct (but designed not to unnecessarily impact existing uses).

Further, the proposed new equestrian and poultry shed would include an awning extension to provide cover for patrons.



Signage

Given its large footprint and the range of uses, there is very limited signage at the Park.

A small naming sign located near the corners of Brighton and Glen Lea Road is obscured by planting. There is no park entry signage at the heavily used Glen Lea Road entry. Rather, the only signage here is a regulatory sign regarding the overnight stay area.

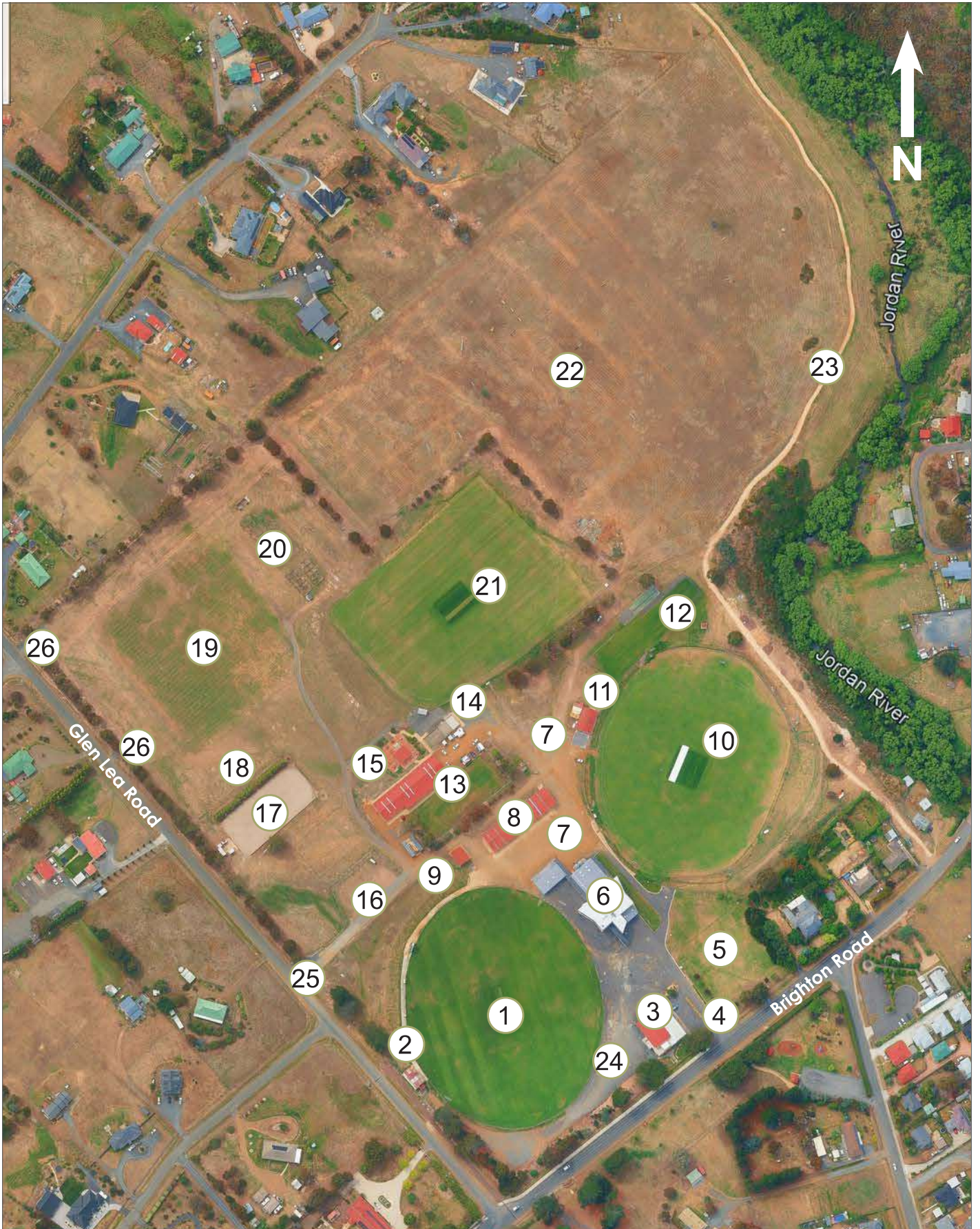
While the three ovals each have naming signs (with additional regulatory signage attached), there are no signs outlining the tenant clubs (contact details) and the programs they offer or encouraging people to use the facilities when they are not being used for formal sports training and competition.

Finally, there is no directional (map style) signage at arrival points to assist patrons and visitors to access the various sections of the Park.

Future signage requirements have been addressed by the Master Plan.



Facility snapshot



Existing key facilities

1. Thompson Oval (AFL and cricket - synthetic wicket)
2. Covered grandstand
3. Brighton Municipal Memorial Hall
4. Main entry
5. Grassed entry area
6. Regional Sports Pavilion
7. Unsealed car parking
8. Bob Scott Pavilion
9. Central amenities (and waste dump)
10. Ferguson Oval (AFL and cricket - turf wicket block)
11. Clubrooms
12. Cricket practice nets
13. Dog sports precinct (indoor facility and grass arena)
14. Gunn Oval changerooms and amenities
15. Picnic and barbecue area
16. Overnight stay area
17. Equestrian sand arena
18. Powered camping area
19. Equestrian grass arena
20. Day yards and washdown facility
21. Gunn Oval (AFL and cricket - turf wicket block)
22. Equestrian cross country course
23. Jordan River walking trail
24. Semi-sealed car parking
25. Second entry
26. Additional entries





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Demand analysis

Community profile

The way in which a community participates in sport and recreation activities is influenced by age and demographic considerations. Understanding the spatial and demographic variations in communities, such as concentrations of older residents or youth, is fundamental to responding to, and planning for, the future provision of public open space.

In order to understand the make-up for the Park 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken.

Pontville Park is located within the Brighton-Pontville residential area, providing sport and recreation opportunities for a cross-section of the community. Given the range of opportunities available at the facility, the key catchment is considered to be the entire Council area. It is acknowledged that some participants will come from outside this area. Core participation (particularly from a recreation viewpoint), however, will come from the Brighton Council area.

