

West Tamar Growth Strategy- Engagement Summary

West Tamar Council

30 | 04 | 2025



Independent
insight.



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1. Introduction

SGS Economics and Planning was commissioned by West Tamar Council to develop a Growth Strategy. The Growth Strategy will:

- Provide directions on desirable planning outcomes that can be interpreted for every lot, whether it be in the urban area or townships, on the urban periphery, or in the rural living, rural and agricultural zones. For many areas, there is likely to be no change to planning controls, but for change areas, future directions and implications for controls need to be particularly clear.
- Provide clarity about where development is desirable and what form it should take, founded on understanding what the community values from environmental, economic and social sustainability perspectives.
- Signal to state and federal government as well as infrastructure providers on preferred settlement patterns and land use outcomes and able to influence or advocate for supporting infrastructure, services and investments that are not within the control of Council.
- Provide clarity around the anticipated pattern and scale of growth (of population, dwellings and employment) to inform the provision and funding of community infrastructure, including consideration of the financial implications for Council. Community engagement is an important part of our process and will be used to determine the preferred future growth scenario for the West Tamar.

Our approach to community engagement is to ensure the engagement is informed by a solid evidence base. To provide this evidence base, a Snapshot of West Tamar report, Technical Appendix, and Growth Scenarios were provided on Council's Have Your Say Page on November 2024.¹

Much of the engagement was focused on three hypothetical growth scenarios where the community could discuss the pros and cons of different styles of development. Scenarios were developed considering population growth and demographic change, infrastructure capacity, natural hazards, access to services, and heritage values. They were purposefully isolated to encourage debate within the sessions, allowing for a genuine discussion of benefits and drawbacks. The three scenarios are summarised in Table 1 below and shown in Figure 1 overleaf.

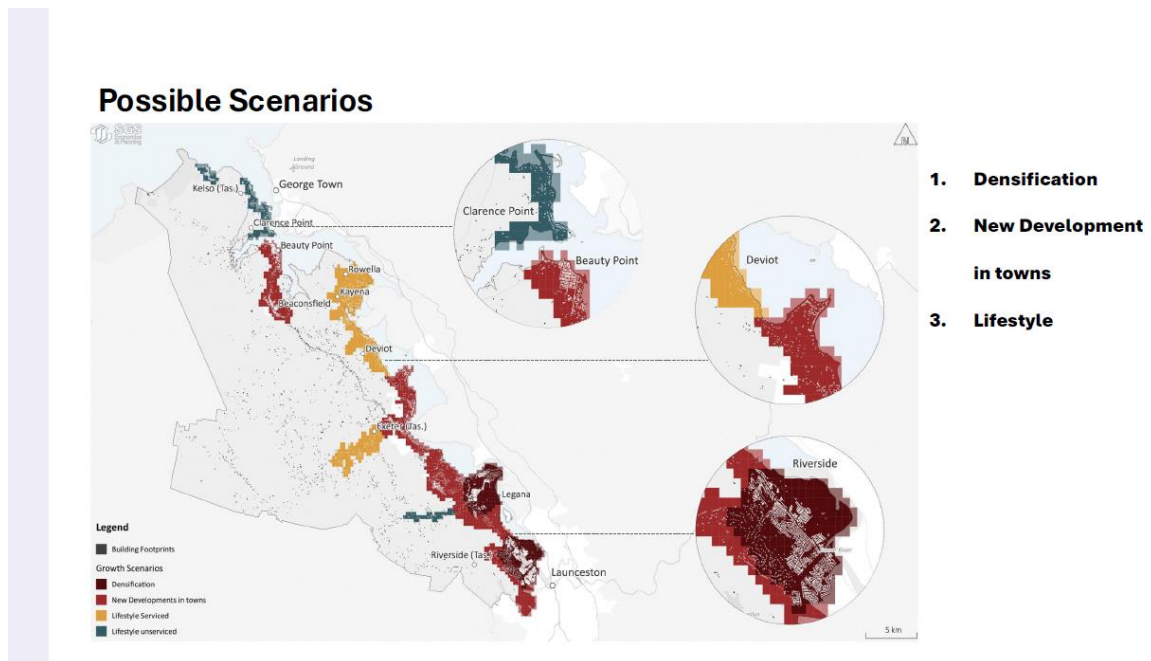
¹ <https://www.wtc.tas.gov.au/Your-Property/Planning/West-Tamar-Growth-Strategy>

Table 1: Growth scenario summary

| Scenario | Areas | Development Type | Discussion |
|--------------------------|---|--|---|
| Densification | Legana, Riverside | Mix of dwelling types including compact separate houses, townhouses, and apartments above shops. | Infrastructure upgrade costs will be higher, requiring service improvements including park and ride, education, community, and health services. |
| New Development in Towns | Legana, Danbury Heights, Riverside, Greens Beach, Beaconsfield, Exeter | Separate houses in new-build communities, mostly family-sized. | New services will need to be delivered, and traffic congestion will increase as more people use the West Tamar Highway to commute. |
| Lifestyle | Legana, Danbury Heights, Riverside, Beaconsfield, Exeter, Greens Beach, Kelso | Low density, including lots over 5,000 sqm in size, separate houses, hobby farms. | New services will need to be delivered, leading to increased congestion. High costs of servicing and increased car dependency are concerns. |

Source: SGS Economics and Planning (2025)

Figure 1: Growth scenarios



Source: West Tamar Growth Strategy – Scenarios for consultation (pg. 15)

1.1 Engagement summary

Engagement to test the draft scenarios comprised a series of community workshops and a survey made available online and with physical printouts. The workshops are summarised in Table 2 below.

Table 2: Engagement activity summary

| Workshop | Date | Location | Number of Attendees |
|------------|---------------------------|--|---------------------|
| Workshop 1 | Friday 29 November 2024 | Tailrace Centre – 1 Waterfront Drive, Riverside | 25 |
| Workshop 2 | Friday 29 November 2024 | Windsor Community Precinct (Area 3), 1 Windsor Dr, Riverside | 11 |
| Workshop 3 | Saturday 30 November 2024 | Legana Hall – 43 Fulton Street, Legana | 12 |
| Workshop 4 | Monday 2 December 2024 | Beauty Point Bowls Club, 11 Mainwaring St, Beauty Point | 4 |
| Workshop 5 | Monday 2 December 2024 | Exeter Community Hub, 11 Murray Street, Exeter | 20 |

Source: SGS Economics and Planning (2025)

Workshops spanned for 2 hours, and comprised the following agenda:

- **Acknowledgement of Country, introduction**
- **Project background** (aim, community engagement, timing, aim of today's session)
 - Growth projections for West Tamar (plus Q&A)
- **Present 3 scenarios** (explain drivers and constraints)
- **3 scenarios – World Café (3 rounds)** Growth: how, where and when?
 - (map on each table of the particular scenario, example housing forms)
 - (moderator at each table: pros and cons? additions or proposed changes? could this work? What does it depend on? What should Council do to support this?)
- **Recap** – what did we find (Q&A) (moderators to summarise (90 seconds each); Q&A for 10 minutes)
- **Preferences and priorities** (explain, 4 categories: 1. Housing, 2. Services & retail, 3. Transit and transport and 4. Recreation, walking and cycling)
- **3 maps, 3 groups**, stickers and memos
 - (explain, 4 categories: 1. Housing, 2. Services & retail, 3. Transit and transport and 4. Recreation, walking and cycling)
- **Recap and finish**

The workshop included written collateral, some of which can be seen in Appendix B. All written collateral has been translated into digital text in this report.

Engagement included a survey shared with the community, open from November 2024 through the end of January 2025 to account for the end of year shut-down period. There were a total of 72 respondents to the survey.

The remainder of this report shows the results from the workshop and the surveys.

2. Workshop findings

This section presents the high-level findings from the workshops. It includes a discussion of the three scenarios with some high level themes that draw upon the detailed notes taken for each workshop.

Scenario 1 Densification provides an opportunity to grow the LGA in established towns and commercial centres, maximising the use of existing infrastructure, public transport, and services and amenities without compromising productive land or the natural environment.

- The increased density is viewed by the community as a catalyst for economic activity and the development of small local businesses. It equally provides multiple housing options to accommodate the needs of different demographics.
- The community is, however, concerned with some of the costs associated with delivering higher densities, the generic “cookie-cutter” typology and badly designed apartments, and the potential lack of affordable housing, and retirement living options.
- This scenario would work best with a review of West Tamar’s planning controls that may have restrictive heights and setbacks, and by investing in and extending footpaths and cycle paths to encourage and cater for the demand for active transport. In addition, expanding social infrastructure such as childcare and playgrounds to accommodate future demand.
- Different densities were indicated as needed in different areas of the LGA. It was noted that overall housing should be increased in Exeter, Legana and Riverside. Townhouses and retirement villages are favoured in Exeter, shop top with a commercial ground floor in Beaconsfield and more lifestyle properties in Rowella and Clarence Point.

Scenario 2 Growth in towns: According to the community, this scenario offers an array of housing options and locations as it stretches across the LGA. While it provides opportunities for decentralising services and amenities, it may equally strain infrastructure in smaller towns if no significant investment is used towards upgrading them. In addition, the community is concerned about the erosion of the natural landscape and green spaces if growth under this scenario is not managed properly.

- The sprawling pattern of this scenario limits the possibility to use public transport, and therefore would exacerbate congestion. The community sees this development happening within a walking distance from town centres to alleviate reliance on private vehicles and encourage active transport options.
- The potential of densification around existing lifestyle property may lead to a change in the neighbourhood character, however, this change is welcome in certain towns wanting to grow and attract family-oriented households.
- The current SAP limit of a minimum developable size lot of 5,000 sqm in some areas, is seen as too large and not convenient for busy and older retirees’ households, who may not have the time to maintain a large garden. The community equally agrees that the 700 sqm lots are constraining and do not allow for enough outdoor space. A size lot of up to 2,000sqm is seen as ideal for detached housing developments.

- This scenario offers relatively cheaper and affordable housing options, as it is the current development type and local developers have the expertise and experience to implement it. However, the community thinks planning and design guidelines should be improved to avoid cookie-cutter developments, which lead to generic neighbourhoods.

Scenario 3 Lifestyle: This scenario represents the rural lifestyle that West Tamar is famous for. It is seen as the sign of a more affluent community with off-grid opportunities for development. However, this scenario may not provide affordable options and therefore is not equitable, and may not accommodate all population growth.

- Expanding development of large properties in new areas threatens wildlife and the natural environment, but also puts the residents at increased risk of bushfires, landslides, coastal erosions and inundation.
- This scenario also strains physical and social infrastructure and services. More investment would be needed for childcare, schools and medical centres. In addition to making certain services such as garbage collection extremely costly. Existing residents would subsidise the increasing cost to service the margin of the population.
- While this scenario is good for hobby farms, exclusively developing lifestyle properties would discriminate and limit the options for those wanting to downsize, or lead a more urban lifestyle.
- The community sees this development limited to areas not conflicting with productive land and agricultural use.

Further tables summarise the written notes from the workshops. Photos from the engagement are shown in Appendix B.

