



# Bicheno

## Structure Plan

Final Report  
Updated June 2014



urbis

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# 1 Introduction

The picturesque coastal township of Bicheno provides a scenic lifestyle option for residents and has an important tourist function. However, the seasonal population fluctuations can place pressure on services and facilities during the summer months, and affect the viability of businesses in the off-season. With residences spread along some 15 kilometres of coastline, the town's "ribbon" form raises some visual and servicing issues, and the town centre is currently fractured and does not relate well to the water.

In order to ensure that the town's future is planned for and managed in a co-ordinated manner, the Glamorgan Spring Bay Council and the Department of Economic Development, Tourism and the Arts engaged Urbis to prepare a Structure Plan for Bicheno.

The first version of the Structure Plan was released in 2011. This version of the Structure Plan has been prepared in 2014.

## 1.1 Project Aims

The Structure Plan will provide a vision for future land use and development within Bicheno to 2030. It will also provide a basis for the provisions relating to Bicheno in the revised Planning Scheme that Council is currently preparing to replace the *1994 Glamorgan Spring Bay Planning Scheme*.

The aims of the Structure Plan are to:

- Further the goals of existing strategic planning documents including the *Southern Tasmania Regional Land Use Strategy and Vision East 2030: The East Coast Land Use Framework*;
- Identify residential, commercial and industrial land use options;
- Identify options to revitalise the town centre;
- Prepare urban design principles to ensure that future development is of a high amenity;
- Ensure that the community has access to a wide range of services and facilities now and in the future; and
- Prepare locational and assessment criteria for specialised tourism development proposals.



### What is a Structure Plan?

A structure plan is a strategic document prepared to guide the major changes to land use, transport, built form and public spaces within settlements, including the identification of greenfield growth areas where appropriate.

## 1.2 Project Process

The process involved in the preparation of the 2011 Structure Plan is outlined below.



- The 2014 updates have involved the following:
  - Updating the document with 2011 ABS data, as when the previous reports were prepared, only the 2006 data was available.
  - Updating the vacant land, dwelling approval and community infrastructure data.
  - Updating the Community Needs Assessment.
  - Reviewing the latest Tasmanian Heritage Register.
  - Reviewing the status of the National Broadband Network.
  - Reviewing the following new or updated reports:
    - Southern Tasmania Regional Land Use Strategy
    - Southern Tasmania Industrial Land Use Study
    - East Coast Marine Infrastructure Strategy
  - Providing more detail on appropriate tourism locations.

## 2 Existing Conditions

### 2.1 Township Profile

#### 2.1.1 Location

Bicheno is a picturesque coastal township situated on the East Coast of Tasmania within the municipality of Glamorgan Spring Bay.

It is the northern-most settlement within Glamorgan Spring Bay, and is within the vicinity of Coles Bay, which is located approximately 30 kilometres south, and Swansea, which is located approximately 35 kilometres to the southwest. Seymour and Douglas River are the closest urban settlements, being located 10 to 15 kilometres to the north. The townships of Triabunna, Orford and Spring Beach are located further south within the southern portion of the municipality.

Bicheno is located within proximity of the Freycinet Peninsula National Park to the south and Douglas Apsley National Park to the northwest.

On a broader scale, Launceston is located approximately 110 kilometres to the northwest of Bicheno and Hobart is located approximately 140 kilometres to the southwest<sup>1</sup>

Refer to Figure1 for a regional context plan. Figure 2 indicates the study area for the Bicheno Structure Plan.

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<sup>1</sup> These distances are “as the crow flies”, road distances depend on the route taken. Launceston is approximately 160km via the Lake Leake and Midland Highways, and Hobart is approximately 180km via the Tasman Highway.

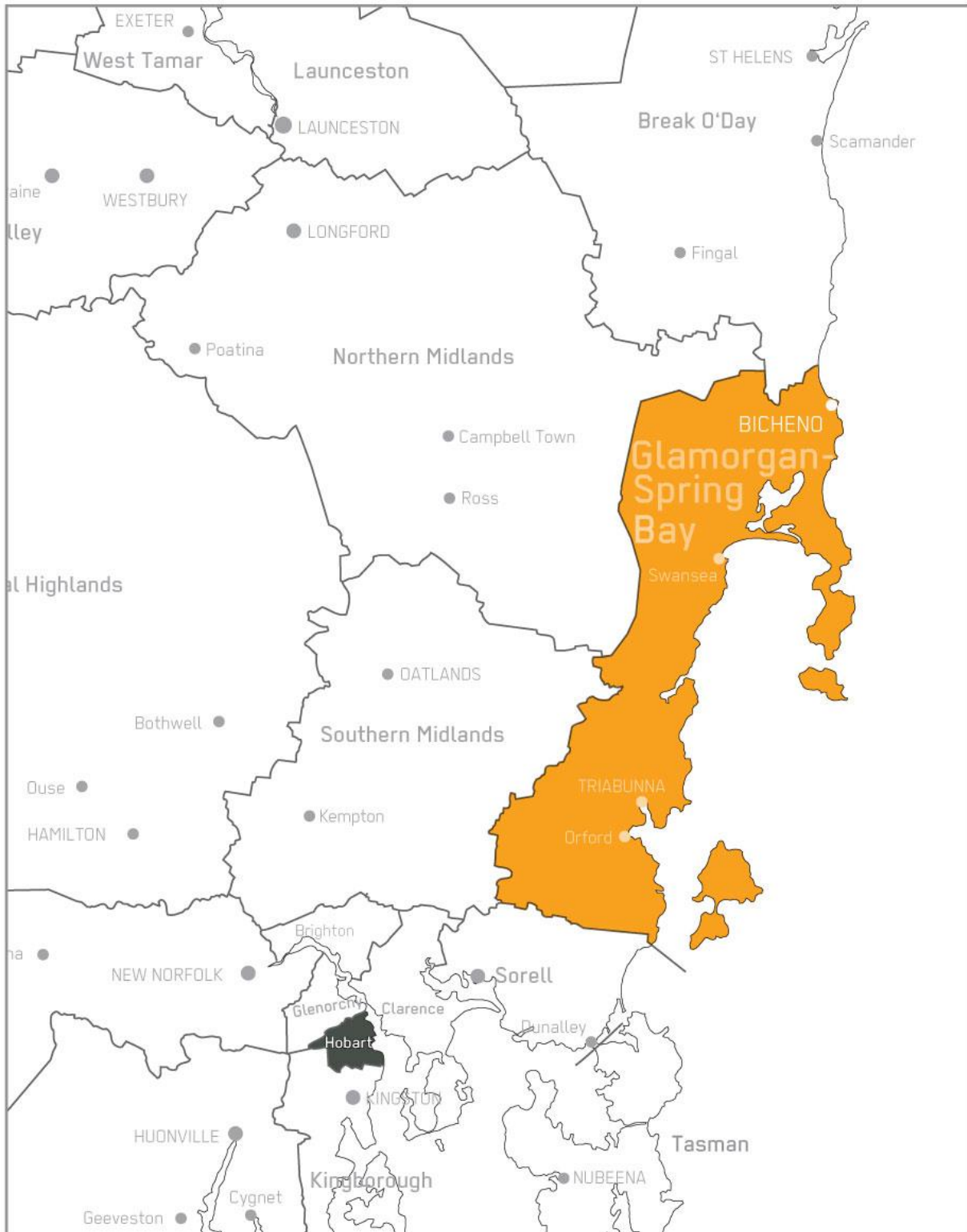


FIGURE 1 – REGIONAL CONTEXT





FIGURE 2 – STUDY AREA

## 2.1.2 Settlement Structure

The Bicheno urban area follows the coastline to the east of the town and is bounded by a hilly forested backdrop which forms the western inland edge of the settlement. The Tasman Highway is the central access road through Bicheno and links the township with other settlements on the East Coast of Tasmania.

The settlement stretches along the coastline in a linear form, with waterfront access along the length of the township providing a direct visual and physical connection with the coast. The linear ribbon style settlement structure is particularly as a result of the hilly backdrop which frames the urban settlement with heavily forested hills. The orientation of the settlement along the coastline maximises coastal views and outlook towards the water.

Ribbon style residential development is situated along the coast and spreads approximately 10 kilometres from Harveys Farm Road to the south to low density residential subdivisions within the vicinity of Rosedale Road to the north. The subdivision pattern, particularly the northern and southern residential areas, is generally low density comprising large allotments within vegetated hilly surrounds.

The presence of linear residential areas along Tasman Highway results in a lack of clearly defined entry points for the urban settlement.

Within the main township of Bicheno there are several recently developed residential subdivisions comprising many vacant lots, some of which have been sold but not yet developed. There are also a number of vacant areas of land within the boundaries of the township that are surrounded by or adjacent to developed land, presenting infill opportunities.

The town centre is located to the south of Waubs Bay and is generally within the vicinity of the Tasman Highway, Burgess Street and Foster Street. The town centre contains a mix of commercial, residential and community land uses which are distributed along the street frontages, resulting in a fragmented structure for the town centre. The fractured commercial centre has resulted in an undefined central focus point for the town.

Whilst the triangle of land at the intersection of the Tasman Highway and Foster Street is a natural focal point, it is currently isolated due to the present traffic management arrangements. There are also a number of commercial properties within the town centre that are vacant or underutilised.

There is currently a lack of connection between the town centre and the coast due to the presence of predominantly privately owned residential land between the main strip of shops and the waterfront. The town centre is orientated internally to front the Tasman Highway and Burgess Street, with limited direct pedestrian links from within the centre of the town to the beachfront.

Built form within the town centre predominantly consists of detached single storey buildings, with some examples of double storey built form.

Pursuant to the hierarchy of urban settlements identified in the *Southern Tasmania Regional Land Use Strategy*, Bicheno is designated as a Township.





View from the southern side of the Tasman Highway looking southeast towards commercial tenancies along the Tasman Highway/Burgess Street.



Cluster of retail tenancies (including café) located within the town centre along the southwest side of the Tasman Highway, to the immediate south of "The Triangle".



"The Triangle" site in the centre of Bicheno, bounded by the Tasman Highway, Foster Street and Burgess Street.



Strip of tenancies, including the Bicheno Visitor Information Centre, located along the northern side of Foster Street (between the Tasman Highway and Burgess Street).



Supermarket located on the northwest corner of the intersection of Foster Street and Burgess Street.



Single storey commercial land uses on the eastern side of Burgess Street, within vicinity of "The Triangle".



Double storey commercial building fronting Foster Street.

The Gulch area, located along the northeast coastline provides existing jetty facilities and industrial land uses concentrated on the commercial fishing origins of the township. This area provides a direct connection with the water and boat mooring facilities.



The Gulch area looking north.



Eastern view from The Gulch towards Governor Island.

A number of recreation and tourism focussed developments exist, particularly along the Tasman Highway in the northern fringe of the township, including the Bicheno Golf Course and East Coast Natureworld.

### 2.1.3 Transport and Access

The Tasman Highway is the main road through Bicheno and the only road providing vehicle access to Bicheno from other settlements along the East Coast of Tasmania. On a broader scale, the Tasman Highway provides an East Coast linkage connecting Bicheno with Hobart to the south and Launceston to the northwest. It is predominantly a surfaced, single carriageway highway running in a north-south direction along the East Coast.

Bicheno is within reasonable travel distance from Hobart International Airport, which is located along the Tasman Highway just over two hours to the south. The township is serviced by a network of local roads intersecting Tasman Highway.



The predominant mode of transport for access to and within Bicheno is via private vehicle. The town is also serviced by limited tourist operated buses providing connections with Hobart, Launceston and Coles Bay and a community car.

Bicheno has a local port facility in The Gulch area which provides both commercial and recreational fishing functions.

A foreshore walking track exists along the coastline of Bicheno within proximity of the central township, from Rice Pebble Beach in the south to Redbill Point in the north. Additionally, there are a number of scenic walking paths within the vicinity of the township, including the Whalers Lookout track which provides panoramic views over Bicheno and beyond. Douglas Apsley National Park is located to the northwest and contains a range of scenic walking tracks.

The draft Freycinet Cycling Strategy (September 2010) identifies opportunities for recreational cycling to be promoted in the region, building on the network of existing trails along the East Coast of Tasmania. The draft strategy identifies a key area for recreational cycling between St Helens and Orford, noting that Bicheno has the advantage of being located centrally between these two townships. Additionally, Bicheno is within proximity to the Freycinet National Park area, which has been identified as a potential core hub for cycling.

## 2.1.4 Infrastructure

Southern Water provide water and wastewater services to the township, and have advised the following:

- Water:
  - The quantity of the existing water supply is sufficient, including during the summer peak period. However, Southern Water were unable to supply water to fire hydrants required in a recent planning permit for development in the north of the study area.
  - The quality of the existing water supply is acceptable.
  - There are issues regarding the pressure of the existing supply, with some dwellings located on higher elevations not receiving water to Southern Water's minimum service level of 300 kilopascals at the boundary. These pressure issues are exacerbated during peak periods, especially in the summer months.
  - Most water infrastructure on the East Coast is ageing and will require upgrading or replacement in the future. A large rainwater storage dam was built recently by Council just prior to the transfer of assets and responsibilities to Southern Water. There are planned upgrades to the capacity of the system that transports the water into the town, and some minor upgrades to critical pipes planned within the town. Investigations are also likely to be held into installing tanks at higher elevations to improve the water pressure.
  - Infill development can be supplied with water.
  - Urban expansion areas will need to be considered carefully if extensions to the water network are required, as this may result in network inefficiencies.
- Wastewater:
  - Southern Water know less about the wastewater system, however, it appears that there is sufficient capacity.
  - Southern Water are trying to encourage the reuse of water from the lagoon system, such as for watering of open spaces (e.g. the golf course) and rural land.

- Electricity is supplied from the St Mary's Terminal Substation, with an alternative supply sourced from the Triabunna Terminal Substation. Aurora Energy have advised that any future large growth could affect the limited 22V supply in the area, which may mean significant infrastructure will be necessary to support new large loads.
- The *Southern Tasmania Regional Land Use Strategy and Vision East 2030* also promote the installation of small scale generation such as solar panels.
- Telecommunications are provided via fixed line telephones, and both Telstra and Optus provide mobile phone services to the township. Broadband services are available in the settlement. National Broadband Network services have not yet been installed in Bicheno.
- For all reticulated infrastructure avoiding inefficient extensions should be encouraged. As such, the urban form considered in the Structure Plan should encourage infill development to occur before increasing the town boundaries.

## 2.2 COMMUNITY AND POPULATION PROFILE

### 2.2.1 Community Profile

The community profile has been compiled using *ABS 2001.0 Basic Community Profile 2011* for analysis between state (Tasmania), regional (South East), local government (Glamorgan Spring Bay) and urban centre locality (Bicheno). It must be noted that Greater Hobart is excluded from analysis at the regional level (South East) and included in the state level data.

It must also be noted that the boundary of the investigation area does not match the boundary of the Bicheno Urban Centre Locality (UCL). An indicative map of the Bicheno UCL is provided below.

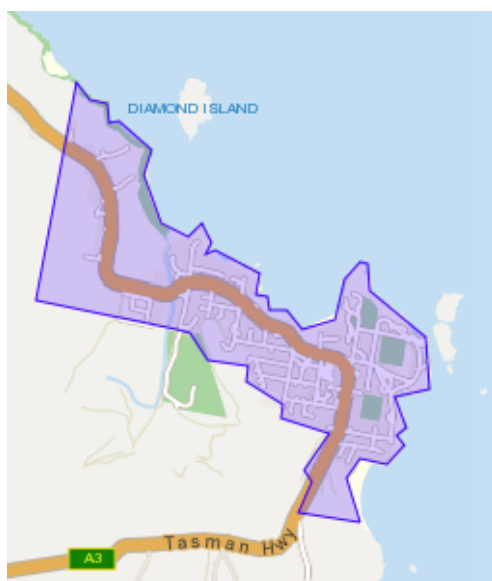


FIGURE 3 – BICHENO UCL (SOURCE: ABS WEBSITE)

The general statistics in Table 1 below show that Glamorgan Spring Bay:

- Is sparsely populated (1.6 persons per square kilometre) in comparison to the Tasmanian average (7.3 persons per square kilometre);
- Has a high median age (53) in comparison to the state median (40); and
- Has relatively low rates of people speaking languages other than English at home.

The table provides the following information in regards to Bicheno:

- The median weekly household income in Bicheno is much lower than that state average;
- The median monthly housing loan repayment is considerably higher than the state average;
- There is a low relative indigenous population;
- There was a relatively low unemployment rate when compared to the state in 2011.

TABLE 1 – GENERAL STATISTICS 2011

	Bicheno	Glamorgan Spring Bay	South East Region	Tasmania
Land area (km2)	3.0	2,591.4	23,822	68,018
Total population	647	4,190	35,797	495,354
Population density (person per km2)	215.7	1.6	1.5	7.3
Median age of persons	50	53	44	40
Median monthly housing loan repayment	\$1,517	\$1,096	\$1,127	\$1,300
Median weekly household income	\$815	\$753	\$826	\$948
Unemployment rate	5.5%	7.1%	6.8%	6.4%
Total Indigenous population	4.0%	4.0%	6.1%	4.0%
Total population born overseas	12.7%	10.7%	11.9%	11.6%
Speaks a language other than English at home	2.9%	2.3%	2.4%	4.5%

Table 2 below shows that Glamorgan Spring Bay has a considerably older age profile than both the South East region and Tasmania as a whole. Glamorgan Spring Bay has lower than average prevalence in all age cohorts from age 0 (births) to age 44. From age 45 to 54 the rates are relatively even across the regions. From the age of 55 and above, Glamorgan Spring Bay has a considerably higher percentage of residents.