Population considerations

Analysis of Brighton Council's population characteristics reveals:

- ❑ an estimated residential population of 19,998 in 2023¹. Notable population increases have been observed since 2011² (with more than 4,500 new residents in 2023)
- ❑ with a median age of 35 years², Brighton Council is a significantly 'younger' LGA - younger than Greater Hobart (39 years) and much younger than Tasmania (42 years)
- ❑ almost 9,500 residents aged between 5 and 40 years² (the peak age groups for formal sports participation)
- ❑ there are also clear projections for significant population growth¹ across the Brighton Council area. (In fact, the LGA is forecast to be the fastest growing LGA in the State). The LGA population of 19,998 in 2023 is projected to increase to just over 27,000 by 2053. While some of this increase will result from increases in life expectancy (of approximately 5 years), Brighton Council is expected to continue to be popular for young families.

COMMUNITY PROFILE - KEY IMPLICATIONS

In terms of impacts for the preparation of the Master Plan these demographic considerations suggest:

- ❑ demand for additional facilities is likely to continue to increase moving forward
- ❑ demand will continue for facilities (and opportunities) that are attractive across all ages
- ❑ some formal sporting clubs will need to carefully manage membership numbers, training and match processes in order to ensure that facilities are not used beyond capacity.

¹ Department of Treasury and Finance (Medium Series), 2024
² ABS Census Quick Stats

Trends in sport and recreation

Participation patterns in recreation are changing at a community level. Factors such as a move toward non-organised or social sport, increased outdoor nature-based recreation and increased use of technology have all had a significant impact on how people recreate and use public open space. Understanding these trends (and their impacts) is important as Council looks to develop a Master Plan that ensures the sustainability of existing groups whilst also encouraging people to further engage in activity in public open spaces.

Participation trends

Since 2015, Sport Australia has conducted a national sport and physical activity participation survey, *Ausplay*. The most recent results of the survey were released in November 2025³. In 2011-12 and 2013-14, a similar survey, the *Participation in Sport and Physical Recreation Survey* was conducted by the Australian Bureau of Statistics (ABS). Between 2001-2010, the *Exercise, Recreation and Sport Survey* (ERASS) was conducted by the Committee of Australia Sport and Recreation Officials (CASRO).

Overall, participation in physical activity has increased in the last two decades. More adults participate more frequently compared to 2001. Female participation (at least once a year) has remained on par with male participation throughout. However, more women have constantly participated more often.

Participation in sport-related activities has decreased, while non-sport physical activities have increased significantly (by more than 20 percent since 2001). Participation in recreation activities such as walking and fitness/gym have increased the most.

More children participate in organised (out-of-school) sport, than adults. The top activities children participate in changes as children age, with a focus on the life skill of swimming for infants and toddlers and running, fitness/gym, football and walking being the dominant activities by the time children reach the ages between 15 and 24 years old.

National participation rates in organised sport have been declining for a number of years as participants move toward more social (drop-in drop-out) sport and informal recreation. It will be important for Council to monitor participation trends into the future to ensure resources are allocated appropriately to support a broad range of both recreation and sport activities.

Formal sport trends

Busy lifestyles

Shift work, increases in part-time and casual employment and family commitments influence participation as:

- people do not have the time to commit as a regular participant or volunteer
- people seek facilities and participation opportunities with flexible hours.

If membership stagnation or decline became a concern for the user groups based at the Park, additional delivery models such as social fixtures or 'pay as you play' approaches may need to be considered.

Diversification of sport

Modified sports such as T20 cricket and pickleball are burgeoning. Changes are placing additional pressure on councils with regard to playing field capacity, facility flexibility and need to plan for additional demand.

Masters sport

There are indications that people may continue to engage in sport later into their old age. The Australian Sports Commission highlights that organisations may need to provide a wider range of products tailored to meet the needs of older Australians.

The development of the preferred layout at the site has clearly considered the need for formal and informal activities that are attractive across the ages.

³ After 2023 (and moving forward), a different methodology has been employed to collect AusPlay data. This has resulted in data being collected up to 2023 not being able to be compared with future data. However, a consistent methodology was used up until 2023 allowing for comparisons and trend determination.

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting, and field irrigation and drainage, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

The replacement of turf fields with synthetic fields, however, can significantly increase carrying capacity by limiting maintenance-required field down time. A number of facility providers are moving toward the provision of synthetic fields (particularly for football and hockey where internationally certified surfaces are available). As a facility hosting AFL and cricket, synthetic is not considered an appropriate surface for Pontville Park. Indeed, the three field surfaces continue to be some of the higher quality playing fields in the Region.



Field and court sharing

With many sports extending the lengths of pre-season and season fixtures, sports are no longer classifying themselves as strictly summer or winter sports. This has led to the sharing of field space becoming more difficult. While providers strive to maximise the use of community resources (and State Government espouses field sharing), the reality is that shared use of ancillary facilities (e.g. pavilions, car parks) rather than fields will be more likely.

Fortunately, AFL and cricket (and occasional football) field sharing arrangements appear to work quite well. (Although there is increasing pressure from AFL for the removal of the synthetic cricket wicket at Thompson Oval). Further, the Master Plan recommends realigning and expanding Gunn Oval so that it can be activated more often at peak times when field use becomes an issue.

It is important to note that both Netball Australia and Tennis Australia recognise the potential for dual court marking - particularly where club memberships (and facility use) tend to be smaller.

Preparation of the Master Plan has included maximising shared use opportunities for pavilions and car parking - balanced against consideration of sustainable use of fields and courts through a mix of both sport-specific and shared opportunities.

Facility management

Councils across Australia employ various management structures over their sport and recreation facilities. Where resources allow, there is a growing trend towards councils taking on more responsibility for the overall management (and maintenance) of facilities. This involves users (tenant clubs) paying higher user fees, but being able to focus more on their core function of providing the relevant sport/activity, rather than face the burden of maintenance and asset management.

Council currently undertakes all of the sporting facility maintenance activities across Pontville Park, while the Brighton Football Club is responsible for the management of the Regional Sports Pavilion (and restaurant). Given the significant capital and operational investment Council has made at the Park, it is recommended that regular reviews are undertaken of management and tenure arrangements for all facilities and user groups.

Recreation trends

Park design

Parks play multiple roles in establishing and maintaining a community's quality of life; ensuring the health of residents and visitors and contributing to economic and environmental well-being. The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- a range of recreation nodes that comprise clustered activities such as picnic and play areas that are attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- a range of infrastructure that supports all abilities participation.