2.1 Workshop 1

| | | |
|--|--|--|
| Date | Friday 29 November 2024 | |
| Location | Tailrace | |
| Attendance | <ul style="list-style-type: none"> Ellen Witte (SGS) Aline Raad (SGS) Tiffany Heys (Council) Michelle Riley (Council) 21 community members | |
| Scenario 1 <i>Densification</i> | Scenario 2 <i>Growth in towns</i> | Scenario 3 <i>Lifestyle</i> |
| <p>The pros of this scenario are</p> <ul style="list-style-type: none"> Increased access and investment opportunities Increased development in well-serviced areas Preservation of nature and agriculture/farmland Increased density is more inclusive of diversity and provides opportunities to accommodate different needs of different demographics | <p>The pros of this scenario are</p> <ul style="list-style-type: none"> Developers favour this scenario It gives council more control over dwelling types It offers lifestyle options while accommodating growth and providing social and affordable housing It presents a strategic planning opportunity to ensure connections to amenities and points of service It creates more demand for services, which can help fund these services | <p>The pros of this scenario are</p> <ul style="list-style-type: none"> Lifestyle should be one of the development types, but not the only type Lifestyle development is part of the DNA of Tamar Valley It provides an alternative in the region for larger lots, which are in high demand among young families Issues about equality for access to housing and infrastructure |

| | | |
|--|--|--|
| | <ul style="list-style-type: none"> ▪ It gives people the choice of living elsewhere in the LGA (not just close to Launceston) ▪ Current development type under this scenario is cheaper; however, this can change | <ul style="list-style-type: none"> ▪ Off the grid living presents an opportunity to not rely on utility services (water + sewage) ▪ It supports working from home |
| <p>The cons of this scenario are</p> <ul style="list-style-type: none"> ▪ Could become overcrowded ▪ Medium or high-density development is beyond the means of a single developer ▪ Costs associated with developing a commercial ground floor + shop top are not viable ▪ The building code is restrictive (building heights and setbacks need to be reconsidered) | <p>The cons of this scenario are</p> <ul style="list-style-type: none"> ▪ Services are constrained and upgrading them requires funding ▪ Encroaching into farm, agriculture and productive land ▪ Smaller towns would miss out on growth i.e. Green beach ▪ Creates more dormitory suburbs that depend on Launceston for work and leisure ▪ Existing shopping areas in Riverside and Legana are already congested ▪ Development does not fit with strategic plans ▪ Development is too expensive | <p>The cons of this scenario are</p> <ul style="list-style-type: none"> ▪ Retirement village-type development is not affordable for young people ▪ Difficulty delivering infrastructure (high cost per person/intergenerational cost of infrastructure) ▪ Car dependency/transport distances and lack of adequate public transport ▪ Accessibility to family support, such as living close to parents and grandparents is not an option with density ▪ Proximity to services such as medical – drain on service delivery ▪ Cost, when spread out, will put much higher pressure on TasWater and other providers to improve services ▪ Not a huge amount of change from now (status quo) ▪ Unsustainable service delivery: This scenario does not support much population growth ▪ Lack of diversity in dwelling types ▪ Environmental impact (space per person) |

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|---|---|--|
| <p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Opportunities for different types of housing to cater for a mix of socio-economic backgrounds | <p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Further consolidate to reduce strain on services ▪ Large highways split towns in half. Need better pedestrian access across the LGA. ▪ New road structure, congestion is an issue ▪ Decentralise economic development to reduce reliance on Launceston. Need more retail and medical services. ▪ Public transport opportunities are limited ▪ We do not necessarily want buses as usual. We need more diversity. A developer wants to do things as cheaply as possible, which often results in cookie-cutter development. | <p>Additions or changes</p> <ul style="list-style-type: none"> ▪ 5000 sqm is too large – 2000 sqm would halve sprawl ▪ Part but not the only option: do not remove lifestyle from the strategy ▪ How long do people stay on larger properties? is there enough rotation to not need more? How often do properties change hands? ▪ Some areas mapped are already smaller than 5000 sqm i.e. Green Beach ▪ High-hazard areas should be included ▪ Might be part of all three scenarios: site-specific considerations ▪ Exeter has good potential for growth ▪ Combination of having density in centres but allowing lifestyle growth to occur naturally |
| <p>How would it work</p> <ul style="list-style-type: none"> ▪ Investment strategy and intervention by council/state to make medium and high-density developments feasible commercially ▪ Change of reliance on private vehicle mindset and shift towards public transport use ▪ Increase walkability - shared pathways for active transport | <p>How would it work</p> <ul style="list-style-type: none"> ▪ Gives potential to turn Beaconsfield into more of a hub that has more amenities ▪ Helps strengthen strong community bonds in more regional towns | <p>How would it work</p> <ul style="list-style-type: none"> ▪ Self-contained within serviced areas ▪ Consistent with investment approach ▪ Rezoning ▪ Logistics and meeting requirements in environmentally sensitive areas ▪ Car dependency might be okay ▪ With changing demographics, it might bring higher costs and change the character |

- Master plan for West Tamar, potentially a Special Area Plan that allows increased building heights

- Infrastructure improvements with new population needs to be planned well in areas with low infrastructure standards

Map Annotations

- Improve transport and connectivity around Clarence Point, Kelso, Beauty Point and Beaconsfield
- Create walking trails in Kayena, Kelso and Beauty Point, Exeter, Legana and connection to Launceston
- Create opportunities for employment and local businesses in and round Exeter
- Increase housing and transport in Beaconsfield, Clarence Point, Exeter, Legana and Riverside
- Increase amenities in Beauty Point, Exeter, and Legana
- In Beaconsfield, densify main street, expand housing and increase transport
- Create a coastal pathway for active transport (cycling and walking)
- All 3 scenarios have potential for implementation in Exeter; this would entail building up the main street, avoid cookie-cutter development, and provide lifestyle lots on the perimeter/ periphery
- Legana: opportunities on the non-flood side but connectivity to the centre needs to be improved/maintained
- Consider SAP in townships to allow higher density, reduced setbacks, and increased heights suitable for apartment living
- Riverside: build on apartment living (increase the number)
- Walking cycling connections between the towns

2.2 Workshop 2

| | | | |
|--|---|---|--|
| Date | Friday 29 November 2024 | | |
| Location | Windsor | | |
| Attendance | <ul style="list-style-type: none"> Ellen Witte (SGS) Aline Raad (SGS) Tiffany Heys (Council) Dee Yuvanesan (Council) Eric Smith (Council) 7 community members | | |
| Scenario 1 <i>Densification</i> | Scenario 2 <i>Growth in towns</i> | Scenario 3 <i>Lifestyle</i> | |
| <p>The pros of this scenario are</p> <ul style="list-style-type: none"> Increasing density in Legana is suitable since it's safe from bushfires and has good access to employment This scenario provides diversity in the housing stock Increased density would encourage public transport and justify investment in better public transport infrastructure and scheduling (30 dwellings per hectare) Encourages infill versus creating new suburbs | <p>The pros of this scenario are</p> <ul style="list-style-type: none"> Exeter has a huge potential for development, is serviced by good infrastructure, and development here wouldn't compromise agricultural land | <p>The pros of this scenario are</p> <ul style="list-style-type: none"> Privacy and protection of local and native land Offset carbon emissions land for wildlife | |

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| <ul style="list-style-type: none"> ▪ Accessible commercial services | | |
| <p>The cons of this scenario are</p> <ul style="list-style-type: none"> ▪ Generic architecture | <p>The cons of this scenario are</p> <ul style="list-style-type: none"> ▪ Lack of public transport, lack of housing diversity and bar-top living | <p>The cons of this scenario are</p> <p>Extra cost for infrastructure</p> <p>This scenario rules out certain demographics, such as retirees wanting to downgrade and disabled people needing access to services</p> |
| <p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Preserve agricultural land ▪ Diversity gives character; not all buildings look the same | <p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Densify in Lilydale, good context, close to Launceston ▪ Grow Exeter but maintain town character | <p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Save the apple orchard in Legana ▪ Add small reserves in suburban areas ▪ Create an urban park in Exeter and Legana |
| <p>How would it work</p> <ul style="list-style-type: none"> ▪ Legana is already like a city centre and should have increased density. It is also an attractive place to live. ▪ Black roofs, no vegetation and particularly native vegetation; this should change to accommodate growth | <p>How would it work</p> <ul style="list-style-type: none"> ▪ Grow Exeter in a smart way ▪ Densify as proposed in Scenario 1 around Scenario 2 | <p>How would it work</p> <ul style="list-style-type: none"> ▪ Mix with the other scenarios |
| <p>Map Annotations</p> <ul style="list-style-type: none"> ▪ Increase housing for residents, holiday homes and visitor accommodation in Clarence Point and Kelso ▪ Significantly increase housing in Riverside and Exeter | | |

- In Legana, ensure there are enough green spaces for native locals (reserve), preserve the community apple orchard and provide a range of housing
- Keep the village feel of Exeter increase housing accordingly
- Increase amenities in Beaconsfield, Exeter, Legana and Launceston
- Increase transport in Exeter and Legana
- Create pathways for active transport, specifically from Exeter to Legana connecting to Launceston
- Reconsider a pedestrian bridge and a solution to existing car bridge since it's at capacity
- Restrict how many houses a developer can construct to preserve equity
- Create visual diversity (not cookie-cutter development) and increase density

2.3 Workshop 3

| | | | |
|--|---|--|--|
| Date | Saturday 30 November 2024 | | |
| Location | Legana | | |
| Attendance | <ul style="list-style-type: none"> Ellen Witte (SGS) Aline Raad (SGS) Michelle Riley (Council) Karin Van Straten (Council) 9 community members | | |
| Scenario 1 <i>Densification</i> | Scenario 2 <i>Growth in towns</i> | Scenario 3 <i>Lifestyle</i> | |
| The pros of this scenario are <ul style="list-style-type: none"> This scenario has less infrastructure problems than other scenarios | The pros of this scenario are <ul style="list-style-type: none"> Preserve the neighbourhood character and is family-oriented Links the towns together Infrastructure development on supply and demand basis | The pros of this scenario are <ul style="list-style-type: none"> Tamar Valley's visual appearance remains the same Still close to main centre at Launceston Less crime Potentially more affluent community Opportunities for off-grid developments | |
| The cons of this scenario are <ul style="list-style-type: none"> Potential social problems in dense areas | The cons of this scenario are <ul style="list-style-type: none"> Rates would go up | The cons of this scenario are <ul style="list-style-type: none"> Longer commutes | |

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| | <ul style="list-style-type: none"> ▪ Puts pressure on existing infrastructure and amenity ▪ Exclusionary (old and unaffordable) ▪ Isolating: no interaction with neighbours ▪ Would change character if done badly | <ul style="list-style-type: none"> ▪ Lack of PT and future investment in PT ▪ Sewage is at capacity in Legana and Exeter ▪ Environmental degradation (run off the river) ▪ Bushfire risk ▪ Bigger blocks are more expensive ▪ May not be enough land to accommodate growth ▪ Social isolation (no opportunities to meet and chat with neighbours) ▪ Lots are too big and too tiring and expensive to look after. Should reduce the size to 2500 sqm ▪ Waste of land ▪ Only a limited number of people want this type of housing ▪ Infrastructure impact from natural disasters e.g. power (more widespread outages) |
| Additions or changes <ul style="list-style-type: none"> ▪ Increase social infrastructure and community services to support growth ▪ More townhouses and shop tops (maximum of 2-3 stories) ▪ No social housing (no migrants in the winery entry) ▪ No density in Legana ▪ More green spaces, more walkable areas | Additions or changes <ul style="list-style-type: none"> ▪ 2000 sqm is the ideal lot size, 5000 is too big and 700 is too small ▪ Not allow developers to buy too many plots next to each other or mandate all houses to be different designs | Additions or changes <ul style="list-style-type: none"> ▪ Limit subdivision opportunities ▪ Lots size is too big ▪ Need more choice – provide opportunity for larger lots but not everywhere ▪ Can not keep spreading out mix-up housing styles ▪ Plan for infrastructure, including social infrastructure |

How would it work

- Build up not out, and see good examples in European cities
- Integration based on socio-economic backgrounds (mix – diversity)
- Consider other locations to densify, such as Exeter, which has good potential
- Manage growth (be careful about too much growth)
- Medium level 4-5 storeys (8 at most)
- Must consider the whole picture, including the volume of people + services they will need
- Needs to be well planned from an infrastructure perspective and ensure enough parking
- Townhouse style development rather than apartments
- Need to preserve character
- Health infrastructure to support growth (hospitals etc.)
- Pathways for (electric) bikes and walking the whole length of the municipality

How would it work

- Mix of all 3 scenarios
- More PT scheduling and infrastructure
- Encourage different types of shops and amenities such as local businesses rather than Kmart type stores
- Provide opportunities for rent-free (or nominal fee) community markets
- Develop along the corridors
- More infrastructure for electric bikes and walking