Bicheno has a slightly younger age profile than Glamorgan Spring Bay, however still considerably older than both the regional and state averages.

TABLE 2 – AGE STRUCTURE 2011

Age Group	Bicheno		Glamorgan Spring Bay		South East Tasmania		Tasmania	
	No.	%	No.	%	No	%	No	%
0-4	30	4.6%	193	4.6%	2,127	5.9%	31,181	6.3%
5-14	64	9.9%	406	9.7%	4,713	13.2%	62,689	12.7%
15-19	24	3.7%	147	3.5%	1,873	5.2%	32,687	6.6%
20-24	23	3.6%	119	2.8%	1,311	3.7%	29,577	6.0%
25-34	41	6.3%	311	7.4%	3,186	8.9%	55,282	11.2%
35-44	71	11.0%	443	10.6%	4,790	13.4%	64,851	13.1%
45-54	101	15.6%	605	14.4%	5,643	15.8%	71,558	14.4%
55-64	126	19.5%	877	20.9%	6,052	16.9%	66,823	13.5%
65-74	108	16.7%	707	16.9%	3,998	11.2%	44,761	9.0%
75-84	43	6.6%	272	6.5%	1,625	4.5%	25,697	5.2%
85+	16	2.5%	109	2.6%	481	1.3%	10,247	2.1%
Total	647	100%	4,190	100%	35,797	100%	49,5354	100%

Table 3 shows that household types in Glamorgan Spring Bay are similar to both the state and regional profiles. There are slightly more lone person households and slightly less family households in Glamorgan Spring Bay. The high prevalence of lone person households is likely to be linked to the older age profile of the area. Bicheno has a very high rate of lone person households and a low rate of family households.

TABLE 3 – HOUSEHOLD BY TYPE 2011

	Bicheno	Glamorgan Spring Bay	South East Tasmania	Tasmania
Lone person households	33.1%	30.9%	25.9%	28.0%
Group households	2.2%	2.7%	2.1%	3.2%
Family households	64.7%	66.4%	71.9%	68.8%



Table 4 shows that in Bicheno, 50% of place of usual residence dwellings are fully owned with 17% under finance and a further 30% being rented. It also shows that there is very little diversity of housing stock.

TABLE 4 – HOUSING TENURE TYPE BY DWELLING STRUCTURE – BICHENO 2011

	Separate house		Semi-detached townhouse etc		Flat, unit or apartment		Other dwelling		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Fully owned	131	53%	4	57%	4	57%	0	0%	139	50%
Being purchased	42	17%	0	0%	0	0%	6	40%	48	17%
Rented	69	28%	3	43%	3	43%	9	60%	84	30%
Other tenure type	3	1%	0	0%	0	0%	0	0%	3	1%
Tenure type not stated	4	2%	0	0%	0	0%	0	0%	4	1%
Total	249	100%	7	100%	7	100%	15	100%	278	100%

Table 5 below shows that Bicheno has a higher percentage of couples with no children and a lower percentage of families (both couple and one parent) with children under the age of 15 than the state average.

TABLE 5 – FAMILY COMPOSITION 2011

	Bicheno		Tasmania	
	No.	%	No	%
Couple family with no children	109	60.2%	56435	42.1%
Couple family with children under 15	42	23.2%	37267	27.8%
Couple family with no children under 15	5	2.8%	15952	11.9%
One parent family with children under 15	11	6.1%	13361	10.0%
One parent family with no children under 15	14	7.7%	9463	7.1%
Other family	0	0.0%	1718	1.3%
Total	181	100%	134196	100%

Table 6 shows that Glamorgan Spring Bay residents have considerably lower levels of post-graduate, graduate and bachelor degrees than both the regional and state averages. The prevalence of diplomas and certificates is slightly higher than the regional and state averages.

Bicheno has a greater number of post-graduate degrees and graduate diplomas which is more in line with the state average.

TABLE 6 – LEVEL OF POST SCHOOL QUALIFICATIONS 2011

	Bicheno	Glamorgan Spring Bay	South East Tasmania	Tasmania
Post-graduate degree	4.2%	2.7%	4.0%	4.6%
Graduate diploma and graduate certificate	2.3%	1.7%	2.5%	2.9%
Bachelor degree	19.7%	15.6%	16.6%	20.2%
Advanced diploma or diploma	12.9%	14.4%	13.7%	12.9%
Certificate	45.1%	42.7%	42.0%	39.4%

Table 7 shows that the occupations of employed persons in Glamorgan Spring Bay and Bicheno display some very interesting local trends including:

- 19.9% of employed persons in Glamorgan Spring Bay consider themselves to be managers, this is much higher than the state average of 12.4%;
- Only 11% of employed persons in Glamorgan Spring Bay consider themselves to be professionals, this is considerably less than the state average of 18.5%;
- There are considerably more people employed as labourers in Bicheno (25.5%) in comparison to the regional (16.6%) and state (11.3%) averages.

TABLE 7 – OCCUPATION OF EMPLOYED PERSONS 2011

	Bicheno	Glamorgan Spring Bay	South East Tasmania	Tasmania
Managers	14.4%	19.9%	16.0%	12.4%
Professionals	12.2%	11.0%	13.7%	18.5%
Technicians / Trades	16.2%	13.9%	15.3%	14.8%
Community and personal service	7.6%	10.4%	10.1%	11.1%

	Bicheno	Glamorgan Spring Bay	South East Tasmania	Tasmania
Clerical and administrative	5.8%	9.3%	11.4%	13.8%
Sales	10.4%	6.6%	7.2%	9.7%
Machinery operators	4.7%	6.9%	7.9%	6.7%
Labourers	25.5%	19.9%	16.6%	11.3%

Table 8 confirms that residents of Bicheno and Glamorgan Spring Bay have lower levels of internet access at home.

TABLE 8 – TYPE OF INTERNET CONNECTION BY DWELLING 2011

	Bicheno	Glamorgan Spring Bay	South East Tasmania	Tasmania
Broadband	58.2%	53.6%	56.8%	60.7%
Dial-up	4.0%	3.7%	4.4%	3.7%
Other	4.4%	3.8%	4.5%	4.4%
No internet connection	30.1%	35.8%	29.1%	26.2%

The data in Table 9 has been sourced from ABS 2033.0.55.001 Socio-economic Indexes for Areas 2011.

The Index of Relative Socio-economic Disadvantage, presented in the table below, is derived from Census variables such as low income, low educational attainment, unemployment, and dwellings without motor vehicles. The mean score across Australia is 1000. A lower score represents that an area is relatively disadvantaged in comparison to an area with a higher score.

Glamorgan Spring Bay ranks in the 21% most disadvantaged local government areas in Australia.

Bicheno ranks in the top 13% most disadvantaged urban locality centres.

TABLE 9 – SEIFA INDEX OF RELATIVE SOCIO ECONOMIC DISADVANTAGE 2006 – PERCENTAGE OF RESIDENTS

Census Collection District Score	Bicheno Statistical Area 1	Glamorgan Spring Bay Local Government Area
Score	889	931
Decile	2	3
Percentile	13	21

## 2.2.2 Projections

### Population Projections

According to *ABS 2001.0 Basic Community Profile 2011*, Bicheno's population was 647 of Glamorgan Spring Bay's population of 4190.

The *State Demographic Change Advisory Council population projections 2008 (medium growth scenario)* provides an annual expected growth rate for Glamorgan Spring Bay from 2007 to 2032. In Table 10, this growth rate (for the years 2011 to 2030) has been applied to the census actual 2011 population of Bicheno.

TABLE 10 – POPULATION PROJECTS FOR GLAMORGAN SPRING BAY AND BICHENO

	Glamorgan Spring Bay	Annual growth rate	Bicheno
2011	4190*	0.013	647*
2012	4242	0.012	655
2013	4294	0.012	663
2014	4346	0.012	671
2015	4387	0.009	677
2016	4434	0.011	685
2017	4473	0.009	691
2018	4514	0.009	697
2019	4556	0.009	703
2020	4593	0.008	709
2021	4630	0.008	715
2022	4662	0.007	720
2023	4697	0.007	725
2024	4723	0.006	729
2025	4750	0.006	734
2026	4780	0.006	738



	Glamorgan Spring Bay	Annual growth rate	Bicheno
2027	4797	0.004	741
2028	4825	0.006	745
2029	4842	0.004	748
2030	4855	0.003	750

\* ABS 2001.0 Basic Community Profile 2011

## Population Projections Considerations

### Ageing population

According to the Department of Health and Human Services Tasmania's Health Plan report, in 2006, Tasmania had the second highest proportion of people aged 65 years and over of any Australian state or territory and was ageing at a more rapid rate. The proportion of people aged 70 years and over was projected to increase from 10.6% in 2006 to 16.6% in 2021, and by 2021 there will be 28,236 more people aged 70 years and over.

### Specific developments

There is a golf estate development in the study area that will need to be monitored for its impact on the growth of the population and dwelling demands. As this development proceeds, it will need to be monitored as it will potentially drive employment opportunities and demand for residential housing as well as supply holiday houses over the coming years.

### Household projections

Table 11 shows the ABS 2001.0 Basic Community Profile 2011 calculation of the average household size for the Bicheno UCL in comparison to the State average in 2011.

TABLE 11 – AVERAGE HOUSEHOLD SIZE 2011

	Bicheno	Glamorgan Spring Bay	South East Tasmania	Tasmania
Average household size	2.1	2.1	2.4	2.4

According to ABS 3236.0 - Household and Family Projections, Australia, 2006 to 2031, Tasmania's population is projected to have the least growth (15%) of all the Australian states and territories between 2006 and 2031. The number of households in Tasmania is projected to increase by between 21% and 25% compared to between 47% and 52% projected for Australia.

Tasmania's average household size in 2006 was the equal smallest of the states and territories (equal to South Australia). Nationally, average household size is projected to be between 2.4 and 2.5 people per household in 2031. Tasmania's average household size is projected to decline to between 2.3 and 2.2 people per household by 2031.

## 2.3 Land Uses

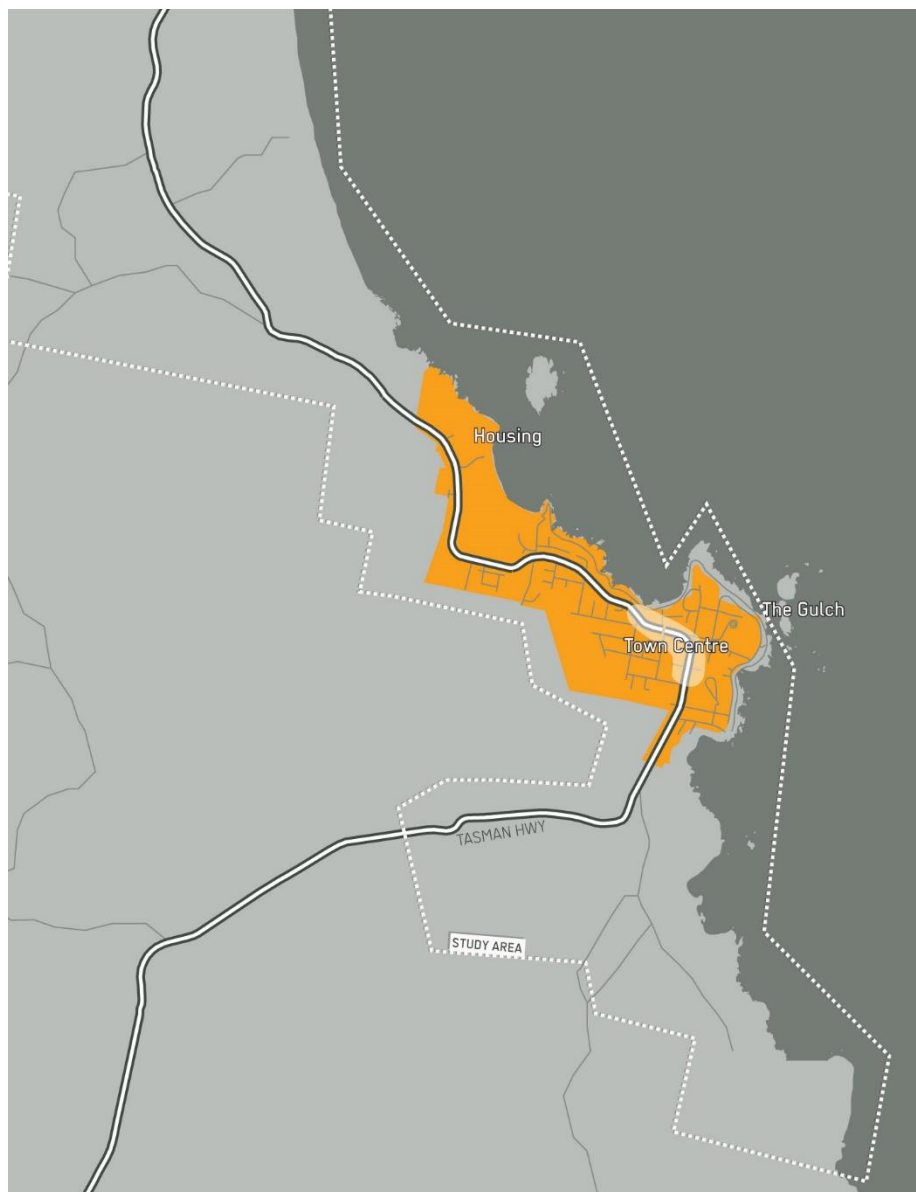


FIGURE 4 – EXISTING LAND USES

### 2.3.1 Housing

The existing settlement of Bicheno is spread out over 15 kilometres along the coast, with linear development mainly centred around the Tasman Highway. Existing housing comprises predominantly low density development, with some examples of newer residential subdivisions of an increased density. There are examples of lower density residential dwellings that are designed to blend with surrounding vegetation.

Substantial areas of undeveloped residential and rural residential land are present within the urban area, including a number of recently created allotments that have not yet been built on.

As illustrated in Figure 5, there are 49ha of vacant residential land and 53ha of vacant rural residential land based on data provided by Council from their property records.

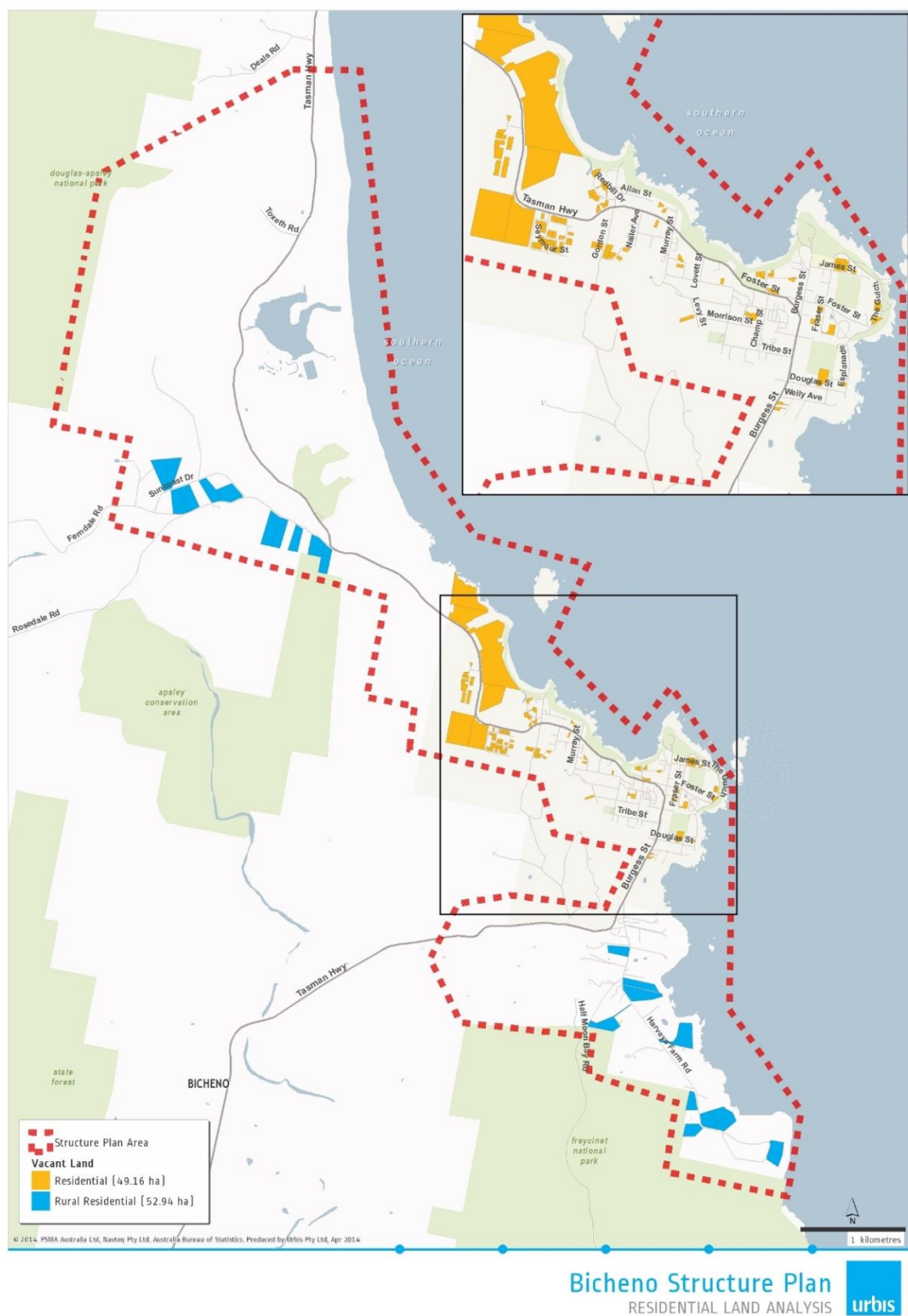


FIGURE 5 – RESIDENTIAL LAND ANALYSIS

Between 1999/2000 and 2013/2014, 127 residential dwelling approvals were issued for Bicheno, resulting in an average of 9 dwelling approvals per year<sup>2</sup>. As depicted in Figure 6, approvals have been higher in recently years, with an average of 13 dwelling approvals issued per year from 2009/10 to 2012/2013. There was also a discernible spike in dwelling approvals in 2006/2007, when 15 approvals were issued.

