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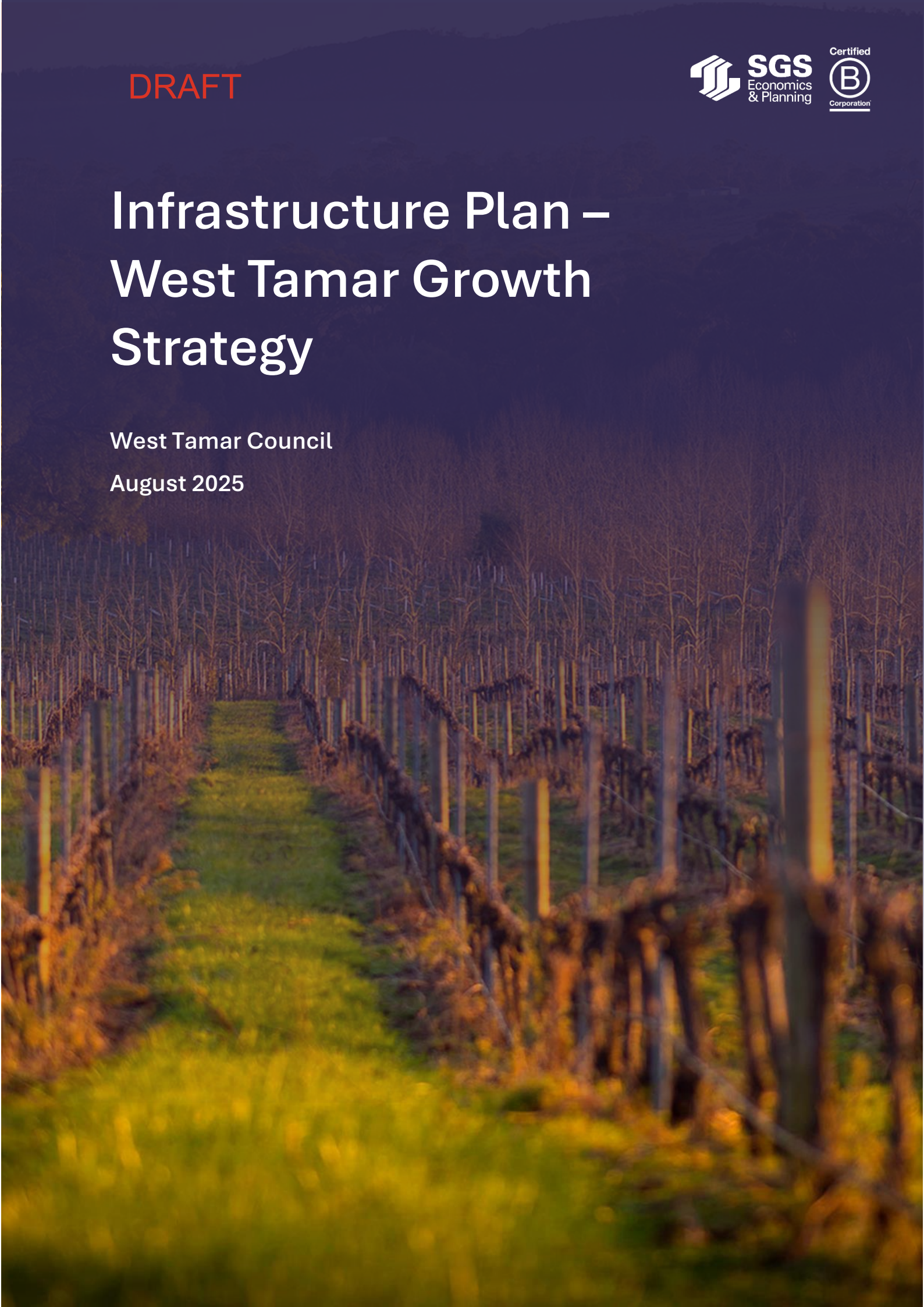
Infrastructure Plan – West Tamar Growth Strategy

West Tamar Council

August 2025



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Contents

1. Introduction

1.1 Project Background

This report presents an analysis of and plan for infrastructure needs in the West Tamar municipality, aimed at supporting sustainable and coordinated growth through 2046. With an anticipated population increase of 7 ,334 residents and 3,368 additional dwellings[1] by 2046, planning for physical and community infrastructure is essential to ensure that growing and changing communities are well-served and resilient into the future.

This infrastructure analysis examines the capacity and readiness of what is referred to as *physical and transport infrastructure*: roads, water, sewer, electricity, and potentially stormwater, as well as a range of *community infrastructure*. Community facilities under consideration include early childhood centres, schools, community centres, youth and cultural spaces, sporting and recreation facilities, and public open space. The objective is to assess how the existing infrastructure network can support future demand and identify possible gaps or needs for upgrades.

SGS Economics and Planning (SGS) has applied an overarching infrastructure planning approach, which involves estimating infrastructure and service needs based on expected population growth and change, benchmarking these needs against standard provision ratios or relevant guidelines, and -at a high level- assessing the capacity of existing facilities. The benchmarks are based on interstate guidelines and experience elsewhere. Where appropriate, adjustments to the standard benchmarks have been made to reflect local context, infrastructure innovations, or provider feedback.

1.2 Physical and transport infrastructure assessment method

Physical infrastructure includes power, water, sewer, road and public transport infrastructure. The assessment draws on four key inputs:

- Desktop research and data modelling, including the use of detailed population forecasts to understand the demographic and geographic distribution of future demand,
- Technical consultation with a Technical Working Group (TWG) of infrastructure providers[2], through a series of workshops and follow-up engagement, to determine planned or required upgrades across key physical infrastructure systems,
- Broad community engagement with the West Tamar community[3] to understand gaps in infrastructure, and the desired direction of infrastructure by category and location,

[1] REMPLAN, Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report
[2] Workshop 1 occurred on 12 December 2024, and Workshop 2 occurred on 8 April 2025.
[3] Engagements occurred between 28 November and 3 December 2024. The online survey was conducted between December 2024 and January 2025.

- A high-level and qualitative assessment of existing facilities, including catchments, accessibility, and known capacity constraints, to determine service gaps and future needs.

The approach also recognises that not all infrastructure challenges are quantitative. Targeted consultation and qualitative insights from service providers have been incorporated to validate or refine the findings, particularly where local delivery models or shared-use arrangements could offer innovative solutions.

The analysis is explicitly aligned with the timeframe of the preferred growth scenario and is intended to inform Council's long-term planning, capital works programming, and advocacy. A final infrastructure needs summary and draft plan will be reviewed with the TWG to ensure a coordinated and implementable pathway for future provision.

1.3 Community infrastructure assessment overview and method

Community infrastructure can be broadly defined as the:

> Spaces and activities through which people socialise, learn, recreate, create, and celebrate culture. It is the sum of 'hard' infrastructure (buildings) and 'soft' infrastructure (services and programs).

Similar to the physical and transport infrastructure assessment, the community needs assessment methodology consists of a demand and gap analysis.

The demand analysis uses typical infrastructure provisioning benchmarks and the population projections under the preferred growth scenario to estimate the future needs for infrastructure assets. The gap analysis needs to consider the appropriateness of the existing infrastructure and identifies investment priorities for community infrastructure assets over the next twenty years. This approach is summarised in the diagram below. The existing infrastructure analysis is at a high-level. Where we identify substantial additional demand, it is recommended for Council to consider the capacity of existing infrastructure to absorb, be expanded and/or whether new infrastructure is required to meet future demand.