How would it work

- Investment in infrastructure is needed
- Improvement in public transport

Map Annotations

- Create a walking/cycling path along the coast, parallel to the main highway connecting the different towns. This path will encourage residents and tourists to use it for leisure and commute to work.
- Increase housing around Legana, and infrastructure and community services (mostly childcare) between Exeter and Legana

- Create a tunnel or a bridge to alleviate traffic going into and out of Launceston
- Plant evergreen trees (non-deciduous), regulate removal of trees from nature strips,
- Increase housing, infrastructure and PT around Clarence Point, Beauty Point, Beaconsfield, Exeter and significantly in Legana
- Housing in Legana located top (western) side of the road
- Market and food van in Legana
- Boat ramp In Legana
- General residential 2000sqm blocks in Legana
- Keep bike paths off the main road, create additional paths for active transport

2.4 Workshop 4

| | | | |
|---|---|---|--|
| Date | Monday 2 December 2024 | | |
| Location | Beauty Point | | |
| Attendance | <ul style="list-style-type: none"> Ellen Witte (SGS) Aline Raad (SGS) Michelle Riley (Council) Tiffany Heys (Council) 1 community member | | |
| Scenario 1 <i>Densification</i> | Scenario 2 <i>Growth in towns</i> | Scenario 3 <i>Lifestyle</i> | |
| The pros of this scenario are <ul style="list-style-type: none"> Densifying in Legana and Riverside makes sense since they're already a 'city' Accessible from other areas (if more facilities are added) Avoids high growth in other locations | The pros of this scenario are <ul style="list-style-type: none"> Some growth is ok, but not too much In Beauty Point, existing supply of +300 dwellings is ok Don't want large additional areas Natural organic growth over time | The pros of this scenario are | |
| The cons of this scenario are <ul style="list-style-type: none"> N/A | The cons of this scenario are <ul style="list-style-type: none"> Concerned about low-socio-economic people | The cons of this scenario are <ul style="list-style-type: none"> More cost to provide services subsidised by existing residents | |

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| Additions or changes <ul style="list-style-type: none"> Hospital in Legana More variety in shopping e.g. addition of a Woolworths Supermarket | Additions or changes <ul style="list-style-type: none"> More population in Exeter than in Beauty Point Capacity of roads need to increase north of Legana Need to consider character Don't want too many low-socio economic or new suburbs Services to support existing areas + additional growth Exeter provides services for large areas - needs more services More offerings for tourists | Additions or changes <ul style="list-style-type: none"> Open up for hobby farms to have farmers' markets. E.g. in Beauty Point to promote tourism |
| How would it work <ul style="list-style-type: none"> N/A | How would it work <ul style="list-style-type: none"> Mix of housing, not just social housing | How would it work <ul style="list-style-type: none"> Contained areas/suburbs with no conflict with agricultural use |
| Map Annotations <ul style="list-style-type: none"> More transport and amenities in Kelso (buses, shops, health facilities) Hospital / Emergency department in George Town that is accessible to people in Beauty Point More housing, amenities and transport in Beauty Point and Beaconsfield that preserve the rural character Better/more services in Exeter Suburb of hobby farms outside of Exeter | | |

- Hospital in Legana
- More housing, amenities and transport in Legana and Riverside

2.5 Workshop 5

| | | |
|--|--|--|
| Date | Monday 2 December 2024 | |
| Location | Exeter | |
| Attendance | <ul style="list-style-type: none"> ▪ David Leyden (SGS) ▪ Aline Raad (SGS) ▪ Michelle Riley (Council) ▪ 17 community member | |
| Scenario 1 <i>Densification</i> | Scenario 2 <i>Growth in towns</i> | Scenario 3 <i>Lifestyle</i> |
| <p>The pros of this scenario are</p> <ul style="list-style-type: none"> ▪ There will be demand for this scenario so we need to plan/accommodate for it ▪ Scenario prevents urban sprawl and reduces costs attached to providing new services and infrastructure ▪ Allows living close to employment opportunities ▪ Provides affordable housing options and reduces transport costs | <p>The pros of this scenario are</p> <ul style="list-style-type: none"> ▪ Good to have growth in each location ▪ Builds on existing infrastructure ▪ Increased number of people in towns brings more services and amenities ▪ The scenario allows for a mix of housing types, including social housing in all towns ▪ More opportunities to build/subdivide in areas within the existing towns | <p>The pros of this scenario are</p> <ul style="list-style-type: none"> ▪ Offers a unique lifestyle that a number of people want |

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| <ul style="list-style-type: none"> ▪ Provides multiple housing options and dwelling types to cater for different tastes and needs ▪ Provides options for downsizing and smaller gardens ▪ opportunity for gentrification ▪ Allows for aging in place | <ul style="list-style-type: none"> ▪ Provide options for those wanting to downsize | |
| <p>The cons of this scenario are</p> <ul style="list-style-type: none"> ▪ Badly designed and cheaply built dwellings such as three-story buildings with no lifts are not accessible ▪ Possibility of more crime (perceived) ▪ Takes away growth opportunities from existing towns such as Exeter | <p>The cons of this scenario are</p> <ul style="list-style-type: none"> ▪ Traffic within towns will increase e.g. main street Exeter, which might create some safety issues ▪ Tas water and sewage infrastructure are at capacity and will require costly upgrading ▪ Potential for increased crime associated with density (perceived) ▪ Changes to a neighbourhood character (increased density around lifestyle property) contradict why people bought properties there in the first place ▪ Potential conflict with existing uses ▪ Current infrastructure is insufficient in certain places and cannot accommodate growth without significant investment ▪ Constraints like flooding and drainage in places like Swan Point | <p>The cons of this scenario are</p> <ul style="list-style-type: none"> ▪ Puts pressure on Public transport and infrastructure ▪ Increased cost to deliver additional infrastructure which will be servicing a margin of the population ▪ Loss of agricultural land and natural habitat ▪ Less housing volume and diversity ▪ Increased serviceability cost for things like road maintenance and garbage collection ▪ Areas like Kelso are at risk of inundation and storm surge ▪ Downsizing is no longer an option under this scenario |
| <p>Additions or changes</p> | <p>Additions or changes</p> <ul style="list-style-type: none"> ▪ Improve public transport (frequency and reach) | <p>Additions or changes</p> |

| | | |
|--|--|---|
| <ul style="list-style-type: none"> Green spaces are critical if we were going to densify Cycling and walking paths need to be improved and expanded to accommodate population growth More amenities and recreation spaces for families and children and all abilities playgrounds Focus on liveability (access to transport and to nature) Ensure integration of affordable housing and intergenerational housing Ensure design guidelines are at high standard to procure amenities Increase employment opportunities in Legana rather than requiring commuting to Launceston for work Community gardens and accessible parks for aging in place Allow growth in towns such as Exeter and Beaconsfield as they are more affordable | <ul style="list-style-type: none"> Increase and maintain green and recreational spaces, particularly in Exeter and Legana (a good example is Rose Bay) Increase the number of community gardens Provide childcare and community facilities such as shared multi-purpose rooms Continue and expand the Gravely Beach masterplan | <ul style="list-style-type: none"> Integration of park and ride could solve some of the transport problems Dual occupancy or multiple families Improve community facilities for rural areas Invest in ferries a public transport option |
| <p>How would it work</p> <ul style="list-style-type: none"> Push for diverse housing, the community wants affordable housing and not just detached villa-type dwellings Focus on inclusive communities designed to support a variety of household sizes | <p>How would it work</p> <ul style="list-style-type: none"> Park and ride facilities to combine private and public transport modes Provide a mix of housing, including social and affordable options Certain remote areas will remain unserved and dwellings will need to be off the grid | <p>How would it work</p> <ul style="list-style-type: none"> Develop long existing corridors while avoiding existing communities |

- Investment in infrastructure (bad example is the recent Taswater consultation about sewage and Gravelly Beach)
- Bypass towns like Exeter and Beaconsfield
- Allow development and subdivisions of lots measuring 200 sqm
- Development similar to Wildmore crescent, that are well built with proper amenities, infrastructure and footpaths etc.
- Development should occur within walking distance to town centres
- Scenario should provide employment opportunities and not just dwellings, and boost liveability supported by the right infrastructure
- Maintain neighbourhood character and heritage buildings. Places like Exeter and Beaconsfield have great characters. Development should be supported by good urban design and planning

Map Annotations

- Increase transport in the surroundings of Deviot, Exeter
- Increase housing in Exeter, Legana and Riverside
- Increase amenities in Exeter and Legana (childcare, playgrounds and green spaces)
- Create cycling paths along main roads, and improve sidewalks and zebra crossings in Exeter, Legana and Beaconsfield
- Lifestyle lots in Rowella, Clarence Point
- Townhouses and shop-top housing in Beaconsfield, and townhouses and retirement village in Exeter
- Park and Ride in Beaconsfield, Deviot and Exeter

3. Survey findings

This section presents the high-level summary of the results, supported by detailed analysis of the answers.

3.1 High-level summary

Most respondents prefer densifying in and around existing residential areas and commercial and business centres. This preference is driven by partnered people and families with children, who mainly reside in established areas such as Legana, Riverside, and Beaconsfield.

The advantages of building within existing towns include the following: provide access to existing services and amenities, make better use of infrastructure, while having an overall less impact on the environment and green spaces. However, congestion and loss of privacy, which is often mitigated in sprawled developments, remains an important concern for the community. People across the LGA voiced these opinions with no majority from one town. However, the highest cohort was older adults (46-65) and retirees (66+).

The respondents think Senior living and affordable housing should be prioritised as a development typology. Additionally, single family dwellings and townhouses are more favoured than apartments. The comments suggest an approach to balanced mix development, that prioritises affordable homes and age-in-place options to be the most suitable.

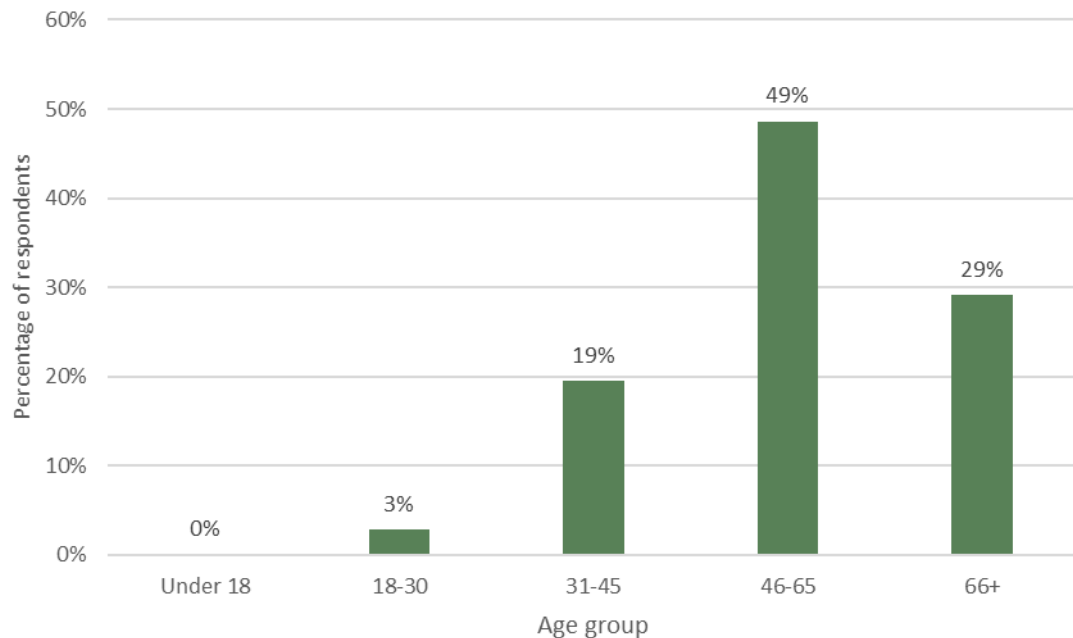
A significant majority is concerned with the long-term implications of climate change on housing development options. The respondents think growth should be focused on safer low-risk areas while limiting growth in high-risk areas subject to natural hazards.

