

# 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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PLANNING  
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The Fish Van, Triabunna  
Source: Jess Oakenfull





# 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.

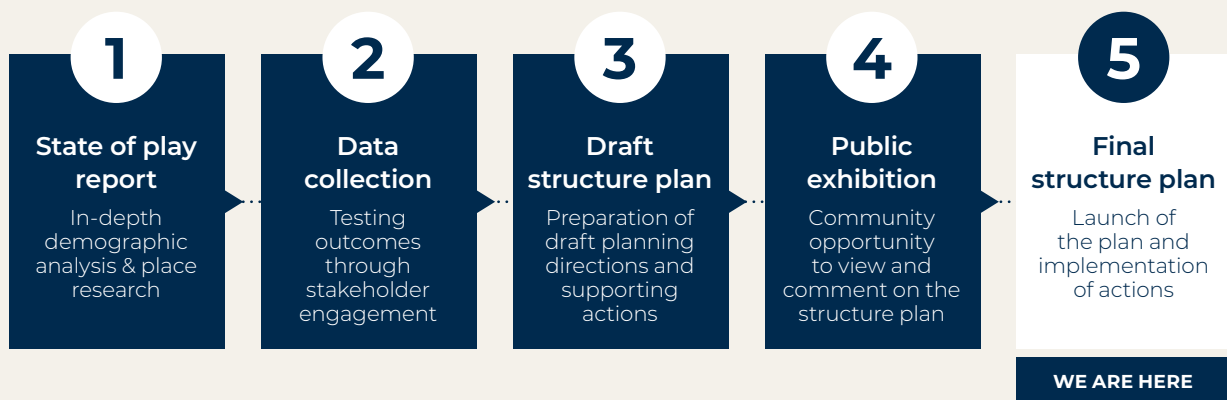
A separate structure plan has been prepared for each of the main townships. Each structure plan aims to:

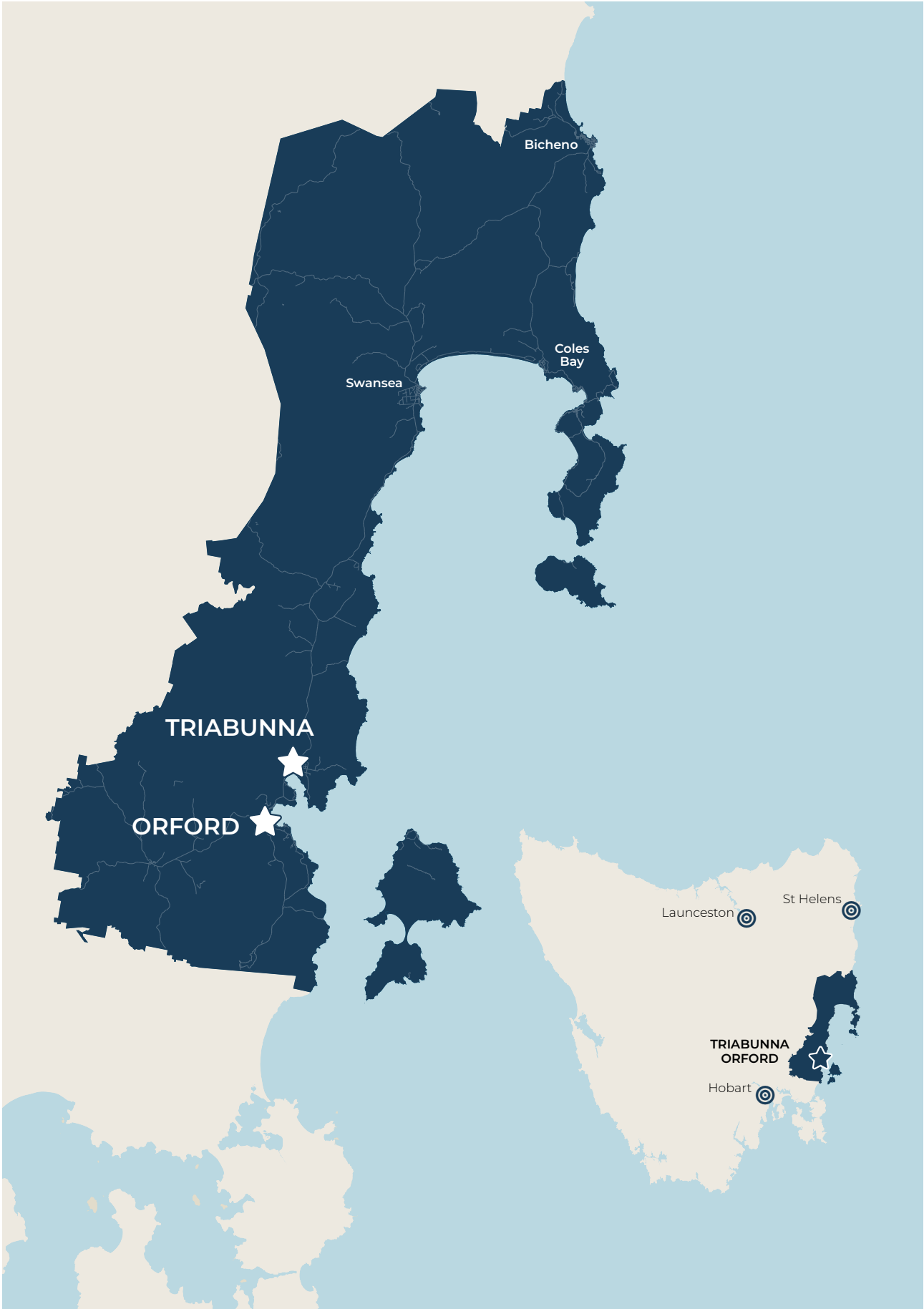
- Establish a planning framework to guide sustainable growth and economic resilience.
- Deliver growth in a way that reflects community values, enhances the qualities of the township, and creates affordable and diverse housing opportunities.
- Guide the development of a high-quality, accessible open 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:



