

DRAFT

LEGANA TOWN CENTRE & TOWNSHIP STRUCTURE PLAN

Draft for Community Consultation
December 2025





Prepared on behalf of West Tamar Council by:

HOLMES DYER

Revision	Description	Author	Date
v1	Draft for Council Review	B Hold, S Holmes & N Taylor	30.10.2025
v2	Draft for Community Consultation	B Hold & N Taylor	26.11.2025

Contents

1. Background & Context	4
2. Legana Town Centre Structure Plan 2014	5
3. Legana Structure Plan 2014	7
4. 2025 Township Growth Precincts	9
5. Legana Town Centre Structure Plan 2025	12
6. How to Read the Structure Plan	13
7. Town Centre Structure Plan	16
8. Legana Township Structure Plan 2025	23
9. Investigations	33
10. Planning Controls	43
11. Current and Future Community Needs	48
12. Market Analysis	58
13. Opportunities & Constraints	61

1. Background & Context

1.1 Purpose

Legana is experiencing a period of rapid transformation, characterised by strong population growth and ongoing urban expansion. Population forecasts indicate that the **West Tamar Local Government Area (LGA) will grow by approximately 7,334 people by 2046**, reaching a total population of 33,734 residents. **Legana is expected to accommodate the majority of this growth.**

While Legana currently offers the highest dwelling capacity within the LGA, projections suggest a **shortfall in residential land supply over the next 20 years**. This highlights the need for a strategic review of land availability to support sustainable growth.

The current Legana Structure Plan and Legana Town Centre Structure Plan was published in 2014. Given the amount of time that has passed and the considerable changes Legana has experienced, it is essential to review and update the Structure Plans to ensure they remain aligned with current conditions, projected growth, community priorities, and the broader strategic planning objectives of the township. **This includes addressing the increasing demand for housing, commercial and retail land, and ensuring the delivery of high quality community services and infrastructure.**

The revised Legana Town Centre & Township Structure Plan will establish a long-term strategic framework to guide development within Legana over the next 20 years. It will serve as a key planning tool for West Tamar Council to support the delivery of a vibrant and well-connected community that caters to the needs of current residents and future generations.

The Legana Town Centre & Township Structure Plan has been **informed by a comprehensive series of investigations, which includes infrastructure capacity, planning policy, analysis of current and future community needs, market analysis, and identification of development opportunities and constraints.** These findings are detailed in Sections 9 to 13.

1.2 Locality

Legana is a fast-growing district located approximately 15 kilometres northwest of Launceston in northern Tasmania. Positioned within the West Tamar Council area, Legana has evolved from a semi-rural area into a vibrant residential and commercial hub. **Its prime position along the West Tamar Highway makes it an important gateway connecting Launceston with the Tamar Valley.** Residents enjoy picturesque views of the Tamar River and easy access to natural surroundings, offering a blend of suburban convenience and a semi-rural atmosphere.

Comprising approximately 34 square kilometres, **Legana is characterised by a mix of established homes, new residential developments, expanding commercial precincts and agricultural land.** Legana offers a range of amenities including a supermarket, specialty stores, cafés, essential services, and the recently developed Legana Primary School, making it increasingly attractive to families and professionals.

The Town Centre serves as a major commercial and community hub for the region, drawing visitors from Riverside, Trevallyn, northern coastal communities, and George Town. It is bounded by the West Tamar Highway to the south, Freshwater Point Road to the west (up to the Legana Fire Station), and includes commercial land along Legana Grove and Tatana Way. To the east, it incorporates the Legana Recreation Precinct.

At the heart of the Town Centre is the Legana Shopping Centre, anchored by Woolworths supermarket and supported by a range of specialty retailers and service providers. Nearby stand-alone outlets and additional businesses along Freshwater Point Road add to the town's diverse commercial offering.

The Legana Recreation Precinct provides valuable community infrastructure and recreational amenities, including a community oval, pump track, multi-purpose court, playground, and the Legana Tennis Club.

2. Legana Town Centre Structure Plan 2014

The Legana Town Centre Structure Plan 2014 was developed in response to anticipated population growth within the West Tamar LGA and presents a long-term vision for transforming the Legana Town Centre into a prominent regional destination that delivers retail, community, and lifestyle services. A key consideration within the plan was ensuring that the Legana Town Centre maintained a distinctive village character while supporting a flexible and diverse mix of land uses, ensuring that the town centre remains responsive to changing social and economic conditions.