There are currently picnic facilities provided at Pontville Park, while Ted Jeffries Memorial Park will continue to be developed as the flagship play park in the Brighton area. Regardless, the development of attractive community recreation opportunities has been a focus for Pontville Park.



Creating connections

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking continues to be the preferred physical activity for both men and women. Parkrun has experienced unprecedented growth and is one of the largest running events in the world. There is, therefore, a recognised need for path systems that provide good connectivity between places of activity, are aesthetically appealing, provide safe links for users, and are easy to navigate.

With an existing walk/cycle connection linking the Park with Brighton, and the Jordan River walking trail proving so popular, the Master Plan has included opportunities for an internal network linking to the wider community paths and trails.

Ageing communities

As previously highlighted, Brighton is currently a young community. While this is not expected to change markedly, projections suggest a growing proportion of the local community will be over 65 years of age.

Older people in the community require:

- greater emphasis on low impact physical activity
- ability to compete in age-appropriate formal sport opportunities (e.g. masters)
- access to community infrastructure that requires wider paths, improved wheelchair/disabled access/parking, more lighting, shaded seats for resting along pathways
- places offering a sense of safety and serenity
- increased use of mobility scooters as a convenient method of transportation.

Access to sport fields for unstructured recreation such as walking and exercise activities, and modification of sports to allow participation by older people will become increasingly important in the LGA in coming years. Encouragingly, the Brighton Football Club already has a masters team, and the equestrian, poultry and dog sports are all popular for older adults.

Impacts of technology

In just one generation, there has been a dramatic shift in childhood activity from outdoors to indoors. This has been driven in part by increased use of technology. Technology remains one of the main contributors towards decreased physical activity and increased sedentary behaviour. However, active gaming is becoming a contemporary approach to exercise.

Increasing use of smart phones and apps allows people to obtain information, communicate with each other very quickly, and provide feedback on their recreation experience at any time of the day or night. Many people using parks, playgrounds, paths and trails make the decision on where to recreate based on the information available via the internet, blogs, forums and social media.



A typical 'Map My Ride' output from a mountain bike rider

A number of mobile phone apps are aiding the community in tracking, recording and mapping their activities including running and cycling. The apps allow participants to compete against themselves, as well as other app users. It can also be a useful tool for managing authorities in determining where the community is currently participating in activities (whether authorised or not).

There are also increasing expectations of technology within recreation areas including WiFi access in key parks, charging hubs, and digital tools for information and marketing on tracks and signage.

Increasing 'screen time' during leisure time

Time spent looking at a screen is somewhat unavoidable in many workplaces and schools. More of our leisure time is also being spent looking at screens, at the cost of active leisure activities including socialising, reading, writing, arts and crafts, sports, exercise and recreation⁴. Excessive screen time has been associated with negative health outcomes as people have less time available to participate in active pursuits such as play and physical activity.

⁴ Krause and Sawhill. *How free time became screen time*. 2016

TREND CONSIDERATIONS - KEY IMPLICATIONS

In terms of impacts for the future development of Pontville Park, these trend considerations suggest:

- social sport and modified games are becoming increasingly popular, and can increase participation in sport across all age groups, and particularly people over the age of 40
- traditional use and management of sport fields may require review and adjustment to meet the needs of users in the future, and to take advantage of technology (e.g. telemetry systems for lighting and irrigation)
- demand for higher standard facilities, including lighting, well-drained turf, and all-weather fields is increasing
- need for pathways to support walking, public access for individual and independent physical activity, and unstructured recreation.

Gap analysis

The supply and demand (gap analysis) has been prepared by considering a range of inputs. Consultation has been undertaken with Council officers, tenant sporting clubs (and their peak bodies), and additional stakeholders identified throughout the project (school sport providers, State Government officers etc). Further, the team has considered the range of open space available in the LGA and wide-ranging trends.

Council engagement

Council recognises the value of the Park to the community as a key community hub. Consultation with Council officers and Councillors identified the following issues and opportunities:

Issues

- some user groups can be domineering, while other users struggle 'to be heard'
- importance of data-driven (evidence-based) demand and transparent outcomes
- need to ensure 'responsible development' rather than creating unrealistic wish-lists
- drainage is poor on Thompson and Ferguson Ovals
- currently preparing turf wicket blocks for teams from outside the LGA.

Opportunities

- potential to re-think facilities and attract new user groups
- potential to relocate the overnight stay area to an alternate site if this land is important to future development at Pontville Park
- sharing of infrastructure needs to be a key consideration
- create a more pedestrian-friendly facility
- attract greater informal recreation use and consider opportunities to 'beautify' the site.

Existing user groups engagement

The Pontville Park Master Plan provides the opportunity to investigate and plan for the needs of existing user groups, as well as consider opportunities for additional Park users.



Brighton and Southern Midlands Pony Club

Membership

- 25 predominantly juniors (although new programs now allow adult membership)
- more than doubled in the last 7 years

Facility use

- the arena and cross country course are used by Club members for training weekly during the warmer months and up to fortnightly during the cooler months
- the Club conducts monthly rallies and also hosts the 1-day State Mounted Games attracting 60-70 riders



Development aspirations

- while the grass arena and cross country course are generally attractive to users, the support and ancillary facilities are poor (or non-existent). The timber yards are in poor condition and no longer considered safe for horses. Additionally, there is no storage nor amenities in this section of Pontville Park. Portable toilets are hired for the two largest events each year. Provision of an administration area near the arena would also assist conduct of events
- the cross country course would be further valued with upgrades to the water jump, replacing jumps beyond their useful life and strategic tree planting.

PONY CLUB TASMANIA INSIGHTS

- Brighton and Southern Midlands is a strong club that is starting to see high performing juniors moving through the ranks and competing at National events
- Pontville Park is a preferred venue for hosting the Mounted Games. This event attracts up to 70 riders from across the State. Competitors traveling from the north and north-west often camp both the night before the event and the night of the event. The Club does a great job hosting this event. However, access to amenities nearer to the equestrian facilities would be beneficial.

Southern Tasmania Quarter Horse Association

Membership

- the Association has been based at Pontville Park for more than 35 years
- the Association has 50 members and has enjoyed growth in recent years

Facility use

- during Spring and Summer, the Association hosts fortnightly arena and come and try events. The facility is used sparingly throughout the cooler seasons
- each year, the Association also hosts five 1-day clinics and up to five shows. Each show runs from Friday to Sunday night and attracts up to 300 entries - with many patrons camping on-site
- the Association is responsible for all maintenance of the sand arena, fencing and immediate surrounds



Development aspirations

- the Association is looking to expand its use of Pontville Park
- ideally, the sand arena would have a roof erected (and would then be booked for events every week) and the grassed area between the sand arena and overnight stay area could be incorporated within the Association lease to provide additional room for horses and floats during Association activities.