The results indicate a strong demand for a comprehensive active transport network across the LGA and improved public transport options.

The community regards the natural landscape highly. Strong emphasis is equally placed on the rural character of the LGA, highlighting the importance of preserving the landscape of the local region from the encroachment of future development.

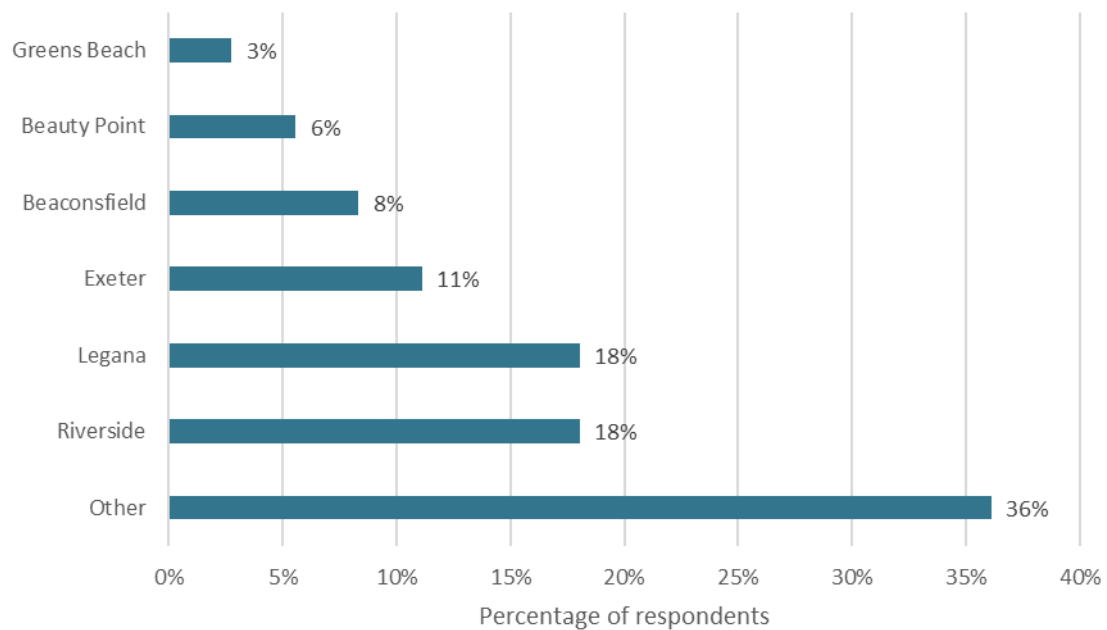
3.2 Detailed analysis

Figure 2: Age profile of survey respondents



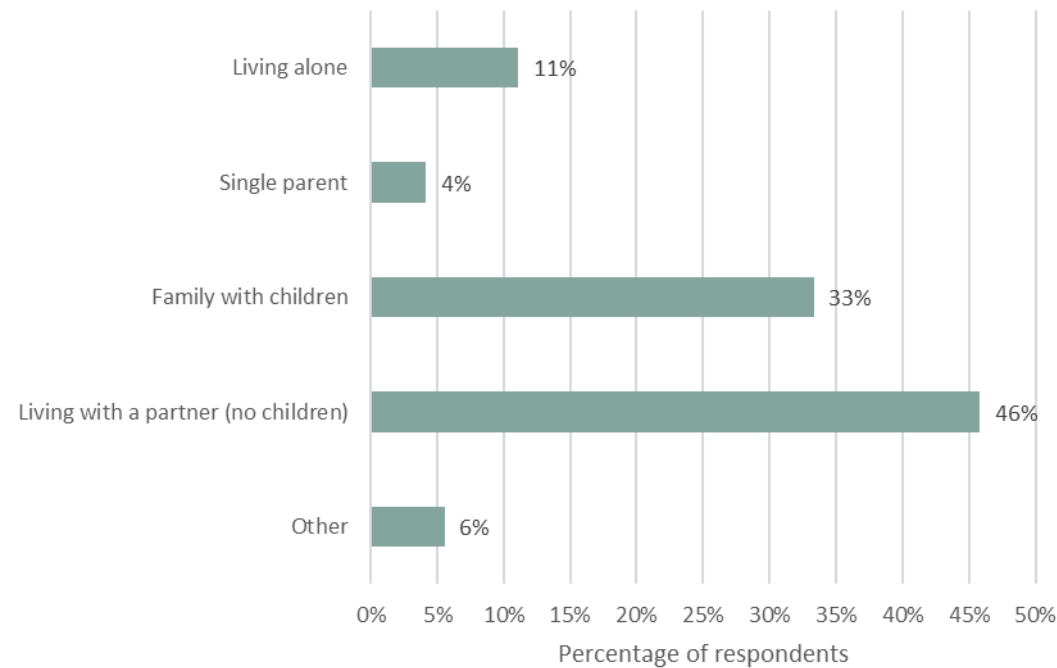
Nearly half of the survey respondents (49%) are aged 45-65. Additionally, a significant proportion (29%) are aged 66 and over, followed by 19% in the 31-44 age group. The remaining 3% comprises individuals aged 18-30.

Figure 3: Place of residence of survey respondents



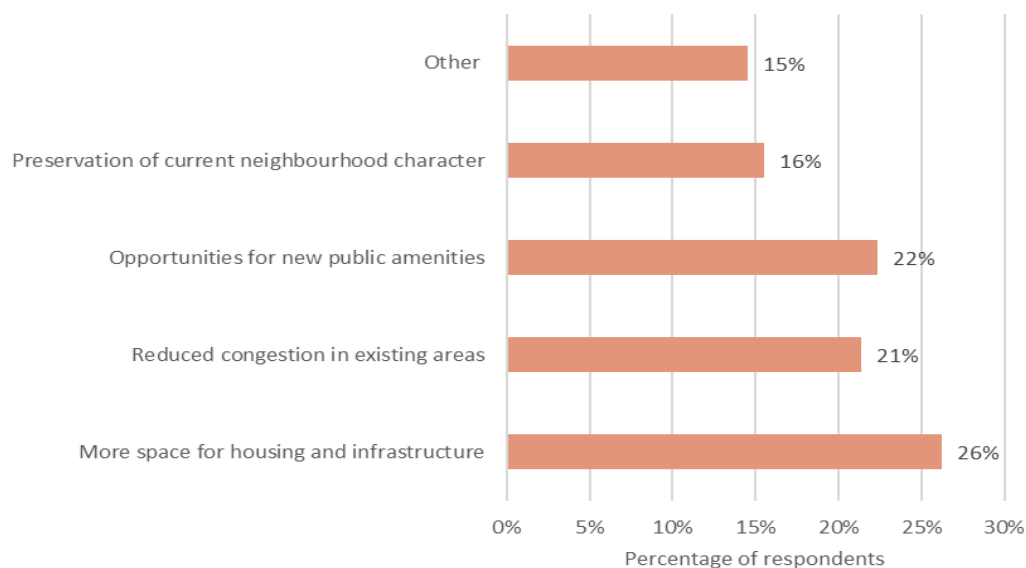
Most survey respondents are reported to live in Riverside, Legana and Exeter. Some also live in Beaconsfield, Beauty Point, Rosevears, Blackwall, etc. Notably, Legana is the only location with survey respondents from all age groups.

Figure 4: Household types of survey respondents



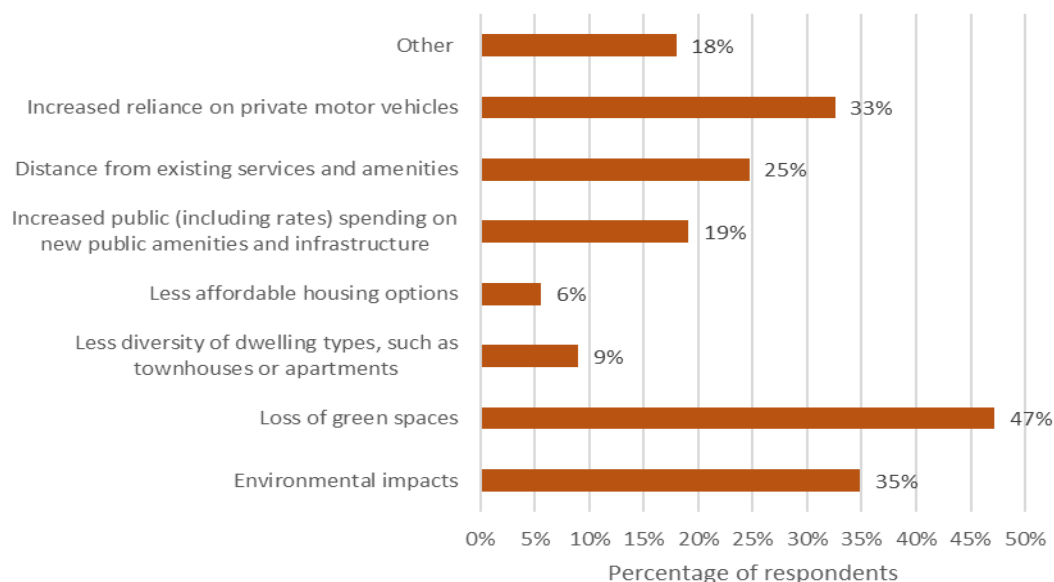
Most survey respondents (46%) live with a partner and have no children. Additionally, a significant proportion (33%) belong to households with children. A smaller proportion (11%) live alone, while 4% reside in single-parent households. Notably, family households with children are predominantly located in Legana, whereas family households without children are more common in Riverside and Exeter.

Figure 5: Survey responses on the main advantages of building on undeveloped land



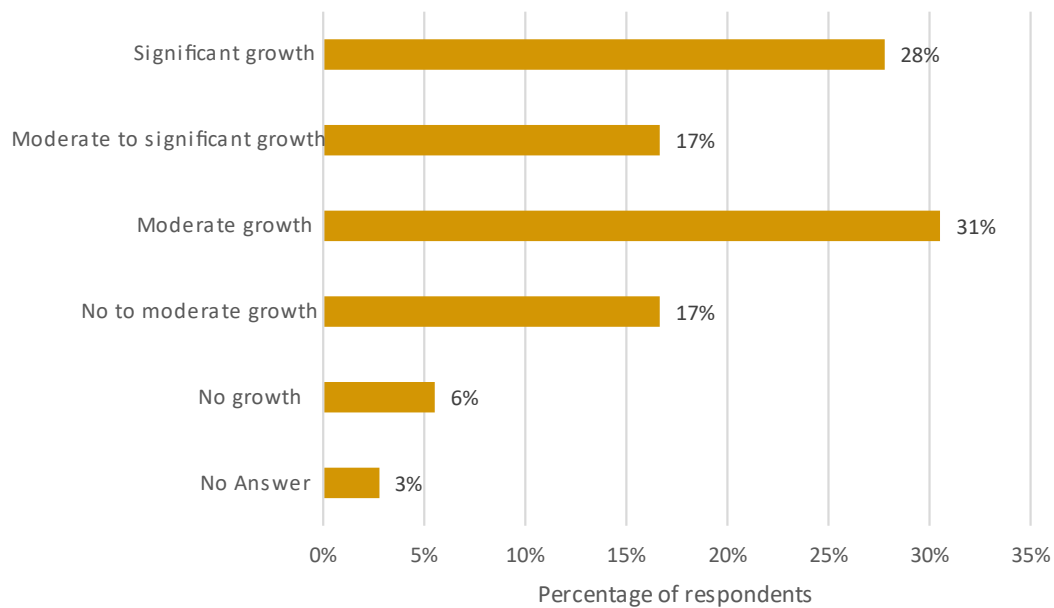
Most survey respondents (26%) state that the main advantage of building on undeveloped land is more space for housing infrastructure. This is followed by other reported benefits, including opportunities for new public amenities (22%), reduced congestion in existing areas (21%) and preservation of current neighbourhood character (16%).