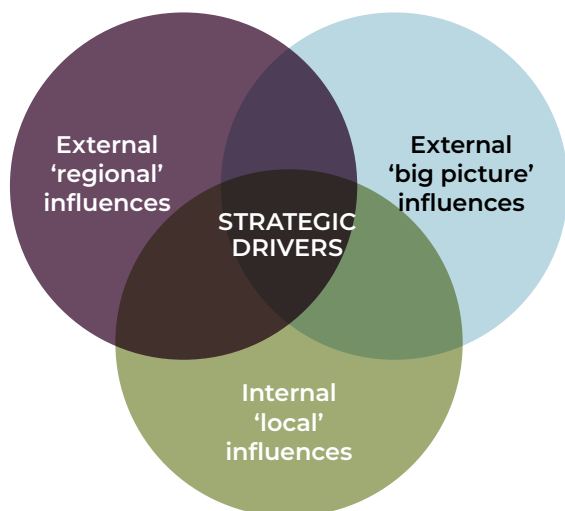




## What is a structure plan?

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.



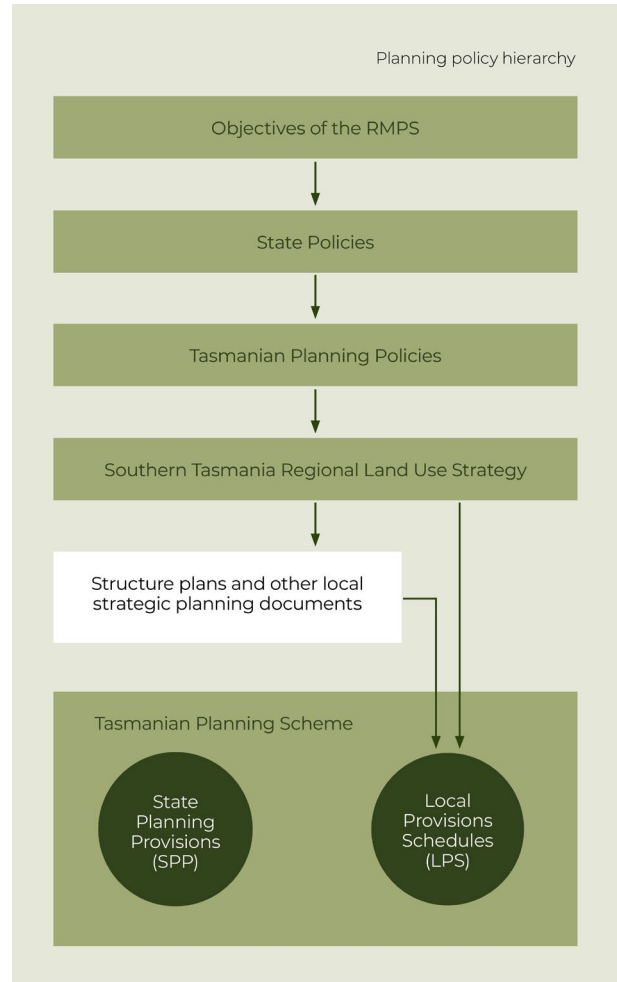
## Policy context

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:

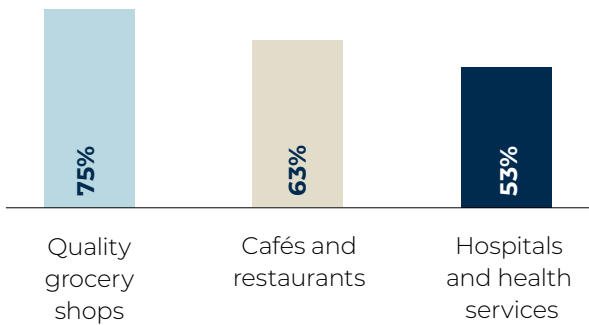


## Survey results

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

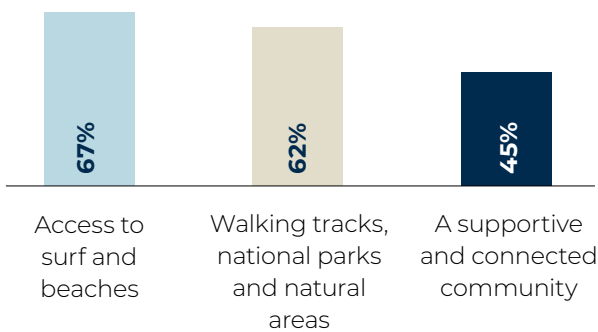
### Important facilities and services

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



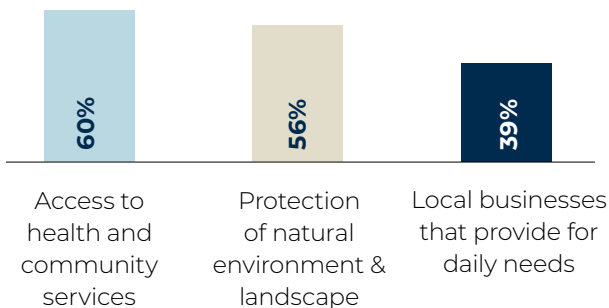
### What do you value?

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

”



Prosser River, Orford  
Source: Tourism Tasmania and Andrew Wilson



## Section 3: About Orford and Triabunna

Orford and Triabunna are settlements located on Paredarmerne 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.

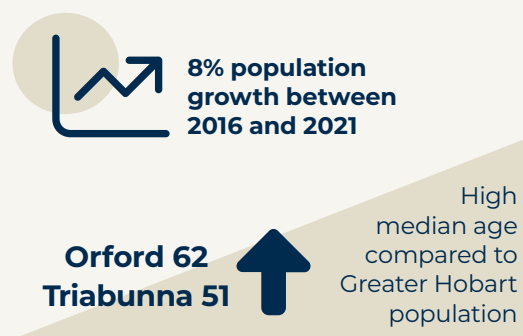
Triabunna serves as a regional industrial hub, hosting a deepwater harbour and port area. The town is relatively flat, with a central commercial and retail district interspersed with residential and industrial zones. Triabunna's proximity to Maria Island, coupled with its port facilities, position it 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**  
Predominantly holiday homes