Tasmanian Pinto Society

Membership

- 80 members State-wide

Facility use

- the Society conducts two 1-day events at Pontville Park each year. These events attract up to 40 entrants and those that travel camp on-site



Development aspirations

- while the grass arena is considered an ideal surface for horse activities, the yards are in poor condition and the amenities are too far away from the equestrian precinct.

Southern Tasmania Poultry Club

Membership

- 60 and growing steadily in recent years

Facility use

- the Club has previously hosted two shows each year. In 2026, three shows are planned
- the Club also conducts two Amnesty and Re-homing Days each year (where poultry are surrendered)
- the State Poultry Show will also be hosted by the Club again in 2030. This event attracts over 1,000 entries

Development aspirations

- the Club has 680 show pens stored in the Bob Scott Pavilion. During the Annual Show, these pens are moved into containers on-site (a very onerous task)
- the Club is keen to have access to a new facility with large open storage space, amenities and office/meeting area. The Club would be more than happy to share the facility with a suitable tenant/s such as the existing equestrian groups.



Country Women's Association (Brighton Branch)

Membership

- 21 members
- membership steady in recent years

Facility use

- the Association uses the CWA 'room' within the Hall three times each month for group activities
- the main hall is also used twice each year to host fundraising morning teas
- the CWA room is also used for a range of additional community activities such as gardening groups (almost weekly)

Development aspirations

- while the group is pleased with the existing facilities, a few minor changes would further enhance the facility - provision of smoke alarms, defibrillator and blinds (in lieu of curtains)
- closer communication with Council staff would also allow for discussion of key development initiatives (and understanding of key dates and scheduled maintenance).



Rabbit Breeders Association of Tasmania

Considerations

- the Association uses the Memorial Hall monthly to host rabbit shows
- the facility meets the needs of the Association well.



Hobart Cavy Club

Considerations

- the Club conducts monthly shows from the Memorial Hall
- while the facilities generally meet the needs of the Club, demand exists for additional tables and storage for regular users. Additionally, if the kitchen was fully fitted out with all necessary utensils and implements (pots, pans, knives etc) it would be a more attractive option for the Cavy Club (and additional hirers).

Lions Club of Brighton

Considerations

- the Club conducts monthly community markets using areas both inside and immediately outside the Hall. The large Christmas market also spreads across the entry road and onto the vacant grassed area
- the Hall kitchen is used during markets and, together, the facilities work well.



Tassie Flying Paws and Dogs Tasmania

Membership

- ❑ Tassie Flying Paws has 30 members with Dogs Tasmania having almost 980 members State-wide
- ❑ membership of both groups has been growing in recent years

Facility use

- ❑ Dogs Tasmania use the facility fortnightly as their southern headquarters and host dog shows once every 2-3 weeks
- ❑ Tassie Flying Paws use the dog sports area for club activities every Sunday, with occasional use on Saturdays (when Dogs Tasmania is not using the site). In addition, during the six months of daylight savings, they use the dog sports area on Wednesday nights.

Development aspirations

- ❑ the two groups require access to additional storage
- ❑ the safety of dog facility users is a concern given the speed and frequency of vehicles accessing the Bob Scott and Regional Sports Pavilions and Thompson Oval. Access to the central amenities block can be particularly difficult at peak times
- ❑ preference for upgraded lighting to the dog sports area to allow for year-round use (and likely additional use on further evenings).



Brighton Show Society

Considerations

- the Annual Show is a 1-day event held on a Sunday in late October/early November. It attracts up to 30,000 patrons during a particularly successful event
- conducting the Show requires control of the entire footprint of Pontville Park for 10 days (one week of bump-in and 2 to 3 days for bump-out). All three ovals, the grass equestrian arena, all pavilions and the Memorial Hall are used for activities and exhibitions. Additionally, the cross country course is used for parking (accessed via the entry on the far western side of the Park)
- while the facility works well for the Show, the existing office within the Bob Scott Pavilion is too small. Ideally, the Show Society would like to see a new pavilion constructed on the western side of the Park to accommodate additional Show sections and a new Show Society office.



Brighton Football Club

Membership

- ❑ over 500 players (across 16 teams)
- ❑ membership has increased in recent years

Facility use

- ❑ pre-season training starts in November resulting in AFL being undertaken at Pontville Park almost year-round
- ❑ during the winter sporting season, the ovals are used most afternoons and evenings each week
- ❑ Pontville Park hosts AFL fixtures (for juniors, seniors and/or masters) across most weekends

Development aspirations

- ❑ from an AFL perspective, the facilities generally meet the needs of the Club well. Opportunity to light Gunn Oval would provide an additional training venue and potential to reduce some of the pressures on Thompson and Ferguson Ovals
- ❑ the Club has been a driving force behind the proposed court Sports Hub project at the Park (that would create a home for the Karana Netball Club and provide additional court-based community opportunities).



AFL TASMANIA INSIGHTS

- ❑ It has been identified that three additional ovals will be needed in the Southern Region of Tasmania by 2029 to cater for the expected continued growth of the sport. However, Pontville Park has not been identified as a potential location for expansion
- ❑ Preference for full-size ovals to provide more flexibility for scheduling fixtures (with some junior formats able to be conducted concurrently)
- ❑ Facility development opportunities identified as possible improvements to Pontville Park:
 - improved drainage and removal of the cricket pitch from Thompson Oval
 - competition standard lighting at Gunn Oval.



Brighton Fighting and Fitness Boxing Club

Membership

- ❑ the Club currently has 11 amateur and 3 professional boxers, with casual classes available through the payment of weekly/ monthly fees
- ❑ membership has been steady in recent years

Facility use

- ❑ the site is used 2-3 evenings each week for training and kids' groups
- ❑ fight events are held at other venues across Hobart

Development aspirations

- ❑ improvements to the main ring are currently underway
- ❑ additional signage is required at the Park.



Ryukyu Shotokan Karate

With access to suitable space within both the Hall and the Regional Sports Pavilion for weekly classes, this user group was satisfied with the current arrangements (and felt it had no relevant additional input to the master planning process).