Figure 6: Survey responses on the main disadvantages of building on undeveloped land



Nearly half of the survey respondents (47%) state that the main disadvantages of building on undeveloped land is the loss of green space. Other top responses include concerns over environmental impacts (35%), increased reliance on private motor vehicles (33%) and distance from existing and amenities (25%).

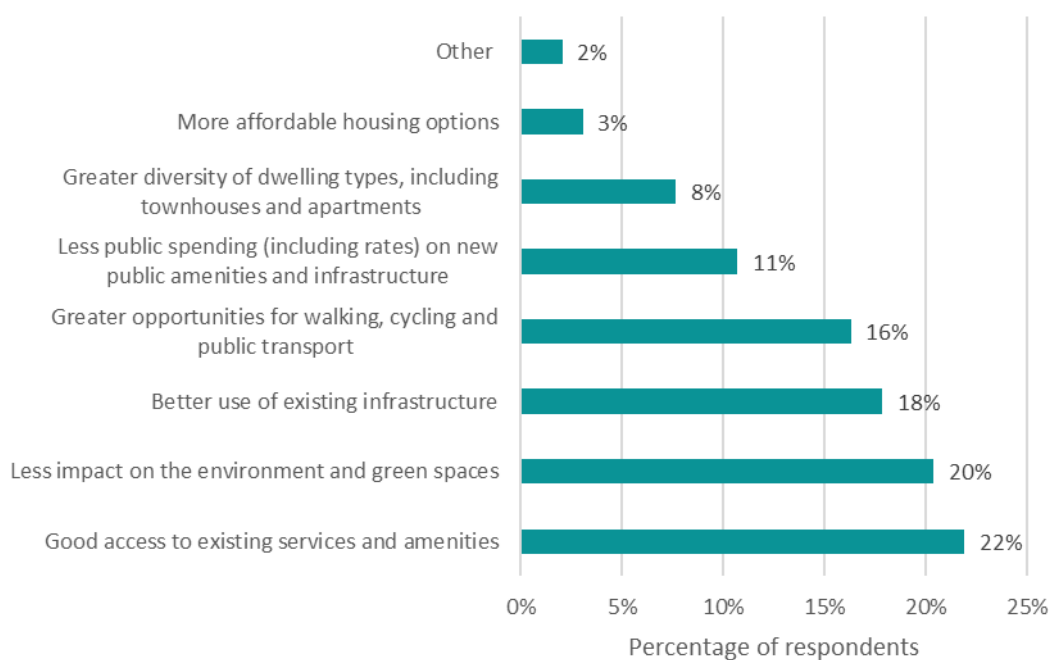
Figure 7: Survey responses on how the existing business centres should grow (if at all)



Nearly a third of survey respondents (31%) state that the existing business centres should growth at a moderate rate, whereas 28% of respondents think that they could have a significant growth. Only 6% of respondents think that the existing business centres should have no growth.

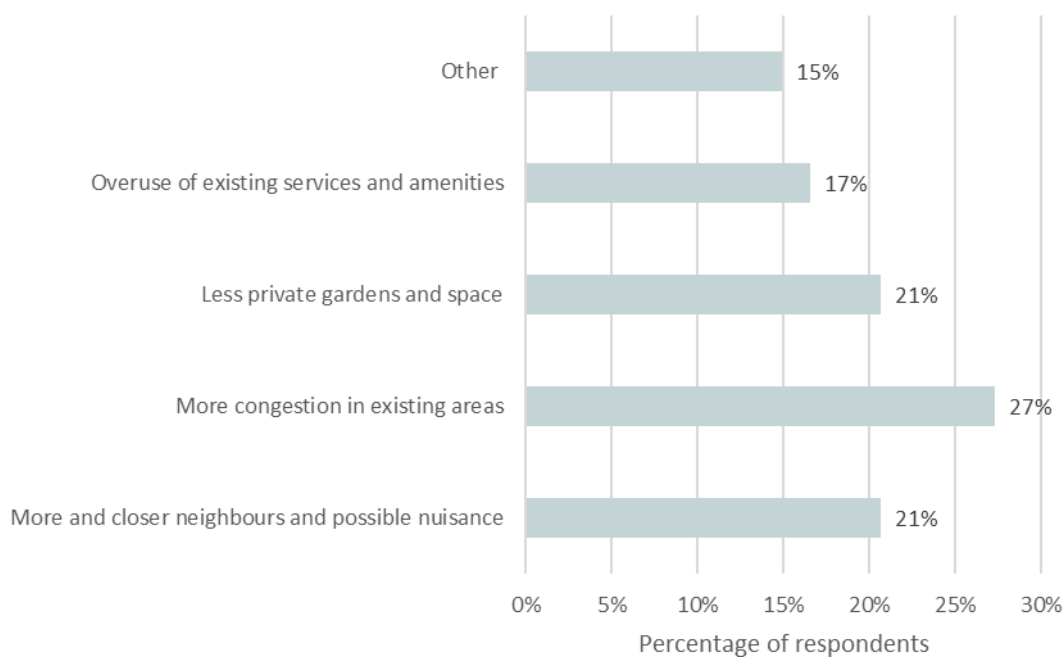
On the scale from 1 to 5 where 1 = No growth and 5 = Significant growth, the survey results show the weighted average score of 3.36, indicating a strong preference for moderate growth in the existing business centres.

Figure 8: Survey responses on the main advantages of building within existing towns



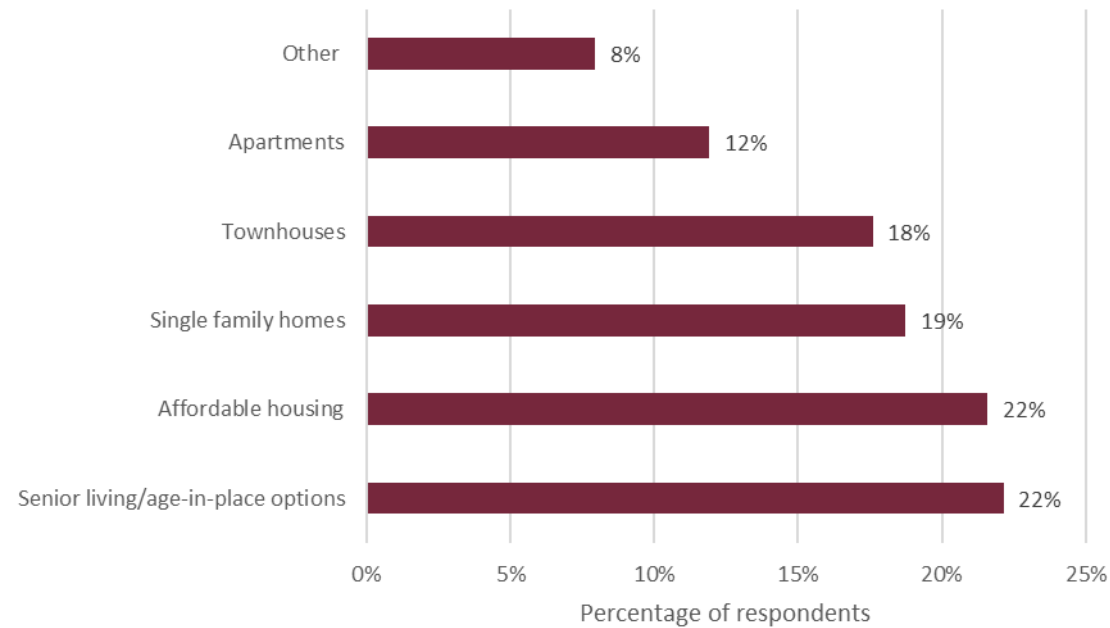
Most respondents (22%) state that good access to existing services and amenities is the main advantage of building within existing towns. Other top responses include less impact on the environment and green spaces (20%), better use of infrastructure (18%) and greater opportunities for walking, cycling and public transport (16%).

Figure 9: Survey responses on the main disadvantages of building within existing towns



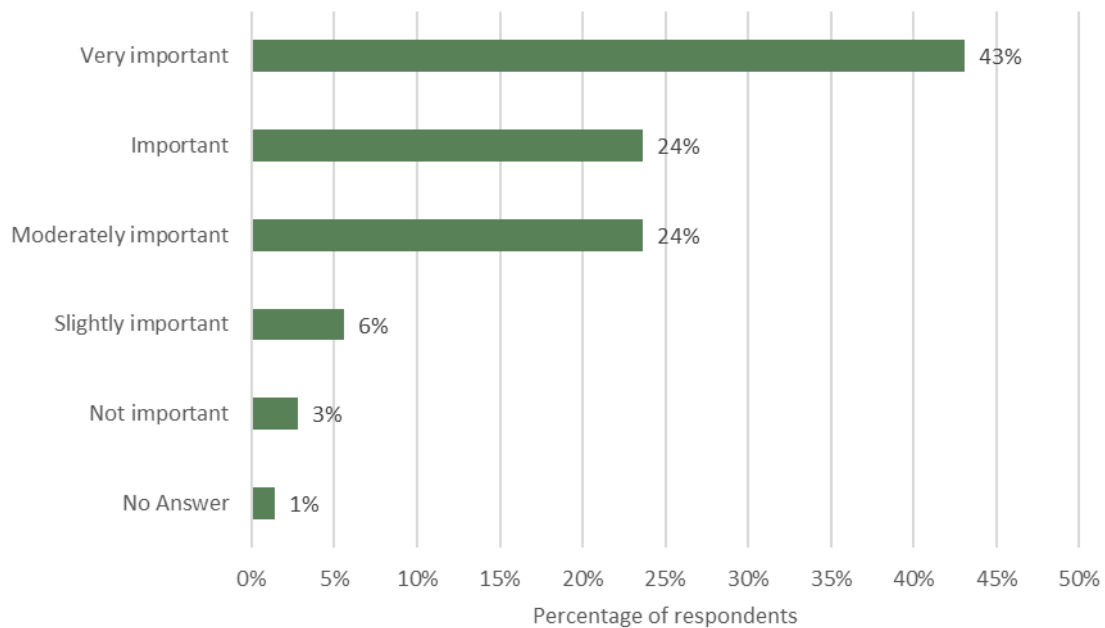
Most respondents (27%) state that more congestion in existing areas is the main disadvantage of building within existing towns. Other express the concern that building within existing towns could result in more and closer neighbours and possible nuisance (21%), less private gardens and space (21%) and overuse of existing services and amenities (17%).

Figure 10: Survey responses on types of housing should be prioritised for future growth



Most respondents state that senior living/age-in-place housing options and affordable housing should be prioritised for future growth, followed by single family housing (19%), townhouses (18%) and apartments (12%).

