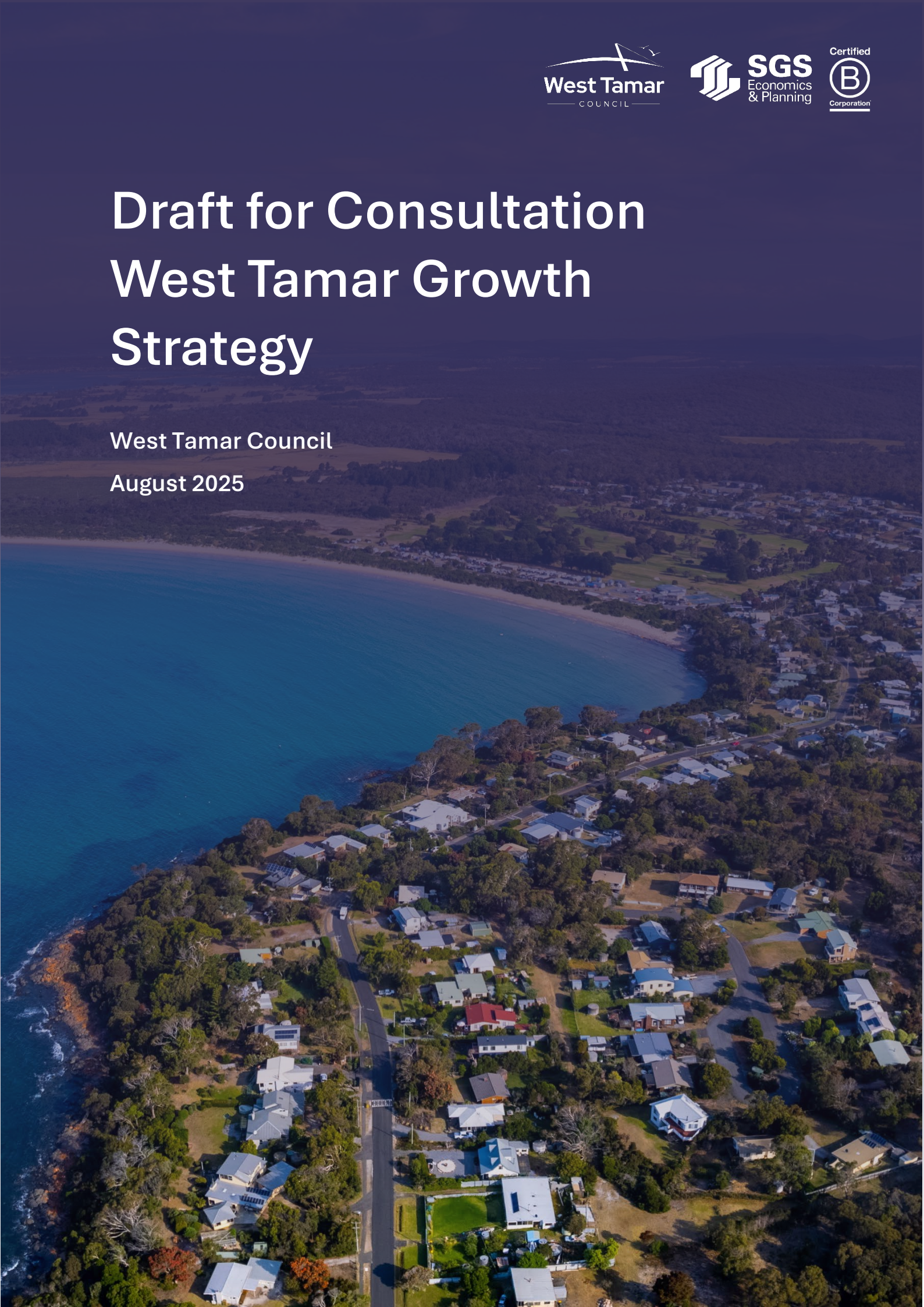


Draft for Consultation West Tamar Growth Strategy

West Tamar Council

August 2025





Independent
insight.



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Executive summary

Introduction

West Tamar is facing substantial growth over the next few decades. With this Growth Strategy, Council aims to drive sustainable growth and provide a roadmap for managing growth while protecting the values that make West Tamar an amazing place to live, work, and invest.

The West Tamar Growth Strategy outlines a long-term vision and plan for managing land use, infrastructure, and development across the municipality to 2046 and beyond. SGS Economics and Planning (SGS) was commissioned to prepare the strategy with the aim of balancing the need to accommodate a growing population while ensuring the protection and preservation of West Tamar's unique character, environmental values, and liveability. This was scoped with extensive background information gathering and informed community engagement.

The strategy provides a framework for plan making decisions. It will also help to inform next steps for needed infrastructure investment, advocacy, and collaboration with State Government and the private sector. The recommendations are underpinned by extensive and iterative engagement with residents, stakeholders, and infrastructure providers to ensure this delivers an implementable strategy.

Strategic Context

There are approximately 26,400 residents in West Tamar. West Tamar's population is projected to grow by more than 7,334 people by 2046, with a projected demand for an additional 3,368 dwellings. In addition, a higher proportion of the population in West Tamar participates in the labour force compared to the broader Regional Tasmania¹. Employment in West Tamar is expected to grow by 1,645 jobs by 2046². The current supply of residential and employment land falls short of meeting this need.

Combined with a higher growth rate, declining household sizes, and exacerbating housing affordability pressures, there is a need for policy and infrastructure responses that align with projected changes and broader strategic planning directions in Launceston and the wider Northern region of Tasmania.

The strategy addresses these challenges through a focus on:

- Accommodating growth in established townships,
- Promoting a mix of housing types and tenures,
- Supporting local employment,

¹ Employment status, West Tamar Municipal Council, Id Community. <https://profile.id.com.au/west-tamar/employment-status>

² Data from 2021 Census - employment, income and education, Labour Force Status was linearly forecast using REMPLAN's population growth scenario.

- Avoiding development in hazard-prone or environmentally sensitive areas, and
- Leveraging infrastructure and transport investment to support compact, resilient communities.

Consolidated Growth Scenario

Growth in West Tamar will be accommodated through a pattern of consolidated growth, comprising residential growth in existing towns, expansion of the key population centres and a diversification of dwelling types in these centres.

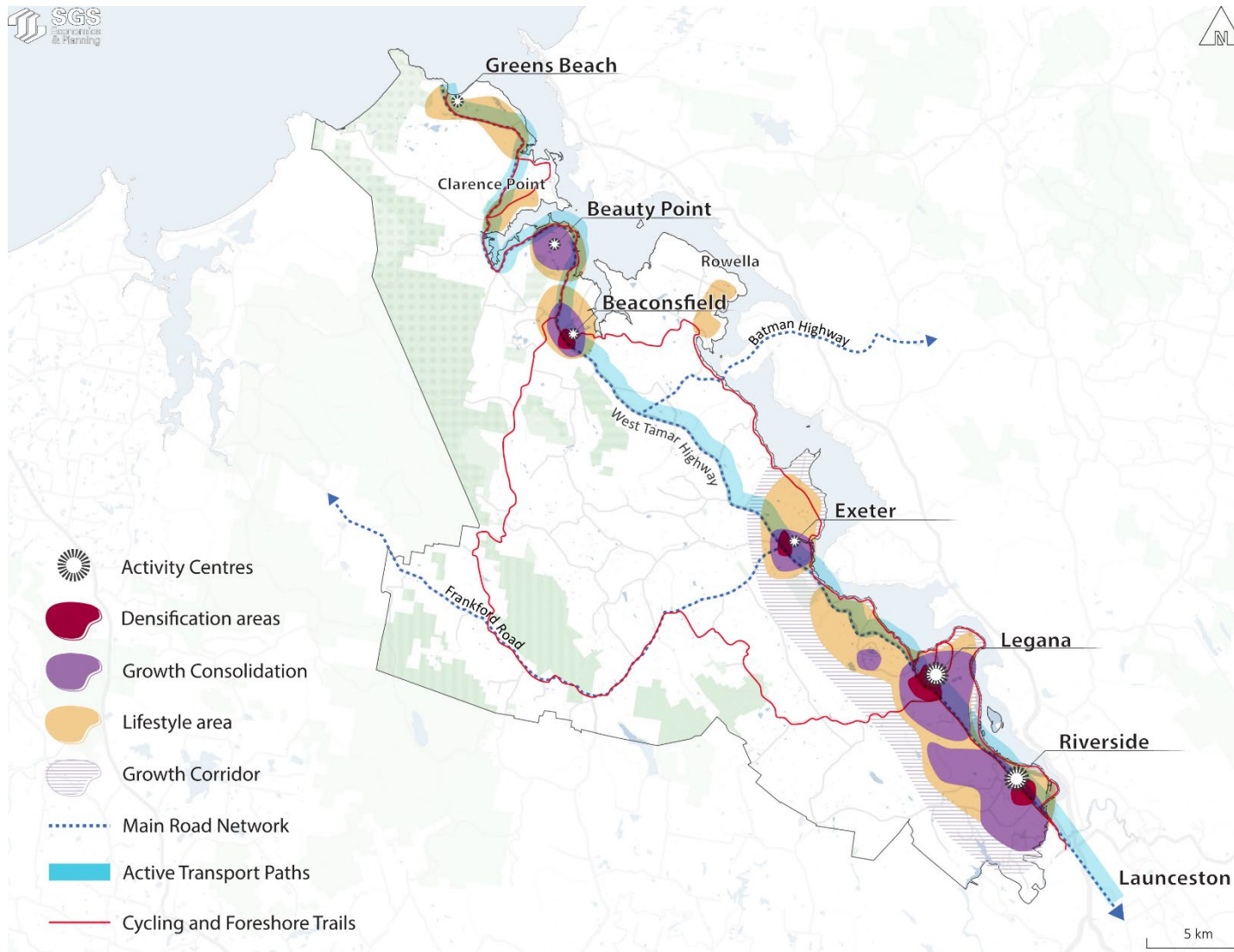
To accommodate future growth of residential and economic uses, three hypothetical growth scenarios were developed and tested through community and stakeholder engagement. There is wide support for consolidated growth in existing centres, while also retaining the character and environment of West Tamar. The community would like to see more opportunities for active transport and recreation. Recognising that part of the population is ageing, residents would like to continue living in their communities and see an expansion of retirement living options as a priority. The anticipated high growth rate means that younger people, families with children, and key workers require affordable housing solutions. The community is broadly supportive of more diverse housing options, including medium-density housing that is close to services and transportation.

Consolidated Growth has a focus on consolidation rather than sprawl. It emphasises the following:

- **Infill and gentle densification in key areas:** Riverside, Legana, Exeter, Beaconsfield, Beauty Point. Gentle densification is a planning approach aimed at increasing the housing density and diversity, particularly in established suburbs. It involves adding more "missing middle" housing options, such as townhouses, duplexes, mid-rise buildings, and smaller apartment complexes, rather than solely focusing on separate dwellings and greenfield development.
- **Avoidance of sprawl** and lifestyle lot expansion in remote or poorly serviced locations. While continuing to allow lifestyle options and rural living options, the emphasis will be on accommodating growth in existing towns and conserving the rural and natural landscape where possible. It will also help avoiding residential and commercial uses in areas at risk of natural hazards such as land slip and flooding.
- **Consolidated growth** along the Riverside-Legana corridor to make best use of existing infrastructure and services. The towns of Riverside and Legana are best positioned to grow further with good access to transport and services. Investment in active and public transport will support liveability and access to activity centres.
- **Strategic expansion** to address emerging land shortages in key urban centres. Some of the growth needs to be accommodated on land not yet used for residential and commercial uses. This land is selectively identified to avoid exposure to natural hazards, make optimum use of infrastructure and services and has good access to transport corridors.

Consolidated Growth aligns with community aspirations and is informed by infrastructure capacity, and the region's economic and environmental context. However, based on current zoning capacity, a shortfall of vacant land for approximately 942 homes remains, requiring targeted rezoning or new land supply, which can be implemented through the growth strategy.

Figure 1: Preferred growth scenario



Growth strategy

The strategy's objectives include the following:

- Focus growth in and around established townships.
- Strengthen the township hierarchy.
- Promote housing diversity and affordability.
- Foster connected and climate-resilient communities.
- Ensure accessible infrastructure and services.

These objectives will be achieved through a range of interwoven strategic directions:

- Ensure there is sufficient land available for growth.
- Promote diversity in zoning and lot sizes.
- Invest in community infrastructure based on prioritised needs.
- Advocate for investment in land and transportation infrastructure.
- Avoid development in areas prone to natural hazards.
- Apply resilience planning principles.
- Encourage mixed-use development and high-quality building forms.
- Develop a Council housing plan that includes directions for social and affordable housing outcomes.

A staged action plan outlines key initiatives across short, medium, and long-term horizons. Key actions include the following:

- Master planning for growth townships.
- Design guidance for built form and green infrastructure.
- Develop and adopt the West Tamar Housing Plan Monitoring of housing outcomes.
- Continued engagement with the development sector and regular strategy updates.

Infrastructure Plan

Consolidated Growth is supported by an infrastructure plan which was developed in consultation with key stakeholders including TasWater, State Growth, TasNetworks, telecom providers (NBN Co), Homes Tasmania and the Department of Health.

Infrastructure planning is central to the strategy's success. The report identifies priority needs across physical and social infrastructure. In relation to land use and transport infrastructure, the priorities are:

- Water and Sewer: Upgrades are essential, particularly in Legana, to match staged growth.

- Electricity: Early coordination with TasNetworks will ensure capacity is available where needed.
- Roads and Public Transport: Improvements to regional connectivity, pedestrian and cycling links, and public transport services (especially in northern towns) are critical to reducing car dependency and supporting equitable growth.

On the social infrastructure side, future growth will require adaptable and multi-purpose community facilities that reflect contemporary models of service delivery. Legana and Riverside are priority areas for investment in schools, early years services, and integrated hubs. Social and affordable housing is also positioned as critical infrastructure and should be planned and funded accordingly.

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01 - Introduction



1. Introduction

1.1 Project purpose

West Tamar Council commissioned SGS to develop a Growth Strategy that facilitates sustainable development in the Council area for the next 20 years and beyond. The strategy outlines a pathway for managing growth while preserving the natural environment and the unique qualities that make West Tamar a great place to live, work, and invest. It will evaluate where and how the municipality can support growth and what form it should take based on an understanding of the community's values regarding environmental, economic, and social sustainability.

The strategy aims to clarify the expected pattern and scale of growth in terms of population, housing, and employment. This information will guide the provision and funding of community infrastructure while also considering the financial implications for the Council.

The strategy serves as the overarching document to guide Council's consideration of proposed rezonings and applications for planning permits. It outlines the desired planning outcomes applicable to various lots, whether situated in urban areas, townships, on the urban fringe, or in rural living, rural, and agricultural zones. Any future directions and implications for these controls are clearly specified and communicated to Council.

Finally, the strategy will communicate preferred settlement patterns and land use outcomes to state and federal governments, as well as to infrastructure providers. It aims to influence or advocate for the necessary supporting infrastructure, services, and investments that fall outside the Council's control.

1.2 Project Deliverables

In addition to site visits, stakeholder consultations and community engagement activities, and the various analyses and councillors' presentations the project team undertook, the following documents were delivered to Council throughout the project:

- **State of West Tamar report:** The report offers a socio-economic and environmental overview of the West Tamar community. It covers various aspects such as the demographic profile (housing, health, and wellbeing), urban form (settlement patterns, liveability assets like open spaces and transport), natural hazards and resources, and the economy (key sectors and labour force).
- **Engagement report:** The report and activity register provide a summary of the engagement, outlining the community's concerns, expectations, and ultimately their preferred scenario(s) for growth. This is summarised in Chapter 2.
- **Infrastructure needs assessment and plan:** The report aligns the physical and social infrastructure needs with the growth scenario. It also provides a timeframe for implementing future provisioning. Further information is provided in Chapter 5.