Karana Netball Club

Membership

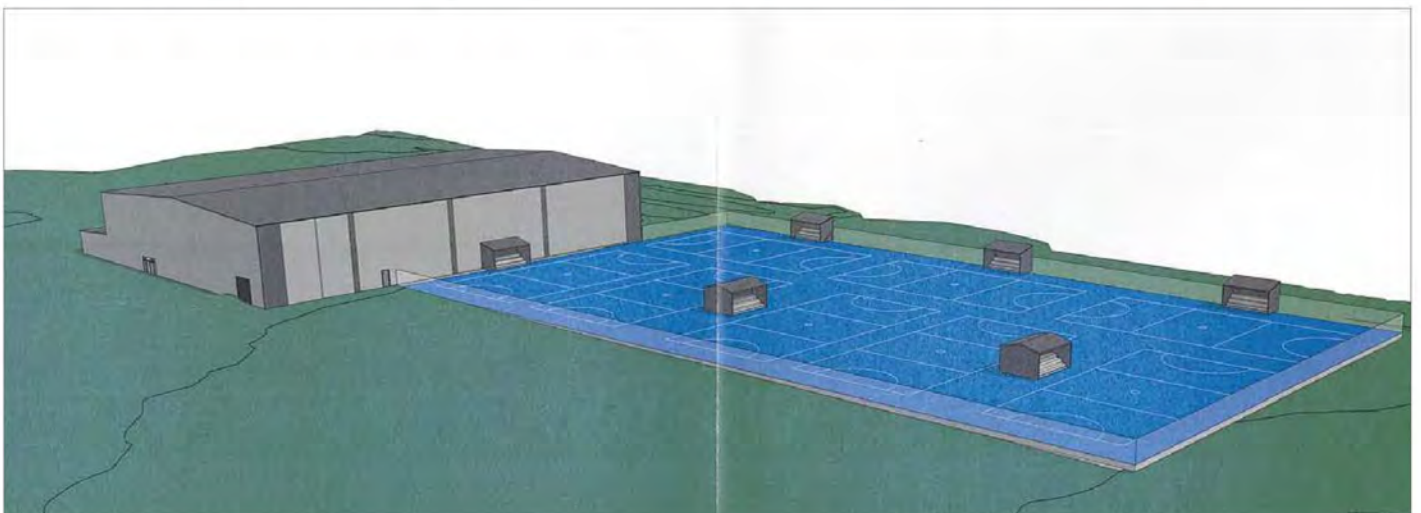
- 300 members (across 27 teams)
- the Club has maintained a steady membership base more recently after membership peaked approximately 10 years ago
- importantly, 40% of Club members reside in the Brighton LGA and nearby areas

Development aspirations

- the Club would like to establish a home at Pontville Park (moving from the large shared facility at the Hobart Netball and Sports Centre). Images of the proposed facility are included below
- ideally, a new facility would include both outdoor and indoor courts suitable for all levels of training and competition

NETBALL TASMANIA INSIGHTS

- given that Netball Tasmania has identified demand for additional court space across Greater Hobart, the organisation fully supports the development of any outdoor or indoor courts that meet necessary facility guidelines
- if Karana Netball Club were looking to host their Tasmanian Netball League matches at Pontville Park, an indoor court with suitable spectator opportunities would be required.



Southern Cricket Association

Considerations

- the Association provides a pathway for young players. Additionally, with all matches played on synthetic wickets, the Association provides an alternate cricket opportunity for senior players not seeking turf cricket wicket matches (coordinated by Cricket Tasmania)
- Pontville Park was formerly a very important venue for the Association - with a strong local club (that once hosted one of the larger junior programs with 9 teams) and the Association hosting its T20 competition at the Park under lights
- since the Regional Sports Pavilion was constructed, it is now too expensive for cricket users to play from Pontville Park (given the costs associated with access to the canteen and changerooms) and the facility is largely under-utilised from a cricket perspective across the summer sporting season
- Thompson Oval would be an ideal venue for both junior and Association First Grade matches if suitable access to facilities could be arranged.

CRICKET TASMANIA INSIGHTS

- Cricket Tasmania has identified a significant shortage of turf wicket fields across Greater Hobart
- while Thompson Oval only attracts occasional use for junior fixtures, Ferguson and Gunn Ovals are booked for Premier League games across the summer sporting season given. Additionally, Pontville Park is an important venue for Intra-State pathway matches held in school holidays
- while there is no 'home' club based at Pontville Park, the facility is an important second turf wicket facility for a number of clubs participating in the Greater Hobart Premier League. Further, the Glenorchy Cricket Club based at King George V Oval is looking to establish a junior program with Pontville Park as a base. Therefore, retaining access to a synthetic cricket wicket at the Park is particularly important
- a number of clubs (and the Southern Cricket Association) have noted difficulty gaining suitable (affordable) access to canteen and changeroom facilities at Pontville Park.



Additional stakeholder engagement

Southern Primary School Sports Association

- ❑ Pontville Park is not currently used to host any of the Southern Primary School Sports Association carnivals
- ❑ highest demand is for athletics venues (8-lane 400m, with suitable amenities and spectator facilities).

Sports Association of Tasmania Independent Schools (SATIS)

- ❑ Pontville Park previously held the Association's annual cross country event. However, since 2020, this event has been hosted at the Domain
- ❑ the Association continues to seek additional cricket fields with turf wicket blocks (where wickets can be prepared for Monday fixtures)
- ❑ provision of AFL fields is also problematic given difficulties accessing quality grounds after school mid-week (when fields are heavily used for club activities)
- ❑ Pontville Park would be an attractive venue for AFL and/or cricket if suitable school sport access arrangements were possible.

DEMAND ANALYSIS - SUMMARY

The demand analysis highlights that most of the existing facilities are well-regarded by existing user groups (and peak bodies) and are currently functioning quite well. There appears to be scope for additional use of both the equestrian facilities throughout the year and playing fields during the summer sporting season. A request has also been received by Council for development of a court precinct with both indoor and outdoor opportunities.

Over-arching all of this, Council has limited resources and requires a responsible approach to future development at the Park, that the Master Plan will need to carefully address.

Images from the 2019 SATIS cross country carnival held at Pontville Park



Directions

Key opportunities and constraints for the future development of Pontville Park are summarised below and provide the rationale and direction for change.