For West Tamar Council, the Legana Town Centre Structure Plan serves as a strategic framework to guide growth, enhance liveability, and stimulate economic development across the region. It supports the creation of more than 600 jobs, strengthens the local rate base, and positions Legana as a well-connected, high-amenity centre capable of meeting the evolving needs of the community.

Recent development activity has significantly constrained the ability to implement many of the key recommendations from the original Legana Town Centre Structure Plan, with only two viable land parcels remaining for future expansion.

The Legana Recreation Precinct offers a strategic opportunity to extend the Town Centre footprint. Its redevelopment could facilitate enhanced pedestrian connectivity, the creation of new public gathering spaces, expanded retail and commercial offerings, and the potential establishment of civic, administrative, or community facilities.

Relocating the Legana Recreation Precinct presents a significant opportunity for the West Tamar community, with vacant land to the north-west of Old Dairy Road, adjacent the new Legana Primary School, offering the potential to establish a regionally significant recreational asset.

Figure 1. Legana Town Centre Structure Plan (2014)

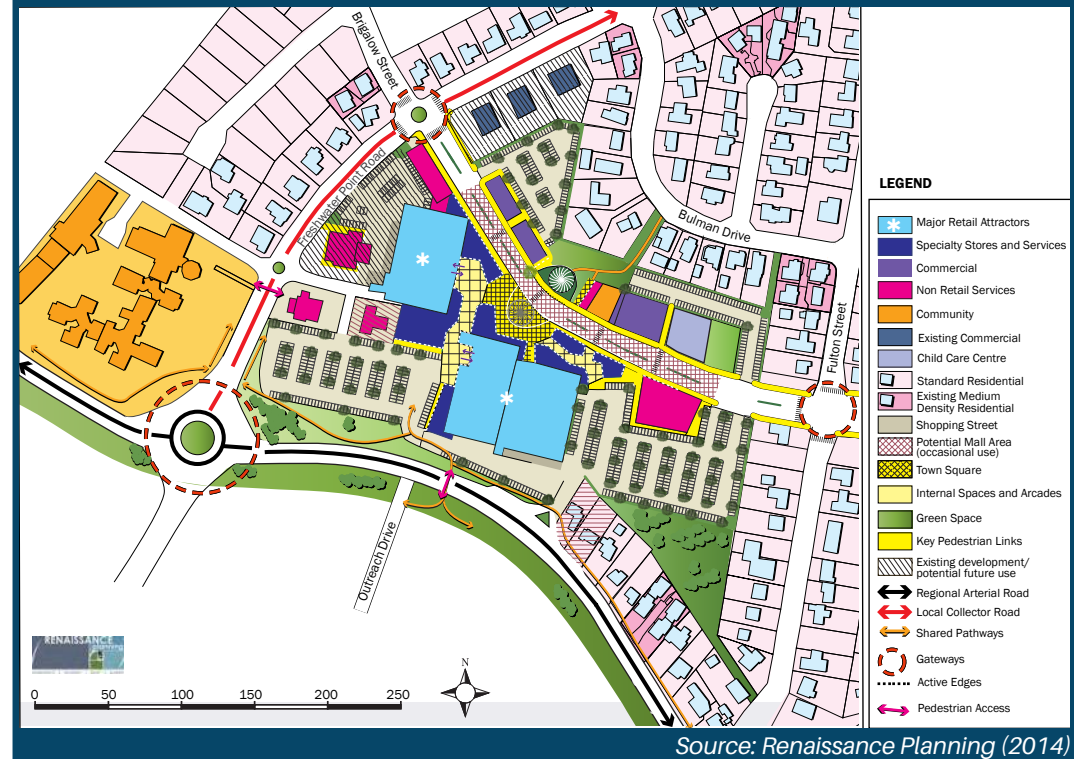


Figure 2. Recent Development in the Town Centre



2.1 Recent Development Initiatives

The Town Centre has seen notable development in recent years, with a range of new facilities contributing to its growth as a key service destination. New facilities include healthcare services, various commercial and retail outlets, and a new childcare centre which have either been recently completed or are under construction.

The following table outlines the location and nature of recent developments within the Town Centre and its surrounding area.

Address	Proposed Development
1. 6 Tatana Way	Office Building & Associated Parking
2. 9 Tatana Way	General Retail, Medical Practitioner & Professional Service Tenancies
3. 1 Legana Grove	Bulky Goods Sales
4. 20 Tatana Way	Commercial Tenancies (x4)
5. 636 West Tamar Highway	Fitness Centre
6. 630 - 634 West Tamar Highway	Childcare Centre
7. 4 - 6 Kenny Court	Health Hub
8. 616 West Tamar Highway	Laundromat

As depicted in Figure 2, the extent of recent development within the Town Centre has significantly reduced the availability of undeveloped land within the precinct. Only two viable parcels remain, offering limited opportunities for the provision of future social infrastructure to support the community’s growth and evolving needs.