1.3 Report structure

This report is structured as follows:

Chapter 1 introduces the background to this project and its objectives

Chapter 2 introduces the strategic context

Chapter 3 provides an overview of the analysis and a summary of the engagement, and details the consolidated growth scenario

Chapter 4 describes the growth strategy and its objectives and outlines the actions needed for its implementation

Chapter 5 summarises the key takeaways from the infrastructure planning

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02 – Strategic context



2. Strategic context

To understand the task at hand, this section provides insight into the expected amount and type of growth for West Tamar. This section describes the drivers of growth in West Tamar, in terms of population change, economic development and infrastructure needs. This context helped shape the growth scenarios (Section 3).

Providing for housing need

The population of West Tamar is expected to increase by 7,334 residents by 2046 from 2023, requiring an additional 3,368 dwellings³ to accommodate this growth. This is primarily driven by decreasing household sizes and an ageing population⁴. The table below shows the LGA's demographic components of change through to 2041.

Table 1: Population Projection 2026-2041

	2023 (base year)	2026	2031	2036	2041	2046
Population	26,358	27,518	29,233	30,834	32,275	33,692**
Net migration*	-	1,074	1,596	1,541	1,456	**
Natural change*	-	86	119	60	-15	
Persons per dwelling	2.49	2.48	2.45	2.43	2.41	
Incremental dwelling demand*	-	564	878	827	763	
Practical land supply (Dwellings)	2,686	2,122	1,244	417	-346	

Source: REMPLAN, 2024. *measured from the base year 2023. ** As per the REMPLAN report forecasts have been prepared out to 2046; however, breakdown figures are only in the tables out to 2041.

To address the growing housing demand and decreasing affordability, it is essential to implement policies that not only increase supply but also support vulnerable households. To foster growth and create inclusive neighbourhoods, there is a need to provide for more social and affordable housing. It is nationally recommended to aim for 10% of all housing to be social and affordable housing. This target is based on recommendations from the National Housing Supply and Affordability Council⁵.

The strategy takes into account the diverse lifestyle choices in West Tamar. As household sizes and compositions evolve and diversify over time, their needs for dwelling types also change. The strategy, therefore, plans for diversity in housing types by retaining a mix of land uses, while also encouraging

³ REMPLAN, Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report

⁴ Over the forecast period, the average persons per household declines from 2.38 in 2023 down to 2.28 in 2046.

⁵ The State of the Housing System, 2025 recommends that the Governments should commit to a long-term target for social and affordable housing – to be as high as 10 per cent of the housing stock – that minimises housing stress for low-income households.

densification, infill, and greenfield development where appropriate. Housing options should include a range of dwelling types of different sizes, and on different-sized lots, providing a range of affordability levels.

Employment land

Planning for a thriving community relies on a strong economy and a skilled workforce.

In 2024, the total number of jobs in the municipality was 5,109. By 2046, the number of jobs is expected to increase by approximately 1,510, reaching a total of 6,619. Most of these jobs are in Health Care and Social Assistance, followed by Construction and Education and Training⁶. Some of this growth can be accommodated within existing industrial precincts and retail centres, while some jobs are dispersed, such as in the construction sector. However, with the increasing population, there is a need for additional land area for population-serving, educational, health, and retail uses of approximately 4 to 5 Hectares. This includes multiple multipurpose sports courts, multiple childcare centres, one additional primary school, one or expanded aged care facility, and various meeting places.

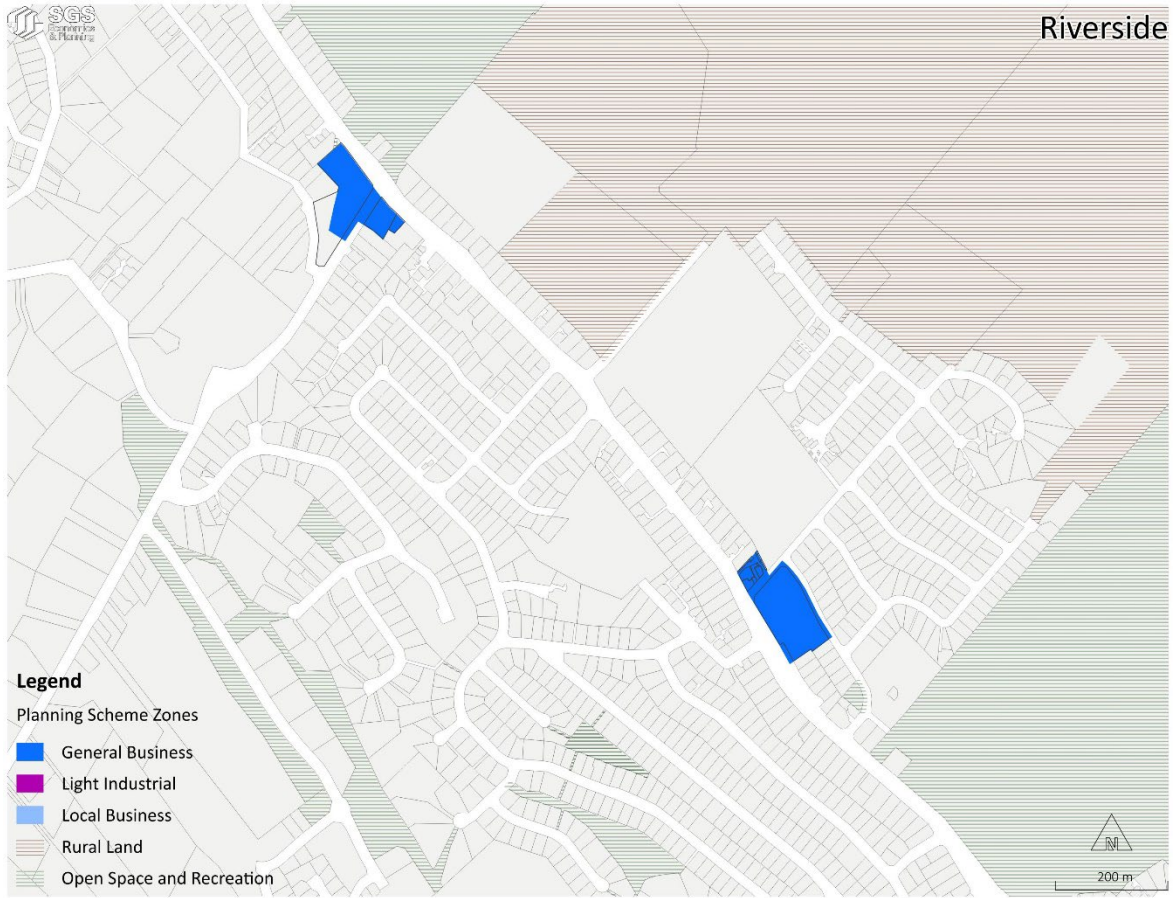
In West Tamar, 57.8 per cent of the residents were in the labour force at the 2021 census. Participation in the labour force is defined by the ABS as people aged 15 years and over. This figure is higher than the Regional Tasmanian averages of 55.7 per cent and in similar proportion compared with Tasmania 58.2 per cent⁷. West Tamar's workforce is diverse, with a healthy mix of professionals, technicians, labourers, and sales workers.

Currently, employment land in the municipality is located mainly in Exeter and Legana, with some Local Business and General Business in Riverside and Beaconsfield.

⁶ .id economy <https://economy.id.com.au/tasmania/local-jobs?WebID=380>, accessed on 20 June, 2025

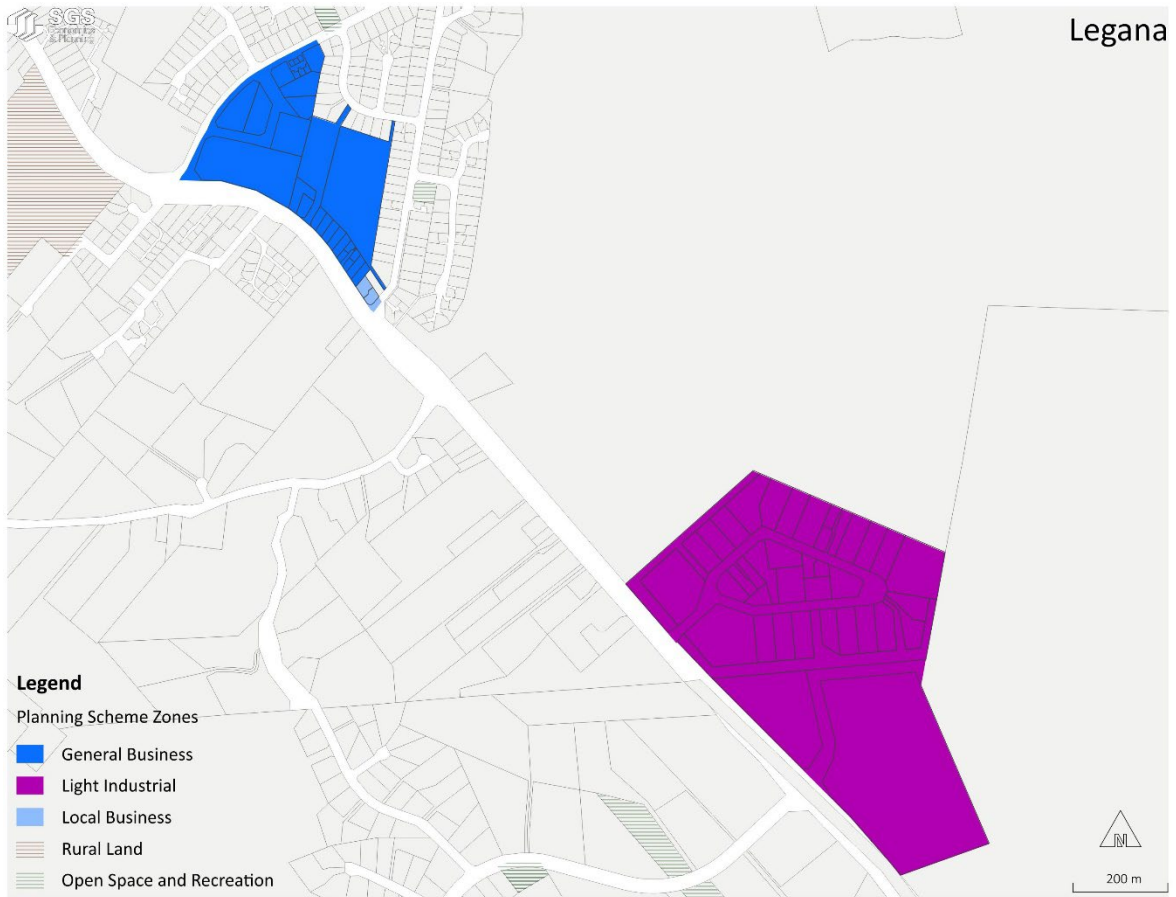
⁷ .id economy <https://profile.id.com.au/northern-tasmania/employment-status?WebID=170&BMID=40>, accessed on 20 June, 2025