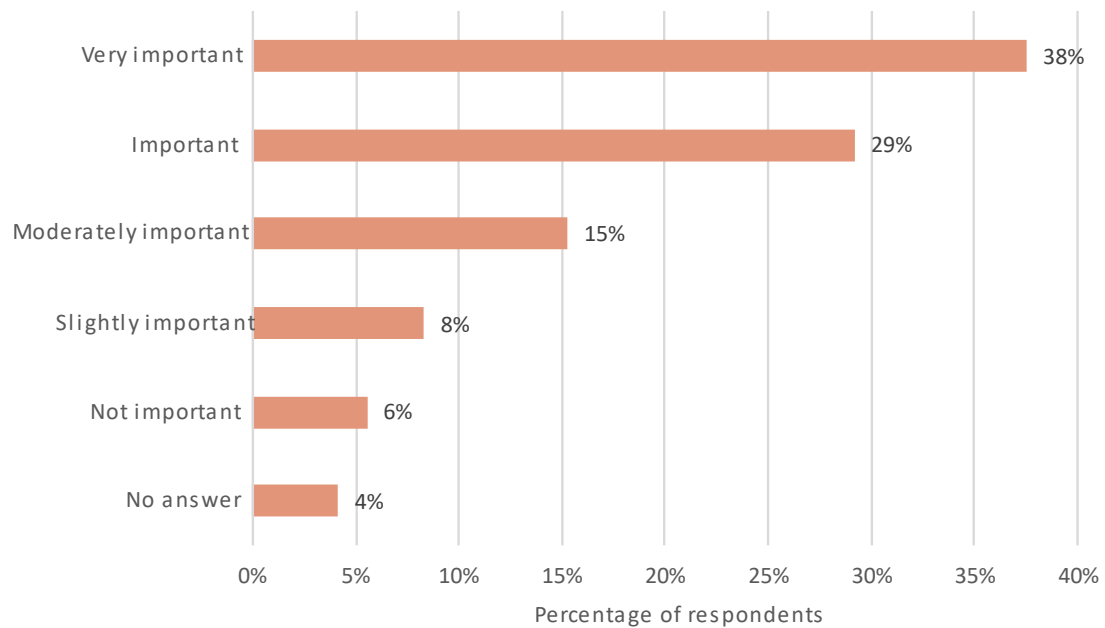
Figure 11: Survey responses on how important it is to have more housing options for smaller families or seniors



Most respondents (43%) state that having more housing options for smaller families or seniors is very important. Additionally, 24% of respondents consider it important, while another 24% regard it as moderately important. Only 3% of respondents indicate that it is not important.

On the scale from 1 to 5 where 1 = Not important and 5 = Very important, the survey results show the weighted average score of 3.94, indicating that most people agree having more housing options for smaller families or seniors is important.

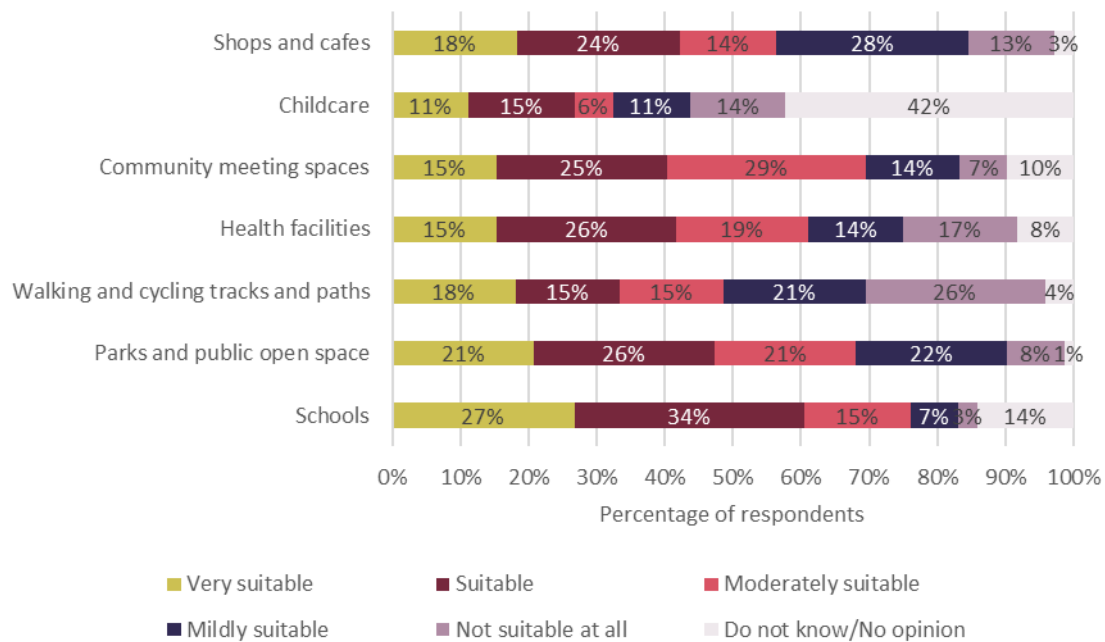
Figure 12: Survey responses on how important it is to have more affordable housing options for workers on low to moderate incomes



Most respondents (38%) state that having more affordable housing options for workers on low to moderate incomes is very important. Additionally, 29% of respondents consider it important, while another 15% regard it as moderately important. Only 6% of respondents indicate that it is not important.

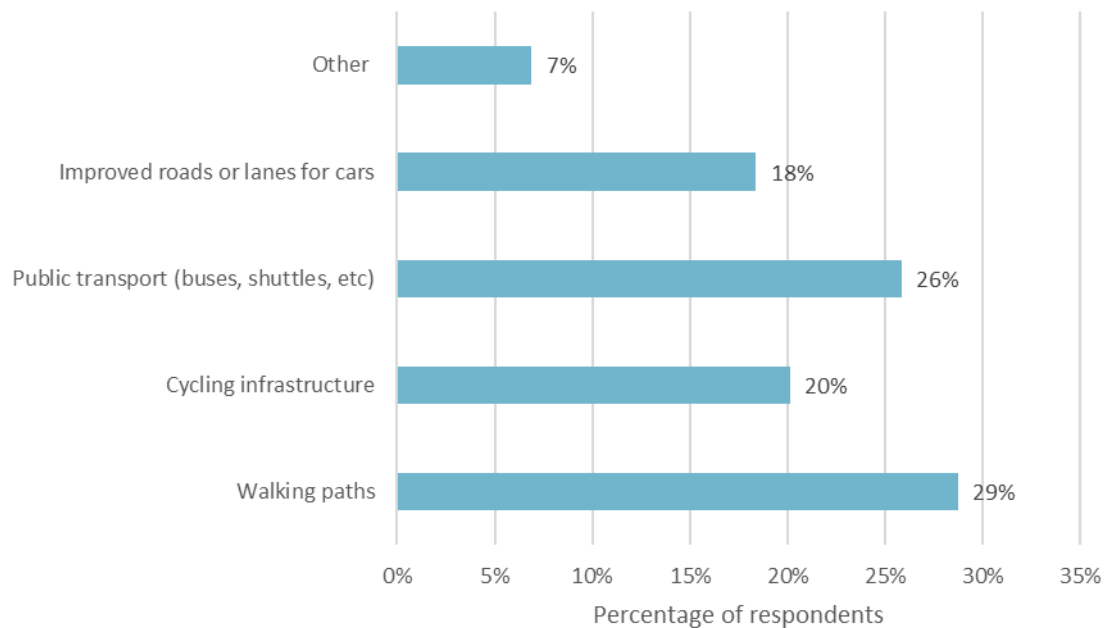
On the scale from 1 to 5 where 1 = Not important and 5 = Very important, the survey results show the weighted average score of 3.72, indicating that most people agree having more affordable housing options for workers on low to moderate incomes is important.

Figure 13: Survey responses on whether community infrastructure facilities in your area are suitable for a changing community



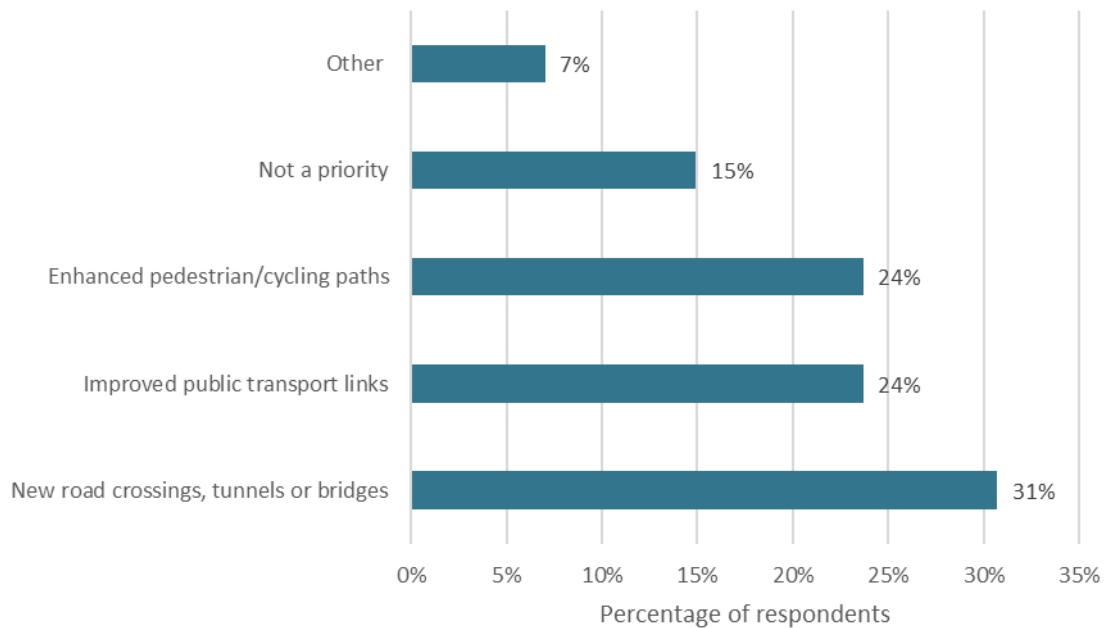
Most respondents indicate that the community infrastructure facilities in their area are either suitable or highly suitable for a changing community, particularly in relation to schools, parks, and public open spaces. In contrast, a notable proportion of respondents (26%) report that walking and cycling tracks and paths are not suitable for a changing community, along with health facilities (17%) and childcare services (14%).

Figure 14: Survey responses on the transportation infrastructure that should be prioritised for future investment



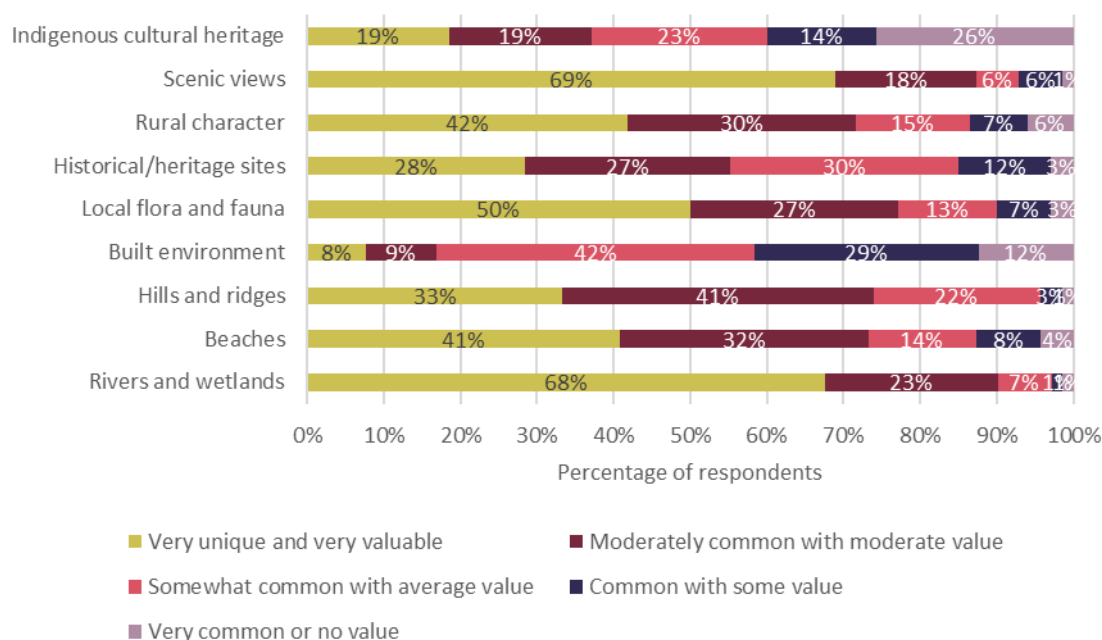
Most respondents (29%) state that walking paths should be prioritised for future investment. Additionally, a significant proportion (26%) support investing in public transport (buses, shuttles, etc).