The Town Centre Structure Plan must therefore consider future land opportunities that can accommodate the continued expansion of the Town Centre to support projected population growth.

3. Legana Structure Plan 2014

The Legana Structure Plan 2014 identified the following three key precincts to support future growth:

- Bulman's Brook Precinct
- Muddy Creek Precinct
- Southern Precinct.

It was envisaged that the Bulman's Brook Precinct would need to be developed by 2021, followed by Muddy Creek Hill and Southern Precincts by 2036, to keep up with demand.

At full development, the 2014 plan suggested that three precincts could accommodate an additional 2,533 new dwellings and an additional 6,332 residents, with this growth distributed across the three precincts as follows:

- **Bulman's Brook:** Estimated yield of 700 dwellings (approx. 1,750 people) at full development which would be centred around a supermarket-based village centre
- **Muddy Creek Precinct:** Estimated yield of 454 dwellings (approx. 1,135 people) at full development
- **Southern Precinct:** Estimated yield of 1,379 dwellings (approx. 3,447 people) at full development, with the Southern Precinct to provide for a diversity of housing types and a village centre to be located at the point of highest functional access where the two district collector roads intersect. The Structure Plan further considers a potential school site adjacent to the village centre with opportunities for shared community facilities.

The precincts referenced in the 2014 Legana Structure Plan are shown in Figure 3 over the page.