Figure 2: Business and Industrial Land in Riverside



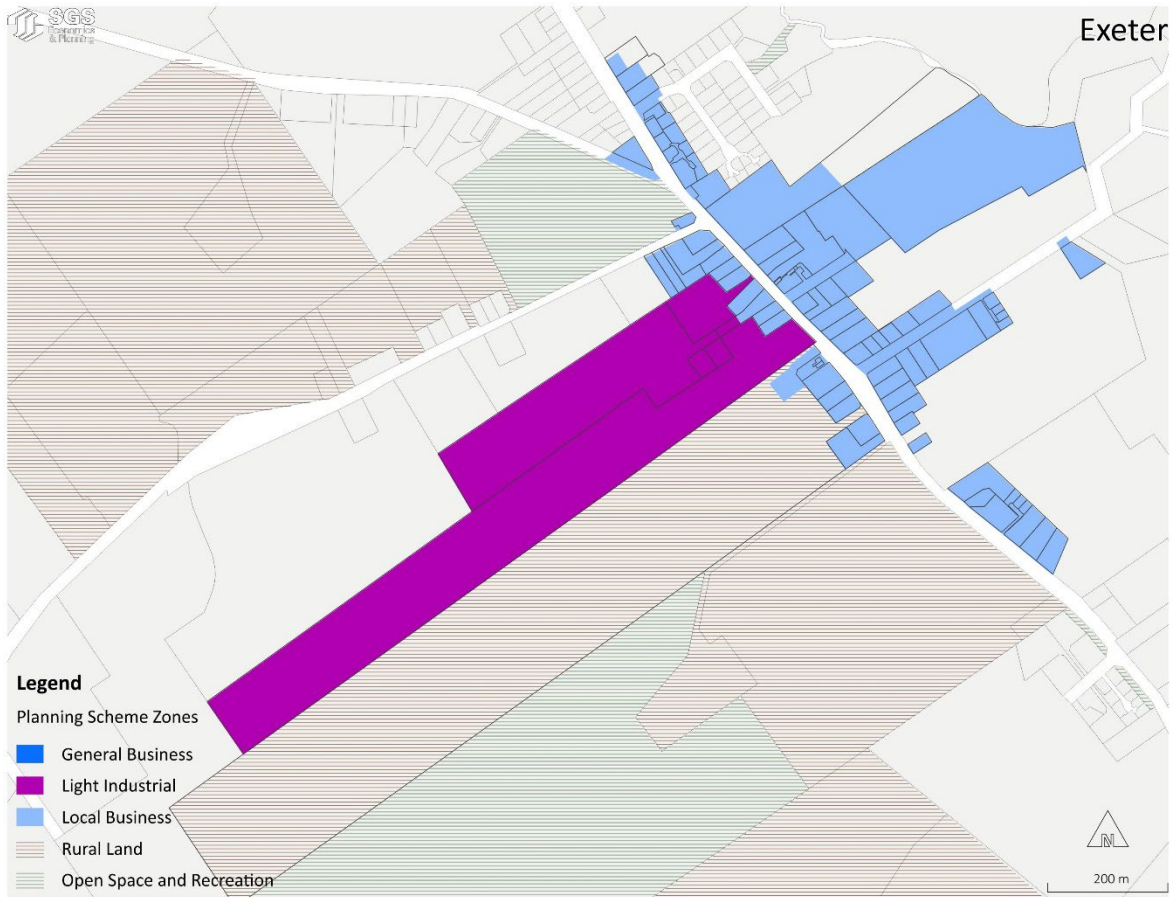
Source: SGS Economics and Planning

Figure 3: Business and Industrial Land in Legana



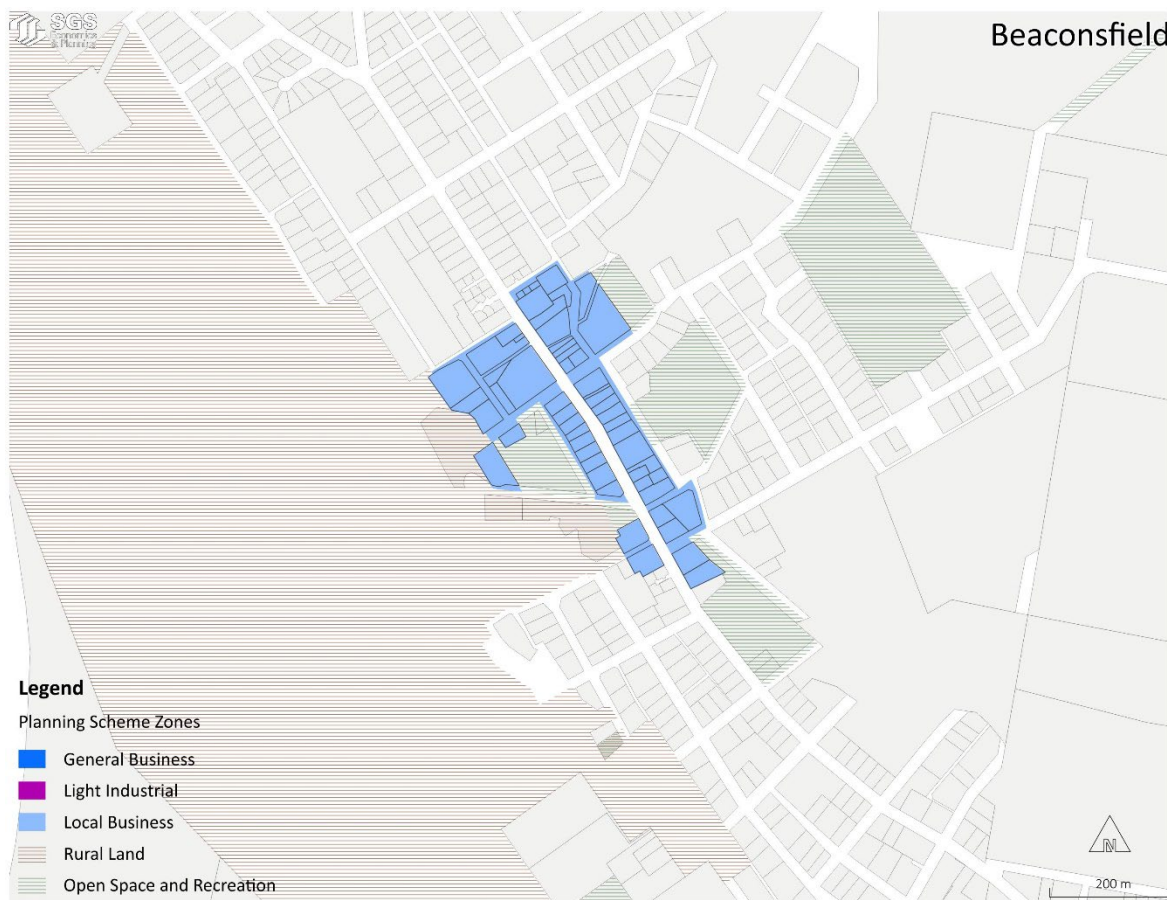
Source: SGS Economics and Planning

Figure 4: Business and Industrial Land in Exeter



Source: SGS Economics and Planning

Figure 5: Business and Industrial Land in Beaconsfield



Source: SGS Economics and Planning

Another key characteristic of the West Tamar workforce is that while many live in West Tamar, the majority commute to jobs in neighbouring LGAs, especially Launceston. According to ABS 2021 Census, 56 per cent of the West Tamar workforce worked in Launceston, 17 per cent in neighbouring LGAs such as George Town, and only 26 per cent worked locally. Good and reliable access to these job centres is of great importance to the community. The mode of transport was dominated by cars, with 71 per cent of commuters used private vehicles, while only 5 per cent used active transport and 4 per cent relied on public transport. The bridge access to Launceston is an ongoing bottleneck, and without additional physical bridge capacity, increased use of public transport would enhance overall accessibility of Launceston for commuters.

Safeguarding future communities

To foster resilience, growth should be managed carefully in areas vulnerable to natural hazards, and inappropriate development must be avoided in regions at risk from such hazards. West Tamar is vulnerable to coastal inundation and erosion, bushfire risk, landslides, and the impact of overlapping or cascading hazards.

Development opportunities were considered in areas with acceptable or low risk, and where planning controls permit it.

Sustaining communities

To promote healthy lifestyles, it is essential to provide the community with environmentally, socially and economically responsible living standards and development opportunities.

West Tamar has a wealth of natural features and native vegetation, offering a unique lifestyle for locals and a destination for tourists. The strategy excludes development in natural conservation and protection areas, and considers land development opportunities that don't compromise natural resources.

Healthy communities equally require access to services such as healthcare, libraries and childcare centres. The strategy prioritises development in established towns to optimise the use of existing infrastructure. Pockets of growth and gentle densification opportunities are also provided in and around smaller communities to accommodate various lifestyle choices.

Transport, Pedestrian, and Cycling Mobility

Growing sustainably means providing the appropriate level of service to support the diverse needs of residential, commercial, tourism, industrial, and general commuter sectors. Currently, the primary mode of transport in West Tamar is private vehicles, with 71 per cent of commuters relying on cars to get to work. Public transport is the third most utilised form of transportation, slightly trailing behind active transport options (4 and 5 per cent, respectively).

There are state and local interventions within the municipality aimed at improving access and traffic flow. For example, the West Tamar Highway Corridor Improvement Plan focuses on enhancing connectivity, safety, and traffic flow within the Launceston to Legana corridor. The plan incorporates measures to improve pedestrian safety, such as new signalised pedestrian crossings and shared paths. It also includes the development of on-road bike lanes and off-road cycle paths.

Another notable example is Council's Trails Strategy, which was developed to understand better the inherent constraints and opportunities that exist within the municipality for trail improvements.

Such improvements and upgrades to transport networks ensure better movement for all, as well as better access to key public services, such as education and healthcare. Encouraging and providing the infrastructure for active transport contributes to a better quality of life.

The growth strategy advocates for the community to become less reliant on private vehicle transport, particularly for short local trips, and shift towards utilising more modes of active transport and transport options with the lowest environmental impact.

Walking and Cycling

In addition to existing initiatives, for walking and cycling to be a viable option, several upgrades to the existing network and infrastructure are necessary. This requires upgrading footpaths along primary and secondary streets to allow for an unobstructed pedestrian network and seamless movement for all

people across the LGA. It equally requires extending the street bicycle lane along the main highway to connect all key destinations within the LGA, including tourist, leisure, and employment destinations.

The West Tamar community expressed a desire for improved connectivity and access across the highway, including the need for additional footpaths, protected cycleways, and safe crossings.

Public Transport

West Tamar has been facing growing demands for efficient, reliable and accessible public transport infrastructure. Demand is expected to increase with projected population growth. In the northern parts of the LGA, residents are primarily serviced by infrequent buses and are therefore highly car-dependent. Poor public transportation is a barrier to participation and access to services. It exacerbates challenges created by an ageing population living in towns with limited access to public health services. During consultation, this was particularly raised by communities in the region's smaller towns such as Beauty Point and Beaconsfield. Limited options for accessing critical public services can affect liveability and reinforce disadvantage and social isolation in regional communities.

An improved transport network also plays a key role in realising the tourism industry's growth potential and enhancing overall economic growth by supporting local businesses in attracting both workers and customers.

03 – Towards Consolidated Growth



3. Towards Consolidated Growth

West Tamar is expected to grow substantially. To best accommodate that growth, three scenarios were developed. In principle, each scenario represents a plausible future, but the outcomes in terms of look and feel vary. The scenarios were tested through analytics and engagement with the community and stakeholders. Consolidated Growth incorporating some elements of the other two scenarios is the preferred way forward. This section outlines the three scenarios and describes the Consolidated Growth scenario in detail.

3.1 The Three Scenarios

After an initial analysis of past growth trends in West Tamar and outlining future challenges for the LGA, SGS prepared three hypothetical growth scenarios to test with the community and various state infrastructure providers. Each scenario offers a distinct possible solution for accommodating future housing demand and related infrastructure and service needs.

Scenario 1: Consolidated Growth

An efficient pattern of urban growth consolidated within existing towns and urban footprints, primarily realised by infill, medium-density, and greenfield development at the edges of towns within the existing urban boundaries. The proposed scenario encompasses a range of dwelling types, including separate compact houses, townhouses, and apartments situated above shops, primarily located in the towns of Legana and Riverside.

It would seek to use existing infrastructure and upgrade it where possible to meet the increased density. Upgrading of some services, including park and ride, education, community, and health services, would be required.

Some of the benefits of this scenario include potential improvement of neighbourhood character, a more efficient use of infrastructure, implying reduced public spending and repurposed funds, reduced exposure to natural hazards and preservation of green spaces. Density increases vibrancy in business areas through better walkability and improves access to transport and services. This scenario provides diverse housing options for smaller households and affordable housing.

Scenario 2: New development in towns

Urban growth is allowed to significantly expand the urban footprint of selected towns, where infrastructure upgrades and expansions are relatively feasible. Infill and medium density are mostly avoided. The proposed development type involves separate houses in new-build communities,

primarily designed for families, in the towns of Legana, Danbury Heights, Riverside, Greens Beach, Beaconsfield, and Exeter. This scenario will require some new provisions and upgrades of existing services.

Some of the benefits of this scenario include an increase in housing supply for larger families and a straightforward development process. It provides greater privacy compared to townhouse and apartment living; however, with increased density, it has the potential to enhance community and health services in remote areas.

Some of the drawbacks include the need to upgrade and extend infrastructure (roads, water, and sewer) to unserviced areas, increased sprawl and car dependence, possible loss of natural values, trees, and canopy cover, increased exposure to natural hazards, less diversity in housing options, and fewer options for affordable housing.

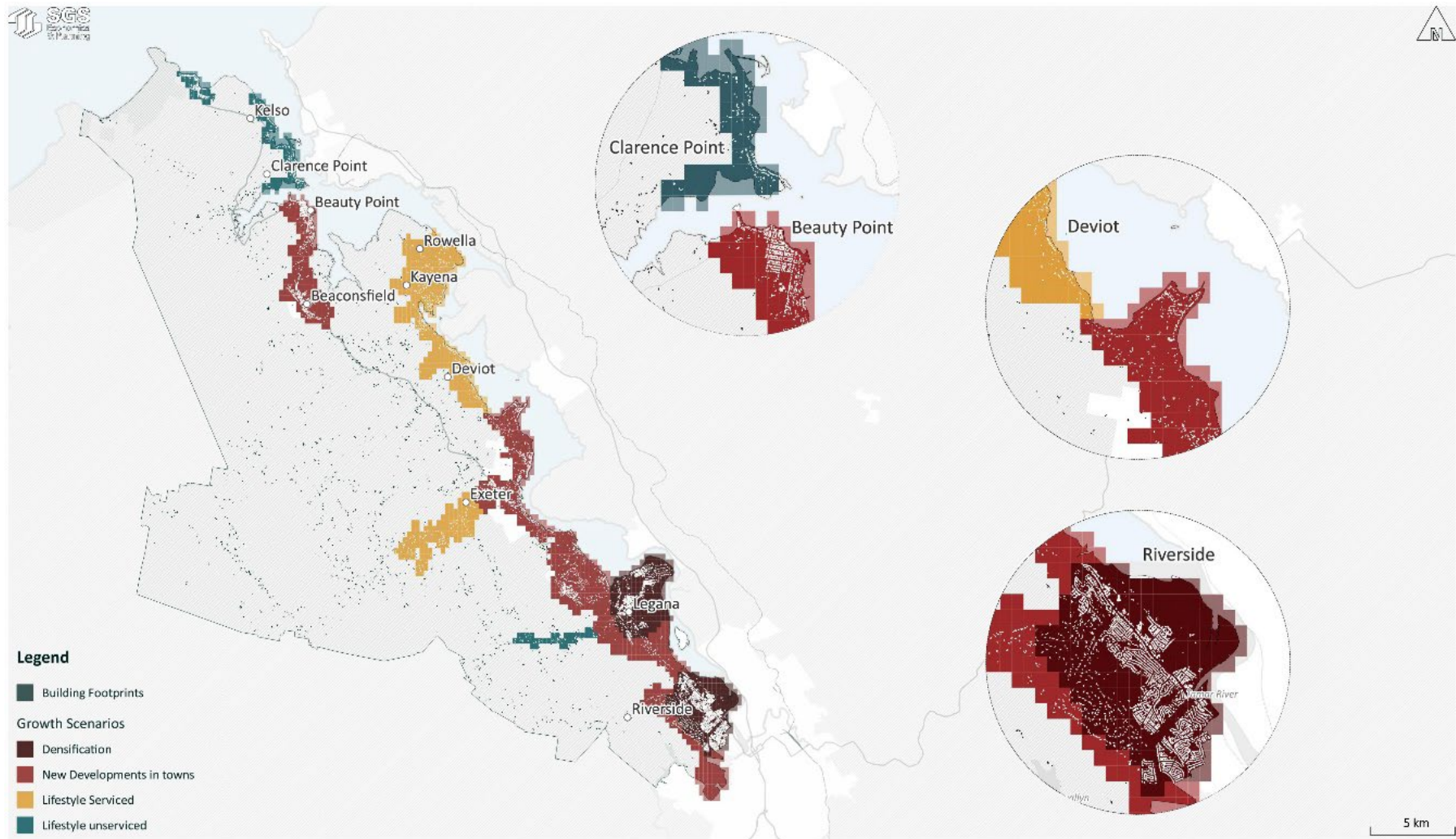
Scenario 3: Lifestyle

Substantial future growth is accommodated in rural lifestyle settings and small towns further away from key urban centres. The proposed development type is characterised by low density, featuring lots that are over 5,000 square meters in size. It will include separate houses and hobby farms. Development would take place in the areas of Legana, Danbury Heights, Riverside, Beaconsfield, Exeter, and Greens Beach. This scenario will necessitate the provision of new services, and it is expected to lead to increased traffic congestion as more people begin using the West Tamar Highway for their daily commutes to work.

Some potential benefits of this development include a connection to nature, the possibility of self-sufficiency (such as living off-grid and growing one's own food), a sense of independence, and greater privacy for each resident.

However, several drawbacks should be considered. These include limited infrastructure and serviceability (such as community and health services), the loss of land for agriculture and conservation, increased exposure to natural hazards, high servicing costs (including waste management and road maintenance) for both residents and the council, limited options for smaller dwellings and affordable housing, as well as increased car dependency and low walkability with insufficient public transport options.

Figure 6: The three hypothetical scenarios for community testing



Source: SGS Economics and Planning

3.2 Suitability Analysis

Suitability analysis is a spatial analysis using Geographic Information System (GIS) to determine the appropriateness of a given area for a specific purpose. For this project, suitability analysis was used to determine the most suitable locations for growth and the least suitable locations or exclusionary zones for development. The analysis relies on multiple layers and datasets, including land use, natural hazards, transport and access, and physical and social infrastructure.

The diagram below represents the different layers that were considered for the suitability analysis assessment (for more information, see Appendix A: Suitability Analysis). Areas affected by Medium to High hazard bands were excluded from the strategy.