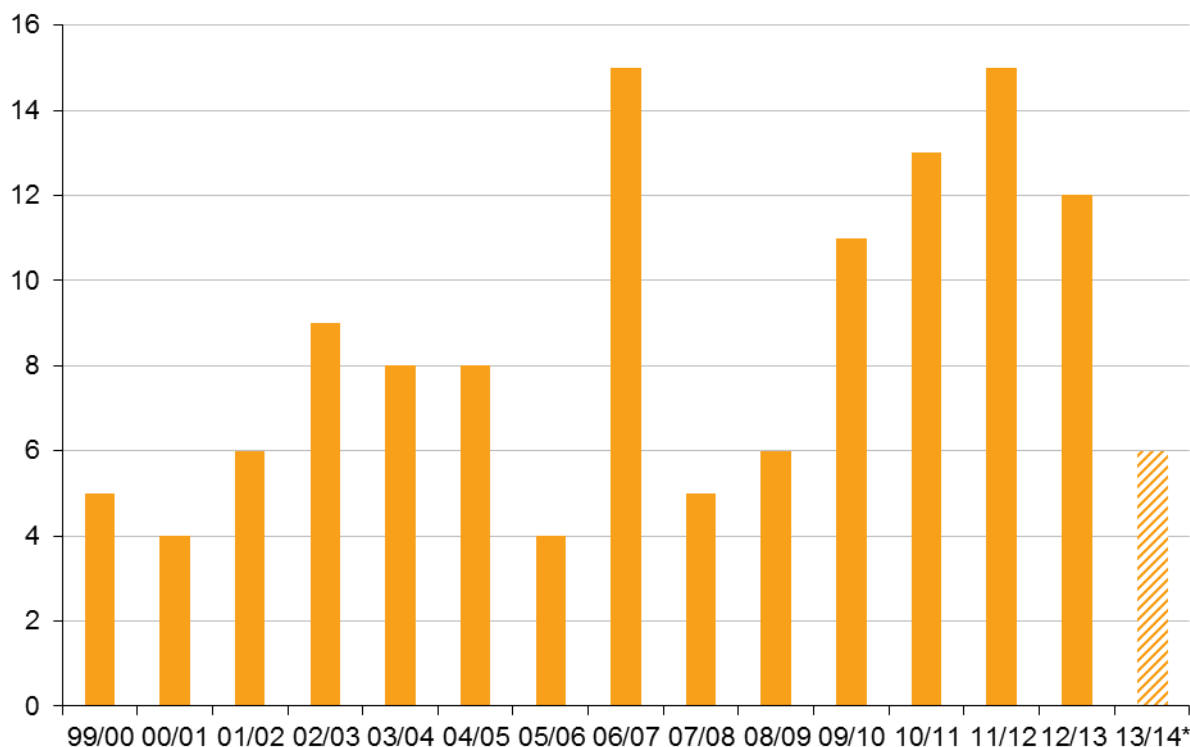


FIGURE 6 – DWELLING APPROVALS 1999/2000 TO 2008/2009 (DATA SOURCES: 1999/2000 TO 2009/2010 IS FROM THE SOUTHERN TASMANIAN REGIONAL LAND USE STRATEGY BACKGROUND REPORT 2: THE REGIONAL PROFILE; 2010/2011 TO 2013/2014 FROM COUNCIL)

*\*Only partial data available for 2013/2014 financial year*

The 2011 Census, which was held on Tuesday August 9th and thus reflects data from the off-peak season, indicates that 52% of private dwellings were unoccupied in Bicheno on census night. This is considerably higher than the 14% of dwellings that were unoccupied in Tasmania as a whole. Bicheno experiences a high population influx during the summer months, resulting in a high demand for services and housing during this time, whilst during the remaining off-peak times of the year a large proportion of housing remains vacant.

<sup>2</sup> The average has been calculated for all financial years where there is a complete set of data; i.e. 2013/2014 has been excluded from the calculations.

### 2.3.2 Economic Activities

#### *Town Centre*

The town centre of Bicheno is generally within the vicinity of the Tasman Highway, Burgess Street and Foster Street. The town centre contains a mix of land uses including shops (including a supermarket), tourism facilities and food and drink premises. The township also contains a community bank, educational and community facilities, including a school and community hall located along Burgess Street in the northern portion of the town centre.

There is an area of centrally located land within the town centre that is zoned for commercial retail development. A number of these properties are vacant, underutilised, or utilised for residential purposes.

#### *Industrial areas*

Bicheno's waterfront locality forms the basis for many of its commercial land uses, such as fishing and tourism-related industries.

Bicheno has a local port facility in The Gulch region which provides both commercial and recreational fishing functions. The Gulch area is located to the northeast of the town centre and provides local jetty facilities and port-related industrial land uses, which have evolved from the commercial fishing (whaling and sealing) origins of the township. The existing boat ramp at The Gulch provides the basis for boating activities, including tourist related services.

#### *Tourism activities*

Tourism activities are an important feature of Bicheno and are centred around the attractive coastal outlook, the locality of the township on the main touring route through the East Coast of Tasmania, and its proximity to the Freycinet and Douglas Apsley National Parks. Pursuant to the Freycinet Coast Tourism Strategy (2004-10) Freycinet National Park has moved ahead of the Gordon River and Lake St Clair to become the second most popular National Park destination in Tasmania after Cradle Mountain. The pristine natural setting of the area is a significant drawcard for tourism along with providing a popular lifestyle choice for permanent residents.

There are a number of existing tourist attractions within Bicheno, including boating activities (including glass bottomed boat and diving at The Gulch), nature-related attractions (such as East Coast Natureworld to the north of the township and penguin tours), and recreational activities (including Bicheno Golf Course). There are also a number of vineyards within proximity of Bicheno, predominantly along Tasman Highway to the south of the township.

Tourist accommodation is centrally located and includes caravan parks, a hotel, motels and bed and breakfasts.

The beachfront area contains examples of resort-style developments within proximity of central Bicheno, noting that many of these facilities have aged and deteriorated significantly over time, presenting key redevelopment opportunities for enhancing the waterfront.

### 2.3.3 Recreation and Community Facilities

Bicheno is currently well serviced for community infrastructure to meet the majority of needs of its local residents.

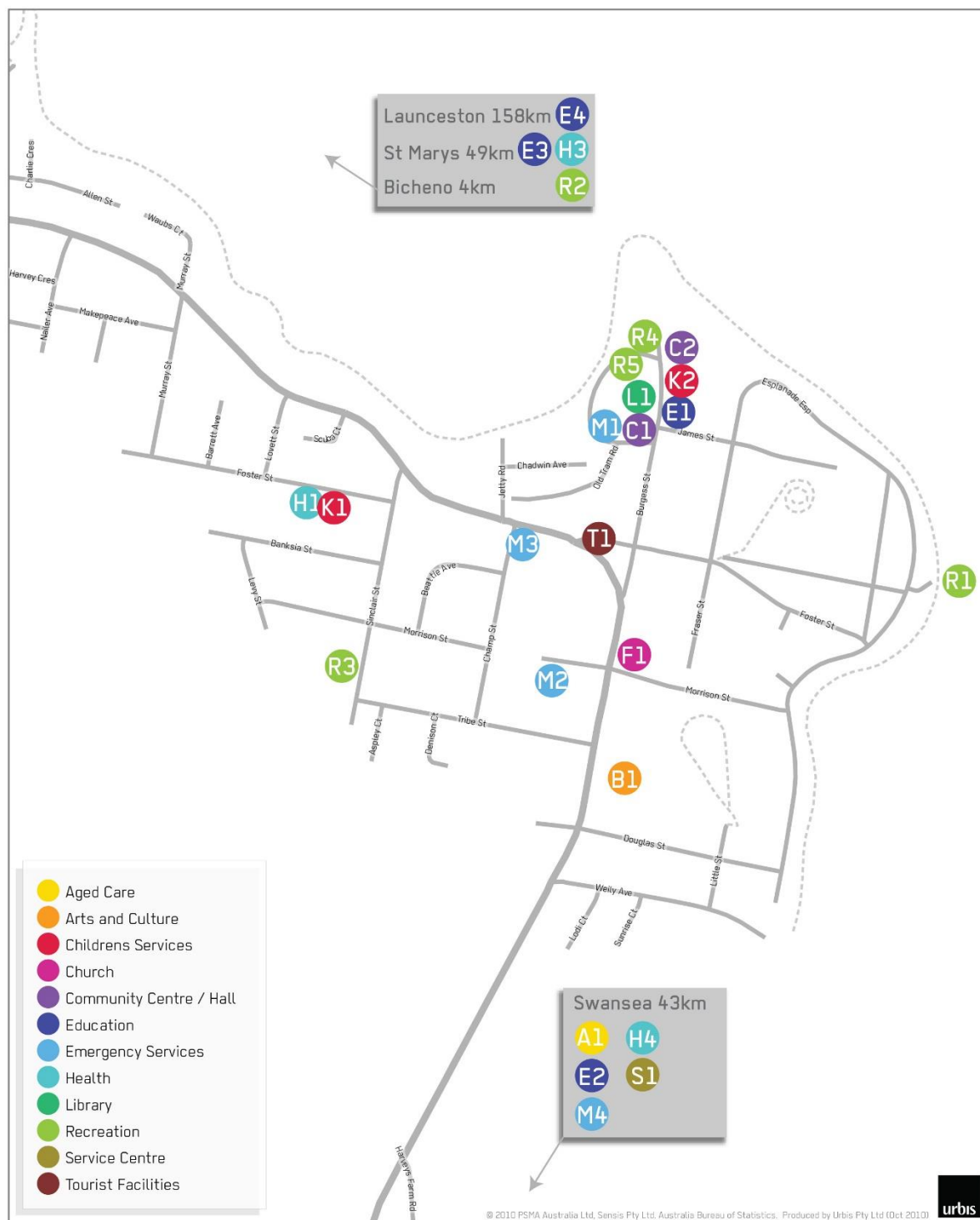


FIGURE 7 – COMMUNITY FACILITIES IN BICHENO AND THE SURROUNDING AREA



The investigation area has the following facilities:

TABLE 12 – COMMUNITY FACILITIES IN BICHENO INVESTIGATION AREA

Facility name	Facility category	Facility address	Label
Bicheno Motorcycle Museum	Arts and Culture	35 Burgess St, Bicheno	B1
Bicheno Child Health Centre	Children's Services	94 Foster St, Bicheno	K1
Little Penguins Child Care Centre	Children's Services	Burgess Street, Bicheno	K2
Bicheno Community Church	Church	Burgess St, Bicheno	F1
Bicheno Memorial Hall	Community Centre / Hall	Burgess St, Bicheno	C1
Bicheno War Memorial Hall	Community Centre / Hall	Burgess Street, Bicheno	C1
Bicheno Online Access Centre	Community Centre / Hall	Burgess St, Bicheno	C2
Bicheno Primary School	Education	James St, Bicheno	E1
Bicheno Ambulance Station	Emergency Services	Burgess St, Bicheno	M1
Bicheno Fire Station	Emergency Services	Morrison St, Bicheno	M2
Bicheno Police Station	Emergency Services	2 Champ St, Bicheno	M3
Bicheno Community Health Centre	Health	94 Foster St, Bicheno	H1
Bicheno Library	Library	Burgess St, Bicheno	L1
Bicheno Boat Ramp	Recreation	Esplanade, Bicheno	R1
Bicheno Golf Course	Recreation	Tasman Hwy, Bicheno	R2
Bicheno RSL & Bowls Club	Recreation	Sinclair St, Bicheno	R3
Bicheno Tennis Club	Recreation	Burgess St, Bicheno	R4
Lions Park – Bicheno	Recreation	Burgess St, Bicheno	R5
Bicheno Visitor Information Centre	Tourist Facilities	41b Foster St, Bicheno	T1
BMX Track	Recreation		

Bicheno's relatively small population makes it difficult to justify the provision of some of the larger catchment services and facilities locally. As such, there are some services that residents must travel to regional centres to access. These include facilities for secondary education, health, aged care, some active recreation pursuits and justice. For these facilities residents of Bicheno must travel to Swansea, 43 kilometres to the south, St Marys, 44 kilometres to the north and as far as Launceston, 158 kilometres to the north-west. A list of the closest facilities that provide services not available in Bicheno is provided in Table 13.

TABLE 13 – REQUIRED COMMUNITY FACILITIES IN SURROUNDING TOWNS

Facility name	Facility category	Facility address	Label
May Shaw Health Centre	Aged Care	37 Wellington St, Swansea	A1
Rural Health Teaching Site Swansea	Education	28 Franklin St, Swansea	E2
St Mary's District High School	Education	13 Gray Rd, St Marys	E3
University of Tasmania, Launceston	Education	Newnham Drive, Newnham	E4
SES Glamorgan Spring Bay	Emergency Services	Arnol St, Swansea	M4
St Mary's Health Centre	Health	Gardiners Creek Rd, St Marys	H3
Glamorgan Spring Bay Dental Service	Health	37 Wellington Rd, Swansea	H4
Glamorgan-Spring Bay Council Office Swansea	Service Centre	Noyes St, Swansea	S1

## 2.4 Natural Features

### 2.4.1 Landscape

Bicheno is spread along the coastline where the urban area contains spectacular coastal outlooks and views over the water. The coastal outlook and views to the north and east are key assets for Bicheno. To the west are forest views, with the vegetated hilly backdrop forming a natural boundary to the township. Views to the coast and hills are both of significant importance to the town. The study area adjoins the Denison Rivulet to the north and includes the Old Mines Lagoon. There are also a number of minor waterways that drain to the coast.

The approach to Bicheno from the south along Tasman Highway is through cleared land inland progressing towards hilly forested areas as the road shifts towards the coast. Glimpses of the ocean are seen through trees along the approach to the urban settlement. The approach to the township from the north along Tasman Highway is along the coastline, with spectacular views over the ocean from the road, interspersed with clusters of trees between the coast and the road.

Whalers Lookout is a significant landform to the northeast of central Bicheno, and provides a key geographic feature for the town. The hill is covered in vegetation and contains a walking track leading to Whalers Lookout, which provides panoramic views over Bicheno and beyond. There are also two geoconservation sites in the study area that are listed as the Bicheno foreshore zone and the Bicheno blowhole.

The northwest portions of the urban area experience a scenic outlook towards Diamond Island.

Bicheno is within proximity of Freycinet National Park to the south and Douglas Apsley National Park to the north, offering a range of walking tracks and other recreational opportunities.

There are substantial pockets of open space within the township, particularly immediately abutting the coast, including the foreshore walking track (the Foreshore Footway) which stretches for approximately 3 kilometres along the coastline from Rice Pebble Beach to the south to Redbill Point to the north. Open space adjoins the beachfront, and the coastline comprises white sandy beaches and rocky outcrops.

## 2.4.2 Flora and Fauna

Vegetation in the study area consists of a range of bush and agricultural settings. Native forested areas are located on the hills adjoining to the west, and the Douglas Apsley National Park contains significant areas of native forests. Additional national park areas are located to the immediate south of Bicheno and stretch along the coastline to the Freycinet Peninsula.

There are several threatened vegetation communities located in the northern portion of the study area. There are a number of threatened coastal areas that are habitat to fauna species of significance in the study area, including a nesting habitat for birds within proximity of Denison Beach to the north of the town centre.

In the wider municipality, the areas to the south and southwest of Bicheno also contain significant wetland areas, including two of a total of three internationally important Ramsar wetland areas that are situated along the Tasmanian East Coast, being Apsley Marshes and Moulting Lagoon, located approximately 13 to 20 kilometres to the southwest of Bicheno. Nationally important wetlands have also been identified along the coastal areas to the south and north of Bicheno.

## 2.4.3 Soils

The Land Capability Classification System indicates that the study area contains Class 4, 5 and 6 soils, and thus does not contain any prime soils, which are Class 1, 2 and 3 soils. There is a small area with a high probability of acid sulphate soil in the northern part of the study area. The disturbance of acid sulphate soils can result in acid leaching into the environment and the mobilisation of toxic metals.

## 2.4.4 Natural Hazards

### *Flooding*

Whilst there are no major rivers in the study area, there are a number of minor waterways that may be subject to localised flooding. There are no Department of Primary Industries, Parks, Water and Environment (DPIPWE) Floodplain Maps or Flood Data Books that relate to Bicheno, and to this end it may be necessary for the Planning Scheme to include a requirement for properties within close proximity to waterways to provide individual flood risk reports for some development activities such as the construction of dwellings.