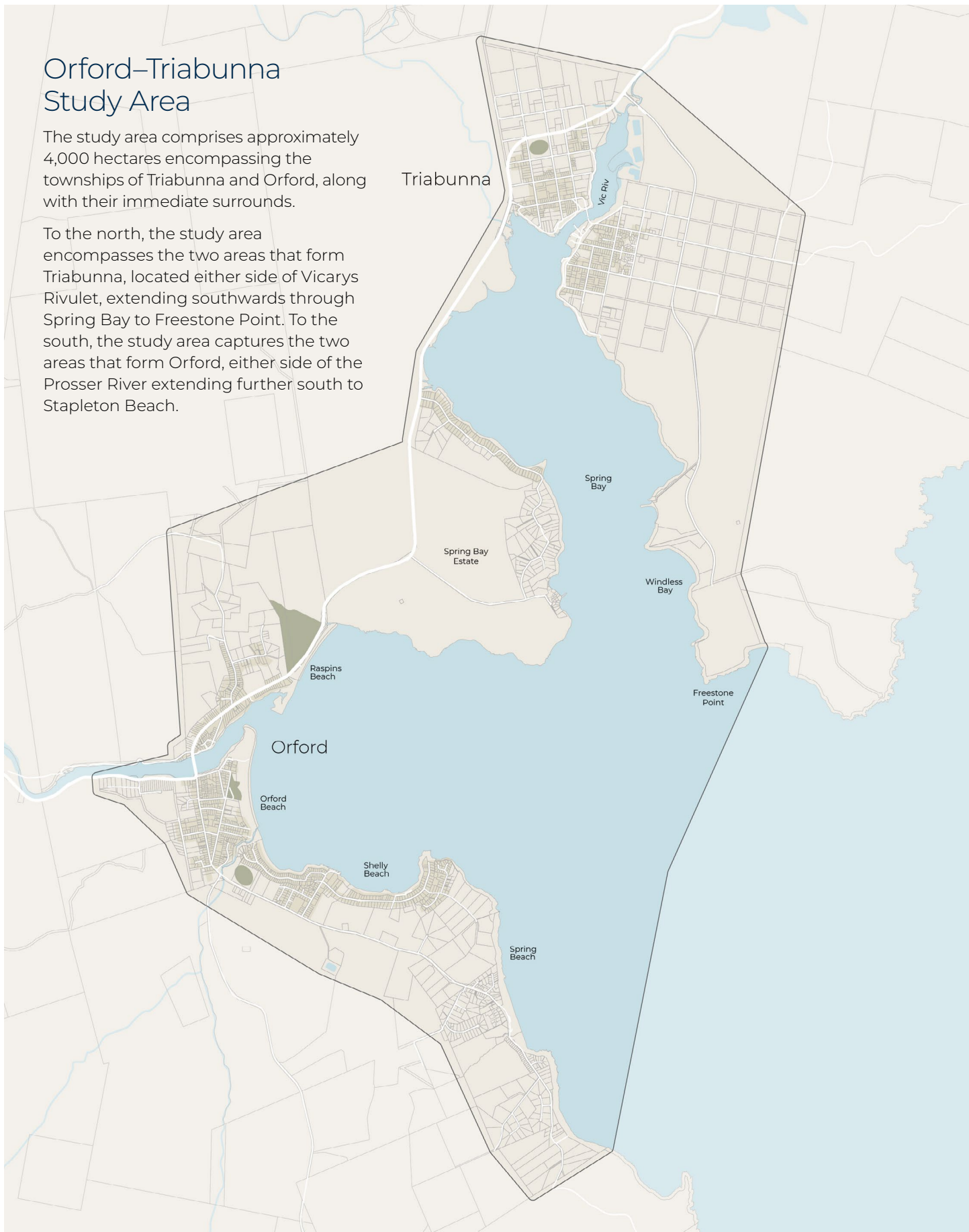


**Triabunna**  
Predominantly permanent residents

## Orford–Triabunna Study Area

The study area comprises approximately 4,000 hectares encompassing the townships of Triabunna and Orford, along with their immediate surrounds.

To the north, the study area encompasses the two areas that form Triabunna, located either side of Vicarys Rivulet, extending southwards through Spring Bay to Freestone Point. To the south, the study area captures the two areas that form Orford, either side of the Prosser River extending further south to Stapleton Beach.



# 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 2046<sup>1</sup>. 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 REMPLAN<sup>1</sup> 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.

