

Ordinary Council Meeting - 27 August 2024 Attachments

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Profit and Loss

Glamorgan Spring Bay Council
For the month ended 31 July 2024

Account	YTD Actual	YTD Budget	Budget Var	Var %	2024/25 Budget	Notes
Trading Income						
Rate Revenue	13,880,691	13,871,977	8,714	0%	13,871,977	
Statutory Charges	98,482	56,083	42,399	76%	691,962	1
User Charges	577,921	314,287	263,634	84%	1,026,144	2
Grants	566,987	0	566,987	0%	1,467,660	3
Interest & Investment Revenue	25,919	18,267	7,652	42%	632,404	4
Other Revenue	322,760	330,013	(7,253)	-2%	646,335	
Total Trading Income	15,472,759	14,590,627	882,132	6%	18,336,482	
Gross Profit	15,472,759	14,590,627	882,132	6%	18,336,482	
Capital Grants						
Grants Commonwealth Capital - Other	101,381	450,000	(348,619)	-77%	2,662,443	5
Grants Commonwealth Capital - Roads to Recovery	0	0	0	0%	497,000	
Grants State Capital - Other	260,366	0	260,366	0%	2,626,623	
Total Capital Grants	361,747	450,000	(88,253)	-20%	5,786,066	
Other Income						
Net Gain (Loss) on Disposal of Assets	0	0	0	0%	201,200	
Contributions	7,069	27,500	(20,432)	-74%	330,000	6
Total Other Income	7,069	27,500	(20,432)	-74%	531,200	
Operating Expenses						
Employee Costs	375,170	501,300	(126,130)	-25%	5,496,864	7
Materials & Services	1,030,147	1,394,467	(364,320)	-26%	8,263,316	8
Depreciation	317,926	311,593	6,333	2%	3,712,957	
Interest	(21,669)	18,113	(39,782)	-220%	170,757	9
Other Expenses	14,406	16,155	(1,749)	-11%	237,860	
Total Operating Expenses	1,715,980	2,241,628	(525,648)	-23%	17,881,754	
Net Profit	13,756,779	12,348,999	1,407,780	11%	454,728	
Total Comprehensive Result (incl Capital Income)	14,125,595	12,826,499	1,299,096	10%	6,771,994	

NOTES OF BUDGET VARIANCES > \$50k and >10%.

- Charges higher than forecast across plumbing permits, 132 and 337 certificates, building permits etc
- Timing, marina berth fees income received earlier, following new marina licences arrangements.
- Black summer bushfire grant funds for telstra works rolled over from prior year, not yet spent.
- Higher than expected interest on investments
- Black summer bushfire grant funds for helipad rolled over from prior year not yet spent \$211k. Community Development Grant Bicheno Gulch funds received early in June \$450k.
- Contribution lower than the estimates for open space, stormwater and subdivisions.
- Staff vacancies creating shortfall in work productivity.
- Timing; Some periodic charges not received for IT, medical, insurances, water, waste and infrastructure activities.
- End of year apportionment of loan repayments.

Statement of Financial Position

Glamorgan Spring Bay Council

As at 31 July 2024

Account	31 July 2024	30 June 2024
Assets		
Current Assets		
Cash & Cash Equivalents	9,016,260	8,036,845
Trade & Other Receivables	14,424,811	2,515,905
Other Assets	0	(355,355)
Trade & Other Receivables - Marina	355,355	355,355
Total Current Assets	23,796,426	10,552,751
Non-current Assets		
Investment in Water Corporation	33,872,244	33,872,244
Property, Infrastructure, Plant & Equipment	212,815,984	213,133,910
Total Non-current Assets	246,688,228	247,006,154
Total Assets	270,484,654	257,558,905
Liabilities		
Current Liabilities		
Trade & Other Payables	780,844	908,886
Trust Funds & Deposits	394,402	394,402
Provisions	721,295	721,295
Contract Liabilities	0	928,735
Interest bearing Loans & Borrowings	364,961	384,912
Trust Funds & Deposits - Retention Monied Held	30,517	30,517
Total Current Liabilities	2,292,019	2,647,452
Non-current Liabilities		
Provisions	51,738	51,738
Interest Bearing Loans & Borrowings	5,434,693	5,434,693
Total Non-current Liabilities	5,486,431	5,486,431
Total Liabilities	7,778,450	8,133,883
Net Assets	262,706,204	249,425,022
Equity		
Current Year Earnings	14,002,477	4,941,530
Retained Earnings	99,834,435	94,892,905
Equity - Asset Revaluation Reserve	147,403,564	147,403,564
Equity - Restricted Reserves	1,465,727	1,465,727
Total Equity	262,706,204	248,703,727

Capital Works DetailGlamorgan Spring Bay Council
Budget 2024-25

Dept	Capital Item	Cost YTD	% cost spent	Status	Carry Fwd Funds @ 30.6.24	Renewal Works	New Works	Budget 2024/25	Council Funded	External Funded	External Funding Source
Roads, Footpaths, Kerbs											
	Road accessibility (Black Summer)	-	0%	In progress	30,000			30,000	-	30,000	Black summer bushfire recovery
	Storm Damage Projects 2022	-	0%	In progress	160,051			160,051	27,449	187,500	Emergency management fund
	Footpath and disability compliance renewal 2024-25	-		Not Started				-			
	Kerb & Channel Renewal 2024-25	-		Not Started				-			
	Resheet Program	-	0%	In progress		100,000		100,000	100,000	-	
	Pavement Renewal Program	-	0%	In progress		400,000		400,000	400,000		
	Reseal Program	-	0%	In progress		600,000		600,000	103,000	497,000	Roads to recovery
	Triabunna Tomorrow Streetscapes	-	0%	Design		400,000	175,000	575,000	-	575,000	State Government MOU
	Bicheno Urban Design Streetscape	-	0%				100,000	100,000	-	100,000	State Government MOU
	Swanwick Footpath 130 m kerb and road repair stage 2	-	0%	Design			60,000	60,000	20,000	40,000	State Vulnerable road user program Round
	Kerb & Channel Bluff Crt	-	0%				50,000	50,000	50,000		
	Design allocation	-	0%				75,000	75,000	75,000		
	Contingency	-	0%			40,000		40,000	40,000		
Total Roads, Footpaths, Kerbs		-	0%		190,051	1,540,000	460,000	2,190,051	760,551	1,429,500	
Bridges, Culverts											
	Bridge - 17 Acre Creek Bridge Wielangta Rd	-	0%			400,000		400,000	80,000	320,000	Subject to Federal grant approval Bridge
	Bridge - 24 Ferndale Rd	-	0%			150,000		150,000	150,000		
	Unemployed Gully / Brockley Rd Bridge	-	0%			70,000		70,000	70,000		
Total Bridges, Culverts		-	0%		-	620,000	-	620,000	300,000	320,000	
Parks, Reserves, Walking Tracks, Cemeteries											
	Bicheno Triangle	810	0%	In progress	492,300			492,300	-	492,300	Community Development Grant Cwth
	Bicheno Gulch	4,397	1%	In progress	698,390			698,390	-	698,390	Community Development Grant Cwth
	Coles Bay Foreshore	71,303	145%	In progress	49,008			49,008	-	49,008	Community Development Grant Cwth
	Walking/Cycling strategy	-	0%		20,000			20,000		20,000	Department of Health State
	Playground Renewals	-	0%			20,000	80,000	100,000	100,000		
	Playground Bicheno Lions Park	-	0%			100,000		100,000	100,000		
	Orford Foreshore Masterplan	-	0%			100,000	118,400	218,400	218,400		Contribution POS
	Orford Transfer Station Fencing	-	0%			10,000		10,000	10,000		
	Our Park Precinct Plan	-	0%				10,000	10,000	10,000		
	Bicheno Skate Park Carpark	-	0%				90,000	90,000	90,000		
Total Parks, Reserves, Walking Tracks, Cemeteries		76,510	4%		1,259,698	230,000	298,400	1,788,098	528,400	1,259,698	
Stormwater & Drainage											
	49 Rheban Rd design to West Shelley Bch Nautilus Detention Basin	-	0%	In progress	35,000		165,000	200,000	200,000		
	Holkham Court	-	0%	In progress	11,558		35,000	46,558	46,558		Contribution Stormwater
	Pit and Pipe Renewal Program	-	0%	In progress	20,559	100,000		120,559	120,559		
	System Upgrade	-	0%			20,000	20,237	40,237	40,237		
	Taswater infiltration Program	-	0%				50,000	50,000	50,000		
	SQID program	-	0%				30,000	30,000	30,000		Contribution Stormwater
Total Stormwater & Drainage		-	0%		67,117	120,000	300,237	487,354	487,354	-	

Capital Works DetailGlamorgan Spring Bay Council
Budget 2024-25

Dept	Capital Item	Cost YTD	% cost spent	Status	Carry Fwd Funds @ 30.6.24	Renewal Works	New Works	Budget 2024/25	Council Funded	External Funded	External Funding Source
Building											
	Heli-pad Swansea Emergency Services	-	0	In progress	103,245			103,245	0	103,245	Black summer bushfire recovery
	Coles Bay Hall Annexe	-	0	permit stage	593,132			593,132	163,132	430,000	Community Infrastructure Round 3 & Tas
	Public Amenities	-	0	design	100,000		350,000	450,000	100,000	350,000	State Government MOU
	Bicheno Skate Park Toilet	-	0				106,000	106,000	26,000	80,000	State Government MOU
	Toilet Raspins Beach OFMP	-	0			300,000	115,000	415,000	15,000	400,000	Contribution POS
	Bicheno Surf Club and Toilet upgrade	-	0			150,000	100,000	250,000	100,000	150,000	State community Grant
	Triabunna Rec Ground	-	0				100,000	100,000	100,000		
	Black water Bicheno relocation	-	0			10,000		10,000	10,000		
	Total Building	-	0%		796,377	460,000	771,000	2,027,377	514,132	1,513,245	
Marine Infrastructure											
	Saltworks Toilet	-	0	In progress	100,000			100,000	-	100,000	Community Infrastructure Round 3
	Saltworks Boat Ramp Upgrade	-	0	In progress	99,123			99,123	-	99,123	State Grant MAST
	Total Marine Infrastructure	-	0		199,123	-	-	199,123	-	199,123	
Sewerage											
	Swanwick Waste System Pump Upgrade	-	0	Not started		15,000	-	15,000	15,000		
	Total Sewerage	-	0%		-	15,000	-	15,000	15,000	-	
Plant Equipment & Other											
	IT Computer equipment	3,760	13%	In progress		30,000		30,000	30,000		
	CRM Software implementation costs	-	0%			-	13,000	13,000	13,000		
	Office Equipment	-	0%			10,000		10,000	10,000		
	Waste Chipper	-	0%				250,000	250,000	125,000	125,000	Emergency Management State subject to
	Waste Bulk Skip Bins	-	0%	quotes			100,000	100,000	100,000		
	Emulsion Trailer	-	0%				43,000	43,000	43,000		
	Grader (low hrs)	-	0%			420,000		420,000	420,000	-	
	Mower replace 2017 Mower JDeere Coles Bay	-	0%			30,000		30,000	30,000		
	Small plant & Equipment	-	0%			15,000		15,000	15,000		
	Truck 16t tipper replace 2008 Hino16t A85NU Swansea	-	0%	In progress		190,000		190,000	190,000		
	Truck 7.5t tipper w crane replace 2010 Hino 7t B79TI Bicheno	-	0%	In progress		105,000		105,000	105,000		
	Ute Dual Cab 4wd replace Ute BT50 H92ME	-	0%	In progress		50,000		50,000	50,000		
	Ute extra Cab 2wd replace Ute Dmax H40SF	-	0%	In progress		45,000		45,000	45,000		
	Wagon replace MUX I42CX Works	-	0%	In progress		45,000		45,000	45,000		
	Wagon replace MUX I62BW Plumbing	-	0%	In progress		45,000		45,000	45,000		
	Wagon replace Ute Dmax J30LP P&D	41,198	92%	complete		45,000		45,000	45,000		
	Total Plant Equipment & Other	44,958	3%		-	1,030,000	406,000	1,436,000	1,311,000	125,000	
	Total Capital Works	121,468	1%		2,512,366	4,015,000	2,235,637	8,763,003	3,916,437	4,846,566	



Glamorgan Spring Bay Council **Orford-Triabunna Structure Plan**

Final | August 2024



Acknowledgement of Country

ERA Planning and Environment acknowledges palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters. We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

ERA Planning Pty Ltd trading as ERA Planning and Environment

Cover image: Triabunna Wharf. Source: Jess Oakenfull

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& ENVIRONMENT

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Section 1: Introduction

About the project

Glamorgan Spring Bay Council engaged ERA Planning and Environment (ERA) to review and prepare updated structure plans for the main towns in the local government area. Existing structure plans were prepared between 8 and 10 years ago. Therefore there was a need to ensure that the planning and development direction for each town is based on contemporary circumstances.

In the period since the previous structure plans were prepared, Glamorgan Spring Bay has not only seen population growth but demographic change. With an ongoing increase in average age, and decrease in residents per household, the types of housing and services provided in the future will need to respond to support a thriving community.

At the same time, the importance of the area to the Tasmanian visitor economy and its popularity as a holiday home location have increased. During the summer period there are noticeable seasonal population pressures being experienced in the Glamorgan Spring Bay area with some town services struggling to meet demand.

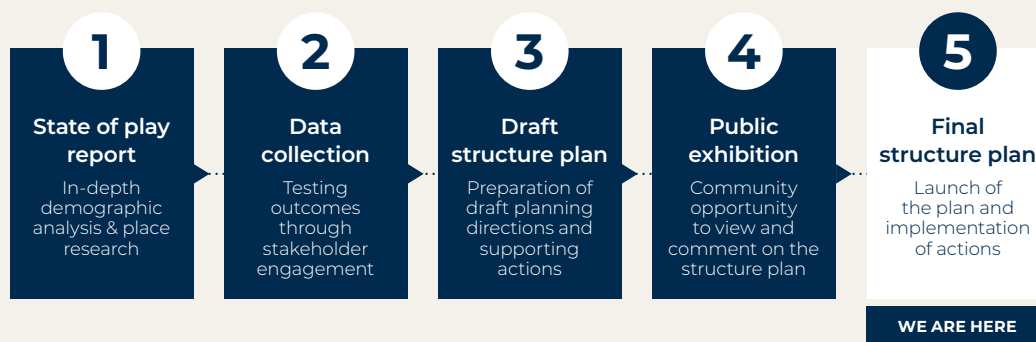
A separate structure plan has been prepared for each of the main townships. Each structure plan aims to:

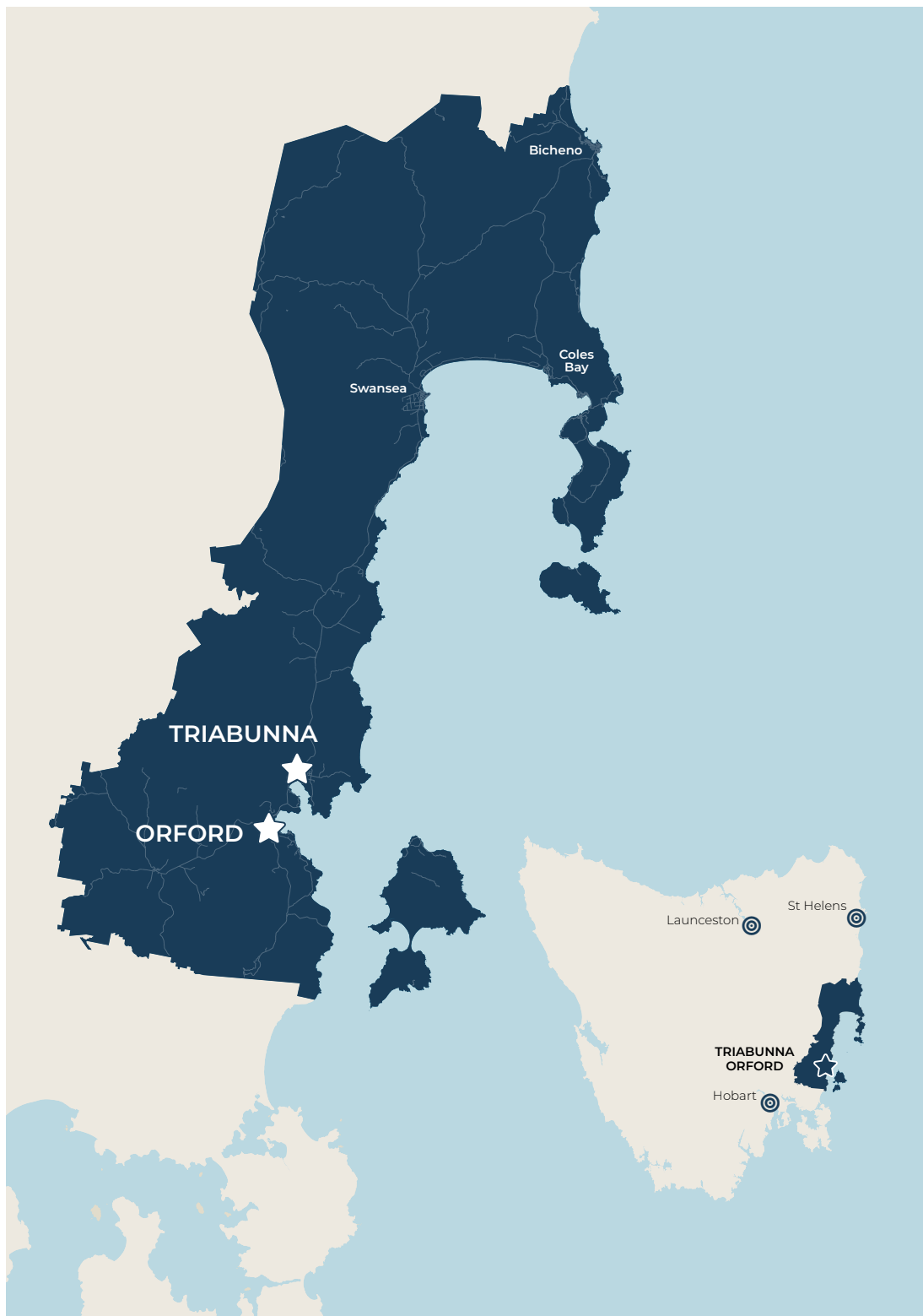
- Establish a planning framework to guide sustainable growth and economic resilience.
- Deliver growth in a way that reflects community values, enhances the qualities of the township, and creates affordable and diverse housing opportunities.
- Guide the development of a high-quality, accessible open space network that connects the community to their natural surroundings and each other.
- Create a prosperous and vibrant town centre that supports the local community and attracts greater visitation.
- Protect environmental assets and agricultural land that support key industries.

This structure plan presents a strategic planning framework to guide growth and change in Orford and Triabunna over the next 10 years to 2034.

The process

The project methodology follows five key stages:



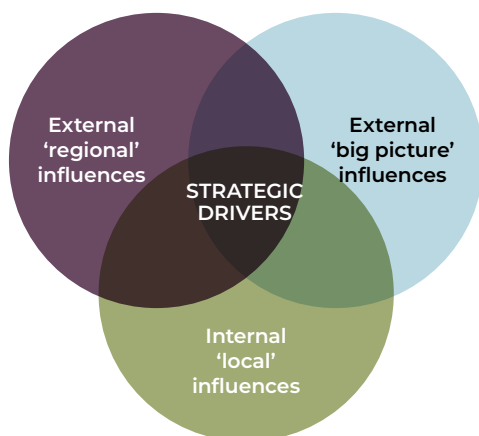




What is a structure plan?

A structure plan is a strategic document used by a local Council as a framework for land use and development decisions in a local area. It identifies and prioritises growth opportunities and guides the application of zoning, overlays and local provisions in the planning scheme.

A structure plan applies higher order planning policies, such as State Policies or the Southern Tasmania Regional Land Use Strategy to a local area. The scope of a structure plan can also include urban design outcomes specific to the area, supporting the desired built character.



The planning environment strategic drivers

A structure plan, while expressing aspirations about what the future will look like in a local place, is not a population or economic strategy. Rather, it relies on data and projections to understand future growth scenarios so that it can manage predicted growth and change in an area.

As part of understanding future scenarios, a structure plan will analyse the planning environment, which comprises three components:

- **The macro, external 'big picture' environment** – which comprises the broader economic, social, technological, environmental, legislative and policy factors that influence where people want to live, work and invest. They include policy settings at the state and federal level as well as macro-economic, environment and social trends.
- **The micro, external 'regional picture' environment** – which are external factors that Council has capacity to influence or shape through active intervention. These will include community perspectives, population projections, and regional industry and economic drivers.
- **The internal 'local' environment** – which comprises local factors like land characteristics, the presence of natural hazards or values, infrastructure capacity and Council's strategic plan. Council may or may not have the ability to influence or shape these.

These elements of the planning environment are explored in sections 4 and 5 of the report.

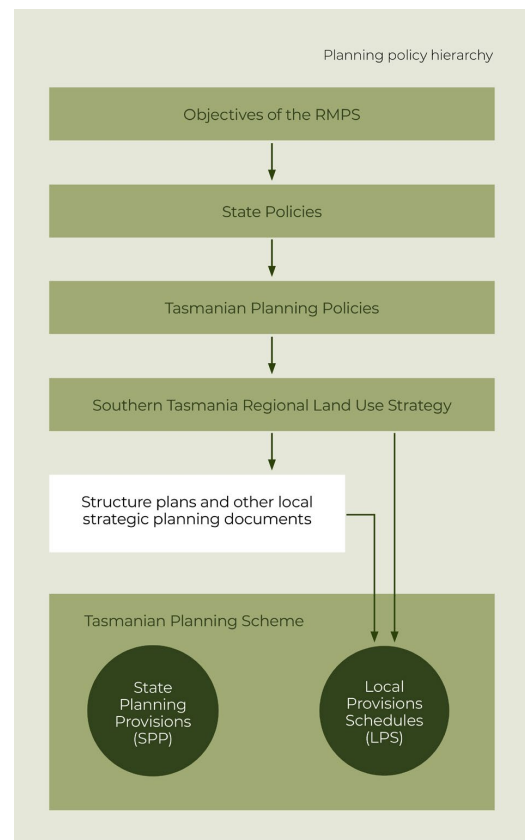
Policy context

Land use and development in Tasmania is undertaken within the framework of a planning system known as the Resource Management and Planning System (RMPS). The RMPS comprises a suite of legislation, supported by a network of planning schemes, policies and strategies. The RMPS provides a legislative framework for decision-making to ensure the sustainable use and development of Tasmania's natural and physical resources.

Key elements of the RMPS that have been considered in this structure plan include:

- **State Policies** – which are made under the *State Policies and Projects Act 1993* and articulate the State's position on significant matters relating to the sustainable development of land. All decisions under the RMPS are required to be consistent with relevant State Policies. The principles and requirements of the *State Coastal Policy 1996* and the *State Policy on the Protection of Agricultural Land 2009* have been particularly relevant to this structure plan.
- **Tasmanian Planning Policies (TPPs)** – which provide strategic direction on land use planning matters relevant to decisions under the *Land Use Planning and Approvals Act 1993*. Draft TPPs have been prepared and are currently being reviewed by the Tasmanian Planning Commission. The Draft TPPs have been broadly considered in this structure plan.
- **The Southern Tasmania Regional Land Use Strategy (STRLUS)** – which establishes the medium- to long-term strategic direction for Southern Tasmania. The STRLUS assigns settlement strategies to towns in Southern Tasmania to prioritise growth. Orford is currently considered a township with a low growth strategy and is assigned a consolidation growth scenario that primarily focuses on infill development. Triabunna is currently considered a district town with a moderate growth strategy and is assigned a consolidation growth scenario that primarily focuses on infill development. The STRLUS is currently under review and this structure plan will inform that process.

Structure plans are not statutory documents in the RMPS. The State Planning Office has prepared structure plan guidelines which have been considered when developing this document.



Policy framework for Glamorgan Spring Bay

Section 2: Community engagement

What makes Glamorgan Spring Bay a great place to live, work and visit?

That's what we asked the community when we commenced engagement for the project. Across the two engagement periods we heard from more than 470 people who told us what they value about the area and what they feel is important to a bright future for Glamorgan Spring Bay. Draft Structure Plans were publicly exhibited in May-June 2024. Feedback received from the community was used to inform this final structure plan to ensure the directions and actions best benefit the local community.

Key themes

Five themes were identified from engagement feedback and have been used to guide the contents of this structure plan, including how we plan for the future of the town (Section 4).

These themes also guide how we consider Orford and Triabunna's strengths and weaknesses, and look ahead to potential opportunities and challenges (Section 5).

Housing and accommodation

This theme relates to housing provision, diversity and affordability, as well as home ownership and rental availability. It also considers visitor accommodation and short-term holiday rentals.

Industry and employment

This theme considers existing and emerging industries, and future job opportunities. It also relates to commercial and retail offerings.

Infrastructure and connectivity

This theme relates to utility infrastructure provision and maintenance and infrastructure planning for growth. It also considers transport connections (private, public and active transport modes).

Social infrastructure and services

This theme considers healthcare and community services, education and arts opportunities, and recreation and sporting facilities.

Environment and landscape

This theme relates to climate change resilience and the protection of environmental values. It also considers landscape and connection to place.

Engagement methods

The process included a number of face-to-face and online engagement methods. They included:

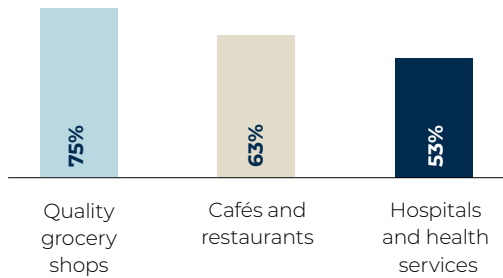


Survey results

A summary of results from the online survey is provided below. These responses are municipality-wide, rather than specific to a single township.

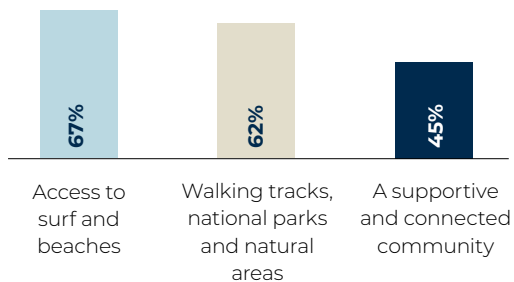
Important facilities and services

What are the most important facilities and services that you currently use in Glamorgan Spring Bay?



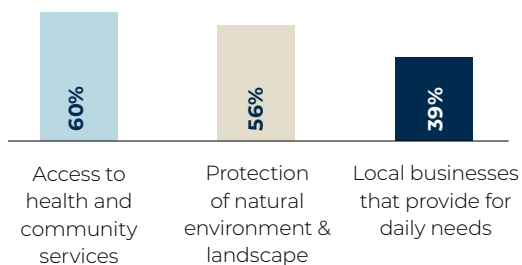
What do you value?

What do you value the most about living in or visiting the Glamorgan Spring Bay area?



Shaping a positive future

What will shape a positive future in the Glamorgan Spring Bay area?



In one sentence, what are your aspirations for the community and local character of Orford and Triabunna?

The quotes below are from community members who took the online survey.

To build a cohesive community that is able to provide more services and adequate housing for employees

To support Triabunna as a vibrant service hub whilst allowing Orford to develop as a residential/holiday precinct in a planned and sustainable manner

Respect the natural and cultural values, enhancing safety and a sense of community

I want all people to feel safe, proud of local history and that they belong





Section 3: About Orford and Triabunna

Orford and Triabunna are settlements located on Paredarerme pungenna country, on Tasmania's East Coast. They are some of the main township areas located in the Glamorgan Spring Bay municipality, along with Swansea, Bicheno and Coles Bay. While distinct townships in their own right, Orford and Triabunna are considered together due to their proximity and Orford's reliance on Triabunna for services.

Orford is located approximately 7km south of Triabunna. Together these towns are at the southern end of the Glamorgan Spring Bay municipality, with nearby villages including Buckland to the west, and Little Swanport and Pontypool to the north.

Orford is a small coastal township, with access to several beaches as well as the Prosser River and Prosser Bay. It is bordered by heavily vegetated areas to the west and south, enhancing its landscape setting.

Triabunna serves as a regional industrial hub, hosting a deepwater harbour and port area. The town is relatively flat, with a central commercial and retail district interspersed with residential and industrial zones. Triabunna's proximity to Maria Island, coupled with its port facilities, position it as a key departure and arrival point for tourist ferries to the island. Triabunna has been in a state of transition since the sale and closure of the Triabunna Mill in 2011.



Maria Island ferry terminal.
Source: Jess Oakenfull

Population profile

- Orford recorded a total 685 permanent residents at the 2021 Census, while Triabunna recorded 905.
- The collective population grew by around 8% between the 2016 and 2021 Census.
- Orford has a median age of 62, while Triabunna has a median age of 51.
- Two-thirds of dwellings in Orford were unoccupied on the last census night, indicating a very high proportion of holiday homes in the township.
- Around 80% of dwellings in Triabunna were occupied on the last census night, indicating a strong permanent population.



Orford 62
Triabunna 51



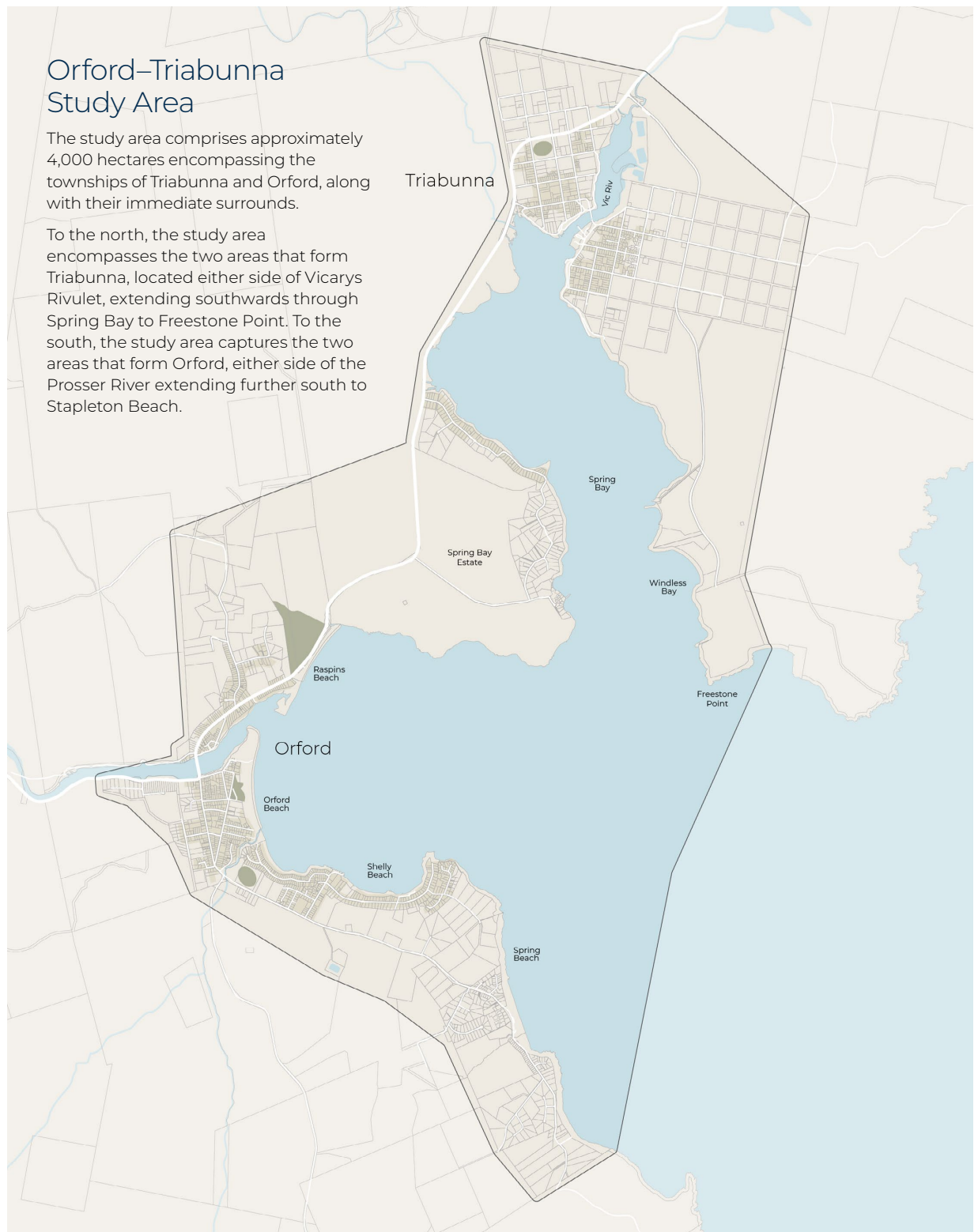
High median age compared to Greater Hobart population



Orford
Predominantly holiday homes



Triabunna
Predominantly permanent residents



Section 4: Planning for the future

Housing and accommodation

Housing profile

Orford

A growing yet ageing population, coupled with small household sizes and demand for varied housing, will shape the town's future development. Orford's coastal lifestyle is increasingly appealing, and with easy access to Greater Hobart, it is driving dwelling demand, particularly in the holiday home market. Preserving the town's character and attractiveness will require thoughtful planning and consideration to meet this demand.

Residential development in Orford spans both sides of the Prosser River, extending north towards Raspins Beach, and south to Shelly Beach and Spring Beach. The pattern of development is relatively linear and follows the Tasman Highway and Rheban Road, with a concentration eastward towards the coast. Housing is broadly characterised by low density development in the township's core, and rural residential development at the outer settlement, although newer residential subdivisions with increased density are emerging.

Population projections prepared by REMPLAN indicate a rise in population from 685 residents at the 2021 Census to approximately 822 by 2046¹. It is important to note that this is likely to be an underestimation as the REMPLAN projects did not include Spring Beach area. In addition, the figure does not include uplift from potential development at Rheban Road or Spring Bay Estate.

Local growth will coincide with a significant increase in overnight visitors to the area. On census night in August 2021, around two-thirds of dwellings in Orford were recorded as unoccupied, pointing to a sizeable number of seasonal or occasional residents who either own a second property for holiday purposes or rent out their homes through online platforms.

Triabunna

Residential development in Triabunna is clustered on either side of Vicarys Rivulet, with a bridge connecting the two areas from Vicary and Boyle streets. Triabunna is characterised by a consistent grid pattern, resulting in deep allotments. Housing is primarily low density with rural residential development around the edge of the town. While newer villa style multiple dwelling developments with increased density are emerging, a high number of vacant lots exist in Triabunna.

Population projections undertaken by REMPLAN¹ indicate that Triabunna's population may reduce from the 905 residents recorded at the 2021 Census to approximately 882 by 2046. It is important to note that this figure does not include any uplift from potential development at Spring Bay Estate or increased demand arising from employment opportunities. While housing demand in Triabunna is not as strong as in other townships in the municipality, important considerations for shaping future planning are the township's role as a regional service provider, the presence of serviced land and the relative affordability of housing.

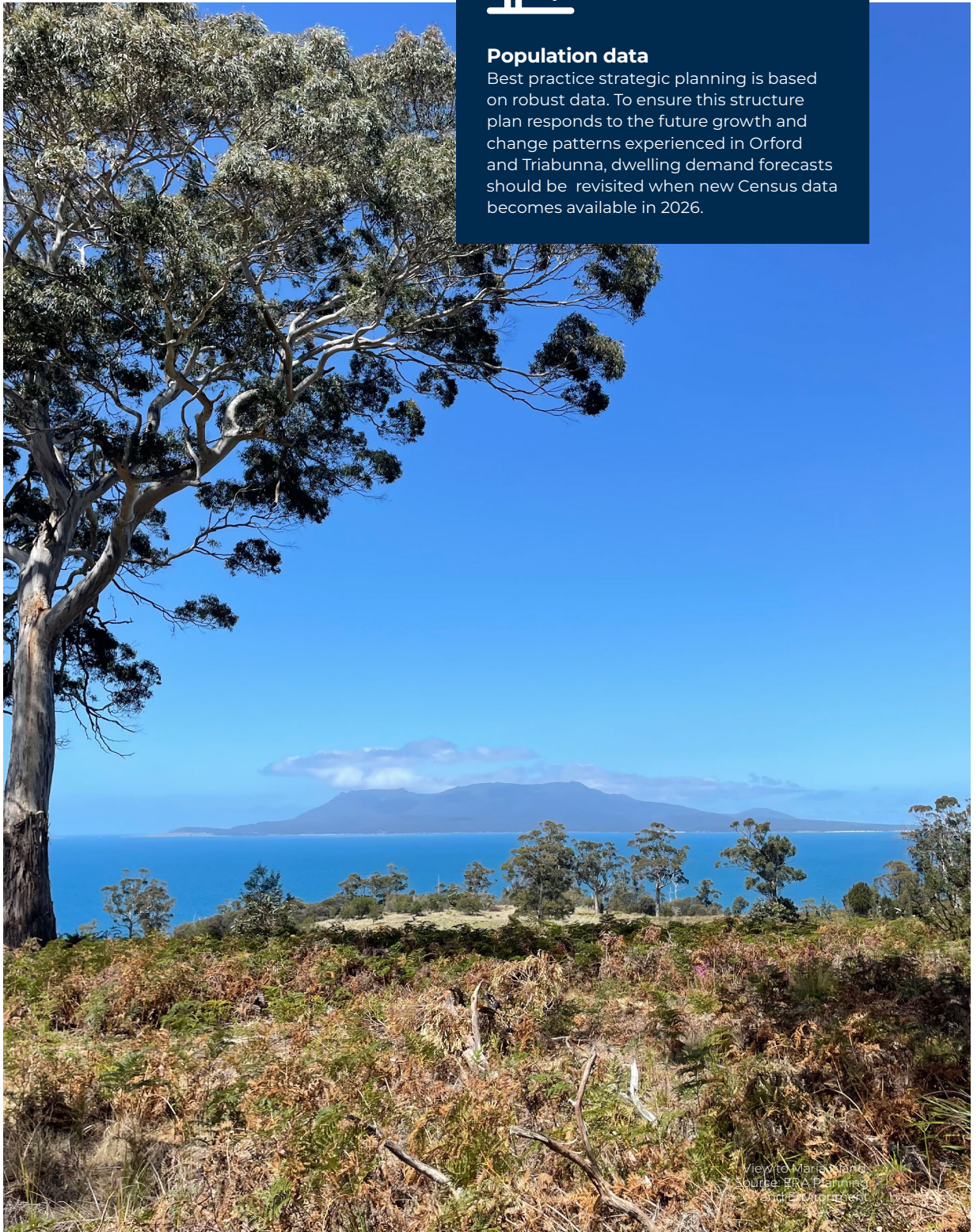
On census night in August 2021, around 80% of dwellings in Triabunna were recorded as occupied, pointing to a strong permanent resident population, bucking the trend of other townships in the municipality.

¹ REMPLAN was engaged by regional organisations, with funding from the State Planning Office, to undertake a housing market assessment, a whole of region residential land supply audit, and population and housing forecasts to understand the demand for residential housing. The population predictions prepared by REMPLAN for Glamorgan Spring Bay are based on data from the ABS. Projection data for Spring Beach was not provided by REMPLAN due to the relatively small population size.



Population data

Best practice strategic planning is based on robust data. To ensure this structure plan responds to the future growth and change patterns experienced in Orford and Triabunna, dwelling demand forecasts should be revisited when new Census data becomes available in 2026.



View to Maria Island
Source: ERA Planning
and Environment

Supply and demand

There have been around 730 dwellings approved across Glamorgan Spring Bay since 2012, including around 120 dwellings in the General Residential zone in Orford and Triabunna; around 80 dwellings were also approved in Triabunna's Low Density Residential zone. While the number of dwellings approved in the area decreased in recent years, subdivision proposals in the study area may facilitate new residential development with additional yield in locations across the townships.

Estimates of housing demand in Orford and Triabunna to 2046 are based on population projections for permanent residents and the need to provide for seasonal visitation and worker accommodation. Population projections in Tasmania can often be conservative due to the force of aging in the population. Housing supply is based on the availability of vacant land in zones appropriate for residential development, relevant land or environmental constraints, and the minimum lot size permitted in each zone.

It is important to highlight that projecting population growth is not an exact science. This structure plan has relied on population data provided by REMPLAN and the ABS to provide a population forecast range. They do not however consider population growth arising from additional employment generating activities such as increased tourism visitation which may attract new residents to the area. Nor do they consider external factors such as state or federal economic and development drivers which may mean that towns such as Orford and Triabunna attract a different growth rate than projected.

Based on population projections, it is predicted that an additional 299-462 dwellings will be required in the townships by 2046. Much of this is expected to be driven by seasonal and visitor demand in Orford, while factors such as the increased role of commuter living, the locality's proximity to Greater Hobart, increasing housing costs, and coastal lifestyle options are expected to drive purchasing across the locality.

Best practice strategic planning suggests that a rolling 5-to-10-year supply of zoned residential land should be maintained, with strategic documents such as this structure plan ensuring that up to 15 years growth is identified.

The current supply of suitably zoned and serviced residential land indicates that Orford and Triabunna have a collective oversupply based on the REMPLAN¹ forecasts and the historical dwelling approvals forecast.

The differences between these two forecasts are likely to be associated with demand for holiday homes over the past 10 years, particularly in Orford as a holiday town in proximity to Greater Hobart. Despite this, suitably located and serviced land is primarily located in Triabunna, rather than Orford. In conjunction with its role as a district town and associated service provision, Triabunna may be more suited to addressing localised demand.



Table 1 Vacant land and potential dwelling yield in Orford and Triabunna

Zoning	Vacant area (ha)	Potential yield ²	Conservative yield ³	Dwelling demand to 2046 (REMPAN ¹)	Dwelling demand to 2046 (historical)
General Residential	33.79	657	241		
Low Density Residential	83.46	486	208		
Rural Living	83.29	72	20		
Future Urban	14.53	282	103		
Total	215.07	1,497	572	299	462

¹ REMPLAN was engaged by regional organisations, with funding from the State Planning Office, to undertake a housing market assessment, a whole of region residential land supply audit, and population and housing forecasts to understand the demand for residential housing. The population predictions prepared by REMPLAN for Glamorgan Spring Bay are based on data from the ABS. Projection data for Spring Beach was not provided by REMPLAN due to the relatively small population size.

² Based on minimum lot size permitted in zone, where the area developable is at a rate of 87.5% to account for access and land development constraints.

³ Based on average lot size, where the area developable is at a rate of 50% to account for access and land development constraints.



Beach near Orford
Source: Tourism Tasmania and Andrew Wilson

Development projects

Spring Bay Estate (previously Solis)

Development of the Spring Bay Estate (previously Solis) just north of Orford has a long history, with initial permits issued between 2007 and 2010 but little activity occurring since then. As such, this land is not included in Table 1. However, should future development begin to progress, the potential yield from the Spring Bay Estate should be monitored and incorporated. A substantial commencement validation was applied to the permit and this remains active.

More recently, an amendment to the GSB-S3 Louisville Road Specific Area Plan (SAP) associated with the stormwater code was approved by the Tasmanian Planning Commission in December 2023. This approval is intended to facilitate the development of the first 47 residential allotments, with an average lot size of 1,500 m² and all servicing excluding sewerage connections.

It is understood that the capital derived from this development activity is intended to fund head works and smaller lot development of a further 88 lots with significant commencement status, in other areas of the development site. The broader site has a current potential yield of over 600 lots, a golf course and associated commercial and retail development.

Bayport (the proponent) has also indicated that the site will accommodate some form of retirement living as development progresses. This is substantiated by the Louisville Road Specific Area Plan, whereby the Local Area Objective for the Residential Precinct is stated to provide for a retirement village.

The Louisville Road SAP has undergone a series of amendments since its incorporation some years ago. To ensure it provides for appropriate and contemporary development in a manner that is underpinned by best practice strategic planning, a broader review should be undertaken to provide a clear and consistent approach to future development.

Rheban Road

There is an active planning scheme amendment to rezone land at 155 Rheban Road, Orford, from 'Future Urban' to 'General Residential'. The amendment seeks to facilitate the development of 90 residential lots, centrally located public open space, roadworks and service connections. This land contributes to the 14.53 ha of vacant land zoned Future Urban, as shown in Table 1.

At the time of preparing this structure plan, the planning scheme amendment had completed the public exhibition period, with hearing dates not yet set.

A previous application for rezoning from Rural Resource to General Residential was refused by the Tasmanian Planning Commission in 2019. Following this, a revision to the Southern Tasmania Regional Land Use Strategy was sought to change the growth strategy for Orford from 'low' to 'high' and the growth scenario from 'consolidation' to 'mixed'.

This was supported by demographic analysis that was also used to update the Triabunna/Orford Structure Plan 2014 on a similar basis. The subject land was rezoned to Future Urban through the Local Provisions Schedule process.

Industry and employment

As the townships grow and change, and residential land is further developed, business and employment opportunities are needed to support the population and increase the viability and vibrancy of the town centres.

Feedback received through the community engagement process indicated that local businesses in Orford were struggling to fill job vacancies due to the small permanent population. In Triabunna, concerns were expressed that the town has a history of relying on a single industry for employment (previously forestry/milling and more recently aquaculture) and that a diversity of employment industries is needed. Additionally, the Triabunna community expressed a desire for town centre placemaking and urban design initiatives to improve the streetscape and town centre profile as a place to establish and do business.

Commercial and industrial land

Collectively, Orford and Triabunna currently have approximately 7,200 m² of vacant commercial and retail land, all of which is zoned Local Business. A number of these sites are located on key sites within each town centre; their ongoing vacancy is to the detriment of township viability and activation.

Orford

Orford provides a small range of retail and commercial services located in the town centre on the Esplanade and Charles Street. This includes IGA Everyday supermarket, Australia Post, and a café and restaurant. Additional food businesses are located north of the Prosser River, along with the Orford Blue Waters Hotel. Seasonal visitation patterns experienced on the East Coast result in business opening periods often being tailored to tourism activity rather than meeting the needs of the permanent population.

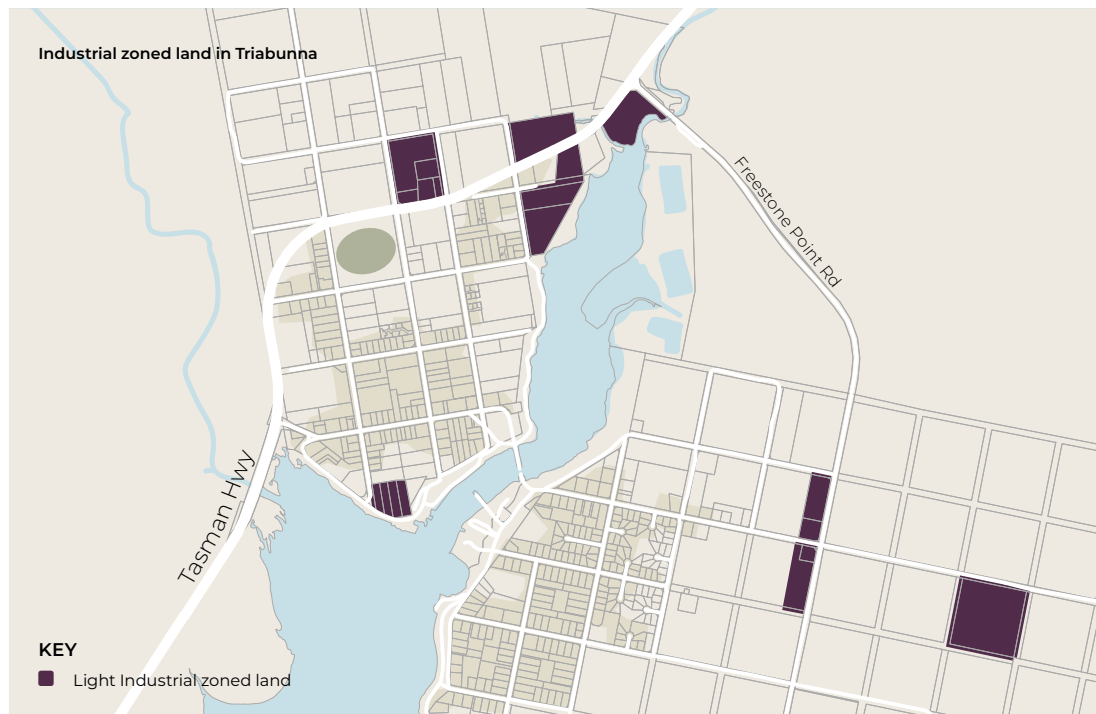
Several landholdings in Orford zoned Local Business contain residential uses, primarily detached single dwellings. This may indicate the quantum of Local Business zoned land exceeds the needs of the town, even if future growth were to occur, noting the role of nearby Triabunna for commercial and retail services. There is no industrial zoned land in Orford; such uses are instead located in Triabunna and surrounds.