### *Bushfires*

The East Coast is vulnerable to bushfires, and the proximity of Bicheno to vegetated areas means that there are potential bushfire hazards to life and property. Given that a significant part of Bicheno's character is derived from its vegetated setting, it is important to ensure bushfire risks are mitigated, such as providing cleared areas around dwellings, whilst retaining its bush-clad setting. For example, it would not be appropriate to allow the town to extend up hills where extensive clearing is required. The state government issued Planning Directive No. 5 Bushfire-Prone Areas Code, which came into effect on 19 September 2012 and which was amended in October 2013. The Code must be included in all new planning schemes.

### *Land stability*

It is recognised that parts of Tasmania are subject to land instability, which can result in events such as landslides that can pose hazards to life and property. The Southern Regional Tasmania Land Use Strategy has identified that areas with a slope of 15% or greater may be susceptible to erosion, some of which are within the study area. Whilst no land instability modelling has been done for these areas, this does indicate that geotechnical assessments may be required for some building sites.

### *Sea level rise*

Sea level rise as a result of climate change has the potential to impact land uses adjacent to the coast. Bicheno is located along the coastline and contains lower lying areas, and the state-wide coastal vulnerability mapping indicates that there are several areas at risk from coastal flooding by 2100.

### *Climate change*

Climate change has potential to impact the area significantly, resulting in potential adverse impacts to tourism, industry (such as agriculture and aquaculture), biodiversity of the region and lifestyle qualities that are currently valued in the area. Potential impacts include:

- The availability of water due to decreased rainfall, impacting residential settlements, agriculture and industry.
- Extreme weather events which may cause flooding and erosion, particularly within lower lying coastal areas.
- Potential sea level rise, impacting the extent of lifestyle and tourism assets of the coastal areas.

## 2.5 Cultural Features

### 2.5.1 Aboriginal Heritage

Tasmanian Aboriginal people had been travelling, trading and hunting along the East Coast for more than 30,000 years. The Aboriginal occupation of the area around Bicheno is well known. It was inhabited by Aboriginal families who were bound together into bands of up to a hundred or more people. Each band had a geographic location, to which it closely identified and had custodial and ceremonial responsibilities.

Bicheno was previously known as Waub's Boat Harbour, which may have been derived from a local Aboriginal girl named Waubadebar who was captured by whalers and who also saved the lives of two whalers. Waubadebar's Grave was erected by residents of Bicheno in 1855 to commemorate this Aboriginal woman who won the friendship and respect of local people. It is important as it stands as perhaps the first local expression in Australia of reconciliation with Aboriginal people.

There are a number of known Aboriginal heritage sites in and around Bicheno, indicating the importance of undertaking surveys before development occurs to ensure Aboriginal heritage impacts are considered as part of the planning process.

### 2.5.1 Historic Heritage

- Bicheno contains places and buildings that have Tasmanian Heritage Register listings (as per the 24 February 2014 register) including:
- Waubadebar's Grave, Burgess Street, Bicheno 7215 (Permanently Registered ID 1488);
- Court House and Watch House, 81 Burgess Street, Bicheno 7215 (Permanently Registered ID 1490);
- Bicheno Uniting Church, 53 Burgess Street, Bicheno 7215 (Permanently Registered ID 1491);
- Cemetery, Morrison Street, Bicheno (Permanently Registered ID 1492);
- Llandaff Cemetery RA 16403, Tasman Highway, Bicheno 7215 (Permanently Registered ID 1497);
- Coal Bin, 'The Gulch' Waubs Harbour, Bicheno (Permanently Registered ID 1498).
- Bicheno has evolved from its historic origins as a whaling and sealing village, followed by a short period of time where it served as a coal mining port (which served the nearby Denison River Coal Mines). The township's more recent focus has centred around commercial fishing and as a holiday house and tourism destination.



### 3 Opportunities and Constraints

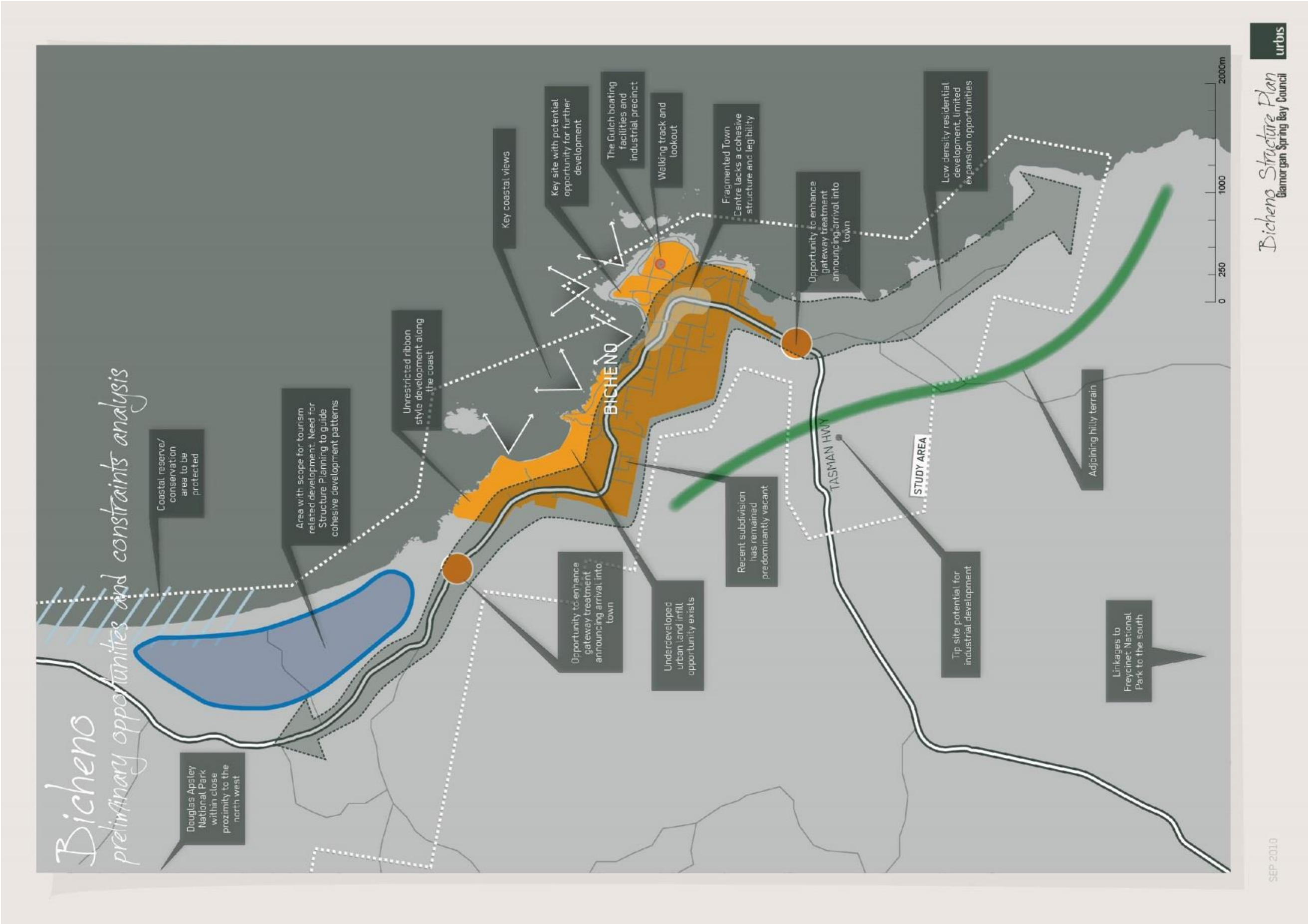
The results of the background data investigations, key stakeholder workshops and site visits have been summarised into a list of strengths, weaknesses, opportunities and threats that have been identified for Bicheno. These are presented on the following pages, along with a map of some of the key opportunities and constraints (refer Figure 8).

Strengths	Weaknesses
<p>Natural:</p> <ul style="list-style-type: none"> <li>Coastal outlook and views to the north and east are key assets for Bicheno.</li> <li>Mountain views to the west and hilly backdrop forming the urban fringe of the township.</li> <li>Ecological value of coastal areas ie.nesting habitat for birds within proximity of Denison Beach.</li> <li>Walking track and panoramic views from Whalers Lookout Track over Bicheno and beyond.</li> <li>Foreshore walking track along the coastline from Rice Pebble Beach to the south to Redbill Point to the north.</li> <li>Scenic outlook to Diamond Island.</li> <li>Proximity to Freycinet and Douglas Apsley National Parks.</li> </ul> <p>Settlement Structure, Role and Access:</p> <ul style="list-style-type: none"> <li>Beachfront access along length of township provides a direct visual and physical connection with the coast.</li> <li>Several heritage buildings in Bicheno that have Tasmanian Heritage Register listing.</li> <li>Substantial pockets of open space with township, particularly immediately abutting the coast.</li> <li>Examples of lower density residential dwellings that are designed to blend with surrounding vegetation.</li> <li>Summer influx of population due to holiday homes, leading to a seasonal population increase.</li> </ul> <p>Services and Facilities:</p> <ul style="list-style-type: none"> <li>Bicheno residents are well serviced by existing services located within town centre ie.primary school, supermarket etc.</li> <li>Existing jetty facilities (eg. The Gulch) and connection with water for boat mooring.</li> <li>Extensive beachfront open space along length of coastline, including beachfront walking path.</li> <li>Existing tourist attractions such as boating activities, Nature World to the north of the township and penguin tours.</li> <li>Centrally located tourist accommodation ie. caravan parks, hotels etc.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>Historic origins of the town are present, particularly associated with fishing and whaling.</li> </ul>	<p>Natural:</p> <ul style="list-style-type: none"> <li>Hilly areas to the west of Bicheno form the edge of the existing urban area and topographical constraints result in limited opportunity to expand inland to the west.</li> <li>Lack of connections from urban areas to coastal walking track.</li> </ul> <p>Settlement Structure, Role and Access:</p> <ul style="list-style-type: none"> <li>Fragmentation of town centre, which contains a mix of land uses lacking focus and cohesion.</li> <li>Spread of 'ribbon-style' residential development along coast.</li> <li>Examples of non-sensitive, out-of-centre residential subdivision design and layout. ie. street layout and dwelling design that is not conducive to maximising views to the coastline and lack connection and accessibility to the town centre.</li> <li>High portion of vacant residential lots which have been sold, but not yet developed.</li> <li>A number of commercial properties in the town centre are underutilised.</li> <li>Golf course development is well serviced, but located a considerable distance from the central township.</li> <li>Lack of clearly defined entry points for the urban area from Tasman Highway.</li> <li>Vehicle and pedestrian conflict in town centre at intersection of Tasman Highway and Foster Street (within proximity of "The Triangle").</li> <li>Many vacant areas lack clarity in relation to zoning for future use and development, such as large areas of land within the current Coastal Rural Zone.</li> <li>Lack of urban design requirements have resulted in some inappropriately located buildings, eg. large boat sheds on small allotments.</li> </ul> <p>Services and Facilities:</p> <ul style="list-style-type: none"> <li>Tourism related development pressures particularly in the area to the north of the main township.</li> <li>Visitor information centre lacks visibility and definition.</li> <li>There is a lack of parking available in the town centre.</li> </ul>

Opportunities	Threats
<p>Natural:</p> <ul style="list-style-type: none"> <li>▪ Sensitive tourism and residential development focussed on the ecological significance of areas, particularly to the north of the town where there are existing and approved tourism-related activities.</li> <li>▪ Strengthen tourism opportunities in relation to the coastal setting, attractive outlook to beach and mountains.</li> <li>▪ Explore opportunities to encourage connection with the mountainous areas adjoining township ie. Bicheno to provide departure point for hiking and bush walks in Douglas Apsley National Park.</li> <li>▪ Preserve and protect lagoon conservation area.</li> <li>▪ Revitalise and improve the quality of vegetation along coastal foreshore areas, including on Diamond Island.</li> <li>▪ Protect key views and vistas along the coast and from Whalers Lookout and South Lookout Rock.</li> <li>▪ Retain key views from Tasman Highway to the coast.</li> </ul> <p>Settlement Structure, Role and Access:</p> <ul style="list-style-type: none"> <li>▪ Consolidate development primarily within existing urban areas.</li> <li>▪ Revitalise the central commercial area of the town to create improved cohesion, including consolidating key retail/commercial services and tourism visitor information.</li> <li>▪ Draw on the attractive beachfront through urban design guidelines, including maximising connection and viewlines to coast.</li> <li>▪ Capitalise on seasonal population influx during summer months.</li> <li>▪ Build on locational advantage of Bicheno within close proximity to Freycinet National Park and Douglas Apsley National Park.</li> <li>▪ Enhance the gateway treatments at the arrival points into the township.</li> <li>▪ Explore opportunities to preserve significant open space areas within the township and improve open space linkages between the urban areas and beachfront.</li> <li>▪ Enhance and better promote the existing network of scenic walking paths, including the foreshore walking path along the coastline and the Whalers Lookout track.</li> <li>▪ Infill development on vacant sites within the existing urban area.</li> <li>▪ Potential future development opportunities at the Silver Sands site.</li> <li>▪ Broaden the types of land uses within The Gulch area, such as zoning to allow a restaurant or similar use.</li> </ul>	<p>Natural:</p> <ul style="list-style-type: none"> <li>▪ Residential development impinging on significant coastal and ecologically significant areas, particularly nesting areas for birds to the north of the town centre.</li> <li>▪ Residential subdivisions spreading into vegetated hilly areas, resulting in further clearing of vegetation and increased potential for non-sensitive building design that does not respect the surrounding area.</li> <li>▪ Intensive residential development adjoining conservation areas.</li> <li>▪ Conflict exists between natural ecological areas of significance and development pressures, particularly to the north along the coast.</li> <li>▪ Bushfire risk.</li> </ul> <p>Settlement Structure, Role and Access:</p> <ul style="list-style-type: none"> <li>▪ Continuing fragmentation and lack of cohesion for land uses in the town centre.</li> <li>▪ Continued spread of 'ribbon-style' residential development/subdivision further along coast. Note that some infill opportunities exist within the current Rural Residential Zone along the coast to the south of the main town, but no significant expansion opportunities to the south exist due to visual, topographical and vegetation constraints.</li> <li>▪ Poor design response that does not maximise viewlines and aspects to the coast.</li> <li>▪ Balancing infill development in existing urban areas whilst maintaining the open space network and maximising views to the coast.</li> <li>▪ Future development that does not respond to maintaining and protecting the existing conservation areas.</li> <li>▪ Ensuring that development and planning for the town match the current and future trends of land uses (for example, a decline in the commercial fishing industry has been identified as an issue).</li> <li>▪ Ongoing lack of dwelling construction within residential subdivisions that have been sold, but not developed.</li> <li>▪ Continued underutilisation of existing key sites in the town centre that are currently vacant.</li> <li>▪ Future tourism development opportunities needs to be balanced with ensuring that the valued "seaside village" qualities of Bicheno are maintained.</li> </ul> <p>Services and Facilities:</p> <ul style="list-style-type: none"> <li>▪ Inappropriate development in terms of access to services and infrastructure.</li> </ul>

Opportunities	Threats
<ul style="list-style-type: none"> <li>Potential industrial land to the southwest of Bicheno (adjoining existing tip) that provides appropriate buffer distances, depending on future demand and further investigation of the suitability of the land. Revitalise the triangle area of central Bicheno as a key focal point of the town.</li> <li>Ensure disability access is provided for all footpaths.</li> </ul> <p>Services and Facilities:</p> <ul style="list-style-type: none"> <li>Improve visibility, siting and access to the visitor information centre.</li> <li>Maintain boating focus for the waterfront through implementing strategies to manage recreational boating.</li> <li>Enhance The Gulch area as a focus for tourism and fishing, including professional and recreational fishing, diving and departure point for penguin tours. Appropriate rezoning will be required to respond to a declining demand for industrial land (ie. Commercial fishing operations) at The Gulch, with potential for rezoning to accommodate tourism focused activities such as a restaurant/café.</li> <li>Provide more car parking in the town centre.</li> </ul> <p>Cultural:</p> <ul style="list-style-type: none"> <li>Create visible connections with the historic origins of the town associated with whaling and fishing through urban design. This could be achieved through revitalising key sites, such as "The Triangle" site to form a central cultural focal point of the town (ie. sculpture or art installation that builds on the town's historic connections).</li> <li>Enhance the extent, quality and accessibility of visitor information within the town.</li> </ul>	

FIGURE 8 – KEY OPPORTUNITIES AND CONSTRAINTS





## 4 Strategic Context

### 4.1 State

#### 4.1.1 Resource Management and Planning System

The Resource Management and Planning System (RMPS) is the overarching planning and environmental framework which promotes the sustainable development of Tasmania's resources. The system requires local governments to further the objectives of the RMPS through their planning schemes. Several pieces of legislation embody the aims of the RMPS, and the Land Use Planning and Approvals Act 1993 is the principal planning legislation.

The Tasmanian Resource Management and Planning System is based on the following set of objectives:

- to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.
- to provide for the fair, orderly and sustainable use and development of air, land and water.
- to encourage public involvement in resource management and planning.
- to facilitate economic development in accordance with the objectives set out in the above paragraphs.
- to promote the sharing of responsibility for resource management and planning between the different spheres of government, the community and industry in the State.