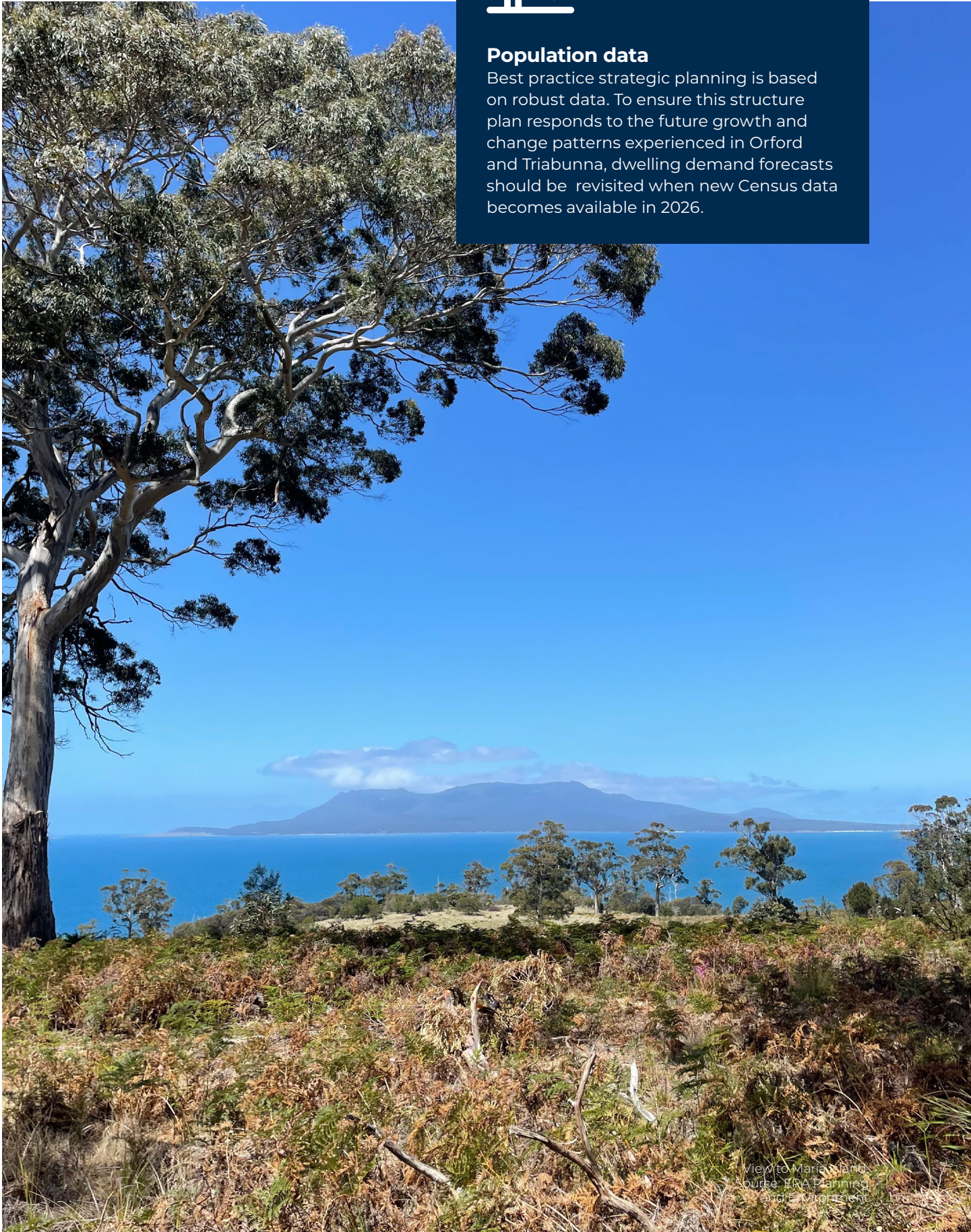
<sup>1</sup> REMPLAN was engaged by regional organisations, with funding from the State Planning Office, to undertake a housing market assessment, a whole of region residential land supply audit, and population and housing forecasts to understand the demand for residential housing. The population predictions 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 E. Wright

## 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 REMPLAN<sup>1</sup> 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 <sup>2</sup>	Conservative yield <sup>3</sup>	Dwelling demand to 2046 (REMPAN <sup>1</sup> )	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		
<b>Total</b>	<b>215.07</b>	<b>1,497</b>	<b>572</b>	<b>299</b>	<b>462</b>

<sup>1</sup> 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.

<sup>2</sup> 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.

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



## 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 m<sup>2</sup> 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 show 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 m<sup>2</sup> 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.