Figure 15: Survey responses on how to encourage better connections between the west and east of West Tamar across the highway



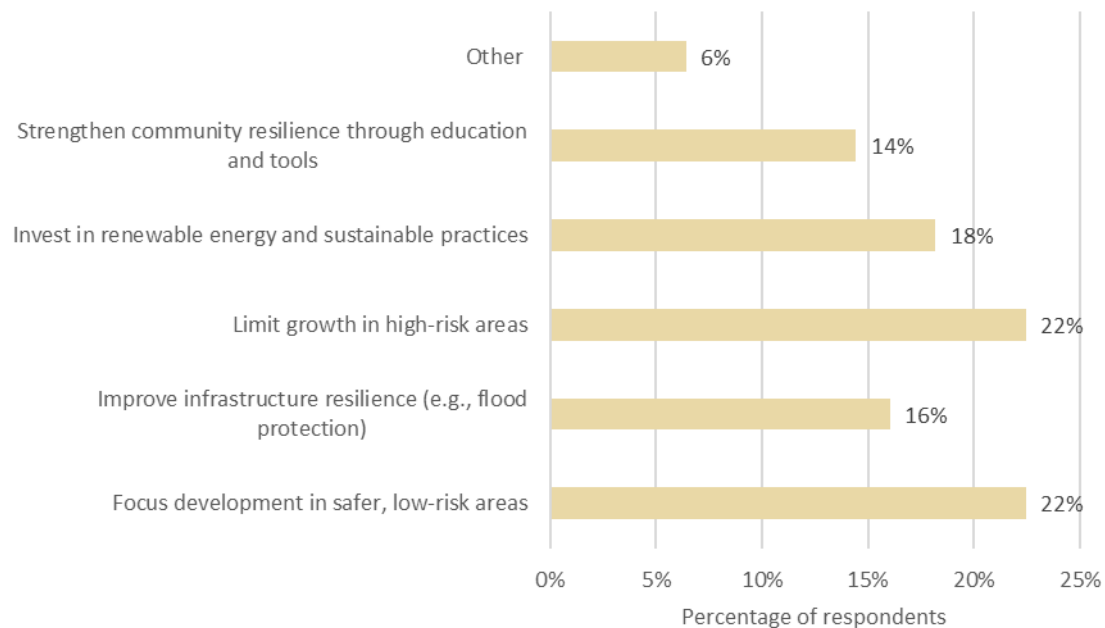
Most respondents (31%) state that building new road crossings, tunnels and bridges is essential to encourage better connections between the west and east of West Tamar across the highway. Other top actions include improving public transport links (24%) and enhancing pedestrian/cycling paths (24%).

Figure 16: Survey responses on what makes West Tamar unique and valuable



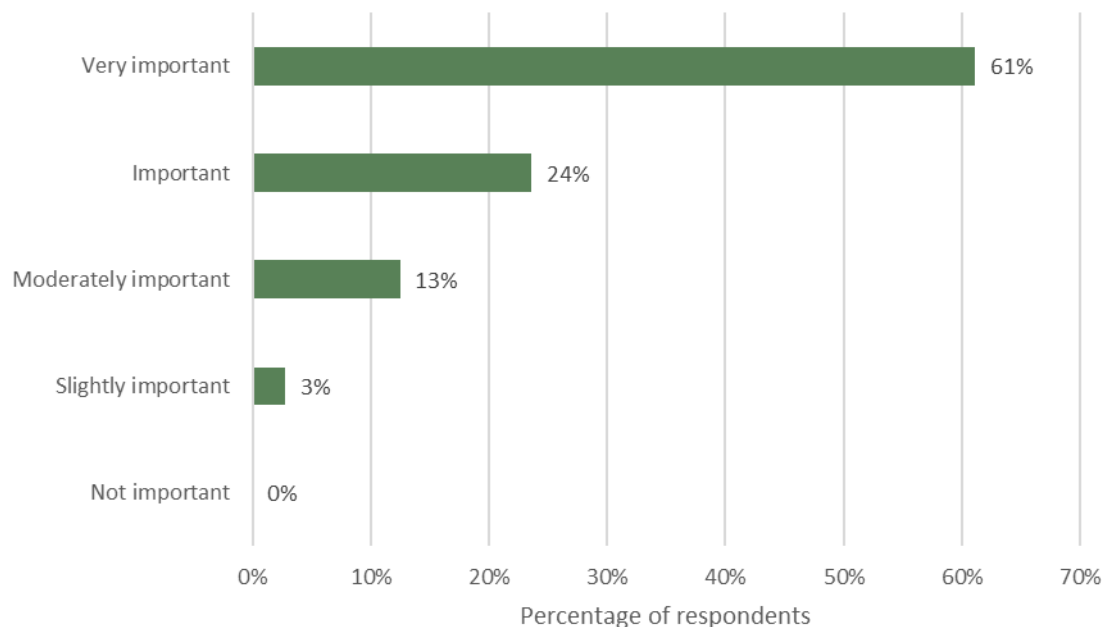
Most respondents state that scenic views (69%) and rivers and wetlands (68%) are the most highly valued features, with the majority of respondents considering them very unique and very valuable. Built environment is the least valued aspect, with only 8% considering it very unique and very valuable and 42% saying it is moderately common with moderate value.

Figure 17: Survey responses on how the community should grow while managing risks like natural hazards (bushfire, landslip and flooding) and economic uncertainty



Most respondents state that the community growth should be limited in high-risk areas and focus on development in safer, low-risk areas. Respondents also note that the community growth should consider the investment in renewable energy and sustainable practices and improve infrastructure resilience.

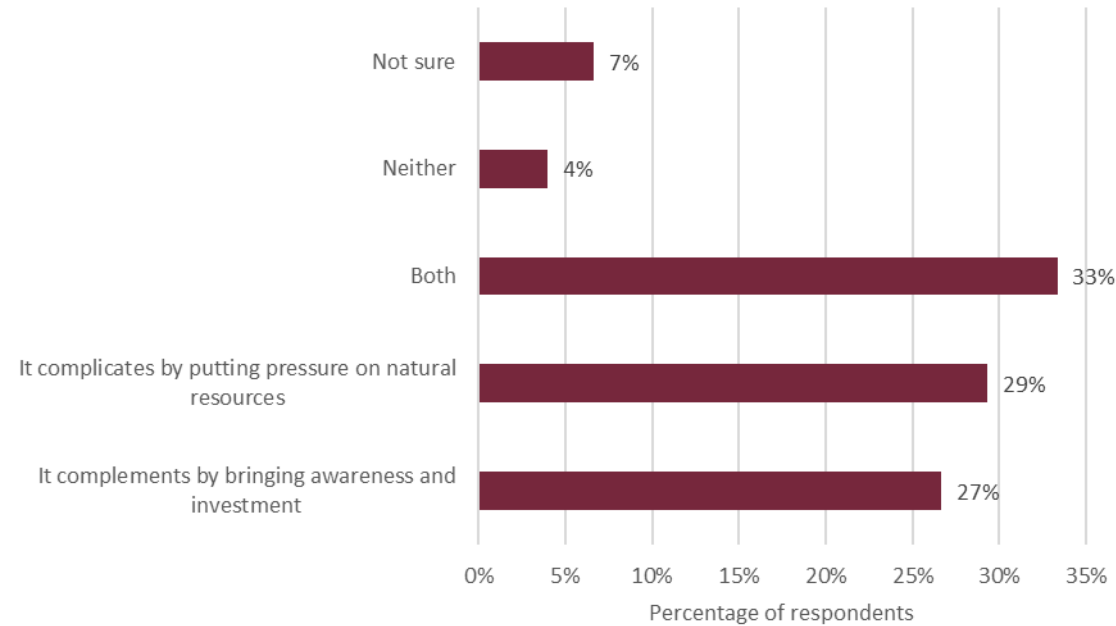
Figure 18: Survey responses on how important it is to protect West Tamar's unique natural and scenic values



Most respondents (61%) state that protecting West Tamar’s unique natural and scenic values is very important. Additionally, 24% of respondents consider it important, while another 13% regard it as moderately important. No one indicate that it is not important.

On the scale from 1 to 5 where 1 = Not important and 5 = Very important, the survey results show the weighted average score of 4.43, indicating that most people agree protecting West Tamar’s unique natural and scenic values is important.

Figure 19: Survey responses on how growth can complement or complicate the protection of West Tamar’s unique natural and scenic values



Most respondents (33%) state that growth both complements and complicates the protection of West Tamar’s unique natural and scenic value. Among those who perceive only one effect of growth, a greater number believe it complicates protection by putting pressure on natural resources rather than complements it by bringing awareness and investment.

Regarding the question of what should be done to recognise and protect Indigenous cultural heritage in the context of future growth, the responses are summarised as follows:

- Engage with Indigenous communities in decision-making.
- Work with Indigenous heritage groups and representatives
- Integrate Indigenous perspectives into council planning and development
- Increased awareness through education, interpretive signage and guided tours
- Rename sites where appropriate to reflect Indigenous history
- Regarding additional comments or suggestions for the West Tamar Growth Strategy, the responses are summarised as follows:
- Growth should balance economic development, environmental protection and community needs

- Develop safe walking and cycling paths, particularly along West Tamar Road
- Improve roads, including river-edge roads and main highways
- Construct a bridge or bypass to ease traffic congestion in Riverside and Legana
- Improve public transport options
- Upgrade water and sewerage infrastructure to meet growing demands
- Ensure transparency by publishing survey results and consulting on draft strategies
- Support local businesses, including more restaurants and cafes with extended hours

4. Community Submissions

In addition to the community engagement workshop and survey, Council received several submissions for land rezoning pertaining to both residential and industrial development. The individual lots were thoroughly evaluated, and the recommendations derived from this assessment were included in the development of the strategy

Table 3 Location of rezoning applications

| | Residential | Commercial or Industrial |
|----------------|--------------------|---------------------------------|
| Beauty Point | 4 | - |
| Beaconsfield | 2 | - |
| Riverside | 3 | - |
| Legana | 8 | - |
| Gravelly Beach | 1 | - |
| Greens Beach | 1 | - |
| Clarence Point | 1 | - |
| Exeter | 1 | 1 |

5. Conclusions and next steps

The engagement from the community has been compiled to inform a revised growth scenario. This will be tested again with community members to ensure we have accurately captured their input. The preferred scenario will inform a Draft Growth Strategy, which will provide community members with additional opportunities to offer comments and feedback throughout 2025.

Appendix A: Survey copy

West Tamar Growth Strategy Survey

West Tamar Council is developing a Growth Strategy that will enable sustainable growth over the next 30 years and beyond. This survey is designed to gather your input on various factors influencing future growth. Your feedback is crucial in shaping a sustainable and vibrant future for our municipality.