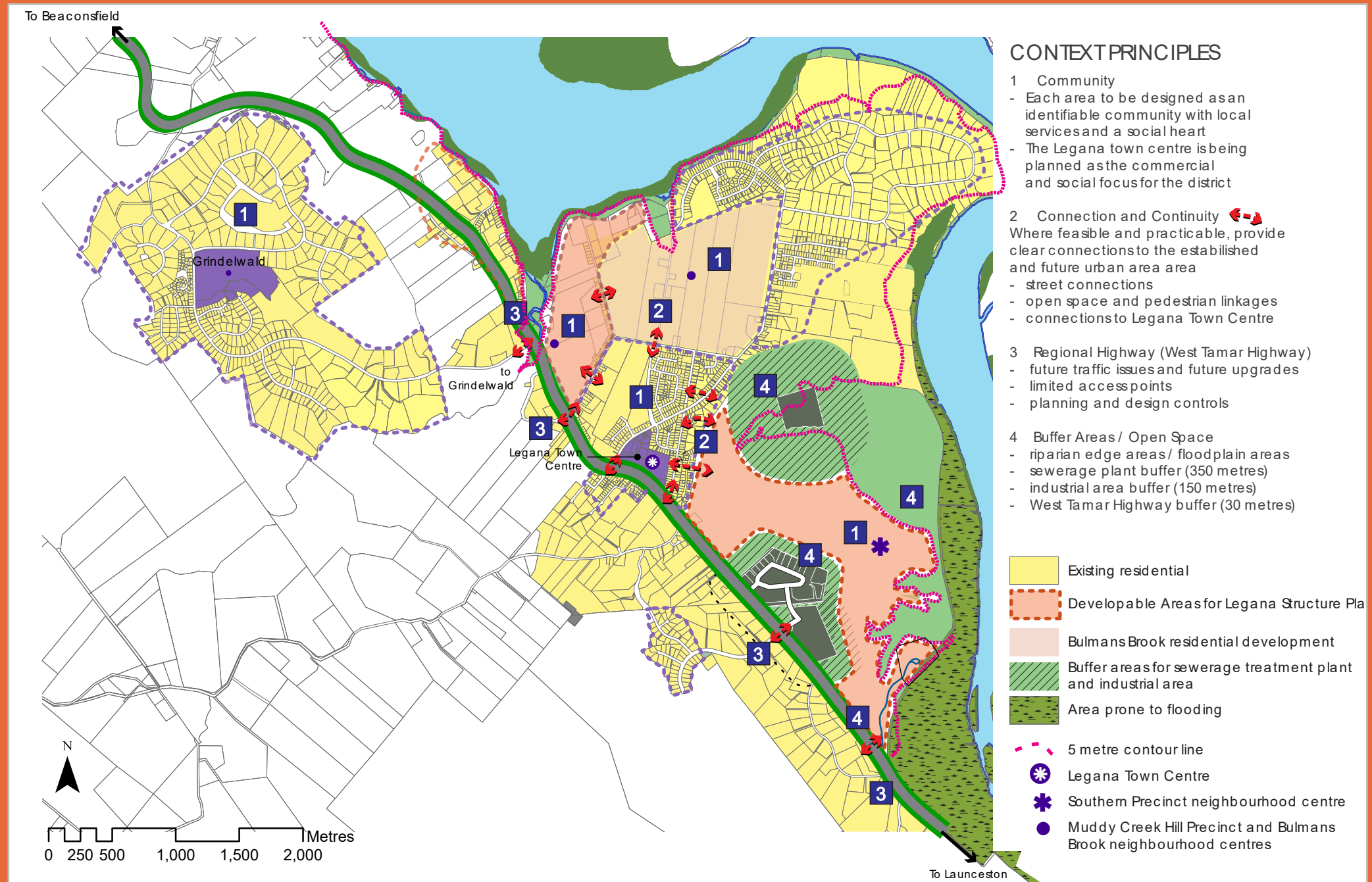


Source: Roberts Real Estate



Source: McGrath

Figure 3. Legana Structure Plan 2013 - District Context



4. 2025 Township Growth Precincts

At the time of writing, the full development of the three Precincts outlined in the 2013 Structure Plan had not been realised.

As such, the revised Legana Town Centre & Township Structure Plan considers the development potential and growth opportunities within the three previously identified precincts as well as two new precincts, defined below and depicted in Figure 4.

Bulman's Brook Precinct

Bulman's Brook comprises 82.5ha of land zoned Future Urban, which is bordered by Freshwater Point Road to the east, Bindaree Road to the south, Jetty Road to the west, and a combination of residential properties and dense vegetation to the north. The precinct currently comprises the Legana Orchard and contains various horticultural plantings and an associated handling facility.

Muddy Creek Precinct

The Muddy Creek Precinct consists of land zoned Rural Living, with boundaries defined by Ridge Road to the east, Bindaree Road to the east and south, and the West Tamar Highway, Rosevears Drive, and the Tamar River to the north and west. The Tamar River also marks the northern edge. Within the precinct, residential lots smaller than 1,000m² are found along the frontages of Bindaree and Ridge Roads, while larger allotments ranging from 1ha to 13.2ha are located within proximity of the Tamar River. The area is primarily used for residential purposes, with pockets of undeveloped land with varying degrees of slope located towards the river.

Southern Precinct

The Southern Precinct covers a significant area of predominantly undeveloped land situated directly south-east of the established Legana township. Its boundaries are defined by the West Tamar Highway, the existing Innova Business Park, and newly established industrial lots along Innova Avenue and Synergy Court to the south-west. To the east, the precinct borders the Tamar River and the Tamar Conservation Area, also known as the Tamar Island Wetlands. The northern boundary includes land zoned for agriculture and rural living, comprising a mix of vegetated areas and residential homesteads. The western edge interfaces with residential development.

Although the area is primarily used for dairy cattle, it also features notable developments, including the sewerage treatment facility, the newly built Legana Primary School, a new oval, and the Tranquility Estate function centre.

Innova Precinct

The Innova Precinct comprises the designated Light Industry zoned area within Legana. It includes the established industrial precinct along Legana Park Drive, as well as newly developed industrial lots located on Innova Avenue and Synergy Court.

The precinct is largely surrounded by the Southern Precinct on its northern, eastern, and western sides. It shares a boundary with Legana Primary School to the west and is adjacent to farmland to the north and east. Its western boundary is defined by the West Tamar Highway and the roundabout connecting West Tamar Highway, Acropolis Drive, and Legana Park Drive.