Triabunna

Triabunna's role as a district town positions it as a regional provider for residents of the East Coast. Despite this, the town comprises a relatively limited range of retail and commercial services located in the town centre, primarily on Vicary Street. This includes IGA supermarket, pharmacy, Service Tasmania, Australia Post, several cafés and a service station. Larger premises in Triabunna include the Spring Bay Hotel, located near the marina, and the Tandara Motor Inn, located north of the town centre on the opposite side of the Tasman Highway to the town.

The town has previously had a bakery, butcher and bank, among other day-to-day offerings; however, their absence now results in residents travelling to Sorrell and Greater Hobart to access additional commercial and retail services, and more variety.

Triabunna's portside location, on Spring Bay Harbour, has shaped the town profile as an industrial hub, particularly for the forestry and aquaculture sectors. Key sites include Freestone Point, once home to the Triabunna Mill, the largest of its kind in the southern hemisphere when in operation. The area has undergone redevelopment, with an adaptive reuse and regeneration focus, to now host Spring Bay Mill, a multi-use site comprising event spaces and accommodation. The aquaculture industry is also active in the area, with salmon and seaweed farming occurring in the waters off Triabunna.



Triabunna has a range of commercial and industrial developments currently being considered, primarily focused around the Triabunna Marina Precinct and Spring Bay Harbour. The marina area in Triabunna stands as a crucial asset for the township, offering both commercial fishing and recreational boating amenities.

In 2018, the Council engaged Burbury Consulting to prepare the Spring Bay Harbour Expansion Master Plan in consultation with key users and stakeholders. It proposes the development of a new, multipurpose, commercial hub, loading and unloading facilities, fish processing, seafood markets, an aquaculture training and learning centre, and expanded commercial berthing, mooring and servicing capacity.

Additionally, the Spring Bay Estate residential development project (previously known as Solis) is intended to incorporate a golf course, short stay accommodation, and a range of commercial and retail uses.

At present the location and arrangement of industrial zoned land in Triabunna is disparate and disjointed, which may result in future land use conflicts and impacts to streetscape amenity.




Tourism

Tasmania had 1.26 million visitors in the year to December 2023, and while the East Coast region received 432,000 visitors, including 57,000 to nearby Maria Island, just 18,000 stayed overnight in Orford, despite almost 120,000 visitors stopping in the town. Visitor numbers for Triabunna were unable to be determined and were included in the balance of visitors to the East Coast.

In terms of broad visitor trends, in the year to December 2023, visitation to the East Coast region increased by 20% on 2019 levels (pre-COVID) and by a huge 70% since 2022. This trend has been seen across many regions of Tasmania and is likely a factor of the tourism market returning to, and exceeding, pre-COVID levels.

In the year to December 2023, visitation to the East Coast region increased by 20% on 2019 levels (pre-COVID)



Tourism plays a key role in the regional economy, leveraging iconic landscapes, stunning beaches and unique coastal landforms. However, despite Orford and Triabunna being located at the beginning of the Great Eastern Drive touring route, the area does not capture significant overnight or multi-day tourism visitation.

Accommodation options for tourists are limited to a small number of motels, camping facilities and holiday homes, primarily located in Spring Beach and Orford. The average visitor spend for an overnight stay in Tasmania is \$297 per night, indicating a substantial opportunity if the area could secure a greater share of the region's visitor spend.

East Coast Tourism, the region's tourism organisation, have recently introduced the East Coast Positive Impact Plan, aimed at fostering sustainable tourism growth while preserving the region's natural and cultural assets. \$300,000 in funding has been awarded over three years to support the implementation of the plan. The funds will be used for research, community consultation and engagement, a place making strategy, and infrastructure projects to align with broader sustainability and regenerative tourism goals.

East Coast Tourism are also looking at creative solutions to re-establish visitor information services in the region noting some local centres have closed in recent years. Restoring visitor information services will greatly improve the visitor experience and ensure that tourists have access to accurate, up-to-date information.

Caravan and camping sector

The Australian caravan and camping industry experienced a record year in 2022, exceeding pre-pandemic levels. Tasmania is not immune to this strong performance, where the local caravan and motorhome market recorded 1.6 million visitor nights across 400,000 trips, covering both interstate visitors and Tasmanians holidaying within the state. During 2022, caravan and camping visitors to Tasmania spent an average of \$683 per trip and \$167 per night, with caravan parks recording a total of \$61 million in revenue – a 26% increase on 2021.

According to TT-Line, the new Spirit of Tasmania vessels are due to arrive in 2024-25. The new vessels will increase total passenger capacity from 1,400 to 1,800 and provide additional cabin and seating facilities. The new vessels provide for an approximately 60% increase in vehicle lanes that can accommodate caravans and motorhomes.

The East Coast is home to iconic visitor attractions that feature strongly on itineraries in this market, with the likes of Freycinet National Park and Maria Island deemed 'unmissable' to many caravan and motorhome travellers. In the summer months, this has resulted in capacity pressures in the region relating to accommodation, roads and key infrastructure.

In 2022, ERA undertook an audit of camping accommodation and infrastructure across Tasmania on behalf of Tourism Tasmania. The audit revealed that the East Coast region also has the fewest commercial caravan parks in the state, and some have recently closed, even though areas like the East Coast are overcapacity in peak periods. Caravan and motorhome visitors are important for dispersing the benefits of the visitor economy to regional communities.

Infrastructure and connectivity

The planning, provision and management of infrastructure is an essential consideration in land use planning, and an important factor in supporting a liveable and accessible community. Infrastructure includes systems for drainage and disposal of sewage and stormwater; water storage, treatment and supply; waste management; energy generation, transmission and supply; communication and digital information; passenger and freight transport and transit; and associated control facilities.

Strategic land use planning and infrastructure planning must be coordinated and concurrent to ensure reliable services are available at appropriate capacity and function to meet the current needs of a community and can also meet future growth targets.

Water and sewer

Orford water supply comes from the Upper and Lower Prosser dams, and Triabunna's water. These flows are affected by extended dry periods. TasWater is investigating options to improve water supply security.

Triabunna's water supply comes from Brady's Creek dam which experiences flow issues during extended dry periods that can cause water quality issues. TasWater has reviewed this issue and is working to improve the aeration system and remove sedimentation. The water supply for Orford and Triabunna is vulnerable to dry climates and has experienced water restrictions. TasWater is preparing a Drought Response Strategy to address water supply security issues.

The projected water demand for the potential Spring Bay Estate development can be accommodated in the existing supply; however, storage and infrastructure requirements require further investigation. There are no known concerns regarding the potential Rheban Road subdivision.

Orford is serviced by a gravity network and sewage treatment plant. This system has no current capacity concerns. The Orford sewage treatment plant has a capacity of 473 kL per day. Upgrades to the sewerage network are due for completion in mid-2025. These upgrades will be needed to support future growth.

The potential development of the Spring Bay Estate project may necessitate additional service infrastructure and/or capacity. This will be guided by the specific development outcomes and yield.

Triabunna is serviced by a gravity network and sewage treatment plant with a daily capacity of 253 kL per day. Upgrades will be required to support the ultimate future growth of the town. The Charles Street sewage treatment plant is being upgraded to accommodate additional emergency storage and reconfiguration to reduce spills. The northern section of Triabunna is suspected to have stormwater inflow problems. This issue will be prioritised in the future as part of the infiltration and inflow investigation program.

Infrastructure provision

The table below provides an overview of infrastructure provision in Orford and Triabunna's settlement boundary. Refer to the State of Play report for mapping of water and sewer services areas in Orford and Triabunna.



Reticulated water services are provided in the settlement boundary.



Sewer

Reticulated sewer services are provided in the settlement boundary.



Reticulated stormwater services are provided in the settlement boundary.



Electricity

Electricity services are provided in the settlement boundary.



Internet

NBN services are provided in the settlement boundary.



Transport

Road infrastructure is key to the effective management of this region. Several road studies and upgrades completed in recent years have resulted in a more strategic regional approach to investment that has a tourism focus on routes including the Great Eastern Drive.

The Tasman Highway is a key transport route owned by the State Government, which has committed to undertaking a corridor study on the entire Tasman Highway Road corridor, including the highway within the Glamorgan Spring Bay municipal area. This study will look at opportunities and constraints along the corridor and will seek to prioritise projects for future funding. The strategy is expected to be completed in late 2024.

Limited public transport is provided via the Tasman Highway connecting the townships north to Swansea and Bicheno, and south to Hobart. While the townships' collective population doesn't currently justify expanding the bus network, improving the frequency and reliability of the existing route is vital to serving the community, particularly those working in the Greater Hobart area or Sorell.

Orford

The approach to Orford from the west traverses Paradise Gorge before arriving at the bridge over the Prosser River. The Tasman Highway continues along the coastline through the northern part of Orford and onward to Triabunna, while Shelly and Spring Beach area is accessed via Charles Street and Rheban Road which extend south-east. Coastal

walking paths in both Orford and Spring Beach connect to public open spaces along the coast. However, this pathway network is not continuous throughout the area.

Boat mooring facilities, primarily recreational, are available towards the mouth of the Prosser River and are accessed from the Esplanade on the southern bank, and Riverside Drive on the northern bank.

Triabunna

The Tasman Highway circumvents much of Triabunna, bypassing the town centre. While this reduces the road user conflicts experienced in other locations, it also contributes to a lack of township arrival and poor wayfinding, and limits incidental visitation opportunities. The Tasman Highway and local road network provide multiple access points to the town centre and marina, without a clear hierarchy, which further dilutes arrival and attraction opportunities, particularly for people travelling the Great Eastern Drive route but not visiting Maria Island.

Triabunna has a deepwater port and boat mooring facilities located in the Spring Bay Marina. The Spring Bay Harbour Expansion Master Plan was developed through 2018 in consultation with key users and stakeholders. The development of the Master Plan coincided with Federal Government infrastructure grant funding programs that relate strongly with the objectives and social and economic benefits. The Master Plan seeks to transform the infrastructure of the Triabunna marina and Maria Island ferry terminal.

Social infrastructure and services

Orford

Given its proximity, residents of Orford typically rely on services located in Triabunna, and just a small number of facilities are located within Orford itself.

Orford Primary School has a current enrolment of approximately 90 students; the Orford public library is located opposite on Charles Street. High school education requires students to travel to Triabunna District School, or to Greater Hobart. Prosser House Respite Care Centre located on Gore Street provides respite services for aged people, younger people with disabilities and their carers.

Recreation facilities include the Orford Recreation Ground and Bowls Club located centrally, and the Orford Golf Club located north of the township. Water-based recreation is supported by a boat ramp at Shelly Beach (east and west), at the Prosser River and at the Raspins Beach Surf Life Saving Club.

Following extensive community consultation, the Orford Foreshore Master Plan was adopted by the Council. The master plan seeks to conserve and protect the natural values of the Orford foreshore and Prosser River mouth while developing naturally inspired tourist and visitor experiences that complement this location's natural features.

Triabunna

Triabunna has general practitioner and nursing services at the cohealth medical practice, while the Spring Bay Community and Health Centre on Melbourne Street provides a range of health and allied services. Police, ambulance and fire services are also located within the township, and a Service Tasmania centre is located on Vicary Street providing a range of civic and administrative services.

Triabunna District School has a current enrolment of approximately 170 students from Kindergarten to Year 12. The school is known for its Outdoor Education course, providing students with opportunities to experience surfing, sailing, surf lifesaving, mountain biking, camps and overnight bushwalking. Engagement with the local community indicates the Outdoor Education program is a critical opportunity for young people locally and should be celebrated. Triabunna Early Learning Service located on Melbourne Street provides centre-based daycare services for infants. These services may require expansion to attract a younger, family demographic to the area.

Recreation facilities include the Triabunna oval and tennis club located north of the township. Spring Bay RSL and Spring Bay Yacht Club also provide important social and recreation facilities for the local community. Water-based recreation is supported by a range of facilities located around Vicarys Rivulet and Spring Bay Harbour.

The Village Community Centre is a community-based organisation that hosts a range of exhibitions, workshops and events, including the monthly Village Market. The Spring Bay Maritime and Discovery Centre (also referred to as SMS) combines a maritime museum, community shed, and studio and gallery space celebrating local history and the creative arts in the Spring Bay region. Facilities such as these are important for connecting community members and facilitating cohesion, resilience and creativity.

There are several developments planned in the area, including the redevelopment of the Triabunna Marina Precinct which will transform the infrastructure of the Triabunna marina and Maria Island ferry terminal. This area currently hosts the local Visitor Information Centre and Parks and Wildlife Tasmania offices.

Environment and landscape

Orford

The town of Orford is located on Prosser Bay, with the Prosser River running along the northern boundary of the town centre. There is a bridge over the river connecting the areas adjacent to Orford Beach and Raspins Beach, while the Orford Rivulet cuts through the study area south of the town centre.

The foreshore around Orford has significant bio-conservation values, with the mouth of the Prosser River being recognised by BirdLife International as an Important Bird Area for species of seabirds and shorebirds. The foreshore has been largely modified in response to coastal hazards and threats. Coastal erosion led to the loss of significant foreshore land and the need to install rock wall barriers along Raspins Beach. The flooding of the Prosser River after heavy rainfalls caused foreshore erosion and led to the installation of major rock walls to limit coastal damage. There have also been ongoing conservation efforts along the foreshore over the last 20 years to reduce weeds, re-establish local coastal vegetation, manage coastal access and educate/inform users of the natural values.

The area surrounding Orford is characterised by stunning white sand beaches from Raspins Beach in the north to Shelly Beach, Spring Beach and Stapleton Beach to the south, each having views across to Maria Island and providing visitors and residents with a range of water-based recreation opportunities.

Triabunna

Triabunna is bordered by Maclaines Creek to the west, with Vicarys Rivulet forming a natural boundary for the town centre to the east and flowing into Spring Bay south of the town. The township is surrounded by relatively flat topography at its periphery, with this giving way to undulating slopes towards the north-east to Mt Murray, towards Freestone Point to the south, and to the west towards Alma Tier Forest Reserve.

Triabunna marina is the departure point for ferries to Maria Island, contained within Maria Island National Park which extends to the marine reserve surrounding the island. Recognised for its historical significance, the island is home to the Darlington Probation Station – a World Heritage Australian Convict Site. Maria Island is also a haven for birdwatching, with many of Tasmania's endemic bird species found on the island, including the endangered forty-spotted pardalote and the wedge-tailed eagle. Despite being a significant tourist attraction, it is believed that the island's potential as a key drawcard for Triabunna has not been fully realised.



Local wildlife
Source: Tourism Tasmania and Rob Burnett

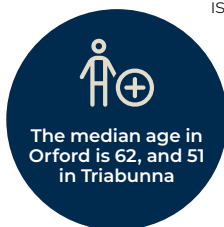
Section 5: Strategic context

Drivers of change

Following the completion of background research, the state of play report and initial community engagement, we have identified major trends that are influencing the strategic planning approach for Orford and Triabunna.

Catering to an ageing population

The demographic composition of Glamorgan Spring Bay is witnessing notable shifts, characterised by a growing population of older adults, with nearly 50% of residents aged over 60 years.



Presently, the median age in Orford is 62, and 51 in Triabunna – both are anticipated to increase over the next two decades. This ageing trend necessitates a reassessment of the services essential for supporting the community, as there is likely to be a heightened demand for specialised healthcare services, retirement facilities, and community support systems across the municipality.

Effective strategic planning is imperative to address the evolving needs of older residents while simultaneously attracting younger individuals to foster community diversity and provide a working-age population. Findings from community engagement emphasise residents' desire to 'age in place' and maintain connections to the community and its amenities. New developments tailored to the ageing population must be strategically positioned to ensure accessibility for individuals with limited mobility and to support a vibrant township that fosters diverse social interactions.

Moreover, an ageing population will inevitably impact the local economy. Retirees typically exhibit distinct spending patterns and may contribute less to the workforce; however, they generate demand for additional workers in healthcare and community support services. This demographic shift also presents opportunities for businesses catering to the needs of seniors, including healthcare providers, recreational facilities and senior-friendly amenities.

Coping with a changing and unpredictable climate

Coastal communities like Orford and Triabunna are facing significant challenges posed by climate change, which affect their resilience and approaches to strategic planning. The escalating risks of natural weather hazards and periods of drought pose threats to coastal infrastructure and properties. Bushfire also poses a risk given the townships' proximity to significant areas of vegetation. To tackle these challenges head-on, it is imperative for future planning endeavours to prioritise adaptation strategies, including the implementation of coastal defences and development of resilient infrastructure.

Moreover, shifts in temperature and rainfall patterns can have profound implications for agriculture, water resources and natural ecosystems, thereby impacting a town's economy and biodiversity. It is crucial to emphasise sustainable practices, curb greenhouse gas emissions, and bolster community resilience to climate-related risks.

By embedding climate adaptation and mitigation measures into planning and development frameworks, alongside community engagement initiatives, both Orford and Triabunna can proactively address and mitigate the impacts of climate change, thus ensuring a safer and more sustainable future for residents.

Actively leveraging and balancing the visitor economy

The 2030 Visitor Economy Strategy, initiated by Tourism Tasmania, anticipates a substantial influx of visitors to Tasmania, with projections indicating the state will receive 1.6 million interstate visitors and 400,000 international visitors annually by 2030. This anticipated growth, reflecting an average annual increase of 2.6% from 2025 to 2030, is expected to generate a significant economic impact, with visitor expenditure projected to reach up to \$5.6 billion by 2030 – more than double the value recorded in 2019.

The surge in visitor numbers directly fuels the economy by bolstering local businesses and creating job opportunities. However, it also alters the demographic makeup of Tasmanian towns, impacting the proportion of permanent residents, and necessitates continuous service provision to meet the escalating demand for accommodation, food services and recreational activities.

Additionally, the influx of tourists introduces a considerable number of individuals who may be unfamiliar with the area, potentially exacerbating challenges for local authorities and emergency responders in managing emergencies.

Orford and Triabunna have contrasting roles with respect to Tasmania's visitor economy. Orford is primarily a holiday town with a substantial seasonal population owing to its popularity with shack owners and holiday-makers enjoying its proximity to Greater Hobart. Triabunna, by contrast, is primarily a service hub with a stable, permanent population, where tourism visitation is largely driven by visitors accessing the Maria Island ferry.

Moving forward there will be a need for Orford to balance the impacts of seasonal tourism in a manner that prioritises the local environment and landscape setting, while Triabunna would benefit from enhancing its tourism appeal to better capture visitor spend.





Balancing supply and demand trends

There is a clear difference in the residential supply and demand narrative for Orford and Triabunna. Orford's beachside setting and coastal village setting have historically driven demand for both permanent housing and holiday homes. While this trend is projected to continue, the township has limited land availability to accommodate the associated growth.

Conversely, Triabunna's historical industrial character has drawn limited demand, a trend that may continue based on historical data. The township also has strong land supply near to services that is appropriate for new development.

In order to balance the differing supply and demand trends that apply to the townships, and create a more sustainable development environment, it's important that future planning looks to encourage investment in Triabunna, while also elevating the services and facilities available.

These considerations are particularly important in the context of large-scale developments earmarked for the area (i.e. Rheban Road and Spring Bay Estate). Such developments have the potential to change the profile of the townships and to provide additional connections between them. There is also a risk that three disparate centres may be created, rather than a cohesive collection of settlements.

Triabunna's regional role






There are a number of significant developments occurring in Triabunna. Some have commenced, while some are in their infancy or remain in proposal stage. These include the Spring Bay Harbour Master Plan, which proposed the development of a new, multipurpose, commercial hub, loading and unloading facilities, fish processing, seafood markets, an aquaculture training and learning centre, and expanded commercial berthing, mooring and servicing capacity.

Other proposals include the redevelopment of the old Council building and foreshore, which would provide additional amenity to the town for residents and visitors. Additionally, the Spring Bay Estate residential development project (previously known as Solis) is intended to incorporate a golf course, short stay accommodation, and a range of commercial and retail uses.

This level of scheduled development must be carefully managed to ensure the best outcomes are delivered for the township. The most critical is the reinforcement of Triabunna as a district town with regional level services and facilities. Given much of this activity is concentrated at the wharf area, the retention and elevation of Triabunna's maritime character, and the history that underpins it are essential.

Opportunities and challenges

After completing the initial stages of community engagement and undertaking the background analysis, the following strengths, weaknesses, future opportunities and potential threats of Orford and Triabunna have been determined.

	Strengths	Weaknesses
Housing and accommodation 	<ul style="list-style-type: none"> Well-located and serviced land supply in Triabunna. Strong demand for housing and holiday homes in Orford. Significant residential land supply in Spring Bay Estate. High-quality design evident in coastal shack style homes in Orford. 	<ul style="list-style-type: none"> Limited land supply in Orford and limited demand in Triabunna, resulting in incongruent development opportunities. Visitor accommodation in Orford relies on the holiday home market. Very limited visitor accommodation provision in Triabunna. Very limited caravan and camping opportunities.
Industry and employment 	<ul style="list-style-type: none"> Port facilities and industrial activity in Triabunna, though this can negatively impact perceived township character. Triabunna's role as a district town. Establishment of new industries and employers, such as Sea Forest. Strong local arts and culture presence. 	<ul style="list-style-type: none"> Reliance on some services and facilities in Greater Hobart or Sorell. Ad hoc industrial zoning in Triabunna may result in land use conflicts. Presence of industrial land at waterfront, impacting visual appeal.
Infrastructure and connectivity 	<ul style="list-style-type: none"> Tasman Highway aligned to the periphery of Triabunna, mitigating road use conflicts. Well-structured grid layout of Triabunna. 	<ul style="list-style-type: none"> Triabunna being bypassed by tourist traffic due to Tasman Highway alignment. Poor arrival presence and confusing street permeability in Triabunna. Lack of pathway connections in townships and along the coastline.
Social infrastructure and services 	<ul style="list-style-type: none"> Moderate service provision in Triabunna. Important community assets such as SMS and The Village. 	<ul style="list-style-type: none"> Loss of important retail and daily living services in recent years from Triabunna (e.g. bank and butcher). Local health services insufficient for ageing population and health profile, with community reliant on Greater Hobart to access services.
Environment and landscape 	<ul style="list-style-type: none"> Triabunna as the gateway to Maria Island National Park. Local beaches and opportunities for water-based recreation. Scenic views to the coastline, rivers and bays, and to vegetated western reserves. High-value biodiversity in waterways and foreshore areas, particularly for birdlife. 	<ul style="list-style-type: none"> Vegetated areas adjoining residential development and access roads present a bushfire hazard. Iconic landscapes attract significant visitation, which can impede resident amenity. Water security and drought risk.

Future opportunities	Potential challenges
<ul style="list-style-type: none"> Improve and expand visitor accommodation provision and diversity to facilitate overnight trips and capture tourism spend. Facilitate public investment to bolster investor confidence in Triabunna. Identify land suitable for providing caravan and camping accommodation. Ensure new subdivision developments are supported by a master plan to provide a diversity of lot sizes, street permeability, and quality landscaping. Make Triabunna a more attractive location for residential growth through activation and beautification initiatives. Facilitate the provision of affordable housing in Triabunna for young families and workers for important employers in the area such as Sea Forest. 	<ul style="list-style-type: none"> Continued discordance in the supply and demand trend between the townships. Population growth outpacing the provision of services and facilities. Ribbon development placing strain on existing infrastructure and services.
<ul style="list-style-type: none"> Enhance opportunities in the tourism sector. Leverage local arts and culture initiatives in Triabunna to elevate the township's maritime character. Improve streetscape and urban design qualities in Vicary Street to foster economic growth. Initiate community-led placemaking activities, leveraging local assets such as SMS and The Village. Collaborate with East Coast Tourism on the East Coast Positive Impact Plan. 	<ul style="list-style-type: none"> Inadequate local employment opportunities to attract and retain working-age residents. Industrial development operating in areas adjoining or adjacent to residential and tourism-focused development.
<ul style="list-style-type: none"> Improve active transport connections between Triabunna and Orford. Connect fragmented pathway network along the coastline. Advocate for road upgrades on the Tasman Highway to improve safety and traffic flows. Ensure that additional walking, wheeling and riding connections are planned, designed and implemented to connect residential areas with key centres, services and destinations. 	<ul style="list-style-type: none"> Balancing visitor attraction and industry operations in key locations where users may cross over. Increased climate hazards and major weather events impacting infrastructure. The ever-changing needs of a growing population and a changing climate may challenge the efficacy of emergency management and evacuation procedures.
<ul style="list-style-type: none"> Investigate social infrastructure opportunities aligned with development horizons of larger subdivisions. Strengthen community-led services and facilities as the population grows. Guide social infrastructure to locations where exposure to natural hazards is reduced to the extent practicable. 	<ul style="list-style-type: none"> Small permanent resident population in Orford to support local volunteer base.
<ul style="list-style-type: none"> Leverage drawcard of Maria Island gateway to increase environmental and heritage awareness and visitor spend. Ensure bushfire hazard management is undertaken on a whole of township basis. 	<ul style="list-style-type: none"> Retaining coastal shack character in Orford as new development progresses. Work with TFS to ensure the relevant community bushfire protection plan is kept up to date.



Spring Bay Hotel
Source: Flow Mountain Bike

Section 6: The Orford–Triabunna structure plan

What is the plan?

The future focus for Orford and Triabunna is identifying a sustainable and beneficial growth pattern to add value to the existing townships, enhancing Triabunna's commercial core, prioritising the protection of waterfront connections, and valuing the existing cultural and environmental context.

The structure plan provides a framework for future development and investment in Orford and Triabunna for the next 10 years. It provides a strategic lens for land use and planning decisions relevant to the area and will guide the long-term growth of the town. The structure plan comprises three key components:

1. A suite of place-based planning principles underpinned by the existing planning policy framework in Tasmania
2. Land use direction aimed at addressing the drivers of change
3. Supporting actions to provide a holistic framework for future growth.

Planning principles

The following planning principles have been established to guide the suite of land use directions and supporting actions in the Orford–Triabunna structure plan.

Foster compact settlements

Ensure both Orford and Triabunna grow and evolve in a manner that is suitably compact to maintain a defined township boundary with strong access and connections ensuring efficient use of infrastructure and land.

Enhance Triabunna's appeal

Enhance the liveliness of the Triabunna town centre to help define its role as a district town by establishing a focal, inviting and pedestrian-friendly core that meets local demands and entices visitors.

Leverage the landscape setting

Strengthen visual and physical links that leverage Orford's beachfront location and visual connections to Maria Island to increase visitation and encourage extended visits and increased spending.

Establish a place brand and character

Enhance Triabunna's place brand to impart regional recognition through its heritage, **arts**, and maritime character, and foster a unique and recognisable identity that is a point of pride for long-time residents and a point of interest for visitors and new residents.

Foster sustainable housing provision

Facilitate access to secure and affordable housing tailored to residents of all ages and income levels, ensuring safety and comfort at every stage of life through the provision of housing diversity.

Manage climate resilience

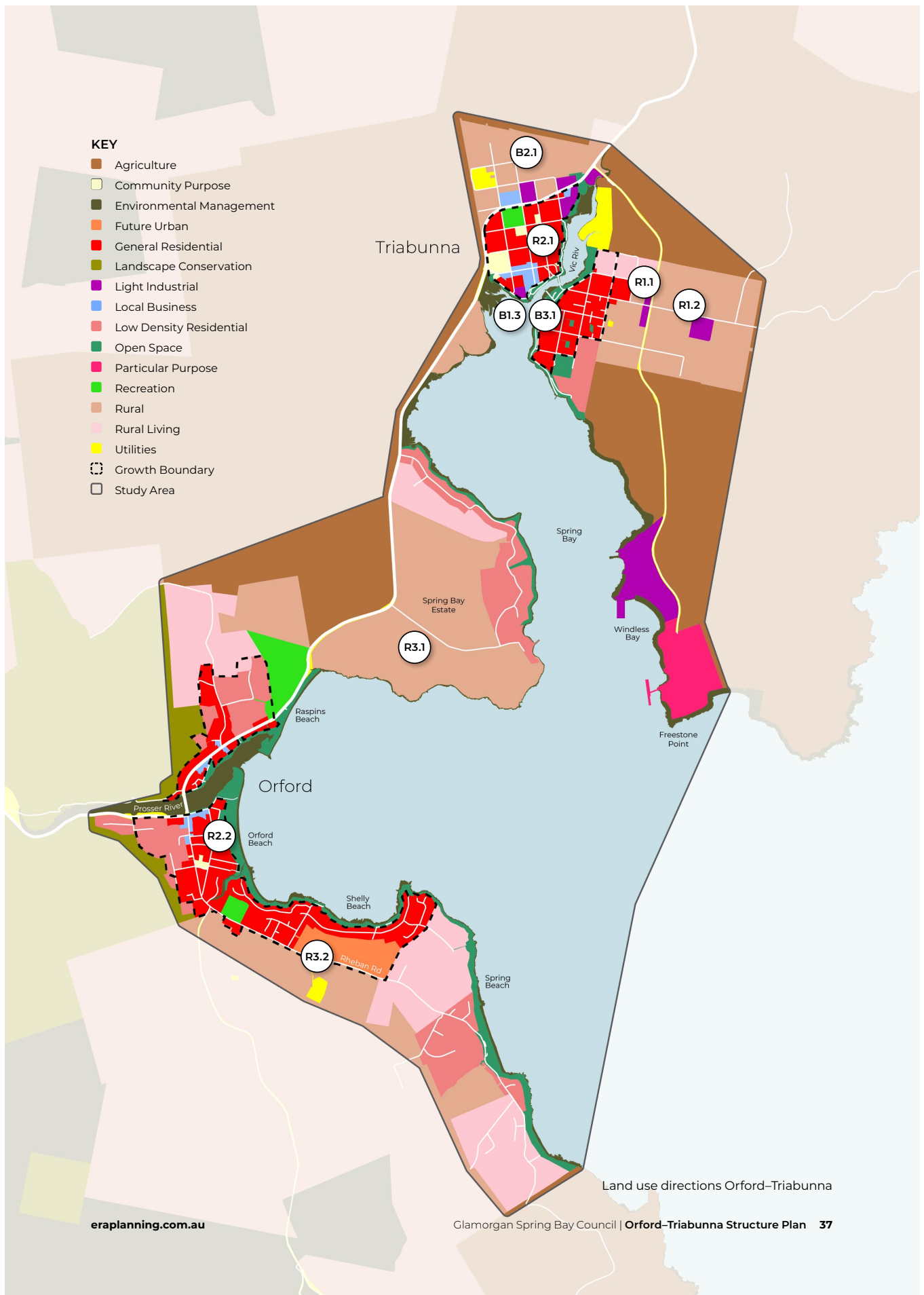
Prioritise climate resilience strategies and risk mitigation in future development and infrastructure provision.

Land use directions

The structure plan is first and foremost a strategic land use document that identifies a clear settlement boundary to guide and manage sustainable growth and provides zoning recommendations based on detailed analysis and future community needs.

The following table outlines land use directions to achieve the planning principles above. The actions detail how each direction should be achieved. Locations mentioned are identified on the associated map.

Ref	Direction	Action
Residential		
R1	Update zoning to reflect this structure plan	<p>R1.1 Land that is not connected, nor has the ability to connect to reticulated infrastructure, should not be zoned General Residential. Review sites that meet this criterion, seek advice from TasWater, and then rezone to a more suitable zoning, such as the Rural Living zone or Low Density Residential zone, as appropriate. An example site for investigation is 2 Agnes Street, Triabunna (CT 35729/1).</p> <p>R1.2 Investigate the potential to rezone Rural zoned land west of Freestone Point Road to Rural Living C to limit potential future land use conflicts.</p>
R2	Support the realisation of development potential	<p>R2.1 Council to liaise with landholders to identify opportunities to encourage future subdivision in areas zoned General Residential.</p> <p>R2.2 Investigate the appropriateness of the extent of Orford's local business zone in relation to current uses and Triabunna's role as a service hub.</p>
R3	Future development sites	<p>R3.1 Denotes Spring Bay Estate development, previously referred to as Solis. Refer to discussion on page 19 of this structure plan. Review the Louisville Road Specific Area Plan to ensure it provides for appropriate and contemporary development in a manner that is underpinned by best practice strategic planning.</p> <p>R3.2 Denotes proposed rezoning to General Residential and 90 lot residential subdivision at 155 Rheban Road which is currently subject to a Planning Scheme amendment. Refer to discussion on page 19 of this structure plan.</p>
Business and industry		
B1	Reinforce the commercial core	<p>B1.1 Ensure commercial development is located to increase activity and vibrancy in core town centre areas.</p> <p>B1.2 Encourage commercial, retail and hospitality-based uses that contribute to the broader tourism appeal of Orford and district town profile of Triabunna.</p> <p>B1.3 Investigate strengthening connections between Triabunna Wharf and the commercial centre on Vicary and Charles streets to elevate the presence of maritime activity and character. This should be explored through architecture or urban design approaches that reference the cultural and historical context of Triabunna.</p>
B2	Consolidate industrial uses	<p>B2.1 Consolidate industrial uses on land appropriately serviced and buffered from land use conflicts and public realm amenity. Council to liaise with existing landholders to identify suitable land and investigate more appropriate zoning thereafter.</p>
B3	Spring Bay Harbour Expansion Master Plan	<p>B3.1 Continue to progress and implement the Spring Bay Harbour Expansion Master Plan to meet demand for commercial and marina berths and the Maria Island ferry. Ensure commercial and visitor uses are of a scale and intensity that ensure the core town centre areas remain the primary focus of activity in Triabunna.</p>
Landscape and community		
L1	Central health and community services hub	<p>L1.1 Identify suitably located land within Triabunna to accommodate a central hub that provides co-ordinated and consolidated access to improved health, aged care, and community services and facilities. Such development should be supported by a municipal-wide health and social infrastructure strategy.</p>
L2	Support local arts and culture	<p>L2.1 Identify suitably located land within Triabunna to ensure adequate and appropriate space is provided for arts and culture based uses. Such uses should be located where they contribute to town centre activation.</p>



Supporting actions

In developing this structure plan, a range of other recommendations have been identified which are necessary to the success of implementing the land use directions. These recommendations are also consistent with the planning principles above.

The following table outlines these recommendations. Under each one, specific actions detail how that recommendation should be achieved. Locations mentioned are identified on the associated map.

Ref	Recommendation	Action
Place branding		
S1	Create a clear township identity	<p>S1.1 Create a consistent township brand identity that leverages Orford's coastal character and Triabunna's maritime heritage and differentiates them from other townships in the municipality.*</p> <p><i>* This action will be listed for all townships as it is recommended this work be approached collectively to ensure township identities are not only unique, but also complementary at the municipal scale.</i></p>
S2	Enhance township arrival and wayfinding	<p>S2.1 Create a strong entrance to both Orford and Triabunna to improve visitor access and wayfinding, particularly in the town centre areas.</p> <p>S2.2 Prepare a wayfinding and signage strategy for the townships to improve navigation and connections.</p>
Open space		
S3	Enhance local parks and open spaces	<p>S3.1 Ensure sporting and recreation opportunities at Triabunna Oval and Triabunna District School meet the needs of the township's district town profile. Accordingly, investigate the feasibility of a swimming pool within the municipality.</p> <p>S3.2 Retain and upgrade public spaces on Esplanade West to encourage families exploring the East Coast to stop and spend time, and enhance Triabunna's daytrip appeal by building on the connections to Maria Island.</p> <p>S3.3 Enhance the Orford foreshore area in line with the endorsed master plan to have broader visitor appeal and create opportunities for waterfront activation through formalised, accessible pathways, seating areas, improved landscaping and shade.</p>
Active connections		
S4	Improve active pathways and open space connections	<p>S4.1 Create a pathway network in Triabunna to connect recreation and education uses with the harbour and town centre.</p> <p>S4.2 Explore the feasibility of a shared path connecting Orford and Triabunna.</p> <p>S4.3 New pathways or upgrades should:</p> <ul style="list-style-type: none"> · Be fully accessible to safely provide for all ages within the community. · Connect the residents to the town centre and avoid potential road user conflicts. · Embed opportunities to include cultural and historic interpretation and public art features that reinforce the township identity.

Ref	Recommendation	Action
Public spaces and facilities		
S5	Prepare a streetscape master plan for Triabunna town centre	<p>S5.1 Prepare a streetscape master plan for Triabunna to:</p> <ul style="list-style-type: none"> · Strengthen Vicary Street's role as a district service hub. · Incorporate placemaking and activation initiatives to improve the town centre profile as a place to establish and do business. · Prioritise safety features such as improved pedestrian crossings, pedestrian-friendly spaces and traffic calming devices to elevate the role of the pedestrian and improve visitor attraction. · Guide high-quality streetscapes and works in the public realm to focus investment on visible public works. For example, high-quality landscaping that prioritises native, drought resistant street trees; consistent pathway treatments; improved wayfinding and signage; street furniture including all-weather seating and shelter; and outdoor lighting. Design processes should reflect Triabunna's Aboriginal heritage and maritime connections.
Infrastructure		
S6	Improve road access and safety	<p>S6.1 Progress discussions with State Roads regarding the safety and operation of the intersection at Orford between the Tasman Highway, Charles Street and the Esplanade.</p>
S7	Continue to progress port redevelopment project	<p>S7.1 Continue to progress redevelopment of the Triabunna wharf and marina area, and the Spring Bay Harbour expansion plan. Consideration should be given to the importance of consolidating tourism and commercial uses that drive visitor attraction.</p>



Tasmanian precedents

The images and descriptions below show Tasmanian development precedents that relate to the proposed land use directions and supporting actions. They serve as a source of information and inspiration for future development.



takara limuna (Sheoak Walk) Clarence City Council

The takara limuna walking trail features a viewing platform, a central firepit and gathering circle, and five interpretation panels written and researched by Aboriginal cultural practitioners Theresa Sainty and Zoe Rimmer with translations and audio recordings in palawa kani. The trail is illustrated with artworks by Allan Mansell and panels designed by Alex Miles.



Bridgewater Community Parkland Brighton Council

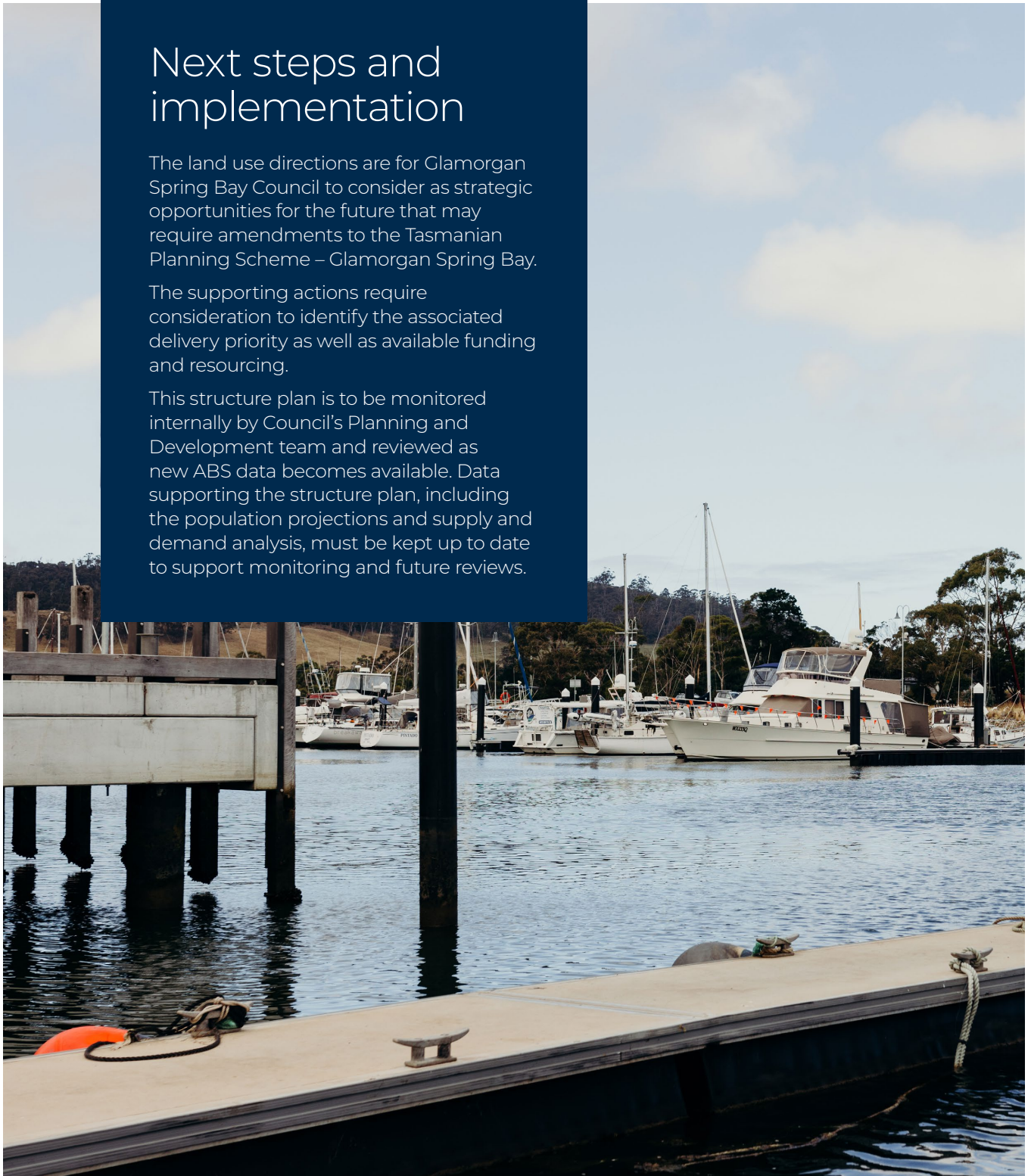
Engaged by Brighton Council, Playstreet master planned a large, vacant parcel of land between Bridgewater and the Derwent River. The area of land was selected due to its potential to connect the Bridgewater commercial zone to the Derwent River foreshore, and unlock the recreational value of the river for the suburb of Bridgewater.

Next steps and implementation

The land use directions are for Glamorgan Spring Bay Council to consider as strategic opportunities for the future that may require amendments to the Tasmanian Planning Scheme – Glamorgan Spring Bay.

The supporting actions require consideration to identify the associated delivery priority as well as available funding and resourcing.

This structure plan is to be monitored internally by Council's Planning and Development team and reviewed as new ABS data becomes available. Data supporting the structure plan, including the population projections and supply and demand analysis, must be kept up to date to support monitoring and future reviews.





Triabunna wharf
Source: Jess Oakenfull



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Glamorgan Spring Bay Council **Swansea Structure Plan**

Final | August 2024

Acknowledgement of Country

ERA Planning and Environment acknowledges palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters. We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

ERA Planning Pty Ltd trading as ERA Planning and Environment

Cover image credit: Samuel Shelley

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Section 1: Introduction

About the project

Glamorgan Spring Bay Council engaged ERA Planning and Environment (ERA) to review and prepare updated structure plans for the main towns in the local government area. Existing structure plans were prepared between 8 and 10 years ago. Therefore there was a need to ensure that the planning and development direction for each town is based on contemporary circumstances.

In the period since the previous structure plans were prepared, Glamorgan Spring Bay has not only seen population growth but demographic change. With an ongoing increase in average age, and decrease in residents per household, the types of housing and services provided in the future will need to respond to support a thriving community.

At the same time, the importance of the area to the Tasmanian visitor economy and its popularity as a holiday home location have increased. During the summer period there are noticeable seasonal population pressures being experienced in the Glamorgan Spring Bay area with some town services struggling to meet demand.

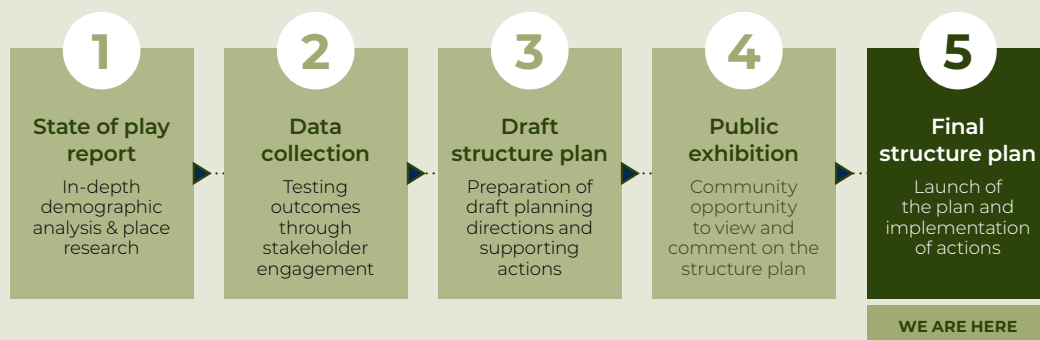
A separate structure plan has been prepared for each of the main towns. Each structure plan aims to:

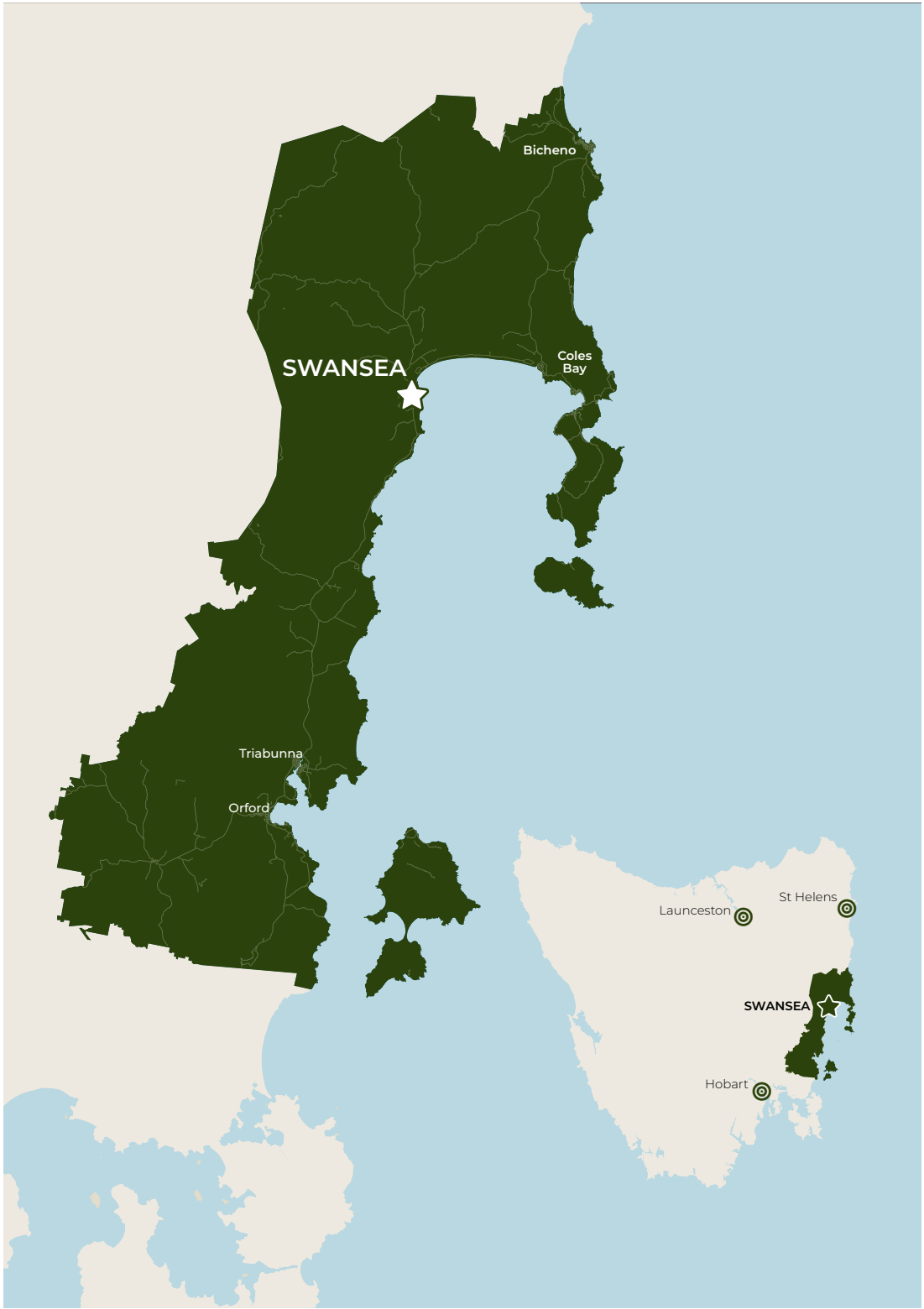
- Establish a planning framework to guide sustainable growth and economic resilience.
- Deliver growth in a way that reflects community values, enhances the qualities of the town, and creates affordable and diverse housing opportunities.
- Guide the development of a high-quality, accessible open space network that connects the community to their natural surroundings and each other.
- Create a prosperous and vibrant town centre that supports the local community and attracts greater visitation.
- Protect environmental assets and agricultural land that support key industries.