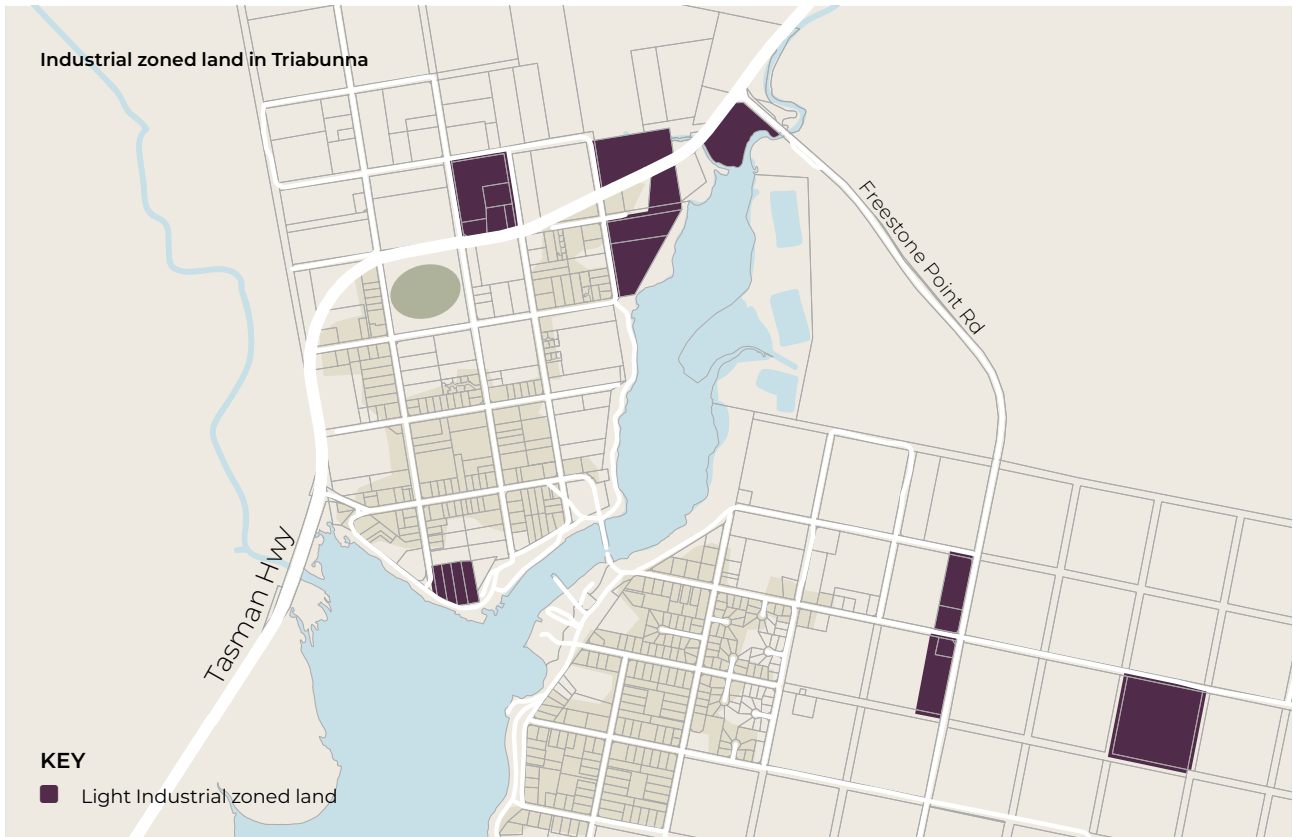
Several landholdings in Orford zoned Local Business contain residential uses, primarily detached single dwellings. This may indicate the quantum of Local Business zoned land exceeds the needs of the town, even if future growth were to occur, noting the role of nearby Triabunna for commercial and retail 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.

Campervan at sunrise  
Source: Kristaps Ungurs




## 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.

### 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.

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.





Orford vegetation  
Source: ERA Planning  
and Environment

## 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.



Maria Island ferry terminal  
Source: Jess Oakenfull



Spring Bay Mill  
Source: Nina Hamilton

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



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



CIRCA 1838

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

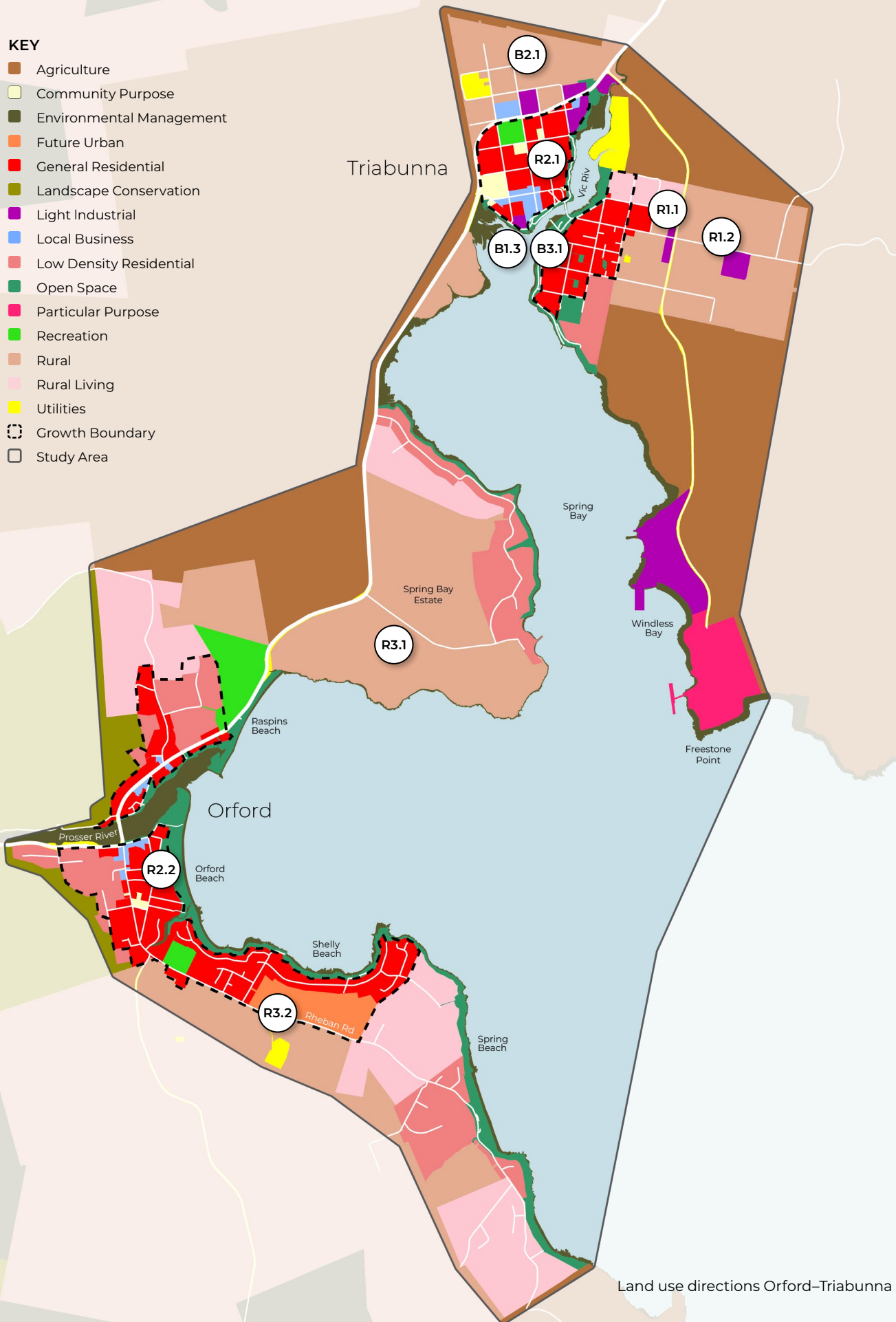
The structure plan is first and foremost a strategic land use document that identifies a clear settlement boundary to guide and manage sustainable growth and provides zoning recommendations based on detailed analysis and future community needs.

