

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

Final | August 2024

ERA Planning and Environment acknowledge *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

ABN 67 141 991 004

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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

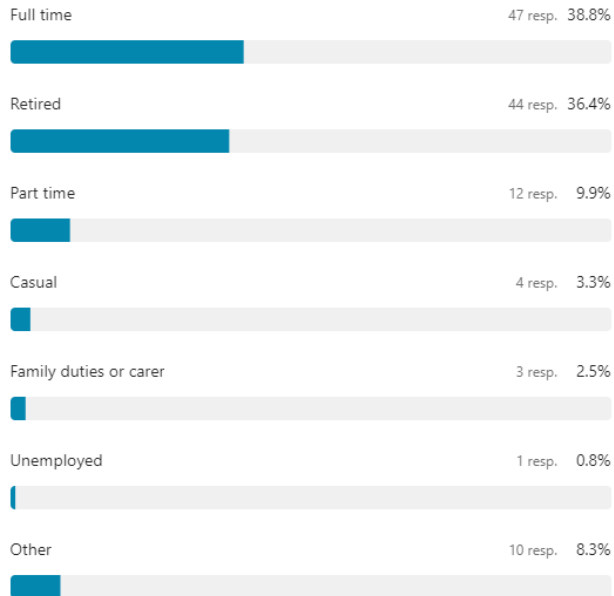


Photos from community workshops

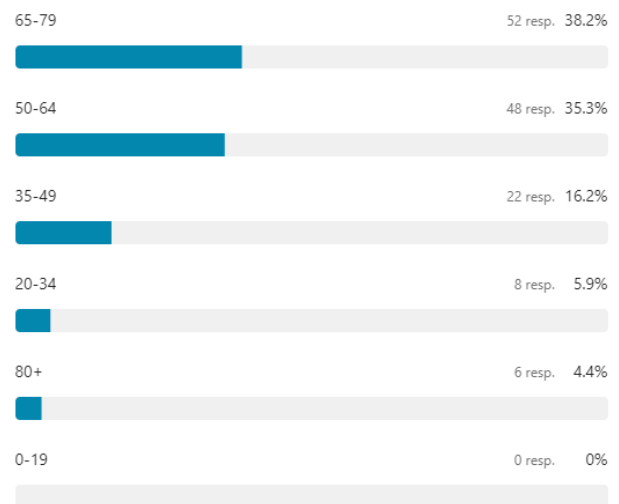
3.1.2 Online survey

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.

GLAMORGAN SPRING BAY COUNCIL

SHARE YOUR FEEDBACK
TOWNSHIP DRAFT STRUCTURE PLANS

SCAN HERE

HOW TO GET INVOLVED

The draft structure plans for Bicheno, Coles Bay, Swansea, and Orford-Triabunna are now open for community consultation and we want to hear from you! Here's how to get involved:

1. Read the draft Structure Plans
2. Take the online survey
3. Attend a facilitated community workshop

Scan the QR code above or head to Council's website for more information:
www.gsbc.tas.gov.au/community-projects/glamorgan-spring-bay-township-structure-plans/

WORKSHOP DETAILS

Township	Date	Time	Location
Bicheno	Saturday 1 st June	9:30 - 11:30am	Bicheno Memorial Hall, 78 Burgess St
Coles Bay	Saturday 1 st June	2:00 - 4:00pm	Coles Bay Community Hall, 60 Harold St
Swansea	Sunday 2 nd June	9:50 - 11:30am	Swansea Town Hall, 12 Franklin St
Orford-Triabunna	Sunday 2 nd June	2:00 - 4:00pm	Triabunna Town Hall, 3 Vicary St

Contact the project team on (03) 6165 0443 or engagement@eraplanning.com.au

Poster used for engagement promotion

Glamorgan Spring Bay Council
May 28

SHARE YOUR FEEDBACK ON THE DRAFT STRUCTURE PLANS

The draft structure plans for Bicheno, Coles Bay, Swansea, and Orford-Triabunna are now open for community consultation and we want to hear from you! Here's how to get involved:

1. Read the draft structure plans which can be downloaded from the project webpage - <https://gsbc.tas.gov.au/.../glamorgan-spring-bay.../>
2. Join us for a community workshop to discuss the future of your township. RSVP here <https://qk3eatkr196.typefo...> See more

SHARE YOUR FEEDBACK
TOWNSHIP DRAFT STRUCTURE PLANS

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

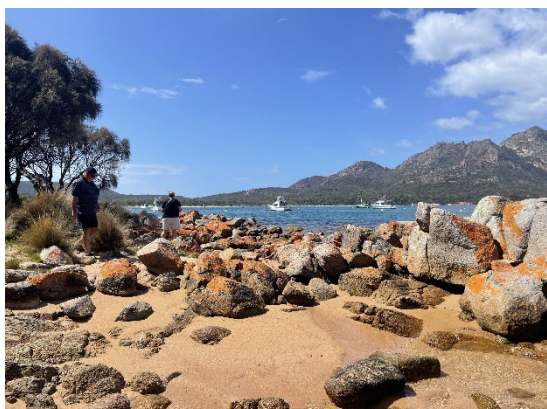
local beaches and Coles Bay. Traffic calming initiatives and management of day visitor vehicles are supported; this includes a lack of accessible parking spaces within the township. There is recognition of issues related to boat parking and visitor parking for those accessing local day trips such as 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
LI.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)

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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