Figure 1 Community services and infrastructure methodology

- Establish catchment
- Forecast population
- Establish benchmarks

- Quantitative assessment
- Qualitative assessment

- Recommendations of provision
- Staging

Source: SGS Economics & Planning (2025)

2. Policy and legislative context

2.1 Overview

To ensure the growth scenario and infrastructure planning in West Tamar is aligned with broader statutory and strategic directions, this project includes a targeted review of relevant state and local policies. The policy and legislative review provides a clear framework within which land use and infrastructure decisions will be made, ensuring consistency with existing government priorities and statutory obligations.

At the state level, the review considers documents such as the Tasmanian Planning Policies (TPPs) and the Northern Tasmania Regional Land Use Strategy (NTRLUS). These documents establish the overarching policy settings for sustainable growth, settlement hierarchy, infrastructure coordination, and the integration of land use with environmental and economic objectives. The NTRLUS is currently being reviewed, and findings from this plan may be used to inform it.

At the local level, the review includes an analysis of the West Tamar Council Strategic Plan, Asset Management Strategy and other strategies and area plans relevant to infrastructure provision in the council area. The purpose of the policy and legislative review is to:

- Identify alignment opportunities between the preferred growth scenario and existing policy frameworks,
- Highlight any regulatory or policy constraints that may impact the delivery of infrastructure,
- If relevant, provide a basis for recommendations relating to planning scheme updates, infrastructure sequencing, or advocacy priorities.

This review ensures that the recommendations made through the growth planning process are both realistic and actionable within the existing legislative and policy landscape.

2.2 State and regional policy

Tasmania Planning Scheme

The Tasmanian Planning Scheme, including the West Tamar Local Provisions Schedule, is now in effect in the municipality. The Scheme sets out the requirements for use or development of land through both State-wide planning provisions and local provisions. Zoning is provided for community facilities, open space, and recreation uses.

Community facilities and services are provided for in the Scheme within the *Community Purpose Zone*. This includes health, educational, government, cultural and social facilities, and encourages multi-purpose, flexible and adaptable social infrastructure (clause 27). These zones are located in Beaconsfield, Blackwall, Legana, and Riverside.

Community Purpose Zones are generally co-located with Recreation Zones, with a few exceptions (e.g., Legana). Recreation Zones provide for active and organised recreational uses that range from small

community facilities to major sporting facilities. These are found more consistently across West Tamar in urban areas such as Exeter, Legana, Greens Beach, Clarence Point, Beauty Point, Beaconsfield, and Sidmouth.

Recreation Zones (clause 28) provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities, while Open Space Zones (clause 29) provide for passive recreation and natural or landscape amenity.

Northern Tasmanian Regional Land Use Strategy (2021)

The NTRLUS sets out the strategy and policy basis to guide development within urban growth areas, rural areas, and natural environment areas. It is structured around the four goals of economic development, liveability, sustainability and strong governance.

The settlement hierarchy includes Regional Cities, Satellite Settlements, District Centres, Rural Towns, and Rural Villages and Localities. In West Tamar, Beauty Point is identified as a Rural Town, Beaconsfield and Exeter as District Centres, and Legana as a Satellite Settlement.

Development of urban growth areas includes cities, towns and villages to meet the region's urban development needs, including housing and employment. They are expected to increase in capacity rather than expand geographically, and should maximise their use of major transport infrastructure and enable efficient physical and social infrastructure. Neighbouring areas may be considered for rezoning for urban development where necessary and where they can respond to the key development principles for urban growth areas.

Supporting social infrastructure includes education and training, health, recreation, sport, emergency services, religion, arts and culture, community meeting spaces, and should support cultural heritage, including Aboriginal. This infrastructure should be integrated with broader land use planning, and should be accessible, multi-purpose, flexible and adaptable, and protected from conflicting land uses.

Transport infrastructure should provide for direct linkages across the region and improve accessibility through improved walking and cycling networks, and integrated public transport.

2.3 Council plans and strategies

Table 1: Summary of council plans and strategies

Document	Summary / Relevance to Growth Planning
West Tamar Local Provisions Schedule	The West Tamar Local Provisions Schedule (LPS), part of the Tasmanian Planning Scheme, comprises all the land within the municipal area. It allows for planning rules that cater for the unique qualities of the West Tamar.
West Tamar Highway Corridor Strategy - Launceston to Beauty Point (2025)	This strategy, by the Department of Stage growth, outlines staged upgrades to the West Tamar Highway to meet demand from residential expansion. Legana is noted as a key growth area, with significant population-driven development requiring better transport infrastructure.

Document	Summary / Relevance to Growth Planning
	There are several key actions relevant to growth in West Tamar. In the short term, there are planned intersection upgrades and active transport improvements in Legana. In the medium term, there is a plan for highway duplication to accommodate growth and ease congestion. In the long term, bypass options and further duplication to support continued urban expansion.
West Tamar Council Strategic Plan 2022–2032	Outlines five strategic objectives, including sustainable growth, infrastructure provision, and community wellbeing. Infrastructure-related actions include improvements to roads, public transport, access to health and education, and sustainable open space and facilities.
West Tamar Council Asset Management Policy (2022)	Sets principles for infrastructure service delivery, considering future pressures such as population ageing and climate-driven hazards. Emphasises economic provision of services and adaptation.
West Tamar Specific Area Plans (SAP)	SAPs provide locally specific planning provisions. The Residential Supply and Density Specific Area Plan aims to limit residential use and development in areas where there are natural or infrastructure constraints that necessitate a limit on the density of development. While the Beaconsfield Quarry Specific Area Plan aims to protect the operations of the Beaconsfield Quarry from incompatible or conflicting use. Finally the Windsor Community Precinct Specific Area Plan aims to provide for the ongoing use of a multi-purpose community, leisure, health and wellbeing centre at the Windsor Community Precinct, Windsor Park in Riverside, while maintaining the dominant recreational use of the site.
West Tamar Trails Strategy (2023)	Aims to expand and improve trail infrastructure for recreation and commuting. Growth areas such as Riverside, Legana, Exeter and Beaconsfield are prioritised. Trails are planned to connect residential areas with employment and services.
West Tamar Youth Strategy 2023–2026	This strategy has a focus on service delivery rather than infrastructure. An objective of Goal 4 is to create options for youth friendly recreation structures including the promotion of youth friendly spaces in local parks.
Positive Ageing Strategy 2022–2027	Aims to assist residents and visitors to the municipality to positively age in place, and seeks to ensure that the provision of infrastructure is maintained as an efficient and effective network.
Draft Exeter and District Structure Plan (2023)	Responds to landowner interest in residential expansion. Identifies two growth areas subject to infrastructure and sewer constraints: Exeter North (~60 lots) and Gravelly Beach (low-density with 5,000m² minimum lot size).
Exeter Structure Plan (2014)	Proposed a new road connection between Gravelly Beach Rd and Glen Ard Mohr Rd to support future residential development and improve township access.

Document	Summary / Relevance to Growth Planning
Exeter Structure Plan Traffic Study (2022)	Recommends Traill Road as preferred alignment for new connector road. Suggests widening and realignment to improve subdivision access.
Legana Town Centre Structure Plan (2014)	Plans for a major mixed-use town centre supporting regional catchment growth. Envisions a central park boulevard linking to new residential areas in the Southern Precinct.
Legana Industrial Subdivision Traffic Impact Assessment (2022)	Identifies need for new collector road to serve southern Legana. Highlights approaching capacity at the West Tamar Hwy / Acropolis Dr intersection due to residential and industrial expansion.
Greater Launceston Plan Consultant Report (2014)	Sets out strategic growth corridors, including the Legana–Riverside corridor in West Tamar, which is identified for long-term urban expansion and infrastructure planning.