Demographic

1. What is your age?

- ☐ Under 18
- ☐ 18-30
- ☐ 31-45
- ☐ 46-65
- ☐ 65+

2. Where do you live in West Tamar?

- ☐ Riverside
- ☐ Legana
- ☐ Exeter
- ☐ Beaconsfield
- ☐ Beauty Point
- ☐ Greens Beach
- ☐ Other (please specify)

3. How would you describe your household?

- ☐ Living alone
- ☐ Sharehouse

- Living with a partner (no kids)
- Family with children
- Other

Managing Growth

4. Where do you believe growth should be prioritised in West Tamar?

(Select all that apply)

- In and around existing residential areas
- On undeveloped land
- In commercial and business centres
- In rural areas
- Other (please specify)

5. What do you think are the main advantages of building on undeveloped land?

(Select up to 2)

- More space for housing and infrastructure
- Reduced congestion in existing areas
- Opportunities for new public amenities
- Preservation of current neighbourhood character
- Other (please specify)

6. What are the main disadvantages of building on undeveloped land?

(Select up to 2)

- Environmental impacts
- Loss of green spaces
- Less diversity of dwelling types, such as townhouses or apartments
- Less affordable housing options
- Increased public (including rates) spending on new public amenities and infrastructure
- Distance from existing services and amenities
- Increased reliance on private motor vehicle
- Other (please specify)

7. **How should existing business centres grow, if at all?**
(Rate on a scale of 1 to 5 where 1 = No growth and 5 = Significant growth)
- No growth | Moderate growth | Significant growth
8. **What do you think are the main advantages of building within existing towns?**
(Select up to 2)
- Less impact on the environment and green spaces
 - Good access to existing services and amenities
 - Greater opportunities for walking, cycling and public transport
 - Better use of existing infrastructure
 - Less public spending (including rates) on new public amenities and infrastructure
 - Greater diversity of dwelling types, including townhouses and apartments
 - More affordable housing options
 - Other (please specify)
9. **What are the main disadvantages of building within existing towns?**
(Select up to 2)
- More and closer neighbours and possible nuisance
 - More congestion in existing areas
 - Less private gardens and space
 - Overuse of existing services and amenities
 - Other (please specify)

Diverse Community Needs

5. **What types of housing should be prioritised for future growth?**
(Select all that apply)
- Single-family homes
 - Townhouses
 - Apartments
 - Affordable housing

- Senior living/age-in-place options
 - Other (please specify)
6. **How important is it to have more housing options for smaller families or seniors?**
(Rate on a scale of 1 to 5 where 1 = Not important and 5 = Very important)
7. **How important is it to have more affordable housing options for workers on low to moderate incomes?**
(Rate on a scale of 1 to 5 where 1 = Not important and 5 = Very important)
8. Are the following community infrastructure facilities in your area suitable for a changing community?

(Rate on a scale of 1 to 5 where 1 = Not suitable at all and 5 = Very suitable; DNK = do not know / no opinion)
- Schools (rate 1 to 5)
 - Parks and public open space
 - Walking and cycling tracks and paths
 - Health facilities
 - Community meeting spaces
 - Childcare
 - Shops and cafes
 - Other (please specify)

Getting Around West Tamar

8. **What transportation infrastructure should be prioritised for future investment?**
(Select all that apply)
- Walking paths
 - Cycling infrastructure
 - Public transport (buses, shuttles, etc.)
 - Improved roads or lanes for cars
 - Other (please specify)
9. **How should we encourage better connections between the west and east of West Tamar across the highway?**
(Select all that apply)
- New road crossings, tunnels or bridges
 - Improved public transport links

- Enhanced pedestrian/cycling paths
 - Not a priority
 - Other (please specify)
-

Values and Hazards

10. What makes West Tamar unique and valuable?

(Score on scale of 1 to 5. 1 = Very common or no value & 5 = Very unique and very valuable)

- River and wetlands
- Beaches
- Hills and ridges
- Built environment
- Local flora and fauna
- Historical/heritage sites
- Rural character
- Scenic views
- Indigenous cultural heritage
- Other (please specify)

11. How should the community grow while managing risks like natural hazards (bushfire, landslip and flooding) and economic uncertainty?

(Select all that apply)

- Focus development in safer, low-risk areas
 - Improve infrastructure resilience (e.g., flood protection)
 - Limit growth in high-risk areas
 - Invest in renewable energy and sustainable practices
 - Strengthen community resilience through education and tools
 - Other (please specify)
-

Heritage and Character, Natural and Scenic Values

12. How important is it to protect West Tamar's unique natural and scenic values?

(Rate on a scale of 1 to 5 where 1 = Not important and 5 = Very important)

13. **How can growth complement or complicate the protection of West Tamar's unique natural and scenic values?**

- It complements by bringing awareness and investment
- It complicates by putting pressure on natural resources
- Both
- Neither
- Not sure

14. **What should be done to recognise and protect Indigenous cultural heritage in the context of future growth?**

(Open-ended)

Final Thoughts

15. **Do you have any additional comments or suggestions for the West Tamar Growth Strategy?**
(Open-ended)

Appendix B: Photos of engagement

Community workshop #5 (Legana)



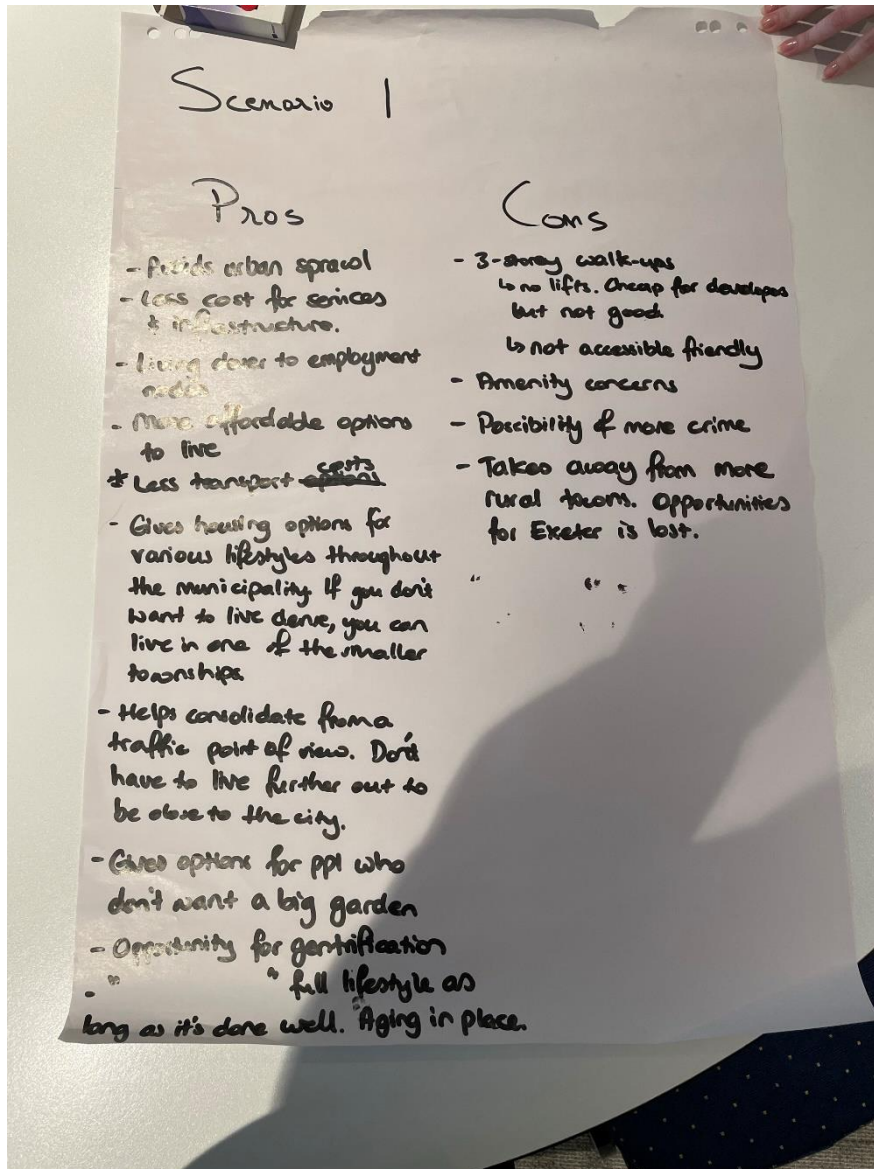
Community workshop #5 (Tailrace)



Community workshop #5 (Exeter)



Example- scenario discussion (Pros and Cons)



Scenario 1

Additions & Changes

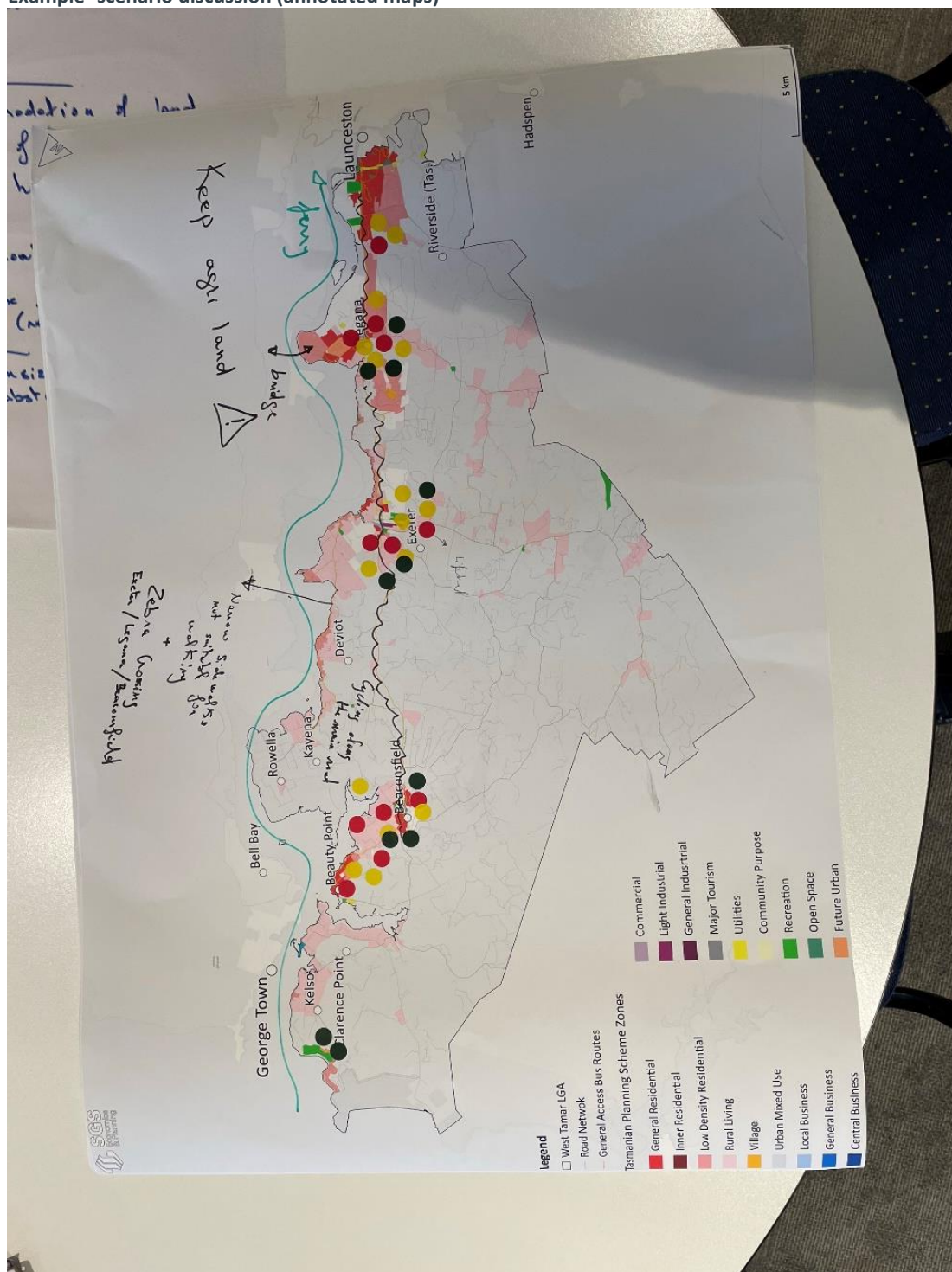
- Green spaces are critical if you want high density: that's done well.
- Cycling & walking paths need to be improved.
- more amenities & things to do for children & families
- Focus on livability
 - ↳ active transport
 - ↳ access to nature
- All abilities playground
- more places to play - pump track & ovals are great
- Ensure integration of affordable housing & intergenerational housing.
- Ensure design outcomes are at a high standard to preserve amenity.
- Increase opportunities for employment in Legana rather than requiring commute to Launceston.
- Community gardens
- Accessible paths for aging in place.
- Also allow for some growth in towns such as Exeter & Beaconsfield as they are more affordable.
- Neighbourhood space/centre to encourage community relations

Scenario 1

How would it work?

- Keep housing diverse. Don't just want separate villa units as it is already happening.
- Focus on inclusive communities - designed to support a variety of household sizes.

Example- scenario discussion (annotated maps)



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