This structure plan presents a strategic planning framework to guide growth and change in Swansea over the next 10 years to 2034.

The process

The project methodology follows five key stages:



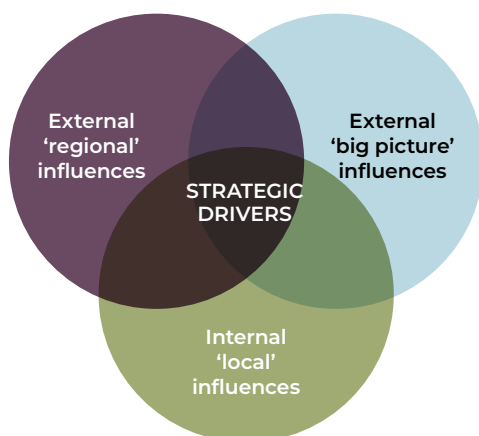




What is a structure plan?

A structure plan is a strategic document used by a local Council as a framework for land use and development decisions in a local area. It identifies and prioritises growth opportunities and guides the application of zoning, overlays and local provisions in the planning scheme.

A structure plan applies higher order planning policies, such as State Policies or the Southern Tasmania Regional Land Use Strategy to a local area. The scope of a structure plan can also include urban design outcomes specific to the area, supporting the desired built character.



The planning environment strategic drivers

A structure plan, while expressing aspirations about what the future will look like in a local place, is not a population or economic strategy. Rather, it relies on data and projections to understand future growth scenarios so that it can manage predicted growth and change in an area.

As part of understanding future scenarios, a structure plan will analyse the planning environment, which comprises three components:

- **The macro, external 'big picture' environment** – which comprises the broader economic, social, technological, environmental, legislative and policy factors that influence where people want to live, work and invest. They include policy settings at the state and federal level as well as macro-economic, environment and social trends.
- **The micro, external 'regional picture' environment** – which are external factors that Council has capacity to influence or shape through active intervention. These will include community perspectives, population projections, and regional industry and economic drivers.
- **The internal 'local' environment** – which comprises local factors like land characteristics, the presence of natural hazards or values, infrastructure capacity and Council's strategic plan. Council may or may not have the ability to influence or shape these.

These elements of the planning environment are explored in sections 4 and 5 of the report.

Policy context

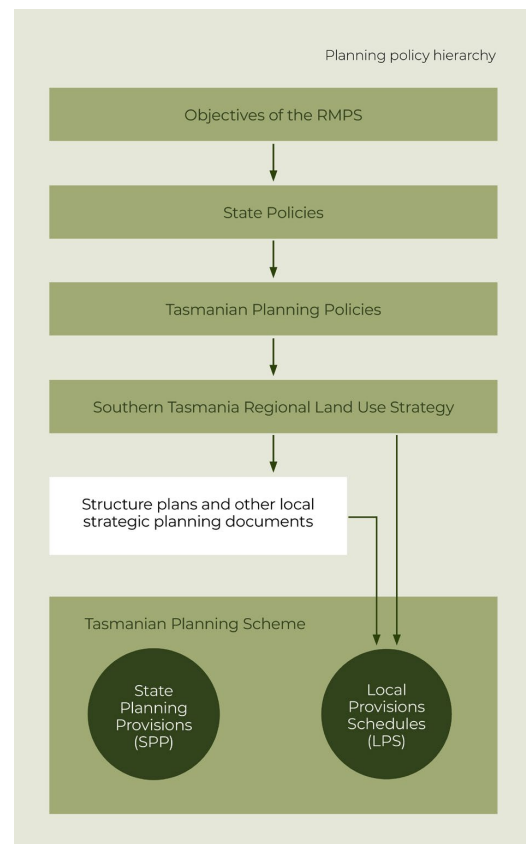
Land use and development in Tasmania is undertaken within the framework of a planning system known as the Resource Management and Planning System (RMPS).

The RMPS comprises a suite of legislation, supported by a network of planning schemes, policies and strategies. The RMPS provides a legislative framework for decision-making to ensure the sustainable use and development of Tasmania's natural and physical resources.

Key elements of the RMPS that have been considered in this structure plan include:

- **State Policies** – which are made under the *State Policies and Projects Act 1993* and articulate the State's position on significant matters relating to the sustainable development of land. All decisions under the RMPS are required to be consistent with relevant State Policies. The principles and requirements of the *State Coastal Policy 1996* and the *State Policy on the Protection of Agricultural Land 2009* have been particularly relevant to this structure plan.
- **Tasmanian Planning Policies (TPPs)** – which provide strategic direction on land use planning matters relevant to decisions under the *Land Use Planning and Approvals Act 1993*. Draft TPPs have been prepared and are currently being reviewed by the Tasmanian Planning Commission. The Draft TPPs have been broadly considered in this structure plan.
- **The Southern Tasmania Regional Land Use Strategy (STRLUS)** – which establishes the medium- to long-term strategic direction for Southern Tasmania. The STRLUS assigns settlement strategies to towns in Southern Tasmania to prioritise growth. Under the STRLUS, Swansea is currently considered a township with a moderate growth strategy and is assigned a consolidation growth scenario that primarily focuses on infill development. The STRLUS is currently under review and this structure plan will inform that process.

Structure plans are not statutory documents in the RMPS. The State Planning Office has prepared structure plan guidelines which have been considered when developing this document.



Policy framework for Glamorgan Spring Bay

Section 2: Community engagement

What makes Glamorgan Spring Bay a great place to live, work and visit?

That's what we asked the community when we commenced engagement for the project. Across the two engagement periods we heard from more than 470 people who told us what they value about the area and what they feel is important to a bright future for Glamorgan Spring Bay. Draft Structure Plans were publicly exhibited in May-June 2024. Feedback received from the community was used to inform this final structure plan to ensure the directions and actions best benefit the local community.

Key themes

Five themes were identified from engagement feedback and have been used to guide the contents of this structure plan, including how we plan for the future of the town (Section 4).

These themes also guide how we consider Swansea's strengths and weaknesses, and look ahead to potential opportunities and challenges (Section 5).

Housing and accommodation

This theme relates to housing provision, diversity and affordability, as well as home ownership and rental availability. It also considers visitor accommodation and short-term holiday rentals.

Industry and employment

This theme considers existing and emerging industries, and future job opportunities. It also relates to commercial and retail offerings.

Infrastructure and connectivity

This theme relates to utility infrastructure provision and maintenance and infrastructure planning for growth. It also considers transport connections (private, public and active transport modes).

Social infrastructure and services

This theme considers healthcare and community services, education and arts opportunities, and recreation and sporting facilities.

Environment and landscape

This theme relates to climate change resilience and the protection of environmental values. It also considers landscape and connection to place.

Engagement methods

The process included a number of face-to-face and online engagement methods. They included:

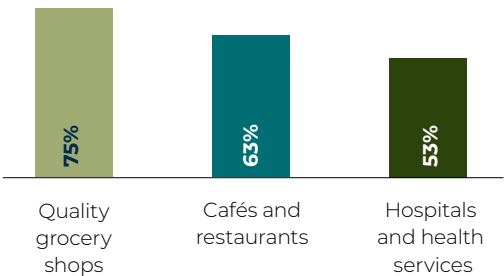


Survey results

A summary of results from the online survey is provided below. These responses are municipality-wide, rather than specific to a single town.

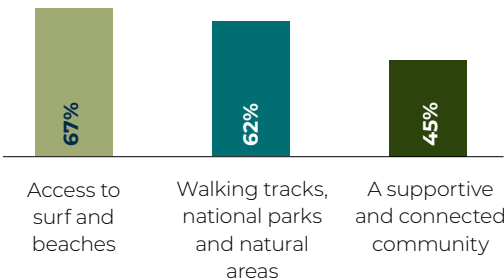
Important facilities and services

What are the most important facilities and services that you currently use in Glamorgan Spring Bay?



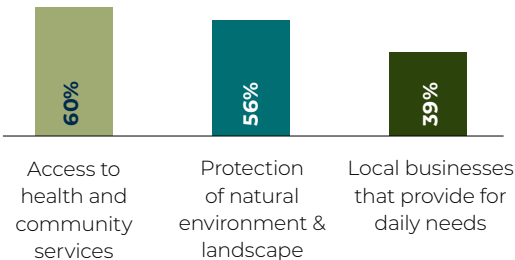
What do you value?

What do you value the most about living in or visiting the Glamorgan Spring Bay area?



Shaping a positive future

What will shape a positive future in the Glamorgan Spring Bay area?



In one sentence, what are your aspirations for the community and local character of Swansea?

The quotes below are from community members who took the online survey.

“ A connected and welcoming community that enables people to remain in place from birth to old age.

To be a great place to live and stay by the bay, where the pace is a bit slower and I have what I need nearby.

A progressive community which invites new ideas and welcomes visitors to share the natural beauty of the area.

A community destination with enhanced tree lined streets that will encourage people to stop and explore.

”



Section 3: About Swansea

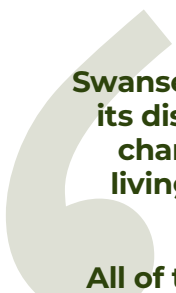
Swansea is a coastal town located on Paredarmerme pungenna country, on Tasmania's East Coast. It is one of the main towns located in Glamorgan Spring Bay, along with Coles Bay, Bicheno, Orford and Triabunna, and it had a long history of Aboriginal occupation prior to colonisation.

A historical Aboriginal walk (Loontitetermairrehoiner Track) has been developed around Waterloo Point, providing education and insights into the Aboriginal culture of the area. Other potential Aboriginal features have been identified around Swansea, and future development must respond to and respect these places.

Swansea follows a generally linear pattern shaped by the prevailing road network and the coastline, providing waterfront access throughout its length, and creating visual and physical links to the water. The landscape surrounding Swansea is characterised by Great Oyster Bay to the east, offering views to Freycinet National Park. To the north, west and south, the town is bordered by agricultural land used for viticulture and grazing. Smaller communities near Swansea include Dolphin Sands to the north-east, a low-density residential area spanning Nine Mile Beach, and Cranbrook, a rural village to the north of Swansea servicing local agriculture.

The town centre features a range of commercial, residential and community uses, primarily located along Franklin Street, creating a somewhat fragmented town layout that lacks a clear commercial core. Although the junction of Franklin Street and Victoria Street naturally serves as a focal point, it is currently restricted due to traffic associated with the Tasman Highway passing through the town and by built form that does little to appropriately anchor key corner sites.

Swansea's strengths lie in its distinctive landscape character, comfortable living environment and natural beauty. All of these contribute to Swansea's liveability, to the wellbeing of its residents and to its visitor attraction. There are some key heritage buildings in and around the town which provide a visual connection to its history. As the region continues to grow, there are opportunities to further enhance liveability by connecting all ages of the community through the development of walking paths, visitor experiences, strengthening the commercial core, further investment in social infrastructure and support for local business.



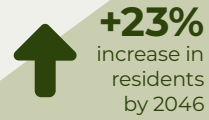
Swansea's strengths lie in its distinctive landscape character, comfortable living environment and natural beauty.

All of these contribute to Swansea's liveability, to the wellbeing of its residents and to its visitor attraction.

Future planning is focused on driving social wellbeing for an ageing population, creating a more connected and active town centre, supporting better access to the waterfront and delivering improved community facilities.

Population profile

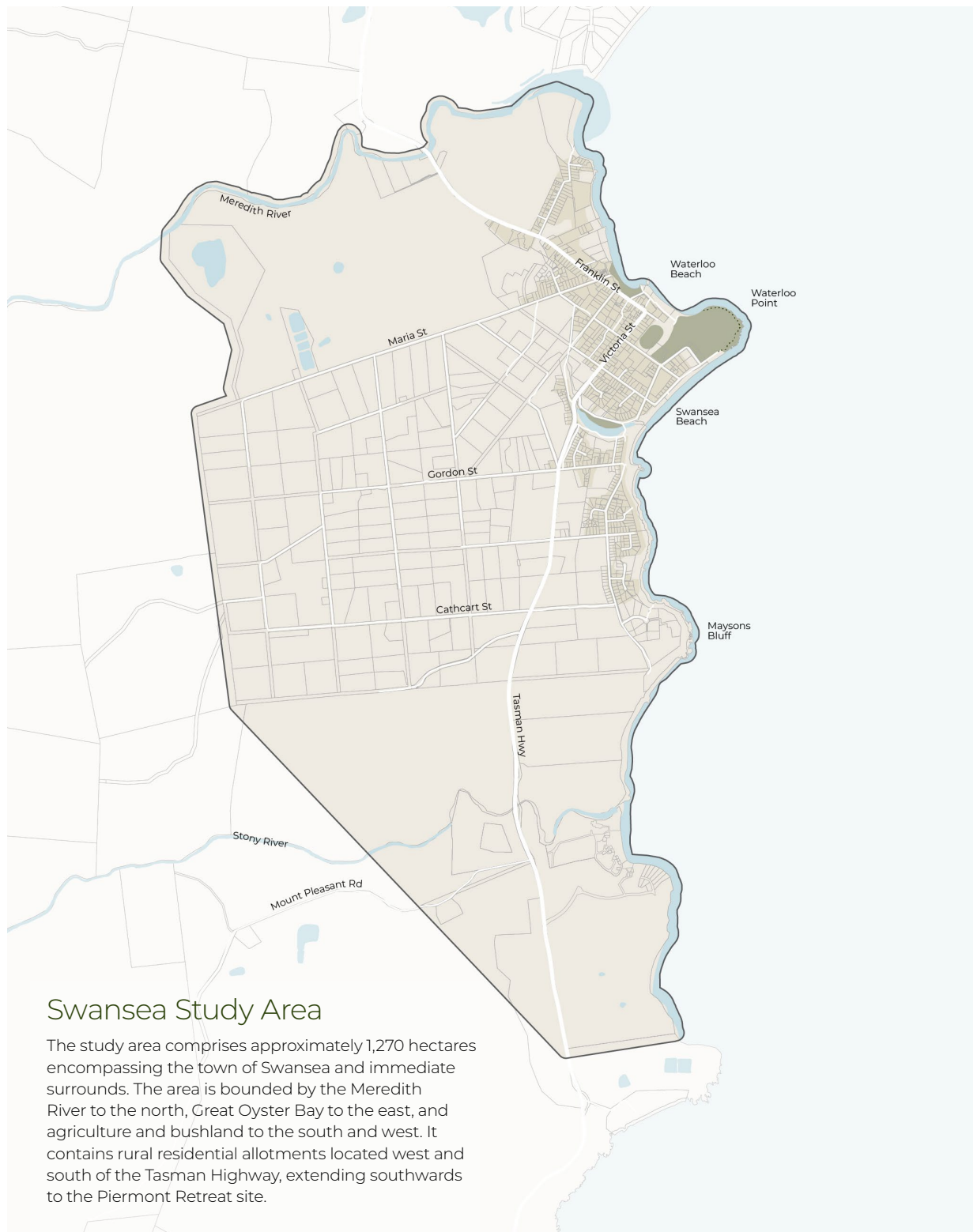
- Swansea recorded a total 997 permanent residents at the 2021 Census.
- Swansea had a median age of 62 at the 2021 Census, compared to 39 for Greater Hobart and 57 for the Glamorgan Spring Bay Council area.
- Over two-thirds of households in Swansea are occupied by couples without children.
- According to the 2021 Census, just under half of Swansea's working-age residents participate in the workforce, and 24% partake in volunteer groups or organisations.
- By 2046, 225 additional permanent residents are projected to live in Swansea, a 23% increase in total population.



Compared with Council average



Swansea Foreshore playground
Source: Connie Steers





Population data

Best practice strategic planning is based on robust data. To ensure this structure plan responds to the future growth and change patterns experienced in Swansea, dwelling demand forecasts should be revisited when new Census data becomes available in 2026.



Wild Hives Honey
Source: Jasper Da Seymour

Section 4: Planning for the future

Housing and accommodation

A growing, yet ageing, population with smaller household sizes have broad implications for how Swansea will look and function into the future. This includes demand for smaller accessible dwellings as well as health and community facilities. In addition, a desire for regional and rural lifestyle opportunities, the coastal setting's holiday appeal, and an increasing ability to work from home will see permanent housing and visitor accommodation demand across Tasmania's East Coast continue to grow.

Swansea is set to see its population rise from 997 residents at the 2021 Census to approximately 1,222 by 2046¹. The number of overnight visitors to the area is also expected to increase significantly. On census night in August 2021, around 37% of dwellings in Swansea were unoccupied, indicating a high rate of seasonal or intermittent residents who own a second home used as a holiday home or leased via online short-term rental platforms including Stayz and Airbnb.

Supply and demand

There have been around 730 dwellings approved across Glamorgan Spring Bay since 2012, including around 80 dwellings in the General Residential zone in Swansea. While the number of dwellings approved in Swansea decreased in recent years, subdivision approvals are facilitating new residential land with additional potential yield in locations across the town.

Estimates of housing demand in Swansea to 2046 are based on population projections for permanent residents and the need to provide for seasonal visitation and worker accommodation. Population

projections in Tasmania can often be conservative due to the force of aging in the population. Housing supply is based on the availability of vacant land in zones appropriate for residential development, relevant land or environmental constraints, and the minimum lot size permitted in each zone.

It is important to highlight that projecting population growth is not an exact science. This structure plan has relied on population data provided by REMPLAN and the ABS to provide a population forecast range. They do not however consider population growth arising from additional employment generating activities such as increased tourism visitation which may attract new residents to the area. Nor do they consider external factors such as state or federal economic and development drivers which may mean that towns such as Swansea attract a higher growth rate than expected.

Based on population projections, it is predicted that an additional 232-284 dwellings will be required in Swansea to cater for additional residents and seasonal and visitor demand by 2046.

Best practice strategic planning suggests that a rolling 5-to-10-year supply of zoned residential land should be maintained, with strategic documents such as this structure plan ensuring that up to 15 years growth is identified.

The current supply of suitably zoned and serviced residential land indicates there is sufficient land supply in Swansea. It is, however, important to recognise that Swansea is a strongly ageing population. Therefore, it is critical that available land will be suitable to cater for the community's housing needs, including easily accessible housing for ageing residents and affordable housing for workers.

Vacant land and potential dwelling yield in Swansea

Zoning	Vacant area (ha)	Potential yield ²	Conservative yield ³	Dwelling demand to 2046 (REMPLAN ¹)	Dwelling demand to 2046 (historical)
General Residential	42.76	831	305		
Rural Living	108.98	95	27		
Total	151.74	926	332	284	232

1 REMPLAN was engaged by regional organisations, with funding from the State Planning Office, to undertake a housing market assessment, a whole of region residential land supply audit, and population and housing forecasts to understand the demand for residential housing. The population predictions prepared by REMPLAN for Glamorgan Spring Bay are based on data from the ABS.
2 Based on minimum lot size permitted in zone, where the area developable is at a rate of 87.5% to account for access and land development constraints.
3 Based on average lot size, where the area developable is at a rate of 50% to account for access and land development constraints.

Industry and employment

As Swansea grows and residential land is further developed, business and employment opportunities are needed to support the population and increase the viability and vibrancy of the town centre. Through the community engagement process, the need to ensure the long-term viability of local industries and the establishment of new opportunities was identified as important to the local community, particularly in respect to attracting a younger demographic through strong employment and career opportunities.

Swansea has multiple commercial and residential developments currently being considered. Future commercial and retail development in the right location will provide residents with more options for leisure activities in the town while also supporting the visitor experience. Improving the commercial and retail offerings is also likely to attract new residents to purchase land in the area.

Commercial and industrial land

Swansea provides retail and commercial services, primarily in the town centre area on Franklin and Victoria streets. This includes Mitre 10 hardware, IGA supermarket, professional services, and a small number of cafés and restaurants. New hospitality venues including The Branch Wine Bar, Cakes & Honey café, and The Waterloo restaurant complement long-established venues providing locals and visitors with a range of options. It is also noted that seasonal visitation patterns experienced on the East Coast result in business opening periods often being tailored to tourism activity rather than meeting the needs of the permanent population.

Swansea currently has 7,645 m² of vacant commercial and retail land, all of which is zoned Local Business. The seasonality of Swansea's population (and broader East Coast visitation trends) impacts the feasibility of commercial and retail development to a greater degree than in areas with a more stable population. There are several retail and commercial developments planned in the area, including the redevelopment of the Morris Store and commercial and retail development on Franklin Street.

The small industrial area located on Maria Street contains limited industrial development and is in proximity to the existing waste transfer station and water treatment plant. Much of the land is prone to flooding and is unsuitable for many industrial activities. Potential industrial growth in Swansea will likely be small-scale service industries, serving residents and surrounding agricultural and marine ventures.

While industrial activity in the town is limited, three existing industrial businesses are situated near the town centre at 70 Franklin Street, 10 Maria Street, and 54 Tasman Highway. These present conflicts with the surrounding commercial and residential areas, detract from Swansea's visual appeal and create an unattractive entrance to the town.

Tourism

Tasmania had 1.26 million visitors in the year to December 2023. The East Coast region had 432,000 visitors, 58,000 of whom stayed overnight in Swansea. The average visitor spend for an overnight stay in Tasmania is \$297 per night. This represents a potential \$37 million in expenditure in Swansea over 123,000 visitor nights. Furthermore, in the year to December 2023, visitation to the East Coast region increased by 20% on 2019 levels (pre-COVID) and by a huge 70% since 2022. This trend has been seen across many regions of Tasmania and is likely a factor of the tourism market returning to, and exceeding, pre-COVID levels.

Tourism plays a key role in Swansea's economy, leveraging panoramic lookouts, stunning beaches and unique coastal landforms, and its position along the Great Eastern Drive touring route. Accommodation options for tourists range from caravan parks to motels, villas, and bed and breakfasts, most situated in comfortable walking distance to the town centre. However, some tourist facilities are ageing, and Swansea lacks a distinctive 'anchor' to attract visitation.

East Coast Tourism, the region's tourism organisation, have recently introduced the East Coast Positive Impact Plan, aimed at fostering sustainable tourism growth while preserving the region's natural and cultural assets. \$300,000 in funding has been awarded over three years to support the implementation of the plan.

The funds will be used for research, community consultation and engagement, a place making strategy, and infrastructure projects to align with broader sustainability and regenerative tourism goals.

East Coast Tourism are also looking at creative solutions to re-establish visitor information services

in the region noting some local centres have closed in recent years. Restoring visitor information services will greatly improve the visitor experience and ensure that tourists have access to accurate, up-to-date information.



Caravan and camping sector

The Australian caravan and camping industry experienced a record year in 2022, exceeding pre-pandemic levels. Tasmania is not immune to this strong performance, where the local caravan and motorhome market recorded 1.6 million visitor nights across 400,000 trips, covering both interstate visitors and Tasmanians holidaying within the state. During 2022, caravan and camping visitors to Tasmania spent an average of \$683 per trip and \$167 per night, with caravan parks recording a total of \$61 million in revenue – a 26% increase on 2021.

According to TT-Line, the new Spirit of Tasmania vessels are due to arrive in 2024-25. The new vessels will increase total passenger capacity from 1,400 to 1,800 and provide additional cabin and seating facilities. The new vessels provide for an approximately 60% increase in vehicle lanes that can accommodate caravans and motorhomes.

The East Coast is home to iconic visitor attractions that feature strongly on itineraries in this market, with the likes of Freycinet National Park and Maria Island deemed 'unmissable' to many caravan and motorhome travellers. In the summer months, this has resulted in capacity pressures in the region relating to accommodation, roads and key infrastructure.

In 2022, ERA undertook an audit of camping accommodation and infrastructure across Tasmania on behalf of Tourism Tasmania. The audit revealed that the East Coast region also has the fewest commercial caravan parks in the state, and some have recently closed, even though areas like the East Coast are overcapacity in peak periods. Caravan and motorhome visitors are important for dispersing the benefits of the visitor economy to regional communities.

20%↑
increase in visitors
to East Coast
region since 2019
(pre-COVID)



Kelvedon Beach
Source: Jasper Da Seymour



Infrastructure and connectivity

The planning, provision and management of infrastructure are essential considerations in land use planning, and important factors in supporting a liveable and accessible community. Infrastructure includes systems for drainage and disposal of sewage and stormwater; water storage, treatment and supply; waste management; energy generation, transmission and supply; communication and digital information; passenger and freight transport and transit; and associated control facilities.

Strategic land use planning and infrastructure planning must be coordinated and concurrent to ensure reliable services are available at appropriate capacity and function to meet the current needs of a community and can also meet future growth targets.

Water and sewer

Swansea water is sourced from the Meredith River and Swan River via Meredith dam off-stream storage. There are no current supply concerns and future growth can be accommodated. Swansea is serviced by a gravity network and sewage treatment plant with a capacity of 430 kL per day. Upgrades will be required to accommodate future growth.

The Maria Street sewage pump station is being upgraded to accommodate current and future loading requirements. A new sewage pump station is being constructed by a private developer to accommodate the Shaw Street loading, removing Shaw Street catchment from the Maria Street sewage pump station. Existing deficiencies in the sewerage system are being resolved via planned capital works and investigations into infiltration and inflow issues.

Transport

Road infrastructure is key to the effective management of this region. Several road studies and upgrades completed in recent years have resulted in a more strategic regional approach to investment that has a tourism focus on routes including the Great Eastern Drive.

The Tasman Highway is a key transport route owned by the State Government. Upgrades will be carried out by the Department of State Growth along approximately 14 km of the Tasman Highway including a section between the Pontypool junction and Rocky Hills south of Swansea. This work is being funded by state and federal government as part of a tourism initiative.

In addition to already funded projects, the State Government has committed to undertaking a corridor study on the entire Tasman Highway Road corridor, including the highway within the Glamorgan Spring Bay municipal area. This study will look at opportunities and constraints along the corridor and will seek to prioritise projects for future funding. The strategy is expected to be completed in late 2024.

The current road networks serve as the initial impression of the town. However, the entrances to Swansea from both the north and south via the Tasman Highway lack appeal due to neglected fencing, sparse roadside vegetation, and cluttered signage. To enhance the town's beauty and village atmosphere, these issues need urgent attention.

Limited public transport is provided via the Tasman Highway connecting Swansea with Bicheno, Coles Bay and Hobart. While the town's population size doesn't currently justify expanding the bus network, improving the frequency and reliability of the existing route is vital to serving the community.

Walking paths along the foreshore provide views of Swansea's coastline near the town centre. Additionally, Loontitetermairrehoiner Track, which starts from Waterloo Point and runs along the perimeter of the golf course, offers panoramic vistas of Great Oyster Bay and Freycinet National Park.

Infrastructure provision in Swansea

The table below provides an overview of infrastructure provision in Swansea's growth boundary. Refer to the State of Play report for mapping of water and sewer services areas in Swansea.

	 Reticulated water services are provided in the growth boundary.
	 Sewer Reticulated sewer services are provided in the growth boundary.
	 Reticulated stormwater services are provided in the growth boundary.
	 Electricity Electricity services are provided in the growth boundary.
	 Internet NBN services are provided in the growth boundary.

Social infrastructure and services

Community and recreational facilities are essential to supporting the health, enjoyment and wellbeing of residents. Swansea is home to a range of community services and facilities, and it is likely that these will need to be well managed and maintained, and in some instances expanded, to cater to a growing and ageing population. This particularly applies to recreation and education facilities, public open spaces and health facilities.

Health and emergency services

May Shaw Swansea is a residential aged care facility providing residential and respite care in a 50-bed purpose-built facility. The services offering also extends to subacute and urgent care, independent living and home care services. The May Shaw facility provides a critical service to the local community along with Swansea's medical centre and community health centre.

As the population ages and grows, it will be important to ensure that suitable land is available close to services, for residential aged care development

As the population ages and grows, it will be important to ensure that suitable land is available close to services, for residential aged care development, for both high-care and independent living, as well as centralised spaces to support the delivery of home care services. Locating these facilities close to the central core of Swansea will help mitigate social isolation, while also contributing to the vitality and viability of the town.

Swansea has local police, ambulance, SES and fire services located within the town. The Freycinet Volunteer Marine Rescue is also located in Swansea, providing marine emergency response services. All these services provide critical support to the town and the broader municipality, with some relying heavily on a volunteer base which may face capacity and personnel challenges as the population ages.

Education and recreation

Swansea Primary School has a current enrollment of 69 students; the Swansea public library is co-located here. High school education requires students to travel to regional options in Triabunna and St Helens, or to major centres for boarding. Lady Gowrie Education and Care located on Arnol Street provides centre-based daycare services for infants. These services may require expansion to attract a younger, family demographic to the area.

Recreation facilities include the Swansea Bowls Club and Swansea Golf Club, located at Waterloo Point, and the adjoining recreation grounds. These facilities are considered underutilised and would benefit from upgrades that can better service the recreation needs of the region. Water-based recreation is supported by the Swansea jetty and boat ramp accessed via Jetty Road.

Environment and landscape

The community of Swansea places a high value on the local environment, with the beaches, bay and native bushland all contributing to why people love living in Swansea. The natural environment provides important habitat for native wildlife and is home to a diverse range of flora and fauna. Nearby wetlands play a key role in supporting healthy waterways and marine industries.

Preserving the natural environment is key to ensuring the long-term productivity of Swansea's waterways and river. When planning for future land use, the protection of these valuable habitats is paramount. As development in a place intensifies, consideration needs to be given to the function and importance of natural areas, including the way in which native fauna access food sources, breeding sites and water.

The Swansea area includes significant natural features that attract both residents and visitors. The study area is bordered by Meredith River to the north, which flows into Great Oyster Bay. Saltwater Creek runs through the study area and provides a natural boundary for the town centre. Waterloo Point forms a central focus for the town centre and the connection to the coast.



Kelvedon Estate
Source: Jasper Da Seymour



East Coast Drive, Mayfield Bay
Source: Pete Harmsen



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Section 5: Strategic context

Drivers of change

Following the completion of background research, the state of play report and initial community engagement, we have identified major trends that are influencing the strategic planning approach for Swansea.

A changing and unpredictable climate

The effects of climate change on coastal towns pose challenges for community resilience and strategic planning. Rising sea levels and greater frequency of extreme weather events like storms and floods increasingly threaten coastal infrastructure and properties. Bushfire also poses a risk given the town's proximity to significant areas of vegetation. Future planning must prioritise strategies to adapt to these changes, such as implementing coastal defences, elevating buildings and creating resilient infrastructure.

Additionally, changes in temperature and rainfall patterns can impact agriculture, water resources and natural ecosystems, affecting the town's economy and biodiversity. Efforts should focus on promoting sustainable practices, reducing greenhouse gas emissions, and enhancing community resilience to climate-related risks.

By integrating climate adaptation and mitigation measures into the planning and development process, and in community building initiatives, Swansea can better prepare for and mitigate the impacts of climate change, ensuring a safer and more sustainable future for its residents.

A homogenous housing profile

There is limited housing diversity in Swansea, with detached dwellings accounting for 96% of total housing stock, two-thirds of which contain three or more bedrooms. While this housing form has historically been in greatest demand, it creates a homogenous housing profile that does not provide diversity of choice for the population and may exacerbate housing and rental affordability issues.

The local consequences, in Swansea, are twofold. First, as the population ages, the need for appropriately located housing, designed with the needs of older generations in mind, will be the highest housing priority for the town. It is critical to ensure that older residents can remain a part of their local community by having housing that supports independence and evolving care needs and is also close to important health and community services.

Second, a strong workforce is required to support an ageing population and the regional economy. Current property prices and rental availability rates in the region are limiting opportunities for health and community sector workers and young people to access secure, affordable housing. While not an issue isolated to Swansea, or even Tasmania, it is an important matter for future growth strategies to acknowledge and plan for.

Major developments

Swansea has multiple commercial and residential developments currently being considered, many of which are located in, or near to, the town centre. These developments have the potential to shape the future function and character of the town and should be considered with a strategic, forward-focused lens that prioritises strong economic and community-driven outcomes.

This development potential, if realised, will result in population uplift from new residential and strata title lots in the study area, facilitating future population growth in the town. To respond, the current commercial and retail offering in Swansea should be enhanced.

Future development in Swansea should also be designed to provide residents and visitors with more options for leisure activities in the town while also attracting visitors and providing modern accommodation to cater to overnight visitors.



An increasingly ageing population

The population demographics of Glamorgan Spring Bay are changing to an increasingly older population. Nearly 50% of the municipality's residents are aged over 60 years and Swansea had a median age of 62 at the 2021 census.

The ageing profile of Swansea impacts the types of services needed to support the community and will result in a growing demand for specialised healthcare services, retirement facilities and community support systems. A strategic approach is required to meet the needs of older residents as well as encourage younger people to live in Swansea to support community diversity.

Community engagement results highlight the desire for residents to have the opportunity to 'age in place' and maintain connections to the community and the services and facilities it provides. New use and development accommodating the ageing population will need to be well located in order to support these connections, facilitating accessibility for less mobile people as well as a lively town that provides opportunity for diverse social interactions.

An ageing population will also have impacts on the local economy. Retirees typically have different spending patterns and may contribute less to the workforce but generate demand for additional workers in health and community support services – workers that are typically paid less than the median income in Australia. This demographic profile also presents opportunities for businesses catering to senior needs, such as healthcare providers, recreational facilities and senior-friendly amenities.

Exponential tourism growth

The 2030 Visitor Economy Strategy commissioned by Tourism Tasmania suggests that Tasmania is set to welcome 1.6 million interstate visitors and 400,000 international visitors annually by 2030. This represents an average annual growth of 2.6% from 2025 to 2030, and an associated annual visitor spend of up to \$5.6 billion by 2030, more than double the value in 2019.

Tasmania is set to welcome 1.6 million interstate visitors and 400,000 international visitors annually by 2030








This helps the economy through direct contributions to local businesses and the provision of employment. It also impacts the character of Tasmanian towns, influencing the proportion of residents who are permanent, and requires ongoing services to meet demand through accommodation, food services and activities. In addition, tourism introduces a large number of people who are unfamiliar with the area and less able to respond in an emergency.

In other towns in the municipal area, such as Bicheno and Coles Bay, there is clear evidence of localised and seasonal pressures on services and infrastructure. For Swansea, the predicted tourism growth represents an opportunity to strengthen the town's commercial vitality and range of activities, providing that there is adequate provision of suitably located visitor accommodation that does not reduce housing supply. For example, existing local hotels/motels in Swansea have potential for expansion and or upgrade. Focusing tourism growth in Swansea may also assist in alleviating long-term pressures elsewhere.

Opportunities and challenges

After completing the initial stages of community engagement and undertaking the background analysis, the following strengths, weaknesses, future opportunities and potential challenges of Swansea have been determined.

	Strengths	Weaknesses
Housing and accommodation 	<ul style="list-style-type: none"> Strong residential land supply to foster sustainable population growth. Well-situated key sites with strong redevelopment potential. 	<ul style="list-style-type: none"> Limited housing diversity to cater to ageing population. Lack of housing affordability and rental availability, and large land parcels in limited ownership. Small-scale subdivision reliance on cul-de-sac development limits broader connectivity and permeability. Limited caravan and camping accommodation availability.
Industry and employment 	<ul style="list-style-type: none"> Existing role as a semi-established hub providing subregional services and facilities. Emerging coastal high street character of Franklin Street and surrounds. 	<ul style="list-style-type: none"> Increasingly ageing population with limited future workforce capacity. Key sites hosting incongruent land uses. Inconsistent and spatially fragmented retail offering. Some commercial and retail frontages are undesirable and underutilised. Inconsistent signage and wayfinding presence in town centre.
Infrastructure and connectivity 	<ul style="list-style-type: none"> Midway point on the East Coast visitor journey via the Great Eastern Drive. Beachfront connections along the Esplanade, Waterloo Beach and Jubilee Beach. 	<ul style="list-style-type: none"> Car-centric town centre with poor pedestrian safety and permeability. Lack of cycling infrastructure. Lack of town wayfinding or resolved urban design presence. Poor road connectivity in Rural Living zoned land.
Social infrastructure and services 	<ul style="list-style-type: none"> Open spaces well situated to benefit from upgrades and amenity improvements. Strong community cohesion and existing resilience. 	<ul style="list-style-type: none"> Insufficient health services for an ageing population. Dated sporting and recreation facilities. Limited service provision requires regional travel. The dimension of the existing oval cannot accommodate a standardised sporting field which limits opportunities for upgrades for grant funding.
Environment and landscape 	<ul style="list-style-type: none"> Proximity to internationally recognised natural features including Freycinet National Park, Moulting Lagoon and Wineglass Bay. Panoramic views across Great Oyster Bay to Nine Mile Beach and the Freycinet Peninsula. Access to open space and water-based recreation and walking connections to the beach and bay. Prominent green headland with public-private access and usability. Established agricultural landscapes with prominent vegetated hills surrounding the town reflective of industry and heritage. The eastern coastline and rising topography to the west provide natural borders to the town. 	<ul style="list-style-type: none"> Open space linkages are fragmented and are not accessible to all mobility needs. Lack of streetscape appeal and consistency in public landscaping and street tree plantings. Development near vegetated areas increases bushfire risk and threatens homes.

Future opportunities	Potential challenges
<ul style="list-style-type: none"> Develop a mixed-use town centre that provides access to facilities and services. Leverage proximity to tourist attractions to capture overnight visitation spend. Ensure master plans form part of approvals for new land releases to deliver housing diversity, permeability and design quality. Make more efficient use of well-connected, centrally located land to provide housing opportunities. 	<ul style="list-style-type: none"> Housing affordability crisis impacting housing opportunities for young families and key workers. Securing suitable land to accommodate caravan and camping accommodation. Developer commitment to delivering improved design quality. Further development into natural areas and agricultural land impacting ecosystems and resulting in vegetation removal.
<ul style="list-style-type: none"> Free up key sites by shifting industrial uses and bulky goods stores to more suitable locations. Clarify the town's regional role in employment and industry opportunities. Enhance daytrip offering while positioning Swansea as an accommodation and service base. Establish clear town gateways to improve the attractiveness and sense of arrival to the town. Cater to caravan and motorhome sector and thereby increase economic viability of the town. Collaborate with East Coast Tourism on the East Coast Positive Impact Plan. 	<ul style="list-style-type: none"> Linear sprawl of commercial uses that lack critical mass for activation, particularly through pedestrian movement. Seasonal implications of tourism peaks and troughs on commercial and retail activity. Balancing pressures from both permanent and seasonal populations on town services.
<ul style="list-style-type: none"> Improve active connections to the beaches, Meredith River and between parks and open spaces. Establish infrastructure contributions to assist in strategic planning. Improve town centre parking and walkable connections to provide economic and access opportunities. Ensure that additional walking, wheeling and riding connections are planned, designed and implemented to connect residential areas with key centres, services and destinations. 	<ul style="list-style-type: none"> Residential growth exceeds infrastructure planning and provision. Ribbon development reduces the efficiency of land use and puts stress on infrastructure and transport. The ever-changing needs of a growing population and a changing climate may challenge the efficacy of emergency management and evacuation procedures.
<ul style="list-style-type: none"> Attract and nurture younger demographic. Provide community-led opportunities to contribute to developing a clear town identity. Guide social infrastructure to locations where exposure to natural hazards is reduced to the extent practicable. 	<ul style="list-style-type: none"> Staffing requirements for additional health services and community facilities. Land availability for service hubs. Diminishing volunteer base for community and emergency services.
<ul style="list-style-type: none"> Build a defined town identity from its burgeoning coastal character. Use opportunities for marine transport to connect to other towns and attractions. Improve public vegetation profile to be more reflective of coastal setting. Improve vegetation links at town entrances and beachfronts. Protect and enhance views towards Great Oyster Bay and western hills. Ensure bushfire risk is managed on a whole of town basis to ensure development reasonably avoids areas of bushfire risk. 	<ul style="list-style-type: none"> Work with TFS to ensure the relevant community bushfire protection plan is kept up to date. Susceptibility to climate impacts such as coastal erosion and inundation.



Fishing at Dolphin Sands
Source: Samuel Shelley

Section 6: The Swansea structure plan

What is the plan?

Swansea's focus for the future is identifying a sustainable and beneficial growth pattern to add value to the existing town, prioritising protection of waterfront connections and valuing its existing cultural and environmental context.

The structure plan provides a framework for future development and investment in Swansea for the next 10 years. It provides a strategic lens for land use and planning decisions relevant to the area and will guide the long-term growth of the town. The structure plan comprises three key components:

1. A suite of place-based planning principles underpinned by the existing planning policy framework in Tasmania
2. Land use directions aimed at addressing the drivers of change
3. Supporting actions to provide a holistic framework for future growth.

Planning principles

The following planning principles have been established to guide the suite of land use directions and supporting actions in this structure plan.

Enhance town centre activation

Improve the vibrancy and attractiveness of the town centre as a coastal high street by creating a spatially focused, welcoming and walkable spine that caters to local needs and appeals to visitors.

Reinforce connections to natural assets

Improve visual and physical connections that leverage Swansea's beachside location and proximity to iconic assets to broaden the town's tourism appeal and attract overnight visitation and increase spend.

Strengthen local character and identity

Enhance the town's regional role and reflect its heritage and landscape in a clear and communicable identity that long-term residents are proud of and new residents are drawn to.

Prioritise community health and wellbeing

Position Swansea as a key location for regional health and aged care services with a focus on residential opportunities that facilitate ageing in place, and social infrastructure services for all ages and family compositions.

Delivery sustainable housing

Support residents of all ages, at all stages of life, and on a range of incomes to access safe and secure housing that meets their needs.

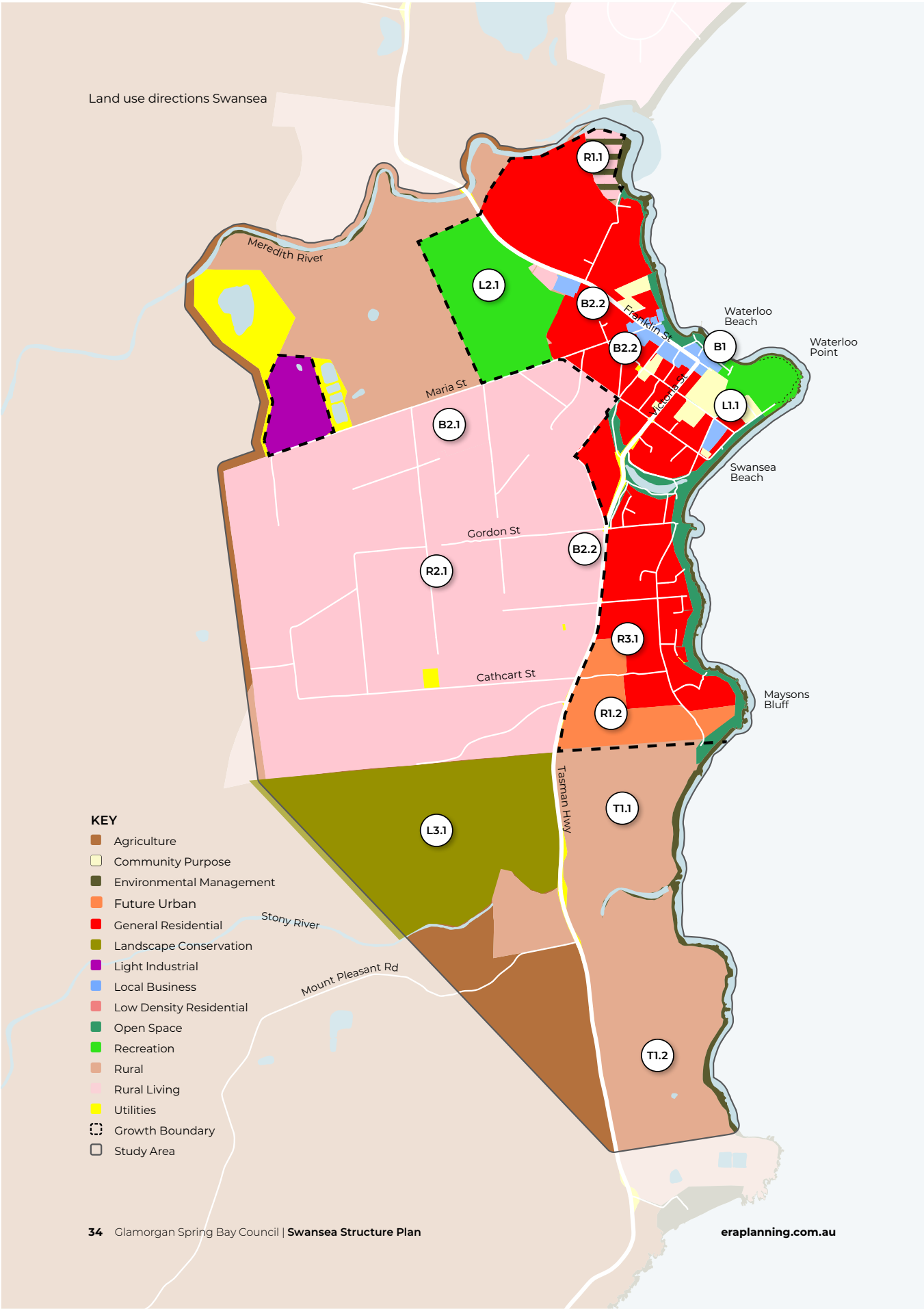
Land use directions

The structure plan is first and foremost a strategic land use document that identifies a clear growth boundary to guide and manage sustainable growth and provides zoning recommendations based on detailed analysis and future community needs.

The following table outlines land use directions to achieve the planning principles above. The actions detail how each direction should be achieved. Locations mentioned are identified on the associated map.