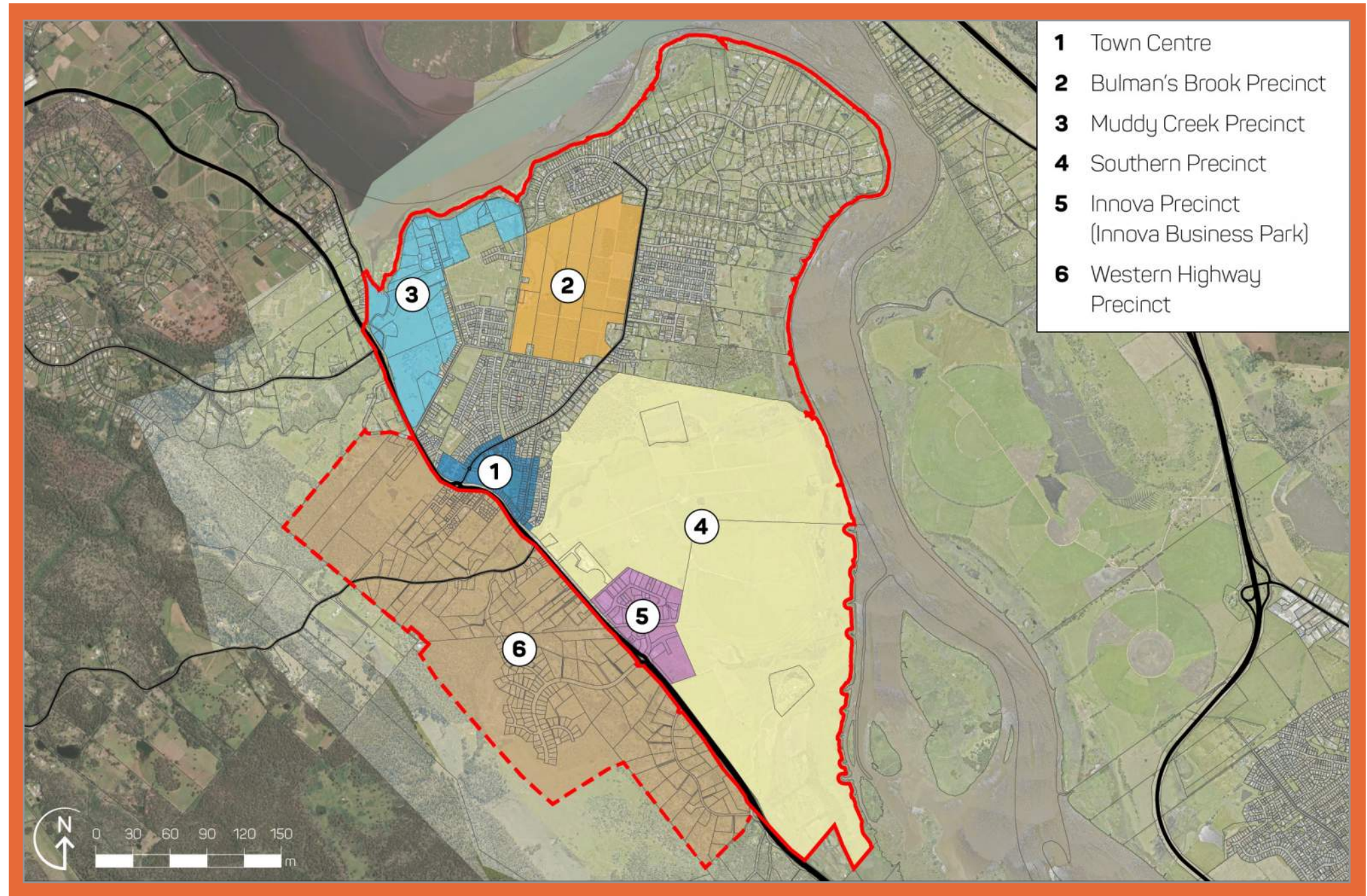
Western Highway Precinct

The Western Highway Precinct is located directly southwest of the West Tamar Highway, opposite the main Legana township and the Southern Precinct. The precinct is bound by the West Tamar Highway to the north-east, the suburb boundary with Riverside to the south-east, a combination of agricultural land, community purpose zone, and rural living areas to the south-west, and farmland to the west (23 Muddy Creek Road).

The area includes a mix of semi-rural and residential properties, along with various commercial, recreational, and agricultural activities. Notable features within the precinct include Velo Wines vineyard, Launceston Holiday Park, and the former Legana Plants Plus. A major electricity transmission line, known as the Hadspen to George Town 220kV interconnector, crosses the precinct in a south-east to north-west direction and plays a key role in supplying power to northern Tasmania.

Each of the identified Precincts are identified in Figure 4.

Figure 4. Identified Precincts



LEGANA TOWN CENTRE STRUCTURE PLAN 2025



Source: Real Commercial

5. Legana Town Centre Structure Plan 2025

The Structure Plan responds to the current shortage of available land within the Town Centre by identifying opportunities to unlock additional development areas, and support a more diverse range of housing options.