Opportunities and constraints

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry and signage	<ul style="list-style-type: none"> <input type="checkbox"/> While the Park has an obvious arrival point off Brighton Road, more Park users tend to use the Glen Lea Road entry and then drive to the various activity areas given that this entry point provides greater access across the Park <input type="checkbox"/> There is very little naming or directional signage within the site 	<ul style="list-style-type: none"> <input type="checkbox"/> Install a large naming sign near the corner of Glen Lea and Brighton Roads (remove the existing small sign) <input type="checkbox"/> Provide directional (map style) signage that includes contact details for the tenant clubs at the Brighton and Glen Lea Road entries and internal road intersections <input type="checkbox"/> Retain the formal entry off Brighton Road as the primary entry for access to the Hall and for restaurant patrons (and as a key access for oval users) <input type="checkbox"/> Develop entry gateway signage (and landscaping) for the second entry off Glen Lea Road <input type="checkbox"/> Provide simple signage at the event camping entry and Show parking entry (reflecting limited use)
Parking	<ul style="list-style-type: none"> <input type="checkbox"/> The Park has suitable area required for parking <input type="checkbox"/> Limiting vehicle and pedestrian encounters is a key consideration of the Master Plan <input type="checkbox"/> Providing a mix of sealed parking (for heavily used areas) and unsealed parking (for areas receiving limited use) will limit unnecessary impacts of hard surfaces 	<ul style="list-style-type: none"> <input type="checkbox"/> Seal and linemark car parking from the Brighton Road entry and around the southern side of Thompson Oval <input type="checkbox"/> Seal and linemark a new car park between Ferguson and Gunn Ovals <input type="checkbox"/> Seal and linemark a new car park between the proposed court sport precinct and event camping that adjoins the grass equestrian arena <input type="checkbox"/> Provide an unsealed overflow (short-term) and sealed (long-term) car park on the south-west side of the realigned Gunn Oval <input type="checkbox"/> Continue Show-related car parking on the equestrian cross country course and immediate surrounds
Vehicle movement	<ul style="list-style-type: none"> <input type="checkbox"/> There are currently a number of vehicle access points <input type="checkbox"/> Vehicle movement from the primary entry off Brighton Road is limited to the southern side of the Park <input type="checkbox"/> Vehicle movement from the Glen Lea Road entry and between the Bob Scott Pavilion and Regional Sports Pavilion limits pedestrian movement through this central zone of the Park 	<ul style="list-style-type: none"> <input type="checkbox"/> Seal the entry road from Glen Lea Road and extend across the northern side of Bob Scott Pavilion <input type="checkbox"/> Seal an access road from Glen Lea Road through to the new sealed and unsealed car parks servicing Gunn Oval, the dog pavilion, court and equestrian precincts <input type="checkbox"/> Provide an unsealed service road from the new car parks through to the new equestrian and poultry pavilion, day yards and sand arena <input type="checkbox"/> Provide an unsealed road from the Show entry along the Park boundary to the western corner of the equestrian cross country course
Pedestrian network	<ul style="list-style-type: none"> <input type="checkbox"/> No existing pedestrian network within the Park <input type="checkbox"/> Popular Jordan River walk forming the northern boundary of the Park 	<ul style="list-style-type: none"> <input type="checkbox"/> Create a pedestrian precinct between the Bob Scott Pavilion and Regional Sports Pavilion (retain infrequent vehicle access to the Bob Scott Pavilion). Include paved and grassed areas, shaded seating and gathering spaces <input type="checkbox"/> Create a pedestrian link from the new central pedestrian precinct across to the Jordan River walk <input type="checkbox"/> Create footpaths around the court precinct and dog sports precinct

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Precincts		
AFL-Cricket	<ul style="list-style-type: none"> <input type="checkbox"/> Existing quality surfaces (although frequent drainage issues on Thompson and Ferguson Ovals) <input type="checkbox"/> Potential to realign, expand and light Gunn Oval (to increase use from both sports) <input type="checkbox"/> Thompson Oval timber grandstand in need of attention <input type="checkbox"/> Potential for greater summer sporting season use of all ovals 	<ul style="list-style-type: none"> <input type="checkbox"/> Upgrade drainage to both Thompson and Ferguson Ovals <input type="checkbox"/> Realign Gunn Oval (so that it is not positioned east-west) and expand the footprint where possible <input type="checkbox"/> Light Gunn Oval <input type="checkbox"/> Work with Cricket Tasmania and Southern Cricket Association to establish a home cricket club as a key tenant of the Park
Dog Sports	<ul style="list-style-type: none"> <input type="checkbox"/> Difficult for patrons to access the central amenities block with vehicles moving from the Glen Lea Road entry down toward the Regional Sports Pavilion <input type="checkbox"/> Demand for additional storage (and need to replace the unattractive container compound near the entry to the dog sports precinct) <input type="checkbox"/> Demand for lighting upgrade 	<ul style="list-style-type: none"> <input type="checkbox"/> Provide bollards to limit vehicles entering the new central pedestrian precinct <input type="checkbox"/> Provide a raised pedestrian crossing from the dog sports precinct across to the central amenities block (on the new sealed entry road) <input type="checkbox"/> Remove the existing container compound. Replace with a suitable storage shed on the immediate northern side of the dog sports pavilion <input type="checkbox"/> Upgrade the lighting to the dog sports area to allow for year-round use
Equestrian Precinct	<ul style="list-style-type: none"> <input type="checkbox"/> While the sand arena, grass arena and cross country course are all in appropriate condition, the support facilities are poor <input type="checkbox"/> The equestrian camping area to the immediate north of the line of windbreaks is a key component for hosting equestrian events <input type="checkbox"/> Opportunity exists to upgrade the cross country course from both a function and visual amenity perspective 	<ul style="list-style-type: none"> <input type="checkbox"/> Relocate the sand arena toward the north-west boundary of the Park <input type="checkbox"/> Construct a new pavilion for equestrian and poultry activities (that incorporates storage, administration area, amenities and awning extension) toward the north-west boundary of the Park <input type="checkbox"/> Construct up to 50 new steel day yards <input type="checkbox"/> Retain the existing equestrian event camping area <input type="checkbox"/> Replace and upgrade aged cross country jumps (including the water jump). Plant trees across the course (without significantly impacting the function of the cross country course nor Show-related parking opportunities)
Show and community facilities	<ul style="list-style-type: none"> <input type="checkbox"/> Relocating the poultry show pens is an onerous task (that can also lead to damage to the pens) <input type="checkbox"/> Opportunities to reduce the current storage uses of the Bob Scott Pavilion could make the facility more attractive for community activities 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct a new pavilion for equestrian and poultry activities (that incorporates storage, administration area, amenities and awning extension) toward the north-west boundary of the Park