Ref	Direction	Action
Residential		
R1	Identify sites suitable for residential uplift	<p>R1.1 Investigate the opportunity to rezone the environmentally constrained land within 58 Shaw Street (CT19682/1) to Environmental Management/Landscape Conservation (depending on ownership and natural values), with the balance to be rezoned Rural Living A. These investigations should be informed by a natural values assessment to guide any future zone boundary.</p> <p>R1.2 Investigate the potential to rezone land in the southern most portion of the growth boundary from Rural to Future Urban to facilitate long term residential growth.</p> <p>Note: Future development associated with R1 must be subject to a master planning process to guide sustainable development, including yield, housing mix, lot layout, landscaping and design principles. Development must integrate with existing residential development and provide adequate connections to town centre.</p>
R2	Encourage efficient infill of the rural living zone	<p>R2.1 There is insufficient pressure on land availability within the study area to necessitate a change to the Rural Living zone west of the Tasman Highway. However, infill is encouraged under the current zoning so an efficient use of land can be achieved.</p>
R3	Support the realisation of development potential	<p>R3.1 Council to liaise with landholders to identify opportunities to encourage future subdivision in areas zoned General Residential.</p>
Business and industry		
B1	Reinforce the commercial core	<p>B1.1 Encourage the development of active ground floor tenancies on Franklin Street with residential uses on upper floors that can access views.</p> <p>B1.2 Ensure commercial development in Franklin Street is located to increase activity and vibrancy and reinforce its coastal high street profile.</p> <p>B1.3 Commercial, retail and hospitality-based uses must contribute to the broader tourism appeal and emerging service profile of the town.</p>
B2	Consolidate industrial uses	<p>B2.1 Rezone the industrial land on Maria Street (between Tarleton and Burgess streets) to Rural Living Zone A.</p> <p>B2.2 Council to liaise with 10 Maria St, 70 Franklin St and 54 Tasman Hwy to encourage relocation and to identify opportunities in the short term for improvements to the site and the interface with the public realm, such as landscaping.</p>

Ref	Strategy	Action
Landscape and community		
L1	Create a community and health services precinct	<p>L1.1 Investigate the potential to rezone the existing oval and facilities to Community Purpose to provide opportunities to expand community health services and aged care facilities. This location leverages its proximity to the town centre and existing May Shaw facility to support a walkable environment for residents and easy access for the broader community. The precinct would be delivered via government land ownership, rather than private enterprise.</p> <p>The precinct should:</p> <ul style="list-style-type: none"> • Provide a base for regional e-health and mobile health services, community meeting rooms, and a regional library link. • Prioritise spaces with multipurpose flexibility to promote interaction and cohesion for all ages within the community, particularly those ageing in place. • Provide opportunities for ageing in place with transitional seniors housing that ranges from independent living through to low care. Provide infill housing for residents to downsize/rightsize and to support key worker accommodation. • Acknowledge and interpret the historic significance of the site through the design response to ensure it is appropriately reflected. <p>Note: This would follow a relocation of the existing oval and facilities at Waterloo Point (refer to L2).</p>
L2	Create a purpose-built community recreation hub	<p>L2.1 Investigate the potential to rezone a portion of 13509 Tasman Highway, located to the north of the town centre (CT 170094/2) to Recreation to accommodate a community recreation hub appropriate to service the regional community.</p> <p>The hub should:</p> <ul style="list-style-type: none"> • Provide flexible-use sporting field(s), clubhouse facilities, and amenities. • Integrate space to support caravan and camping visitors (self-contained) to address the regional shortfall in this accommodation type. • Provide space to relocate the dump point currently located on the Esplanade. <p>Note: Refer also to L1 (above). Note that the existing oval encroaches on private land to the west (residences on Victoria Street and cemetery to the east. The dimension of the recreation zoned land cannot accommodate a standardised sporting field which limits opportunities for upgrades for grant funding.</p>
L3	Protect landscape values	<p>L3.1 Investigate the potential to rezone large bushland areas currently zoned Agriculture (including CT 110038/1 and surrounds) to Landscape Conservation to protect natural and landscape values, and to enhance arrival from the south.</p>
Tourism		
T1	Enable tourist accommodation opportunities	<p>T1.1 Retain rural zoning to allow for landscape and heritage based tourism opportunities.</p> <p>T1.2 Existing Piermont tourism and community development scheme to retain a focus on tourism and holiday homes. The community development component is an anomaly in relation to such uses occurring at a distance from the urban growth boundary.</p>



Tasmanian precedents

The images and descriptions below show Tasmanian development precedents that relate to the proposed land use directions and supporting actions. They serve as a source of information and inspiration for future development.



Source: Peter Bennetts



Kingborough Community Hub Kingborough Council

The Community Hub is a flexible facility for future changing demands. There is a multipurpose community hall, meeting rooms, and covered town square, public amenities and storage. A café space has also been developed. The Hub is able to host a variety of community and cultural activities, events and exhibitions.



Wynyard Sporting Precinct Waratah-Wynyard Council

Waratah-Wynyard Council adopted the Wynyard Sporting Precinct Master Plan in 2022. The master plan proposed a new Wynyard Sporting Precinct, improved facilities and amenities for squash, basketball, netball, tennis, community garden and band rooms. Once complete it will provide variety and safety to multiple clubs, users and the general public.

Supporting actions

In developing this structure plan, a range of other recommendations have been identified which are necessary to the success of implementing the land use directions. These recommendations are also consistent with the planning principles above.

The following table outlines these recommendations. Under each one, specific actions detail how that recommendation should be achieved. Locations mentioned are identified on the associated map.

Ref	Recommendation	Action
Place branding		
S1	Create a clear town identity	<p>S1.1 Create a consistent town brand identity that leverages Swansea's coastal character and differentiates it from other towns in the municipality.*</p> <p>S1.2 Prepare a street tree master plan for the town and encourage frontage plantings in new residential developments to increase canopy cover and climate resilience.</p> <p><i>* This action will be listed for all towns as it is recommended this work be approached collectively to ensure town identities are not only unique, but also complementary at the municipal scale.</i></p>
S2	Enhance town arrival and wayfinding	<p>S2.1 Create a strong entrance to Swansea to greet visitors with a pleasing sense of arrival, and improve wayfinding through the town centre area.</p> <p>S2.2 Prepare a wayfinding and signage strategy for the town to improve navigation and connections.</p>
Open space		
S3	Enhance local parks and open spaces	<p>S3.1 Retain the Crown land vegetated corridor between the Meredith River and northern end of Shaw Street.</p> <p>S3.2 Retain and upgrade the Swansea Foreshore playground area near Waterloo Beach to encourage families exploring the East Coast to stop and spend time, and enhance Swansea's daytrip appeal.</p> <p>S3.3 Enhance the foreshore area to have broader visitor appeal and create opportunities for waterfront activation through formalised, accessible pathways, seating areas, improved landscaping and shade.</p> <p>S3.4 Enhance the riparian characteristics of Duck Park and provide additional tree plantings for increased shade.</p>
Active connections		
S4	Improve active pathways and open space connections	<p>S4.1 Create a network of paths to connect local parks and open spaces within the town and leverage the existing asset of Loontitetermairrelehoiner Track. The route should connect Saltwater Creek, the Esplanade, Waterloo Point, Waterloo Beach, the community recreation hub and community health services precinct.</p> <p>Explore opportunities for NRM funding to support this. New pathways or upgrades should aim to:</p> <ul style="list-style-type: none"> • Be fully accessible to safely provide for all ages within the community. • Connect the residents to the town centre and avoid potential road user conflicts. • Embed opportunities to include cultural and historic interpretation and public art features that reinforce the town identity. <p>S4.2 Explore the feasibility of a new footbridge across the Meredith River to Dolphin Sands.</p>

Ref	Recommendation	Action
Public space and facilities		
S5	Prepare a streetscape master plan for Franklin Street	<p>S5.1 Prepare a streetscape master plan for Franklin Street to:</p> <ul style="list-style-type: none"> Strengthen Franklin Street's role as a coastal high street with overnight visitation and daytrip appeal. Prioritise safety features such as crossings and traffic calming devices to elevate role of the pedestrian and improve visitor attraction. Identify opportunities for pedestrian through-site links and view corridors to guide the redevelopment and renewal of key sites to better connect the town to the bay and iconic views. Guide high-quality streetscapes and works in the public realm to focus investment on visible public works. Guide high-quality landscaping, footpath upgrades, street furniture and outdoor lighting throughout Swansea.
S6	Enhance public facilities and community assets	<p>S6.1 Investigate the renovation of the Council-owned assets on Noyes Street to offer a multipurpose function space for the community. Examples include a tourism experience based around East Coast heritage, or a space for community event hire.</p> <p>S6.2 Repurpose the existing scout hall site to also accommodate a surf club. The existing scout hall site is underutilised and Swansea does not presently have a local surf life saving club (Bicheno is the closest). Surf clubs enable learn to swim opportunities, build surf swimming confidence and create a shared space to build community resilience, wellbeing and broader cohesion.</p>
Infrastructure		
S7	Improve stormwater management	<p>S7.1 Develop a stormwater improvement plan to support infill subdivision and the development of new growth areas.</p> <p>S7.2 On land located at the junction of Maria and Wellington streets, investigate the provision of a riparian buffer and walkway along Saltwater Creek, and incorporate a natural detention area to limit downstream flooding risk.</p>





Source: Dearn Bond

takara limuna (Sheoak Walk) Clarence City Council

The takara limuna walking trail features a viewing platform, a central firepit and gathering circle, and five interpretation panels written and researched by Aboriginal cultural practitioners Theresa Sainty and Zoe Rimmer with translations and audio recordings in palawa kani. The trail is illustrated with artworks by Allan Mansell and panels designed by Alex Miles.



Source: Playstreet

Bridgewater Community Parkland Brighton Council

Engaged by Brighton Council, Playstreet master planned a large, vacant parcel of land between Bridgewater and the Derwent River. The area of land was selected due to its potential to connect the Bridgewater commercial zone to the Derwent River foreshore, and unlock the recreational value of the river for the suburb of Bridgewater.

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Next steps and implementation

The land use directions are for Glamorgan Spring Bay Council to consider as strategic opportunities for the future that may require amendments to the Tasmanian Planning Scheme – Glamorgan Spring Bay.

The supporting actions require consideration to identify the associated delivery priority as well as available funding and resourcing.

This structure plan is to be monitored internally by Council's Planning and Development team and reviewed as new ABS data becomes available. Data supporting the structure plan, including the population projections and supply and demand analysis, must be kept up to date to support monitoring and future reviews.

Mayfield Estate
Source: Jasper Da Seymour





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Glamorgan Spring Bay Council **Bicheno Structure Plan**

Final | August 2024

Acknowledgement of Country

ERA Planning and Environment acknowledges palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters. We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

ERA Planning Pty Ltd trading as ERA Planning and Environment

Cover image: Waubs Bay Beach, Bicheno. Source: Tourism Tasmania and Rob Burnett

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Section 1: Introduction

About the project

Glamorgan Spring Bay Council engaged ERA Planning and Environment (ERA) to review and prepare updated structure plans for the main towns in the local government area. Existing structure plans were prepared between 8 and 10 years ago. Therefore there was a need to ensure that the planning and development direction for each town is based on contemporary circumstances.

In the period since the previous structure plans were prepared, Glamorgan Spring Bay has not only seen population growth but demographic change. . With an ongoing increase in average age, and decrease in residents per household, the types of housing and services provided in the future will need to respond to support a thriving community.

At the same time, the importance of the area to the Tasmanian visitor economy and its popularity as a holiday home location have increased. During the summer period there are noticeable seasonal population pressures being experienced in the Glamorgan Spring Bay area with some town services struggling to meet demand.

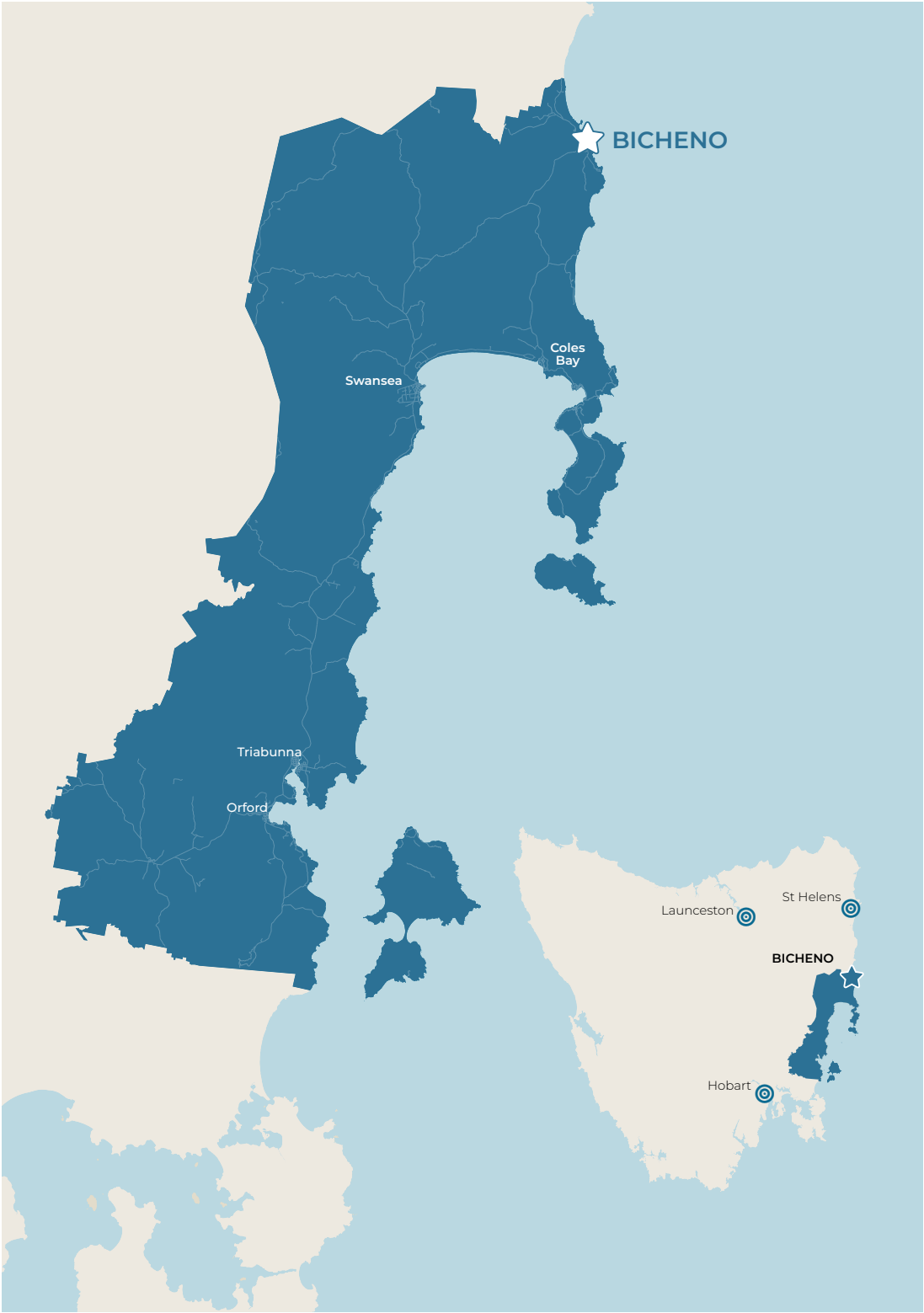
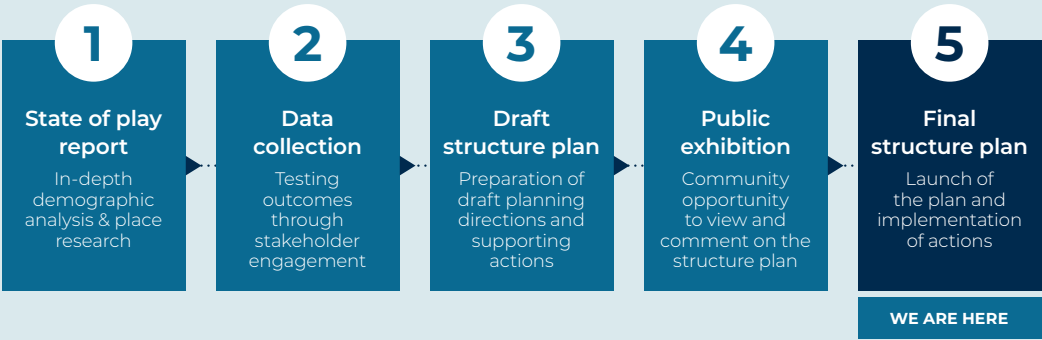
A separate structure plan has been prepared for each of the main towns. Each structure plan aims to:

- Establish a planning framework to guide sustainable growth and economic resilience.
- Deliver growth in a way that reflects community values, enhances the qualities of the town, and creates affordable and diverse housing opportunities.
- Guide the development of a high-quality, accessible open space network that connects the community to their natural surroundings and each other.
- Create a prosperous and vibrant town centre that supports the local community and attracts greater visitation.
- Protect environmental assets and agricultural land that support key industries.

This structure plan presents a strategic planning framework to guide growth and change in Bicheno over the next 10 years to 2034.

The process

The project methodology follows five key stages:

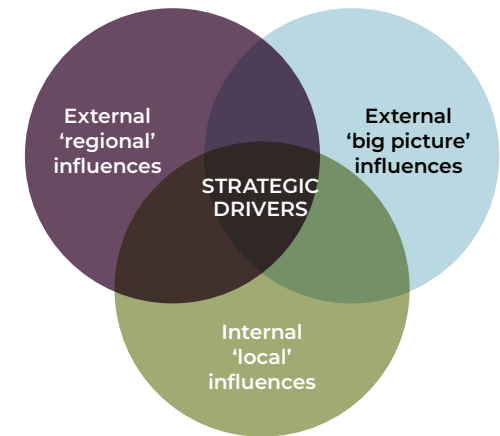




What is a structure plan?

A structure plan is a strategic document used by a local Council as a framework for land use and development decisions in a local area. It identifies and prioritises growth opportunities and guides the application of zoning, overlays and local provisions in the planning scheme.

A structure plan applies higher order planning policies, such as State Policies or the Southern Tasmania Regional Land Use Strategy to a local area. The scope of a structure plan can also include urban design outcomes specific to the area, supporting the desired built character.



The planning environment strategic drivers

A structure plan, while expressing aspirations about what the future will look like in a local place, is not a population or economic strategy. Rather, it relies on data and projections to understand future growth scenarios so that it can manage predicted growth and change in an area.

As part of understanding future scenarios, a structure plan will analyse the planning environment, which comprises three components:

- **The macro, external ‘big picture’ environment** – which comprises the broader economic, social, technological, environmental, legislative and policy factors that influence where people want to live, work and invest. They include policy settings at the state and federal level as well as macro-economic, environment and social trends.
- **The micro, external ‘regional picture’ environment** – which are external factors that Council has capacity to influence or shape through active intervention. These will include community perspectives, population projections, and regional industry and economic drivers.
- **The internal ‘local’ environment** – which comprises local factors like land characteristics, the presence of natural hazards or values, infrastructure capacity and Council’s strategic plan. Council may or may not have the ability to influence or shape these.

These elements of the planning environment are explored in sections 4 and 5 of the report.

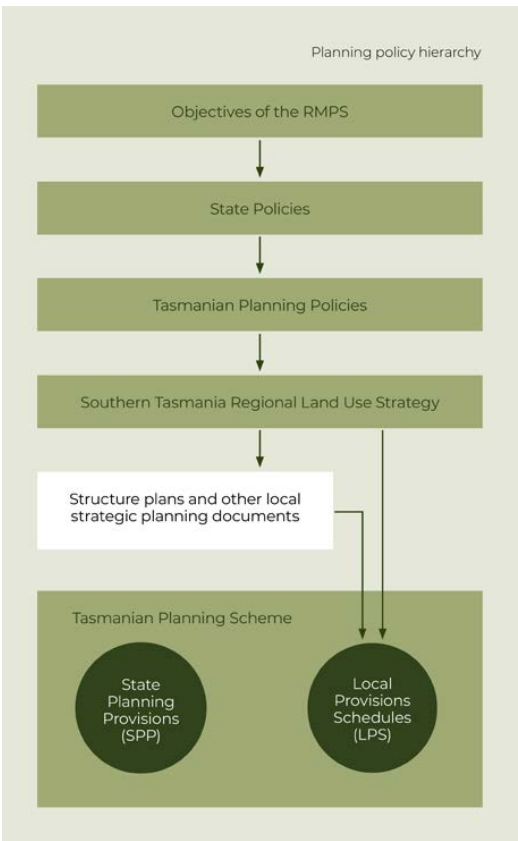
Policy context

Land use and development in Tasmania is undertaken within the framework of a planning system known as the Resource Management and Planning System (RMPS). The RMPS comprises a suite of legislation, supported by a network of planning schemes, policies and strategies. The RMPS provides a legislative framework for decision-making to ensure the sustainable use and development of Tasmania’s natural and physical resources.

Key elements of the RMPS that have been considered in this structure plan include:

- **State Policies** – which are made under the *State Policies and Projects Act 1993* and articulate the State’s position on significant matters relating to the sustainable development of land. All decisions under the RMPS are required to be consistent with relevant State Policies. The principles and requirements of the *State Coastal Policy 1996* and the *State Policy on the Protection of Agricultural Land 2009* have been particularly relevant to this structure plan.
- **Tasmanian Planning Policies (TPPs)** – which provide strategic direction on land use planning matters relevant to decisions under the *Land Use Planning and Approvals Act 1993*. Draft TPPs have been prepared and are currently being reviewed by the Tasmanian Planning Commission. The Draft TPPs have been broadly considered in this structure plan.
- **The Southern Tasmania Regional Land Use Strategy (STRLUS)** – which establishes the medium- to long-term strategic direction for Southern Tasmania. The STRLUS assigns settlement strategies to towns in Southern Tasmania to prioritise growth. Bicheno is currently considered a township with a moderate growth strategy and is assigned a consolidation growth scenario that primarily focuses on infill development. The STRLUS is currently under review, and this structure plan will inform that review.

Structure plans are not statutory documents in the RMPS. The State Planning Office has prepared structure plan guidelines which have been considered when developing this document.



Policy framework for Glamorgan Spring Bay

Section 2: Community engagement

What makes Glamorgan Spring Bay a great place to live, work and visit?

That's what we asked the community when we commenced engagement for the project. Across the two engagement periods we heard from more than 470 people who told us what they value about the area and what they feel is important to a bright future for Glamorgan Spring Bay. Draft Structure Plans were publicly exhibited in May-June 2024. Feedback received from the community was used to inform this final structure plan to ensure the directions and actions best benefit the local community.

Key themes

Five themes were identified from engagement feedback and have been used to guide the contents of this structure plan, including how we plan for the future of the town (Section 4).

These themes also guide how we consider Bicheno's strengths and weaknesses, and look ahead to potential opportunities and challenges (Section 5).

Housing and accommodation

This theme relates to housing provision, diversity and affordability, as well as home ownership and rental availability. It also considers visitor accommodation and short-term holiday rentals.

Industry and employment

This theme considers existing and emerging industries, and future job opportunities. It also relates to commercial and retail offerings.

Infrastructure and connectivity

This theme relates to utility infrastructure provision and maintenance and infrastructure planning for growth. It also considers transport connections (private, public and active transport modes).

Social infrastructure and services

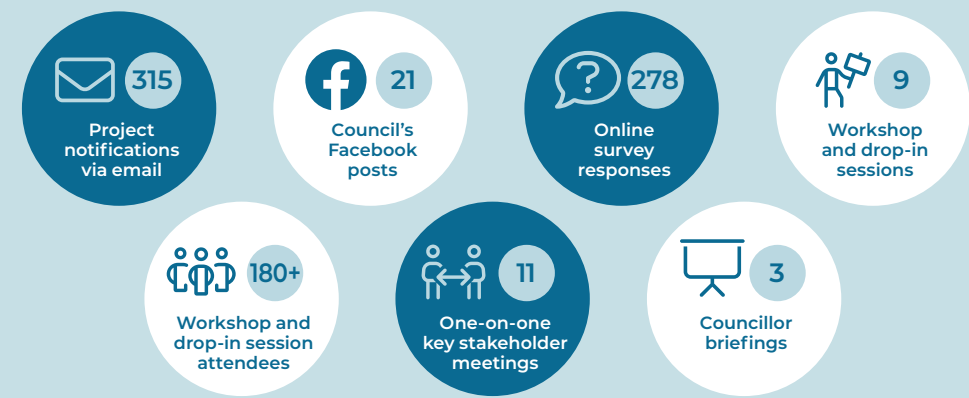
This theme considers healthcare and community services, education and arts opportunities, and recreation and sporting facilities.

Environment and landscape

This theme relates to climate change resilience and the protection of environmental values. It also considers landscape and connection to place.

Engagement methods

The process included a number of face-to-face and online engagement methods. They included:

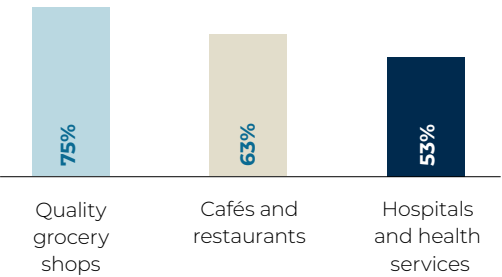


Survey results

A summary of results from the online survey is provided below. These responses are municipality-wide, rather than specific to a single town.

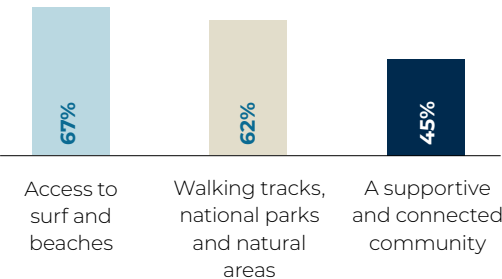
Important facilities and services

What are the most important facilities and services that you currently use in Glamorgan Spring Bay?



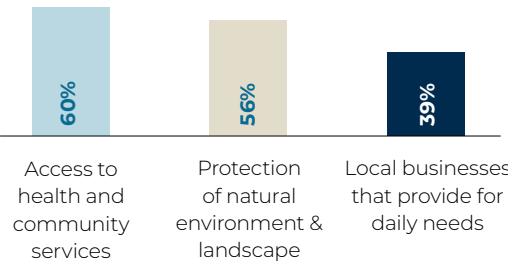
What do you value?

What do you value the most about living in or visiting the Glamorgan Spring Bay area?



Shaping a positive future

What will shape a positive future in the Glamorgan Spring Bay area?



In one sentence, what are your aspirations for the community and local character of Bicheno?

The quotes below are from community members who took the online survey.

“ More housing and childcare options to promote younger folk to our town

Relaxed, safe, seaside environment with sympathetic development

Preserve the environment that makes Bicheno the uncut gem it is but enhance the basics like town centre appeal and walking paths

A strong community environment with housing for short term workers

”



Bicheno
Source: Pete Harmsen

Section 3: About Bicheno

Bicheno is a coastal town located on Paredarerme pungenna country, on Tasmania’s East Coast. It is one of the main towns located in Glamorgan Spring Bay, along with Coles Bay, Swansea, Orford and Triabunna, and it had a long history of Aboriginal occupation prior to colonisation.

Bicheno is shaped by a sloping backdrop of vegetated hills, prominent scenic lookouts, and a coastline which provides waterfront access from beaches and rocky outcrops. The landscape surrounding Bicheno is characterised by the ocean to the east, including the sandy Waubs Bay and Redbill Beach and the unique boulder formations of Diamond Island, Peggy’s Point and the Governor Island Marine Reserve.

To the east lies the Gulch, which hosts a local port facility that supports both commercial and recreational fishing. To the north and south, the town is bordered by rural use, heavily vegetated areas and agricultural land used primarily for grazing. To the west, Apsley Conservation Area borders the town and extends to the Douglas–Apsley National Park and adjoining forest reserves.

The town centre features a range of commercial, residential and community uses, primarily located along Burgess and Foster streets. Triangle Park, which is planned for upgrade works, is the logical junction for activity in Bicheno. However, important corner sites remain vacant and other business zoned sites remain underutilised, limiting activation opportunities.

Similarly, the alignment of the Tasman Highway through the town, combined with a lack of clear wayfinding and cohesive urban design, limits the role of this location as Bicheno’s central hub and hinders connections to the surrounding beaches and bays, particularly for visitors unfamiliar with the area.

Bicheno’s strengths lie in its unique landscape character, pleasant living environment, and natural beauty, all of which contribute to its liveability, resident wellbeing and visitor appeal. The town includes well-preserved heritage buildings that serve as a visual reminder of its history and enrich its overall built character.

Bicheno is shaped by a sloping backdrop of vegetated hills, prominent scenic lookouts, and a coastline which provides waterfront access to beaches and rocky outcrops.

As the region grows, there are opportunities to enhance liveability by fostering connections across all age groups through the development of walking paths, enhanced visitor experiences, investment in social infrastructure and support for local businesses. Future planning aims to prioritise social wellbeing for the ageing population, foster a more connected and vibrant town centre, improve access to the waterfront and deliver enhanced community facilities.

Population profile

- Bicheno is the most populous single town in the municipality, recording 1,049 residents at the 2021 Census.
- In 2046, an additional 363 permanent residents are projected to live in Bicheno, a 34% increase in total population.
- Bicheno has a median age of 54, compared to 39 for Greater Hobart and 57 for the Glamorgan Spring Bay Council area.
- According to the 2021 Census, just over half of Bicheno's working-age residents participate in the workforce, and 22% partake in volunteer groups or organisations.



Most populous single town in the municipality



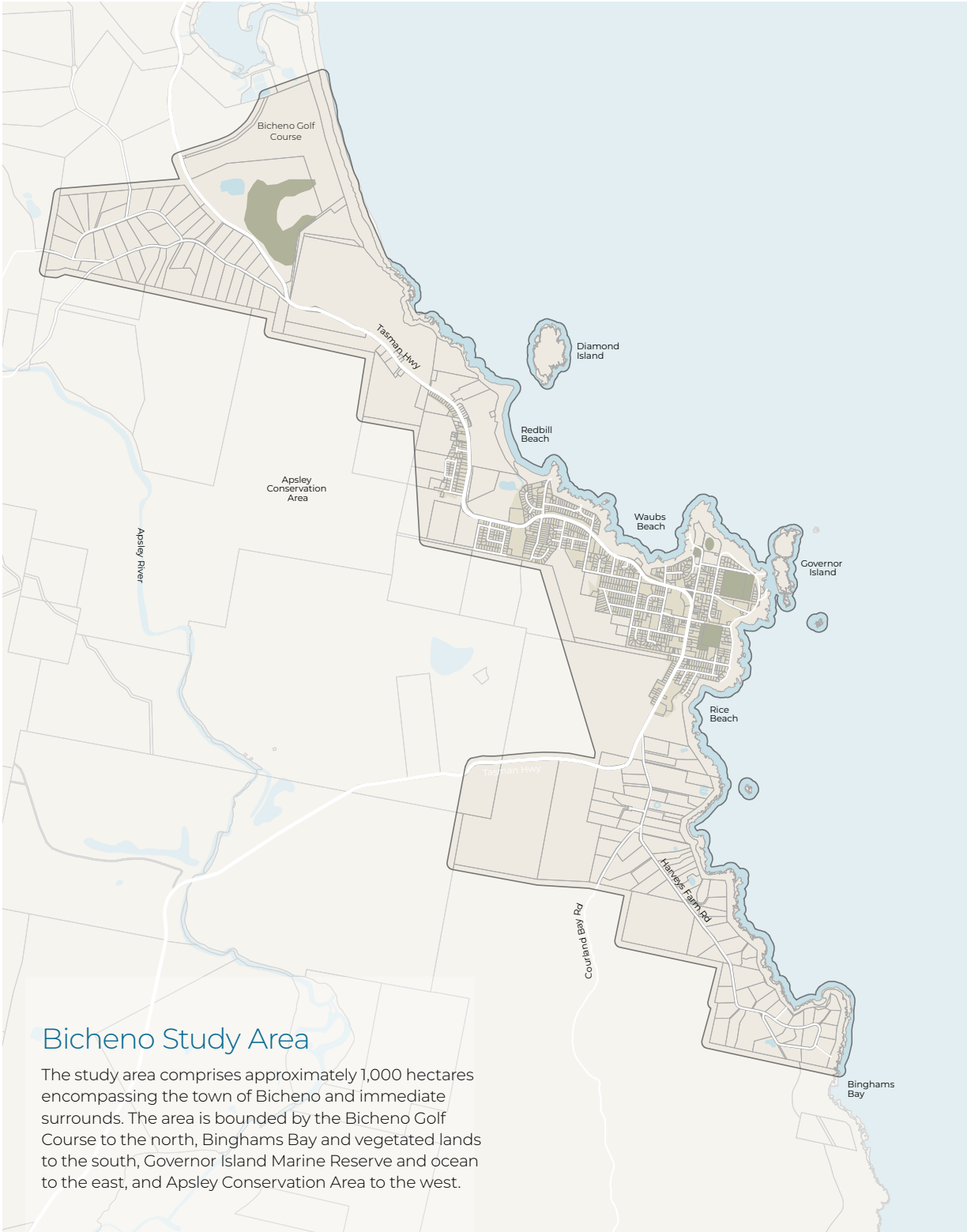
+34% increase in residents by 2046



Around 2/3 of households are couples without children



Bicheno Coffee Club - Ocean swimming group
Source: Tourism Tasmania and Rob Burnett



Bicheno Study Area

The study area comprises approximately 1,000 hectares encompassing the town of Bicheno and immediate surrounds. The area is bounded by the Bicheno Golf Course to the north, Bingham Bay and vegetated lands to the south, Governor Island Marine Reserve and ocean to the east, and Apsley Conservation Area to the west.

Section 4: Planning for the future

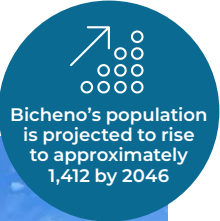
Housing and accommodation

The population of Bicheno, which is growing yet ageing, coupled with smaller household sizes and a need for varied housing choices will shape the town's future residential development. Bicheno's coastal lifestyle is increasingly appealing, driving demand for both permanent homes and holiday getaways. Meeting the diverse needs of residents and visitors while preserving the town's character and attractiveness will require thoughtful planning and consideration.

Residential development in Bicheno spans the length of the coast, in a linear arrangement that predominantly follows the Tasman Highway. Housing is broadly characterised by low density development in the town's core, and rural residential

development at the outer town area, although newer residential subdivisions with increased density are emerging.

Bicheno is set to see its population rise from 1,049 residents at the 2021 Census to approximately 1,412 by 2046. This growth will coincide with a significant increase in overnight visitors to the area. On census night in August 2021, around 50% of dwellings in Bicheno were recorded as unoccupied, pointing to a sizeable number of seasonal or occasional residents who either own a second property for holiday purposes or rent out their homes through online platforms.



Population data
Best practice strategic planning is based on robust data. To ensure this structure plan responds to the future growth and change patterns experienced in Bicheno, dwelling demand forecasts should be revisited when new Census data becomes available in 2026.



Bicheno town
Source: ERA Planning and Environment

Supply and demand

There have been around 730 dwellings approved across Glamorgan Spring Bay since 2012, including around 130 dwellings in the General Residential zone in Bicheno. While the number of dwellings approved in Bicheno decreased in recent years, subdivision approvals are facilitating new residential land with additional potential yield in locations across the town.

Estimates of housing demand in Bicheno to 2046 are based on population projections for permanent residents and the need to provide for seasonal visitation and worker accommodation. Population projections in Tasmania can often be conservative due to the force of aging in the population. Housing supply is based on the availability of vacant land in zones appropriate for residential development, relevant land or environmental constraints, and the minimum lot size permitted in each zone.

It is important to highlight that projecting population growth is not an exact science. This structure plan has relied on population data provided by REMPLAN and the ABS to provide a population forecast range. They do not however consider population growth arising from additional employment generating activities such as increased tourism visitation which may attract new residents to the area. Nor do they consider external factors such as state or federal economic and development drivers which may mean that towns such as Bicheno attract a higher growth rate than expected.

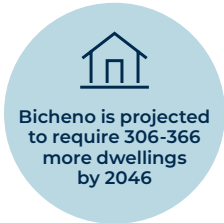
Based on population projections, it is predicted that an additional 306-366 dwellings will be required in Bicheno to cater for additional residents and seasonal and visitor demand by 2046.

Best practice strategic planning suggests that a rolling 5-to-10-year supply of zoned residential land should be maintained, with strategic documents such as this structure plan ensuring that up to 15 years growth is identified.

Analysis undertaken for this structure plan indicates that the current supply of suitably zoned and serviced residential land is insufficient to meet future demand. Under the conservative yield scenario current supply amounts to less than a third of the zoned land required to meet demand.

Notably, large parcels of undeveloped residential land remain within Bicheno's growth boundary, in addition to significant parcels of land zoned Future Urban and Particular Purpose (North Bicheno Future Urban), both presenting opportunities to facilitate growth in residential development.

It is also important to acknowledge Bicheno's ageing population to ensure that available land caters to the community's housing needs, including easily accessible, well-connected housing for elderly residents, and affordable accommodation for workers.



Vacant land and potential dwelling yield in Bicheno

Zoning	Vacant area (ha)	Potential yield ²	Conservative yield ³	Dwelling demand to 2046 (REMPLAN ¹)	Dwelling demand to 2046 (historical)
General Residential	11.58	225	82		
Rural Living	64.61	56	16		
Subtotal	76.19	281	98		
Future Urban	7.92	154	57		
Particular Purpose (North Bicheno Future Urban)	33.38	649	238		
Total	117.49	1,084	393	366	306

1 REMPLAN was engaged by regional organisations, with funding from the State Planning Office, to undertake a housing market assessment, a whole of region residential land supply audit, and population and housing forecasts to understand the demand for residential housing. The population predictions prepared by REMPLAN for Glamorgan Spring Bay are based on data from the ABS.
2 Based on minimum lot size permitted in zone, where the area developable is at a rate of 87.5% to account for access and land development constraints.
3 Based on average lot size, where the area developable is at a rate of 50% to account for access and land development constraints.



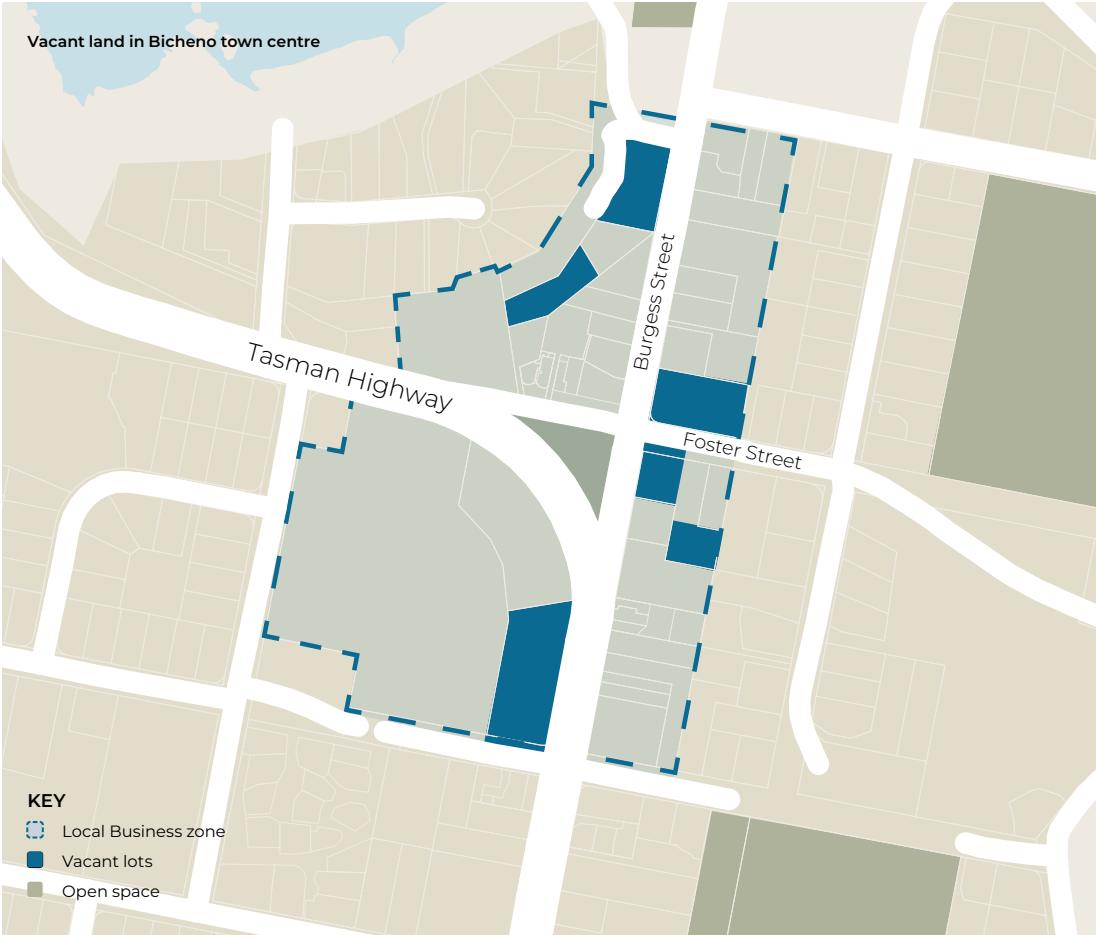
Bicheno streetscape
Source: Adam Gibson

Industry and employment

As Bicheno grows and residential land is further developed, business and employment opportunities are needed to support the population and increase the viability and vibrancy of the town centre. Feedback received through the community engagement process indicated that local businesses were struggling to fill job vacancies. Additionally, the community raised concerns about the layout of the town and its functionality, affecting traffic and pedestrian flows, and how this impacts business viability.

Bicheno has a range of commercial and residential developments currently being considered. It is important that future commercial and retail development in the town contributes to the growth and activity of the commercial area, reducing its fragmentation, by filling the gaps of currently vacant land, particularly on key corner sites.

Development should advance viability, providing residents with improved liveability and access to everyday needs, while also attracting visitors. Improving the streetscape and urban design appeal of Bicheno’s commercial and retail core (centred around Triangle Park) is critical to the success and viability of the local business economy, and in turn, the community.



Commercial and industrial land

Bicheno provides retail and commercial services, primarily in the town centre area on Foster and Burgess streets. This includes IGA Everyday supermarket, the Log Cabin General Store, fashion retail and homewares stores, professional services, and several cafés and restaurants. It is also noted that seasonal visitation patterns experienced on the East Coast contribute to business opening periods often being tailored to tourism activity or lifestyle choices, rather than meeting the needs of the permanent population.

Several large landholdings in Bicheno zoned Local Business contain existing visitor accommodation uses, including motels, holiday parks and resorts, some of which have recently been redeveloped to accommodate residential uses, presenting an issue with legacy zoning in the town.

Bicheno currently has approximately 11,000 m² of vacant commercial and retail land, all of which is zoned Local Business. A number of these sites are located on key corners within the commercial core, and their ongoing vacancy is a concern for the future of the town centre.



Industrial activity is located in a new, dedicated subdivision at the southern entrance to the town and currently has approval for 35 lots. While the consolidated approach to industrial development is well regarded, landscape screening to the Tasman Highway would improve the approach to the town.

Tourism

Tasmania had 1.26 million visitors in the year to December 2023. The East Coast region had 432,000 visitors, 97,000 of whom stayed overnight in Bicheno. The average visitor spend for an overnight stay in Tasmania is \$297 per night. This represents a potential \$55 million in expenditure in Bicheno over 185,000 visitor nights. Furthermore, in the year to December 2023, visitation to the East Coast region increased by 20% on 2019 levels (pre-COVID) and by a huge 70% since 2022. This trend has been seen across many regions of Tasmania and is likely a factor of the tourism market returning to, and exceeding, pre-COVID levels.

In the year to December 2023, visitation to the East Coast region increased by 20% on 2019 levels (pre-COVID)

Tourism plays a key role in Bicheno's economy, leveraging panoramic lookouts, stunning beaches and unique coastal landforms, and its position along the Great Eastern Drive touring route. Accommodation options for tourists range from caravan parks to motels, villas, and bed and breakfasts, most situated in comfortable walking distance to the town centre. However, some tourist facilities are ageing, and Bicheno's accommodation profile is shifting towards Airbnb style accommodation to provide more modern options.

East Coast Tourism, the region's tourism organisation, have recently introduced the East Coast Positive Impact Plan, aimed at fostering sustainable tourism growth while preserving the region's natural and cultural assets. \$300,000 in funding has been awarded over three years to support the implementation of the plan. The funds will be used for research, community consultation and engagement, a place making strategy, and infrastructure projects to align with broader sustainability and regenerative tourism goals.

East Coast Tourism are also looking at creative solutions to re-establish visitor information services in the region noting some local centres have closed in recent years. Restoring visitor information services will greatly improve the visitor experience and ensure that tourists have access to accurate, up-to-date information.

Caravan and camping sector

The Australian caravan and camping industry experienced a record year in 2022, exceeding pre-pandemic levels. Tasmania is not immune to this strong performance, where the local caravan and motorhome market recorded 1.6 million visitor nights across 400,000 trips, covering both interstate visitors and Tasmanians holidaying within the state. During 2022, caravan and camping visitors to Tasmania spent an average of \$683 per trip and \$167 per night, with caravan parks recording a total of \$61 million in revenue – a 26% increase on 2021.

According to TT-Line, the new Spirit of Tasmania vessels are due to arrive in 2024-25. The new vessels will increase total passenger capacity from 1,400 to 1,800 and provide additional cabin and seating facilities. The new vessels provide for an approximately 60% increase in vehicle lanes that can accommodate caravans and motorhomes.

The East Coast is home to iconic visitor attractions that feature strongly on itineraries in this market, with the likes of Freycinet National Park and Maria Island deemed 'unmissable' to many caravan and motorhome travellers. In the summer months, this has resulted in capacity pressures in the region relating to accommodation, roads and key infrastructure.

In 2022, ERA undertook an audit of camping accommodation and infrastructure across Tasmania on behalf of Tourism Tasmania. The audit revealed that the East Coast region also has the fewest commercial caravan parks in the state, and some have recently closed, even though areas like the East Coast are overcapacity in peak periods. Caravan and motorhome visitors are important for dispersing the benefits of the visitor economy to regional communities.



Infrastructure and connectivity

The planning, provision and management of infrastructure are essential considerations in land use planning, and important factors in supporting a liveable and accessible community. Infrastructure includes systems for drainage and disposal of sewage and stormwater; water storage, treatment and supply; waste management; energy generation, transmission and supply; communication and digital information; passenger and freight transport and transit; and associated control facilities.

Strategic land use planning and infrastructure planning must be coordinated and concurrent to ensure reliable services are available at appropriate capacity and function to meet the current needs of a community and can also meet future growth targets.

Water and sewer

The Bicheno water supply is reliant on the Apsley River. Low flows during drought periods can be managed using existing off-stream storage in the network. TasWater is planning to build additional high-level storage in the network to alleviate the low pressure currently experienced by some residents.

Bicheno is serviced by a sewage treatment plant with a capacity of 450 kL per day. There are no concerns regarding capacity for existing and future growth unless significant rezoning occurs. Replacement of the rising main in Murray Street is currently planned to alleviate the loading on the Gordon Street sewage pump station.



Infrastructure provision

The table below provides an overview of infrastructure provision in Bicheno's growth boundary. Refer to the State of Play report for mapping of water and sewer services areas in Bicheno.



Water

Reticulated water services are provided in the growth boundary.



Sewer

Reticulated sewer services are provided in the growth boundary.



Stormwater

Reticulated stormwater services are provided in the growth boundary.



Electricity

Electricity services are provided in the growth boundary.



Internet

NBN services are provided in the growth boundary.

