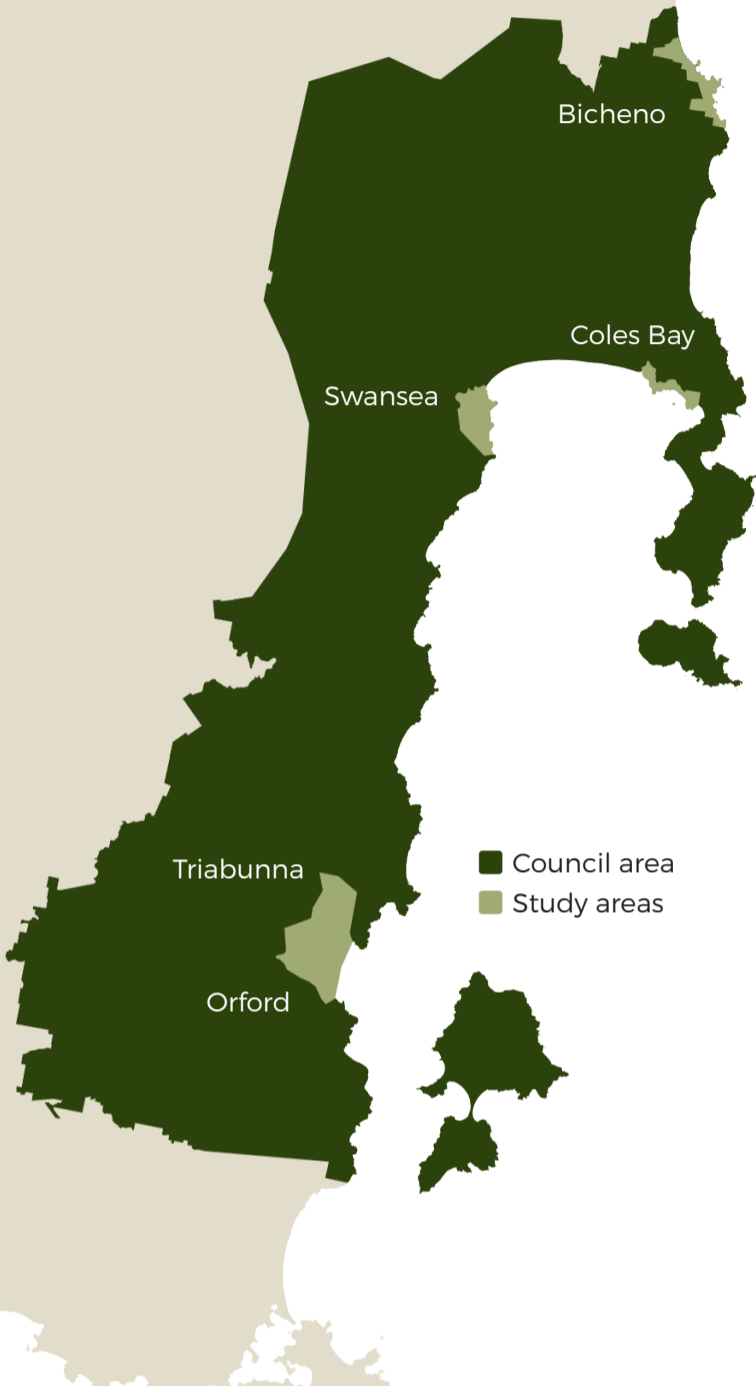


Glamorgan Spring Bay

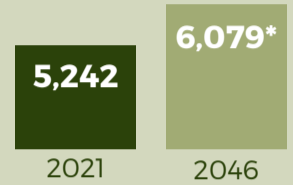
State of Play summary



People



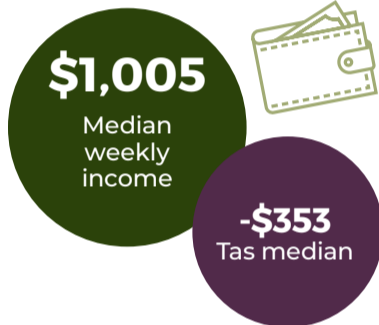
Population growth



2046 projection based on a low growth scenario and will be tested during this project.

Glamorgan Spring Bay vs rest of Tas

Median income



Median age

Area	Median Age
Glamorgan Spring Bay	57
Tasmania	39

Housing



108

Dwelling approvals in 2022.

82 in 2021.



96%

of housing stock is detached dwellings.

Employment



Residents working full time

46.9%

Residents working within the LGA

86%

Top 3 employment industries



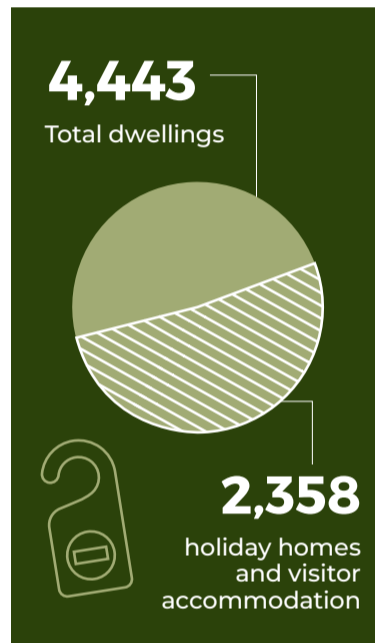
22.4%
accommodation/food & beverage



14.2%
construction/manufacturing



11.1%
agriculture/aquaculture



Seasonality

On census night, less than half the dwellings in Glamorgan Spring Bay were occupied. This suggests that the balance of dwellings are used by seasonal residents and for visitor accommodation.



Housing

The growing population and increased visitors to the area will require additional dwellings and accommodation. Currently, development of suitable land has been slow within the area.



Affordability

Indicators of housing affordability and mortgage stress suggest that affordability is low and that there is moderate to high socio-economic disadvantage in Glamorgan Spring Bay.



Infrastructure

Glamorgan Spring Bay is constrained by insufficient and ageing hydraulic infrastructure. This is due to budget constraints, lifecycle costing, ownership of assets, and lack of financial contribution.



Planning

Developable land is constrained by multiple factors including infrastructure, and environmental pressures including flooding, bushfire, coastal erosion, and sea level rise.



Employment

Glamorgan Spring Bay has a strong rate of employment within the working population. The majority of Glamorgan Spring Bay residents also work in the area.



Tourism

The East Coast region had 414,000 visitors between July 2022 and June 2023. It is predicted to increase at an annual rate of 2.6%, meaning the East Coast can expect around 685,000 interstate and international visitors in 2030.



Renewal

Ongoing development and renewal projects include the Bicheno Triangle and Bicheno Gulch, Triabunna Wharf and Marina, and the Freycinet Visitor Gateway Project and Coles Bay foreshore path.



Subdivision

Current subdivision proposals would result in over 300 new residential lots, 329 strata titled lots and 40 industrial lots across the municipality.