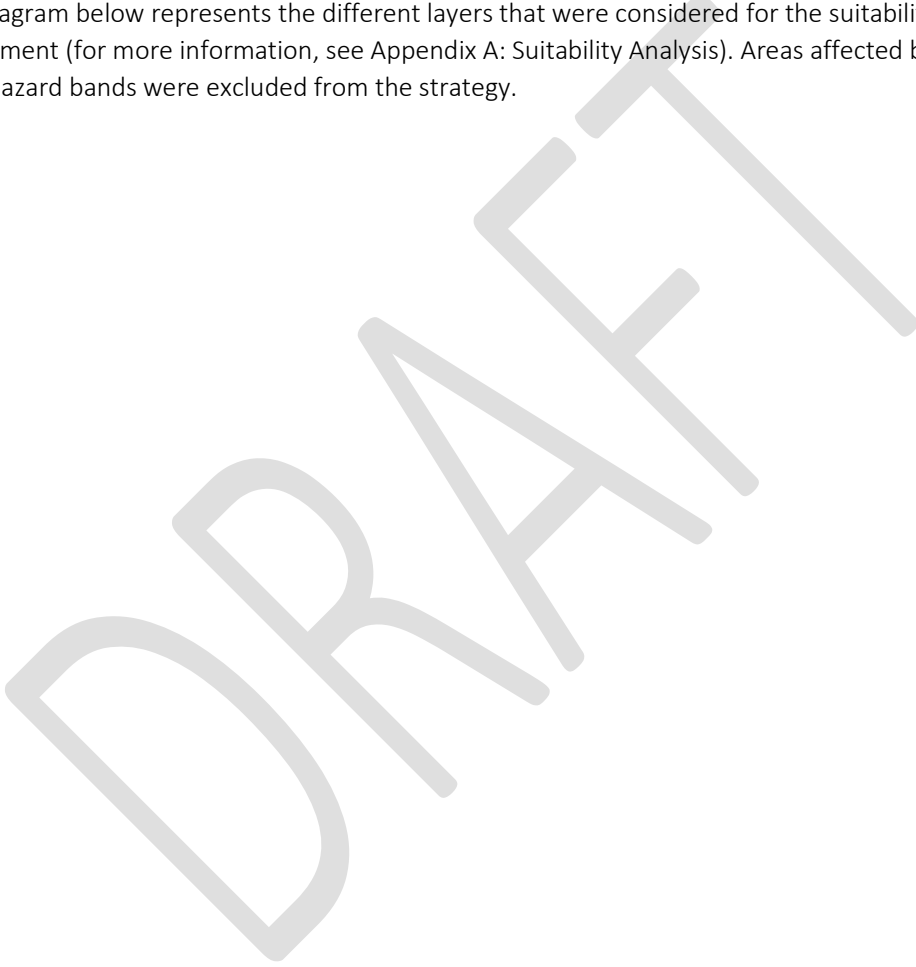
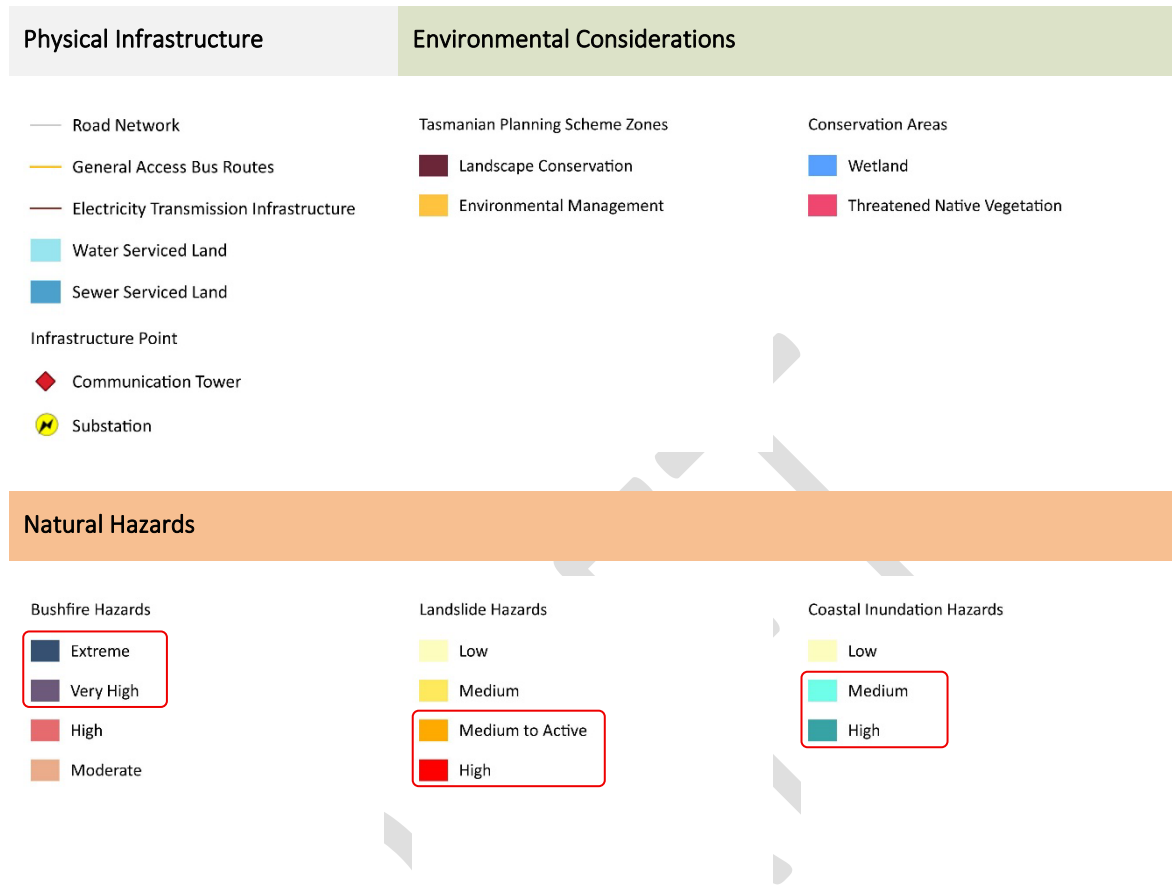


Figure 7: Consideration for the suitability analysis



Source: SGS Economics and Planning, 2025

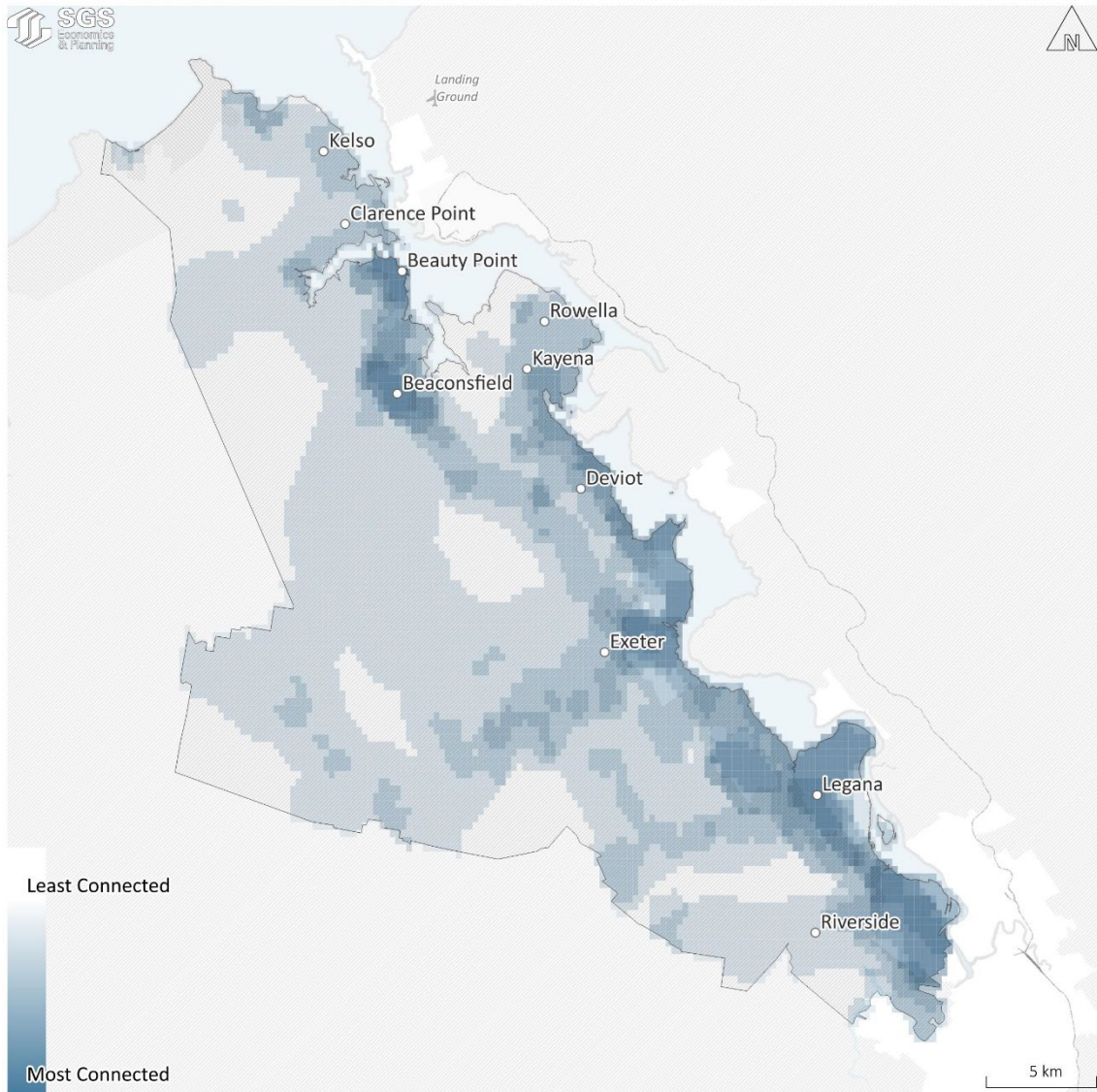
The maps below show the most suitable areas for development or connections, as well as the least suitable or most constrained.

Connections is based on criteria such as the proximity to the main road network, to sewage and water-served areas, public transport and local amenities.

Connections

- Land zoned for residential development
- 2 km distance from the Main road network
- 800 m distance from bus routes
- 500 m from areas serviced by water
- 500 m from areas serviced by sewage system
- 800 m distance from at least one community amenity

Figure 8: Connections



Source: SGS Economics and Planning, 2025

Constraints is based on criteria such as the presence of Natural hazards, and proximity to landscape conservation and environmental management areas.

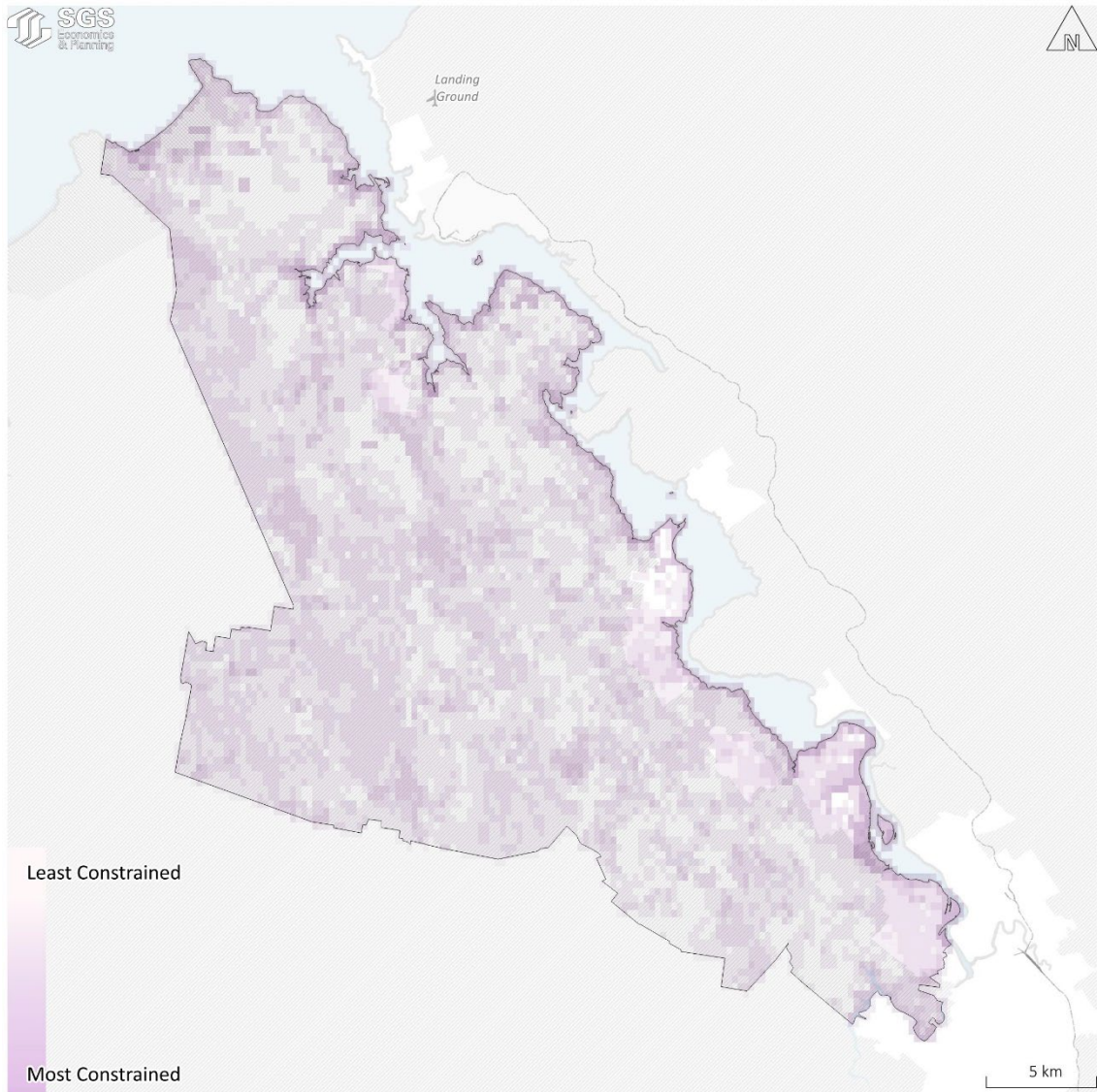
Natural Hazards

- Fire Sensitivity
- Landslide
- Coastal Inundation

Environmental Protection

- Threatened Native Vegetation
- Landscape Conservation
- Environmental Management
- Waterway Protection Areas

Figure 9: Constraints



Source: SGS Economics and Planning, 2025

Following the analysis, the background policy review and the community and stakeholder engagement, SGS Economics and Planning drafted a consolidated growth scenario that is evidence-based and reflects the community's aspirations for their living environment.

3.3 Engagement results

Community and stakeholder engagement comprised a series of workshops, and a survey that was made available both online and in physical print format. Consultation with the technical working groups took place in online meetings where commentary and written feedback were provided. The findings from these engagements are summarised below.

Scenario 1 Consolidation promotes increased densification in established towns and commercial centres, and is seen as beneficial for utilising existing infrastructure and promoting economic activity. The community supports this growth for its potential to provide diverse housing options, but expresses concerns about design quality, affordability, and the potential loss of green space. A review of planning controls, along with improvements to active transport infrastructure and social amenities, is suggested to support this densification. Areas identified for housing growth include Exeter, Legana, and Riverside, with specific preferences for townhouses and retirement villages in Exeter, and shop-top units in Beaconsfield.

Scenario 2 Growth in towns presents various housing options across the local government area (LGA), promoting decentralisation of services and amenities. However, without proper infrastructure investment, smaller towns may face strain, and concerns exist about the potential erosion of natural landscapes and green spaces due to sprawl. The sprawling nature of this growth could limit public transport use, increasing congestion, prompting the community to favour developments within walking distance of town centres to encourage active transportation.

Densification around existing lifestyle properties is welcomed in some towns seeking to attract family-oriented households, despite potentially altering neighbourhood character. The current minimum lot size of 5,000 sqm is seen as too large for busy retirees, while 700 sqm lots are viewed as too small for adequate outdoor space; a size of up to 2,000 sqm is preferred for detached homes.

Although this scenario could provide affordable housing options due to the experience of local developers, the community emphasises the need for better planning and design guidelines to prevent generic, cookie-cutter developments.

Scenario 3 represents the rural **lifestyle** of West Tamar, associated with affluence and off-grid development opportunities. However, it lacks affordable housing options and may not support all population growth. Expanding large properties poses risks to wildlife and the natural environment, increasing residents' vulnerability to bushfires, landslides, and coastal issues. Additionally, this scenario puts pressure on social and physical infrastructure, necessitating increased investment in services such as childcare and healthcare, which ultimately burdens existing residents with rising costs. While it benefits hobby farms, the exclusive focus on lifestyle properties limits choices for those seeking to downsize or adopt a more urban lifestyle. The community prefers development in areas that do not conflict with productive agricultural land.