Transport

Road infrastructure is key to the effective management of this region. Several road studies and upgrades completed in recent years have resulted in a more strategic regional approach to investment that has a tourism focus on routes including the Great Eastern Drive.

The Tasman Highway is a key transport route owned by the State Government, which has committed to undertaking a corridor study on the entire Tasman Highway Road corridor, including the highway within the Glamorgan Spring Bay municipal area. This project will look at opportunities and constraints along the corridor and will seek to prioritise projects for future funding. The strategy is expected to be completed in late 2024.

The northern and southern approaches to Bicheno on the Tasman Highway serve as the initial impressions of the town. Both pass through vegetated areas, strengthening the town's landscape setting, with the northern approach also affording ocean views.

Limited public transport is provided via the Tasman Highway connecting Bicheno with Swansea, Coles Bay, St Helens and Hobart. While the town's population size doesn't currently justify expanding the bus network, improving the frequency and reliability of the existing route is vital to serving the community.

Walking paths along the foreshore provide views of Bicheno's coastline, which borders much of the town. Additionally, the Whale Trail and Foreshore Walking Track, which starts from Peggy's Point and runs along the edge of the coast to the Gulch, offer panoramic views of Governor Island to the east and Diamond Island to the north. These trails, while picturesque, lack true connectivity for the length of the route, and also lack strong connections to the town's commercial area. Improvements to linkages and wayfinding, along with accessibility considerations, would provide improved walkability and amenity for visitors and residents.

Social infrastructure and services

Community and recreational facilities are essential to supporting the health, enjoyment and wellbeing of residents. Bicheno is home to a range of community services and facilities, and it is likely these will need to be well managed and maintained, and in some instances expanded, to cater to a growing and ageing population. This particularly applies to recreation and education facilities, public open space and health facilities.

Health and emergency services

Bicheno has general practitioner and nursing services at the cohealth medical practice, and police and fire services located within the town. A new ambulance station is proposed. These services provide critical support to the residents of Bicheno and the broader municipality.

Education and recreation

Bicheno Primary School has a current enrolment of approximately 90 students; the Bicheno public library is located opposite on Burgess Street. High school education requires students to travel to regional options in Triabunna or St Helens, or to major centres for boarding. Little Penguins Early Learning Service located on Burgess Street provides centre-based daycare services for infants. These services may require expansion to attract a younger, family demographic to the area.

Recreation facilities include the Bicheno Bowls and RSL Club and the Bicheno Golf Club, located north of the town. Water-based recreation is supported by a small boat ramp at Waubs Bay for light vessels only. Commercial and recreational fishing is otherwise catered for at the Gulch. The Bicheno skate park, located between the town and Redbill Beach, was completed in late 2023.

There are several developments planned in the area, including the redevelopment of the Gulch which includes upgrades to footpaths, parking areas and the wharf area providing access to the foreshore and marine reserves off Waubs Bay. The Bicheno Triangle Project will redevelop underutilised public space at the junction of Foster and Burgess streets to improve the useability and amenity of the area and support beautification efforts in the town centre.

Environment and landscape

The community of Bicheno places a high value on the local environment, with the beaches, headlands and surrounding escarpment all contributing to why people love living in Bicheno. The natural environment provides important habitat for native wildlife and is home to a diverse range of flora and fauna.

The Governor Island Marine Reserve, with its spectacular underwater scenery and abundant marine life, is recognised as one of the best temperate diving locations in Australia. Above water, visitors can observe Tasmania’s largest colony of crested terns, alongside sooty oystercatchers, kelp and silver gulls, and gannets, with occasional sightings of Australian fur seals resting on Alligator Rock.

The Bicheno area includes significant natural features that attract both residents and visitors.

The Bicheno area includes significant natural features that attract both residents and visitors. The study area is bordered by the Apsley Conservation Area, which connects to the Apsley River and Douglas–Apsley National Park. Whalers Lookout State Reserve and Lookout Rock State Reserve define Bicheno’s topography and serve as important geographic landmarks for the town. Both reserves feature significant native vegetation, with walking tracks that lead to the lookouts offering panoramic views in all directions.



Bicheno pier
Source: Adam Gibson

Section 5: Strategic context

Drivers of change

Following the completion of background research, the state of play report and initial community engagement, we have identified major trends that are influencing the strategic planning approach for Bicheno.

Significant growth in the visitor economy

The 2030 Visitor Economy Strategy, commissioned by Tourism Tasmania, predicts that Tasmania will host 1.6 million interstate visitors and 400,000 international visitors annually by 2030. This forecast reflects an average annual growth rate of 2.6% from 2025 to 2030, with an expected annual visitor expenditure of up to \$5.6 billion by 2030 – more than double the value recorded in 2019.

This influx of visitors contributes directly to the economy by supporting local businesses and creating employment opportunities. It influences the demographic composition of Tasmanian towns, affecting the proportion of permanent residents, and necessitates ongoing provision of services to meet the demand for accommodation, food services and activities. Moreover, tourism introduces a significant number of individuals who are unfamiliar with the area and may be less capable of responding to emergencies, posing additional challenges for local authorities and emergency responders.

There is clear evidence of localised and seasonal pressures on services and infrastructure in towns such as Bicheno. The predicted tourism growth represents an opportunity to strengthen the town's commercial vitality and range of activities, providing there is adequate provision of suitably located visitor accommodation that does not affect housing supply.

The need for housing diversity and supply

Limited housing diversity is evident in Bicheno today, with detached dwellings comprising 94% of the total housing stock, two-thirds of which feature three or more bedrooms. Although historically in high demand, this residential development model results in a homogenous housing profile, lacking in variety and potentially exacerbating affordability challenges in both housing and rentals.

In Bicheno, the local implications are twofold. Firstly, as the population ages, there is an urgent need for appropriately located housing designed to meet the needs of older generations. Ensuring that older residents can maintain their connection to the community requires housing options that support independence and accommodate evolving care needs, while also being close to essential health and community services.

Secondly, sustaining a robust workforce to support an ageing and growing population and the regional economy is essential. Current property prices and low rental availability hinder access to secure, affordable housing for health and community sector workers, tourism and hospitality workers, and young people. While this issue is not unique to Bicheno or Tasmania, it demands attention in future growth strategies to facilitate inclusive planning and development.

In terms of local housing supply, future development in Bicheno is influenced by two factors: an undersupply of residential land, and large areas of suitably zoned, yet vacant, land not being developed. These factors are exacerbated by strong population projections and continued growth in local demand for permanent and holiday homes.

To ensure Bicheno can meet its projected housing demand, Council must work with landowners to ensure they contribute to making the suitably zoned residential land available. Additionally, landowners should be encouraged to proactively seek rezoning of appropriate land that supports a pattern of consolidation and efficient infrastructure use.



An ageing population desiring to age in place

The demographic landscape of Glamorgan Spring Bay, particularly in Bicheno, is undergoing significant changes, characterised by an increasingly older population, with nearly 50% of residents aged over 60 years. This ageing profile necessitates a re-evaluation of the services required to support the community, as there is likely to be a heightened demand for specialised healthcare services, retirement facilities and community support systems.

Strategic planning is essential to address the needs of older residents while also attracting younger individuals to foster community diversity and ensure Bicheno has an underlying working population to support resident and visitor needs. Community engagement findings underscore the residents' desire to 'age in place' and maintain physical and social ties to the community and its amenities. New developments tailored to the ageing population must be strategically located to facilitate accessibility for those with limited mobility and to cultivate a vibrant town conducive to diverse social interactions.

Furthermore, an ageing population will inevitably impact the local economy. Retirees typically exhibit different spending patterns and are likely to contribute less to the workforce, yet they create demand for additional workers in healthcare and community support services. This demographic shift also presents opportunities for businesses catering to the needs of seniors, including healthcare providers, recreational facilities and senior-friendly amenities.

A changing and unpredictable climate






Coastal towns like Bicheno face significant challenges from the effects of climate change, impacting community resilience and strategic planning. Rising sea levels and more frequent extreme weather events, such as storms and floods, increasingly jeopardise coastal infrastructure and properties. Bushfire also poses a risk given the town's proximity to significant areas of vegetation. To address these threats, future planning efforts must prioritise strategies to adapt to climate change impacts, including implementing coastal defences and developing resilient infrastructure.

Furthermore, changes in temperature and rainfall patterns can have far-reaching effects on agriculture, water resources and natural ecosystems, impacting the town's economy and biodiversity. It is imperative to focus on promoting sustainable practices, reducing greenhouse gas emissions, and enhancing community resilience to climate-related risks.

By integrating climate adaptation and mitigation measures into planning and development processes, as well as community-building initiatives, Bicheno can better prepare for and mitigate the impacts of climate change, ensuring a safer and more sustainable future for its residents.

Opportunities and challenges

After completing the initial stages of community engagement and undertaking the background analysis, the following strengths, weaknesses, future opportunities and potential challenges of Bicheno have been determined.

	Strengths	Weaknesses	Future opportunities	Potential challenges
<div>Housing and accommodation</div> <div></div>	<ul style="list-style-type: none">Well-located and serviced residential land supply to foster sustainable population growth.Well-situated key sites with strong redevelopment potential.	<ul style="list-style-type: none">Undersupply of residential zoned land.Limited housing diversity to cater to ageing population.Lack of housing affordability and rental availability, and large land parcels in limited ownership.Subdivision reliance on cul-de-sac development limits broader connectivity and permeability.High proportion of vacant residential lots which have not been developed.	<ul style="list-style-type: none">Develop a mixed-use town centre that provides access to facilities and services.Leverage proximity to tourist attractions to capture overnight visitation spend.Make more efficient use of well-connected, centrally located land to provide housing.Guide future development to prioritise infill locations and consolidate the town rather than encourage further expansion into bushfire-prone landscapes.	<ul style="list-style-type: none">Housing affordability impacting housing opportunities for young families and key workers.Developer commitment to delivering improved design and subdivision layout quality.Further development into natural areas and agricultural land impacting ecosystems and resulting in tree removal.Continued ribbon-style residential development along the coast.
<div>Industry and employment</div> <div></div>	<ul style="list-style-type: none">Existing role as a semi-established hub providing subregional services and facilities.Strong commercial entities (Farm Shed, Bakery, IGA) to build from and enhance the activation of Burgess Street and surrounds.	<ul style="list-style-type: none">Increasingly ageing population with limited future workforce capacity.Seasonal fluctuations in workforce need and capacity.Vacant key sites limiting town centre activation.Inconsistent signage and wayfinding presence in town centre.	<ul style="list-style-type: none">Enhance the commercial core to create improved cohesion, including consolidating key retail uses and visitor information.Leverage the landscape features through urban design and streetscape improvements.Capitalise on seasonal population dynamic during summer period.Collaborate with East Coast Tourism on the East Coast Positive Impact Plan.	<ul style="list-style-type: none">Fragmented commercial uses that lack critical mass for activation, particularly through prolonged vacancy of corner sites.Seasonal implications of tourism peaks and troughs for commercial and retail activity.Balancing pressures from both permanent and seasonal populations on town services.Balancing tourism growth and maintaining the coastal character qualities of Bicheno.
<div>Infrastructure and connectivity</div> <div></div>	<ul style="list-style-type: none">Key destination on the East Coast visitor journey via the Great Eastern Drive.Beachfront access points along Redbill Beach, Waubs Beach, Peggy's Point and the Gulch.	<ul style="list-style-type: none">Car-centric town centre resulting in user conflicts and circulation issues.Poor pedestrian safety and permeability with fragmented footpath and trail network.Lack of cycling infrastructure.Lack of town wayfinding or resolved urban design presence.Lack of clearly defined entry points to the urban area from Tasman Highway.Congestion and road use conflict along the Esplanade, particularly at the Gulch.	<ul style="list-style-type: none">Enhance the gateway treatments at the arrival points into the town.Explore opportunities to improve open space linkages between the urban areas and the coast.Improve connections in the existing network of scenic walking paths, including the Foreshore Walking Track along the coastline and Whalers Lookout.Maintain boating and maritime focus, primarily at the Gulch.Ensure that additional walking, wheeling and riding connections are planned, designed and implemented to connect residential areas with key centres, services and destinations.	<ul style="list-style-type: none">Residential growth exceeds infrastructure planning and provision.Ribbon development reduces the efficiency of land use and puts stress on infrastructure and transport.Commercial uses at the Gulch exacerbate congestion and impact maritime uses.The ever-changing needs of a growing population and a changing climate may challenge the efficacy of emergency management and evacuation procedures.
<div>Social infrastructure and services</div> <div></div>	<ul style="list-style-type: none">Open spaces well situated to benefit from upgrades and amenity improvements.Strong community cohesion and existing resilience.Good provision of existing recreation spaces.	<ul style="list-style-type: none">Dated sporting and recreation facilities.Limited service provision requires regional travel.	<ul style="list-style-type: none">Investigate the health services required to enable ageing in place and health services for an ageing population.Attract and nurture younger demographic.Provide community-led opportunities to contribute to developing a clear town identity.Guide social infrastructure to locations where exposure to natural hazards is reduced to the extent practicable.	<ul style="list-style-type: none">Staffing requirements for additional health services and community facilities, together with tourism and visitor use.Diminishing volunteer base for community and emergency services.
<div>Environment and landscape</div> <div></div>	<ul style="list-style-type: none">Coastal outlook and views to the east, and mountain views to the west and hilly backdrop forming the urban fringe of the town.Ecological value of coastal areas and reserves.Walking tracks and prominent lookouts.Scenic outlooks to Diamond Island and Governor Island.Proximity to Freycinet and Douglas-Apsley national parks.	<ul style="list-style-type: none">Open space linkages are fragmented and are not accessible to all mobility needs.Lack of streetscape appeal and consistency in public landscaping and street tree plantings.Development of vegetated areas increases bushfire risk and threatens homes.As a consequence of the existing growth pattern, a significant portion of the town is exposed to bushfire risk.	<ul style="list-style-type: none">Strengthen tourism opportunities in relation to the coastal and landscape setting.Promote Bicheno's connection into Douglas-Apsley National Park for hiking and bushwalks.Protect key views and vistas along the coast and from lookout points.Retain key views from the Tasman Highway to the coast, including on approach to the town.Ensure bushfire risk is managed on a whole of town basis.	<ul style="list-style-type: none">Work with TFS to ensure the relevant community bushfire protection plan is kept up to date.Residential subdivisions encroaching into vegetated hilly areas, resulting in further clearing of vegetation.Conflict between natural ecological areas of significance and development pressures.



Bicheno streetscape
Source: Adam Gibson

Section 6: The Bicheno structure plan

What is the plan?

Bicheno’s focus for the future is identifying a sustainable and beneficial growth pattern to add value to the existing town, enhancing the commercial core, prioritising protection of waterfront connections, and valuing its existing cultural and environmental context.

The structure plan provides a framework for future development and investment in Bicheno for the next 10 years. It provides a strategic lens for land use and planning decisions relevant to the area and will guide the long-term growth of the town. The structure plan comprises three key components:

1. A suite of place-based planning principles underpinned by the existing planning policy framework in Tasmania
2. Land use direction aimed at addressing the drivers of change
3. Supporting actions to provide a holistic framework for future growth.

Planning principles

The following planning principles have been established to guide the suite of land use directions and supporting actions in the Bicheno structure plan.

Elevate town centre vitality

Enhance the liveliness of the town centre as a vibrant coastal hub by establishing a focal, inviting and pedestrian-friendly thoroughfare that meets local demands and entices visitors.

Enhance ties to natural treasures

Strengthen visual and physical links that leverage Bicheno’s beachfront location and unique landscape features to maintain the town’s tourism profile and encourage extended visits and increased spending.

Connect place to community

Ensure local character is as much about place, as it is about the people who call Bicheno home. Foster a unique and recognisable identity that is a point of pride for longtime residents, and a point of interest for visitors and new residents.

Foster sustainable housing provision

Facilitate access to secure and affordable housing tailored to residents of all ages and income levels, ensuring safety and comfort at every stage of life.

Enhance resilience to climate change

Limit the encroachment of development into natural or vegetated areas to protect the landscape and mitigate climate hazards.

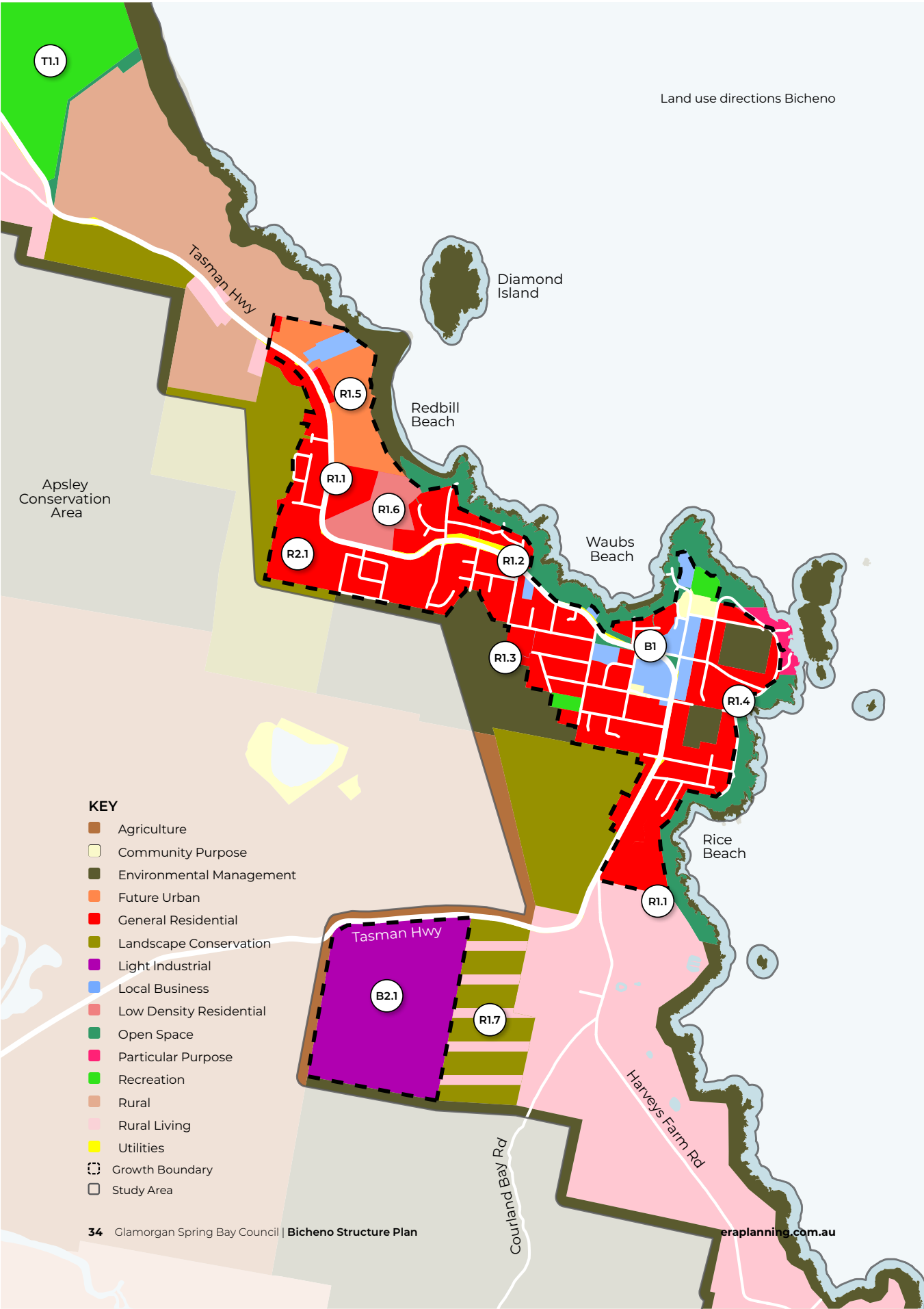
Land use directions

The structure plan is first and foremost a strategic land use document that identifies a clear growth boundary to guide and manage sustainable growth and provides zoning recommendations based on detailed analysis and future community needs.

The following table outlines land use directions to achieve the planning principles above. The actions detail how that direction should be achieved. Locations mentioned are identified on the associated map.

Ref	Direction	Action
Residential		
R1	Rezone parcels to align with this structure plan	<p>R1.1 Investigate the potential to rezone 39 Tasman Highway (CT 143985/400) and 9 Burgess Street (CT 181223/506) to General Residential to accommodate growth and provide opportunities for diverse housing.</p> <p>R1.2 Rezone the seven (7) parcels of land from 14 to 22 Murray Street from Local Business to General Residential to reflect their current use.</p> <p>R1.3 Rezone 29 Banksia Street (CT 158014/1) from Local Business to General Residential to ensure business activities are focused within the town centre.</p> <p>R1.4 Rezone 30 Foster Street (CT 174504/100) from Local Business to General Residential to ensure business activities are focused within the town centre.</p> <p>R1.5 The permitted uses under the Particular Purpose Zone (North Bicheno Future Urban) have the potential to undermine the commercial viability and successful function of the Bicheno town centre. Rezone land within the Particular Purpose Zone (North Bicheno Future Urban) to the Future Urban zone.</p> <p>R1.6 Investigate the potential to rezone 7 Tasman Highway (CT 143493/1) from Particular Purpose Zone (North Bicheno Future Urban) to Low Density Residential.</p> <p>Note: It is acknowledged that valid planning permits apply to this site for development associated with visitor accommodation, residential, and tourism related uses (most of which are permitted in the Low Density Residential Zone). Any future development must prioritise the retention of vegetation and protect the riparian values of Deep Hollow Creek.</p> <p>R1.7 Investigate the potential to rezone 17498 Tasman Highway, Bicheno (CT 237376/1) from the Rural Zone to a combination of Rural Living and Landscape Conservation. The zone boundaries should be subject to a natural values assessment and sufficient buffering from existing industrial land to ensure industrial uses are unimpeded.</p>
R2	Support the realisation of development potential	<p>R2.1 Council to liaise with landholders to identify opportunities to encourage future subdivision in areas zoned General Residential.</p>

Ref	Direction	Action
Business and industry		
B1	Reinforce the role of the town centre	<p>B1.1 Ensure commercial development is located to increase activity and vibrancy in Burgess Street and land facing Triangle Park to reinforce the role of the town centre.</p> <p>B1.2 Investigate the potential to apply the Urban Mixed Use zone at the edges of a retained local business core to support the development of active ground floor tenancies with residential and accommodation uses above.</p> <p>B1.3 Encourage commercial, retail and hospitality-based uses that contribute to the broader tourism appeal of the town.</p>
B2	Support consolidated industrial uses	<p>B2.1 Focus industrial growth in the emerging industrial park on the Tasman Highway to avoid ad hoc developments in the future that might conflict with sensitive uses.</p> <p>B2.2 Council to liaise with existing industrial operators and emerging industries in the locality to enhance the profile of the industrial park.</p>
B3	Remove Site Specific Qualification GSB-14.1	<p>B3.1 Remove Site Specific Qualification GSB-14.1 from all sites within the study area where it is currently applied. This will encourage development that provides an active use and frontage to the public domain.</p>
Tourism		
T1	Support additional tourism opportunities	<p>T1.1 Retain Bicheno Golf Club Specific Area Plan to allow for sporting and recreation-based tourism opportunities and associated accommodation.</p>



Tasmanian precedents

The images and descriptions below show Tasmanian development precedents that relate to the proposed land use directions and supporting actions. They serve as a source of information and inspiration for future development.



Bridgewater Community Parkland Brighton Council
Engaged by Brighton Council, Playstreet master planned a large, vacant parcel of land between Bridgewater and the Derwent River. The area of land was selected due to its potential to connect the Bridgewater commercial zone to the Derwent River foreshore, and unlock the recreational value of the river for the suburb of Bridgewater.



Evandale Streetscape Northern Midlands Council
Evandale's Russell Street is a beautiful street with historic buildings, considered streetscape plantings and seating. The commercial and retail offerings are concentrated in a manner that enables walkability and an active street frontage.

Supporting actions

In developing this structure plan, a range of other recommendations have been identified which are necessary to the success of implementing the land use directions. These recommendations are also consistent with the planning principles above.

The following table outlines these recommendations. Under each one, specific actions detail how that recommendation should be achieved. Locations mentioned are identified on the associated map.

Ref	Recommendation	Action
Place branding		
S1	Create a clear town identity	<p>S1.1 Create a consistent town brand identity that leverages Bicheno’s unique natural features and tourism appeal and differentiates it from other towns in the municipality. Collaboration with East Coast Tourism is encouraged to ensure any brand identity is congruent with any regional level branding undertaken as part of the East Coast Positive Impact Plan.</p> <p><i>This action will be listed for all towns as it is recommended this work be approached collectively to ensure town identities are not only unique, but also complementary at the municipal scale.</i></p>
S2	Enhance town arrival and wayfinding	<p>S2.1 Create strong entrances to Bicheno to greet visitors with a pleasing sense of arrival, and improve wayfinding through the town centre area.</p> <p>S2.2 Prepare a wayfinding and signage strategy for the town to improve navigation and connections. The strategy should prioritise clear directions to landmarks including the Gulch, Whalers Lookout, Lookout Rock and Peggy’s Point.</p>
Open space		
S3	Enhance local parks and open spaces	<p>S3.1 Complete the Bicheno Triangle Project in a manner consistent with the streetscape masterplan noted in action 5.1 to provide an integrated, ‘whole of town centre’ urban design approach.</p> <p>S3.2 Explore opportunities for improvements to Lions Park including connectivity.</p> <p>S3.3 Explore opportunities for additional shade and seating at the carpark terminus of Burgess Street (towards Peggy’s Point). Establish landscaping to improve the interface with the adjacent visitor accommodation.</p> <p>S3.4 Investigate opportunities to formalise the Redbill Beach carpark (Gordon Street).</p> <p>S3.5 Investigate opportunities to provide public toilet facilities at the skate park.</p>
Active connections		
S4	Improve active pathways and open space connections	<p>S4.1 Upgrade the pathway connecting the town centre to the skate park and Redbill Beach to accommodate an accessible, sealed shared user path. All road crossings should be upgraded accordingly to prioritise pedestrian safety.</p> <p>S4.2 Commence investigations for the staged upgrade of the Bicheno Foreshore Walking Track. Fully accessible sections should be prioritised where topography allows. Explore opportunities to also embed cultural and historic interpretation and public art features.</p> <p>S4.3 Improve physical and visual connections between the Gulch and Peggy’s Point.</p> <p>S4.4 Commence investigations for Foster Street to accommodate an accessible shared user path to improve safe connections between the Gulch and town centre.</p>

Ref	Recommendation	Action
Public space and facilities		
S5	Prepare a streetscape master plan for Burgess and Foster streets	<p>S5.1 Prepare a streetscape master plan for Burgess and Foster streets to:</p> <ul style="list-style-type: none">Strengthen the visual presence and identity of the town centre area and build upon the current approach to the Triangle Project.Guide high-quality streetscape treatments and works in the public realm to foster future investment.Guide high-quality landscaping, footpath upgrades, street furniture and outdoor lighting.
S6	Investigate seasonal place activation in the town centre	<p>S6.1 Investigate seasonal place activation opportunities on vacant land within the town centre, for example at 67 Burgess Street (CT 6728/2) and Lot 1 Foster Street (CT 180131/1).</p> <p>This provides an opportunity to test potential uses and activities in a low-risk environment and support the activation and viability of the town centre. This may include food trucks and pop-up events.</p>
S7	Enhance public facilities and community assets	<p>S7.1 Liaise with Bicheno SLSC to identify storage and clubhouse amenity upgrades or expansion.</p>
Infrastructure		
S8	Improve road access and safety	<p>S8.1 Liaise with State Roads to implement traffic calming devices on the Tasman Highway between Burgess and Foster streets to elevate pedestrians in the road user hierarchy and create a safe, walkable town centre.</p> <p>S8.2 Investigate the potential for Waubs Esplanade to function as a clockwise one-way loop to accommodate a separated shared user path.</p> <p>S8.3 Provide a walkable connection between the terminus of James Street and Waubs Esplanade.</p>



takara limuna (Sheoak Walk) [Clarence City Council](#)

The takara limuna walking trail features a viewing platform, a central firepit and gathering circle, and five interpretation panels written and researched by Aboriginal cultural practitioners Theresa Sainty and Zoe Rimmer with translations and audio recordings in palawa kani. The trail is illustrated with artworks by Allan Mansell and panels designed by Alex Miles.

Next steps and implementation

The land use directions are for Glamorgan Spring Bay Council to consider as strategic opportunities for the future that may require amendments to the Tasmanian Planning Scheme – Glamorgan Spring Bay.

The supporting actions require consideration to identify the associated delivery priority as well as available funding and resourcing.

This structure plan is to be monitored internally by Council's Planning and Development team and reviewed as new ABS data becomes available. Data supporting the structure plan, including the population projections and supply and demand analysis, must be kept up to date to support monitoring and future reviews.



Bicheno streetscape
Source: Adam Gibson



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Glamorgan Spring Bay Council **Coles Bay Structure Plan**

Final | August 2024



Acknowledgement of Country

ERA Planning and Environment acknowledges palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters. We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

ERA Planning Pty Ltd trading as ERA Planning and Environment

Cover image credit: Tourism Tasmania and Rob Burnett

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PLANNING
& ENVIRONMENT

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Section 1: Introduction

About the project

Glamorgan Spring Bay Council engaged ERA Planning and Environment (ERA) to review and prepare updated structure plans for the main towns in the local government area. Existing structure plans were prepared between 8 and 10 years ago. Therefore there was a need to ensure that the planning and development direction for each town is based on contemporary circumstances.

In the period since the previous structure plans were prepared, Glamorgan Spring Bay has not only seen population growth but demographic change. With an ongoing increase in average age, and decrease in residents per household, the types of housing and services provided in the future will need to respond to support a thriving community.

At the same time, the importance of the area to the Tasmanian visitor economy and its popularity as a holiday home location have increased. During the summer period there are noticeable seasonal population pressures being experienced in the Glamorgan Spring Bay area with some town services struggling to meet demand.

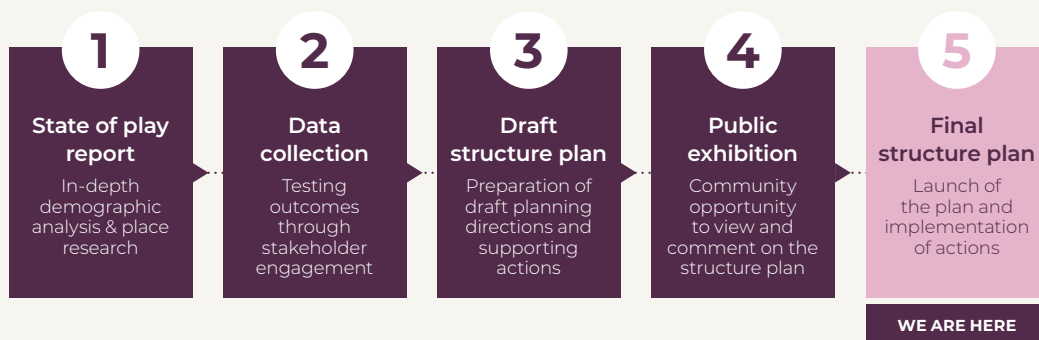
A separate structure plan has been prepared for each of the main towns. Each structure plan aims to:

- Establish a planning framework to guide sustainable growth and economic resilience.
- Deliver growth in a way that reflects community values, enhances the qualities of the town, and creates affordable and diverse housing opportunities.
- Guide the development of a high-quality, accessible open space network that connects the community to their natural surroundings and each other.
- Create a prosperous and vibrant town centre that supports the local community and attracts greater visitation.
- Protect environmental assets and agricultural land that support key industries.

This structure plan presents a strategic planning framework to guide growth and change in Coles Bay and nearby Swanwick over the next 10 years to 2034.

The process

The project methodology follows five key stages:



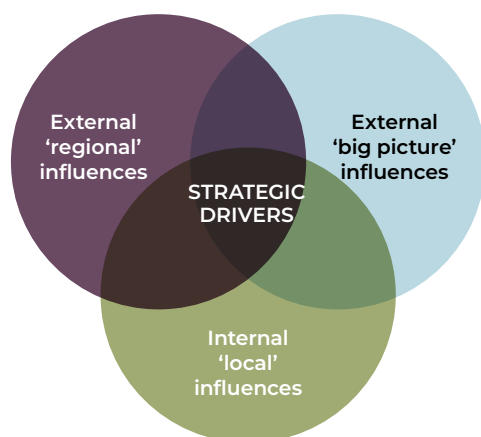




What is a structure plan?

A structure plan is a strategic document used by a local Council as a framework for land use and development decisions in a local area. It identifies and prioritises growth opportunities and guides the application of zoning, overlays and local provisions in the planning scheme.

A structure plan applies higher order planning policies, such as State Policies or the Southern Tasmania Regional Land Use Strategy to a local area. The scope of a structure plan can also include urban design outcomes specific to the area, supporting the desired built character.



The planning environment strategic drivers

A structure plan, while expressing aspirations about what the future will look like in a local place, is not a population or economic strategy. Rather, it relies on data and projections to understand future growth scenarios so that it can manage predicted growth and change in an area.

As part of understanding future scenarios, a structure plan will analyse the planning environment, which comprises three components:

- **The macro, external 'big picture' environment** – which comprises the broader economic, social, technological, environmental, legislative and policy factors that influence where people want to live, work and invest. They include policy settings at the state and federal level as well as macro-economic, environment and social trends.
- **The micro, external 'regional picture' environment** – which are external factors that Council has capacity to influence or shape through active intervention. These will include community perspectives, population projections, and regional industry and economic drivers.
- **The internal 'local' environment** – which comprises local factors like land characteristics, the presence of natural hazards or values, infrastructure capacity and Council's strategic plan. Council may or may not have the ability to influence or shape these.

These elements of the planning environment are explored in sections 4 and 5 of the report.

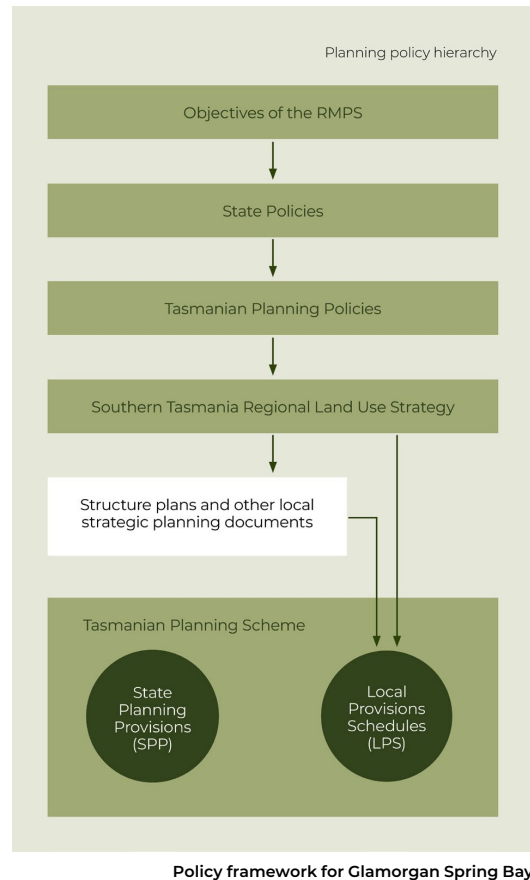
Policy context

Land use and development in Tasmania is undertaken within the framework of a planning system known as the Resource Management and Planning System (RMPS). The RMPS comprises a suite of legislation, supported by a network of planning schemes, policies and strategies. The RMPS provides a legislative framework for decision-making to ensure the sustainable use and development of Tasmania's natural and physical resources.

Key elements of the RMPS that have been considered in this structure plan include:

- **State Policies** – which are made under the *State Policies and Projects Act 1993* and articulate the State's position on significant matters relating to the sustainable development of land. All decisions under the RMPS are required to be consistent with relevant State Policies. The principles and requirements of the *State Coastal Policy 1996* and the *State Policy on the Protection of Agricultural Land 2009* have been particularly relevant to this structure plan.
- **Tasmanian Planning Policies (TPPs)** – which provide strategic direction on land use planning matters relevant to decisions under the *Land Use Planning and Approvals Act 1993*. Draft TPPs have been prepared and are currently being reviewed by the Tasmanian Planning Commission. The Draft TPPs have been broadly considered in this structure plan.
- **The Southern Tasmania Regional Land Use Strategy (STRLUS)** – which establishes the medium- to long-term strategic direction for Southern Tasmania. The STRLUS assigns settlement strategies to towns in Southern Tasmania to prioritise growth. Under the STRLUS, Coles Bay is currently considered a village with a low growth strategy and is assigned a mixed growth scenario (greenfield and infill development). The STRLUS is currently under review and this structure plan will inform that process.

Structure plans are not statutory documents in the RMPS. The State Planning Office has prepared structure plan guidelines which have been considered when developing this document.



Section 2: Community engagement

What makes Glamorgan Spring Bay a great place to live, work and visit?

That's what we asked the community when we commenced engagement for the project. Across the two engagement periods we heard from more than 470 people who told us what they value about the area and what they feel is important to a bright future for Glamorgan Spring Bay. Draft Structure Plans were publicly exhibited in May-June 2024. Feedback received from the community was used to inform this final structure plan to ensure the directions and actions best benefit the local community.

Key themes

Five themes were identified from engagement feedback and have been used to guide the contents of this structure plan, including how we plan for the future of the town (Section 4).

These themes also guide how we consider Coles Bay's strengths and weaknesses, and look ahead to potential opportunities and challenges (Section 5).

Housing and accommodation

This theme relates to housing provision, diversity and affordability, as well as home ownership and rental availability. It also considers visitor accommodation and short-term holiday rentals.

Industry and employment

This theme considers existing and emerging industries, and future job opportunities. It also relates to commercial and retail offerings.

Infrastructure and connectivity

This theme relates to utility infrastructure provision and maintenance and infrastructure planning for growth. It also considers transport connections (private, public and active transport modes).

Social infrastructure and services

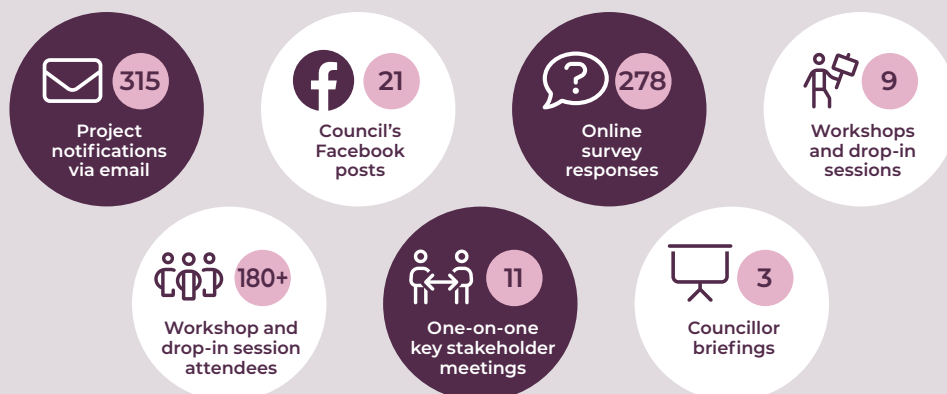
This theme considers healthcare and community services, education and arts opportunities, and recreation and sporting facilities.

Environment and landscape

This theme relates to climate change resilience and the protection of environmental values. It also considers landscape and connection to place.

Engagement methods

The process included a number of face-to-face and online engagement methods. They included:

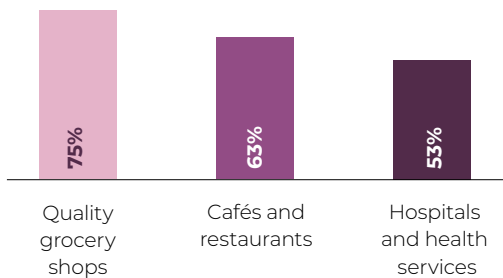


Survey results

A summary of results from the online survey is provided below. These responses are municipality-wide, rather than specific to a single town.

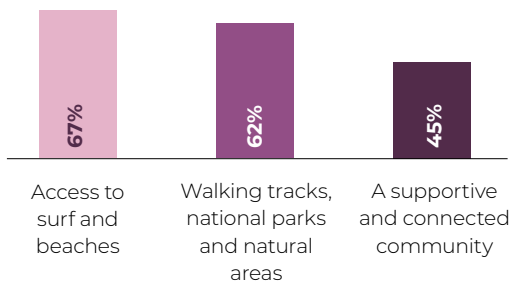
Important facilities and services

What are the most important facilities and services that you currently use in Glamorgan Spring Bay?



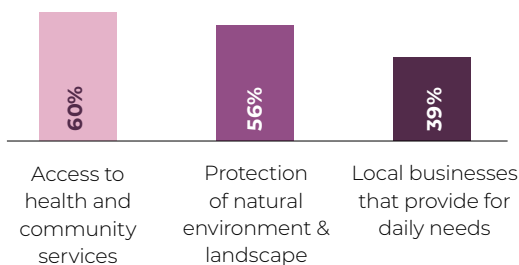
What do you value?

What do you value the most about living in or visiting the Glamorgan Spring Bay area?



Shaping a positive future

What will shape a positive future in the Glamorgan Spring Bay area?



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In one sentence, what are your aspirations for the community and local character of Coles Bay and Swanwick?

The quotes below are from community members who took the online survey.

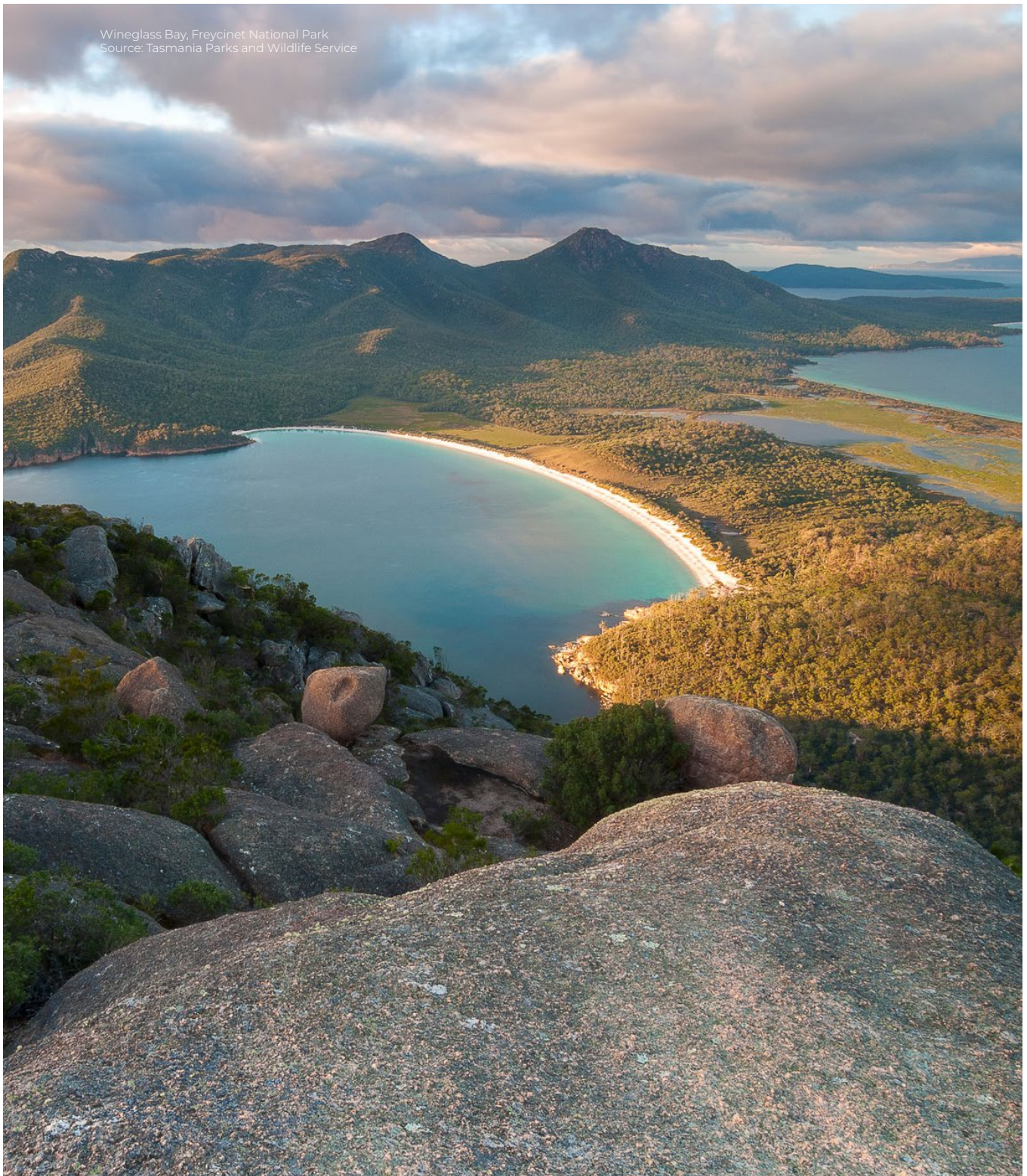
To keep a unique township with a good community base with facilities for community and tourists

To provide healthy recreational activities at Swanwick that bring all members of the community together, in particular our young people

A united goal where both the economical and natural world are considered as important

A well connected community with sustainable activities to attract and retain permanent residents

Glamorgan Spring Bay Council | Coles Bay Structure Plan 11



Section 3: About Coles Bay

Coles Bay and the neighbouring town of Swanwick are located on Paredarerme pungenna country, on Tasmania's East Coast. They are some of the main town areas located in the Glamorgan Spring Bay municipality, along with Swansea, Bicheno, Orford and Triabunna.

Coles Bay is a major holiday destination for Tasmanians and visitors. It is characterised by its coastal location and proximity to Freycinet National Park – a nationally significant natural area and tourism attraction. Positioned on the north-eastern edge of Great Oyster Bay, the town extends from a headland into the bay and caters to tourists and a small permanent population.

Coles Bay Road is the only road into the area, connecting the town to the Tasman Highway which extends north to Launceston and south to Hobart. The Esplanade and Jetty Road function as a loop around the town, while Freycinet Drive connects to the National Park and local streets serve the community. Boat access is available via the formal jetty located at Esplanade East, which accommodates fishing and recreational vessels, and via a smaller boat ramp at Muirs Beach.

Coles Bay features two clusters of commercial development that comprise local convenience stores, cafés and tourist amenities, including petrol supplies. Adjacent to the eastern border of the town is Freycinet National Park, home to several renowned natural attractions including Wineglass Bay and The Hazards. The park houses the Freycinet Visitor Centre, which offers tourist services, campgrounds, hiking trails and parking facilities.

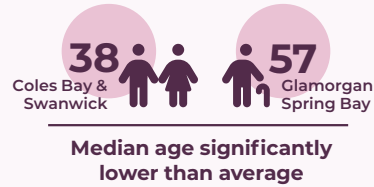
Swanwick is located 3.5 kilometres north-west of Coles Bay. Defined by Swanwick Drive and Hazards View Drive it is located between Coles Bay Road and the Swan River inlet. Swanwick is a residential area with limited non residential uses, being the Freycinet Golf Course and storage facilities. It is separated from Coles Bay by coastal bushland and visitor accommodation sites including Saffire Resort and Edge of the Bay.



Coles Bay is a major holiday destination for Tasmanians and visitors. It is characterised by its coastal location and proximity to Freycinet National Park – a nationally significant natural area and tourism attraction

Population profile

- The population of Coles Bay and Swanwick grew by around 45% between 2016 and 2021.
- Coles Bay and Swanwick have a median age of 38 which is significantly younger than the Glamorgan Spring Bay Council area average of 57.
- 74% of dwellings in Coles Bay and Swanwick were unoccupied on the last census night, indicating a very high proportion of holiday homes in the town.
- Almost half of Coles Bay and Swanwick's workforce are employed in the accommodation industry, reflecting the area's role as a key tourist destination.
- In the year to December 2023, there were a total of 263,000 visitors to Coles Bay with 107,000 of them staying overnight.