Source: SGS Economics and Planning (2025)

2.4 Summary

The policy and legislative review highlights strong alignment between West Tamar Council's strategic intent and the preferred growth scenario to 2046. The Northern Tasmania Regional Land Use Strategy supports a compact and contained settlement pattern, with Legana identified as a major growth node in the regional hierarchy. The strategy reinforces the importance of aligning land use with infrastructure capacity and encourages intensification in well-serviced locations, principles that underpin the preferred growth scenario. The Growth Strategy also allows for consolidated growth in Exeter, and as a result, its role as a District Centre will be further strengthened.

The Council's Strategic Plan and Asset Management frameworks support the delivery of sustainable infrastructure, particularly in fast-growing areas like Legana and Riverside. Local planning instruments, including the West Tamar Local Provisions Schedule and Specific Area Plans, provide mechanisms to manage growth in targeted precincts while protecting sensitive areas. Structure plans and traffic studies for Exeter and Legana confirm infrastructure constraints and the need for coordinated investment in road upgrades and service extensions. Community-focused strategies, including those for trails, youth, and ageing, reinforce the importance of accessible, connected, and inclusive infrastructure that responds to a changing demographic profile. Collectively, these documents form a supportive policy foundation for managing growth through well-serviced, compact urban expansion aligned with infrastructure capacity in line with the preferred growth scenario.

3. Land use and infrastructure planning in West Tamar

3.1 Overview

Long-term growth in the West Tamar region depends on coordinated investment in water, sewerage, and electricity infrastructure. TasWater and TasNetworks are the two primary utility providers whose services underpin land use decisions across the municipality. Their asset networks, investment priorities, and regulatory frameworks shape where and when development can occur. This section summarises their roles and key considerations for land use management in West Tamar. This information has been gathered based on consultation with TasNetworks and TasWater, a data request, and a review of TasNetworks 2023-24 annual report[4] and TasWater's Long Term Strategic Plan 2018-2037[5].

3.2 TasWater

TasWater is responsible for the delivery of potable water and sewerage services across Tasmania. The corporation's Long-Term Strategic Plan 2018–2037 (LTSP) outlines a 20-year investment roadmap to address infrastructure renewal, improve drinking water quality, meet environmental compliance targets, and ensure dam safety across the state.

While not region-specific, the LTSP confirms that many areas, particularly growth corridors on the urban fringe, face challenges relating to ageing assets, limited network capacity, and the need for environmental upgrades. In West Tamar, these challenges are particularly relevant in the Legana, Exeter, and Riverside areas, where residential growth is placing increasing demand on water and sewer infrastructure. The LTSP sets ambitious goals, including achieving:

- 100% microbiological compliance for drinking water systems,
- 97% treated effluent compliance with EPA standards,
- Risk mitigation for all dams by 2023.

For councils such as West Tamar, TasWater's investment priorities and asset capacity directly influence the scale and timing of land release. In areas where water and sewer networks are at or near capacity, planned development may need to be staged or supported by infrastructure upgrades. TasWater's capital works planning is informed by growth forecasts and zoning decisions, reinforcing the need for

[4] https://www.tasnetworks.com.au/about-us/Publications

[5] https://www.taswater.com.au/ArticleDocuments/284/Long%20Term%20Strategic%20Plan%20Summary%20201718.pdf.aspx

early and ongoing coordination between the utility and Council. Implications for the growth strategy include the following:

- New developments in West Tamar must align with existing water and sewerage capacity or trigger timely infrastructure upgrades.
    - There are known capacity constraints in Legana as TasWater anticipates very high growth over the 50-year planning horizon. Capacity in the Bridgenorth tank is expected to be exhausted in the medium term (before 2040), and where some of the water network is undersized, it will need to be upsized as growth occurs.
    - The water treatment plant (WTP) located on Reatta Road supplies water to areas from Trevallyn to Beauty Point, covering most of the West Tamar region. Although the current capacity is sufficient, it will need to be increased in the medium term (i.e. 10-20 years).
    - Some parts of the bulk water main between the Water Treatment Plant (WTP) and Legana are nearing capacity and will need to be upgraded soon due to growth. Additionally, the network reservoir in Legana (Bridgenorth) will also require upsizing in the medium term, though its current capacity is sufficient.

  TasWater's investment program will need to be staged to align with the planned residential growth in Legana and the surrounding areas.
- Later in this year, TasWater will commence engagement with Council on the Master Plans for sewer and water infrastructure to assist in prioritisation and timing of investments. The Master Plans (including growth projections) will be continually reviewed and updated as they are designed to be adaptive and respond to change. Prior to investment in transfer pipelines and sewage treatment plant upgrades, TasWater undertakes detailed growth analysis to ensure their investments align with Council's growth strategy.
- Commercial and industrial growth is always difficult to project as the effluent generated varies significantly according to use. Food processing activities may require substantial trade water facilities, while transport and warehousing activities may require certain road standards. Typically, the regional plants, such as in Exeter, Beauty Point and Beaconsfield, have technology that has been designed around domestic sewage, so can easily accommodate uses that generate sewage and low strength trade waste but have limited capacity to take high organic loads without significant investment and therefore the activity needs to be considered at the time of application. Sewage treatment plants for these towns are intended to be upgraded as required by growth or changes to compliance requirements.
- Legana and Riverside will be transferred to Ti Tree Bend Sewage Treatment Plant (STP) within the next decade, with funding planned over the next two Pricing and Services Plans to deliver the Launceston Sewerage Transformation Project. This will provide greater capacity to accept commercial and industrial activities that generate higher organic loads. Interim upgrades have been made to Legana STP to support projected growth until the transfer occurs.
- Infrastructure planning should be coordinated with zoning decisions to ensure growth areas are serviced appropriately and affordably.

3.3 TasNetworks

TasNetworks owns and operates Tasmania's electricity transmission and distribution network, including substations, high-voltage transmission lines, and local feeder infrastructure. Its responsibilities span long-term network planning, connection approvals, and maintaining a reliable energy supply across urban and regional communities.

In West Tamar, power infrastructure plays a crucial enabling role, particularly in areas designated for future growth such as Legana and Riverside. As new residential subdivisions and commercial activities are brought forward, electricity network capacity and connection points become key development constraints or accelerators.

TasNetworks undertakes regular network assessments to evaluate available headroom (spare capacity) at substations and along feeder lines. These assessments inform the timing and scope of infrastructure upgrades needed to support new development. Long lead times for upgrades, often measured in years, make early engagement essential during rezoning and structure planning processes.

Additionally, Tasmania's growing focus on renewable energy integration and electrification of transport and industry means that demand profiles are changing. This has implications for how TasNetworks plans and delivers infrastructure at the precinct scale, including in peri-urban growth areas like those found in West Tamar. Implications for the growth strategy include the following:

- Electricity capacity must be confirmed during precinct planning and rezoning to ensure timely service delivery.
- Subdivision proposals may need to contribute to or wait for substation or feeder upgrades.
- Council should liaise early with TasNetworks to avoid service delays and coordinate long-term infrastructure planning.

Achieving sustainable and efficient growth in West Tamar will depend on proactive collaboration between Council and key infrastructure providers. Both TasWater and TasNetworks operate within multi-year investment cycles and prioritise works based on clearly articulated land use plans and development demand. To ensure infrastructure keeps pace with strategic growth, Council should:

- Embed early engagement with TasWater and TasNetworks into structure planning, rezoning, and development proposal processes.
- Provide clear and consistent growth forecasts to support utility investment planning.
- Advocate for upgrades in areas of strategic importance, such as the Legana growth area and Riverside corridor.