3.4 Consolidation as the Preferred Growth Scenario

The final and preferred scenario, Consolidation, integrates elements from all three proposed scenarios. It encourages development within and around established towns and commercial centres, maximising the use of existing infrastructure and services without compromising productive land or the

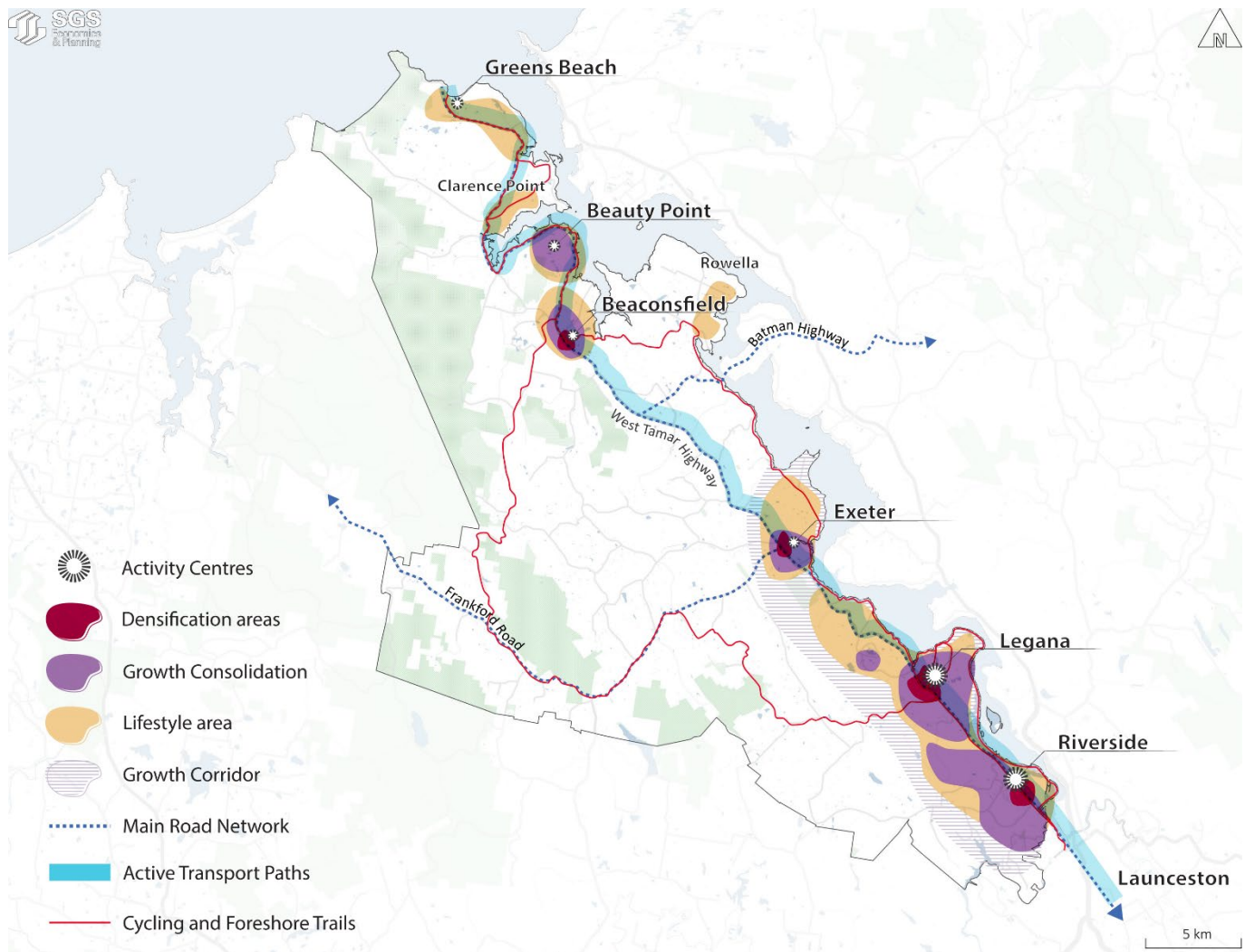
environment. This approach will lead to planned residential growth and increased density in Riverside and Legana.

Additionally, targeted infill is encouraged in Exeter and, to a lesser extent, Beaconsfield, considering both locations are distant from major employment centres and services, which may result in high car dependency. Gentle densification is recommended in Exeter, Beaconsfield, and Beauty Point. Growth should also be focused along the corridor between Riverside and Legana to create a more consolidated area.

While the option for lifestyle development remains viable in areas appropriately zoned, expanding lifestyle areas that lack access to public transportation, such as Kelso and Greens Beach, is strongly discouraged. Furthermore, the growth of industrial activities in Exeter should be targeted toward local service industries.

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Figure 10: Consolidated Growth Scenario – West Tamar



Source: SGS Economics and Planning, 2025

Parts of West Tamar are expected to have some of the highest population growth rates in the region, particularly in Legana, Exeter, and Beaconsfield, where growth is forecasted to surpass the regional average. In Legana specifically, demand is anticipated to rise further due to a more rapid decline in household size as the household profile evolves.

The REMPLAN report finds that of the assessment areas in West Tamar, Beaconsfield and Beauty Point are likely to maintain a positive supply of land from existing stocks through the forecast period. Both areas have land available over the 25-year modelled horizon. Conversely, Exeter, Legana and the Launceston Outer area of West Tamar (i.e. Riverside), all exhaust current estimated practical supply within 15 years, and within 10 years when underutilised land is excluded.

When aligning the findings of the REMPLAN report with the growth scenario, the practical yield figure decreases significantly because some land with identified capacity lies outside the recommended areas.

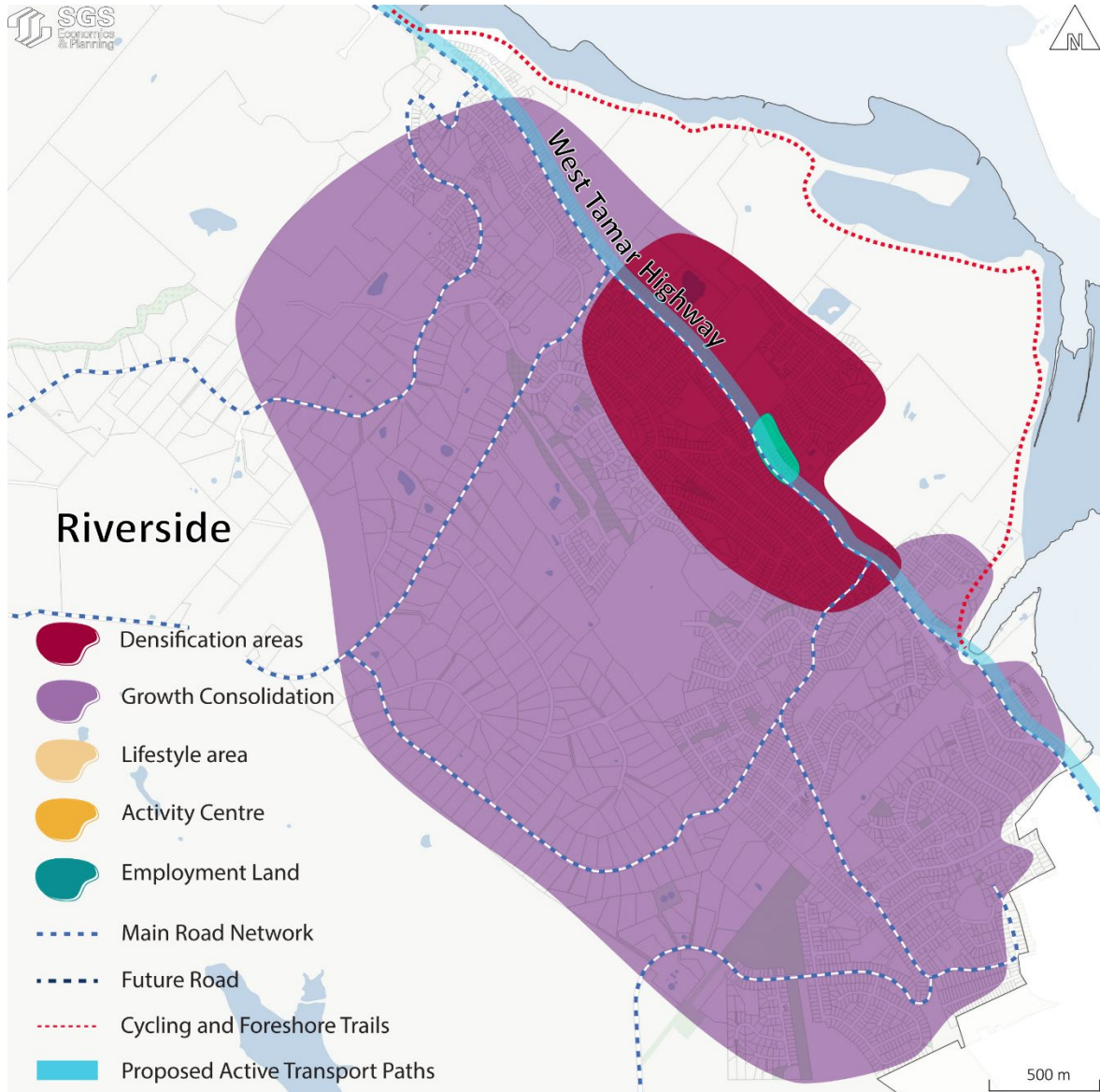
At the local government area level, the total practical yield of lots that align with the strategy's recommendations is 2,618. This number falls short of the 3,368 additional dwellings needed by 2046 to accommodate the expected population increase of 7,602 residents⁸. Council will need to provide additional land for an estimated 942 new dwellings by 2046, by rezoning land where necessary.

The maps below provide a closer look at the consolidated growth scenario in the five main towns in West Tamar.

⁸ REMPLAN, Northern Tasmania Residential Demand and Supply Study: Demand and Supply Report

Riverside

Figure 11: Consolidated growth scenario - Riverside



Source: SGS Economics and Planning, 2025

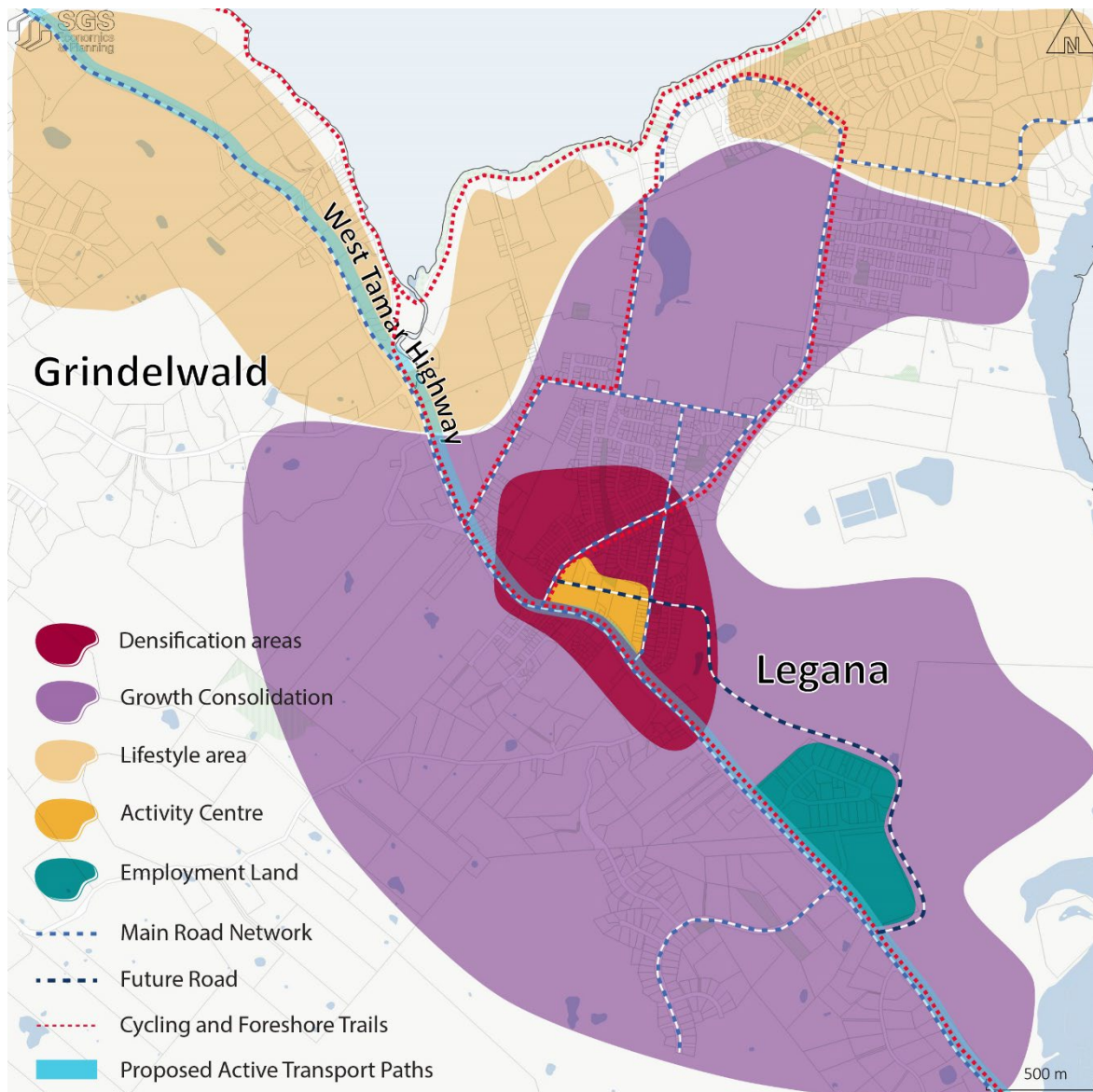
Riverside has a current capacity to accommodate an increase of 737 new dwellings, with 9 falling within the area designated for densification and 728 within the area nominated for gentle densification. According to the current growth scenario, 104 hectares would qualify for increased density within the growth consolidation area and 940 hectares within the gentle densification area⁹. To facilitate the expected increased density in the designated areas, it is recommended that the Specific Area Plan (SAP)

⁹ These areas have been calculated based on lot-level information, and are careful to exclude non-residential uses such as utilities, open space, and community purposes etc. and employment land i.e., industrial and commercial and business land uses.

overlay affecting the Low Density Residential zone, which restricts development within Residential Supply and Density to lots that are 5,000 square meters or larger, be reviewed. Rezoning of specific areas within the Rural Living and Rural zones to General Residential is also recommended to support and allow for gentle densification.

Legana

Figure 12: Consolidated growth scenario- Legana



Source: SGS Economics and Planning, 2025

Legana has the capacity to accommodate an increase of 754 new dwellings, with 179 falling within the area designated for densification, 548 within the area nominated for gentle densification, and 27

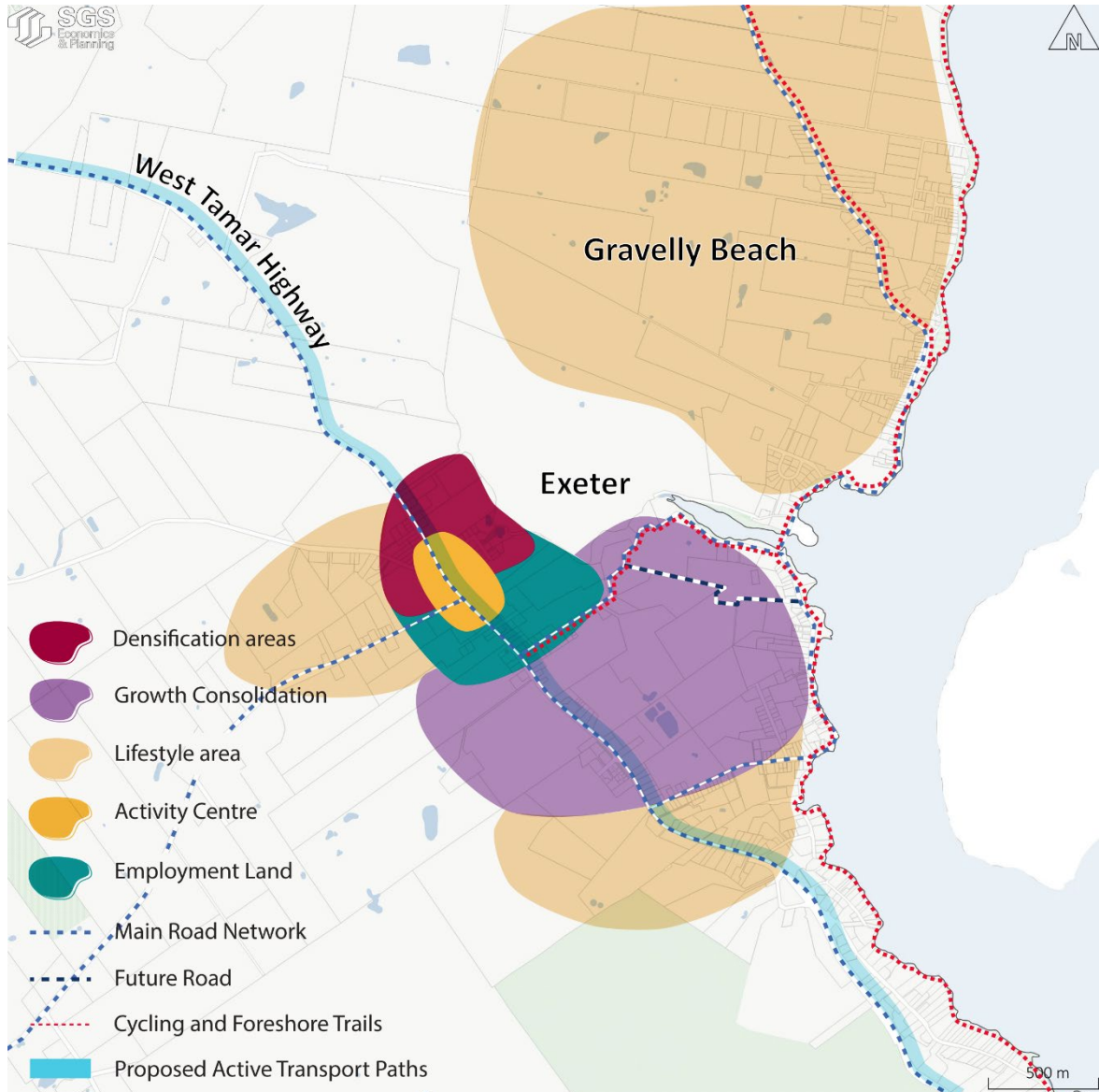
lifestyle properties. In the current growth scenario, 80 hectares qualify for densification, and 1,360 hectares are designated for increased density within the gentle densification area. This scenario also includes land suitable for lifestyle development in Legana and nearby Grindelwald. To support the anticipated growth outlined in Legana, it is recommended that the Specific Area Plan (SAP) overlay, affecting the Low Density Residential zone, which restricts development within Residential Supply and Density to lots that are 5,000 square meters or larger, be reviewed. Additionally, rezoning of specific areas within the Rural Living, Rural, and Agriculture zones to General Residential is also recommended to support the anticipated growth.