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Precincts (cont.)		
Memorial Hall	<ul style="list-style-type: none"> <input type="checkbox"/> The Memorial Hall functions quite well for the range of users that it attracts 	<ul style="list-style-type: none"> <input type="checkbox"/> Ensure the Hall includes all equipment to meet relevant codes (e.g. smoke alarms) <input type="checkbox"/> Investigate opportunities to provide additional storage within the Hall for user groups <input type="checkbox"/> Investigate the feasibility of providing a full suite of cooking equipment and utensils within the Hall kitchen
Court Precinct	<ul style="list-style-type: none"> <input type="checkbox"/> The Karana Netball Club would like to establish a home for training and matches at Pontville Park <input type="checkbox"/> Opportunity exists to provide additional court space for informal community use 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct 2 lit outdoor netball courts and a 2-court multi sport indoor facility (with stack-away grandstand seating)¹ <input type="checkbox"/> Construct a lit tennis court (with linemarking for netball and pickleball) <input type="checkbox"/> Construct a lit basketball court (with linemarking for netball and pickleball)

1- The proposed design prepared and presented by the Brighton Football Club and Karana Netball Club far exceeds the preferred design outcome outlined. With a preferred provision rate for netball of 1 court to every 100 to 150 players, it was determined that the scale of the proposal was beyond the needs of the Karana Netball Club and community more widely. Additionally, the capital cost and ongoing maintenance costs associated with development of the scale proposed were considered well-beyond Council's resource realities. Finally, with 9 indoor courts set to be constructed across Greater Hobart in the short-term, demand for indoor courts at Pontville Park will need to be carefully considered moving forward.







Master Plan

Maintaining a current master plan is a key requirement to guide facility development (to avoid ad hoc and piecemeal progress) and can be a key resource in assisting to attract funding.

The Pontville Park Master Plan has been developed by considering all consultation, appropriate strategic contexts, previous research and demand. Overall, it provides an ideal opportunity to continue to develop the facility to meet the identified needs of the sporting community and the recreation (and community facility) needs of locals and visitors.

The Master Plan integrates existing facilities with new elements and embellishments to further establish a quality community hub.

Vision

The medium- to long-term vision for the Park is:

to ensure quality facilities that meet the needs of formal user groups and provide a wide range of appealing and inclusive recreation and community event opportunities for residents and visitors to achieve social connection.

Master plan elements

Key design directions for Pontville Park are summarised below

Element	Description	Rationale
1	<input type="checkbox"/> Install a large naming sign near the corner of Glen Lea and Brighton Roads	<input type="checkbox"/> To welcome locals, visitors and guests
3, 29	<input type="checkbox"/> Provide directional (map style) signage and contact details for the tenant clubs	<input type="checkbox"/> To ensure ease-of-use of the Park
29	<input type="checkbox"/> Develop entry gateway signage (and landscaping) for the second entry off Glen Lea Road	<input type="checkbox"/> To welcome locals, visitors and guests
20, 22	<input type="checkbox"/> Provide simple signage at the event camping entry and Show parking entry	<input type="checkbox"/> To reflect limited use (and direct patrons to alternate entries)
4	<input type="checkbox"/> Seal and linemark existing car parking	<input type="checkbox"/> To meet preferred parking arrangements
30	<input type="checkbox"/> Seal and linemark new car parks	<input type="checkbox"/> To reflect parking demand
31	<input type="checkbox"/> Provide unsealed overflow car parking (short-term) and seal (long-term)	<input type="checkbox"/> To reflect parking demand
27	<input type="checkbox"/> Continue unsealed Show-related car parking	<input type="checkbox"/> To reflect parking demand
32	<input type="checkbox"/> Construct sealed access roads	<input type="checkbox"/> To provide safe and sustainable vehicle movement
33	<input type="checkbox"/> Construct unsealed access roads	<input type="checkbox"/> To provide for infrequent vehicle movement
10	<input type="checkbox"/> Create a central pedestrian precinct (with infrequent vehicle access retained on permeable paving)	<input type="checkbox"/> To create a more patron-friendly central node within the Park
28	<input type="checkbox"/> Create a pedestrian link from the pedestrian precinct to the Jordan River walk	<input type="checkbox"/> To provide clear walk connections
7, 9	<input type="checkbox"/> Upgrade drainage to both Thompson and Ferguson Ovals	<input type="checkbox"/> To ensure a quality playing surface
26	<input type="checkbox"/> Realign and expand Gunn Oval	<input type="checkbox"/> To expand the range of current uses
26	<input type="checkbox"/> Light Gunn Oval	<input type="checkbox"/> To meet demand for lit playing fields
34	<input type="checkbox"/> Provide bollards to limit vehicle entry	<input type="checkbox"/> To ensure a safe pedestrian precinct is established
16	<input type="checkbox"/> Provide a raised pedestrian crossing	<input type="checkbox"/> To ensure safe access to the amenities
35	<input type="checkbox"/> Replace the existing container compound with a suitable shed	<input type="checkbox"/> To create additional storage for users <input type="checkbox"/> To enhance the amenity of the Glen Lea Road entry and road
15	<input type="checkbox"/> Upgrade the dog sports area field lighting	<input type="checkbox"/> To allow for year-round use
25	<input type="checkbox"/> Relocate the sand arena	<input type="checkbox"/> To further establish an equestrian precinct <input type="checkbox"/> To allow development of the court precinct
23	<input type="checkbox"/> Construct a new equestrian and poultry pavilion	<input type="checkbox"/> To further establish an equestrian precinct <input type="checkbox"/> To provide a more suitable home for poultry activities
24	<input type="checkbox"/> Construct new steel day yards	<input type="checkbox"/> To meet current construction expectations
19	<input type="checkbox"/> Retain the event camping area	<input type="checkbox"/> To provide for traveling patrons
27	<input type="checkbox"/> Upgrade the cross country course (jumps and tree planting)	<input type="checkbox"/> To provide a more attractive venue for competitors and visitors
2	<input type="checkbox"/> Hall upgrades (all equipment to meet code, additional storage, kitchen element fit-out)	<input type="checkbox"/> To ensure the Hall remains fit-for-purpose
17, 18	<input type="checkbox"/> Construct a new court precinct (2-court indoor, 4 lit outdoor courts)	<input type="checkbox"/> To provide for additional sports and community activities
6	<input type="checkbox"/> Construct a new play node	<input type="checkbox"/> To provide recreation elements