Through deliberate and aligned planning, West Tamar can facilitate a steady pipeline of serviced land while minimising infrastructure bottlenecks and delivering on its long-term vision for a well-planned, connected, and liveable municipality.

3.4 Transport infrastructure

A well-maintained and strategically upgraded road network, combined with a robust provision of public and active transport, is critical to supporting growth, improving connectivity, and enhancing safety in

West Tamar. The municipality's road network performs multiple functions, from facilitating freight and logistics movements to providing vital access for residents, visitors, and businesses across a dispersed settlement pattern.

As growth areas such as Legana, Riverside and smaller towns like Exeter and Beaconsfield continue to attract population and investment, the capacity and condition of the road network will play an increasingly central role in determining the feasibility and liveability of development.

West Tamar's road network comprises local roads, managed by West Tamar Council and State roads, managed by the Tasmanian Department of State Growth (DSG). Council is responsible for local access roads, maintenance, and minor upgrades, while DSG oversees arterial corridors and major interregional connections, including the West Tamar Highway, which is the primary north–south spine of the municipality. The division of responsibilities requires close coordination, particularly where growth pressures, safety issues, or development activity intersect both local and state assets.

Public transport in Legana is primarily serviced by Manions' Coaches[6], operating under the Northern Regional Network. Route 780[7] (Legana Loop): Connects Legana to Launceston, with stops at Legana Shops and various points along the West Tamar Highway. The service operates daily, providing residents with regular access to the city. Routes 782, 784, 785, 787, and 788 extend connectivity to surrounding areas such as Rowella, Exeter, Beaconsfield, and Beauty Point, facilitating regional travel for residents and visitors. These services are designed to accommodate the commuting needs of Legana's growing population, offering alternative transportation options. Engagement with the broader community, however, revealed that service could be improved, and take-up is limited, with most residents relying on car travel.

Key transport corridors and upgrade priorities

The West Tamar Highway[8] is the region's most significant arterial route, connecting Launceston to Legana, Exeter, Beaconsfield, and coastal settlements further north. It accommodates a high volume of commuter traffic as well as regional freight movement. Current challenges include limited overtaking opportunities and constrained cross-sections in parts of the corridor, congestion and intersection safety concerns near Legana, particularly around the Bridgenorth Road and Freshwater Point Road intersections, and conflict between through traffic and local access as urban areas expand. The Department of State Growth has committed to upgrades along the West Tamar Highway, including intersection improvements, realignments, and safety upgrades, particularly near Legana and Exeter.

Other arterial roads, which were noted more broadly in community engagement, are experiencing increased pressure due to growth around Legana and the southern corridor. They are important alternative routes for local residents and are also used by visitors and light freight.

Planned subdivision and commercial development in Legana will increase traffic volumes along these corridors, raising the need (in line with the Corridor Strategy as noted in 2.2) for the following:

[6] https://www.manionscoaches.com.au/bus-service/launceston-west-tamar-highway-to-legana/
[7] https://www.transport.tas.gov.au/public_transport/bus_timetables/north/legana_to_launceston
[8]https://www.transport.tas.gov.au/roadworks/road_improvement_plans/west_tamar_highway_corridor_improvement_projects

- Capacity upgrades,
- Intersection treatments,
- Walking and cycling improvements.

The Exeter to Beaconsfield Corridor[9] serves the northern portion of the municipality, this corridor is essential for residents, service access, and the movement of agricultural and aquaculture freight. The route is constrained in some locations and may require future upgrades to accommodate larger vehicles and increased freight task associated with other industries.

In response to increasing traffic congestion and to promote public transport usage, the Tasmanian Government has announced plans to develop a park and ride facility in Legana[10]. This initiative is part of a broader $20 million investment aimed at establishing three new park and ride sites in Northern Tasmania, with the other two located in Kings Meadows/Youngtown and East Tamar/northern suburbs.

The Legana park and ride facility intends to provide:

- Parking spaces allowing commuters to park their vehicles securely before transferring to bus services,
- Improved infrastructure to facilitate efficient boarding and alighting from buses,
- Multi-modal transport options by accommodating cyclists with parking,
- Pick-up and drop-off zones to streamline commuter access.

Designs for the facility will draw inspiration from successful implementations in Greater Hobart, ensuring functionality and user-friendliness. The project aims to reduce peak-hour traffic on main roads by encouraging commuters to utilize public transport for the majority of their journey.

Results from engagement with the community and key stakeholders

Engagement with community members and key stakeholders revealed a desire to capitalise on current and planned investments, particularly for upgrades to pedestrian and cycle infrastructure along the West Tamar Highway.

The West Tamar community welcomes growth, seeing it as a catalyst for economic activity and the development of small local businesses, and the decentralisation of services and amenities. To achieve this balanced growth with benefits-for-all, the infrastructure, physical and social, particularly in smaller towns, will require significant upgrades and expansion. Particularly, the community is concerned with:

- Encourage active transport
    - Invest in and extend the footpath network to accommodate various users, including parents with prams and people with disabilities, ensuring safe and accessible travel for all.

[9] https://www.transport.tas.gov.au/roadworks/road_improvement_plans/west_tamar_corridor_strategy_-_launceston_to_beauty_point
[10] https://www.premier.tas.gov.au/latest-news/2024/october/park-and-ride-on-the-way-for-launceston?

    - The West Tamar Highway connects Launceston to Beauty Point along the western edge of the Tamar River, effectively dividing towns in half. There is a need for improved pedestrian crossings across the local government area.
    - Create an LGA-wide cycle path network to accommodate local users commuting for work and leisure, and link the Council with regional tourist destinations to encourage cycling tours and experiences.
- Improve Public transport efficiency
    - Private vehicles are the primary mode of transportation in the West Tamar region. In addition to promoting active transport, enhancing bus frequency and reliability by increasing the number of services, especially in outer towns and growth areas, would encourage more people to use this mode of transportation and alleviate congestion – which was noted in engagement to be particularly acute at the West Tamar Bridge.
- Invest in community infrastructure
    - Population and economic growth must be supported by adequate and accessible social infrastructure, such as childcare, playgrounds and medical services.

The community recognises this as a critical moment to strategically plan for population and economic growth, ensuring that connections to amenities and points of service are clearly mapped out.

Strategic Considerations for Growth

With population growth and new development driving increased use of the local road network, West Tamar Council must continue to work in partnership with the State Government to:

- Prioritise safety upgrades in high-growth and high-traffic areas (e.g., Legana),
- Monitor the cumulative impact of development on local road conditions and safety,
- Plan for multimodal access improvements, including shared paths, cycling connections, and public transport integration.

By aligning growth planning with infrastructure investment, Council can ensure West Tamar's future development is serviced in a timely, efficient, and equitable way.

3.5 Demand and implications for land use and transport infrastructure

Under the preferred Growth Strategy, West Tamar Council will accommodate an additional 7,334 residents and approximately 3,368 dwellings by 2046. The success of this growth will depend on coordinated and timely investment in essential infrastructure, particularly in relation to transport, power, water, and sewer services. Infrastructure needs will vary across the municipality depending on the scale of anticipated growth and the current capacity of local networks.

Legana, identified as the municipality's primary growth hub, will require the most substantial upgrades. This includes new or expanded capacity in trunk power, water, and sewerage networks, particularly to support greenfield development. New roads will be essential for access, and the proposed park and ride facility will support future public transport options and reduce congestion. Safe pedestrian and cycling infrastructure will also need to be prioritised early to connect residential areas with key local destinations and enhance mobility choices.