It provides a detailed framework that highlights:

- **Targeted expansion areas for civic, commercial, retail and administration functions**, with redevelopment potential identified along Fulton Street, Bulman Drive, and the western edge of Freshwater Point Road that would provide up to 40,000m² of additional Town Centre land;
- **A proposed Civic and Community Precinct** to accommodate new administrative and community facilities that reinforce Legana's role as a key growth area and commercial hub within the West Tamar LGA;
- **Infrastructure improvements**, notably the extension of Tatana Way to connect the Town Centre with the Legana Primary School and Southern and Innova Precincts, enabling access to future residential, industrial, and commercial areas;
- **Relocation of the Legana Recreation Precinct to Old Dairy Way (Southern Precinct)** to unlock centrally located land for future development;
- **Commercial activation and public realm enhancement** through:
 - » Improved pedestrian connectivity
 - » Maximised shopfront exposure along Tatana Way
 - » The creation of inviting public gathering spaces
 - » Integration of boulevard-style tree planting along Tatana Way and Fulton Street
 - » Public art to create a vibrant and engaging streetscape
- **Rezoning of select residential areas adjacent to the Town Centre to Urban Mixed Use and Inner Residential to enable the delivery of more diverse housing options** in locations that benefit from close access to services, amenities and public transport.



Source: Real Estate



Source: Belle Property

6. How to Read the Structure Plan

The Structure Plans identify the spatial location where potential development opportunities can occur.

Map Element Description	Icon
Development Opportunities Number Numbers have been used to identify key development opportunities.	
Development Opportunity Description A brief description of each Development Opportunity is listed against each corresponding number on the left-hand side.	
Legend The Legend describes general elements on the Structure Plan, such as zoning and land use.	

The Structure Plans should be read in conjunction with subsequent sections of the report:

- **Section 5** (Legana Town Centre) and **Section 6** (Legana Township) provide **further information about each Development Opportunity**; and

Each of these sections contain an Implementation Plan which identifies:

- Delivery timeframes for each development opportunity;
- Who the responsible parties are for delivering or facilitating the opportunities;
- What initiatives need to be implemented to support the delivery of development opportunities.

6.1 Timeframes

The Implementation Framework identifies indicative timeframes in which each identified development opportunity should be addressed or pursued by Council.

The timeframes endeavour to balance priorities against the need for additional research, analysis and consultation that might be required; and changing levels of demand, budget allocation, further engagement with the community and stakeholders and funding availability.

Short Term (0 - 5 Years)

Sites identified as offering a short-term development opportunity are typically those that are appropriately zoned or there is an appetite for immediate re-zoning, and can be delivered reasonably easily and cost effectively.

Medium Term (5 - 10 Years)

Sites identified as offering medium-term development opportunity are those that require additional research, analysis or consultation, or are dependent on other development occurring first.

Long Term (10 + Years)

Sites identified as offering a long-term development opportunity are those that generally do not require any immediate action but remain important from a strategic perspective.

6.2 How to Read the Development Opportunities Matrix

The Development Opportunities Matrix identifies the performance of each area against the following list of simplified assessment criteria:

- Site No.
 - » The Reference Number identified in the Structure Plan
- Land Description
 - » What the identified opportunity consists of
- Initiative Type
 - » What would be required to facilitate the initiative
- Current Zone
 - » What the current zoning of the area is
- Proposed Zone
 - » The zoning change necessary to support the initiative
- Physical & Cultural Constraints
 - » If the area is affected by any natural (e.g. landslip, bushfire, flooding) or cultural (e.g. heritage) constraints that require consideration
- Landowner Constraints
 - » Is the area subject to one or multiple ownerships
- Delivery Timeframe
 - » The timeframe in which the opportunity should be addressed or pursued by Council
- Responsibility
 - » Who is responsible for the initiating the opportunity

6.3 Implementation Initiatives

The following outlines the initiatives that will be required to support the actions listed in the Implementation Plan for the Town Centre.

Consultation Strategy (CS)

This strategy applies to all actions listed in the Implementation Plan.

- **Communicate with all landowners and occupants potentially impacted** by the proposed zoning infrastructure and development proposals.
- Develop a **comprehensive strategy** for each stage of the process, including:
 - » Strategic planning
 - » Planning scheme amendment
 - » Infrastructure delivery
 - » Development projects.

Council Initiative (CI)

- Actions that are the responsibility of Council to implement as part of capital works, community development, asset management etc.
- Initiatives that may attract funding / community grant opportunities.

Funding and Delivery (FD)

To facilitate the delivery of the Structure Plan, Council will be required to:

- Develop a **Council funding and delivery strategy** for key infrastructure investment requirements.
- Investigate the costs and benefits of relocating Council's administrative and civic operations to Legana Town Centre.
- Investigate the potential for **generation of capital through disposal of any surplus Council landholdings**.
- Investigate the potential for **infrastructure charges or grants on upzoned land** to help fund required Council infrastructure.