South Street

LEGEND

- 1. Formal naming signage
- 2. Upgraded Hall
- 3. Main entry (and signage)
- 4. Sealed car parking
- 5. Open grass area
- 6. Play node
- 7. Thompson Oval (upgraded)
- 8. Regional Sports Pavilion
- 9. Ferguson Oval (upgraded)
- 10. Pedestrian precinct
- 11. Bob Scott Pavilion
- 12. Central amenities
- 13. Cricket practice facility
- 14. Ferguson Oval Pavilion
- 15. Dog sports precinct
- 16. Raised pedestrian crossing
- 17. 4-court outdoor precinct
- 18. 2-court indoor facility
- 19. Event camping
- 20. Event camping entry
- 21. Grass arena
- 22. Show parking entry
- 23. Equestrian and poultry pavilion
- 24. Day yards
- 25. Sand arena
- 26. Gunn Oval (upgraded)
- 27. Cross country course (upgraded)
- 28. Pedestrian link
- 29. Second entry (and signage)
- 30. Sealed car parking
- 31. Unsealed car parking (short-term) sealed (long term)
- 32. Sealed access roads
- 33. Unsealed access roads
- 34. Vehicle bollards
- 35. Storage shed
- 36. BBQ and picnic node
- 37. Gunn Oval amenities



Prepared by:



Client:



Brighton Council

Project details:

**PONTVILLE PARK
MASTER PLAN**

Date: FEBRUARY 2026

Issue: DRAFT

Design intent

The images on this page and the next reflect the style of embellishment proposed in the Master Plan for Pontville Park.



VIEW A

Looking down the upgraded access from Glen Lea Road with the new court precinct creating an additional hub of activity for the Park



VIEW B

Looking across from Bob Scott Pavilion toward Thompson Oval with the inviting new central pedestrian precinct softening and activating the space



Sporting elements

Court sports



Equestrian sports



Recreation elements

Play node



Walking connections



Staged implementation and indicative costs

Project costs (and project staging) will be dependent on many factors such as detailed design outcomes, relevant approvals, cost estimate refinement, development stages, procurement scheduling and cash-flow management. The cost of implementation of the Master Plan is beyond the Council's and the community's ability to fund in the short-term. Thus, this section provides for staged budgeting. The information provided is designed as a flexible guide - changes in user priorities or earlier opportunities for funding may alter staging.

These recommendations do not commit Council or tenants to their implementation. However, the plans do support Council and the community to seek grant funding and other investment opportunities.

Area	Indicative timing	Description	Indicative cost
<i>Signage and entries</i>			
Arrival signage	Short-term	Erect large naming sign	5,000
Directional signage and contact details	Short-term	Erect signs at the two main entries and intersections	24,000 (4,000 each)
Entry statement - Glen Lea Rd	Short-term	Develop gateway signage and landscaping	13,000
Entry signage	Medium-term	Erect signage at event camping and Show patron entries	4,000 (2,000 each)
<i>Common areas</i>			
Car parking	Medium-term	Seal and linemark existing car parking between the Hall and Regional Sports Pavilion	783,000
	Medium-term	Seal and linemark new car parking between Ferguson and Gunn Oval	641,000
	Medium-term	Seal and linemark new car parking near the court precinct	447,000
	Medium-term	Provide unsealed overflow car parking south-west of Gunn Oval	121,000
	Long-term	Seal and linemark the overflow car parking south-west of Gunn Oval	309,000
Access road	Short-term	Seal existing access road - Glen Lea Rd to Ferguson Oval	298,000
	Medium-term	Seal existing access road to link to new car parks - Glen Lea entry road to new car parks	301,000
Pedestrian movement	Short-term	Construct a raised pedestrian crossing on the new sealed road between the dog sports precinct and central amenities	20,000
	Medium-term	Construct a pedestrian precinct between Bob Scott Pavilion and the Regional Sports Pavilion (includes permeable paving)	549,000
	Medium-term	Construct a walk link from the pedestrian precinct to Jordan River walk (and extend to Thompson Oval grandstand)	89,000
	Medium-term	Construct footpaths around the court precinct	50,000
	Medium-term	Construct footpaths around the dog sports precinct	9,000
	Medium-term	Provide bollards to limit vehicle entry to the pedestrian precinct	7,000
Play node	Short-term	Construct a new play node on the undeveloped grass area	247,000

Area	Indicative timing	Description	Indicative cost
<i>Playing and ancillary facilities</i>			
AFL/cricket ovals	Short-term	Upgrade drainage on Thompson and Ferguson Ovals	140,000 (70,000 each)
	Medium-term	Realign and expand Gunn Oval	315,000
	Medium-term	Light Gunn Oval to club competition standard	280,000
Dog sports precinct	Short-term	Replace the container compound with a shed (north of the dog pavilion)	55,000
	Medium-term	Upgrade the dog sports area field lighting	30,000
Equestrian precinct	Short-term	Relocate the sand arena	106,000
	Short-term	Construct a new equestrian and poultry pavilion	360,000
	Ongoing	Construct new steel day yards	50,000
	Short-term	Upgrade the cross country course (jumps and tree planting)	40,000
Hall	Short-term	Ensure equipment to code, consider additional storage and kitchen element fit-out	19,000
Court precinct	Short-term	Construct a lit outdoor 4-court area	664,000
	Medium-term	Construct a 2-court indoor multi-court facility	15,000,000
<i>SUB-TOTAL (Trade Cost) (ex GST)</i>			<i>\$20,976,000</i>
Preliminaries		14%	2,932,000
Margin		7%	1,674,000
Design contingency		7.5%	1,919,000
<i>SUB-TOTAL (Contract sum) (ex GST)</i>			<i>\$27,501,000</i>
Design, consultant and legal fees		10%	2,750,000
Project management fees		3%	825,000
Insurance and statutory fees		1.75%	481,000
<i>PROJECT COSTS (Non-contract cost) (ex GST)</i>			<i>\$4,056,000</i>
Contract construction contingency		10%	3,156,000
Escalation			Excluded
<i>GROSS PROJECT COST (ex GST)</i>			<i>\$34,713,000</i>