The Bicheno Structure Plan must facilitate the sustainable development of the settlement's resources as per these objectives.

#### 4.1.2 State Policies

There are currently three State policies as follows:

- The State Coastal Policy 1996 defines the coastal zone as State waters and land within 1km of the high-water mark. It has three principles relating to the protection of natural and cultural values, sustainable use and development, and integrated management and protection. The Structure Plan and the Planning Scheme must be prepared in accordance with the policy. It should be noted that the policy is currently subject to review by the Tasmanian Planning Commission.
- The purpose of the State Policy on Water Quality Management 1997 is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System. It includes a Protected Environmental Values classification system which identifies that there are a number of reserves in the study area that will need to be protected via the Structure Plan.
- The purpose of the State Policy on the Protection of Agricultural Land 2009 is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land. The policy also seeks to protect non-prime agricultural land from conversion to other uses through consideration of its local and regional significance. Whilst there is no prime agricultural land in the study area, there are areas of agricultural land that may require protection.



### 4.1.3 Tasmania Together 2020

*Tasmania Together* is a state-wide visioning document that is used to provide strategic direction for policy and administrative decision-making. The goals of *Tasmania Together* are:

1. A reasonable lifestyle and standard of living for all Tasmanians.
2. Confident, friendly and safe communities.
3. High quality education and training for lifelong learning and a skilled workforce.
4. Active, healthy Tasmanians with access to quality and affordable health care services.
5. Vibrant, inclusive and growing communities where people feel valued and connected.
6. Dynamic, creative and internationally recognised arts community and culture.
7. Acknowledgement of the right of Aboriginal people to own and preserve their culture, and share with non-Aboriginal people the richness and value of that culture.
8. Open and accountable government that listens and plans for a shared future.
9. Increased work opportunities for all Tasmanians.
10. Thriving and innovative industries driven by a high level of business confidence.
11. Built and natural heritage that is valued and protected.
12. Sustainable management of our natural resources.

The Structure Plan will seek to further these goals for Bicheno.

### 4.1.4 Other Strategies

Other state-wide strategies of relevance are as follows:

- Tasmanian Framework for Action on Climate Change
- State Infrastructure Strategy
- Tasmania Health Plan 2018
- Social Inclusion Strategy
- Tourism 21
- The Structure Plan must be prepared in accordance with these documents.

## 4.2 Regional

### 4.2.1 Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Regional Land Use Strategy (STRLUS) was adopted in October 2011. It provides high-level strategic directions to facilitate and manage change, growth and development. The STRLUS includes the following vision:

*“a vibrant, growing, liveable and attractive region, providing a sustainable lifestyle and development opportunities that build upon our unique natural and heritage assets and our advantages as Australia’s southern most region.”*

The document contains a number of strategic directions that address the following:

- *Adopting a more integrated approach to planning and infrastructure*
- *Holistically managing residential growth*
- *Creating a network of vibrant and attractive activity centres*
- *Improving our economic infrastructure*
- *Supporting our productive resources*
- *Increasing responsiveness to our natural environment*
- *Improving management of our water resources*
- *Supporting strong and healthy communities*
- *Making the region nationally and internationally competitive*
- *Creating liveable communities*

The document also contains regional policies on a range of topics.

The STRLUS assigns Bicheno the following roles:

- Regional Function: Township
- Growth Strategy: Moderate – i.e. a 10 to 20% increase in the number of dwellings from 2010 to 2035
- Growth Scenario: Consolidation

#### 4.2.2 Southern Integrated Transport Plan

The Southern Integrated Transport Plan was released in 2010, and includes the following vision that is of relevance to the Bicheno Structure Plan:

We want a transport system that is safe, supports sustainable, liveable communities and promotes industry efficiency and productivity.

In this context, the vision is a regional transport system that:

- maximises the efficient use of current infrastructure, assets and services;
- is well maintained, resilient and managed in a sustainable manner for the long term;
- supports seamless inter-modal connections for passengers and freight;
- is capable of supporting future economic growth and meeting the needs of our communities, while supporting quality of life;
- improves accessibility and safety for all users;
- provides an integrated and well connected transport system for rural and urban areas;
- improves environmental and health outcomes for our community;
- responds to climate change and an oil constrained future by lowering greenhouse gas emissions and reducing car dependency;
- is integrated with land use planning; and
- is planned, coordinated and funded through a cooperative partnership approach between different levels of government and the community.

#### 4.2.3 Southern Tasmania Industrial Land Use Study

There are two parts to this study as follows:

- Stage 1 aims to assess the supply of vacant industrial land in Southern Tasmania and compares this with demand for industrial land over a 5, 15 and 30 year period. The outcomes of Stage 1 are estimates of any shortfalls and/or oversupplies of industrial land for industrial uses by type.
- Stage 2 aims to identify and assess options for potential future new and/or expanded sites for locally significant industrial land clusters, regionally significant industrial land clusters and sites of major industrial activity.

Section 5.3 of this Structure Plan provides details of the relevant sections of the study.

#### 4.2.4 Natural Resource Management Strategy for Southern Tasmania

The Structure Plan will need to protect Bicheno's natural resources in order to achieve the following relevant goals of the strategy:

- Maintain and improve the condition of the Southern Region's natural resources; and
- Contribute to the development of sustainable human communities to provide employment and a quality lifestyle.

## 4.3 Sub-regional

### 4.3.1 Vision East 2030 – The East Coast Land Use Framework

Vision East 2030 was prepared in 2009 for the municipalities of Break O'Day, Glamorgan Spring Bay, Tasman and the eastern coastal and rural parts of Sorell. The framework addresses the future of this region by providing a vision, sustainable planning principles, policies and actions, the latter of which includes the preparation of structure plans for settlements such as Bicheno. Action S13 also provides specific directions for structure plans:

Action S13: Ensure town centre structure plans, master plans and urban design frameworks address the following: provision of commercial land; the form and function of land uses; the movement of vehicles, cycles and pedestrians; parking; urban design; and any other relevant issues.

The overarching vision for the East Coast is:

To enhance the community and economic potential of the East Coast, maintain its natural and cultural heritage assets and values as a living environment, and establish a hierarchy of service centres with appropriate transport linkages to the region and between the settlements.

The vision for the Glamorgan-Spring Bay municipality is:

Increase diverse employment opportunities by encouraging appropriate development of key towns, whilst protecting residential amenity, unique environmental features and significant tourism assets.

Of particular importance is the role assigned to Bicheno in the Settlement Hierarchy. It is identified as one of four townships in the East Coast region, and will be subject to a medium growth population growth strategy. The framework describes townships as having “dominant town centres which provide a number of facilities, some employment opportunities, and convenience shopping”.

The key Vision East 2030 policies which the Bicheno Structure Plan must be prepared in accordance with are:

- Settlement policies:
  - Ensure the growth and development of the East Coast is undertaken in a coordinated manner by planning future growth in accordance with the Settlement Hierarchy.
  - Ensure the growth and development of settlements on the East Coast is undertaken in a coordinated manner by implementing the Population Growth Management Strategies.
  - Ensure urban development is undertaken in a sustainable manner by encouraging the use of infill land.
  - Maintain breaks between the urban areas to support the undeveloped nature of the non-urban coastal areas.
  - Avoid linear development by ensuring land uses between settlements are of a non-urban nature to protect landscapes and views.
  - Ensure rural-residential development is associated with an urban area.
  - Provide a range of residential allotment sizes and dwelling types to meet the needs of an increasingly diverse housing market.
  - Ensure large-scale residential developments are in keeping with local character and control their development through stringent performance standards.

- Provide a range of tourist accommodation in accordance with the functions of the settlements as defined in the Settlement Hierarchy.
- Enhance the amenity of the region's town centres.
- Reduce the fragmentation and improve the function and accessibility of town centres.
- Encourage consolidation of parking in town centres.
- Provide appropriate levels of industrial land to service the community's needs.
- Ensure urban industrial land uses do not adversely impact other land uses.
- Provide direction regarding the provision of community services and facilities through application of the Settlement Hierarchy policy.
- Environment and Heritage policies:
  - Apply the precautionary principle when considering climate change risks.
  - Plan for sea level rise in accordance with relevant State policy.
  - Manage development in areas subject to inundation, flooding, bushfire, and instability, having regard to future trends and relevant State policies.
  - Protect the habitats of threatened fauna and non-threatened fauna of conservation significance.
  - Protect threatened vegetation communities.
  - Identify and protect Aboriginal cultural heritage sites in accordance with the Aboriginal Relics Act 1975 and the new legislation being developed.
  - Identify and protect historic heritage sites of significance in accordance with the Historic Cultural Heritage Act and the new legislation being developed.
  - Identify, maintain and enhance the significant landscapes and views to these.
  - Protect and improve the ecological integrity of coastal and inland environments.
  - Prevent and reduce the fragmentation of the natural environment and improve the connectivity of habitat corridors.
  - Ensure developments are sensitively sited and designed having regard to best-practice urban design and sustainability principles.
- Resource Utilisation policies:
  - Ensure that the location, design and operation of onshore aquaculture activities and the onshore components of fishing and aquaculture activities have regard to the surrounding environment.
  - Avoid unnecessary disturbance to coastal environments to facilitate onshore aquaculture activities.
  - Protect agricultural soils for agricultural use in accordance with the Draft State Policy on the Protection of Agricultural Land.
  - Ensure proposed urban activities do not encroach on existing farming uses.



- Ensure tourist developments in non-urban areas are sensitively sited and designed.
- Ensure proposals for tourist developments in non-urban areas are subject to comprehensive planning assessments that consider environmental, social and economic impacts.
- Tourist developments in non-serviced areas are to provide sustainable and self-sufficient water and sewerage services on site.
- Encourage the use of micro-generation facilities.
- Linkages and Service Provision policies:
  - Ensure significant road improvement and new road creation projects are feasible from a triple-bottom line perspective.
  - Require road improvements and new roads to be sensitively designed to avoid impacts on local features and residents.
  - Encouragement of the continued and potentially extended provision of bus services between key towns in the Settlement Hierarchy and Hobart and Launceston.
  - Enhance walking and cycling opportunities in urban and non-urban areas.
  - Encourage the establishment of tracks and trails that provide recreational opportunities for cyclists, walkers and horse riders.
  - Ensure the ports operate effectively and contribute positively to the amenity of the local areas.
  - Facilitate and encourage the establishment of public boating facilities.
  - Co-ordinate the supply of water and sewerage throughout the region, including matching reticulated services to the functions of the settlements as defined in the Settlement Hierarchy.
  - Provide a comprehensive range of parks, reserves and sporting facilities throughout the East Coast in accordance with the Settlement Hierarchy.
  - Enhance the community's health and their enjoyment of the East Coast through the provision of a range of recreation facilities.

#### 4.3.2 East Coast Marine Infrastructure Strategy

The consultation draft of the East Coast Marine Infrastructure Strategy was released in September 2012. It includes the following recommendations that are relevant to the study area:

Strategic Directions:

5. *Ensure that existing facilities are developed to full potential before any new public facilities are pursued at nearby locations*
6. *Continue the maintenance and upgrade regime for existing facilities to provide for a good level of boating safety and access*
7. *Encourage holistic development of infrastructure with due consideration to coastal vulnerability, sea level rise, connections to existing urban areas and infrastructure and integrating with shore based facilities such as trailer parking and toilets*

8. *Future developments to wharves and jetties to be designed to accommodate a diversity of users*

Recommendations:

- *Scamander – Bicheno: Additional public ramp (investigate Ironhouse Brewery as option subject to adequate access)*
- *Bicheno Boat Ramp, Jetty and Landing: Extend walkway to increase berthing capacity. Master plan for the redevelopment of a marine/tourism precinct around the Gulch*

## 4.4 Local

### 4.4.1 Planning Scheme

The Glamorgan Spring Bay Planning Scheme 1994 is currently being revised in line with Planning Directive 1, which requires that all Councils prepare schemes in line with the State-wide Key Common Elements Template. This will involve the existing zones and special areas being changed so that each property is assigned a new zoning name as per the template. The zones from the existing planning scheme that are presently in the study area are as follows:

- Coastal Rural Zone
- Commercial Zone
- Future Residential Zone
- Industrial Zone
- Open Space Zone
- Residential Zone
- Resort Residential Zone
- Road Zone
- Rural Zone
- Rural Residential Zone
- Special Use Zone
- State Forest Zone

In summary, land within the existing Residential Zone is generally located along the Tasman Highway to the north, west and south of the town centre. Commercially zoned land is located within the town centre generally surrounding the Tasman Highway and Burgess Street, with a mix of Residential, Resort Residential and Special Use Zoned land also within the central area of the township. An area of Industrial Zoned land is located at The Gulch.

Broad areas of Rural Residential Zoned land are located to the south and north of the town centre. The area bounded by the Tasman Highway and the coastline within the northern portion of the study area is predominantly in the Coastal Rural Zone.

The zones from the Common Key Elements Template are as follows:

- General Residential Zone
- Inner Residential Zone
- Low Density Residential Zone
- Rural Living Zone
- Environmental Living Zone
- Urban Mixed Use Zone
- Village Zone
- Community Purpose Zone
- Recreation Zone
- Open Space Zone
- Local Business Zone
- General Business Zone
- Central Business Zone
- Commercial Zone
- Light Industrial Zone
- General Industrial Zone
- Rural Resource Zone
- Significant Agricultural Zone
- Utilities Zone
- Environmental Management Zone
- Major Tourism Zone
- Port and Marine Zone
- Particular Purpose Zone

The application of these will assist in planning for Bicheno by facilitating a finer grained zoning approach. The template also provides for the use of Specific Area Plans that will facilitate the inclusion of planning scheme controls for areas of special interest, such as urban design approaches for the town centre and amenity controls for visually sensitive areas such as land near Diamond Island.

#### 4.4.2 Glamorgan Spring Bay Strategic Plan 2006-2011

The Glamorgan Spring Bay Strategic Plan sets out Council's strategic direction from July 2006 to June 2011. Council's overarching vision is:

"Glamorgan Spring Bay, a welcoming community which delivers sustainable development, appreciates and protects its natural environment and facilitates a quality lifestyle."

Council's desired future will be achieved through focusing on key characteristics and objectives in various areas including Council governance, economic sustainability, environmental sustainability, social sustainability, infrastructure and progressive partnerships.

Key Area 3 of the Strategic Plan relates to the Planned Environment and the key objectives include:

- **Planning legislation:** Link all relevant international, Commonwealth and State Government planning conventions, covenants and legislation to our quality management system, to enable easy access for users, facilitate their understanding and ensure their compliance with the Glamorgan Spring Bay Town Planning Scheme, policies and procedures:
- **Built Environments:** Ensure all growth or redevelopment of built environments is well managed, serviceable and sustainable and will provide communities with benefits which are environmentally, socially and economically balanced.
- **Planned & Managed Infrastructure:** Ensure that all current and future infrastructure development is well planned, managed and aligned to the Glamorgan Spring Bay Council town planning strategy.
- **Waste Management:** In conjunction with each community, develop, implement and monitor an affordable, efficient and environmentally responsible Waste Management Strategy that encourages the participation of local enterprises and communities of interest.
- **Natural Resources:** Engage with individuals and communities to develop, implement and monitor a Natural Environment Plan that will ensure the long term sustainability of our municipality's natural resources.
- **Small "t" Town Plans:** In partnership with local communities and communities of interest, develop and implement individual Town Plans that reflect their local characteristics and requirements and are aligned to the Town Planning Scheme and the broader waste management, environmental, planning and catchment management plans or strategies.
- **Population & Development:** Monitor population growth trends to ensure development remains consistent with communities' needs, expectations and infrastructure capacities.

#### 4.4.3 Freycinet Coast Tourism Strategy 2004-10

The Freycinet Coast Tourism Strategy (2004-10) was prepared by Glamorgan Spring Bay Council to guide the growth of tourism for a five year period in line with the State level Tourism Development Framework. The Strategy identifies the Freycinet region as a key cluster for tourism, located on a major touring route within the Glamorgan Spring Bay municipality and whilst it is now out of date it is still relevant to these areas.

The primary objective of the Freycinet Coast Tourism Strategy is:

"To develop and promote the Freycinet Coast as an attractive and desirable destination for tourists in order to generate employment, business and community benefits, whilst protecting the essential assets of the area - including the culture, character, environment and services of the municipality."

Of relevance to Bicheno's locality within proximity of two key natural resources, being the Freycinet National Park and Douglas Apsley National Park, the strategy identifies:

- Freycinet National Park has moved ahead of the Gordon River and Lake St Clair to become the second most popular National Park destination in Tasmania after Cradle Mountain.
- Douglas Apsley National Park continues to attract visitors to enjoy the forest walks and waterfalls. It is noted that the majority of this National Park is located within the adjoining Break O'Day Council, however, the entrance to the National Park is in the Glamorgan Spring Bay Council area and subsequently opportunity exists for Council to work with National Parks in developing the potential for this park.
- There are limited interpretation facilities of the regions cultural and heritage attractions. Opportunity exists to develop attractions with clearer interpretation of the region's culture and heritage to enhance the visitor's experience and promote these assets of the region.
- Opportunities to improve the area's promotion and distribution of the region's tourism assets exist, including through opportunity to extend the Freycinet Coast's entrance sign program.
- In areas such as Bicheno, long-term infrastructure planning is necessary to support both tourist's and resident's infrastructure needs.