Infrastructure Delivery (ID)

- Delivery of infrastructure initiatives to facilitate the outcomes of the Structure Plan.
- Infrastructure to enhance pedestrian amenity and safe and convenient vehicle movement.

Landowner Negotiations (LN)

- Council will need to negotiate with landowners and developers to ensure Structure Plan outcomes can be achieved.
- Negotiations will need to occur early to ensure the timely and fair delivery of outcomes.

Landscape Infrastructure (LI)

- Landscape and streetscape initiatives to be implemented by developers in consultation with Council as part of wider development opportunities.

Planning Scheme Amendment (PSA) and Specific Area Plan (SAP)

To support the expansion of the Town Centre and facilitate the delivery of a diverse range of housing to meet growth forecasts and the changing needs of the community, a **Planning Scheme Amendment** and accompanying **Specific Area Plan** will be required.

A **Planning Scheme Amendment (PSA)** is a formal process used to change a Local Provisions Schedule (LPS) for a specific council area, such as updating zoning or overlays to support development or reflect strategic goals. As part of a PSA, a **Specific Area Plan (SAP)** may be introduced to apply more **tailored planning rules** to a defined area in place of, or in addition to, the development standards for the relevant zone. PSAs are initiated by councils or landowners and follow a structured process including public consultation, review by the Tasmanian Planning Commission, and approval under the *Land Use Planning and Approvals Act 1993*.

7. Town Centre Structure Plan



7.1 Development Opportunities for the Town Centre Structure Plan

The key development opportunities for the Town Centre Structure Plan are described as follows:

Tatana Way Extension

The extension of Tatana Way from the Town Centre through to the Southern Precinct, new Legana Primary School, and Innova Business Park is critical for unlocking development potential within the Town Centre. Additional landowner negotiations will be required to facilitate this (1).

Relocation of the Legana Recreation Precinct

Noting the lack of available land within the Town Centre to support future growth, the relocation of the Legana Recreation Precinct to the Southern Precinct is vital to free up land within proximity to the existing town centre (2). Negotiations will need to occur between the Council and Legana Recreation Precinct tenants.

Relocation of the Legana Recreation Precinct adjacent to the Legana Primary School will create opportunities for shared use of facilities. Amenities could include football and cricket ovals, soccer and hockey pitches, courts (tennis, netball and basketball), an indoor recreation centre for activities such as basketball, volleyball, pickleball, gymnastics and badminton, as well as club facilities, car parking, and commuter parking near the West Tamar Highway. This initiative will also require relocating the existing off-leash dog area.

New Business Opportunity

There is an opportunity for a new business to be established adjacent the new plaza on Legana Grove, providing the potential for full length shopfront access directly from the plaza. This would suit development of restaurants, cafés or speciality shops that would benefit from the plaza outlook and provide opportunities to activate this important community space. The opportunity to gain vehicle access from the hotel carpark to service the site should be investigated. (3).

Streetscape Improvements

The Legana Grove streetscape should be restructured to improve pedestrian linkages and increase foot traffic between the plaza and the town centre. Discussions between the Council and the landowner should occur regarding the potential to relocate the loading zone in order to improve pedestrian connectivity and visual amenity and reduce conflict with waste and delivery vehicles (4).

There is also the opportunity to create a point of interest and sense of entry into the town centre through the placement of public art installations in key locations (5). Boulevard tree planting should occur along Tatana Way and Fulton Street to create a cohesive streetscape, promote a sense of arrival and provide shading (21).

Public Park and Improved Pedestrian Access

The opportunity exists for a public park to be created over vacant Council land on the northern side of Tatana Way. This centrally located park could facilitate passive recreation, with the installation of picnic shelters and an open lawn area (6).

Pedestrian Linkages and Connectivity

The development of the public park along Tatana Way should be undertaken in conjunction with improvements to the existing pedestrian walkway from Bulman Drive to the park and Town Centre (7).

The local road under development to service the new commercial tenancies and fitness centre to the east of the town centre should provide an accessible and linked interface to the future town centre extension (existing Legana Recreation Precinct). Negotiations between Council and the developer should occur regarding access being provided to the future town centre expansion area to the east (8).

Additional pedestrian linkages should be encouraged between and throughout the town centre, including opportunities for raised crossings along Tatana Way to promote traffic calming and safe pedestrian movement (18)(19).

Vehicle Access

As part of the town centre expansion into the existing Legana Recreation Precinct, consideration should be given to widening the existing access road from Fulton Street to the Legana Recreation Precinct to allow for two-way vehicle movements. This road could continue to serve as a low-speed shared zone (9). Future consideration will need to be given to the need for a signalised intersection at Fulton Street and Tatana Way to address increased traffic movements generated by development of the Southern Precinct (13).