Riverside, which is expected to accommodate moderate growth, benefits from a more established infrastructure base. However, improvements will still be needed, particularly to pedestrian and cycling networks, to facilitate active travel and improve safety and connectivity. The Department of State Growth Corridor Strategy[11] (see 2.2) outlines a plan for many of these improvements. These enhancements will support increased population density while maintaining liveability and reducing car dependency.

Exeter and Beaconsfield will accommodate lower levels of growth, with a preference in most cases through infill and small-scale development. In these locations, the focus will be on strengthening connectivity, especially through improvements to local road networks and streamlined public transport options. While no large-scale infrastructure upgrades are currently anticipated, minor enhancements may be required to support safe access and maintain efficient transport links.

Minimal infrastructure investment is expected in West Tamar's smaller rural and coastal settlements, where growth will be limited. Planning in these areas will concentrate on managing land use to avoid network extension costs and ensuring development remains aligned with the environmental and rural character of the region. The future of land use in West Tamar is tightly linked to infrastructure performance. In particular:

- Growth precincts in Legana will require upgraded road access and internal connections to support higher residential densities and future employment uses,
- Development staging should align with road and other infrastructure capacity and funding timelines to avoid congestion and safety issues,
- Land use and transport planning should be embedded in precinct planning and structure plan updates, ensuring that roads, intersections, and access arrangements support the long-term urban structure.

[11] https://www.transport.tas.gov.au/__data/assets/pdf_file/0005/559940/Attachment-2-West-Tamar-Highway-Corridor-Strategy-Report-Final.PDF

4. Community infrastructure planning in West Tamar

4.1 Overview

The following section provides an overview of the importance of community infrastructure, best practice principles and needs to accommodate the West Tamar growth strategy.

4.2 Trends in social infrastructure delivery in West Tamar

Overview

Community infrastructure in West Tamar, when considering past and future growth under the preferred scenario, should consider an evolution in response to demographic change, shifting service models, and increasing expectations around accessibility, integration, and inclusivity. Contemporary models differ from traditional, standalone facilities by emphasising community hubs, co-location, flexibility, and multi-use delivery. These shifts are particularly important in a region with both growing suburban centres like Legana and Riverside, and lower-density rural communities such as Beaconsfield, Exeter and coastal communities further north. Table 2 provides an overview of the types of roles that local government can have in the delivery and servicing of community infrastructure.

Table 2. Roles in the delivery and servicing of community infrastructure

Active vs passive role	Local governments roles
PASSIVE	**Researcher and advocate** – undertake assessments and other analyses, advocate on behalf of the community to other tiers of government and the private sector, in place of or alongside having a more active role.
	Promoter/enabler – provide funds or assistance/support to organisations to access grants, establish governance structures and systems, and achieve other outcomes.
	Partner – work closely with the private sector, community groups, agencies, and service providers to coordinate planning, funding/delivery and operation of infrastructure
ACTIVE	**Provider/developer** – active involvement as an investor, developer, landlord and/or service provider.

Source: SGS Economics and Planning

Integrated and co-located infrastructure is increasingly favoured over single-use facilities. Community hubs that combine libraries, early years services, youth spaces, arts and cultural facilities, and meeting rooms in a single location offer greater cost efficiency, improved accessibility, and enhanced social outcomes. These hubs support community connection by activating spaces across different demographics and life stages. In West Tamar, this approach aligns with future growth expected in Legana, where compact, well-serviced neighbourhoods can accommodate diverse infrastructure needs.

Key trends relevant to the delivery of social infrastructure

Accessibility remains a critical consideration, particularly in the context of 20-minute neighbourhood principles. West Tamar's mixed settlement pattern presents challenges, with denser areas like Legana better suited to service clustering. For rural and dispersed communities, walkability to services may be limited, which reinforces the importance of strategic service planning and alternative models such as mobile or digital delivery[12].

Flexibility and adaptability are essential to respond to changing community needs. Facilities must be designed to accommodate a wide range of uses, including unprogrammed spaces that support informal community gathering. Multipurpose rooms, movable walls, and universal access features increase the longevity and relevance of community infrastructure across a diverse user base.

Partnerships and shared use models are increasingly important in the context of rising infrastructure costs. In West Tamar, Council's role will often extend beyond direct provision to include facilitation, advocacy, and partnership formation. For example, partnerships with schools, not-for-profits, and state agencies can unlock shared-use opportunities in under-utilised facilities. Co-investment and collaborative programming can extend service reach, particularly in rural communities where independent viability is low.

Early delivery and interim infrastructure are also critical in greenfield growth areas like Southern Legana. Community meeting spaces, early years infrastructure and recreation assets should be prioritised early in the development cycle. Interim facilities—whether modular, developer-led, or leased—can support community formation and provide essential services until permanent infrastructure is delivered.

Planning for inclusivity is becoming standard practice in community infrastructure provision. Facilities that reflect the needs of women, First Nations people, LGBTQ+ individuals, and culturally diverse communities support broader social equity and participation[13]. Universal design and deliberate engagement with historically underserved groups is key to designing spaces that serve all members of the community.[14]

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[12] Infrastructure Australia (2019), *Small towns, rural and remote areas, https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Audit%20Fact%20Sheet%20-%20Small%20Towns%2C%20Rural%20and%20Remote.pdf*

[13] UN Women (2020), Intersectional feminism: what it means and why it matters right now, https://www.unwomen.org/en/news/stories/2020/6/explainer-intersectional-feminism-what-it-means-and-why-it-matters

[14] Honeybul, L (2024), Building better: inclusive planning to create spaces for everyone, LGiU, https://lgiu.org/briefing/building-better-inclusive-planning-to-create-spaces-for-everyone/

Tourism and community infrastructure are also closely linked in West Tamar, with visitors frequenting libraries[15] , trails, arts venues, public toilets, and open spaces. Growth in visitation, particularly around natural assets and the wine and distillery sector, can create peak demand challenges. Planning for shared community and visitor use, particularly for public toilets, playspaces, and trails, should form part of infrastructure planning to ensure resilience and maximise economic and social benefit.

Schools as community infrastructure represent an underutilised opportunity in West Tamar. While access varies by site, strengthening relationships with local schools can unlock valuable community infrastructure capacity, particularly in Exeter, Beaconsfield, Legana and Riverside. School-based hubs can support both child development and broader community wellbeing, especially when paired with co-located open space or health services[16].

Technology-enabled community spaces, including libraries and multipurpose venues, are growing in importance. With digital inclusion a key concern in regional areas, Council can help support residents with access to e-services, public Wi-Fi, and remote learning infrastructure. This is increasingly important in hybrid work and learning contexts, and particularly valuable for those experiencing transport disadvantage.

Summary

Taken together, these trends reinforce the importance of a coordinated, place-based and partnership-driven approach to social infrastructure provision in West Tamar. Planning for growth areas like Legana and intensifying centres such as Riverside must consider integrated, flexible and inclusive facilities from the outset, with a clear framework for early delivery and long-term adaptability.

4.3 Community infrastructure demand summary

This section provides a summary of the future needs for infrastructure based on expected additional population growth and demographic change under the Growth Strategy. The needs are described for the main townships, Riverside, Legana, Exeter and Beaconsfield/Beauty Point and do not estimate any current shortfalls in provision.

There is a range of provision ratios (benchmarks) used across the community infrastructure planning sector. Provision ratios provide the basis for understanding demand for different facilities and services. For each infrastructure type, they establish the trigger for delivery (typically total population or households), and the unit for provision (e.g. 1 school).