## 5 Land Use and Community Needs Assessment

### 5.1 Residential Land

#### 5.1.1 Trends

The key factors influencing current and future housing trends in Bicheno include:

- Static household size;
- Population influx during the summer months; and
- Ageing population.

#### 5.1.2 Supply

There is currently 102.1 hectares of vacant residential land in the existing urban area, consisting of 49.16 hectares of residential and 52.94 hectares of rural residential land (refer to Figure 5). Allowing for the average allotment sizes and development ratios detailed in Tables 14 and 15 below, this equates to 445 potential allotments under the current zoning. Some of these allotments may be constrained by factors such as topography or access difficulties, and to this end it is likely that the actual number of allotments that could be created will be less than this figure. However, there may also be existing allotments that could accommodate additional dwellings.

TABLE 14 – EXISTING RESIDENTIAL LAND SUPPLY

Existing vacant residential land	49.16 ha
Average dwellings per hectare	8
Total potential residential allotments	393

TABLE 15 – EXISTING RESIDENTIAL LAND SUPPLY

Existing vacant rural residential land	52.94 ha
Average dwellings per hectare	1
Total potential rural residential allotments	52

### 5.1.3 Demand

There are two components to the dwelling projections; dwellings that are a 'place of usual residence' and dwellings that are used as holiday homes.

The population and household size projections allow for estimations to be made of the housing demand for dwellings considered by occupants as their 'place of usual residence'. It must be recognised that this is only a segment of the demand as a significant proportion of dwellings in the settlement are used as holiday houses and as such would not be considered as a place of usual residence.

It is assumed that there will continue to be demand for holiday houses in the area over the coming decades. In order to calculate the demand, a further assumption has been made that the 'unoccupied private dwellings' as identified in the *ABS 2001.0 Basic Community Profile 2011* in the study area are holiday houses. This is considered to be appropriate as the data source counts people based on their place of usual residence.

Analysis of this data has been undertaken to adopt a holiday house demand estimate based on the proportion of place of usual residence dwellings versus unoccupied private dwellings. It is important to recognise that actual dwelling trends may differ and this is to be considered a broad estimate only. Ongoing monitoring and analysis of dwelling approval data and population growth figures will assist in determining the true extent of holiday house demand.

The *ABS 2001.0 Basic Community Profile 2011* suggests that Bicheno's average household size in 2011 was 2.1 people per household (for occupied private dwellings). As described in Section 2.2.2 above, this was well below the state average in 2011 as well as being already below the projected household size average at 2031.

Making some general assumptions, a projection of the future place of usual residence dwelling needs for Bicheno can be made. This projection is shown in Table 16 below.

TABLE 16 – BICHENO DWELLING PROJECTIONS – PLACE OF USUAL RESIDENCE

Average household size	2.1
Projected population growth 2011-2030	103
Projected new dwellings required for place of usual residence by 2030	49

A projection can also be made for the future holiday houses likely to be required in Bicheno by making the assumption that the rate of unoccupied dwellings will stay the same as the population grows. As shown in Table 17, 52.2% of private dwellings in Bicheno are not considered to be a place of usual residence. This means that for every 100 place of usual residence dwellings there are 109 unoccupied dwellings.

TABLE 17 – BICHENO OCCUPIED AND UNOCCUPIED PRIVATE DWELLINGS 2011

	Place of usual residence		Unoccupied	
	No.	%	No.	%
Private dwellings	276	47.8%	301	52.2%

Using the rate of unoccupied dwellings and assuming this rate will stay constant as the population grows; the following projection of the requirement for holiday homes can be made.

TABLE 18 – BICHENO DWELLING PROJECTIONS – PLACE OF USUAL RESIDENCE

	Place of usual residence
Projected new dwellings required for place of usual residence by 2030	49
Rate of un-occupied to occupied dwellings	1.09:1
Total new holiday houses required by 2030	53
Total	102

Based on this very simplistic methodology, the total number of new dwellings required for both place of usual residence and holiday houses by 2030 is 102.

However, as detailed in Section 2.3.1, dwelling approvals have averaged 9 per year since 1999/2000, and have been averaging 13 dwelling approvals issued per year since 2009/2010. This may indicate there is a higher latent demand for dwellings and/or holiday houses than the projections show. If for example the trend of 13 dwelling approvals per year continues, 221 rather than 102 additional dwellings may be sought by 2030. Taking into account the estimated potential supply of residential land calculated in Section 3.1.1 above, which indicates a potential existing supply of up to and around 445 dwellings, it would appear that current supply is more than sufficient to accommodate the projected dwelling takeup to 2030.

One other factor to consider is the growth strategy assigned to Bicheno in the STRLUS (refer to Section 4.2.1). With a moderate growth strategy, Bicheno's growth is limited to 10 to 20%, calculated as the percentage of the number of dwelling existing at the declaration date (i.e. 2011) that can occur across the 25 year planning period (i.e. to 2036). Table 19 below shows that the anticipated demand for dwellings could outpace the STRLUS growth scenario. It is not clear how the STRLUS growth strategies will be enforced if a greater number of dwellings are constructed above the rates assigned to Bicheno.

TABLE 19 – STRLUS GROWTH SCENARIO

Existing dwellings (2011 census data)	577
STRLUS Growth Strategy	Moderate – 10 to 20% increase 2011 to 2036
Maximum additional dwellings anticipated in STRLUS Growth from 2011 to 2036	Increase of approximately 58 to 116 dwellings
Dwellings approved since 2011 census	32
Projected dwellings required per year to 2030 (refer to Table 18)	102
Dwellings required 2014 to 2036 if current trends of 13 dwellings per year continue	221
Total range of dwellings approved since 2011 and potentially required	134 to 253
Difference between STRLUS 20% increase and projected demands	+18 to +137

**Implications:** The Structure Plan will need to consider:

- The provision of land for permanent homes and holiday homes.
- The provision of land for at least 102 and possibly up to and in excess of 221 additional dwellings. Ongoing monitoring of the demand for and supply of dwellings will be necessary to determine how much residential land should be made available.
- The provision of a diverse range of dwelling options to cater for an ageing population.
- Whether to promote infill development i.e. development utilising existing zoned land.

## 5.2 Retail and Commercial Land

There is currently 6.22 hectares of commercially zoned land within Bicheno, mainly centred around the Tasman Highway, Foster Street and Burgess Street. Given the relatively low projected population growth, there is unlikely to be much demand for additional commercial land to service the needs of the local population.

**Implications:** The Structure Plan will need to consider:

- Whether to zone additional land to allow for commercial expansion, including for tourism activities
- Whether to promote infill development of existing commercial land.

## 5.3 Industrial land

The *Southern Tasmania Industrial Land Use Study Stage 1 Report* compares the demand and supply for industrial land, and states that “as a rule of thumb, there should be about 15 years of industrial land available to ensure land prices are not driven up disproportionately”.

The report identifies that the industrial precinct in Bicheno is at The Gulch precinct, and does not identify any vacant industrial land in Bicheno. It concludes that there is no shortfall of local industrial land in Glamorgan-Spring Bay over the period 2011-2026. It also recommends that potential sites to accommodate the long term regional industrial land demand (to a 30 year horizon) for between 188 and 326 hectares should be identified and considered in broad terms.

The *Southern Tasmania Industrial Land Use Study Stage 2 Report* further investigates this latter recommendation, and concludes that there are no sites in Glamorgan Spring Bay that meet the criteria for advancement as industrial sites that could or should be utilised meet the regional demand.

Through the key stakeholder consultation process the potential for utilising The Gulch for non-industrial uses has been raised. To this end, alternative locations for local industrial land uses may need to be explored.

**Implications:** The Structure Plan will need to consider:

- Whether to zone additional land to meet future local industrial land uses
- Whether the Gulch area should accommodate non-industrial uses..

## 5.4 Transport and Access

The provision of a range of transportation options, and in particular non-vehicular modes, is a key aspect of sustainability. Given its size and isolation, public transport options are limited for Bicheno, and the inclusion of walking and cycling routes will be important. This also has an impact for subdivision design, with road layouts that promote permeable urban form being desirable over cul-de-sac style developments.

Private vehicles will of course still have a significant role to play in the settlements, and the provision of sufficient car parking in the town centre is necessary.

**Implications:** The Structure Plan will need to consider:

- Cycle paths
- Walking paths
- Accessible paths that can be used by wheelchairs and motorised scooters
- Public transport
- Parking areas in the town centre
- Large vehicles travelling through the town

## 5.5 Community Services and Facilities

As shown in Table 20, for a population of under 700 people, Bicheno is extremely well resourced.

The projected population increase of 103 people in Bicheno between 2011 and 2030 and the continuing ageing of the population profile will potentially create some increased demand for local provision of health and community services.

In considering future service provision in Bicheno, the below statement made by the *Department of Health and Human Services* in relation to health services is considered relevant to the provision of broader community infrastructure:

*Many Tasmanian communities are small, creating a tension between the desire to deliver comprehensive health services locally and the need to structure services so that they are sustainable. This is a particular challenge for small and/or complex services. (Tasmania's Health Plan 2007).*

Given Bicheno's location on the northern boundary of the local government area, and its small relative population, it is likely that the majority of future service provision will be based in the administrative centre of Swansea with provision for outreach services in Bicheno.

An assessment of the level of community infrastructure provided in Bicheno has been made through analysis of best practice community facility provision benchmarks in Table 20. It must be noted that these benchmarks are derived from a range of sources and are general in nature. On the whole, the benchmarks do not take into consideration levels of isolation or specific community needs. They do however provide a guide to help understand the current and potential community infrastructure requirements for Bicheno.



TABLE 20 – SELECTED COMMUNITY SERVICE AND FACILITY BENCHMARKING FOR BICHENO

Benchmark	Source of benchmark	Application in Bicheno
General practitioner 1 GP per 1000 persons	Australian average Tasmania's Health Plan 2007	Retain access to 1 GP in Bicheno
Maternal and child health 1 full time nurse per 140 births	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Population projections suggest that Bicheno will not reach the threshold of 140 births to justify a full time maternal and child health nurse and should access services on an outreach basis in Bicheno
Community based health centre 1 per 10,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing health service and ensure spaces available for visiting health consultants to provide outreach services in Bicheno
Centre based library 1 per 30,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to library services through a centre based library or through a multi-purpose space that provides library services in Bicheno
Community meeting space 1 space for up to 20 people per 4,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing community meeting spaces in Bicheno. An opportunity to consolidate existing meeting spaces to more efficiently provide services exists.
Multi-purpose community centre 1 per 8,000 population	Planning for Community Infrastructure in Growth Areas ASR Research 2008	Retain access to existing spaces, ensure flexibility of spaces to cater for consulting services, community learning and community meetings.
Residential aged care 44 low care and 44 high care beds per 1000 people aged over 70	Australian Government Department of Health and Ageing	Population projections suggest that Bicheno will not reach the threshold to justify a residential aged care facility and will be required to travel to access this service.

Benchmark	Source of benchmark	Application in Bicheno
Indoor recreation centres 1 per 10,000 population	Planning for Community Infrastructure in Growth Areas  ASR Research 2008	Population projections suggest that Bicheno will not reach the threshold to justify provision and will be required to travel to access this service unless a small facility can be provided in conjunction with the primary school.
Active open space reserves 1 (4-5ha) per 6,000 people	Planning for Community Infrastructure in Growth Areas  ASR Research 2008	Existing active open space should be retained to allow residents to participate in unstructured activity.
Passive open space .7ha per 1000 people	Planning for Community Infrastructure in Growth Areas  ASR Research 2008	Passive open space should be retained to allow residents to participate in unstructured activity.
Government primary school 1 per 8,000 population	Planning for Community Infrastructure in Growth Areas  ASR Research 2008	Retain access to the existing primary school.
Government secondary school 1 per 25,000 population	Planning for Community Infrastructure in Growth Areas  ASR Research 2008	Retain access to the existing secondary school.

While it is clear from the table above that Bicheno is well resourced, it must be considered a future priority to provide adequate infrastructure to allow increasing outreach centre-based services, particularly for residents as they age. This will require flexible spaces that can be used for a range of purposes as needs require. These multi-purpose spaces include consulting suites, a class room and meeting places.

A consideration in the future community infrastructure planning for the investigation area must be the recognition of the need to provide “equity in service provision between urban, regional and rural Tasmania through the use of digital infrastructure” as detailed in the *Department of Infrastructure, Energy and Resources Tasmanian Infrastructure Strategy*. It must also be recognised that the *Department of Health and Human Services Tasmania Health Plan 2018* has identified a future need for additional inpatient beds in Swansea, these additional beds, when delivered will provide additional access to residents of Bicheno.

**Implications:** The Structure Plan will need to provide or consider:

- The provision of health and community services
- The provision of outreach centres

## 6 Vision

The vision for the future of Bicheno is:

***Bicheno will maintain its seaside village feel that balances the township's existing character (which has emerged from its historic fishing and whaling origins) with future growth aspirations. It will provide affordable and diverse living options for residents and holiday accommodation options for visitors. It will realise the potential of its natural, coastal and cultural assets and its location as a gateway to the Freycinet and Douglas Apsley National Parks.***

The objectives and recommended actions in Section 9 provide support for and further this vision.

## 7 Assessment Criteria

A set of assessment criteria based on best-practice strategic land use planning and urban design principles have been developed. Many of these can be applied at a range of scales, from structure planning to individual development proposals. To this end as well as being used to evaluate the structure plan options, they can also be utilised to assess proposed permit applications and planning scheme amendments.

The criteria are framed as a set of questions, and examples of how these could be addressed are provided.

TABLE 21 – ASSESSMENT CRITERIA

Criteria	Example of how the criteria can be met
Strategic land use planning criteria	
<u>Ecology and natural features:</u> Does it protect important flora and fauna and respond to the natural topography?	Avoids development extending uphill slopes, provides an open space network rather than fragmented patches, and retains key views.
<u>Employment:</u> Does it promote a range of employment opportunities?	Provides space for new businesses.
<u>Climate and hazards:</u> Does it consider natural hazards including climate change effects?	Avoids development in areas prone to flooding, bushfires or coastal flooding.
<u>Resources:</u> Does it make efficient use of resources?	Uses existing reticulated infrastructure rather than requiring extensions to be made.
<u>Transport:</u> Does it promote ease of movement?	Promotes walking and cycling through subdivision layouts that utilise connected roads to create permeable access networks that are easy to navigate rather than unconnected cul-de-sacs.
<u>Strategic:</u> Does it accord with other strategic planning documents?	Takes into account Vision East 2030.
<u>Diversity:</u> Does it promote diverse, flexible and	Provides a range of housing options to suit the needs of different households, such as young families,

Criteria	Example of how the criteria can be met
adaptable uses?	single person households, and aged persons.  Includes residential buildings in the town centre that can also be used for business purposes.
Urban design criteria	
<u>Placemaking</u> : Does it create places for people?	Enhances the public realm and provides equitable access to public open spaces.
<u>Legibility</u> : How easy is the place to understand?	Signposts attractions and provides walking routes to them.
<u>Richness and variety</u> : Are there multiple things to do?	The town centre provides activities for a range of different ages and interest groups.
<u>Authenticity</u> : Does it ensure it is designed for the locals first and draw from local culture and history?	Is the town centre designed to encourage locals to shop and spend time there? Are buildings made from locally sourced materials where possible?
<u>Software, hardware and etherware</u> : Does it consider the “hardware” (built form), “software” (activities) and “etherware” (online presence)?	Ensures that public spaces are designed to incorporate their intended uses, such as a town square that can accommodate a market.  Considers the provision of online tourism information as well as information centres.
<u>Creativity</u> : Does it encourage innovative architecture and design?	Uses public art to add legibility and authenticity such as locally-designed bollards and interpretation boards.
<u>Position and synergy</u> : Does it make use of competitive and cooperative arrangements within the town and between other towns?	Encourages multiple restaurants to develop to form a precinct.
<u>Value adding</u> : Does it promote higher value products and more complex experiences?	Farms that also process food and provide food-related tourism facilities on site.

## 8 Structure Plan Options

### 8.1 Identification of Options

In preparing the structure plan, a number of options were considered for the growth and development of the town, as described below:

- Option 1: Settlement extensions for residential uses
  - This option involves rezoning rural land for residential development
- Option 2: Settlement extensions for light industrial uses
  - This option involves rezoning rural land for light industrial development.
- Option 3: Settlement extensions for tourism uses
  - This option involves rezoning rural land for tourism development.
- Option 4: Infill development
  - This option involves using existing urban land for residential development.
- Option 5: No unit development
  - This option bans the development of residential units on small sites.
- Option 6: Unit developments scattered throughout the urban area
  - This option involves allowing residential units on small sites to be located throughout the urban area
- Option 7: Unit developments around the town centre
  - This option restricts the development of residential units on small sites to be located around the town centre only.

### 8.2 Assessment of Options

These options are assessed against the relevant assessment criteria in Table 22.