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
<b>Residential</b>		
R1	<b>Update zoning to reflect this structure plan</b>	<p><b>R1.1</b> 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><b>R1.2</b> 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	<b>Support the realisation of development potential</b>	<p><b>R2.1</b> Council to liaise with landholders to identify opportunities to encourage future subdivision in areas zoned General Residential.</p> <p><b>R2.2</b> 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	<b>Future development sites</b>	<p><b>R3.1</b> 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><b>R3.2</b> 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>
<b>Business and industry</b>		
B1	<b>Reinforce the commercial core</b>	<p><b>B1.1</b> Ensure commercial development is located to increase activity and vibrancy in core town centre areas.</p> <p><b>B1.2</b> Encourage commercial, retail and hospitality-based uses that contribute to the broader tourism appeal of Orford and district town profile of Triabunna.</p> <p><b>B1.3</b> 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	<b>Consolidate industrial uses</b>	<p><b>B2.1</b> 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	<b>Spring Bay Harbour Expansion Master Plan</b>	<p><b>B3.1</b> 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>
<b>Landscape and community</b>		
L1	<b>Central health and community services hub</b>	<p><b>L1.1</b> 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	<b>Support local arts and culture</b>	<p><b>L2.1</b> 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>

**KEY**

- Agriculture
- Community Purpose
- Environmental Management
- Future Urban
- General Residential
- Landscape Conservation
- Light Industrial
- Local Business
- Low Density Residential
- Open Space
- Particular Purpose
- Recreation
- Rural
- Rural Living
- Utilities
- Growth Boundary
- Study Area



Land use directions Orford-Triabunna

## 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
<b>Place branding</b>		
S1	<b>Create a clear township identity</b>	<p><b>S1.1</b> 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	<b>Enhance township arrival and wayfinding</b>	<p><b>S2.1</b> Create a strong entrance to both Orford and Triabunna to improve visitor access and wayfinding, particularly in the town centre areas.</p> <p><b>S2.2</b> Prepare a wayfinding and signage strategy for the townships to improve navigation and connections.</p>
<b>Open space</b>		
S3	<b>Enhance local parks and open spaces</b>	<p><b>S3.1</b> 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><b>S3.2</b> 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><b>S3.3</b> 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>
<b>Active connections</b>		
S4	<b>Improve active pathways and open space connections</b>	<p><b>S4.1</b> Create a pathway network in Triabunna to connect recreation and education uses with the harbour and town centre.</p> <p><b>S4.2</b> Explore the feasibility of a shared path connecting Orford and Triabunna.</p> <p><b>S4.3</b> New pathways or upgrades should:</p> <ul style="list-style-type: none"> <li>· Be fully accessible to safely provide for all ages within the community.</li> <li>· Connect the residents to the town centre and avoid potential road user conflicts.</li> <li>· Embed opportunities to include cultural and historic interpretation and public art features that reinforce the township identity.</li> </ul>