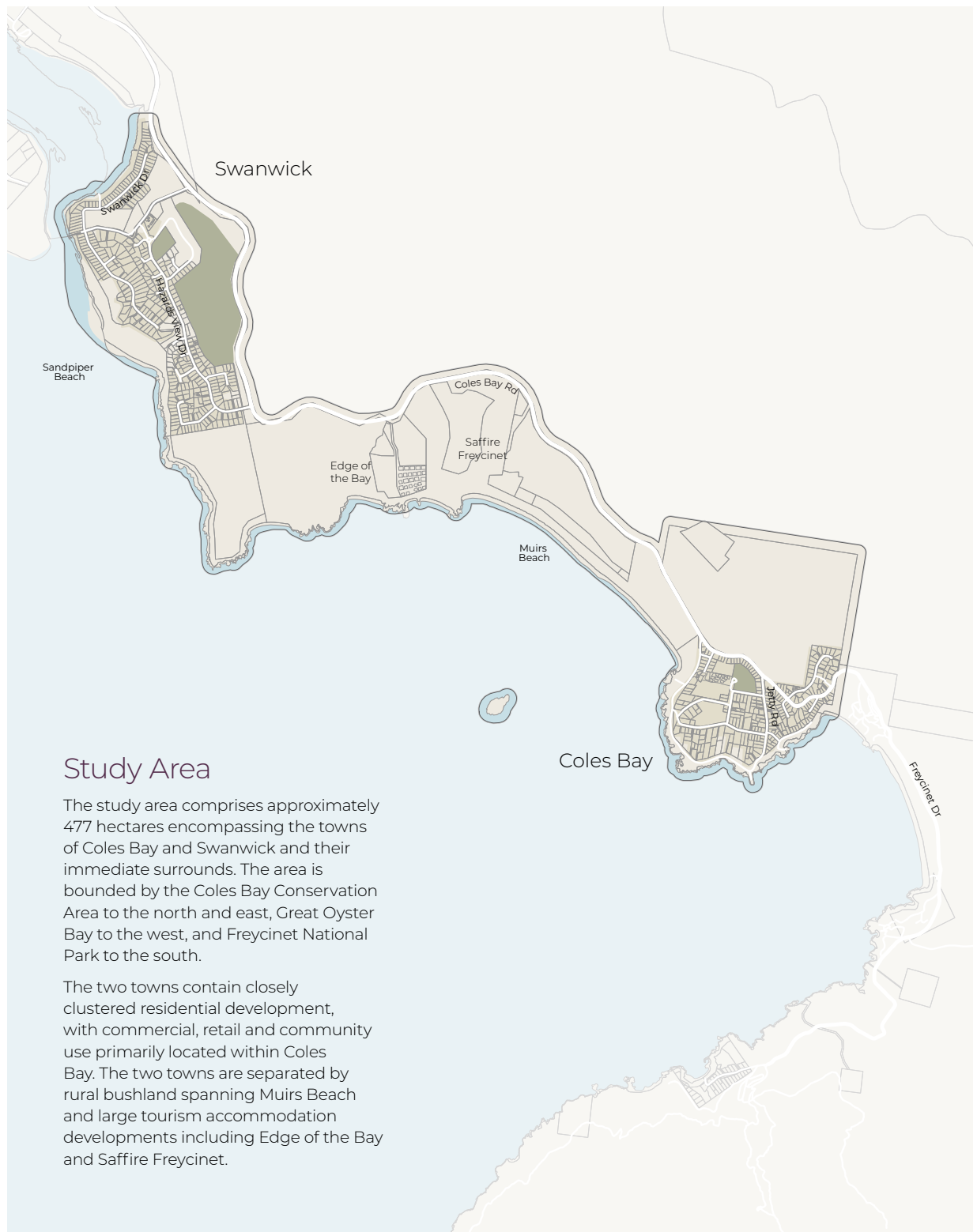
74% of dwellings were unoccupied on census night



Almost 50% of workforce in accommodation industry



The Hazards from Coles Bay
Source: Discover Tasmania and Stu Gibson





Population data

Best practice strategic planning is based on robust data. To ensure this structure plan responds to the future growth and change patterns experienced in Coles Bay, dwelling demand forecasts should be revisited when new Census data becomes available in 2026.



Aerial view of Swanwick and Coles Bay
Source: Mieke Campbell

Section 4: Planning for the future

Housing and accommodation

The collective population of Coles Bay and Swanwick was 515 at the 2021 census. The number of overnight visitors to the area is expected to increase significantly, with annual visitation to Freycinet National Park predicted to reach 600,000 people by 2039.

On census night in August 2021, around 74% of dwellings in the towns were unoccupied, indicating a high rate of seasonal or intermittent residents who own a second home used as a holiday home or leased via online short-term rental platforms such as Airbnb.

Coles Bay's location, village character and iconic landscape setting will continue to drive demand for housing and holiday accommodation in the area. However, for both Coles Bay and Swanwick, limited land availability, environmental preservation priorities and infrastructure constraints all indicate that any growth must be limited to minor infill or consolidation, and that no further growth through change in zoning should occur.

Supply and demand

There have been around 730 dwellings approved across Glamorgan Spring Bay since 2012, including approximately 77 dwellings in the Low Density Residential zone in Coles Bay (7) and Swanwick (70). The number of dwellings approved in the two towns decreased in recent years, and the availability of new residential land is highly constrained, which limits future growth.

Estimates of housing demand in Coles Bay to 2046 are based on historical dwelling demand. Unlike the other towns, projection data was not provided by REMPLAN³ due to Coles Bay and Swanwick's smaller population. Housing supply is based on the availability of vacant land in zones appropriate for residential development, relevant land or environmental constraints, and the minimum lot size permitted in each zone.

The current supply of suitably zoned and adequately serviced residential land in Coles Bay is highly constrained and to a lesser extent in Swanwick. This structure plan does not propose the rezoning of additional residential land to accommodate growth. Future development is more suited to the neighbouring towns of Swansea and Bicheno, which have more developable land available to accommodate growth in the region and more readily available services.

Vacant land and potential dwelling yield in Coles Bay and Swanwick

Zoning	Vacant area (ha)	Potential yield ¹	Conservative yield ²	Dwelling demand 2046 (REMPAN ³)	Dwelling demand 2046 (historical)
Low Density Residential	24.24	141	60	N/A	154

¹ Based on minimum lot size permitted in zone, where the area developable is at a rate of 87.5% to account for access and land development constraints.

² Based on average lot size, where the area developable is at a rate of 50% to account for access and land development constraints.

³ REMPLAN was engaged by regional organisations, with funding from the State Planning Office, to undertake a housing market assessment, a whole of region residential land supply audit, and population and housing forecasts to understand the demand for residential housing. Projection data was not provided by REMPLAN due to the size of Coles Bay and Swanwick's smaller population.

Industry and employment

Commercial activities and employment opportunities within Coles Bay are generally geared towards the tourism economy, including local cafés, tour operations and accommodation. Coles Bay has a strong village character with two small pockets of local business zoning, one along Garnet Avenue and the other along the Esplanade opposite Muirs Beach. Commercial operations in Swanwick are limited to storage facilities located at the entrance to the town.

Commercial and industrial land

The small shopping strip along Garnet Avenue includes a café, restaurant and ice-creamery, and the Coles Bay convenience store and newsagency which provides Australia Post services. Commercial uses located on the Esplanade centre around the Iluka Tavern and include a combined general store and petrol station, and a café.

Swanwick contains a single area of commercial development, currently serving as a long-term storage facility without retail services. While Swanwick residents are currently serviced by Coles Bay's commercial offering, there may be future opportunities for small-scale retail development to meet the needs of the local community.

Coles Bay and Swanwick currently have 20,764 m² of vacant commercial and retail land, most of which is located in Swanwick and all of which is zoned Local Business. The seasonality of the Coles Bay population (and broader East Coast visitation trends) impacts the feasibility of commercial and retail development to a greater degree than in areas with a more stable population.

There are no industrial premises or industrial zoned land in either Coles Bay or Swanwick, and this structure plan does not recommend the rezoning of land for such purpose given suitable sites are available in surrounding towns, including nearby Bicheno.

Tourism

Tasmania had 1.26 million visitors in the year to December 2023. The East Coast region had 432,000 visitors, 107,000 of whom stayed overnight in Coles Bay. Furthermore, in the year to December 2023, visitation to the East Coast region increased by 20% on 2019 levels (pre-COVID) and by a huge 70% since 2022. This trend has been seen across many regions of Tasmania and is likely a factor of the tourism market returning to, and exceeding, pre-COVID levels.

The East Coast region had 432,000 visitors in the year to December 2023, 107,000 of whom stayed overnight in Coles Bay.

Tourism plays a key role in Coles Bay's economy, leveraging coastal views, its position along the Great Eastern Drive touring route, and its role as the gateway to Freycinet National Park. Economic activity in Coles Bay and Swanwick is primarily driven by the tourism and accommodation industries. Accommodation options span luxury waterfront resorts, numerous holiday homes, and the Iluka BIG4 holiday park in Coles Bay which provides both cabins and campsites.

East Coast Tourism, the region's tourism organisation, have recently introduced the East Coast Positive Impact Plan, aimed at fostering sustainable tourism growth while preserving the region's natural and cultural assets. \$300,000 in funding has been awarded over three years to support the implementation of the plan. The funds will be used for research, community consultation and engagement, a place making strategy, and infrastructure projects to align with broader sustainability and regenerative tourism goals.

East Coast Tourism are also looking at creative solutions to re-establish visitor information services in the region noting some local centres have closed in recent years. Restoring visitor information services will greatly improve the visitor experience and ensure that tourists have access to accurate, up-to-date information.



Freycinet Master Plan and Visitor Gateway Project

The Freycinet National Park is an icon for tourism in Tasmania, and a significant place for the Aboriginal community, residents and many Tasmanians. The Freycinet Peninsula, and Wineglass Bay in particular, is one of the most visited tourist destinations in Tasmania. In addition to the acknowledged natural beauty of the area, the Freycinet Peninsula provides a broad array of recreational opportunities, activities and experiences for both visitors and the community.

The Freycinet Peninsula Master Plan, was developed in 2019 in response to the emerging management challenges and impacts across the Freycinet Peninsula due to the pattern and intensity of visitation. They include overcrowding at key experiences, load on facilities, and vehicle congestion in car parks and on the roads. The primary objective of the master plan was to create a framework that outlines how management measures and infrastructure can be used to deliver a high-quality experience for visitors to the Freycinet Peninsula and immediate surrounds, and at the same time limit the impacts on natural, cultural and social values.

In November 2023, the State Government released a tender to engage a lead design consultant for the 'Freycinet Gateway Project' which will look to implement a number of key elements of the master plan, including a peninsula arrival corridor, visitor gateway site, wayfinding and interpretation signage, shuttle service, infrastructure and improved wastewater management.

Caravan and camping sector

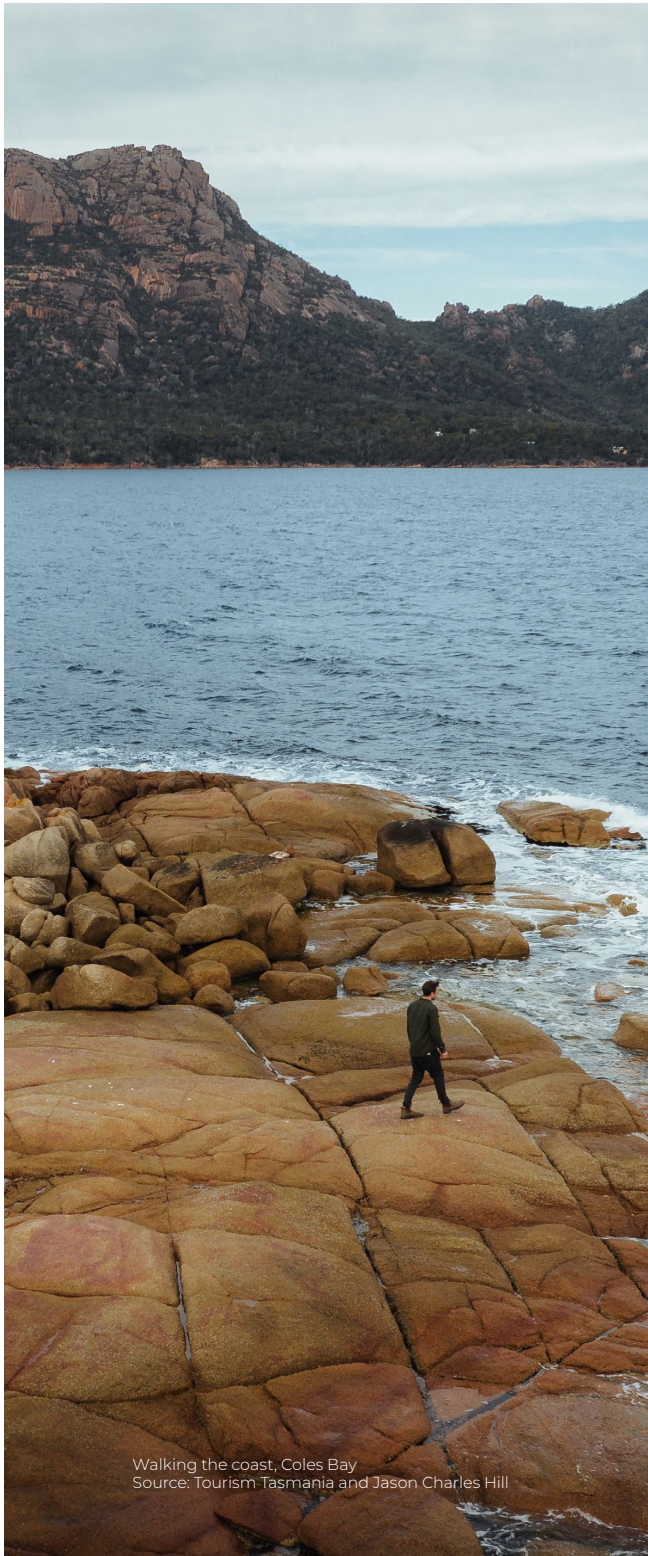
The Australian caravan and camping industry experienced a record year in 2022, exceeding pre-pandemic levels. Tasmania is not immune to this strong performance, where the local caravan and motorhome market recorded 1.6 million visitor nights across 400,000 trips, covering both interstate visitors and Tasmanians holidaying within the state. During 2022, caravan and camping visitors to Tasmania spent an average of \$683 per trip and \$167 per night, with caravan parks recording a total of \$61 million in revenue – a 26% increase on 2021.

According to TT-Line, the new Spirit of Tasmania vessels are due to arrive in 2024-25. The new vessels will increase total passenger capacity from 1,400 to 1,800 and provide additional cabin and seating facilities. The new vessels provide for an approximately 60% increase in vehicle lanes that can accommodate caravans and motorhomes.

The East Coast is home to iconic visitor attractions that feature strongly on itineraries in this market, with the likes of Freycinet National Park and Maria Island deemed 'unmissable' to many caravan and motorhome travellers. In the summer months, this has resulted in capacity pressures in the region relating to accommodation, roads and key infrastructure.

In 2022, ERA undertook an audit of camping accommodation and infrastructure across Tasmania on behalf of Tourism Tasmania. The audit revealed that the East Coast region also has the fewest commercial caravan parks in the state, and some have recently closed, even though areas like the East Coast are overcapacity in peak periods. Caravan and motorhome visitors are important for dispersing the benefits of the visitor economy to regional communities.





Walking the coast, Coles Bay
Source: Tourism Tasmania and Jason Charles Hill

Infrastructure and connectivity

The planning, provision and management of infrastructure is an essential consideration in land use planning, and an important factor in supporting a liveable and accessible community. Infrastructure includes systems for drainage and disposal of sewage and stormwater; water storage, treatment and supply; waste management; energy generation, transmission and supply; communication and digital information; passenger and freight transport and transit; and associated control facilities.

Strategic land use planning and infrastructure planning must be coordinated and concurrent to ensure reliable services are available at appropriate capacity and function to meet the current needs of a community and can also meet future growth targets.

Transport

The entrances to Coles Bay and Swanwick are through natural bushland, and while each town has a small entrance sign, there is further scope to improve the entrance features to each town. There is very limited public transport into Coles Bay or Swanwick, with a single bus service providing trips from Bicheno into the area.

The community consultation highlighted a walking and cycling track connecting the towns of Coles Bay and Swanwick as a priority. The structure plan incorporates this, and other key walking paths and potential shared paths, acknowledging their significance in promoting connectivity within (and between) the towns for both tourists and residents. Their implementation will be carried out through other council plans and works programs, including the Freycinet Visitor Gateway Project. It is also essential to maintain and enhance the existing walking and cycling paths, as they serve as crucial safe links within the communities.

Road infrastructure is key to the effective management of this region. Several road studies and upgrades completed in recent years have resulted in a more strategic regional approach to investment that has a tourism focus on routes including the Great Eastern Drive. The Tasman Highway is a key transport route owned by the State Government, which has committed to undertaking a corridor strategy on the entire Tasman Highway Road corridor, including the highway within the Glamorgan Spring Bay municipal area. This project will look at opportunities and constraints along the corridor and will seek to prioritise projects for future funding. The strategy is expected to be completed in late 2024.

Water and sewer

Residents in Swanwick rely on onsite water tanks, and Council is responsible for the Swanwick sewerage system and one pump station. This system provides 90 connections when fully subscribed but is not capable of being increased in capacity. The system requires additional investment to facilitate TasWater taking ownership. There have been complaints from residents in Swanwick regarding the inability to use toilets during high tides and flooding events. This is believed to be due to waterlogged soils impacting the capacity of septic tank systems.











Residents in Coles Bay rely on onsite wastewater systems but have access to a reticulated water service. There is concern regarding leachate in Coles

Bay and effluent flowing into the bay from individual onsite wastewater systems, and recognition that Coles Bay is very constrained in terms of suitable land to place new infrastructure.

The impact of summer tourism and periods of drought present challenges to providing a reliable water supply to the East Coast. TasWater is carrying out master planning to investigate issues and opportunities for water and sewerage systems on a regional scale. This process will influence investment decisions across the state. Water in Coles Bay is supplied by a tributary of Saltwater Creek via Coles Bay dam. A backup water supply transfers water from Northern Tin Mines and Federals dam. TasWater is undertaking investigations to improve the reliability of the water supply.

Infrastructure provision in Coles Bay and Swanwick

The table below provides an overview of infrastructure provision in the Coles Bay and Swanwick growth boundaries. Refer to the State of Play report for mapping of water and sewer services areas in Coles Bay and Swanwick.

Coles Bay	Swanwick
 <p>✓ Reticulated water services are provided in the growth boundary.</p>	 <p>Reticulated water services are not provided in the growth boundary.</p>
 <p>✗ Sewer Reticulated sewer services are not provided in the growth boundary.</p>	 Sewer Limited reticulated sewer services are provided in the growth boundary.
 <p>✓ Reticulated stormwater services are provided in the growth boundary.</p>	 <p>Reticulated stormwater services are provided in the growth boundary.</p>
 <p>✓ Electricity Electricity services are provided in the growth boundary.</p>	 Electricity Electricity services are provided in the growth boundary.
 <p>✓ Internet NBN services are provided in the growth boundary.</p>	 Internet NBN services are provided in the growth boundary.

Social infrastructure and services

Community and recreational facilities are essential to supporting the health, enjoyment and wellbeing of residents. Coles Bay and Swanwick have limited localised services and rely on the surrounding towns for a range of services and facilities.

A local ambulance and fire emergency services unit is located within Coles Bay; however, the other closest emergency services are in Swansea and Bicheno. Coles Bay currently has community sporting and recreation facilities within the town open space reserve, comprising tennis courts, a local hall, other recreational spaces and public toilets. The Freycinet Golf Club is located within Swanwick. Water-based recreation is supported by the boat ramps at Esplanade East and Muirs Beach.

Environment and landscape

The Great Oyster Bay area is renowned for its diverse natural features, serving as a sanctuary for local wildlife including dolphins, whales, little penguins, mutton birds and various shellfish. Local waterways support marine farms producing oysters, abalone, scallops and mussels to cater to commercial and tourist interests.

Two significant wetlands, the Moulting Lagoon Game Reserve and Apsley Marshes, are designated Ramsar sites, highlighting their ecological importance. Recreational, research and tourism uses within these waters must manage any potential impacts carefully. Surrounding land use and development must be meticulously planned to avoid harming these delicate ecosystems.

Moving eastward from Coles Bay lies the iconic Freycinet National Park, a significant place for the Aboriginal community, residents and many Tasmanians. Visitors enjoy various nature-based activities such as boat tours of Wineglass Bay, kayaking, mountain biking and climbing. Adjacent to the national park is the Coles Bay Conservation Area, encompassing Coles Bay and Swanwick.

While the tourism triggered by the national park presents significant employment opportunities and economic growth for the region, increased visitation has resulted in a range of challenges, including overcrowding at key experiences, load on facilities and vehicle congestion in car parks and on the roads.



Section 5: Strategic context

Drivers of change

Following the completion of background research, the state of play report and initial community engagement, we have identified major trends that are influencing the strategic planning approach for Coles Bay.

Pronounced seasonal peaks and troughs

Addressing seasonal peaks in visitation is crucial for Coles Bay, as these directly impact permanent residents, the viability of local businesses and the availability of key workers. During peak tourist seasons, the influx of visitors strains the town's infrastructure and resources, leading to overcrowding, traffic congestion and increased demand for services, and puts pressure on Freycinet National Park.

While this trend is experienced across Tasmania's East Coast, it is pronounced in Coles Bay where just 25% of dwellings are occupied permanently and tourism visitation spikes in the summer months. Alongside the seasonal peak, the area encounters a daytime surge, with an influx of visitors mid to late morning and departures around mid-afternoon, reflecting travel patterns from Hobart and Launceston. This concentration of activity within a few hours exacerbates impacts.

Implementing strategies to mitigate seasonal peaks in visitation is essential for ensuring the sustainability and wellbeing of the town, local businesses and the surrounding natural areas.

Unprecedented tourism growth

The 2030 Visitor Economy Strategy commissioned by Tourism Tasmania suggests that Tasmania is set to welcome 1.6 million interstate visitors and 400,000 international visitors annually by 2030. This represents an average annual growth of 2.6% from 2025 to 2030, and an associated annual visitor spend of up to \$5.6 billion by 2030, more than double the value in 2019.

Tasmania is set to welcome 1.6 million interstate visitors and 400,000 international visitors annually by 2030



Coles Bay is the gateway to Freycinet National Park, one of the top-five tourist destinations in Tasmania and a bucket list item for many visitors to the state. This means the town of Coles Bay will receive unprecedented and exponential tourism growth in the coming years.

While critical to the state's economy and brand, tourism growth also impacts service and infrastructure provision in regional areas, including the East Coast which receives a significant volume of intrastate and interstate visitors. Such growth must be managed sustainably and infrastructure upgraded accordingly. It is also critical to ensure the desired future character of the towns is facilitated and protected while encouraging tourism that supports local businesses and livelihoods.



A changing and unpredictable climate

The effects of climate change on coastal towns pose challenges for community resilience and strategic planning. Bushfire poses an increasing risk to Coles Bay given the town's existing access constraints and proximity to significant areas of vegetation. Rising sea levels and increased frequency of extreme weather events like storms and floods increasingly threaten coastal infrastructure and properties. Future planning must prioritise strategies to adapt to these changes, such as implementing coastal defences, elevating buildings and creating resilient infrastructure.

Additionally, changes in temperature and rainfall patterns can impact service infrastructure, water resources and natural ecosystems, affecting the town's economy and biodiversity. Efforts should focus on promoting sustainable practices, reducing greenhouse gas emissions, and enhancing community resilience to climate-related risks.

By integrating climate adaptation and mitigation measures into the planning and development process, and in community building initiatives, Coles Bay can better prepare for and mitigate the impacts of climate change, ensuring a safer and more sustainable future for its residents.






Land availability and development constraints

There is no doubt that Coles Bay's location, village character and iconic landscape setting will continue to drive demand for housing and holiday accommodation. However, for both Coles Bay and Swanwick, a range of environmental, land availability and infrastructure constraints are present, which limit the potential for supply to meet demand. Significant expansion of the town would also be undesirable from a bushfire risk perspective.

These factors, in conjunction with the importance of promoting sustainable tourism and retaining the location's revered character, mean that significant growth is neither practical, nor appropriate. Instead, future planning for Coles Bay and Swanwick must be limited to minor infill or consolidation in appropriately serviced towns in the municipality.

Opportunities and challenges

After completing the initial stages of community engagement and undertaking the background analysis, the following strengths, weaknesses, future opportunities and potential challenges of Coles Bay have been determined.

	Strengths	Weaknesses
Housing and accommodation 	<ul style="list-style-type: none"> Coastal village feel of the towns providing a sense of pride in residents and a key attractor for the region. Strong coastal shack character of existing housing stock. Broad tourist accommodation offering from resorts to campgrounds. 	<ul style="list-style-type: none"> Limited motorhome or caravan sites available in relation to visitor numbers and expected growth in this market sector. Highly seasonal population creating a changing dynamic for permanent residents. Limited land availability for residential growth. Limited housing availability or affordability for renters and local workers.
Industry and employment 	<ul style="list-style-type: none"> Beachfront connections from commercial areas of Coles Bay enhance attractiveness of offering. Tourism and accommodation operations provide strong job opportunities. 	<ul style="list-style-type: none"> Business zoned land in Swanwick primarily used as storage with large shed-like development impacting the town arrival.
Infrastructure and connectivity 	<ul style="list-style-type: none"> Access to iconic hiking trails including Wineglass Bay Lookout and Mt Amos. 	<ul style="list-style-type: none"> Town entrances do not provide sufficient arrival or wayfinding opportunities. Limited areas for safe cycling and associated infrastructure. Vehicle and pedestrian conflicts and limited dedicated pedestrian paths. Single access road presents emergency management and evacuation issues e.g. bushfire events. Existing water and sewerage facilities in both Coles Bay and Swanwick are limited and need upgrading to sustain existing and future development.
Social infrastructure and services 	<ul style="list-style-type: none"> Range of open space and recreation areas in each town. Strong sense of community within the permanent resident population. 	<ul style="list-style-type: none"> Limited community services with access to schools and health facilities, requiring travel to Swansea or Bicheno. A lack of emergency services and potentially hazardous natural surroundings. Lack of suitable community evacuation centre in the town.
Environment and landscape 	<ul style="list-style-type: none"> Gateway to Freycinet National Park. Connections to regionally significant natural features including Moulting Lagoon. Proximity to beaches, estuaries and foreshore areas that support a range of important ecosystems. Impressive views across Great Oyster Bay to the Freycinet Peninsula and Nine Mile Beach. Strong beachfront connections with both towns having boat ramps and picnic facilities. 	<ul style="list-style-type: none"> Vegetated areas adjoin residential development and access roads present a bushfire hazard. Lack of management measures in place to mitigate impacts from high visitation. Iconic landscapes attract significant visitation which can impede the visitor experience and resident amenity.

Future opportunities	Potential challenges
<ul style="list-style-type: none"> Focus new development on efficient use of existing residential zoned land. Ensure tourism activity provides shared benefit to residents and the town. 	<ul style="list-style-type: none"> Further urban development into natural areas should be avoided. Growth in tourism may stretch local workforce who struggle to find appropriately located housing. Significant tourism growth and pronounced seasonality may detract from the village character.
<ul style="list-style-type: none"> Strengthen tourism focus on natural features and sustainable visitor management. Activate shop frontages and public realm interface to provide a more liveable and attractive commercial streetscape in both Coles Bay and Swanwick. Ensure commercial areas on Garnet Avenue and the Esplanade contribute to the village character. Collaborate with East Coast Tourism on the East Coast Positive Impact Plan. 	<ul style="list-style-type: none"> Strong seasonal activity trends may limit workforce attraction and business viability. Ensuring affordable long-term rental accommodation is available for workforce.
<ul style="list-style-type: none"> Improve access walkways around the coastline and between the towns. Enhance wayfinding and entrance features to both towns to create a sense of arrival. Improve car parking in village centres to enable access for all mobilities. Reduce reliance on cars via more bike routes and shared/public transport services. Ensure that additional walking, wheeling and riding connections are planned, designed and implemented to connect residential areas with key centres, services and destinations 	<ul style="list-style-type: none"> Limited land availability and environmental constraints restrict infrastructure provision and upgrades. Infrastructure capacity may be limited for long-term development without large upgrade investments. Increased tourism activity without sufficient transport management. Increased climate hazards and major weather events impacting infrastructure.
<ul style="list-style-type: none"> Enhance open space facilities in Swanwick to serve the local community. Improve the recreation area on Harold Street, Coles Bay, to better service the community. Investigate mobile health facilities for local residents. Investigate the requirements to enable the Coles Bay Community Hall to be used as an evacuation centre. Guide social infrastructure to locations where exposure to natural hazards is reduced to the extent practicable. 	<ul style="list-style-type: none"> Small permanent resident population to support facilities and services. Reduction in availability of local volunteer base.
<ul style="list-style-type: none"> Retain and enhance view corridors towards Freycinet Peninsula, and across Great Oyster Bay. Establish better connections with beaches and foreshore areas through paths and wayfinding. Investigate visitor education initiatives to enhance environmental appreciation and sustainable tourism. Ensure bushfire hazard management is undertaken on a whole of town basis. 	<ul style="list-style-type: none"> Work with TFS to ensure the relevant community bushfire protection plan is kept up to date. The ever-changing needs of a changing climate may challenge the efficacy of emergency management and evacuation procedures. Rising visitation rates, if not managed appropriately, are likely to amplify conflicts with the natural and social environment, leading to issues like littering, waste pollution, noise, and light pollution. Additional vehicle and boat traffic may disrupt and pose



Looking across Coles Bay
Source: Tourism Tasmania and Rob Burnett

Section 6: The Coles Bay structure plan

What is the plan?

Coles Bay's focus for the future is to add value to the existing town, prioritise protection of waterfront connections, and enhance its existing cultural and environmental context.

The structure plan provides a framework for future development and investment in Coles Bay for the next 10 years. It provides a strategic lens for land use and planning decisions relevant to the area and will guide the long-term growth of the town. The structure plan comprises three key components:

1. A suite of place-based planning principles underpinned by the existing planning policy framework in Tasmania
2. Land use direction aimed at addressing the drivers of change
3. Supporting actions to provide a holistic framework for future growth.

Planning principles

The following planning principles have been established to guide the suite of land use directions and supporting actions in this structure plan.

Prioritise and protect natural assets

Ensure visual and physical connections to iconic natural assets are protected and managed in a manner that supports sustainable tourism.

Maintain village character and identity

Ensure new development and redevelopment of existing assets is aligned with the towns' established coastal village character.

Enhance climate resilience and risk mitigation

Limit the encroachment of development into natural or vegetated areas to protect landscape and biodiversity values and limit exposure to climate hazards.

Prioritise community connections and wellbeing

Create accessible, active connections within and between towns to connect people to the landscape and to each other.

Long-term housing availability

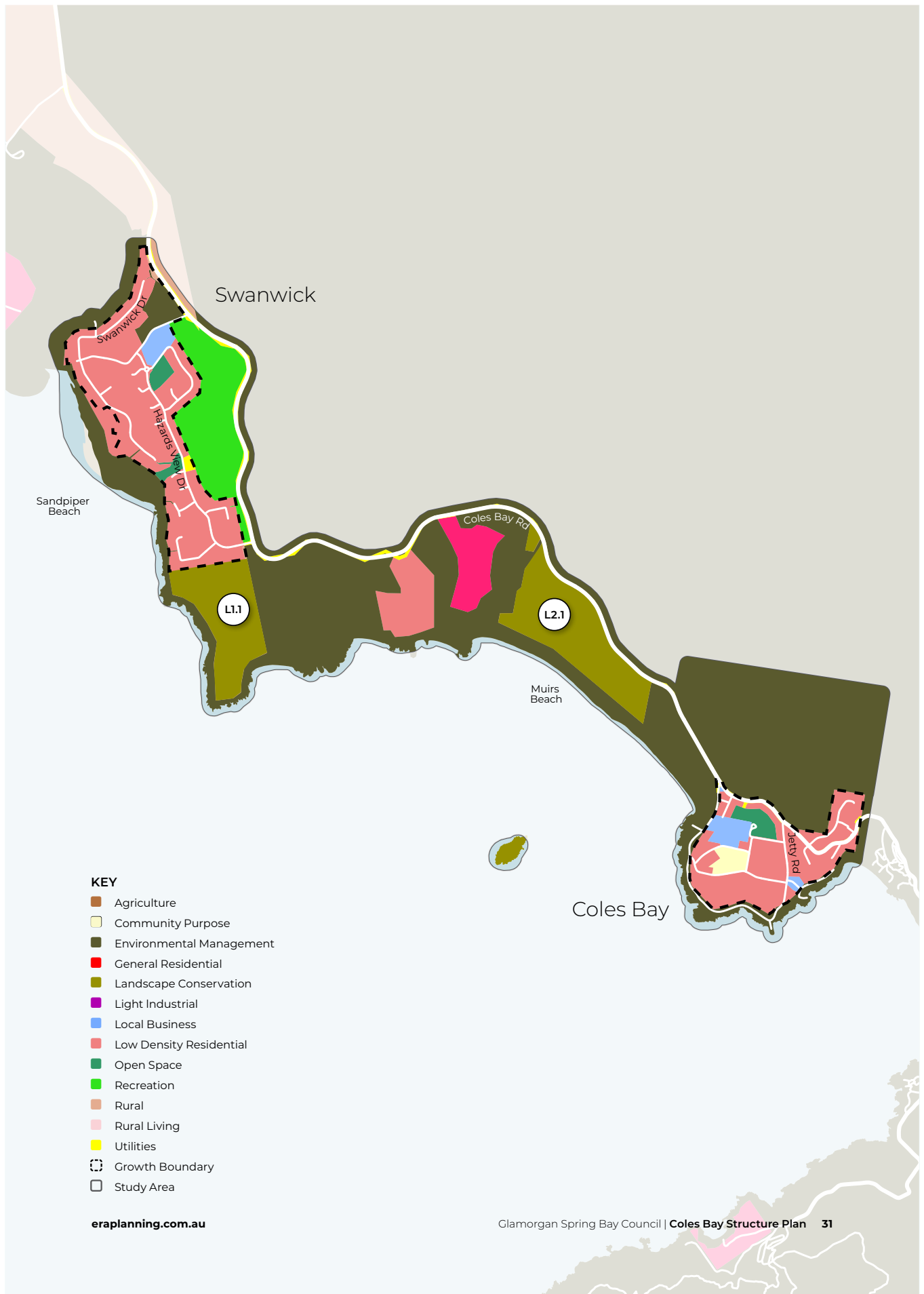
Support residents and key workers to access secure, long-term housing that meets their needs and enhances community resilience, noting the volume of short-term rental accommodation in the area.

Land use directions

The structure plan is first and foremost a strategic land use document that identifies a clear growth boundary to guide and manage sustainable growth and provides zoning recommendations based on detailed analysis and future community needs.

The following table outlines land use directions to achieve the planning principles above. The actions detail how each direction should be achieved. Locations mentioned are identified on the associated map.

Ref	Direction	Action
Landscape and community		
L1	Identify sites suitable for rezoning to better protect landscape values	<p>L1.1 Investigate the potential to rezone 2228 Coles Bay Road (CT 6472/1) from Rural to Landscape Conservation to retain priority vegetation and protect landscape values, ensuring only low intensity use and development that reflects the natural values of the area occurs on the site.</p> <p>L2.1 Investigate the potential to rezone land between Coles Bay Road and Muirs Beach (CT 38296/1, CT 74499/1, CT 74499/2 and CT 74499/3) from Rural to Landscape Conservation to retain priority vegetation and protect landscape values, ensuring only low intensity use and development that reflects the natural values of the area occurs on the site</p>



Supporting actions – Coles Bay

In developing this structure plan, a range of recommendations have also been identified. These recommendations are also consistent with the planning principles above.

The following table outlines these recommendations. Under each one, specific actions detail how that recommendation should be achieved. Locations mentioned are identified on the associated map.

Ref	Recommendation	Action
Place branding		
S1	Create a clear town identity	<p>S1.1 Create a consistent town brand identity that leverages Coles Bay's environmental significance and role as gateway to Freycinet National Park to differentiate it from other towns in the municipality. Collaboration with East Coast Tourism is encouraged to ensure any brand identity is congruent with any regional level branding undertaken as part of the East Coast Positive Impact Plan.</p> <p><i>This action will be listed for all towns as it is recommended this work be approached collectively to ensure town identities are not only unique, but also complementary at the municipal scale.</i></p>
S2	Enhance town arrival and wayfinding	<p>S2.1 Identify locations to mark arrival to the town and initiate the town's wayfinding narrative.</p> <p>S2.2 Prepare a wayfinding and signage strategy for the town to improve navigation and connections. The strategy should prioritise clear directions to key destinations including Freycinet National Park, BIG4 Iluka caravan park, and local shops and facilities.</p>
Open space		
S3	Enhance local parks and open spaces	<p>S3.1 Investigate opportunities to sensitively formalise the Muirs Beach carpark and open space area. Such works should include car parking line markings (including accessible car parking) and additional seating areas. Design processes must prioritise the retention of native vegetation.</p>
Active connections		
S4	Improve active pathways and open space connections	<p>S4.1 Commence investigations for the construction of a shared user path connecting Coles Bay to Swanwick. The path should be separated from the road and be fully accessible to safely provide for all ages and abilities within the community.</p>
Public space and facilities		
S5	Enhance public facilities and community assets	<p>S5.1 Ensure the facilities and services provided at the Coles Bay Community Hall adequately provide for the local community. For example, investigate the feasibility of community childcare, or consult with TFS to investigate the requirements to enable the hall to be used as an evacuation centre, if required during a bushfire emergency.</p>
Infrastructure		
S6	Improve road access and safety	<p>S6.1 Implement traffic calming devices on Garnet Avenue and the Esplanade adjacent to Iluka Tavern and Muirs Beach to elevate pedestrians in the road user hierarchy and create safe, walkable spaces.</p> <p>S6.2 Investigate opportunities for improved day visitor parking management, primarily on The Esplanade.</p> <p>S6.3 Investigate locations to provide accessible parking spaces in Coles Bay.</p>



Supporting actions – Swanwick

In developing this structure plan, a range of recommendations have also been identified. These recommendations are also consistent with the planning principles above.

The following table outlines these recommendations. Under each one, specific actions detail how that recommendation should be achieved. Locations mentioned are identified on the associated map.

Ref	Recommendation	Action
Place branding		
S1	Enhance town arrival	<p>S1.1 Identify locations to mark arrival to the town and initiate the town's wayfinding narrative.</p> <p>S1.2 Implement landscape screening to storage shed development within the local business zone to improve street appeal and town entry.</p>
Open space		
S2	Enhance local parks and open spaces	<p>S2.1 Investigate opportunities to enhance the appeal and usability of centrally located open space to encourage community use and connections. This may include opportunities for seating, sporting equipment, tree planting and landscaping, dog facilities, and a community garden.</p>
Active connections		
S3	Improve active pathways and open space connections	<p>S3.1 Commence investigations for the construction of a shared user path connecting Coles Bay to Swanwick.</p> <p>S3.2 All new or upgraded pathways should be separated from the road and aim to be fully accessible to safely provide for all ages within the community.</p>
Public space and facilities		
S4	Enhance community assets	<p>S4.1 Explore opportunities for the Freycinet Golf Club to provide space for community groups to build connections between permanent residents.</p>
Infrastructure		
S5	Improve road access and safety	<p>S5.1 Complete footpath networks, prioritising Hazards View Drive and connections to school bus stops.</p>



Next steps and implementation

The land use directions are for Glamorgan Spring Bay Council to consider as strategic opportunities for the future that may require amendments to the Tasmanian Planning Scheme – Glamorgan Spring Bay.

The supporting actions require consideration to identify the associated delivery priority as well as available funding and resourcing.

This structure plan is to be monitored internally by Council's Planning and Development team and reviewed as new ABS data becomes available. Data supporting the structure plan, including the population projections and supply and demand analysis, must be kept up to date to support monitoring and future reviews.

Fishing from the jetty, Esplanade
Source: East Coast Tasmania





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Glamorgan Spring Bay structure plan review **Consultation report**

Final | August 2024

ERA Planning and Environment acknowledge *palawa* as the Traditional Owners of *Iutruwita* (Tasmania).

They are the original custodians of our land, sky and waters. We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

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Job Number: 2324-003

Document Status

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1 Project introduction

1.1 About the project

Glamorgan Spring Bay Council engaged ERA Planning and Environment (ERA) to review and prepare updated structure plans for the main towns in the local government area. Existing structure plans were prepared between 8 and 10 years ago. Therefore, there was a need to ensure that the planning and development direction for each town is based on contemporary circumstances.

In the period since the previous structure plans were prepared, Glamorgan Spring Bay has not only seen population growth but demographic change. With an ongoing increase in average age, and decrease in residents per household, the types of housing and services provided in the future will need to respond to support a thriving community.

At the same time, the importance of the area to the Tasmanian visitor economy and its popularity as a holiday home location have increased. During the summer period there are noticeable seasonal population pressures being experienced in the Glamorgan Spring Bay area with some town services struggling to meet demand. A separate structure plan has been prepared for each of the main townships. Each structure plan aims to:

- Establish a planning framework to guide sustainable growth and economic resilience.
- Deliver growth in a way that reflects community values, enhances the qualities of the township, and creates affordable and diverse housing opportunities.
- Guide the development of a high-quality, accessible open space network that connects the community to their natural surroundings and each other.
- Create a prosperous and vibrant town centre that supports the local community and attracts greater visitation.
- Protect environmental assets and agricultural land that support key industries.

1.2 What is a structure plan?

A structure plan is a strategic document used by a local Council as a framework for land use and development decisions in a local area. It identifies and prioritises growth opportunities and guides the application of zoning, overlays and local provisions in the planning scheme.

A structure plan applies higher order planning policies, such as State Policies or the Southern Tasmania Regional Land Use Strategy to a local area. The scope of a structure plan can also include urban design outcomes specific to the area, supporting the desired built character.

A structure plan, while expressing aspirations about what the future will look like in a local place, is not a population or economic strategy. Rather, it relies on data and projections to understand future growth scenarios so that it can manage predicted growth and change in an area.

2 Engagement overview

2.1 Purpose of engagement

The purpose of engagement is to understand how the community and key stakeholders envisage future growth across the municipality, and what people value about living in or visiting the Glamorgan Spring Bay area. Additionally, the engagement process captures community views on matters related to housing, employment, infrastructure, services, and the local environment.

2.2 Engagement objectives

The objectives for the engagement include:

- To reflect known community goals and expectations in spatial form for a settlement approach
- Understand existing conditions and constraints
- Understand Council expectations in relation to growth in their municipality
- Inform Council and the community about anticipated growth rates and the abilities to accommodate those within settlements
- Seek feedback on identified options for growth and development.

2.3 Engagement tools and methods

This project worked with stakeholders on the inform-involve spectrum of engagement (Figure 1). Some stakeholders played a more critical role in considering issues applicable to the structure plan review, whereas for other stakeholders, it provided an opportunity to inform and educate them on the project and its goals.

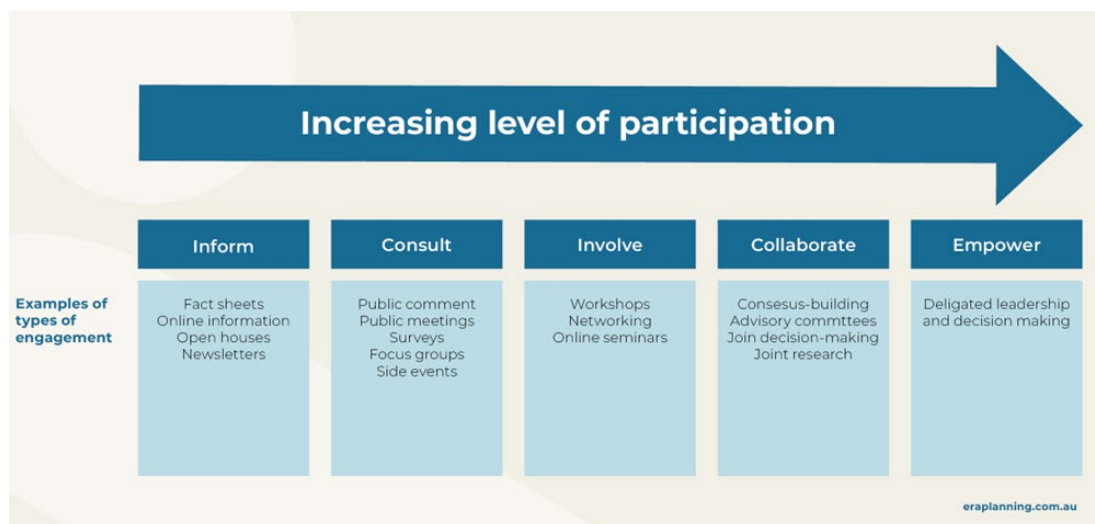


Figure 1: Spectrum of public participation.

3 Engagement process

3.1 Engagement delivery

The community and stakeholder engagement period ran from Monday 10 May until Monday 17 June 2024 which included a weeklong extension at the request of community members and Council. A range of engagement methods were used to provide the community and stakeholders with opportunities for input. This included community workshops, an online survey, one of one discussions and receipt of written submissions.

3.1.1 Community workshops

Community workshops were held in local townships during the consultation period at the locations listed below. Attendees were urged to RSVP via a weblink, or by contacting the project team. In addition to community members, four elected Councillors attended the workshops, with only Coles Bay/Swanwick without an elected member present. Workshop details and attendance are summarised below:

Location	RSVPs	Attendees
Bicheno Saturday 1 June 2024 from 9:30am-11:30am at Bicheno Memorial Hall	13	12
Coles Bay Saturday 1 June 2024 from 2:00pm-4:00pm at Coles Bay Community Hall	7	11
Swansea Sunday 2 June 2024 from 9:30am-11:30am Swansea Town Hall	15	35
Orford-Triabunna Sunday 2 June 2024 from 2:00pm-4:00pm Triabunna Town Hall	19	28
Total	54	86

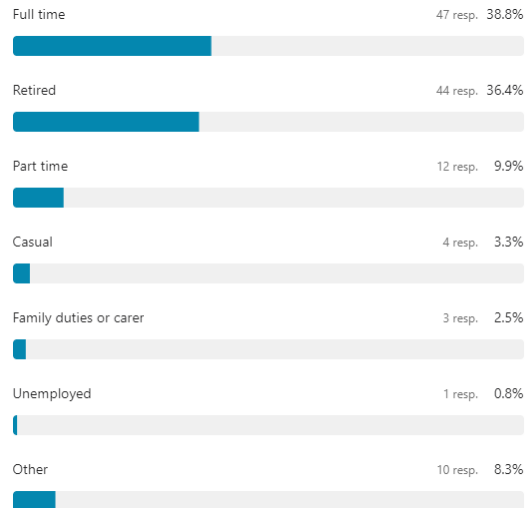


Photos from community workshops

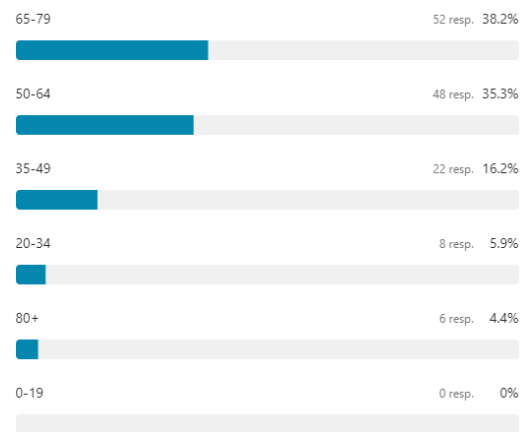
3.1.2 Online survey

139 survey responses were received on the draft Structure Plans with some respondents commenting on multiple townships. Of these, 71% (98) were permanent residents, 14% (20) were from business owners, 18% (25) were holiday house owners, and 21% (29) were visitors. Respondents were able to select multiple answers if relevant, for example, if a person is both a local resident and business owner, they could select both options. Further demographic information about the survey respondent is provided below.