Tasmania does not have clearly prescribed and endorsed benchmarks; therefore, industry standard and government-endorsed benchmarks have been adopted to reflect the West Tamar context. For more information about these benchmarks, see Appendix A.

[15] L, Yang and L, Xiaodong (2019), "Library + Tourism": A New Direction for the Sustainable Development of Libraries. Paper presented at: IFLA WLIC 2019 - Athens, Greece - Libraries: dialogue for change in Session S09 - Management and Marketing. In: Recruiting and managing the new generation of employees to attract new markets and create new services, 22-23 August 2019, Pythagoreion, Samos, Greece.

[16] Tordoff, D, Atkin J. (2023), Developing a School and Community Learning Hub: A Case Study from Regional Australia, in Schools as Community Hubs - Building 'More than a School' for Community Benefit, pp. 233-249, https://doi.org/10.1007/978-981-19-9972-7

The following section discusses each type of community infrastructure, collating the previous sections summary of existing infrastructure, along with forecast demand and recommendations. A simplified table (Table 3) follows the descriptions.

The below demand summary considers the demand from the *additional* forecast population for West Tamar, so must also factor in the provision of existing infrastructure when considering the need for additional facilities and services. This means that is assumes that there is no excess capacity in existing facilities unless otherwise states.

Community centres

Development of a community centre that is operated by a neighbourhood house organisation and/or other similar not-for-profits to ensure it is actively staffed and programmed. This community centre should include a range of flexible meeting spaces, including:

- one large meeting space (100-200 pax) that can be reconfigured (through operable walls) into smaller spaces, including 2 x 50-100 pax rooms, and
- two smaller spaces (20 pax) that can be used for a range of uses, including meetings, programmed activities, working spaces, and or hireable spaces.

The centre should be accessible and inclusive for all ages and abilities. Specifically, it should include a flexible space for young people, a flexible space for older people, and flexible spaces to be able to deliver arts programs.

Where possible, this community centre should be co-located with other social infrastructure and or located within the retail precinct with good access to reliable public and active transport.

Library

The additional forecast population for West Tamar is not sufficient to support the viability of an additional library. Where needed, Council can consider mobile or outreach library services (e.g., a library kiosk in existing community centres) to supplement any additional demand.

Childcare

Council should work with the private and not-for-profit sectors to encourage the development of two childcare centres in the catchment area. These childcare centres should be co-located with other social infrastructure, such as primary schools or retail precincts.

Preschool/Primary school

Council should work with the Department for Education, Children and Young People (DECYP) to establish a preschool/primary school in the catchment area. This school should consider co-location opportunities with a childcare facility (noted above) and an active recreation oval (noted below). Some of this demand is likely to be met by the new Legana Primary school, but enrolments should be

monitored with careful planning to ensure there is adequate space to meet the needs of the growing community.

A joint-use agreement should be considered for any active recreation facilities provided within the school, such as outdoor/indoor courts for public use outside of school hours.

Secondary school (years 7-10, and years 11-12)

The additional forecast population for West Tamar is not sufficient to support the viability of an additional secondary school. Council should work with the Department for Education, Children and Young People (DECYP) to investigate the expansion of an existing school within the catchment.

Residential aged care

An estimated 263 residential aged care beds will be required by 2046. Council should continue to engage with the residential aged care sector to understand needs across the municipality. In addition, Council should work with the developers and residential aged care sector to encourage the development of residential aged care facilities within the catchment.

Active recreation ovals

Development of one active recreation oval that responds to the specific recreation needs of the community, e.g. AFL ovals, cricket, soccer, rugby, etc. All ovals should be supported by a pavilion that is accessible to all ages, abilities, and genders.

If active recreation ovals are not feasible within West Tamar, Council should ensure that convenient and efficient access and improved service standards of existing facilities are provided for, including high-quality active transport routes.

Outdoor Courts

Based on the benchmarks, development of up to five tennis courts, two basketball courts, and one netball court. The basketball courts should accommodate netball, so a total of two multipurpose courts is recommended. These can be provided across the catchment and, where possible, however it is recommended that the courts be delivered alongside active recreation ovals (or the community centre) to optimise opportunities for sharing of infrastructure (e.g. carparks and pavilions). Specific utilisation of different courts should also be analysed to inform the exact delivery of different types.

Skateparks

Development of one local skatepark within the catchment. This should be developed in consultation with the community and located alongside other social infrastructure, e.g. active or passive open space, retail, and community centre.

Table 3: Community infrastructure needs - summary

Facility/service	Additional demand by 2046
Multi-Purpose Community Centre (Level 1) (includes spaces for youth, senior citizens, and community arts space)	1

Facility/service	Additional demand by 2046
Childcare centres: government, private and not-for-profit	2
Preschools/primary school (government and non-government)	1
Residential aged care (beds)	263
Active recreation ovals	2
Multipurpose courts (tennis)	5
Multipurpose courts (basketball and netball)	2
Skatepark	1

Source: SGS Economics & Planning (2025)

4.4 Staging of delivery

Table 4 below provides an indicative timeframe for the delivery of additional facilities as the population grows. Where possible, master planning should be undertaken to ensure the ability for co-location and integration of future infrastructure on the same site. Best practice delivery would see courts developed as multi-functional wherever possible. Providing early delivery of multiple multi-function courts may be more efficient than delivering individual courts over time.

Table 4: Indicative delivery of community infrastructure by 2034, 2046

By 2034	By 2046
An additional: ▪ 1 x childcare facility ▪ Approximately 150 aged care beds ▪ 1 x active recreation oval (or increased service capacity at existing facilities until both can be delivered with a pavilion by 2046) ▪ 3 x tennis courts ▪ 1 x basketball court ▪ 1 x netball court	Facilities already provided plus: ▪ 1 x multipurpose community centre that also accommodates a youth space, creative space, and space for senior citizens ▪ 1 x childcare facility ▪ 1 x primary school ▪ Approximately 160 aged care beds ▪ 1 x active recreation oval (plus pavilion) ▪ 2 x tennis courts ▪ 1 x basketball court ▪ 1 x skatepark

Source: SGS Economics & Planning (2025)

4.5 Social and affordable housing and social infrastructure

This approach conceives of social housing not as a welfare safety net but as essential infrastructure that supports a range of policy objectives. These include improved engagement in training and education, avoided health and other social costs, more inclusive neighbourhoods and retention of local key workers.

Taking this approach, policy would be directed at a significant expansion of the social housing stock in line with the projected proportion of the population that would otherwise face significant housing stress in the private rental market. At the national level, the National Housing Supply and Affordability Council is recommending governments commit to a long-term target for social and affordable housing, to be as high as 10 per cent of the housing stock, which would minimise housing stress for low-income households[17].

SGS defines Social housing as long-term rental housing that offers subsidised rent not exceeding 30 per cent of a household's total income. It includes public housing managed by the government and community housing overseen by a registered community housing providers.

Affordable housing refers to all other rental housing that is made available to households at below market rent according to eligibility criteria set out by state government departments such as Homes Tasmania. Eligibility is based on income ranges for very-low-, low-, and moderate-income households.

Social and affordable housing offer a viable solution for those who are unable to access or afford secure housing. It is particularly beneficial for individuals who have experienced homelessness, family violence or have other specific needs. By reducing rents, social and affordable housing enables households to better manage their everyday living expenses and essential needs. Access to secure housing is also vital for the wider community, as it helps maintain connections to employment, services, schools, friends and family.