## Public spaces and facilities

S5

**Prepare a streetscape master plan for Triabunna town centre**

**S5.1** Prepare a streetscape master plan for Triabunna to:

- 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

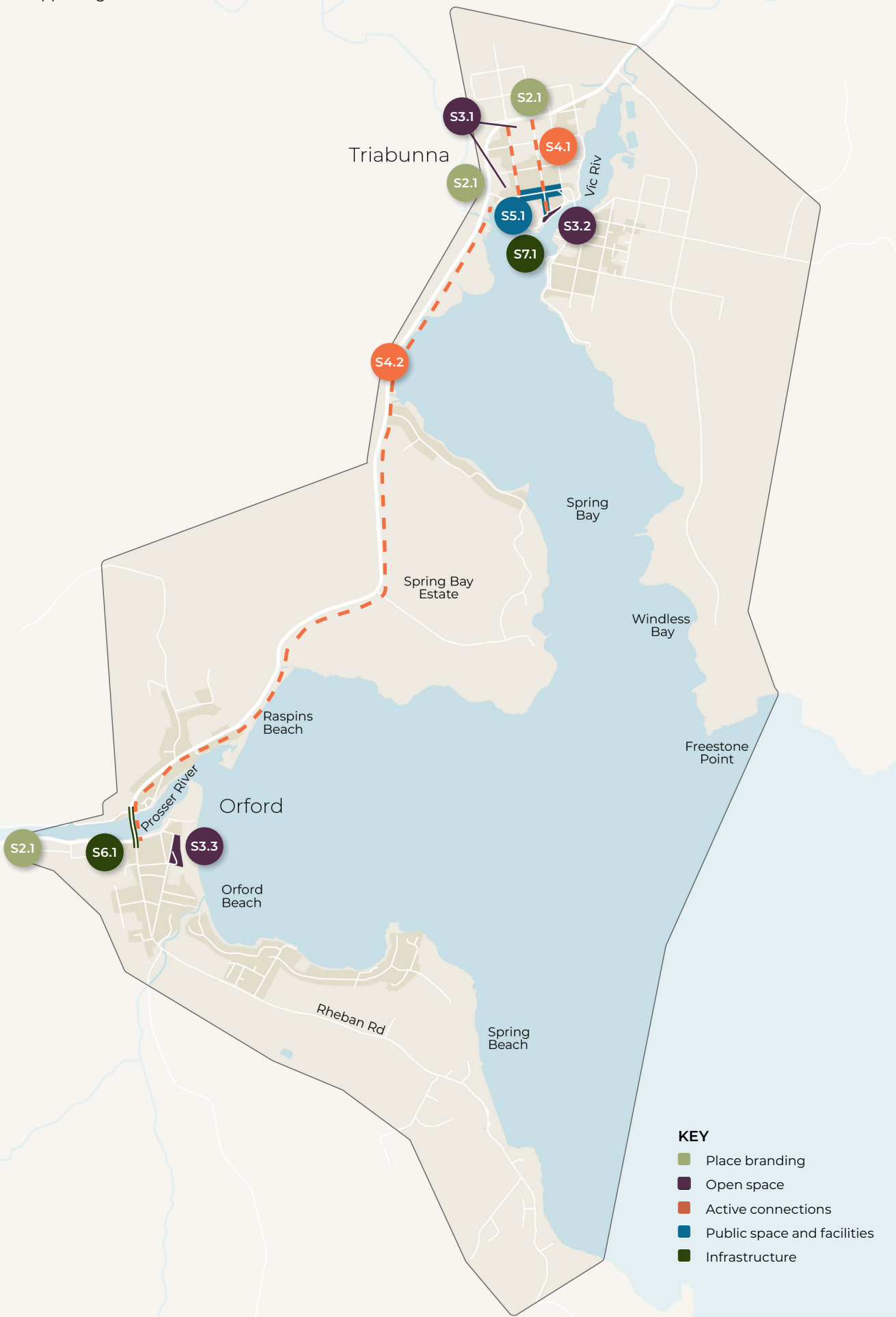
**Improve road access and safety**

**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.

S7

**Continue to progress port redevelopment project**

**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.



- KEY**
- Place branding
  - Open space
  - Active connections
  - Public space and facilities
  - Infrastructure



## 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: 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.

# 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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