To support the anticipated growth outlined in Legana and Riverside, as well as the growth corridor in between, it will be necessary to review the SAP overlay to facilitate an increased density in appropriate locations.

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Exeter

Figure 13: Consolidated growth scenario- Exeter

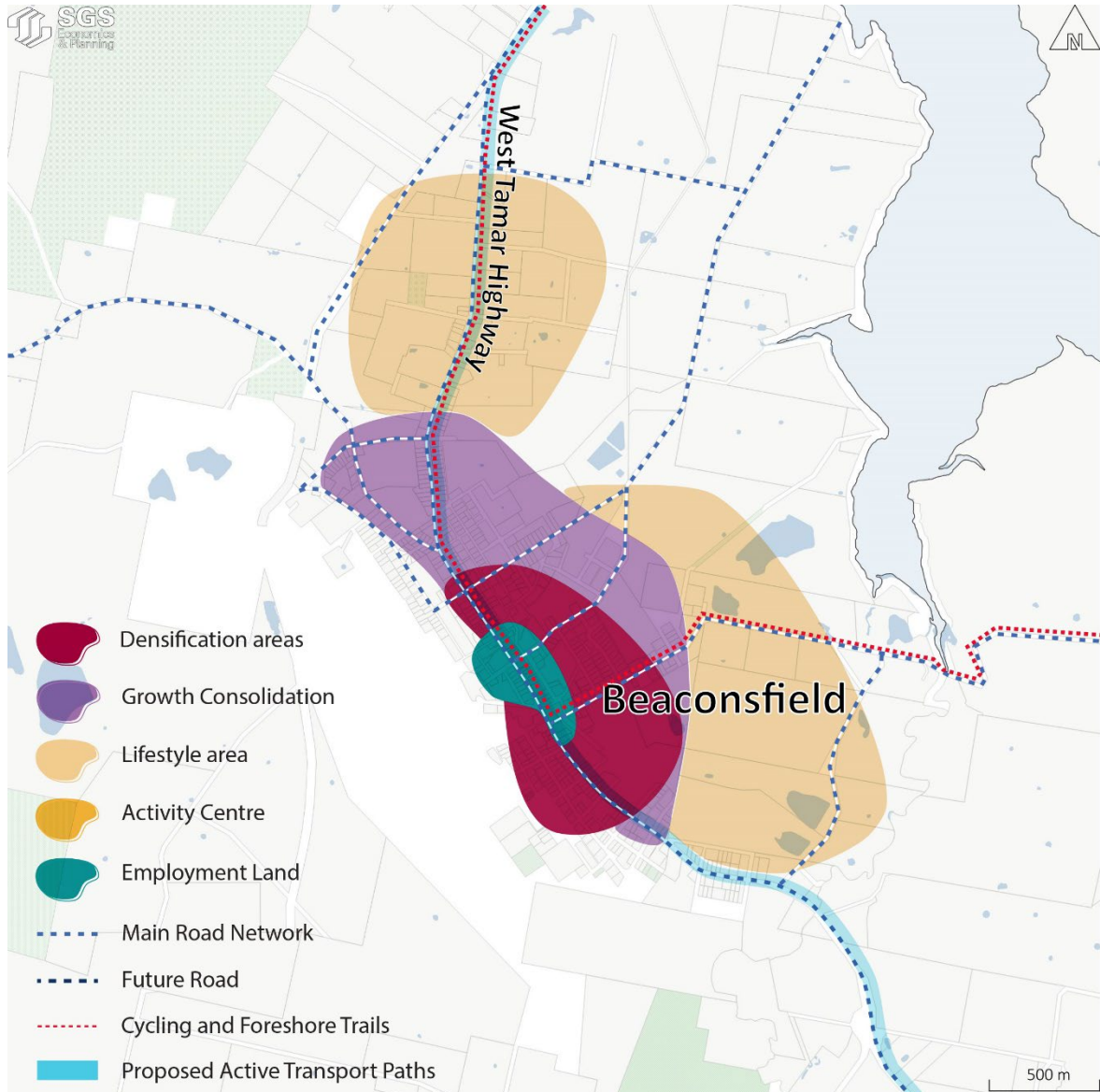


Source: SGS Economics and Planning, 2025

Exeter has a current capacity to accommodate an increase of 98 new dwellings, with 44 falling within the area designated for densification, 39 within the area nominated for gentle densification, and 15 lifestyle properties. Under the growth scenario, 28 hectares are recommended for densification, and 180 for gentle densification. This scenario also allows for lifestyle development in Exeter and nearby Gravelly Beach. To accommodate this growth, it is recommended to rezone specific areas within the Rural Living and Rural zones to General Residential.

Beaconsfield

Figure 14: Consolidated growth scenario- Beaconsfield

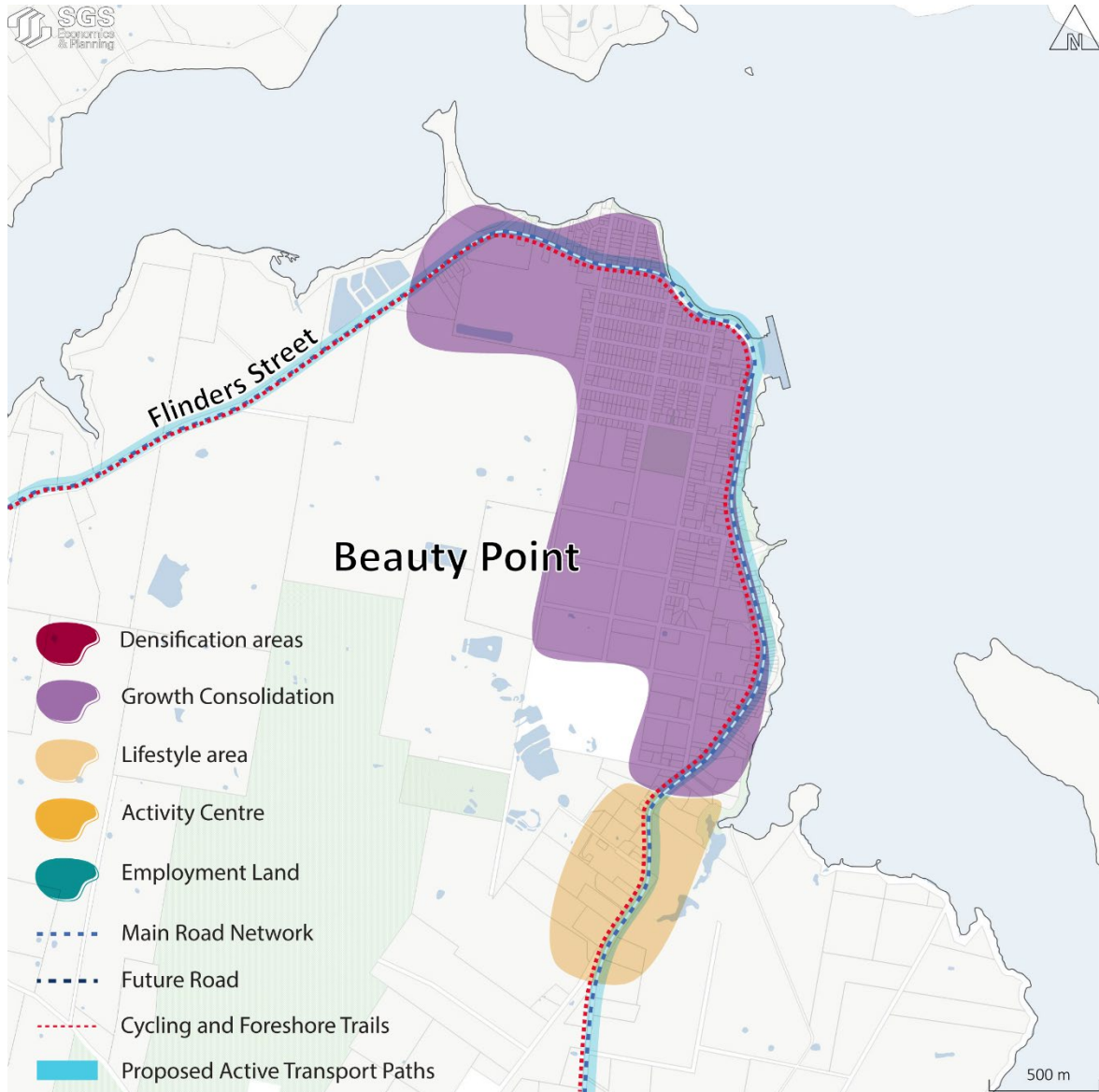


Source: SGS Economics and Planning, 2025

Beaconsfield has the capacity to accommodate an increase of 258 new dwellings, with 16 falling within the area designated for densification, 219 within the area nominated for gentle densification, and 23 lifestyle properties. In the growth scenario, around 49 hectares of land are recommended for densification, and 105 hectares for growth consolidation. To accommodate growth, some land zoned as Rural Living will need to be rezoned to General Residential.

Beauty Point

Figure 15: Consolidated growth scenario- Beauty Point



Source: SGS Economics and Planning, 2025

Beauty Point has the capacity to accommodate an increase of 259 new dwellings, with 187 falling within the area designated for gentle densification, and 72 lifestyle properties. In the growth scenario, around 226 hectares of land are recommended for growth consolidation. To accommodate increased density in the designated areas currently zoned as Low Density and Rural zones, it is recommended that these areas be reviewed and rezoned to General Residential. Additionally, it is necessary to review the Specific Area Plan (SAP) overlay, which currently restricts development within Residential Supply and Density Specific Area Plan overlay to lots that are 5,000 square meters or larger.

3.5 Opportunities for growth

As noted above, in addition to the estimated practical yield outlined in the REMPLAN study, Council will need to provide additional land for approximately **942 new dwellings** by 2046 by rezoning land as necessary. The following changes are encouraged:

- Allow for smaller minimum lot sizes in key areas

In West Tamar, the current minimum lot size for land designated as Low Density Residential is 1,500 square meters per lot. To accommodate increased density and offer a variety of housing options, this standard should be reviewed, subject to considering impacts on infrastructure. In some areas, this may mean amending the minimum lot size through a SAP/Masterplan process or rezoning. Similarly, the minimum Lot sizes for Rural Living Zones (B, C and D¹⁰) in some areas will either need to be reviewed to accommodate anticipated growth or the land rezoned.

The Village Zone in the Tasmanian planning Scheme aims to provide for small rural centres with a mix of residential, community services and commercial activities. The minimum lot size under this zone is 600 square meters, and is ideal to make efficient use of land for housing and optimise the use of infrastructure and community services. Introducing the Village Zone in West Tamar by rezoning targeted Rural Living and Low Density Residential areas would accommodate growth and provide an opportunity for low-impact commercial activities that cater to the local population.

In addition, the Specific Area Plan (SAP) overlay restricts development within Residential Supply and Density to lots that are 5,000 square meters or larger. To support the anticipated growth outlined in Legana and Riverside, as well as the growth corridor in between, it will be necessary to review the SAP overlay to facilitate an increased density in appropriate locations.

- Encourage balanced growth in Exeter, Beaconsfield, and Beauty Point

Exeter and Beaconsfield present distinct advantages that encourage growth. Both areas are relatively self-sufficient, offering essential local services. This makes them suitable for diverse growth options and particularly appealing to older residents who wish to downsize but stay in the community. The flat landscape encourages active travel, eliminating the need for a car for local trips. The strategy encourages infill development, as well as the development of greenfield parcels in Exeter and Beauty Point, within the infrastructure-serviced area, which can accommodate smaller levels of outward growth.

- Provide land opportunity for Economic development

Investigations into Exeter indicate that a modest expansion of industrial and commercial land would create more employment opportunities. Its strategic location is favourable for freight, as the Frankford Highway connects directly to the Bass Highway and the North West Coast, with convenient access to Bell Bay via the Batman Highway.

The strategy equally recommends expanding the Legana Industrial Area to optimise industrial land use, considering infrastructure constraints and residential interface.

¹⁰ The minimum lot sizes for Rural Living Zone B, C and D are 2 hectares, 5 hectares, and 10 hectares, respectively.

Further, there is a need to accommodate growth of retail and commercial floorspace in the main activity centres for growth in retail shopping, health and community services, legal and business services and administration.

- Supporting this growth through planned infrastructure and service delivery, working closely with the community and infrastructure providers.

Upgrades to the existing infrastructure will be necessary in areas expected to experience significant long-term growth, such as Riverside and Legana. Expanding the current infrastructure will also be required in new greenfield development areas. Engaging with service providers will help prioritise investments and determine their timing. Additionally, ongoing reviews and updates will ensure alignment with growth.

The strategy encourages Council to undertake Precinct Structure Plan projects and conduct detailed assessments of physical and community infrastructure. These assessments should be designed to be adaptive and responsive to change.

These opportunities are discussed further in the growth strategy sections.

04 – Growth Strategy



4. Growth strategy

This section outlines the objectives, strategic directions, and key actions needed to implement the Consolidated Growth scenario in West Tamar. The strategy supports consolidated growth around key centres, promotes housing diversity and resilience, and ensures that growth is aligned with infrastructure and community needs.

Consolidated Growth for West Tamar sets out a coordinated response to the municipality's projected population growth, infrastructure constraints, natural hazards, and changing community needs. At the heart of this strategy are a set of carefully selected objectives that reflect both evidence-based planning priorities and the aspirations of the West Tamar community. These objectives have been shaped by demographic analysis, land supply and suitability modelling, infrastructure assessments, and robust community and stakeholder engagement.

4.1 Overarching objectives

The growth strategy is broken down into the following eight objectives:

1. Accommodate growth in and around existing townships
2. Confirm and strengthen the township hierarchy
3. Greater diversity and affordability of housing
4. Connected community with choice of movement
5. Resilient growth
6. Services are adequate and accessible
7. Preserve productive agricultural land
8. Increase vibrancy, liveability and connectivity in centres

The objectives of the Growth Strategy were developed to provide a clear and actionable foundation for decision-making. They respond to both current challenges and long-term opportunities and are grounded in five key considerations:

1. Projected Population Growth and Housing Need

With West Tamar expected to gain more than 7,300 new residents by 2046, the Strategy must guide the provision of at least 3,368 additional dwellings. This growth must be managed to preserve the area's lifestyle values, avoid urban sprawl, and make efficient use of infrastructure.