TABLE 22 – ASSESSMENT OF OPTIONS

Assessment criteria	Option 1 : Settlement extensions for residential uses	Option 2: Settlement extensions for light industrial uses	Option 3: Settlement extensions for tourism uses	Option 4: Infill development	Option 5: No unit development	Option 6: Unit developments scattered throughout the urban area	Option 7: Unit developments around the town centre
<u>Ecology and natural features:</u> Does it protect important flora and fauna and respond to the natural topography?	✗	✓/✗	✓/✗	✓	✓	✓/✗	✓
<u>Employment:</u> Does it promote a range of employment opportunities?	n/a	✓	✓	n/a	n/a	n/a	n/a
<u>Climate and hazards:</u> Does it consider natural hazards including climate change effects?	✓/✗	✓/✗	✓/✗	✓/✗	✗	✓/✗	✓/✗
<u>Resources:</u> Does it make efficient use of resources?	✗	✗	✗	✓	✗	✓/✗	✓
<u>Transport:</u> Does it promote ease of movement?	✗	✓/✗	✓/✗	✓	✗	✗	✓
<u>Strategic:</u> Does it accord with other strategic planning documents?	✓/✗	✓	✓/✗	✓	✗	✗	✓
<u>Diversity:</u> Does it promote diverse, flexible and adaptable uses?	✓/✗	✓/✗	✓/✗	✓	✗	✓	✓

KEY: ✓ = meets criteria

✓/✗ = partially meets criteria and/or could vary from site to site

✗ = does not meet criteria

n/a = not applicable

### 8.3 Recommended Option

The recommended option is based on the amalgamation of a number of development options to identify the most appropriate form of development for Bicheno. It is recommended that a development scenario be adopted that incorporates infill development, a settlement extension for light industrial development, and a town centre that is surrounded by village housing (Options 2, 4 and 7).

The recommended option will further the vision for Bicheno's future by:

- Providing a diversity of housing choice.
- Promoting sustainable land use through infill development and unit developments around the town centre.
- Maintaining its employment functioning and allow for further growth.

## 9 Structure Plan Options

### 9.1 Introduction

The Structure Plan incorporates a range of recommended actions that seek to further the objectives for residential, employment and community land uses, the town centre, and the movement network.

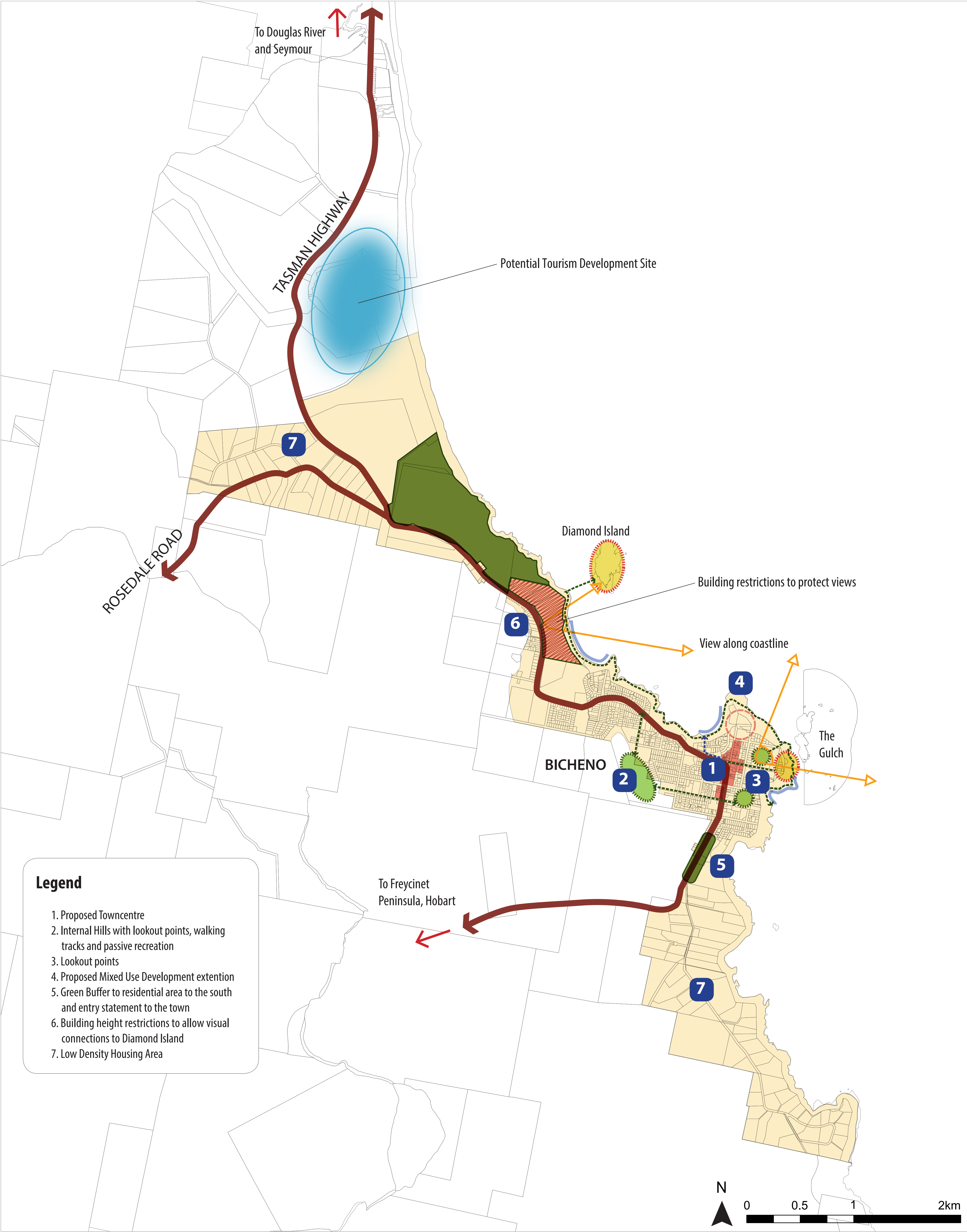
The Regional Framework Map illustrates the key geographically-based recommendations. Recommended improvements for the town centre are provided as separate diagrams.

Broadly the Structure Plan recommends that:

- An urban growth boundary be set around Bicheno to ensure the sustainable and efficient use of land.
- Bicheno's town centre is focussed around the intersection of Burgess and Foster Streets, with future growth to the north along Burgess Street.
- A sufficient supply of residential land is provided that allows for a variety of housing types to be established.
- Bicheno strengthens its tourism assets and positioning along the east coast.
- Existing industrial land at the Gulch is diversified for other uses and a potential new light industrial area is developed.



FIGURE 9 – TOWN CENTRE PLAN



**Legend**

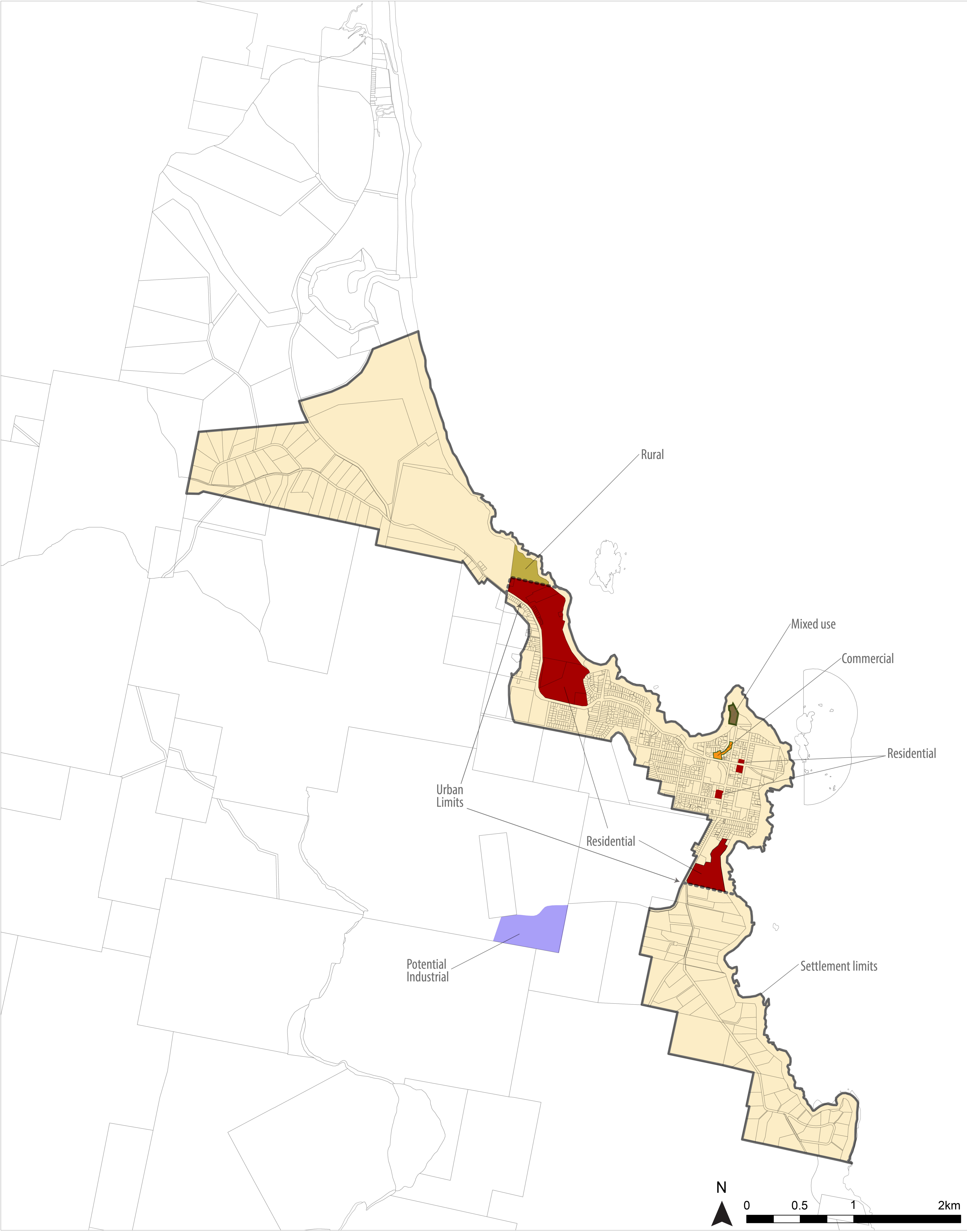
- 1. Proposed Towncentre
- 2. Internal Hills with lookout points, walking tracks and passive recreation
- 3. Lookout points
- 4. Proposed Mixed Use Development extension
- 5. Green Buffer to residential area to the south and entry statement to the town
- 6. Building height restrictions to allow visual connections to Diamond Island
- 7. Low Density Housing Area

**Legend**

- |  |   |  |
|--|---|--|
| Settlement Boundary                                      | Key Development site  | Open Space Breaks                      |
| Proposed Town Centre                                     | Town Hills Walking trails and passive recreation Viewing points | Building Restrictions to Protect Views |
| Key Attractions / Landmarks "The Gulch" "Diamond Island" | Naval Waterfront Attractions                                    | Significant View                       |
| Coastal Walks Pedestrian / Bicycle Trail Connection      | Main Road Connection  |  |

**BICHENO**  
Proposed  
Regional Framework

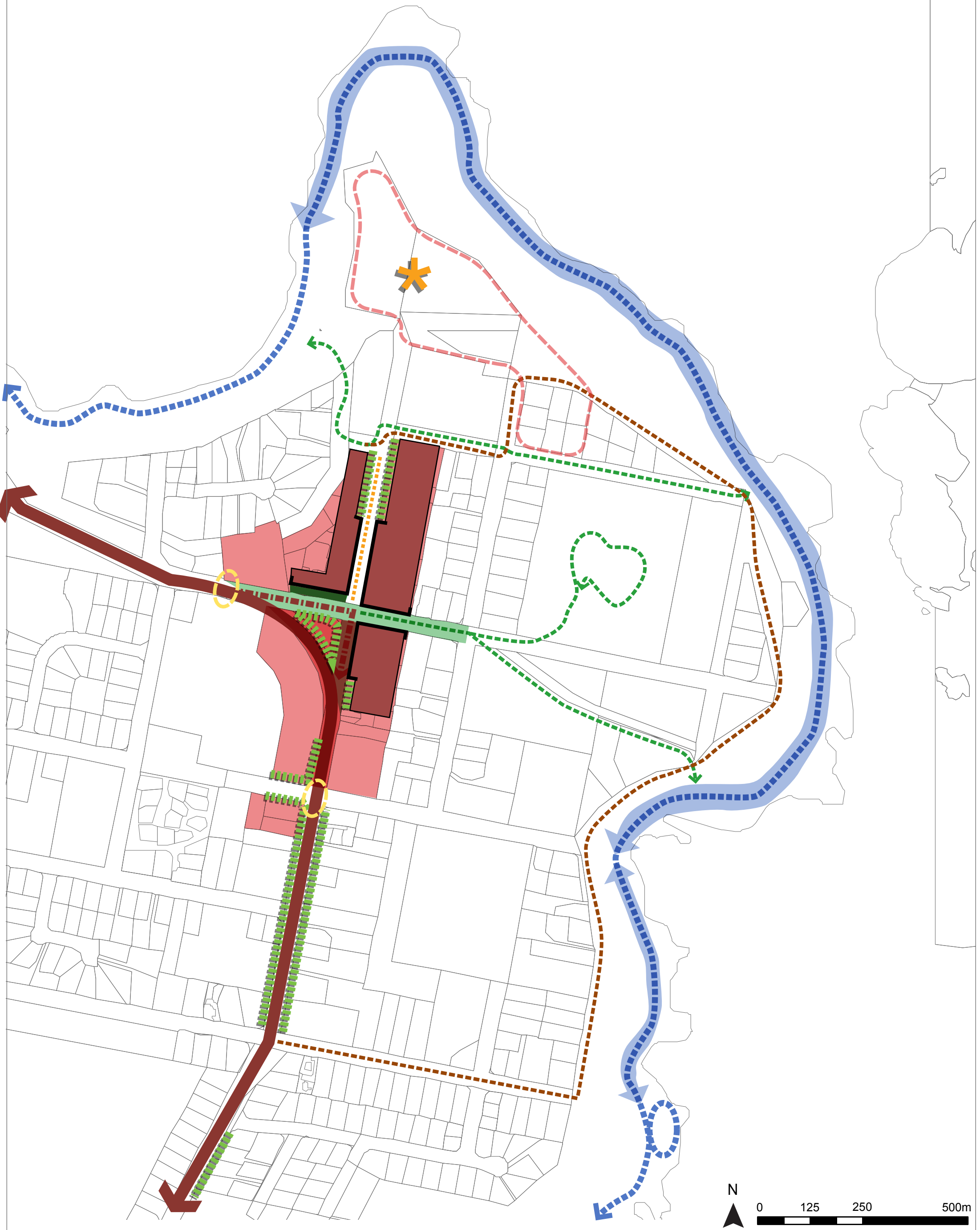

















BICHENO  
Proposed Settlement Limits and  
Zonal Recommendations







Legend

- |   |  |  |                                      |  |   |
|---|--|--|--------------------------------------|--|---|
|  | Main Road Connection                               |   | Key Development site                 |  | 1-2 Storey Retail and Cafe Development  |
|  | Proposed Town Centre                               |   | Pedestrian Walks                     |  | Aerial bundle with underground powerlines to permit tree planting in the middle of Burgess Street |
|  | Coastal Informal Track                             |   | Pedestrian Priority Zone             |  | Garden Buffer and Setback   |
|  | Improved Coastal Walks Pedestrian Trail Connection |   | Town Centre Vehicle Access (One way) |  | Alternative scenic drive  |
|   |  |  | Gateway Treatment                    |  |   |

## 9.2 Residential Land Uses

Residential land uses include standard low density residential dwellings, rural living dwellings, unit developments, and aged care facilities. Any residential rezonings undertaken should be timed so as to contribute to the provision of a 15 year supply of land to meet the projected demand. Given the vacant land analysis indicates there are currently many potential infill development opportunities, these rezonings may not need to occur for a number of years. Monitoring the supply of vacant land will be an important action to ensure that any rezonings occur only when the available land supply drops below 15 years.

A key determinant in the extent of residential development in the northern part of the urban area is the protection of views to Diamond Island. The northern limit has been determined based on visual analysis, cadastral boundaries, and the limit of existing development on both sides of the highway. It is also recommended that the development that does occur in the residential area is of a low scale to protect views.

### 9.2.1 Objectives

The objectives relating to residential land uses are as follows:

- Promote an efficient urban form through the establishment of a settlement boundary.
- Promote infill development by utilising existing residentially zoned land before rezoning more land.
- Provide enough land zoned for residential development to ensure there is a 15 year supply available that meets the projected demand.
- Ensure unit developments are located within walking distance of the town centre.
- Ensure new subdivisions are designed appropriately with consideration of the location of roads, public open space and maintaining key view lines and vistas.
- Make efficient use of existing infrastructure.
- Provide a diverse range of housing options including detached houses, unit development, housing for aged persons, social housing, affordable housing and live-work units.
- Avoid residential developments in unsuitable areas, such as land subject to flooding or landslips, heavily vegetated areas susceptible to bushfires or land containing significant flora and fauna.

### 9.2.2 Recommended Actions

The recommended actions relating to residential land uses are as follows:

- Rezone land in the north of the town residential and rural as depicted on the Proposed Settlement Limits and Zonal Recommendations Map in order to provide residential growth options that protect views to Diamond Island.
- Rezone land adjacent to the town centre residential as depicted on the Proposed Settlement Limits and Zonal Recommendations Map to promote a more consolidated town centre.
- Rezone land in the south of the town to residential as depicted on the Proposed Settlement Limits and Zonal Recommendations Map to promote a consolidated urban form.
- Rezone land near the golf course rural living as depicted on the Proposed Settlement Limits and Zonal Recommendations Map to provide additional residential options.
- Monitor dwelling approval trends and the supply of vacant residential land.
- Include criteria within the Planning Scheme requiring subdivisions proposals to consider:

- the location of roads so that interconnected permeable grid layouts rather than cul-de-sacs are included;
  - the location and size of public open space to ensure that it is appropriate for its intended use, fronted by streets on at least three sides, and overlooked by dwellings to provide passive surveillance; and
  - the location of higher density housing so that it is located within walking distance (approximately 400m) of the town centre and where feasible overlooking public open space.
- Establish appropriate unit development criteria in the Planning Scheme to guide the design and assessment of unit developments in appropriate locations.
  - Consult Aurora Energy regularly regarding residential growth to ensure there is sufficient capacity in the electricity supply network.