Social and affordable housing form part of the housing continuum. They sit at the part of the spectrum where higher levels of assistance or subsidy are required. Social and affordable housing is widely acknowledged as essential infrastructure that supports the growth of thriving communities. Like other types of infrastructure, it is a form of spatially fixed, materially realised capital expenditure that not only provides assistance for particular households but generates external benefits for the broader community in areas including public health, social cohesion and economic development[18]. In this sense, social and affordable housing is comparable to other essential services, such as transport networks, water cycle management, open space systems, hospitals and clinics, schools, and other community facilities.

Implementation considerations

- Increasing investment in social and affordable housing through proven mechanisms, and reviewing regulatory frameworks that allow Council to encourage and provide social and affordable housing.

[17] National Housing Supply and Affordability Council, 2025, State of the Housing System

[18] Lawson, J., Denham, T., Dodson, D., Flanagan, K., Jacobs, K., Martin, C., Van den Nouwelant, R., Pawson, H. and Troy, L. (2019) Social housing as infrastructure: rationale, prioritisation and investment pathway, AHURI Final Report No. 315, Australian Housing and Urban Research Institute Limited, Melbourne

- Work with the construction sector to improve and streamline their capacity and productivity.
- Apply best practice principles to planning systems and ensure developable land is made available.
- Implement best practice principles in design guidelines to ensure that the built environment is accessible, fit-for-purpose, and enjoyable. Standards also ensure new buildings are distinctive, accommodating to diverse needs, and contribute positively to the overall quality of the environment.
- The delivery of social and affordable housing should follow the same practices and disciplines that apply to other forms of essential infrastructure. This includes requiring ongoing investment for asset management and maintenance.

5. Infrastructure plan

5.1 Key summary

Under the Growth Strategy, West Tamar Council is planning for an additional 7,334 residents and approximately 3,368 dwellings by 2046. The growth strategy aims to accommodate this population in a sustainable, efficient, and infrastructure-aligned manner, with a strong emphasis on consolidating development within existing settlement boundaries.

The spatial distribution of growth reflects the region's capacity constraints, transport accessibility, and infrastructure readiness. The majority of new dwellings will be located in Legana, which has been identified as the municipality's primary growth hub. This will be achieved through greenfield development in newly serviced areas as well as targeted medium-density housing near key amenities and future transport nodes such as the proposed park and ride facility.

Riverside will accommodate moderate growth through a mix of infill development and smaller-scale densification, leveraging its proximity to Launceston and access to existing services. Local planning provisions may be refined to encourage dual occupancies, townhouse formats, and small-scale subdivisions where infrastructure is available.

Exeter and Beaconsfield are expected to absorb a lighter share of the growth, primarily through incremental infill and gentle densification in walkable areas with existing infrastructure. Both towns will benefit from modest investment in amenity upgrades and connectivity improvements to support population retention and local service viability. Investment in expanded or improved flexible meeting spaces or active open space may be required by 2046.

In other rural and coastal settlements, growth will be limited and largely constrained by environmental, infrastructure, and access factors. Planning in these areas will focus on protecting rural character, managing land use conflicts, and ensuring that any development is low-impact and aligned with long-term sustainability goals.

To support this growth, Council will need to play a proactive role in aligning land use planning with infrastructure delivery, particularly in areas where servicing gaps, transport upgrades, or community facility needs must be addressed to support new housing.

Table 5: Key summary

Area	Overall level of additional need	Physical and transport infrastructure gaps	Community infrastructure gaps to meet additional demand
Riverside	Medium	– Improved pedestrian and bike connectivity	– 2 tennis courts – 1 childcare centre
Legana	High	– Power upgrades – Water and sewer upgrades – Park & ride facility	– Multipurpose community centre (including youth, creative and senior space) – Expanded or additional primary school – 160 aged care beds – 1 childcare centre – 3 tennis courts – 2 multipurpose courts (basketball and netball) – 1 active open space (recreation oval plus pavilion) – 1 skatepark
Exeter	Low	– Streamlined active and public transport – Sewer upgrades, as the current STP is at/over capacity	– Meeting spaces – Active open space
Beaconsfield	Low	– Streamlined active and public transport	– Meeting spaces – Active open space
Other areas	Low	– Streamlined active and public transport	– Meeting spaces – Active open space

Source: SGS Economics and Planning (2025)

5.2 Implementation considerations

The following section summarises key considerations for the implementation associated with the delivery of infrastructure in West Tamar.

Land use and transport infrastructure

Given that the spatial distribution of future growth is already well defined, Council is well-positioned to coordinate infrastructure delivery in a proactive and cost-efficient manner. Phasing infrastructure in

alignment with land development staging—particularly in Legana—will be essential to avoid service bottlenecks and delays to housing delivery.

Close collaboration with utility and transport agencies, including TasWater, TasNetworks, and the Department of State Growth, will be critical to ensure that the timing and scale of infrastructure investment match Council's growth objectives. Council can advocate for key upgrades in priority areas and explore opportunities for co-funding or forward works inclusion.

Where full-service delivery is not immediately viable, Council may consider interim solutions—such as modular facilities or temporary bus infrastructure—to meet initial population needs. These can be transitioned into permanent assets over time.

A further opportunity lies in co-locating or co-delivering infrastructure—such as integrating green infrastructure, road upgrades, and shared paths within the same corridor—to maximise public value and reduce duplication of costs. Embedding infrastructure expectations into structure plans, development contribution frameworks, and zoning provisions will also help ensure that future development contributes to the cost of new services and infrastructure is delivered in step with growth.

By aligning growth planning with infrastructure investment, Council can ensure West Tamar's future development is serviced in a timely, efficient, and equitable way.

Community infrastructure

For the community infrastructure priorities, Council needs to consider the extent to which existing infrastructure may be able to absorb increased demand, including any upgrades and expansion options, or whether the demand should be accommodated in new infrastructure.

A key implementation principle is ensuring that new infrastructure is delivered in highly visible and accessible locations. While formal locational benchmarks are often absent, planning should adopt best-practice guidance by prioritising sites that are:

- Close to public transport routes or planned transport investments,
- Co-located with schools, retail centres, and other daily services, and
- Positioned to support walkability and community activity.

Co-location and integration are critical tools to improve service efficiency and community outcomes. Where feasible, new facilities should be developed as part of integrated community hubs, enabling a mix of functions—such as early years services, libraries, meeting spaces, and youth programs—to operate from a single site. This approach maximises land use efficiency, enhances utilisation, and supports a more seamless experience for users. One such example is in Inverloch in Victoria.

Regional Community Hub & Visitor Information Centre – Bass Coast Shire

Source: Bass Coast Shire

The Inverloch Community Hub is a successful example of a multipurpose community hub in a regional setting, servicing the coastal community of Inverloch in Victoria, home to approximately 6,000 residents. It is located within the commercial core and next to an oval and pavilion, tennis courts, skate park, and seniors club.

This facility is open 7 days a week, and includes the Library, Community Centre/Community House, Meeting Venue with capacity for 400 people, Leisure Centre, Visitor Information Centre & Art Exhibition Space.

Council will also need to consider the phased delivery of infrastructure to align with housing development and population growth. Interim solutions such as temporary modular facilities, leased spaces, or shared-use agreements may be required to bridge early service needs while permanent infrastructure is planned and funded. Partnerships with state government agencies, schools, and the not-for-profit sector will be essential to maximise resources and avoid duplication.

Importantly, new infrastructure should be designed for long-term adaptability. Spaces that are flexible, multipurpose, and inclusive will be more resilient to changing community demographics and service expectations. Incorporating universal design principles and unprogrammed spaces for informal social interaction will also enhance the value of facilities across a range of user groups and life stages.