2. Settlement Patterns and Infrastructure Alignment

The selection of Riverside, Legana, Exeter, and Beaconsfield/Beauty Point as the key growth nodes is based on their existing infrastructure capacity, town centre roles, and proximity to services. Focusing growth in these locations supports efficient service delivery and aligns with the hierarchy of centres.

3. Community Values and Lifestyle Diversity

Engagement with the West Tamar community revealed strong support for growth that respects the natural landscape, enables smaller-scale rural lifestyles, and offers a mix of housing options. Objectives related to housing diversity, connectedness, and character preservation are direct responses to this input.

4. Environmental Resilience and Hazard Avoidance

Given parts of West Tamar's exposure to bushfire, landslide, and coastal inundation risks, one of the key objectives is to ensure that growth occurs in appropriate locations and that built form incorporates resilience principles.

5. Equity, Accessibility, and Liveability

The strategy recognises the importance of inclusive growth. This is done through providing for diverse households, delivering social and affordable housing, and improving access to transport, health, education, and social services.

4.2 Strategic directions

The Objectives are to be delivered through a number of intertwining strategic directions. The relationship between strategic objectives and directions is presented through a matrix in Table 4 overleaf. An overview of these strategic directions is provided in Table 3 below.

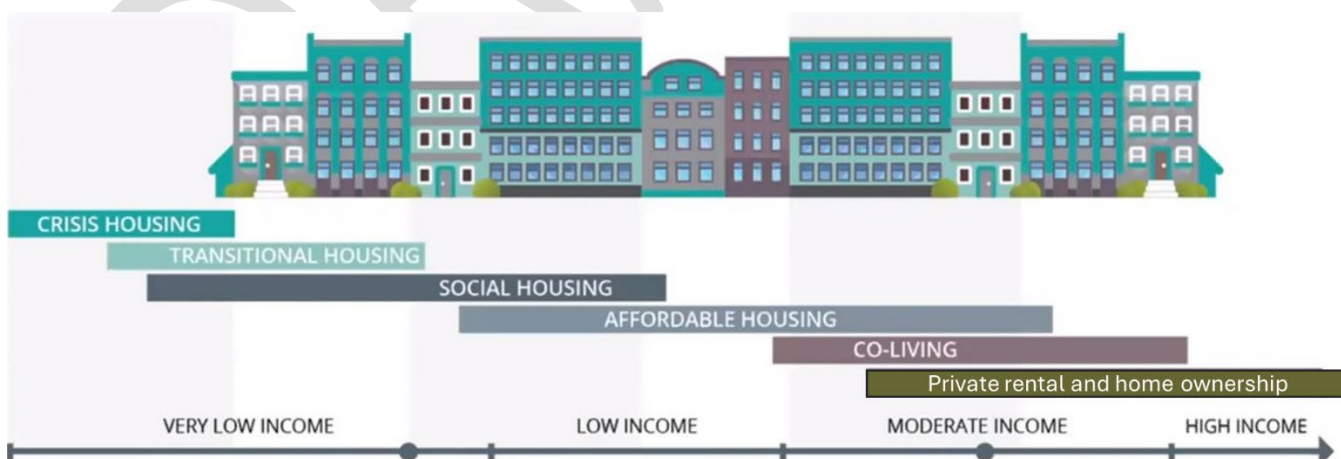
Table 2: Strategic directions overview

Strategic Direction	Description
Ensure sufficient land for growth: residential, commercial/retail and mixed use within existing towns	Making sure that townships like Legana, Riverside, Exeter, and Beaconsfield have the right amount of zoned and serviced land to accommodate new homes, jobs, and services both now and in the future. This avoids pressure on rural land and supports walkable, connected communities.
Diversity in zoning (and lot sizes): introduce village zoning	Encouraging a broader mix of land uses, particularly in smaller towns where homes and shops have traditionally existed side by side. The Village Zone reflects this local character and allows for more flexible, fine-grain development patterns that suit different household types and lifestyles.
Invest in community infrastructure priorities	Focusing public investment on libraries, early years facilities, parks, and other social infrastructure in areas expecting the most growth. This includes thinking

Strategic Direction	Description
	ahead about where services need to be expanded and how they can be delivered efficiently, including through shared and co-located facilities.
Advocate for investment in land and transport infrastructure, and for integrated planning and timely delivery	Advocating to State Government and service providers to prioritise upgrades and extensions to roads, water, sewer, electricity, and public transport in growth areas. This also means ensuring infrastructure planning is aligned with where and when growth is expected to occur.
Avoid natural hazards	Using hazard mapping and planning controls to avoid building in places that are at risk from bushfires, landslides, or coastal inundation. This reduces future risks to life and property and lowers the long-term costs to the community.
Apply resilience planning principles: greening, cooling, and water-sensitive design	Embedding principles like tree planting, urban cooling, and water-sensitive urban design into new developments to help neighbourhoods adapt to a changing climate. These measures also support public health and improve the feel of streets and open spaces.
Encourage mixed-use and quality built form (examples: shop-top housing, medium density, senior living options)	Promoting more varied and compact housing such as shop-top units, townhouses, and seniors housing, especially near town centres and services. This helps meet the needs of different age groups and life stages while contributing to lively, well-designed places.

Source: SGS Economics and Planning (2025)

Figure 16: The housing spectrum



Source: National Shelter (adapted by SGS)

4.3 Strategic directions and objectives matrix

Table 3: Strategic objectives and directions

Objectives \ Directions	Ensure sufficient land for growth: residential, commercial/retail and mixed use within existing towns	Diversity in zoning (and lot sizes): introduce village zoning*	Invest in community infrastructure priorities	Advocate for investment in land and transport infrastructure, and for integrated planning and timely delivery	Avoid natural hazards	Apply resilience planning principles: greening, cooling and water sensitive design	Encourage mixed use and quality built form (examples: shop top housing, medium density, senior living options)	West Tamar Housing Plan
Accommodate growth in existing townships	High	High	Low	High	High	High	High	High
Confirm and strengthen the township hierarchy	Low	Low	High	High	Low	Low	High	Low
Greater diversity and affordability of housing	High	High	Low	Low	High	Low	High	High
Connected community with choice of movement	High	Low	High	High	Low	High	High	Low

Objectives \ Directions	Ensure sufficient land for growth: residential, commercial/retail and mixed use within existing towns	Diversity in zoning (and lot sizes): introduce village zoning*	Invest in community infrastructure priorities	Advocate for investment in land and transport infrastructure, and for integrated planning and timely delivery	Avoid natural hazards	Apply resilience planning principles: greening, cooling and water sensitive design	Encourage mixed use and quality built form (examples: shop top housing, medium density, senior living options)	West Tamar Housing Plan
Resilient growth								
Services are adequate and accessible								
Preserve productive agricultural land								
Increase vibrancy, liveability and connectivity in centres								

Source: SGS Economics & Planning (2025)

* The Village Zone recognises that many small towns and villages in rural Tasmania do not have a clear separation between where residential and business uses occur. This has become part of their history and character, and the Village Zone is meant to keep this pattern.

4.4 Actions

The successful delivery of the West Tamar Growth Strategy will rely on coordinated action across a range of planning, policy, infrastructure, and engagement measures. These actions have been staged across short-term (1–3 years), medium-term (3–5 years), and long-term (5–10 years) timeframes, reflecting both priority and complexity.

The effective implementation of the strategy relies on Council and other stakeholders. Council is not able nor responsible for all areas, such as the delivery of water and sewage. However, Council can take on various roles, ranging from actor (taking the lead and implementing), collaborator, enabler to advocate. The actions described, identify priorities for Council and how it can take on a role to support the overall strategy implementation.

In the short term, the priority actions are:

- a. Develop master plans and SAPs for growth townships (Riverside, Legana, Exeter)
- b. Implement design guidelines (built form, green and cool places)
- c. Develop a Housing Plan that considers housing needs across the housing spectrum
- d. Implement the Infrastructure Plan
- e. Actively engage with development sector to identify demonstration project(s)

In the medium-term, Council should focus on:

- a. Continue to develop master plans and SAPs for growth townships (Riverside, Legana, Exeter)
- b. Develop a social and affordable housing strategy
- c. Monitor delivery of housing and diversity

In the long term, the priorities are:

- a. Continue to monitor delivery of housing and diversity
- b. Review and update strategy

Importantly, there is a need for Council to monitor the uptake and development of residential land, and compare this with the pace at which the actions are rolled out. Over time, there may be a need to adjust the strategy and/or rezone land faster or slower dependent on the overall demand pressures.

The following table (Table 5) sets out key implementation actions aligned with the strategic objectives and directions of the strategy. The table also identifies the primary roles and responsibilities of Council and its partners. While West Tamar Council will lead some actions, collaboration with State Government agencies, infrastructure providers, the community housing sector, and the private development industry will be essential to achieving the desired outcomes. This staged, collaborative approach aims to ensure that actions are delivered in a timely and integrated manner.

Table 4: Actions

Actions	Description	Short-term	Medium-term	Long-term	Roles and responsibilities
Master plans and SAPs for growth townships (Riverside, Legana, Exeter)	Provide detailed spatial planning and infrastructure sequencing for growth areas				Council (lead), with consultants, infrastructure agencies, and local community
Design guidelines (built form, green and cool places)	Establish clear expectations for high-quality, sustainable development and public realm outcomes				Council planning team (lead), with urban design consultants and community engagement
Develop a Housing Plan that considers housing needs across the housing spectrum	Position social/affordable housing as a critical component of liveable, equitable communities				Council (lead), collaborating with State Government, CHPs, and regional partners
Monitor delivery of housing and diversity	Track housing supply, diversity of dwelling types, and affordability outcomes				Council strategy team (lead), using planning approvals data, ABS, and housing market indicators
Implement Infrastructure Plan	Deliver physical and social infrastructure in line with growth forecasts and spatial priorities				Council (coordinator), with TasWater, TasNetworks, State agencies
Actively engage with development sector to identify demonstration project(s)	Partner with developers to pilot innovative, mixed-tenure, or medium-density housing projects				Council (lead), with developers, CHPs, and local builders
Review and update strategy	Evaluate and refresh strategy to remain aligned with emerging trends, data, and community needs				Council (lead), supported by planning consultants, infrastructure partners, and the community

Source: SGS Economics & Planning (2025)

05 – Infrastructure Plan



5. Infrastructure Plan

Infrastructure planning focuses on assessing the capacity and readiness of physical and transport infrastructure, including roads, water, sewer, electricity, and various community facilities such as schools, youth spaces, and recreational areas. The goal is to evaluate whether the current infrastructure can meet future demands and identify necessary upgrades. SGS Economics and Planning has employed a methodical approach to estimate infrastructure needs based on projected population growth, benchmarked against standard guidelines, while considering local contexts and feedback for adjustments. The following section summarises key findings and implications related to the growth strategy.

5.1 Physical infrastructure

Water

New developments in West Tamar must be in line with the existing capacity of water and sewerage systems or prompt timely infrastructure upgrades. There are known capacity constraints in Legana, as TasWater anticipates significant growth over the next 50 years. The water network's capacity across most of the Local Government Area (LGA) is expected to be exhausted within the medium term (i.e., 10-20 years) and will require upsizing to meet the demand from this growth.

Planned residential growth in Legana and surrounding areas must be staged to align with TasWater's investment program and prioritisation plan. The Master Plans, which include growth projections, will be continually reviewed and updated, as they are designed to adapt to changes.

Sewer

Commercial and industrial growth can be challenging to project, as the amount of effluent generated varies significantly depending on the type of use. For instance, food processing activities may require substantial trade water facilities, while transport and warehousing activities may have specific road standard requirements. Typically, the regional plants in Exeter, Beauty Point, and Beaconsfield are designed for domestic sewage and can accommodate uses that generate sewage and low-strength trade waste. However, they have limited capacity to handle high organic loads without significant investment. As a result, these activities need to be evaluated at the time of application. Sewage treatment plants in these towns are intended to be upgraded as needed to cater to growth or changes in compliance requirements.

Power infrastructure

In West Tamar, the power infrastructure is vital for growth in areas like Legana and Riverside, as it directly impacts new residential and commercial developments. TasNetworks regularly assesses the capacity of substations and feeder lines to determine necessary upgrades for supporting this growth. With an increasing focus on renewable energy and the electrification of transportation and industry, demand profiles are shifting. Key implications for the growth strategy include the need to confirm

electricity capacity during planning stages, potential contributions or waiting periods for subdivisions regarding infrastructure upgrades, and the importance of early communication between the council and TasNetworks to facilitate timely service delivery and long-term infrastructure planning.

Road infrastructure

The road network in West Tamar is crucial for supporting growth, enhancing connectivity, and improving safety. It serves various functions, including freight movement and access for residents and businesses. As population centres like Legana and Riverside grow, the condition of the road network will influence the feasibility of development and quality of life. The network includes local roads managed by the West Tamar Council and state roads overseen by the Tasmanian Department of State Growth (DSG), necessitating coordination between the two entities, especially where growth and safety intersect.

Public transport in Legana is primarily provided by Manions' Coaches, with Route 780 connecting Legana to Launceston and other routes serving surrounding areas. While these services aim to meet the commuting needs of the growing population, community feedback suggests that improvements are needed, as many residents still rely on cars for travel.

The future land use in West Tamar depends on infrastructure performance, particularly in growth areas like Legana, which will require improved road access to support higher residential densities and employment. Key priorities for the West Tamar Council include safety upgrades in these high-traffic areas, monitoring the impact of development on road conditions, and enhancing multimodal access through shared safe paths, cycling connections, and public transport. Additionally, land use and transport planning must be integrated into precinct planning updates to ensure roads and access support long-term urban development.

To achieve sustainable growth in the West Tamar region, collaboration between the Council and key infrastructure providers, such as TasWater and TasNetworks, is essential. This involves engaging these providers early in the planning process, providing clear growth forecasts for investment, and advocating for infrastructure upgrades in key areas, such as Legana and Riverside. By aligning planning efforts, West Tamar can ensure a continuous availability of serviced land and minimise infrastructure issues, ultimately promoting a well-planned and liveable community.

5.2 Social infrastructure

Community infrastructure in West Tamar should evolve in response to demographic changes, shifting service models, and increasing expectations for accessibility, integration, and inclusivity, especially when considering past and future growth under the preferred growth scenario, consolidation. Modern approaches prioritise community hubs, co-location, flexibility, and multi-use facilities, distinguishing them from traditional standalone structures. This shift is particularly important in a region with both rapidly growing suburban areas, such as Legana and Riverside, and lower-density rural communities, including Beaconsfield, Exeter, and the coastal communities further north.

The demand and staging of delivery are detailed in the Infrastructure Plan report; however, the key message is that planning for growth in 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.

Council should assess whether existing infrastructure can handle the increased demand or if new infrastructure is required. New facilities should be located in visible and accessible areas, ideally close to public transport, schools, and retail centres, to enhance walkability and community engagement. Co-locating services in integrated community hubs can enhance efficiency and user experience, enabling various functions, such as early years services and libraries, to coexist on a single site.

Council needs to implement phased infrastructure delivery that aligns with housing development and population growth. To meet early service needs, interim solutions like temporary modular facilities and partnerships with state agencies and nonprofits will be necessary. New infrastructure should be adaptable, flexible, and inclusive, accommodating changing demographics and service expectations. Incorporating universal design and spaces for informal interaction will enhance facility value. Finally, it's important to integrate community infrastructure priorities into broader planning documents to ensure cohesive land use and infrastructure investment.

Social and affordable housing

Social and affordable housing serves as a vital solution for individuals who are unable to access secure housing. By lowering rents, it helps households manage their expenses better. Beyond individual benefits, secure housing is essential for community connectivity, as it links people to jobs, services, and family. Social and affordable housing is a crucial component of the housing continuum, requiring substantial assistance or subsidy. It is recognised as vital infrastructure that not only supports specific households but also contributes to public health, social cohesion, and economic development, similar to other essential community services, such as transportation and healthcare.