### 9.3 Employment Land Uses

Employment land uses include commercial, retail and industrial activities. Tourism land uses are addressed separately in Section 9.4.

The Land Use and Community Needs Assessment in Section 5 concludes that there is a low demand for additional commercial and retail land, but that there may be a longer term need for additional local industrial land.

#### 9.3.1 Objectives

The objectives relating to employment land uses are as follows:

- Diversify land uses in The Gulch area to allow appropriate activities including tourism that are directly associated with the boating and industrial activities but that do not impact on the existing marine infrastructure or on Aboriginal cultural heritage sites.
- In the long term, provide light industrial land in an alternative location to the Gulch if additional land is needed to maintain the 15 year supply identified in the Southern Tasmania Industrial Land Strategy.
- Ensure appropriate buffer distances are provided between industrial activities and sensitive uses such as dwellings.

#### 9.3.2 Recommended Actions

The recommended actions relating to employment land uses are as follows:

- Rezone the western part of the key development site north of Burgess Street mixed use, and include criteria ensuring any developments are sensitive to its context.
- Rezone land at the Gulch to an appropriate mixed use zone that allows port-related industrial uses to continue, whilst diversifying land uses at the Gulch to tourism/commercial uses that are connected with the boating activities.
- Support the recommendations of the East Coast Marine Infrastructure Strategy.
- Investigate the feasibility of rezoning land adjoining the existing waste management centre to light industrial in the longer term if additional land is needed to maintain the 15 year supply identified in the Southern Tasmania Industrial Land Strategy. If the rezoning is implemented, require planting to be established adjacent to the Tasman Highway to screen the visual impacts of the development of this site.

- Monitor commercial and industrial approval trends and the supply of vacant land for these uses.
- Establish appropriate buffer distances around existing and future industrial areas to provide separation from sensitive residential land use.
- Consult Aurora Energy regularly regarding employment and tourism growth to ensure there is sufficient capacity in the electricity supply network.

## 9.4 Tourism Land Uses

With declines in employment sectors such as forestry, tourism is likely to play an increasingly larger role in the local economy. Tourism can bring substantial economic and employment benefits; for example, in their document the National Tourism Planning Guide, the Tourism and Transport Forum estimate that on average, every 10 rooms in an accommodation establishment creates 4.9 jobs in the establishment and that the spillover or multiplier effect of expenditure from the visitors staying in these 10 rooms supports another 13.4 jobs in the general economy. The Guide also recognises that “the ‘supply-side’ of the tourism equation is pivotal to the task of developing destinations that are attractive, intelligently priced, welcoming, easily accessible and well supported”. However, tourism development in inappropriate locations can have amenity and environmental impacts, and so the costs and benefits of proposed tourism developments must be examined on a case-by-case basis.

In order for tourism to play a larger role in the local economy in the future, enhancement of the range of accommodation and attractions on offer is vital. The unique nature of many tourism development proposals means that it can be difficult to predict the specific form, nature and location of future tourism proposals. This is recognised in the Southern Tasmania Regional Land Use Strategy Tourism and Land Use Planning Background Report as follows:

*Major integrated tourism developments, particularly eco-tourism development, are often difficult to accommodate within planning schemes, because they are strongly market driven and spatially predicting the locations of such development is difficult to identify in advance. Given that planning schemes should be drafted to deal with average circumstances, it should therefore be recognised that appropriate planning processes to assess such major tourism developments exists outside of planning schemes (Section 43A of the Land Use Planning and Approvals Act 1993), and that the need to consider a tourism development in accordance with these processes is not a reflection of its merits or otherwise, and therefore the inability of a planning scheme to accommodate such a development should not be justification for its refusal or non-consideration. (pp. 9-10)*

Furthermore, visitors frequently seek accommodation that is located in non-urban areas to enhance wilderness-based travel experiences. The Structure Plan can assist by ensuring the Planning Scheme provides for a facilitative merits-based approach to the consideration of new tourism-related developments.

The recommended actions below include requiring applications for rezonings for tourism accommodation and attractions to provide a net gain in order to be considered for approval. In this context net gain means that the benefits to society of a project proceeding outweigh the costs. Such an assessment must include economic, social and environmental considerations. Generally it is unacceptable to trade off economic benefits against environmental costs, unless it can be shown that solutions are available where developments can take place without undue impacts on the environment. In some instances that may mean environmental offsets must be found, for example, where there is a loss of vegetated areas, this can be offset by new planting elsewhere.

There is a need to tailor environmental assessments to the type of project being proposed. To this end a distinction is made between proposals that need a permit under current zoning and those that need a rezoning. In the first case the development has already been contemplated by the planning scheme therefore all environmental issues should have been considered, and the permit process is merely one of compliance. In the second case the development has not been anticipated, therefore a full assessment is justified. This is further illustrated in Figure 10.

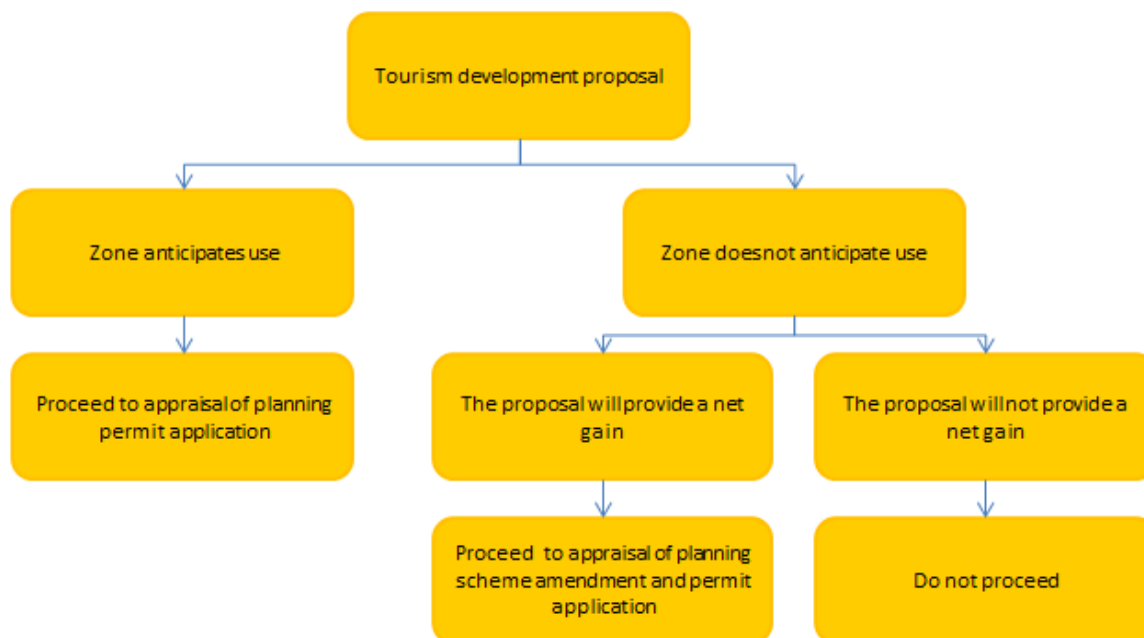


FIGURE 10 – ASSESSMENT PROCESSES FOR TOURISM DEVELOPMENTS

Both streams of approval processes will require potential effects to be reported on to enable the responsible authority to assess applications and, if applicable, to determine whether there is a net gain. Whilst the processes will require different levels of detail commensurate with whether the activity is a discretionary use or a rezoning is required, there are some planning issues that are likely to be relevant in most applications. Below is a list of potential impacts to be considered in assessing tourism proposals. These are based on the Environment Protection Agency Tasmania's *General Guidelines for Preparing a Development Proposal and Environmental Management Plan*, the Tourism and Transport Forum's *National Tourism Planning Guide*, and the South Australian Government's *Design Guidelines for Sustainable Tourism Development*.

- Environmental:
  - Impacts on significant flora and fauna
  - Impacts on vegetation
  - Impacts on water quality
  - Impacts on air quality
  - Bushfire impacts
  - The use of any sustainable building features

- Social:
  - Impacts on Aboriginal cultural heritage and historic heritage
  - Visual impacts of building form, style, and siting, including whether it is an integrated part of its visual context
  - Impacts on public recreational access
  - Impacts on amenity (noise, dust etc)
  - Proximity to services such as restaurants, supermarkets etc
  - Impacts on the transport network
- Economic:
  - Employment generation impacts
  - Investment in local area
  - Ability of site to be efficiently serviced either with reticulated or on-site infrastructure services
- Experiential
  - Degree to which the proposal creates a tourism facility that is different, innovative, authentic, and compelling
- Strategic:
  - Whether the proposal will provide a net gain (for rezoning proposals)
  - Whether on the balance development within 1km of the coastline would be appropriate
  - Whether there will be any cumulative and interactive impacts

A potential tourism development site outside the settlement boundary has been identified on the Regional Framework Plan which affords excellent views and access to the waterfront.

#### 9.4.1 Objectives

- Provide tourist accommodation sites for additional resort, motel and camping accommodation.
- Identify potential large scale tourism development sites.
- Continue to support the provision of bed and breakfast accommodation.
- Provide tourism information sites and wayfinding information.
- Enhance the range of tourism activities available.
- Enhance and promote existing potential tourism features of Bicheno, including the Gulch, the blowhole and Whalers Lookout.
- Provide tourism information sites, including enhancing the existing tourist information centre.



- Diversify land uses in The Gulch area to allow appropriate activities including tourism that are directly associated with the boating and industrial activities but that do not impact on the existing marine infrastructure or on Aboriginal cultural heritage sites.

#### 9.4.2 Recommended Actions

- Encourage tourism accommodation options to be located close to the waterfront and/or to take advantage of key view corridors. A potential tourism accommodation site is identified on the Regional Framework Map.
- Ensure the planning scheme is supportive of the use of private properties for bed and breakfast accommodation.
- Rezone land at the Gulch to an appropriate mixed use zone that allows port-related industrial uses to continue, whilst diversifying land uses at the Gulch to tourism/commercial uses that are connected with the boating activities.
- Consult Aurora Energy regularly regarding employment and tourism growth to ensure there is sufficient capacity in the electricity supply network.
- Ensure the planning scheme is facilitative of the development of tourism accommodation and attractions in appropriate locations by requiring applications for rezonings to provide a net gain in order to be considered for approval.
- Apply the Environmental Living Zone and/or the Rural Resource Zone to land around Bicheno that is suitable for tourist development to provide approval pathways for appropriate forms of tourist accommodation and tourist operations subject to meeting the relevant use and development standards.

### 9.5 Community Land Uses

Community land uses include schools, medical facilities, community facilities, and areas of public open space.

#### 9.5.1 Objectives

The objectives relating to community land uses are as follows:

- Promote co-location and where feasible the shared use of community facilities.
- Provide adequate provision of infrastructure to allow increasing outreach centre-based services.
- Provide areas of public open space that are safe.

#### 9.5.2 Recommended Actions

The recommended actions relating to community land uses are as follows:

- Encourage the continued co-location of community services at the northern end of Burgess Street.
- Ensure areas of public open space are designed, landscaped and developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

## 9.6 Town Centre and Gateway Treatments

This section of the Structure Plan considers the amenity and activities that occur in the town centre.

### 9.6.1 Objectives

The objectives relating to the town centre are as follows:

- Strengthen links between the town centre and the coast through the location of land uses and design treatments, including by directing development to the northern part of Burgess Street.
- Develop a hub for the town centre.
- Identify key development sites.
- Enhance the town centre through urban improvement works.
- Provide entrance treatments to town centre and the urban area.
- Increase car parking provision.
- Protect heritage buildings.

### 9.6.2 Recommended Actions

The recommended actions relating to the town centre are as follows:

- Provide an open space break at the southern entry to the town to provide an entry statement and to provide a green buffer to the residential area to the south.
- Provide an open space break at the northern entry to the town to provide an entry statement and to allow visual connections to Diamond Island.
- Promote an alternative scenic driving route along the coastline to the town centre.
- Encourage appropriate development of the key development sites at the northern end of Burgess Street and the Burgess Street / Foster Street corner.
- Promote the development of 1 and 2 storey retail and café land uses as depicted in the areas on the Structure Plan map.
- Provide garden buffers and setbacks in the areas shown on the Structure Plan map.
- Install aerial bundles and underground the powerlines on Burgess Street to facilitate tree planting within the streetscape as shown on the Structure Plan map.
- Develop an urban plaza as shown on the Structure Plan map and the Town Centre plan.
- Increase the provision of car parking in the town centre through new angled parking bays on Burgess Street as shown on Town Centre plan.
- Provide a gateway treatment to the town centre in the location shown on the Structure Plan map.
- Investigate options to improve the appearance of the blank building walls on the Arts and Crafts building at the corner of Tasman Highway and Morrison Street, such as a mural.
- Establish an appropriate signage and identification strategy to promote key cultural heritage and tourist features of Bicheno.

- Implement planning and urban design strategies to protect and enhance existing heritage buildings, including strengthening connections with heritage origins of Bicheno.



FIGURE 11 – EXAMPLE ENTRANCE TREATMENT FROM SORELL

## 9.7 Movement Network

The movement network includes roads, public transport facilities, and cycling and walking tracks.

### 9.7.1 Objectives

The objectives relating to movement networks are as follows:

- Improve linkages between the town centre and the coast.
- Improve pedestrian access and connection between the town centre and the Whalers Lookout.
- Improve linkages between the key historic buildings and areas of cultural heritage in Bicheno.
- Improve vehicle and pedestrian circulation within the town centre.
- Expand the walking and cycling track network.

### 9.7.2 Recommended Actions

The recommended actions relating to movement networks are as follows:

- Extend the one-way vehicle access along Burgess Street as shown on the Structure Plan map.
- Prepare a Traffic and Parking Management Plan for the town centre.
- Promote pedestrian priority zones in the areas shown on the Structure Plan map.
- Improve the walking and cycling network shown on the Structure Plan and Regional Framework maps.
- Improve the walking tracks to and along the coast (Stages 1 and 2 as shown on the Structure Plan map) by undertaking further design investigations to develop signs, pathways, boardwalks, interpretation markers, and seating in key viewing spots.

## 9.8 Urban Design Principles

Urban design principles articulate techniques to achieve developments that feature high quality form and function, are responsive to the local culture and environment, and that within an overall township framework also exhibit creativity and individual character.

### 9.8.1 Objectives

- Provide guidance to encourage appropriate building forms by including urban design principles in the planning scheme and encourage the development of location-specific urban design plans and guidelines.

### 9.8.2 Recommended Actions

- Include the following urban design principles in the planning scheme:
  - The strengthening and differentiation of local character is encouraged. Town centres in particular can reflect the local culture and history, for example by referencing activities or events specific to the region (e.g. fishing), by incorporating local art and craft in urban details (such as seats, benches, signboards etc), and by coordinated colours and materials.
  - All development proposals
  - Development proposals should include a report that addresses the following:
- Respond to the context, e.g.:
  - Reflect elements of the existing character of an area and seek to contribute to a strengthening of local character to help develop a unique sense of place.
  - Identify and protect key views.
  - Frame and draw attention to key vistas.
- Respect adjoining land uses, e.g.:
  - Avoid undesirable overshadowing of neighbouring properties.
  - Avoid direct overlooking of private outside spaces.
- Incorporate environmentally sustainable design (ESD) features, e.g.:
  - Apply passive solar design principles such as optimising solar access and shading.
  - Provide for natural lighting and ventilation.
  - Optimise thermal insulated mass.
  - Use solar panels.
- Incorporate crime prevention through environmental design (CPTED) features, e.g.:
  - Place windows so that they overlook streets and parking areas.
  - Avoid hidden entrances and alcoves.
  - Group town centre activities to create active streets.

- Incorporate appropriate landscaping, e.g.:
  - Maximise use of indigenous plants.
  - Dwelling proposals
  - Housing and garden design should also be encouraged to respond to and contribute to local character. In general, there are three broad residential characters within Bicheno which can be further developed according to the following principles.
- Dwellings in village settings should:
  - Respect historic buildings by designing with similar scales without using "pastiche" building techniques (e.g. avoid mimicking heritage elements using inappropriate or inauthentic materials).
  - Reflect the scale and setbacks of the existing buildings.
- Dwellings in coastal settings should:
  - Encourage the inclusion of eaves to provide visual interest through light and shade.
  - Encourage the inclusion of decking to promote buildings that address the coastal views.
  - Utilise a range of colours including bright colours reflecting boating colour schemes - e.g. reds and blues.
- Dwellings in green settings should:
  - Encourage the inclusion of eaves to provide visual interest through light and shade.
  - Utilise muted colours that reflect the surrounding vegetation - e.g. greens and browns.
  - Utilise non-reflective building materials - e.g. colourbond rather than uncoloured or unpainted roofing iron.
- Applications for dwellings should include a response that addresses these principles.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



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