Current employment status of respondents



Age profile of respondents



Glamorgan Spring Bay Township Structure Plans

[Click here to access the draft structure plans.](#)

We recommend reading the draft structure plan you wish to comment on to provide meaningful feedback.

We also recommend having the document readily available while completing this survey.

Start press Enter ↵

⌚ Takes X minutes

Welcome page for online survey

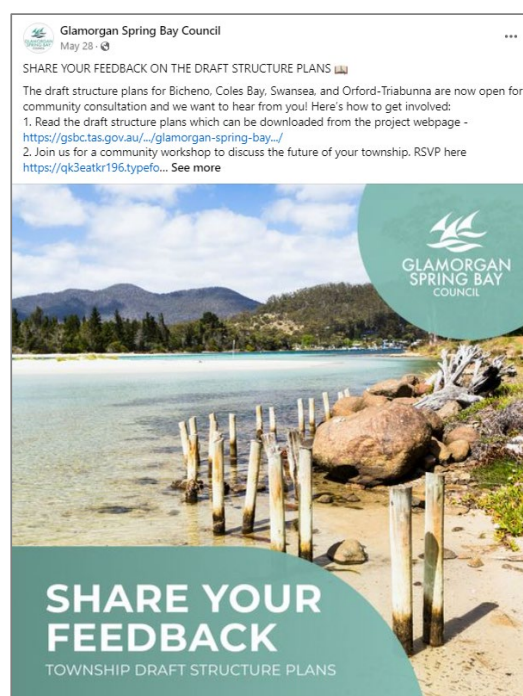
3.2 Promotion of engagement

The engagement process was promoted via a range of methods, as below:

Promotion method	Description
Email notifications	138 direct email notifications were sent to stakeholders to notify them of the engagement process. Two rounds of follow-up emails were also sent to remind stakeholders of the engagement period, and to notify them of the extended period. Council also sent emails to subscribers of Sea Speak (approx. 500 recipients).
Posters	A number of posters were placed around the LGA to advertise the online survey, drop-in sessions and how people could become involved.
Social media	Two posts per week were published via Council's Facebook page (1,300 followers) throughout the consultation period. The engagement process was also shared on local Facebook groups including Bicheno Flora Fauna & People (2,200 followers), Coles Bay Community (2,600 members), Voices of Glamorgan Spring Bay (1,500 members), and Bicycle Network Tasmania (5,500 followers). ERA staff shared posts to their LinkedIn networks also.
Advertising	A full-page advert was placed in the Great Oyster Bay Community News publication for three editions during the consultation period.



Poster used for engagement promotion



Facebook post from Council's page

4 Bicheno

4.1 Engagement methods

4.1.1 Community workshop

A community workshop was held on Saturday 1st June 2024 from 9:30am to 11:30am at the Bicheno Memorial Hall (78 Burgess St, Bicheno). The workshop was attended by 12 participants.

4.1.2 Online survey

20 survey responses were received on the draft Bicheno Structure Plan. Of these, 80% (16) were from permanent residents, 30% (6) were from business owners, 20% (4) were holiday house owners, and 10% (2) were visitors. Respondents were able to select multiple answers if relevant, for example, if a person is both a local resident and business owner, they could select both options.

4.1.3 Written submissions

Two written submissions were received in relation to specific land parcels and their existing and proposed zoning.

4.2 What we heard

4.2.1 Planning principles

Survey respondents ranked the draft planning principles in order of importance, as follows:

1. Elevate town centre vitality
2. Foster sustainable housing provision
3. Enhance ties to natural treasures
4. Fortify local character and heritage

Survey respondents were asked if any additional planning principles should be considered. Responses relevant to a new or revised planning principle include a desire for public amenities for health and wellbeing, an increased focus on the environment, bringing the community together through shared spaces and services, and actively attracting and retaining young people. Balancing tourist visitation with local resident needs, increasing low-season visitation to manage current peaks and troughs, and the role of short-term holiday accommodation were also raised.

Some responses did not align with the purpose of a 'planning principle'. These include a desire for the Tasman Highway to bypass the township and for improved footpaths and cycle linkages.

4.2.2 Land use directions

Stakeholders provided broad support for well-designed and well-located residential growth in the township, and mixed-use development in the town centre to facilitate active ground floor uses and residential opportunities. Stakeholders also expressed a desire for new residential development to include mixed housing types and high-quality landscaping and open space.

Stakeholders acknowledged that Bicheno has high land values, that there is limited land in Government ownership to provide social and affordable housing, and no mechanism to compel or incentivise commercial and residential zoned landowners to develop; feedback recommends the purchase of vacant land by Government to meet future housing needs. Stakeholders also indicated a desire to provide for caravans, campervans and RVs, noting some local caravan and cabin parks have shut down.

Survey respondents rated the draft land use directions out of ten, as follows:

Land use direction	Survey rating
R1 and R2 Do you support rezoning to accommodate growth and demand for housing in Bicheno?	7.4/10
B1 Do you support mixed use development in the Bicheno town centre?	7.8/10

4.2.3 Township aspirations

Survey respondents were asked to describe their aspirations for the community and local character of Bicheno. Responses have been summarised below:

- Housing and services that support young people, young families and seasonal workers, and enable older residents to age in place and retain community ties.
- Focus on future development that supports liveability for permanent residents.
- Greater health, wellbeing and education opportunities, through improved facilities and services.
- Preserve the environment and Bicheno's natural beauty and facilitate development that keeps the seaside authenticity and coastal village atmosphere.
- Attract new and diverse people and provide a welcoming environment for visitors and potential permanent residents.
- Connect local landmarks and places through walking paths and cycle ways.
- Enhance town centre appeal that leverages Bicheno's unique history.

4.2.4 Open space actions

Stakeholders indicated a desire to upgrade key viewpoints, such as those within Whalers Lookout Scenic Reserve, and provide improved street lighting throughout the town centre. Support for the provision of toilets at the new skate park also extends to improved car parking and BBQ facilities. Provision of public toilets at Redbill Beach were also raised in feedback.

There were mixed views on the Bicheno Triangle project through both the survey and the workshop. Such views were articulated in tandem with broader comments on the layout and function of the town centre, the current alignment of the Tasman Highway (and the previously mentioned bypass), and general urban design matters. Survey respondents indicated their support for the draft open space actions as follows:

Open space action	Level of support
S3.5 Provide public toilets at the skate park	90% (18)
S3.2 Lions Park improvements	70% (14)
S3.4 Formalise Redbill Beach carpark	70% (14)
S3.1 Complete the Bicheno Triangle Project	45% (9)
S3.3 Shade and seating near Peggy's Point	45% (9)

4.2.5 Active connections actions

Stakeholders indicated a footpath and parking strategy be prepared to encourage walking, reduce reliance on cars, and provide for improved links between the town centre, The Gulch and Waubs Bay. This feedback was provided in tandem with the desire to enhance community wellbeing, liability and quality of life. Survey respondents indicated their support for the draft active connections as follows:

Active connections action	Level of support
S4.4 Create a shared user path on Foster Street connecting the town centre and The Gulch	85% (17)
S4.1 Complete sealed pathways between the town centre, skate park and Redbill Beach	65% (13)
S4.2 Upgrade the Bicheno Foreshore Walking Track to be accessible to all mobilities	65% (13)
S4.3 Improve physical and visual connections between the Gulch and Peggy's Point	65% (13)
S4.5 When upgrading paths, prioritise accessibility for all users	65% (13)
S4.6 Embed cultural and historic interpretation or public art in the local open space and pathway network	30% (6)

4.2.6 Public space and facilities actions

Stakeholders indicated a desire to improve commercial and public space outcomes that will deliver a less car-centric town centre and facilitate more activity. Stakeholders noted the opportunity for parking on Council land to the rear of the IGA, and that action S6.1 should extend to the vacant land east of Bicheno Primary School (corner of James and Fraser streets). Survey respondents indicated whether they supported the draft public space and facilities actions as follows:

Public space and facilities action	Level of support
S6.1 Investigate seasonal place activation on vacant land within the town centre	80% (16)
S5.1 Prepare a streetscape masterplan for Burgess and Foster Streets	75% (15)
S7.1 Upgrades to Bicheno SLSC clubhouse, amenities or storage.	65% (13)

4.2.7 Infrastructure actions

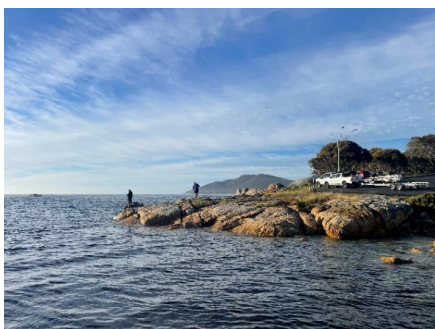
Stakeholders recommends an urban design guide be prepared for the town centre to provide setback and frontage treatments, noting this could be captured by the streetscape master plan referenced above. Feedback also suggests a 50kph speed limit for the section of the Tasman Highway that extends through the town centre, and that a potential road bypass be investigated. Survey respondents indicated whether they supported the draft infrastructure actions as follows:

Infrastructure action	Level of support
S8.1 Traffic calming and pedestrian safety on the Tasman Highway between Burgess and Foster Streets	80% (16)
S8.3 Provide a walkable connection between James Street and Waubs Esplanade	65% (13)
S8.2 Waubs Esplanade to function as a clockwise, one-way loop to accommodate a separate shared user path	50% (10)

4.2.8 Additional feedback

Additional feedback on the Draft Structure Plan for Bicheno has been summarised below:

- Addressing the needs of the ageing population, emphasising services like healthcare and aged care.
- Seasonal workforce and visitor-dependent economy necessitate better staff accommodation and year-round operational support for local businesses.
- The absence of a high school and the potential disruption it causes to families when children get to high school age.
- More inclusive decision-making processes that involve younger residents alongside other demographic groups.
- Balancing tourism needs with residential and business requirements, especially regarding housing supply and managing tourism seasons.
- Current town centre layout and aesthetic should be more pedestrian-friendly and have a more visually appealing design.



5 Coles Bay and Swanwick

5.1 Engagement methods

5.1.1 Community workshop

A community workshop was held on Saturday 1st June 2024 from 2:00pm to 4:00pm at the Coles Bay Community Hall (60 Harold Street, Coles Bay). The workshop was attended by 11 participants.

5.1.2 Online survey

35 survey responses were received on the draft Coles Bay Structure Plan. Of these, 37% (13) were from permanent residents of Swanwick, 34% (12) were from permanent residents of Coles Bay, 14% (5) were from Coles Bay business owners, 11% (4) were Coles Bay holiday house owners, 9% (3) were Swanwick holiday house owners, 11% (4) were visitors and 11% (4) responded 'other'. Respondents were able to select multiple answers if relevant, for example, if a person is both a local resident and business owner, they could select both options.

5.1.3 Written submissions

Two written submissions were received. One in relation to a specific land parcel, the other addressing a range of matters relating to the process and draft document.

5.2 What we heard

5.2.1 Planning principles

Survey respondents ranked the draft planning principles in order of importance, as follows:

1. Prioritise and protect natural assets
2. Prioritise community connections and wellbeing
3. Maintain village character and identity
4. Enhance climate resilience and risk mitigation
5. Long-term housing availability

Survey respondents were asked if any additional planning principles should be considered. Responses include a desire for management of tourism impacts in Coles Bay and Swanwick, preserving natural values through controlled development, and prioritising infrastructure like sewerage systems to support environmental protection and public health. Responses also referred to regulating short-term rental accommodation (e.g. Airbnb) and a focus on establishing permanent walking and biking tracks to enhance recreational opportunities and community engagement.

5.2.2 Land use directions

Most stakeholders recognised the constrained nature of land in Coles Bay, and to a lesser degree, Swanwick. This led to general support for a minimal growth scenario for the area, acknowledging concerns with infrastructure capacity and tourism visitation and how managing these factors would interact with future residential growth. Stakeholders reinforced the importance of placing community needs first in future planning and development. Survey respondents rated the draft land use direction out of ten, as follows:

Land use direction	Survey rating
Do you support a minimal growth scenario for Coles Bay and Swanwick?	7.2/10

5.2.3 Township aspirations

Survey respondents were asked to describe their aspirations for the community and local character of Coles Bay and Swanwick. These aspirations should be used to help guide any future strategic planning or place branding initiatives for the townships. Responses have been summarised below:

- Safe and inclusive recreation spaces and essential infrastructure (like footpaths, water, sewerage) that can adequately support public safety and quality of life.
- A well-connected community with sustainable activities to attract and retain permanent residents, including young people and families.
- Sustainable economic growth that helps to preserve local character and charm. Manage tourism and visitation impacts on the local community, environment, and infrastructure.
- Promote community interaction and connections to foster a cohesive community spirit; provide public spaces to enable this for all ages.

5.2.4 Supporting actions – Coles Bay

Stakeholders recommend exploring opportunities for childcare services to support local families, the provision of community meeting places to enhance cohesion between local residents, particularly young people and children. The potential for a shared user path connecting Swanwick to Coles Bay was well supported by workshop participants. Survey respondents indicated whether they supported the draft supporting actions for Coles Bay as follows:

Coles Bay supporting actions	Level of support
S5.1 Ensure facilities and services at Coles Bay community hall provide for the local community	80% (28)
S4.1 Construct a shared user path connecting to Swanwick	69% (24)
S4.2 When upgrading paths, prioritise accessibility for all users	66% (23)
S3.1 Sensitively formalise the Muirs Beach carpark	60% (21)

5.2.5 Supporting actions – Swanwick

Stakeholders recommend exploring opportunities for improved recreation space with suggestions such as seating, sporting equipment, tree planting and landscaping, dog facilities, and a community garden. The potential for a shared user path connecting to Coles Bay was also well supported by workshop participants. Survey respondents indicated whether they supported the draft supporting actions for Swanwick as follows:

Swanwick supporting actions	Level of support
S3.1 Construct a shared user path connecting to Coles Bay	77% (27)
S3.2 When upgrading paths, prioritise accessibility for all users	69% (24)
S2.1 Enhance the centrally located open space area	66% (23)
S4.1 Provide meeting space for community groups at the Freycinet Golf Club	46% (16)

5.2.6 Infrastructure actions

Stakeholders highlighted water security issues in the locality, particularly due to the risk of drought conditions, and a desire for improved water security. There was also some commentary on the provision of reticulated sewerage. Stakeholders recommend upgraded access within the Swanwick township and to

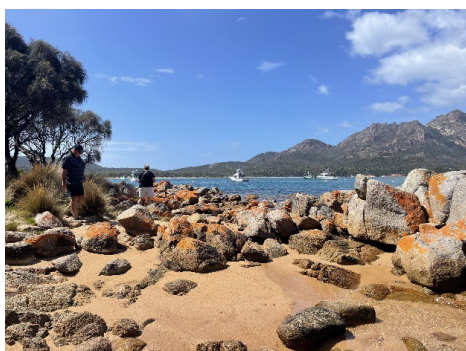
local beaches and Coles Bay. Traffic calming initiatives and management of day visitor vehicles are supported; this includes a lack of accessible parking spaces within the township. There is recognition of issues related to boat parking and visitor parking for those accessing local day trips such as Pennicott Wilderness Journeys. Survey respondents indicated whether they supported the draft infrastructure actions as follows:

Infrastructure action	Level of support
S5.1 Complete footpath networks, prioritising Hazards View Drive and connections to school bus stops in Swanwick	71% (25)
S6.1 Traffic calming and pedestrian safety on The Esplanade adjacent to Iluka Tavern in Coles Bay	69% (24)
S6.1 Traffic calming and pedestrian safety on Garnet Avenue in Coles Bay	54% (19)

5.2.7 Additional feedback

Additional feedback on the Draft Structure Plan for Coles Bay and Swanwick has been summarised below:

- Safe pedestrian pathways, better lighting, and traffic management, particularly on Freycinet Drive and Jetty Road.
- Concerns about balancing tourism demands with maintaining Coles Bay's village charm and protecting natural resources.
- Co-ordinated development that supports local housing, recreational needs, and economic activities without overwhelming infrastructure.
- Manage high-volume tourism impacts, including parking, overnight camping, and traffic congestion.
- Suggestions for limiting visitor access or implementing access permits to ease environmental and infrastructure pressures.



6 Swansea

6.1 Engagement methods

6.1.1 Community workshop

A community workshop was held on Sunday 2nd June 2024 from 9:30am to 11:30am at the Swansea Town Hall (12 Franklin St, Swansea). The workshop was attended by 35 participants.

6.1.2 Online survey

67 survey responses were received on the draft Swansea Structure Plan. Of these, 58% (39) were from permanent residents, 16% (11) were from visitors, 15% (10) were from holiday house owners, 12% (8) were from business owners, and 5% (3) responded 'other'. Respondents were able to select multiple answers if relevant, for example, if a person is both a local resident and business owner, they could select both options.

6.1.3 Written submissions

Nine written submissions were received which comprised a mix of feedback relating to specific land parcels, specific land use directions as well as broader matters.

6.2 What we heard

6.2.1 Planning principles

Survey respondents ranked the draft planning principles in order of importance, as follows:

1. Enhance town centre activation
2. Prioritise community health and wellbeing
3. Reinforce connections to natural assets
4. Strengthen local character and identity
5. Sustainable housing delivery

Survey respondents were asked if any additional planning principles should be considered. Responses include a desire for improved connectivity within the township and nearby settlements (e.g. Dolphin Sands), and prioritising financial support for schools, childcare, and health services to attract and retain residents, including young families and professionals.

Other suggestions from stakeholders in both the survey and workshop include creating safer access routes to enhance tourism and local mobility, opposition to developments that could encroach on public access or alter the small-town charm of Swansea. Comments extended to enhancing tourism infrastructure, such as all-weather boat ramps and marinas, to attract more visitors and leverage Swansea's historical and cultural attractions. Concerns were raised about managing tourism growth sustainably to preserve Swansea's unique character and environment. Other matters raised include managing seaweed on beaches, protecting natural habitats, and implementing solutions for fire safety, and heavy vehicle bypasses to enhance pedestrian safety.

6.2.2 Land use directions

Stakeholders indicated mixed support for the relocation of recreation uses, and some desire for the current facilities to remain 'as is' or be improved in their current location. There was some opposition to moving the Swansea Bowling Club. Survey respondents rated the draft land use directions out of ten, as follows:

Land use direction	Survey rating
B1 Do you support mixed use development in the Swansea town centre?	8.0/10

Land use direction	Survey rating
L1 Do you support the creation of a community and health services precinct in the town centre?	7.7/10
R1 Do you support rezoning to accommodate growth and demand for housing in Swansea?	7.5/10
L2 Do you support the creation of a community recreation hub north of the Swansea town centre?	5.7/10

6.2.3 Township aspirations

Survey respondents were asked to describe their aspirations for the community and local character of Swansea. These aspirations should be used to help guide any future strategic planning or place branding initiatives. Responses have been summarised below:

- Strong emphasis on maintaining Swansea's small seaside town character.
- Opposition to large-scale developments that could alter the historic and natural environment, such as high-rise buildings or intrusive structures.
- Enhanced recreational areas and public spaces, including beautification with tree planting and improving pedestrian and bicycle pathways.
- Better local amenities and services, such as tourist facilities, food outlets, and a community hub or information centre.
- Desire to attract and retain young families by providing job opportunities, affordable housing, and family-friendly amenities.
- Focus on becoming a destination rather than a transit point, emphasising tourism based on heritage values and creating a welcoming atmosphere.
- Protecting natural values and environmental resources, including advocating for sustainable development practices.
- Initiatives that enhance the visual connection with the bay and natural surroundings while promoting a healthy, active community.
- Specific infrastructure proposals such as extending the jetty, improving boat ramps, and creating cycling and walking paths to connect Swansea with surrounding areas like Dolphin Sands.
- Support for projects that enhance accessibility and safety, including traffic management and public transport options.

6.2.4 Open space actions

Stakeholders indicated a desire to enhance recreation opportunities for all community members, and to attract and retain a younger demographic. Stakeholders recognised the importance of quality open space and its contribution to improving tourist visitation, including day visitors. Survey respondents indicated whether they supported the draft open space actions as follows:

Open space action	Level of support
S3.3 Enhance the foreshore area to have broader visitor appeal and create opportunities for waterfront activation	84% (56)
S3.2 Retain and upgrade the Swansea Foreshore playground area near Waterloo Beach	63% (42)
S3.4 Enhance the riparian characteristics of Duck Park and provide additional tree plantings for increased shade	48% (32)
S3.1 Retain vegetated corridor between the Meredith River and northern end of Shaw Street	44% (29)

6.2.5 Active connections actions

Stakeholders indicate a strong desire for improved walking and cycle pathways and network connectivity. This is supported by comments noting the importance of community health, wellbeing and interaction. Stakeholders noted potential connections along River Street and improved connections from the northern and southern ends of the township. Survey respondents indicated whether they supported the draft active connections actions as follows:

Active connections action	Level of support
S4.2 Create a shared path network connecting local parks and open spaces	78% (52)
S4.2 Explore the feasibility of a new footbridge across the Meredith River to Dolphin Sands.	70% (47)
S4.3 When upgrading paths, prioritise accessibility for all users.	57% (38)
S4.3 Embed cultural and historic interpretation or public art in the local open space and pathway network	33% (22)

6.2.6 Public space and facilities actions

Stakeholders indicate a desire for street beautification, improved urban design, and landscaping. These elements are central to the development of a streetscape masterplan. There is a desire for enhanced use of Government owned land and assets on Noyes Street, with comments noting it is a suitable location for a Service Tasmania premises, mixed use development, and affordable housing. Feedback Survey respondents indicated whether they supported the draft public space and facilities actions as follows:

Public space and facilities action	Level of support
S5.1 Prepare a streetscape masterplan for Franklin Street	55% (37)
S6.1 Investigate the renovation of the Council owned assets on Noyes Street to offer a multi-purpose function space for the community	52% (35)
S6.2 Repurpose the existing scout hall site to also accommodate a surf club	52% (35)

6.2.7 Infrastructure actions

Survey respondents indicated whether they supported the draft infrastructure actions as follows:

Infrastructure action	Level of support
S7.1 Develop a stormwater improvement plan to support infill subdivision and the development of new growth areas	69% (46)
S7.2 Investigate the provision of a riparian buffer and walkway along Saltwater Creek and incorporate a natural detention area to limit downstream flooding risk.	61% (41)

6.2.8 Additional feedback

Additional feedback on the Draft Structure Plan for Swansea has been summarised below:

- Provision of services and facilities to attract young working aged families to the area, which is needed to ensure a vibrant future for the township.
- Recognition that Swansea is centrally located within the East Coast region and that new facilities situated in Swansea would help to serve the entire region.

- The need for more diverse 'high street businesses', e.g. hardware, bakery, butcher, chemist, garage, galleries, newsagency post office, bank etc.
- Retention of a medivac aerial transfer facility for MayShaw Centre.
- Development of a Tasman Highway bypass to take oversize vehicles out of the town centre.
- Provide for vegetation/biodiversity corridors through the township.
- Identify and manage undeveloped road reserves to accommodate biodiversity islands and improved walking and cycling networks.
- Swansea should be an 'RV Friendly Town' which provides designated short-term parking for caravans and motorhomes within close walking distance of the town centre.

7 Orford-Triabunna

7.1 Engagement methods

7.1.1 Community workshop

A community workshop was held on Sunday 2nd June 2024 from 2:00pm to 4:00pm at the Triabunna Community Hall (3 Vicary St, Triabunna). The workshop was attended by 28 participants.

7.1.2 Online survey

44 survey responses were received on the draft Orford-Triabunna Structure Plan. Of these, 30% (13) were from visitors, 23% (10) were from permanent residents of Triabunna, 18% (8) were from permanent residents of Orford, 9% (4) were from holiday house owners in Orford, 2% (1) was from a business owner in Triabunna, and 21% (9) responded 'other', these were primarily landowners or people who work in Triabunna. Respondents were able to select multiple answers if relevant, for example, if a person is both a local resident and business owner, they could select both options.

7.1.3 Written submissions

Two written submissions were received. One in relation to a specific land parcel, the other addressing a range of matters relating to the process and draft document.

7.2 What we heard

7.2.1 Planning principles

Survey respondents ranked the draft planning principles in order of importance, as follows:

1. Enhance town centre appeal
2. Foster sustainable housing provision
3. Establish a place brand and character
4. Leverage the landscape setting
5. Foster compact settlements

Survey respondents were asked if any additional planning principles should be considered. Responses include the need to differentiate the distinct roles and characters of Triabunna, Orford, and Spring Bay Estate, cautioning against homogenisation. Responses advocate for sustainable practices such as regenerative agriculture, local market gardens, and locally grown food, and the need to protect natural ecosystems and biodiversity, particularly the Orford Bird Sanctuary.

There is a desire for increased local accommodation options to improve access and overnight visitation associated with Maria Island. Stakeholders in both the survey and workshop advocated for careful planning and consideration of community input in development proposals, particularly regarding architectural guidelines and the historical context of Triabunna. Other comments propose the development of bike trails and coastal pathways to enhance tourism and local connectivity, emphasising the need for improved signage consistent with a town brand, and improved active connections between Orford and Triabunna.

7.2.2 Land use directions

Survey respondents rated the draft land use directions out of ten, as follows:

Land use direction	Survey rating
L1.1 Do you support a central hub in Triabunna that provides co-ordinated and consolidated access to improved health, aged care, and community services and facilities?	9.0/10

Land use direction	Survey rating
R2.1 Do you support residential growth in Triabunna?	7.3/10
B2.1 Do you support the consolidation of industrial uses on land appropriately serviced and buffered from land use conflicts and public realm amenity?	7.3/10

7.2.3 Township aspirations

Survey respondents were asked to describe their aspirations for the community and local character of Orford and Triabunna. Responses have been summarised below:

- Improve streetscape appeal, create pedestrian-friendly environments, and enhance local services such as health, education, and community facilities (particularly in Triabunna).
- Facilitate sustainable living, tourism, and housing practices to minimise impacts on infrastructure across both townships (e.g. water and sewerage).
- Celebrate the existing natural and cultural characteristics of Orford and Triabunna, with considerations for climate change in coastal areas.
- Expand the local tourism offering while also supporting sustainable local markets and amenities.
- Maintain a cohesive community with easy access to services and amenities, ensuring a safe and inclusive environment that preserves the coastal lifestyle.

7.2.4 Open space actions

Stakeholders indicated a desire to upgrade existing open spaces for both passive and active recreations. There is strong emphasis on protecting coastal landscapes and environmental values. Survey respondents indicated whether they supported the draft open space actions as follows:

Open space action	Level of support
S3.2 Upgrade public spaces on Esplanade West to enhance Triabunna's daytrip appeal	61% (27)
S3.1 Investigate the feasibility of a swimming pool within the municipality	59% (26)
S3.1 Sporting and recreation opportunities at Triabunna Oval and Triabunna District School meet the needs of the township's district town profile	57% (25)
S3.3 Enhance the Orford foreshore area in line with the endorsed master plan	48% (21)

7.2.5 Active connections actions

Stakeholders indicated a strong desire to improve the quality of open space connections in the townships, while also connecting them. There is recognition that well connected pathway networks can help to connect community members also. Survey respondents indicated whether they supported the draft active connections actions as follows:

Active connections action	Level of support
S4.2 Shared path connecting Orford and Triabunna	86% (38)
S4.1 Pathway network in Triabunna to connect recreation and educational uses with the harbour and town centre	73% (32)
S4.3 When upgrading paths, prioritise accessibility for all users	59% (26)

Active connections action	Level of support
S4.3 Embed cultural and historic interpretation or public art in the local open space and pathway network	41% (18)

7.2.6 Streetscape masterplan for Triabunna

Survey respondents contributed to a score of 7.4/10 when asked if they support the preparation of a streetscape masterplan for Triabunna (supporting action S5.1). Stakeholders provided the following suggestions for the types of improvements or features the masterplan should focus on:

- Provision of native, drought resistant street trees, landscaping, and seating opportunities
- Improved pedestrian crossings and pedestrian-friendly spaces.
- Reflect Triabunna's indigenous origins and maritime connections.
- Consistent pathway treatments and improved wayfinding and signage
- Connect the town centre to residential areas and the waterfront access.
- Incorporate public art into street furniture and paving, and preserving the town's heritage through architecture and art.
- Focus on sustainable practices such as all-weather seating areas, addressing visual eyesores, and increasing vegetation while also managing bushfire risk.

7.2.7 Additional feedback

Additional feedback on the Draft Structure Plan for Orford and Triabunna has been summarised below:

- Call for protecting Triabunna Reserves through cultural burns and weed control, promoting native vegetation and fire risk reduction.
- Desire for infrastructure improvements to support population growth, including considerations for stormwater, water, sewerage, and power costs.
- Emphasis on building on Triabunna's maritime heritage and enhancing residential and visitor experiences.
- Advocacy for establishing a tech park near Triabunna Marina to foster community interaction, innovation, and social engagement.
- Discrepancies in population projections and census data for Triabunna, urging realistic growth estimations and planning for potential annual growth rates.
- Consideration of work-from-home trends as an opportunity to attract businesses and government facilities to the area, supporting local economic development.
- Support for public art initiatives and advisory committees to enhance community identity and branding. This should also be reflected in local urban design and architecture.
- Recognition of Orford's aging population and the need for services and amenities to support elderly residents.



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Code for Tenders and Contracts



Code for Tenders and Contracts

Date first issued/approved	March 2008
Source of approval/authority	Council resolution XXX
Last reviewed	March 2024
Next review date	March 2028
Version number	5.0
Strategic Plan reference e.g. priority area and strategy	3. INFRASTRUCTURE AND SERVICES <ul style="list-style-type: none"> Continuation of our asset management journey to maturity of processes and policy conformance across all Council assets.
Related policies	Risk Management Policy Fraud Control Policy Corporate Credit Card Policy Gifts and Donations Policy Code of Conduct Policy
Publication of policy	Code and any amendments available for public inspection at Councils Offices during ordinary office hours. Code available for purchase at reasonable charge Code available on Councils website
Department responsible for policy development	Works & Infrastructure
Responsible Officer	Director Works & Infrastructure

Code for Tenders and Contracts

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This Code for Tenders and Contracts is based on a guide developed by the Local Government Association of Tasmania

CODE FOR TENDERS AND CONTRACTS

1 INTRODUCTION

This Code for Tenders and Contracts (Code) provides a policy framework on purchasing and tendering requirements for Council.

2 LEGISLATION

In accordance with Part 16, Division 2A, Section 333A and 333B of the Local Government Act 1993 (Act), Council must comply with this Code when acquiring goods and services.

Detail contained in the Code is consistent with the requirements of the Local Government (General) Regulations 2005 (Regulations), Regulations 23 – 28 inclusive.

3 PURPOSE

The Code aims to:

- 3.1 ensure compliance with relevant legislation
- 3.2 enhance value for money through fair, competitive, non-discriminatory procurement
- 3.3 promote the use of resources in an efficient, effective and ethical manner
- 3.4 encourage probity, accountability and transparency in decision making
- 3.5 provide reasonable opportunity for competitive local businesses to supply to Council
- 3.6 minimise the cost to suppliers of participating in the tendering process
- 3.7 allow Council to appropriately manage risk
- 3.8 promote Council's economic, social and environmental plans and policies

4 SCOPE

4.1 Policy vs. procedures

The Code essentially provides a high level overview of Tender and Contract requirements as they apply to Council. Although some procedural detail associated with Council tender and contract management systems and processes is included in this document, additional lower level detail is held in Council procedure documents.

Consistent with the requirements specified in regulation 28, Council will establish and maintain local level procedures to:

- 4.1.1 ensure all potential service providers are provided with the same information relating to the requirements of an open tender process or contract and are given equal opportunity to meet the requirements

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- 4.1.2 that fair and equitable consideration is given to all tenders or quotations received
- 4.1.3 deal honestly with and be equitable in the treatment of all potential service providers
- 4.1.4 ensure a prompt and courteous response to all reasonable requests for advice and information from potential or existing service providers
- 4.1.5 protect commercial in confidence information and
- 4.1.6 review each tender process to ensure that each tender is in accordance with the Regulations and this Code

Council will also establish and maintain procedures for:

- 4.1.7 amending or extending a tender once it has been released
- 4.1.8 opening tenders
- 4.1.9 the consideration of tenders that do not fully conform with the tender requirements
- 4.1.10 handling complaints regarding processes related to the supply of goods or services

4.2 Employees and service providers

The Code will apply to Council, council employees and agents and any service provider wishing to compete for Council business or provide goods, services or works to Council (including contractors, subcontractors, consultants and suppliers)

Wherever reasonably possible service providers engaged by Council will also apply the Code when seeking Tenders or Quotations from subcontractors and suppliers.

5 PROCUREMENT PRINCIPLES

Council will have regard to the following principles when acquiring goods and services:

5.1 Open and Effective Communication

The Council will ensure that the purchasing process is impartial, open and encourages competitive offers.

In practice this means that Council will:

- 5.1.1 use transparent and open purchasing processes so that service providers and the public are able to have confidence in the outcomes
- 5.1.2 adequately test the market through seeking quotations or via tender as appropriate
- 5.1.3 avoid biased specifications
- 5.1.4 treat all service providers consistently and equitably
- 5.1.5 ensure a prompt and courteous response to all reasonable requests for advice and information from service providers

5.2 Value for Money

The Council will ensure that it is buying at the most competitive price available, but value for money does not necessarily mean buying at the lowest price.

In practice this means that Council will consider

- 5.2.1 the contribution the good or service makes to achieving Council's strategic plans or policies
- 5.2.2 the value of the acquisition and potential benefits against the costs of that purchase
- 5.2.3 an assessment of risks associated with the purchase including the preferred procurement method
- 5.2.4 how well goods or services meet needs
- 5.2.5 maintenance and running costs over the lifetime of a product
- 5.2.6 disposal value
- 5.2.7 time constraints
- 5.2.8 the impact of the procurement decision on the local economy, such as through industry development and employment creation
- 5.2.9 the impact of the procurement decision on the environment, such as through minimising waste and reducing demand for goods and services which have a direct impact on the environment (such as printing, utilities and travel)
- 5.2.10 the impact of the procurement decision on the society, (social value generated) such as through the elimination of discrimination and the promotion of equal opportunity, training, and other identified social objectives

5.3 Enhancement of the capabilities of the local business industry

The Council will ensure that where local capacity exists it will seek to engage the local market and encourage participation in tender and quotation processes.

In practice this means that **Council** will:

- 5.3.1 actively seek quotes from local businesses that are able to provide quality goods and or services
- 5.3.2 where local capability exists, ensure that discretionary elements of specifications do not prevent local business from competing
- 5.3.3 not give preferential treatment to local service providers where it cannot be reasonably justified

5.4 Ethical behaviour and fair dealing

The Council will promote procurement practice that is honest, legal, ethical, fair and unbiased

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In practice this means that **Council** will:

- 5.4.1 comply with legal requirements
- 5.4.2 conduct all business in the best interests of the Council
- 5.4.3 be as effective and efficient as possible when sourcing, ordering and paying for goods and services.
- 5.4.4 expect individuals involved in procurement processes to declare and act upon any conflicts of interest that may be seen to influence impartiality
- 5.4.5 ensure that specifications are clear
- 5.4.6 ensure that any Service Provider is not provided with information or clarification that is not provided equally to all service providers
- 5.4.7 maintain confidentiality at all times in dealing with service providers
- 5.4.8 ensure that conditions of contract are not excessively onerous
- 5.4.9 decline gifts or benefits offered by those involved in the procurement process, particularly from service providers

In practice this means that Council expects **service providers** to

- 5.4.10 ensure that they are well acquainted with Council requirements identified in this Code
- 5.4.11 are familiar with particulars relating to a specific tender and quotation processes including the relevant specifications
- 5.4.12 not submit a tender or quotation unless they have the financial, technical, physical, management resource or other capabilities to fulfil Council's requirements
- 5.4.13 not seek to influence a procurement process by improper means or collude with other service providers
- 5.4.14 declare and act upon any conflicts of interest that may be seen to influence impartiality
- 5.4.15 comply with all applicable legislative, regulatory and statutory requirements, including Acts of the Commonwealth and State, regulations, by laws and proclamations made or issued under such Acts and lawful requirements or directions of public and other authorities
- 5.4.16 not offer gifts or benefits to a Council officer for the discharge of official business

6 PROCUREMENT METHODS

While open and fair competition may often best achieved by undertaking a tender process where all interested parties have an opportunity to bid, there are times when this practice will not deliver the most advantageous outcome for the Council. In such instances, other market approaches may be more appropriate.

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The Council will, having regard to the procurement principles and any other factors considered relevant by the Council, in its absolute discretion, determine the appropriate method that will be employed to procure goods and services at any particular time.

6.1 Non Tender – processes for acquisition of goods and or services

6.1.1 Direct Purchasing

This is where Council purchases from a single source, without first obtaining competitive bids.

This method will be used only for low value, low risk goods and services where the Service Provider already has a successful history with the Council. Methods for Direct Purchasing include Credit Card.

6.1.2 Purchase Orders

Purchase Orders usually have limited terms and conditions. Their use may also be in conjunction with a Standing Contract or Multiple Use Register or detailed formal contract simply to manage the account commitment. For the purposes of purchase where a purchase order is used in isolation to other contract controls, the upper limit of value for a purchase order in isolation is \$10,000 plus gst.

This method may be used for low value, low risk goods and services and will not be used for non routine, high value and high risk goods and services.

6.1.3 Quotations (Informal)

This is where Council will only enter into a contract where 2 quotations from suitable service providers able to provide the goods or services have been sought.

Records must be kept of quotations received and quotations approved. If written quotations cannot be obtained Council must keep detailed written records of the oral quotation obtained including details of the commercial terms of the quotation.

This method may be used for low value, low risk goods and services where the options for goods or service supply are known to be limited and or historically the provider delivers value to council. The limit of value for this method is \$30,000 plus gst.

6.1.4 Request for Quotations (RFQ)

This is a more formal quotation process. Council will enter into a contract where 3 written (including email) quotations from suitable service providers able to provide the goods and or services have been sought. Where less than 3 suitable service providers are reasonably available, records outlining this circumstance will be kept.

Council must keep detailed written records of the quotations obtained including details of the commercial terms of the quotation.

This method may be suitable for simple, largely price based purchases.

Purchasing goods and or services through the **National Procurement Network (NPN)** is an option for

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Councils. Purchasing through this mechanism involves an RFQ process. Items with a financial value above the prescribed amount may be legitimately purchased through the Network RFQ process. Use of the Network as a purchasing option for Councils is justified under the Regulations. See section 10 - Exemptions, point 10.4.

Request for quotation values will be limited to \$100,000 gst exclusive, unless through the NPN and may include quarry material supply as an example of purchase types.

6.2 Tender - processes for acquisition of goods and or services

The Act and Regulations require that Council invite Tenders for any Contract it intends to enter into for the supply or provision of goods or services valued at or above a prescribed amount. The prescribed amount is \$100,000 (GST exclusive).

That said, Council may also determine that tenders should be called in certain circumstances as appropriate, where the estimated value of the purchase is less than the prescribed amount.

Council's threshold for tenders is \$100,000.

6.2.1 Open Tenders

An open tender process is an invitation to tender by public advertisement. There are generally no restrictions regarding who can submit a tender, however, service providers are required to submit all required information and will be evaluated against stated selection criteria. Where selection criterion exists, for example registration with the Department of State Growth for Bridge construction over threshold values, these will be applied to the tender process.

General Manager - responsibilities

Consistent with the Regulations (Regulation 24) Council will ensure that when open tenders are used as a method of procurement; the General Manager will invite tenders.

The General Manager will advertise the tender locally via the daily newspaper circulating in the municipal area and on via Councils website – making the tender available to all qualified and interested bidders.

The public notice will identify:

- 6.2.1.1 clearly the nature of the goods and or services the Council requires
- 6.2.1.2 the period within which the tender must be lodged (must be at least 14 days after the date on which the notice is published)
- 6.2.1.3 where the tender must be lodged
- 6.2.1.4 details of a person from whom more detailed information relating to the tender may be obtained

The General Manager will ensure that prospective tenderers are provided with details regarding:

- 6.2.1.5 the specifications of the goods and or services required

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- 6.2.1.6 the duration of the contract, including any extensions that are specified in the contract
- 6.2.1.7 any mandatory tender specifications and contract conditions
- 6.2.1.8 objective criteria for evaluating the contract and
- 6.2.1.9 must make reference to the Council Code for Tenders and Contracts

Purchasing Thresholds Summary	
Direct Purchasing (Credit Card)	\$2000
Purchase Orders (in isolation)	\$10,000
Quotations (Informal)	\$30,000
RFQ (Formal)	<\$100,000
Tenders	>\$100,000

Service Provider – responsibilities

A person submitting a response in relation to a Council public tender must do so in writing.

The Service Provider must specify the goods and or services tendered for, provide details of the goods and or services being offered and must lodge the tender within the period specified in the public notice.

6.2.2 Multi Staged Tender

There are occasions – although usually limited (because the process can be resource intensive), where Council may use a multi stage tender process. Reference is made to this process in the Regulations at Regulation 26.

This tender method will be used by Council to gain knowledge about the market, obtain industry input – where it is unclear what goods and services are available or to shortlist appropriate suppliers before seeking offers.

At each stage in this process, service providers may be culled to those who are most suited to the specific contract requirements. Service providers will be evaluated against criteria determined by Council.

Once a short list of potential service providers is developed, these service providers may be invited to participate in an open tender process.

General Manager - responsibilities

As a first stage in this process, the General Manager will request – expressions of interest from prospective tenderers.

The General Manager will advertise the expression of interest locally via the daily newspaper circulating in the municipal area and via Councils website.

The public notice will identify:

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- 6.2.2.1 clearly the nature of the goods and or services the Council requires
- 6.2.2.2 contract identification details
- 6.2.2.3 the period within which the expression of interest must be lodged
- 6.2.2.4 where the expression of interest must be lodged
- 6.2.2.5 details of a person from whom more detailed information relating to the expression of interest may be obtained

The General Manager will ensure that prospective tenderers are provided with details regarding:

- 6.2.2.6 the specifications of the goods and or services required
- 6.2.2.7 objective criteria for evaluating the expression of interest
- 6.2.2.8 the method of evaluating expressions of interest against the criteria
- 6.2.2.9 details of any further stages in the tender process
- 6.2.2.10 must make reference to the Council Code for Tenders and Contracts

At the final stage of a Multi Staged Tender process, the General Manager will invite all service providers who have met the criteria determined by the Council, to tender for the supply of goods and or services

If only one service provider meets the criteria determined by Council, the Council may contract with that supplier after

- 6.2.2.11 a tender from that Service Provider or
- 6.2.2.12 a decision by the absolute majority of the council to do so.

Service Provider – responsibilities

A person submitting a response in relation to a Council expression of interest must do so in writing.

The service provider must specify the goods and or services the expression of interest relates to, provide details of the goods and or services being offered and must lodge the expression of interest within the period specified in the public notice.

6.3 Ongoing Supply Arrangements - Goods and Services

6.3.1 Standing Contract

A Council, through an open tender process, may establish a standing contract in which a single tenderer or multiple tenderers may be contracted for a specified period to provide specified goods or services during that period without the need for a further tender process. Reference is made to this process in the Regulations at Regulation 23.

Service providers listed on a standing contract panel will be selected following an evaluation process.

Council may legitimately purchase directly from a service provider listed on a standing contract panel.

Council may implement its own standing contract arrangements or may make use of goods and or services

panels that have been negotiated for example for Tasmanian Councils via LGAT as a member of the National Procurement Network or via similar arrangements through State Government.

6.3.2 Multiple Use Register

A multiple use register is a list, intended for use in more than one procurement process, of pre qualified providers, who have satisfied the conditions for participation or inclusion on the register. Reference is made to the multi use register process in the Regulations at Regulation 23.

Council may establish a multi use register of service providers who meet criteria established by the Council in respect to the supply of particular categories of goods and services.

Inclusion on a multi use register provides certainty for potential service providers that they have been recognised as meeting conditions for participation.

Council will invite tenders for a contract for the supply of goods and or services from all Service Providers included on a multiple use register for a particular category of goods and or services.

General Manager - responsibilities

As per Regulation 28, Council will establish and maintain procedures for the use of multiple use registers for contracts valued at under the current prescribed amount, excluding GST.

Essential procedural requirements include that, the Council will invite applications from service providers for inclusion on a multiple use register by advertising locally via the daily newspaper circulating in the municipal area and via Councils website.

The public notice will identify:

- 6.3.2.1 clearly the nature of the goods and or services the Council requires
- 6.3.2.2 any identification details associated with the register
- 6.3.2.3 the period within which the application must be lodged
- 6.3.2.4 where the application must be lodged
- 6.3.2.5 details of a person from whom more detailed information relating to the multiple use register may be obtained

The General Manager will ensure that applicants are provided with information regarding:

- 6.3.2.6 the specifications of the goods and or services required
- 6.3.2.7 the criteria for evaluating the applications
- 6.3.2.8 the method of evaluating applications against the criteria
- 6.3.2.9 must make reference to the Council Code for Tenders and Contracts

Council may accept an application for inclusion on the multiple use register or reject an application.

If Council rejects the application, the General Manager will advise the applicant of the reasons for rejection.

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If Council accepts the application the General Manager will advise the applicant of the category their application will be included in on the multiple use register.

The multiple use register will be reviewed by Council at least every 2 years.

Council will allow a service provider to apply for inclusion on the multiple use register at any time unless the service provider has made an application in the previous 12 months and the application has not been accepted.

6.3.3 Strategic Alliances

Council may choose to procure goods and or services through contract arrangements already established and administered by other organisations, including:

- 6.3.3.1 LGAT through the National Procurement Network
- 6.3.3.2 State Government Contracts and
- 6.3.3.3 any other purchasing group of which Council is a member e.g. Tasmanian LGAT Procurement Network, Southern Tas Waste Management Group

7 CALCULATING THE VALUE OF A PURCHASE

7.1 Price

The dollar value of the purchase may be calculated as follows:

- 7.1.1 **single one-off purchase** – the total amount, or estimated amount, of the purchase (excluding GST)
- 7.1.2 **multiple purchases** – the gross value, or the estimated gross value, of the purchases (excluding GST); or
- 7.1.3 **ongoing purchases over a period of time** – the annual gross value, or the estimated annual gross value, of the purchases (excluding GST).

As per Regulation 23, Council will not split a single procurement activity into 2 or more separate contracts for the primary purpose of avoiding the requirement to publicly invite tenders.

7.2 Non price considerations

Council will ensure that it is buying at the most competitive price available, but quantifying the value of a purchase does not simply mean buying at the lowest price. Specific issues that will be taken into account by Council that relate to non price related matters are identified in the Principles section at 5.2.

8 GOODS AND SERVICES TAX (GST)

All procurement thresholds are GST exclusive

Tenders and quotations must be sought on a GST exclusive basis.

9 EXTENSION OF CONTRACTS ENTERED INTO

Consistent with Regulation 23, Council may extend a contract entered into:

- 9.1 as specified in the contract or
- 9.2 if the contract does not specify extensions, by an absolute majority.

10 EXEMPTIONS

The Regulations identify circumstances where Council is not required to issue a public tender process.