Implementation considerations

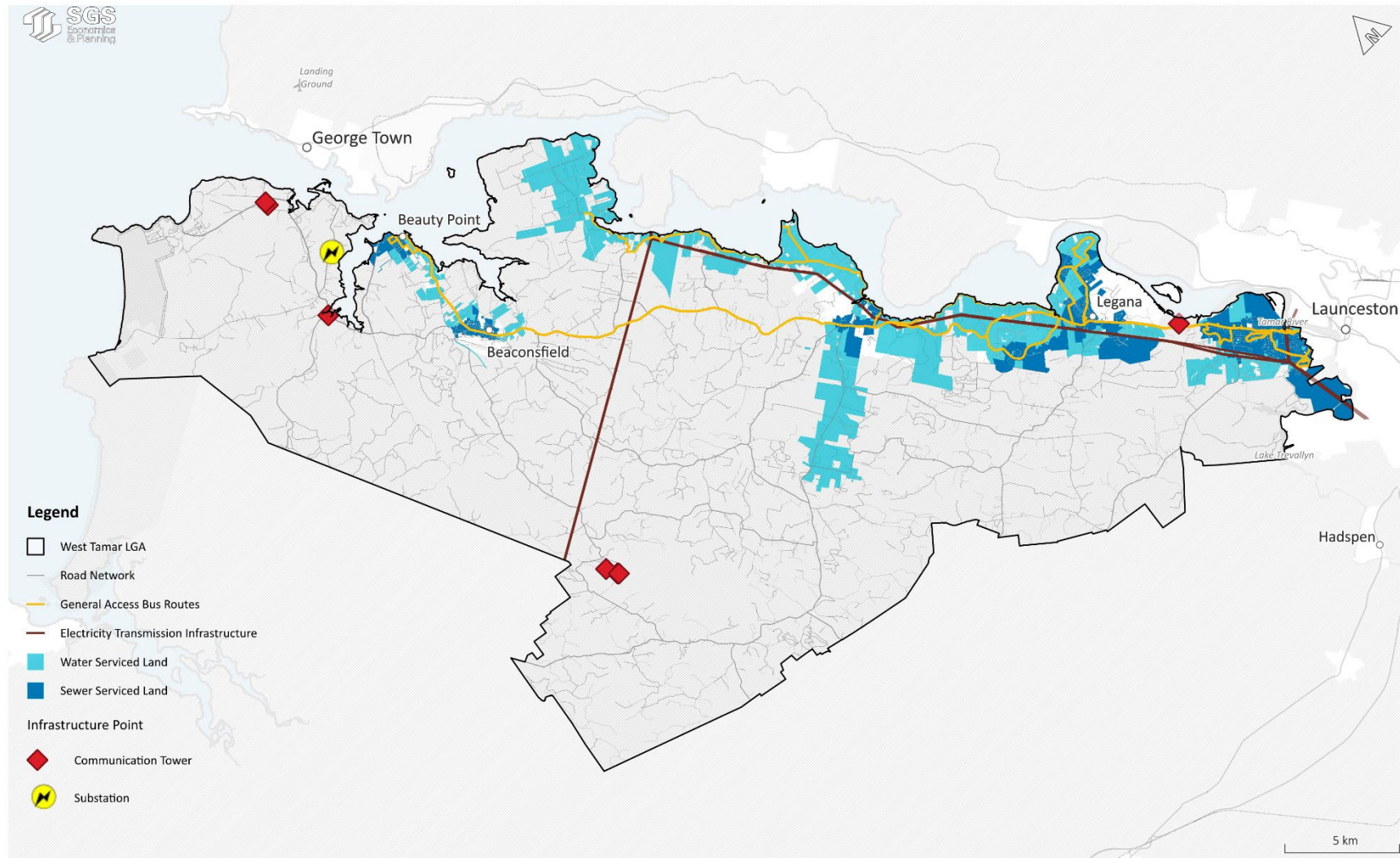
- Increasing investment in social and affordable housing through proven mechanisms, and reviewing regulatory frameworks that allow Council to encourage and provide social and affordable housing.
- Work with the construction sector to improve and streamline their capacity and productivity.
- Apply best 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.

Appendix A: Suitability Analysis

The following maps illustrate the natural hazards impacting West Tamar and the available infrastructure in the LGA.

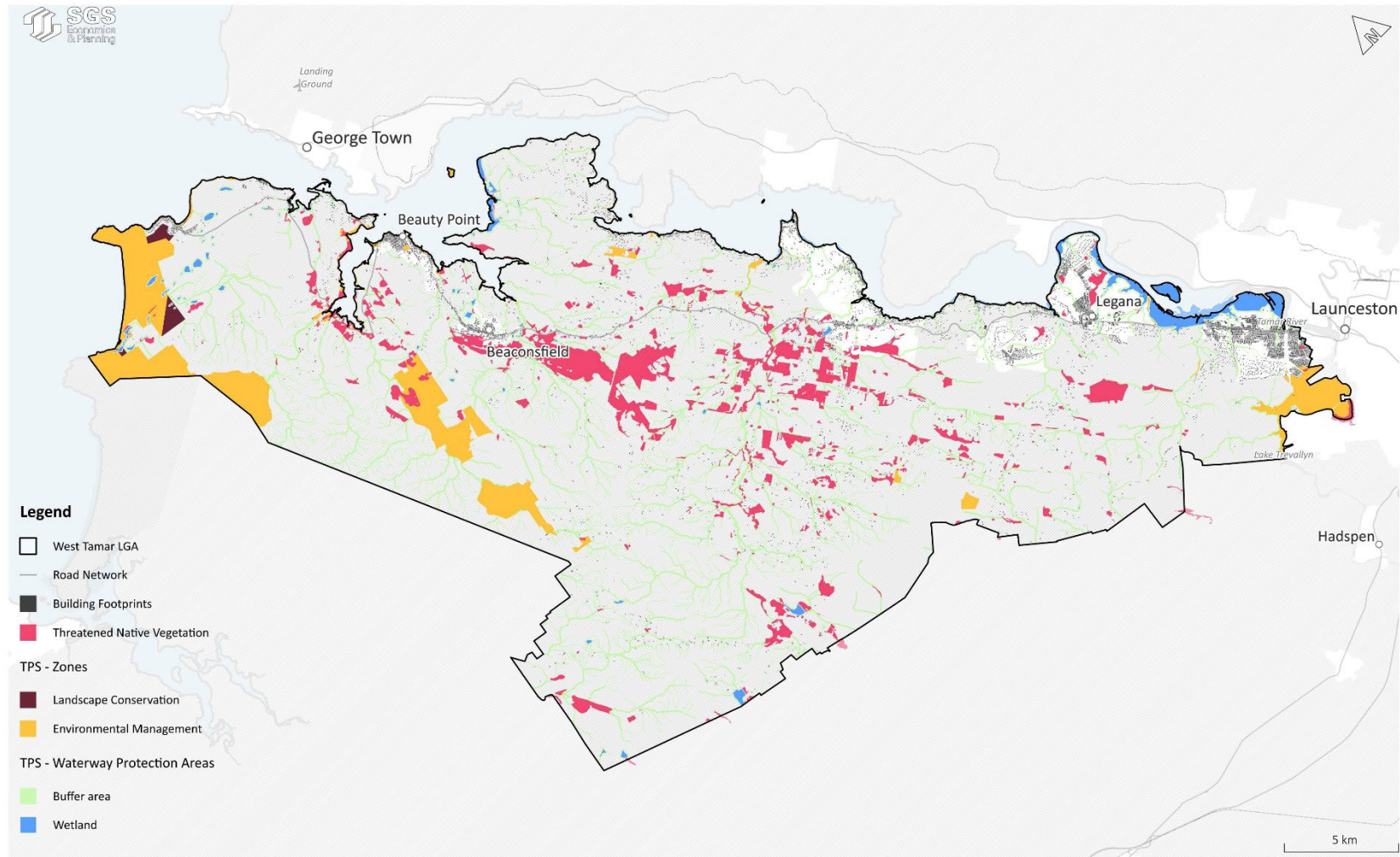
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Figure 17: Physical Infrastructure and Services



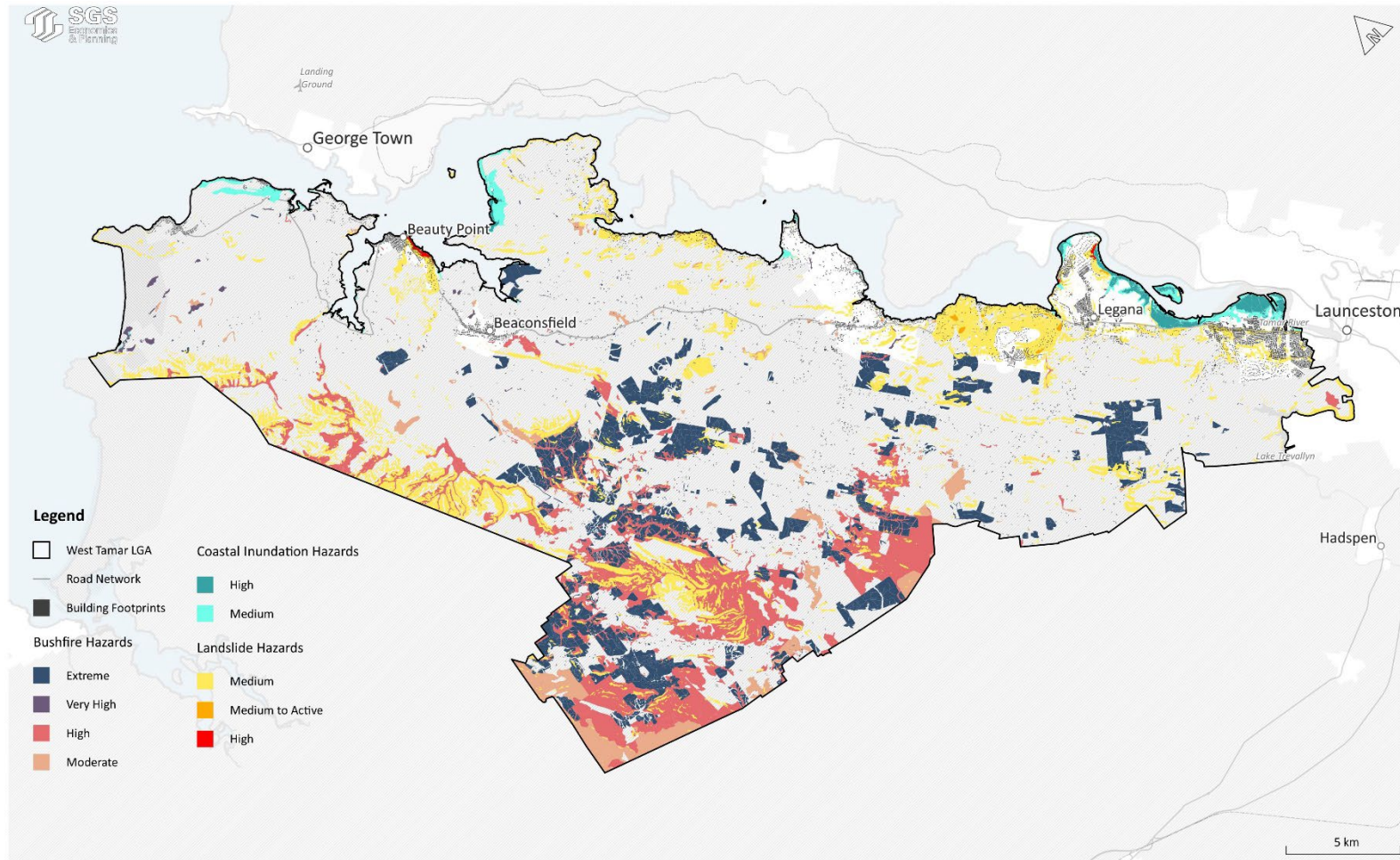
Source: SGS Economics and Planning, 2025

Figure 18: Environmental Protection



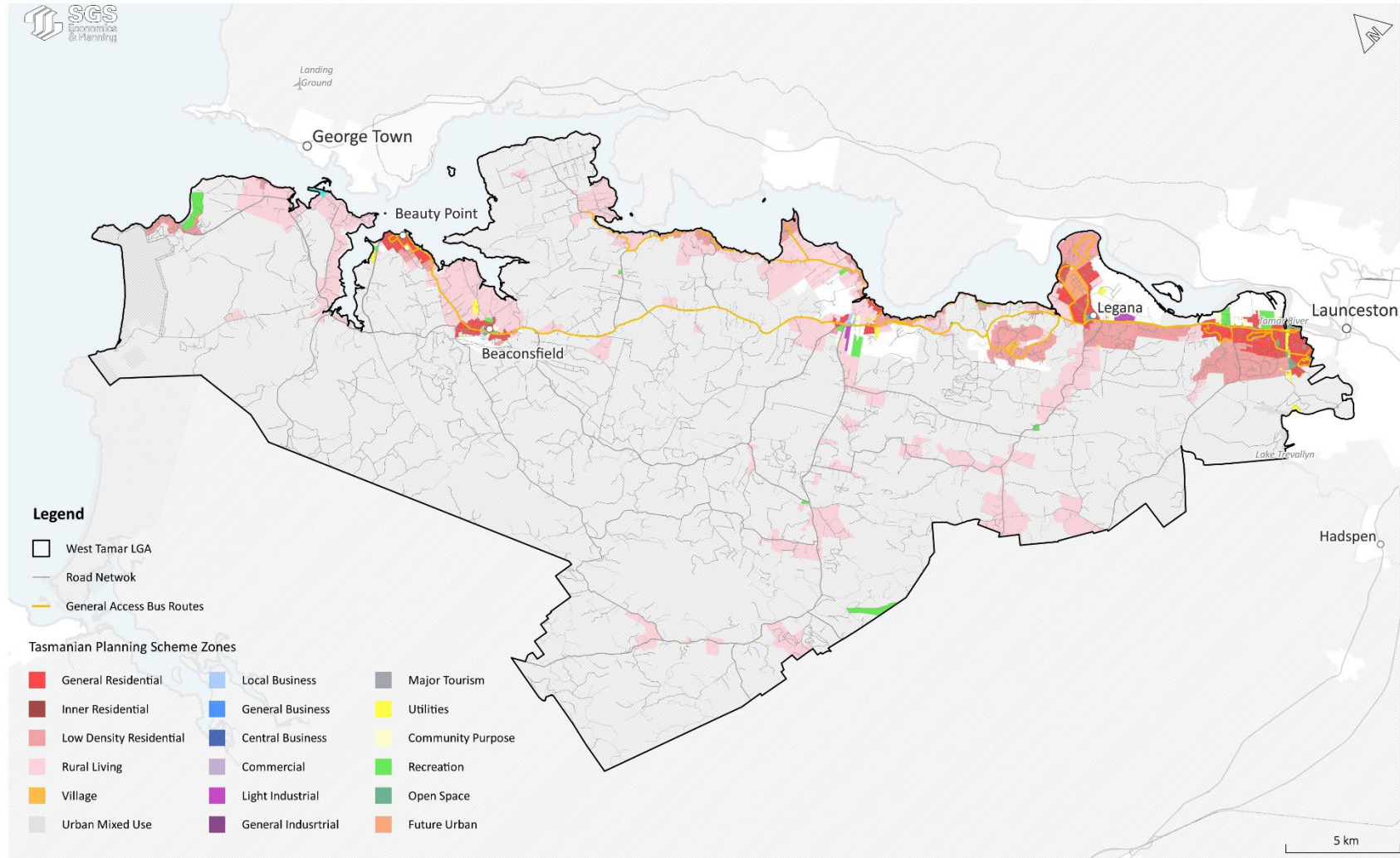
Source: SGS Economics and Planning, 2025

Figure 19: Natural Hazards



Source: SGS Economics and Planning, 2025

Figure 20: Land Zoning



Source: SGS Economics and Planning, 2025

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