Finally, Council should embed community infrastructure priorities in broader planning instruments, such as a refreshed community infrastructure assessment, structure plans, and precinct masterplans. This ensures alignment between land use decisions, infrastructure investment, and long-term growth management.

Appendix A: Community infrastructure benchmarks and demand

Adopted benchmarks for West Tamar

At their most basic, provision benchmarks provide a method of determining the required number and types of facilities that a given population requires. This can be based on the total population or benchmarked more specifically against certain cohorts, such as children of a certain age. For example, one primary school for every 7,500 people. Provision benchmarks are used by all levels of government across Australia and internationally, so while the nature of their specific application in a given context may be contested, the application of the general concept is not.

The better understood the inputs, the better the outputs - understanding of the current and future population, local demographics, the level of services they require, and if the current supply of services (and facilities) is adequate to meet this demand, considering access at a local, district, and regional level. Even with a detailed understanding of the above, benchmarks should only be a starting point. They are easy to apply, but by their very nature, do not factor in the specific nuances of the local community and changes over time. Given this, they should be reviewed alongside Council's desired level of service and service planning.

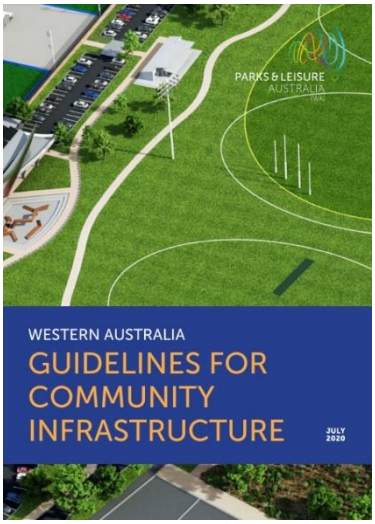
For West Tamar, the benchmarks have been adopted from multiple standards to better reflect the local context.

Planning for Community Infrastructure in Growth Areas

The Planning for Community Infrastructure in Growth Areas is a set of provision benchmarks endorsed by the then Municipal Planning Authority in 2008 and are still referenced today. These are focused on the community infrastructure requirements of greenfield growth areas in Victoria. While they make recommendations around population benchmarks, they also provide recommendations for service models, population catchments, facility size, and service inclusion.

PLAWA benchmarks

Development of the Parks and Leisure Australia in Western Australia (PLAWA) *Guidelines for Western Australian Community Infrastructure 2020* began in 2010 with a collaboration between Parks and Leisure Australia and input from a broad range of organisations and individuals, including 32 local governments. Its stated intention is that it is a living document that should be updated and expanded upon to reflect the changing needs and practices of the communities it serves.



These are the most up-to-date planning benchmarks. It includes principles such as a focus on community hubs and shared-use facilities. It explicitly recognises that benchmarks are not rules but guides and further recognises the unique nature of planning for rural and regional areas.

Category-specific benchmarks

For residential aged care, the Commonwealth standard is used, and benchmarks for education have been adapted by SGS to reflect the structure of the Tasmanian education system.

Table 6: Selected benchmarks, West Tamar

General community spaces/centres		
Multipurpose community centre - Level 1	1 facility per 9,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008
Multipurpose community centre - Level 3	1 facility per 45,000 residents	
Neighbourhood House Service	1 facility per 10,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008 and similar councils
Meeting rooms (1-20 people) - Level 1	1 room per 4,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008.
Meeting rooms (21-50 people) - Level 2	1 room per 8,000 residents	
Meeting rooms (51-100 people) - Level 3	1 room per 8,000 residents	
Meeting rooms (101-200 people) - Level 4	1 room per 8,000 residents	
Meeting rooms ((can accommodate 200+ people) - Level 5	1 room per 20,000 residents	
Specific community spaces		
Youth Space	1 facility per 8,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008
Youth centre	1 facility per 25,000 residents	
Senior citizens centre	1 room per 25,000 residents	Parks and Leisure Australia, Guidelines for

		Western Australian Social Infrastructure, 2020.
Cultural facilities		
Community arts space	1 facility per 9,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008
Community arts centre/theatre	1 facility per 50,000 residents	
Library	1 facility per 45,000 residents	ASR Research, Planning for Social Infrastructure in Growth Areas 2008.
Education		
Childcare centres: government, private and not-for-profit	1 facility per 4,000 residents	SGS benchmark based on TAS education system.
Preschools/primary school (government and non-government)	1 facility per 500 aged 5-11	
High schools and secondary colleges (government and non-government) years 7-10	1 facility per 750 aged 12-15	
High schools and secondary colleges (government and non-government) years 11-12 (college)	1 facility per 750 aged 16-17	
Services for older people		
Residential aged care	78 places per 1,000 aged 70+	Commonwealth Government Department of Health and Aged Care
Sports facilities and active recreation		
Active recreation oval	1 oval per 4,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020
Aquatic centres and public pools (smaller, sub-district)	1 facility per 30,000 residents	
Aquatic centres and public pools (larger, district)	1 facility per 75,000 residents	
Indoor recreation centres, including multi-use sports club	1 x 3 court facility per 40,000 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020.
Outdoor courts: tennis	1 court per 1,500 residents	Tennis Australia, 2020
Outdoor courts: basketball	1 court per 3,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020.

Outdoor courts: netball	1 court per 6,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020.
Skatepark/ BMX facilities (small)	1 facility per 7,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020
Skatepark/ BMX facilities (large)	1 facility per 17,500 residents	

Source: SGS Economics and Planning (2025)

Results

Table 7: Demand by facility/service, 2022-2046, West Tamar

Facility/service	2022 total demand	2046 total demand	2022-46 change*
Community centres			
Meeting rooms - Small (1-20 people)	6.5	8.4	**1.9**
Meeting rooms - Medium (21-100 people)	3.2	4.2	**1.0**
Meeting rooms - Medium to Large (101-200 people)	3.2	4.2	**1.0**
Neighbourhood House Service	2.6	3.4	**0.8**
Multi-Purpose Community Centre (Level 1)	2.9	3.7	**0.9**
Multi-Purpose Community Centre (Level 3)	0.6	0.7	**0.2**
Specific community spaces			
Youth Space	3.2	4.2	**1.0**
Youth centre	1.0	1.3	**0.3**
Senior citizens centre	1.0	1.3	**0.3**
Cultural facilities			
Community arts space	2.9	3.7	**0.9**
Community arts centre/theatre	0.5	0.7	**0.2**
Library	0.6	0.7	**0.1**
Education			

Childcare centres: government, private and not-for-profit	6.5	8.4	**1.9**
Preschools/primary school (government and non-government)	4.2	5.0	**0.7**
High schools and secondary colleges (government and non-government) years 7-10	1.8	2.0	**0.2**
High schools and secondary colleges (government and non-government) years 11-12 (college)	0.8	1.0	**0.1**
Services for older people			
Residential aged care (beds)	321	584	**263**
Sports and recreation			
Active recreation ovals	5.8	7.5	**1.7**
Aquatic centres and public pools (smaller)	0.9	1.1	**0.3**
Aquatic centres and public pools (larger)	0.3	0.4	**0.1**
Indoor recreation centres, including multi-use sports club	0.6	0.8	**0.2**
Outdoor courts: tennis	17.3	22.5	**5.2**
Outdoor courts: basketball	7.4	9.6	**2.2**
Outdoor courts: netball	4.0	5.2	**1.2**
Skatepark/ BMX facilities (small)	3.5	4.5	**1.0**
Skatepark/ BMX facilities (large)	1.5	1.9	**0.4**

* Difference accounts for rounding and may not add up to the totals shown

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