The exemption circumstances identified in Regulation 27 – Non application of the public tender process are:

- 10.1 an emergency if, in the opinion of the general manager, there is insufficient time to invite tenders for the goods or services required in that emergency
- 10.2 a contract for goods or services supplied or provided by, or obtained through, an agency of a State or of the Commonwealth
- 10.3 a contract for goods or services supplied or provided by another council, a single authority, a joint authority or the Local Government Association of Tasmania
- 10.4 (ca) a contract for goods or services obtained as a result of a tender process conducted by another council, a single authority, a joint authority, the Local Government Association of Tasmania or any other local government association in this State or in another State or a Territory
- 10.5 a contract for goods or services in respect of which a council is exempted under another Act from the requirement to invite a tender
- 10.6 a contract for goods or services that is entered into at public auction
- 10.7 a contract for insurance entered into through a broker
- 10.8 a contract arising when a council is directed to acquire goods or services due to a claim made under a contract of insurance
- 10.9 a contract for goods or services if the council resolves by absolute majority and states the reasons for the decision, that a satisfactory result would not be achieved by inviting tenders because of–
 - 10.9.1 extenuating circumstances or
 - 10.9.2 the remoteness of the locality or
 - 10.9.3 the unavailability of competitive or reliable tenderers
 - 10.9.4 a contract of employment with a person as an employee of the council

General Manager - responsibilities

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The General Manager will authorise non use of the public tender process in accordance with the exemption directions identified above.

11 ENGAGING A THIRD PARTY TO MANAGE A PROCUREMENT PROCESS

Council may engage third parties to manage the procurement process for individual projects. The use of a third party as an agent or consultant to advise on, arrange or manage a procurement process does not exempt Council from complying with Council procurement policy and procedures.

Should Council engage a third party to manage a procurement process, it will be ensured that material is included in the contractual arrangements with the third party that requires the third party to comply with Council procurement policy and procedures.

12 REPORTING PROCEDURES

Council is obliged to report at a minimum on a series of procurement matters.

12.1 Procurement at or above the prescribed amount

As per Regulation 23, Council will report in its Annual Report details of any contract for the supply or provision of goods and or services valued at or above the currently legislated prescribed amount of \$100,000.

Council may also at its absolute discretion report detail of instances of procurement below the prescribed amount identified in the Regulations.

12.2 Contract Extension

As per Regulation 23, Council will report in its Annual Report, the details of any extension of a contract, where Council agreed to extend a contract by an absolute majority and the pre existing contract did not specify extensions.

Detail that will be reported for 12.1 and 12.2 at a minimum as required under the Regulations is:

- 12.2.1 a description of the contract
- 12.2.2 the period of the contract
- 12.2.3 the periods of any options for extending the contract
- 12.2.4 the value of any tender awarded, or if a tender was not required, the value of the contract excluding GST
- 12.2.5 the business name of the successful contractor
- 12.2.6 the business address of the successful contractor

12.3 Emergency Provision

As per Regulation 27 Council will report in its Annual Report, the details of all instances where non

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application of the public tender process has been applied as a result of an emergency, where in the opinion of the General Manager, there was insufficient time to invite tenders for the goods and services required in that emergency.

12.4 Other Circumstances

As per Regulation 27 Council will report in its Annual Report, the details of all instances where non application of the public tender process has been applied because Council agreed by absolute majority, that a satisfactory result would not have been achieved if tenders were invited because of

- 12.4.1 extenuating circumstances
- 12.4.2 the remoteness of the locality
- 12.4.3 the unavailability of competitive or reliable tenderers
- 12.4.4 a contract of employment with a person as an employee of the Council

Detail that will be reported for 12.3 and 12.4 at a minimum as required under the Regulations is:

- 12.4.5 a description of the reason for not inviting public tenders
- 12.4.6 a description of the goods and or services acquired
- 12.4.7 the value of the goods and or services acquired
- 12.4.8 the name of the supplier.

In addition to ensuring the above reporting occurs, as per Regulation 28, the General Manager will establish and maintain procedures for reporting to Council circumstances where a public tender or quotation process was not used and reasonably should have been.

13 WORK HEALTH AND SAFETY

Council will abide by the requirements of the Works Health and Safety Act 2012 and Regulations. Where Safety in Design is required as a component of a purchasing process for a constructed outcome the requirements will be built into the purchase processes.

The safe performance of contractors will be considered in the evaluation of offers for high risk works forming a part of a procurement process.

As a means to identify and manage risks and eliminate hazards procurement of chemical products will seek to deliver the safest and least harmful outcomes.

14 DELEGATION

The General Manager is responsible for implementation of this Code.

The General Managers Financial Delegations Register supports the implementation of this code.

15 REVIEW OF THE CODE

Consistent with the requirements identified in Section 333B of the Act, Council will formally review this Code at least every 4 years.

The Code may be modified on an as needs basis from time to time by Council to reflect changed operational requirements.

16 BREACH OF THE CODE

Council will take all reasonable steps to comply with this Code.

Council will not be liable in any way to a Service Provider or any person for a breach of this Code.

If any employee of the Council, or a body controlled by the Council breaches this Code, Council may take disciplinary action, if in its absolute discretion it considers it appropriate to do so.

If a Service Provider commits a breach of this Code, Council may, in its absolute discretion, take action against that Service Provider.

17 ACCOUNTABILITY

Consistent with Section 333B of the Act, as a measure of accountability and transparency, the General Manger will:

- 17.1 make a copy of this Code and any amendments, available for public inspection at the Council's offices during ordinary office hours and
- 17.2 make copies of this Code available for purchase at reasonable charge and
- 17.3 publish a copy of the Code on the Council's internet site – free of charge.



Glamorgan Spring Bay Council

Asset Management Policy

Version [7.0]

Adopted:
Minute No.:

Document Control

Asset Management Policy	
First issued/approved	April 2007
Source of approval/authority	Council
Last reviewed	March 2024
Next review date	2028
Version number	7
Responsible Officer	General Manager
Department responsible for policy development	Works & Infrastructure
Related policies	<ul style="list-style-type: none"> • Strategic Asset Management Plan • Long Term Financial Plan
Publication of policy	Website

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1 Introduction

1.1 Purpose

To set guidelines for implementing consistent asset management processes throughout the Glamorgan Spring Bay municipal area.

1.2 Objective

Glamorgan Spring Bay Council will utilise the best asset management practices to meet the following objectives:

1. Establish and maintain a Strategic Asset Management Plan as the primary framework to provide and maintain asset services for current and future generations.
2. Manage Council's assets in a systematic and sustainable manner.
3. Maintain assets in a suitable condition to deliver an affordable and reliable level of service to the community.
4. Allocate adequate resources to allow for maintenance and renewal of assets.
5. Take account of whole of life costs when deciding to create, purchase or accept new assets.
6. Develop transparent and responsible asset management processes in accordance with best practice standards.
7. Maintain affordable and financially sustainable asset management plans for each major asset group.
8. Plan for climate change adaption and mitigation.
9. Satisfy legislative requirements for asset management.

1.3 Scope

This policy applies to all asset groups which are owned and maintained by Council.

1.4 Definitions

Assets: A physical item, with a depreciable value, that is controlled by Council to provide or contribute to the provision of future economic benefits to the community.

Fair value: The amount for which an asset could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arms-length transaction.

Maintenance: Works required to retain an asset as near as practicable to its original condition but excluding rehabilitation or renewal.

Renewal/Refurbishment: The restoration, rehabilitation or replacement of an asset to return it to its original service delivery capacity.

Upgrade/Improvement: Modification of an asset to allow it to deliver a higher level of service.

New assets: Assets created or purchased by Council, or given to Council for the purpose of delivering future economic benefits to the community, generally by the provision of services.

Asset Management: The process applied to manage assets over each stage of their service life including asset needs analysis, creation, operation, maintenance, renewal and disposal. The objective of asset management is to ensure the assets deliver the required level of service in the most effective and efficient manner now and into the future.

Service Level: A relevant measurable standard or target that reflects the required performance to meet agreed community expectations in relation to the type, quality and quantity of services delivered by Council.

Written Down Value (WDV): The gross value of an asset after accounting for depreciation.

2 Policy

2.1 Background

1. Council is committed to implementing a systematic asset management methodology in order to apply appropriate asset management best practices across all areas of the organisation. This includes ensuring that assets are planned, created, operated, maintained, renewed and disposed of in accordance with Council's priorities for service delivery.
2. Asset management practices impact directly on the delivery of asset-based services to the community. Disciplined asset management is required to achieve our strategic service delivery objectives.
3. Adopting asset management principles will assist Council in achieving its Strategic Long-Term Plan and Long-Term Financial objectives.
4. The Asset Management Policy is complementary to Council's Risk Management Policy and its implementation assists in meeting the objectives of the Risk Management Policy.
5. A strategic approach to asset management will ensure that the Council delivers a sustainable level of service through its assets. This will provide positive impact on;
 - Community and employees;
 - Council's financial position;
 - The ability of Council to deliver the expected level of service and infrastructure;
 - The political environment in which Council operates; and
 - The legal liabilities of Council.

2.2 Asset Details

This policy applies to all of Glamorgan Spring Bay Council's assets. These assets are essential for the delivery of services to meet the ongoing needs of our community. Council's physical assets are generally managed in accordance with Council's approved Asset Management Plans. These plans cover assets associated with:

Asset Group as at 30 June 2020	Approx. % of Total Asset Value
Road Infrastructure	44%
Bridges	8%
Hydraulic Infrastructure	15%
Buildings	17%
Coastal Infrastructure	6%
Parks & Reserves	6%

Council's *Strategic Asset Management Plan* provides further detailed information on Council's assets and how they are managed.

2.3 Asset Life

Council's assets having a limited useful life are depreciated over their useful lives in a manner which reflects the consumption of the service potential of those assets. Land is not a depreciable asset.

Adopted asset group lives are:

Asset Group	Life (Years)
Buildings	15-80
Plant & Equipment	2-20
Roads	3-180
Bridges	15-80
Footpaths	20-70
Hydraulic Infrastructure	2 - 100
Coastal Infrastructure	15-50
Parks & Recreation	15

It is noted that some asset lives show a wide range of years corresponding to a range of asset types. For example, the Roads asset group indicates a range of useful life of 10 to 180 years. This is due to the fact that roads are made of individual layers of asset from sub-base to seal. Sub base is barely ever renewed in large areas and has an extremely long life while seal has a short life exposed to weather. Similarly, bridges have a range of 15 – 80 years as timber bridge decks have a shorter life span of 15 years and a concrete bridge structure has a life of 80 years. Hydraulic infrastructure encompasses single phase electric pumps with short lives and concrete pipes with long life.

2.4 Principles

A consistent Asset Management Strategy must exist for implementing systematic asset management and appropriate asset management best-practice throughout all departments of Council. The following are Council's principles for best-practice asset management:

1. Ensuring that the Council's capital assets are provided in a manner that respects financial, cultural, economic and environmental sustainability;
2. Meeting all relevant legislative and regulatory requirements;
3. Demonstrating transparent and responsible Asset Management processes that align with demonstrable best-practices;
4. Implementing sound Asset Management plans and strategies and providing sufficient financial resources to accomplish them by:
 - a) Asset Management plans will be completed for all major asset / service areas.
 - b) Expenditure projections from Asset Management Plans will be incorporated into the Council's Long-Term Financial Plan.
 - c) Regular and systematic reviews will be applied to all asset plans to ensure that assets are managed, valued, and depreciated in accordance with appropriate best practice.
 - d) Regular inspection will be used as part of the asset management process to ensure agreed service levels are maintained and to identify asset renewal priorities.
 - e) Asset renewals required to meet agreed service levels and identified in adopted asset management plans, and when applicable long term financial plans. This will form the basis of annual budget estimates. The level of service and risk consequences of variations in asset renewals and budget resources is to be documented.
 - f) Future life cycle costs will be reported and considered in all decisions relating to new services and assets, and upgrading of existing services and assets.
 - g) Future service levels with associated delivery costs will be determined in consultation with the community.

- h) Ensuring necessary capacity and other operational capabilities are provided and Asset Management responsibilities are effectively allocated;
- i) Creating a corporate culture where all employees play a part in overall care for the Council's assets by providing necessary awareness, training and professional development; and,
- j) Providing the community with assets at levels of service for which they are willing and able to pay.

2.5 Responsibilities

Councillor

The functions of Councillors under section 28 of the Local Government Act 1993 include:

- a. To develop and monitor the implementation of strategic plans and budgets
- b. To determine and monitor the application of policies, plans and programs
- c. To determine and review the Council's resource allocation and expenditure activities
- d. To monitor the manner in which services are provided by the Council

The policies, plans and programs specifically include:

- a. The efficient and effective provision of services and facilities
- b. The efficient and effective management of assets

In undertaking the above functions, Council represents the community as the asset owner and has a role in ensuring that assets continue to deliver the appropriate level of service to the community, within the limitations of Council's resources. In order for Council to effectively undertake its functions with respect to the management of its asset's, Council will:

- a. Maintain an Asset Management Policy and a Strategic Asset Management Plan
- b. Provide appropriate resources for effective asset management
- c. Approve and review asset management plans
- d. Apply asset management principles in decision-making

Management Responsibility

The General Manager has a number of functions and powers under the provisions of the Local Government Act including the following that are relevant to asset management:

- a. To implement the policies, plans and programs of the Council
- b. To implement the decisions of the Council
- c. To manage the resources and assets of the Council

In implementing these powers, the General Manager will:

- a. Promote asset management principles throughout the organisation
- b. Allocate adequate resources to implement Councils approved Asset Management Policy
- c. Ensure that an asset management strategy is prepared and implemented
- d. Report to Council on the implementation of the Asset Management Policy and Strategic Asset Management Plan.
- e. Ensure the effective operation of an Asset Management Team

Asset Management Team Responsibilities

The Asset Management Team shall have the following responsibilities:

1. Review this asset management policy every 2 years
2. Review resource requirements for asset management and make recommendations to the management team

3. Promote and foster asset management practices in the workplace
4. Review asset management plans and strategies as required
5. Review the format of asset registers and data requirements
6. Review asset management software
7. Define responsibility for management of asset groups
8. Review asset gap analysis data

The team composition may change with organisational reviews and restrictions.

3 Implementation

In order to implement this Policy, the General Manager will ensure that:

1. An asset management team is maintained
2. The strategy for the implementation of asset management practices within the organisation is continually reviewed and developed.
3. Detailed asset management registers for all asset groups are maintained
4. Detailed Asset Management Plans are prepared for all major asset groups
5. Asset management impacts are highlighted in reports to Council
6. An integrated long-term capital works priority list based on the Asset Management Plans for each asset group is prepared
7. Specific funds are allocated in annual budgets for the maintenance of and service of existing and new assets
8. Budgets specifically identify the funds allocated for the routine maintenance of assets, the renewal of assets, the upgrading of assets, and the creation of new assets
9. Asset Management Plans identify critical assets in each asset group and assess the risks to those assets
10. The service levels listed in the individual Asset Management plans for all assets are regularly reviewed
11. Assets are regularly inspected to minimise the risk of harm to the community and to establish the condition and thus the value and life remaining of assets
12. Appropriate accounting methods are used to reflect the true consumption of assets
13. Asset accounting methods comply with current accounting standards
14. Levels of service and maintenance standards are defined for asset groups
15. Asset management plans integrate with risk management plans
16. Climate change effects on Council's assets are appropriately managed

3.1 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as legislation, including:

- Strategic Asset Management Plan and associated Asset Management Plans
- Long Term Financial Plan
- Local Government Act 1993
- AASB 13 Fair Value Measurement
- AASB 116 Property, Plant and Equipment

3.2 Policy Review and Update Cycle

Section 70E of the Local Government Act 1993 requires Council to review the policy at least every 4 years.



Glamorgan Spring Bay Council

Unsealed Roads Policy

Version [2.0]

Adopted: 24 August 2024
Minute No.:

Document Control

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Department responsible for policy development	Works and Infrastructure
Related policies	Asset Management Policy
Publication of policy	Website

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1 Introduction

1.1 Purpose

This policy sets out the principles by which Council manages or modifies the unsealed road network for which it is responsible.

Council currently maintains approximately 200km (nominally) of depreciable unsealed road network and, in accordance with various provisions within the Local Government (Highways) Act 1982, has powers for the determination of management of all Local Highways within the Glamorgan Spring Bay Municipal area.

Scope

This policy applies to all unsealed roads, both formed and unformed, throughout the Local Government Area (LGA) and vested in council. The scope of this policy includes the management of Council's unsealed road network within the bounds of Council's available resourcing.

This policy does not include the management of Crown, Parks & Wildlife, Forestry and other non-council roads.

1.2 Definitions

Council	is Glamorgan Spring Bay Council
Unsealed Road	is a formed road without an impervious bitumen, paver or concrete wearing surface
Unformed Road	is a road reserve with no earth formation to manage vehicular movement or drainage
Public Road	is a road formed and dedicated for public use

1.3 Objectives

- a) The policy seeks to provide information to the general public on how council classifies and manages or modifies its unsealed road network.
- b) The policy establishes consistent principles and practices for the management of this extensive and important asset class.

1.4 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as legislation, including:

- Roads & Jetties Act (1935)
- Local Government Highways Act (1982)
- Local Government Act (1993)
- Work Health and Safety Act (2012)
- Work Health and Safety Regulation (2012)
- Land Use Planning and Approvals Act (1993)

Council has the duty of maintaining the local highways in the municipality that are maintainable by the corporation as shown on its municipal map in accordance with the Local Government Highways Act 1982, S21.

Other references:

- Roads Asset Management Plan
- Unsealed Roads Capital Re-sheeting Programme

- Australian Road Research Board (ARRB) – Unsealed Roads Manual
- Council's Asset Management Policy
- State Road Hierarchy
- Local Government Road Hierarchy 2015
- Tasmanian Municipal Standards Specifications and Drawings

1.5 Policy Review and Update Cycle

This policy is to be reviewed every four years.

2 Policy

- a) Unsealed roads will be allocated into the following classifications:
 - Link Roads
 - Collector Roads
 - Local Access Roads
 - Limited Local Access Roads
- b) Unsealed roads shall be classified based on the following criteria:
 - network and community connectivity.
 - traffic volumes
 - number of premises accessed
 - school bus routes
 - regional tourism value
 - regional economic value
- c) The road classification will be used in council's road maps, available to the public and will be used to determine maintenance priority and frequency.
- d) Roads not designated as council maintained on Council roads maps will not be maintained at council's cost.
- e) Existing low use sealed roads may be reconstructed to remove the seal layer, on a decision of council, and included in the unsealed road classification following a review of the Whole of life cost of the asset's management and other risk factors.
- f) Upgrading an unsealed road to incorporate an impervious sealed wearing surface will occur under three circumstances:
 - a. on a decision of council in accord with the principles of asset management practice and financial management. The Whole of Life Cost for the change in asset performance will be considered. Such consideration may incorporate the inclusion of a contribution to the cost of the works from a resident, landowner or occupier serviced by the road. Consideration may include for dust or maintenance reduction.
 - b. Where a development application makes the upgrade of the road useful to the community and there is an appropriate contribution from an approved land development.
 - c. Where the State or Federal Government makes an overarching determination and provides funding.
- g) Maintenance regimes for this asset class will be established through an associated Unsealed Roads Procedure.

- h) Council will not accept the transfer of private roads or assets, unless required through conditions of development consent or other legislated mechanism which may include a determination of council.
- i) Installation of Cattle Grids and Public Gates: Council may consider applications from an adjoining owner(s) where there is no adverse effect upon current or potential road users or other adjoining properties.
Supply/Installation and maintenance of a cattle grid(s) or a public gate(s) is solely the responsibility of the benefiting landowner(s).
Council shall only consider applications for the erection of a Public Gate(s) on a Local or Limited Access Road when applied for by the last property owner at the end of a no through road.
Council, at its sole discretion, may alter the road Classification and lower or cease provision of a Level of Service beyond the Public Gate subject to the consent conditions. (this provision is not retrospective)
- a) Driveways/Road Crossings: Maintenance and upkeep of driveways / road crossings (including pipe crossings) and crossovers is entirely the responsibility of the benefiting landowner(s).

2 Implementation

Implementation of this Policy rests with the General Manager.

3 Attachments

- Unsealed Roads Procedure
- Unsealed road list



Glamorgan Spring Bay Council

WASTE MANAGEMENT POLICY

Version **6**

Adopted:
Minute No.:

Document Control

Waste Management Policy	
First issued/approved	20/07/2016
Source of approval/authority	Council Adoption
Last reviewed	April 2024
Next review date	April 2028
Version number	6
Responsible Officer	Director Works & Infrastructure
Department responsible for policy development	Works & Infrastructure
Related policies	<ul style="list-style-type: none"> • Rates and Charges Policy • Financial Hardship Assistance Model Policy
Publication of policy	Website

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1 Introduction

1.1 Purpose

The purpose of this policy is to provide guidance for the application of kerbside waste and recycle bins, vouchers or a waiver system, in relation to waste management within the municipal area.

1.2 Scope

This policy relates to all properties within the Glamorgan Spring Bay municipal area.

1.3 Definitions

Genuine Hardship: See Financial Hardship Assistance Model Policy 3.14

Genuine Disability: Genuine disability for the purposes of this policy would be established where the applicant:

Has a disability that in the opinion of a professional health worker prevents the person from accessing normal Council waste services including domestic collection or the use of vouchers at a transfer station and independent assessment by the Community Development officer ascertains that there is no likelihood of family, neighborhood or other alternative methods of accessing Council waste management services.

The consideration of assistance applies to normal household waste and recyclables but does not include green waste. The General Manager will document all applications for relief in line with the criteria, indicating reasons for reaching a decision of the applicant for relief.

The "Base Levy": is an annually adopted fee of Council that covers the overall compliance / operational costs of the four Waste Transfer Stations and includes 'skip bin' waste transportation, levies and disposal costs to the Copping landfill.

The 'Service Charge': is an annually adopted fee of Council that covers residential and commercial waste and recycling street kerbside collections.

1.4 Related Policies and Legislation

This policy relates to and depends on other Council policies, as well as legislation, including:

- *Local Government Act 1993*, Part 9 – Rates and Charges
- Rates and Charges Policy
- Financial Hardship Assistance Model Policy 3.14
- Council Annual Plan and Budget Estimates (Fees and Charges)

1.5 Policy Review and Update Cycle

This policy is to be reviewed in April 2024 or when circumstances require, and thereafter, every four years.

2 Policy

Council has resolved that the municipal wide waste and recycle collection programme is to be borne by all ratepayers in the municipal area by way of charges that are annually levied.

In the interest of maintaining a cohesive system, Council has determined to maintain the adopted “Base Levy” without reduction, except through the qualification of hardship or disability.

To maintain a workable, flexible programme Council has included the Genuine Hardship definitions from the Financial Hardship Assistance Model Policy and introduced “Genuine - Disability” guidelines with an objective process to ascertain whether a ratepayer qualifies for consideration of relief to some or all waste management charges and / or the provision of a non- standard service.

2.1 Waste Management Voucher

Vouchers are issued under certain criteria where property owners can be entitled to convert their domestic waste and recycling bin collection entitlements to equivalent entitlements in the form of a weekly, non-redeemable waste management voucher.

Vouchers are issued to all entitled property owners at the beginning of each financial year. The following is the process of conversion:

2.2 CONVERSION – kerbside collection to waste transfer station voucher

A residential property owner may apply to the General Manager, via the relevant application form (Application for Conversion) to replace issued “mobile bins” with a waste transfer station voucher provided the following criteria is met:

- Disabled / Invalid Pensioner
- Temporary Resident ie Shack Owner
- House located more than 100 metres from road frontage.

A voucher entitles the recipient to gain access to any Glamorgan Spring Bay Council Waste Transfer Station free of charge, on the following basis:

- Disposal of residential rubbish on a weekly basis up to an equivalent volume of a standard 140 litre bin.
- Dispose of residential recycling on a fortnightly basis up to an equivalent volume of a standard 140 litre bin.

Standard Base Levy and Service Charges still apply.

2.3 WAIVER – Annual kerbside collection service charge

Where a residential property owner lives in an area of the municipal area where Council does not provide a kerbside collection service, then the property owner may apply to the General Manager, via the (Application for Conversion) form for a “waiver” of the current kerbside collection service charge.

If an application is approved, the property owner must arrange, via the Works & Infrastructure Department, for the return of the previously issued kerbside collection bins or vouchers. Once returned, a reimbursement is applicable in the following format:

- If a waiver is approved during July to December then a 6 month reimbursement of the current service charge is applicable.
- If a waiver is approved during January to June no reimbursement is payable.

2.4 ISSUE OF NEW / ADDITIONAL COLLECTION BINS

Following the issue of new or additional bin sets to a property, the following cost structure will apply:

- 100% "Base Levy" (for new service)
- Bins delivered to a property during July to December – 100% "Service Charge" or
- Bins delivered to a property during January to June – a pro rata "Service Charge" of 50% applies.

Where a new dwelling has been constructed and a Service Charge has not previously been applied, the charge will apply from the date of occupancy for that property.

Vacant land attracts the compulsory Base Levy but is exempt from the Service Charge.

Vacant land with a caravan(s) onsite attracts the compulsory Base Levy and one Service Charge. Lost or stolen bins should be reported to Council.

2.5 BIN OWNERSHIP

All residential and commercial mobile bins issued by Council, or on behalf of Council, remain the property of Council. Allocated residential and commercial bins issued to a property remain attached with the property following the sale of the said property or relocation of a tenant.

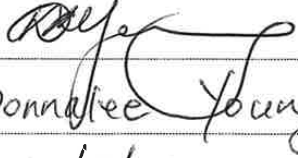
3 Implementation

Implementation of this Policy rests with the General Manager.

4 Attachments

- Application for Conversion

RECEIVED
13 AUG 2024

APPLICANT DETAILS			
Organisation / Group	Swansea Courthouse Arts		
Is your organisation an incorporated body?	Yes	Incorporated Number	IA11839
Is your organisation a registered not-for-profit?		Registration Number	
Contact Person	Donna Lee	Surname	Young
Contact Number	0458 002090		
Postal Address	P.O. Box 95 Swansea 7190		
Email			
PROJECT TITLE AND BRIEF DESCRIPTION (If insufficient space, please attach additional sheet)			
<p>Shearwater Lantern Community Event in Swansea. This project aims to welcome and celebrate the return of these remarkable migratory birds through a lantern parade to be held on Saturday 19th October near Waterloo Point. Bird inspired lanterns will be made by community members of all ages through a series of six workshops facilitated by Swansea Courthouse Arts Inc.</p>			
OUTLINE INTENDED OUTCOMES OF THE PROJECT			
<ul style="list-style-type: none"> • learning about birds leading to their protection • community building through making of lantern sculptures • appreciation of significance of Shearwaters for indigenous culture • safe, creative, adventurous activity for whole community 			
FUNDING REQUEST			
Funding sought from council	\$ 710		
Funding to be contributed by you or your organisation	\$ 200 (plus in kind members time)		
Funding to be contributed from other organisations	\$ 400 Swansea Community and Men's Shed.		
Total Project Expenses	\$ 1310		
Signed			
Name	Donna Lee Young		
Date	12/8/24		

Swansea Courthouse Arts Inc

BUDGET Shearwater Lantern Project 2024

Specialist cane to build lanterns of all shapes and sizes	\$400
Aquadhere woodworking glue	\$40
3 rolls of tie wire, assorted cable ties and masking tape	\$80
Coloured Papers, baking paper and paints for decorating	\$200
LED battery operated lights for illumination	\$100
BBQ ingredients prior to parade	\$250
Venue hire	\$180
Paid Publicity (Community News)	\$60
TOTAL	\$1310

Income

Swansea Community Shed	\$400
Swansea Courthouse Arts Inc	\$180



ABN: 99 142 863 134 ACN: 142 863 134

Tax Invoice

INVOICE #: TSS377990

Date Placed: 06/08/2024

Date Invoiced: 06/08/2024

Paid**Billed To**

Swansea Courthouse Arts
 Donnalee Young
 PO Box 95
 SWANSEA, TAS 7190
 Australia

Shipping Address

Swansea Courthouse Arts
 Donnalee Young
 PO Box 95
 SWANSEA, TAS 7190
 Australia
 Tel: 0458 002 090

QTY	SKU	NAME	UNIT PRICE	TAX	SUBTOTAL
5	CN100-30	Cane - 3mm Reel (500g) SENSORY-AE-02	\$67.25	10.00%	\$336.25

Shipped Via:	Courier Delivery
Shipping Cost:	\$14.90
Product Subtotal:	\$336.25
Shipping Subtotal:	\$14.90
GST Included:	\$31.92
Grand Total:	\$351.15
Amount Paid:	\$351.15
Balance Due:	\$0.00

ORDER PAYMENT HISTORY

DATE	PAYMENT METHOD	AMOUNT PAID
06/08/2024	Visa	\$351.15
Total Amount Paid:		\$351.15

Direct Bank Deposit or Internet Transfer

Account Name: Teacher Superstore
 BSB: 066-016 Account No. 10002306
 Bank: Commonwealth Bank
 Reference: TSS377990

Please leave your order number as a payment reference. Once you have deposited the full amount, please email info@teachersuperstore.com.au your order number to confirm your payment.

For full terms and conditions, including our return and refund policy, please visit www.teachersuperstore.com.au/terms-conditions/

Teaching Shop Pty Ltd T/A Teacher Superstore

Mailing Address: PO Box 1125, Osborne Park WA 6916, Australia.

ABN: 99 142 863 134 • Email: info@teachersuperstore.com.au • Phone: 1800 085 880 • Fax: (08) 6226 9919

From: coswellbeach coswellbeach@bigpond.com
Subject: FW: RE: Request for Financial Assistance
Date: 4 July 2024 at 3:07 pm
To: Pia Bartlett pia.bartlett@gmail.com, Rodger Bartlett bartlett7190@southernphone.com.au, David Lathwell kennedia@tassie.net.au



Hi David, Rodger and Pia, greetings from Chilly Girraween NPK in QLD.

Good news re the \$400 donation from the community shed for the Shearwater event.

Could I ask you David to please send Celia Ralston our banking details direct to her as I am standing in the only phone area miles from our camp.

swanseahub@hotmail.com

Thanks heaps and hope everyone is well. We are almost fully recovered!

See full messages below

XXOO Donnalee and Pete

[Sent from my Galaxy](#)

----- Original message -----

From: coswellbeach <coswellbeach@bigpond.com>
Date: 4/7/24 3:00pm (GMT+10:00)
To: Secretary Swansea Hub <swanseahub@hotmail.com>
Subject: RE: Request for Financial Assistance

Thankyou Celia for your support. That is going to ensure we can purchase some of the specific materials we need.

We will ensure acknowledgement of the Community and Mens Shed donation during the event.

I will forward the bank details.

Kind Regards

Donnalee Young on behalf of the Swansea Courthouse Arts Committee

[Sent from my Galaxy](#)

----- Original message -----

From: Secretary Swansea Hub <swanseahub@hotmail.com>
Date: 4/7/24 11:28am (GMT+10:00)
To: coswellbeach <coswellbeach@bigpond.com>
Subject: RE: Request for Financial Assistance

Good morning Donnalee,

The Swansea Community & Men's Shed committee has discussed your request for financial support. It is certainly a worthwhile event for the community that we would like to support. We strongly encourage all community groups and events to engage in their own fundraising activities, as fundraising and self-promotion raises public awareness of the event.

We would like to offer a donation of \$400 towards this event.

Can you please advise bank details and I will arrange for payment at a time to suit you.

Kind regards,

Celia Ralston
Secretary/Treasurer
Swansea Community & Men's Shed Inc.

From: coswellbeach <coswellbeach@bigpond.com>
Sent: Thursday, June 27, 2024 1:36 PM
To: Secretary Swansea Hub <swanseahub@hotmail.com>
Subject: RE: Request for Financial Assistance

Thankyou Celia for acknowledging our letter, kind regards Donnalee Young

Sent from my Galaxy

----- Original message -----

From: Secretary Swansea Hub <swanseahub@hotmail.com>
Date: 27/6/24 12:34pm (GMT+10:00)
To: coswellbeach@bigpond.com.au
Subject: Request for Financial Assistance

Good afternoon Donnalee,

Just wanted to let you know that I have received your letter requesting financial assistance for the Shearwater Lantern Community Event.

I have shared this request to our committee for consideration, and I will respond to you as soon as possible.

Kind regards,

Celia Ralston
Secretary/Treasurer
Swansea Community & Men's Shed Inc.

From: Swansea community Christmas parade
Sent: Sat, 27 Jul 2024 08:52:06 +1000
To: Community
Subject: Community Small Grants Program
Categories: Small Community Grant

Good morning please see attached our request for a community Small Grants program
Kind regards
Kelvin Jones
Sue Woolley

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190

☎ 03 6256 4777

☎ 03 6256 4774

✉ admin@freycinet.tas.gov.au

🌐 www.gsbc.tas.gov.au

GRANTS PROGRAM

ity Small Grants Program provides small grants to community organisations
ams and activities within the Glamorgan Spring Bay municipal area.

an is available and consequently funds under the programs are limited. The
e than \$1,000, however, in certain circumstances, Council may consider

ns for funding assistance shall be considered throughout the year until such

Swansea Community Christmas			
	Incorporated Number		
	Registration Number		
Dooley	Surname		
359 702			
4 View Avenue Swansea			
communitychristmas@gmail.com			
If sufficient space please attach additional sheet			

McKillop Insurance Brokers Pty Ltd

ABN 48 009 551 053 AFSL 241254

Office locations:
Launceston & Hobart

Phone 03 6331 2066
Email broker@mckillops.com.au

mckillops.com.au



1

RENEWAL TAX INVOICE

Swansea Community Christmas
SWANSEA TAS 7190

Date: 18/06/2024
Invoice Number: 428462
Account Manager: Chris Hay

Type of Policy	Broadform Liability Insurance
Insured	Swansea Community Christmas
Policy Description	Public Liability Insurance
Policy Note	Coverage as per policy schedule
Policy Number	ARBIAE/005963
Period of Insurance	08/07/2024 to 08/07/2025
Effective Date	08/07/2024
Insurer	Arena Underwriting
Underwritten By	Berkley Insurance Australia

Premium	FSL	Underwriter Fee	Stamp Duty	Broker Fee	GST
\$605.00	\$0.00	\$140.00	\$66.55	\$158.14	\$90.31
Invoice Total					\$1,060.00

Thank you for using our services to arrange this insurance cover.
You should refer to the policy documents issued by the insurer for complete policy terms and conditions.
Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have

Payment Options

DEFT Reference Number: 40575324284622

Pay by credit card or registered bank account at www.deft.com.au. Payments by credit card may attract a surcharge.

McKillop Insurance Brokers Pty Ltd

Name: Swansea Community Christmas

Client ID: 10617

Invoice No: 428462

*498 405753 24284622

Pay in-store at Australia Post by cheque or EFTPOS

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

Total Due:

\$1,060.00

NOTICE TO INTENDING INSURED

The Insurance Contracts Act 1984 came into operation on the 1st January, 1986. The provisions of the Act are very important in relation to any insurance or proposed contract of insurance ("the contract"). Some of them require insurers to provide certain notices, documents and information to insureds. After reading this, if any matter relating to the policy wording or proposal is unclear to you or you have any questions, please contact your broker.



TAX INVOICE

Swansea Community Christmas Parade

Invoice Date
4 Jul 2024

Invoice Number
IENT_Inv_7347

Reference
Balance

ABN
60 398 408 612

The trustee for Island
Entertainment Trust
Attention: Andrew
Brassington
GPO Box 1123
HOBART TAS 7001
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Final payment for the provision of entertainment at the Christmas Parade on Sunday 15 December 2024	0.00	0.00		0.00
All other details as per booking agreement				
Balloon Artist	0.60	450.00	10%	270.00
Face Painter	0.60	450.00	10%	270.00
Crazy Bikes	0.60	650.00	10%	390.00
Subtotal				930.00
TOTAL GST 10%				93.00
TOTAL AUD				1,023.00

Due Date: 13 Dec 2024

Please make Cheque payable to: The Island Entertainment Trust or
Direct Debit

Account Name: The Island Entertainment Trust
Commonwealth Bank - BSB 067 002 - Account # 10358665

If you use direct deposit/internet banking to pay this invoice. Please use the invoice number as your reference.

Please note we require payment of 40% of the total invoice in order to secure this booking.

Payment of the balance will be required before the event date.

Enquiries: Email accounts@ient.com.au or call Andrew 0408 44 55 62

Please note: Payment by credit card will incur 1.75% processing fee



[View and pay online now](#)

TAX INVOICE / RECEIPT**Department of Police, Fire and Emergency Management**

GPO Box 308
HOBART TAS 7001

A.B.N.: 19 173 586 474
Telephone: (03) 6173 2323
(03) 6173 2446

Kelvin Jones

Receipt No.: R237686

Date: 04/07/2024

Page : 1 of 1

Description	Exclusive GST	GST	Amount
Swansea Community Christmas Pde 15/12/24	48.62	0.00	48.62
Total Amount Received:	\$48.62	\$0.00	\$48.62





22 Franklin Street Swansea
Tasmania 7190 Australia
Telephone: (03) 6257 9011
www.glamorganhistory.org.au
email: info@glamorganhistory.org.au
ABN 66 008 512 158
INCORPORATION NUMBER IA09985



15/08/24

To Whom it may Concern.

We refer to the recent Grant Application made by Swansea Community Christmas Parade. The Glamorgan Spring Bay Historical Society Inc has been approached by the Christmas Parade organisers to assist in this matter, and advise as an Incorporated Association with an ABN Number and also registered as a Charity with the Australian Charities and Not-for-profits Commission we are willing to Auspice this Grant Application.

Further, for receipt presuming the Grant is successful, our Bank Account Details are:
BSB 633 000
Acct # 133801399

If you need any further information please contact our Treasurer Noel Stanley or myself:
E: noel@meredith-house.com.au
E: info@glamorganhistory.org.au

Yours sincerely,

H. P. Huttemeier
Secretary/Public Officer



9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
☎ 03 6256 4777
☎ 03 6256 4774
✉ admin@freycinet.tas.gov.au
🌐 www.gsbc.tas.gov.au

COMMUNITY SMALL GRANTS PROGRAM APPLICATION PACKAGE

A funding scheme initiated by the Glamorgan Spring Bay Council to assist community development in the municipality.

GUIDELINES FOR APPLICANTS

The Glamorgan Spring Bay Council's Community Small Grants Program provides small grants to individuals and community organisations and groups to assist them to undertake programs and activities within the Glamorgan Spring Bay municipal area.

Council receives requests for more funding than is available and consequently funds under the programs are limited. The majority of grants will be restricted to no more than \$1,000, however, in certain circumstances, Council may consider increasing the allocation.

There is no specific funding period. Applications for funding assistance shall be considered throughout the year until such time as the available funds have been exhausted.

ELIGIBILITY

- ❖ Applications must be from not-for-profit organisations as defined as follows:
 - Its main operating purpose is other than to provide goods and services for profit.
 - Other than in the case of winding up, no member/owner has the right to surpluses of the entity.
 - That entity does not have the right to transfer ownership to members/owners.
- ❖ Any resident of the Glamorgan Spring Bay municipal area who has been selected on merit to participate or compete in any event or project of state, national or international significance may seek funding assistance.
- ❖ Projects should aim to:
 - Address relevant community issues of significance.
 - Be initiated within the community and actively involve local people.
 - Improve access and encourage wider use of facilities.

COUNCIL PROCESS REQUIREMENTS

- ❖ Application:
 - Complete the Community Small Grants Application form.
 - Provide a plan or sketch of the proposed project (if applicable).
 - Provide a copy of the project budget and evidence of basis of costs.
- ❖ Successful applicants after project completion:
 - Complete the Community Small Grants Acquittal form.
 - Provide a brief written report of the success or otherwise of the project prior to the conclusion of the financial year, together with a photo (if applicable).
 - Provide most recent financial statement or evidence of expenditure.

For further information, please contact the Community & Communications Officer
Phone: (03) 6256 4777
Email: community@freycinet.tas.gov.au
PO Box 6, Triabunna 7190



9 Melbourne Street (PO Box 6)
Triabunna TAS 7190

☎ 03 6256 4777

☎ 03 6256 4774

✉ admin@freycinet.tas.gov.au

🌐 www.gsbc.tas.gov.au

COMMUNITY SMALL GRANTS APPLICATION FORM	
Name of applicant	East Coast Wine Trail
Postal address	80 Glen Gala Road
Contact person	Kelsey
Role if group applying	Admin & event coordinator
Contact number	0419334813
Email address	admin@eastcoastwinetrail.com.au
Is your organisation an incorporated body?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Project title and brief description (If insufficient space, please attach additional sheet)	
The Great Eastern Wine Week 2023	
The great eastern wine week is a festival hosted along the east coast showcasing our beautiful coastline, businesses, produce and wine. In 2023 we have 35 events from St Helens-Buckland, including a signature event at Mayfield Estate.	
This festival is hosted in September over a 10 day period, it will have events such as live music, long table dinners, wine and food tasting and unique immersive experiences.	
Outline intended outcomes of the project (for example, benefits of the project to the community, support from any other groups or organisations).	
This festival brings over 3000 people to the coast who experience our businesses, coastline and produce. It brings financing and exposure of businesses across the coast, not only the businesses involved in the festival but, also accommodation providers, petrol stations, bus companies, cafes, bars, coffee shops and supermarkets. The funding would help us promote the events.	
Funding sought from Council	\$ 1000
Funding to be contributed by you or your organisation	\$ 15,000
Funding to be contributed from other organisations (Provide details below of confirmed or anticipated contributions *)	\$ 10,000
Total Project Expenses	\$ 30,000
Signed	
Name (Please print)	KELSEY WALKER
Date	11/7/24
*Details of other contributors:	Plumm Glassware, knightfrank, bendigo bank



GREAT EASTERN WINE WEEK

**EAST COAST WINE TRAIL
TASMANIA, AUSTRALIA**

**FESTIVAL
PROGRAM**

**SEPTEMBER
6TH-15TH**



**30 EVENTS
ACROSS
16 UNIQUE
VENUES &
VINEYARDS**

**DINNERS.
TASTINGS.
COMEDY.
LIVE MUSIC
& OUR
LAUNCH
PARTY**



GREAT EASTERN WINE WEEK 2024

SEPT
6TH-15TH

Stretching along 221km of coastline, envied for our cool-climate drops, the Great Eastern Wine Week is a 10-day festival with a collective of over 30 events at our region's boutique wineries and local businesses. **Join us for our 10th Year Celebration!**

It's all about the people, the place, the natural beauty and the stories of the East Coast and enjoying our award-winning wines! Meet the winemakers, growers, producers and the people behind the wine.



FIRST WEEKEND 6TH-8TH SEPT 2024

FRIDAY THE 6TH SEPTEMBER

The Great Eastern Wine Week Launch Party

The Bark Mill | 96 Tasman Highway, Swansea | 5:30pm-10pm | \$20pp

SATURDAY THE 7TH OF SEPTEMBER

Pinot Noir Celebration Long Lunch at Freycinet Vineyard

Freycinet Vineyard | 15919 Tasman Hwy, Apslawn | 12pm-3pm | \$165 pp

Maclean Bay Wines Pinot & Pizza

Maclean Bay Wines | Toxeth Court, Bicheno | 12pm-5pm | Free Entry

Ash Grunwald at Craigie Knowe

Craigie Knowe Vineyard | 80 Glen Gala Rd, Cranbrook | 12pm-5:30pm | \$55 pp

Movie 'Bottleshock' and a Blind Wine Tasting

Easy Tiger | 7 Pendrigh Pl, St Helens | 4pm-6:30pm | \$90pp

Country Chic at Devil's Corner

Devil's Corner | 1 Shearbourne Rd, Apslawn | 6pm-9:30pm | \$115 pp

ECHO presents 'Native Bounty Feast'

Spring Vale Vineyard | 130 Springvale Rd, Cranbrook | 6:30pm-10pm | \$149 pp

SUNDAY THE 8TH SEPTEMBER

Rivulet Wines on the East Coast

Rivulet Wines | The Grange Rd, Swansea | 11am-5pm | Free Entry

A High Tea Joy with Gray Cafe

Boomer Creek | 10922 Tasman Hwy, Little Swanport | 11am-1pm | \$70 pp

Sunday Spit, Pits & Pinot

Darlington Vineyard | 63 Holkham Ct, Orford | 12pm-3pm | \$55pp

MID WEEK 9TH-12TH SEPT 2024

MONDAY THE 9TH OF SEPTEMBER

Trail, Graze and Cheers

Boomer Creek Vineyard | 10922 Tasman Hwy, Little Swanport | 10:45am-1:15pm | \$75pp

Plumm Masterclass

Craigie Knowe Vineyard | 80 Glen Gala Rd, Cranbrook | 11am-12:30pm | \$60pp

TUESDAY THE 10TH OF SEPTEMBER

A High Tea Joy with Gray Cafe

Boomer Creek | 10922 Tasman Hwy, Little Swanport | 11am-1pm | \$70 pp

SECOND WEEKEND 13TH-15TH SEPT 2024

FRIDAY THE 13TH SEPTEMBER

Gems of the East Coast a collaboration with Saffire

Craigie Knowe Vineyard | 80 Glen Gala Rd, Cranbrook | 12pm-4pm | \$200pp

Movie 'Bottleshock' and a Blind Wine Tasting

Easy Tiger | 7 Pendrigh Pl, St Helens | 4:30pm-7pm | \$90pp

Cocktail Evening

Mayfield Estate | Mayfield Jetty Road, Little Swanport | 5:30pm-8pm | \$100pp

Twilight Dinner hosted by Charles Wooley

The Bark Mill Tavern | 96 Tasman Highway, Swansea | 5pm-9pm | \$165pp

SATURDAY THE 14TH SEPTEMBER

Mulled Wine & Hot Cheese Shindig

Twamley Farm, 431 Twamley Rd, Buckland | 12-4pm | \$25 pp

Maclean Bay Wines Pinot & Pizza

Maclean Bay Wines | Toxeth Court, Bicheno | 12pm-5pm | Free Entry

Live Music at Spring Vale

Spring Vale Vineyard | 130 Springvale Rd, Cranbrook | 12pm-5:30pm | \$85pp

Laughter at the Vineyard

Devil's Corner | 1 Shearbourne Rd, Apslawn | 1pm-2:30pm | \$50 pp

Wine and Food Masterclass

Craigie Knowe Vineyard | 80 Glen Gala Rd, Cranbrook | 12pm-2pm | \$80pp

Plants and Pinot Aerium

Darlington Vineyard | 63 Holkham Ct, Orford | 1pm-3pm | \$150 pp

That French Experience!

Hurly Burly Wines | 9900 Tasman Hwy, Little Swanport | 6:30pm - 9:30pm | \$95 pp

Drag Wine Tour & Dinner with fabulous host Pussay Poppins!

Milton Vineyard | 14635 Tasman Hwy, Swansea | 1pm-8pm | \$90 - \$225 pp

SUNDAY THE 15TH SEPTEMBER

Rivulet Wines on the East Coast

Rivulet Wines | The Grange Rd, Swansea | 11am-5pm | Free Entry

Trail, Graze and Cheers

Boomer Creek Vineyard | 10922 Tasman Hwy, Little Swanport | 10:45am-1:15pm | \$75pp

East Coast Degustation Delight created by Stephen Kean

Craigie Knowe Vineyard | 80 Glen Gala Rd, Cranbrook | 12pm-3pm | \$150pp

Re-opening Sunday Session Celebration

Priory Ridge | 280 Ansons Bay Rd, St Helens | 11am-5pm | Free Entry

Maclean Bay Wines Pinot & Pizza

Maclean Bay Wines | Toxeth Court, Bicheno | 12pm-5pm | Free Entry

Tapas on the Terrace with Gala Estate

Piermont Retreat | 12990 Tasman Hwy, Swansea | 1pm-4pm | \$120pp