Town Centre Expansion

Relocating the Legana Recreation Precinct creates an opportunity for mixed-use development incorporating ground-level retail, upper-level residential with basement car parking, and expansive civic plaza spaces featuring open paved areas, seating, and landscaped feature gardens (10) (11).

Additionally, there is potential to expand the Town Centre northward onto land fronting Bulman Drive and eastward onto land fronting Fulton Street, enabling small-scale retail and mixed-use developments. This expansion would require rezoning to Urban Mixed Use (14).

Civic Centre

There is an opportunity to establish a new Civic Centre, including administration and supporting community facilities, on the northern side of Tatana Way directly opposite the Town Centre expansion area, reflecting the important role that Legana plays in the growth of the West Tamar LGA and its identification as a prime commercial and retail hub (12).

Consideration should also be given to earmarking additional land to the north to accommodate potential expansion of the Civic Centre and associated community facilities (22).

Medium Density Residential Development

To reflect the proximity to services and facilities within the Town Centre, and to address the growing need for housing diversity, it is recommended that existing residential areas adjacent to the Town Centre be rezoned to Inner Residential to encourage a broader range of housing options (15), including apartments and townhouses.

Additionally, land east of the current residential areas along Lovely Banks Court and Henry Grove has been earmarked for future Inner Residential zoning to take advantage of its proximity to the Town Centre (15). Land to the west of Lovely Banks Court and Henry Grove has also been earmarked for future Inner Residential zoning, and could accommodate a hotel adjacent to the new Legana Recreation Precinct (17).

Aged Care

It is recommended that the zoning of the existing Regis Aged Care Facility, located at the corner of West Tamar Highway and Freshwater Point Road, be reviewed to allow for potential future expansion and intensification to meet the community's growing needs (16).

Legana Shopping Centre

The Legana Shopping Centre serves as the primary activity hub within Legana. Council should engage with the landowner to establish a long-term design vision for the site (20).

7.2 Development Priorities

1. Planning Scheme Amendment (PSA) and Specific Area Plan (SAP)

- Rezoning land to General Business, Inner Residential, and Urban Mixed Use to support the expansion of the Town Centre and enable a diverse mix of housing alongside complementary commercial and community uses.
- Implementation of a Specific Area Plan to guide the delivery of desired public realm and improved design outcomes.

2. Tatana Way Extension

- Required for Town Centre expansion and connection with surrounding growth areas.
- Requires landowner negotiations.

3. Relocation of Legana Recreation Precinct

- Critical for unlocking land for the Town Centre expansion.
- Enables the development of a regional level Recreation Precinct.

4. Town Centre Expansion and Business Opportunities

- New civic and community facilities within the expanded Town Centre.
- Reserve land for future expansion and long-term retail growth.
- Encourage major retail, supermarket, cafés, restaurants, civic plaza opportunities.

5. Streetscape and Public Realm

- Improve pedestrian linkages and visual amenity through the Town Centre.
- Commission art installations to promote a sense of entry and interest.
- Tree planting along Tatana Way and Fulton Street to promote a cohesive streetscape and shade.
- Development of a centrally located park adjacent the future Civic Centre site.

6. Housing Diversity

- Rezoning identified areas to Inner Residential to promote medium density housing and increased housing choice.
- Review zoning of Regis Aged Care Facility to facilitate future growth.



7.3 Development Opportunities Matrix

Town Centre - Development Opportunities Matrix								
Site No.	Land Description	Initiative Type ⁽¹⁾	Current Zone	Proposed Zone	Physical & Cultural Constraints	Landowner Constraints ⁽²⁾	Delivery Timeframe ⁽³⁾	Responsibility
1	Extension of Tatana Way	ID / LN / CI	Not Applicable	Not Applicable	No	Yes	Short	Council
2	Relocate Legana Recreation Precinct to Southern Precinct (Refer to Page 31)	CI / ID	Not Applicable	Not Applicable	Yes	Yes	Medium	Council
3	Opportunity for new business venture with full length shopfront access to plaza	LN	General Business	No Change	No	No	Short	Landowner
4	Restructured streetscape to the outside corner of Legana Grove	ID / LN	Not Applicable	Not Applicable	No	No	Short	Council
5	Commissioned public art installation	CI	Not Applicable	Not Applicable	No	No	Short	Council
6	Public park with picnic shelters and lawn	CI / LI / PSA / SAP	General Business	Recreation	No	No	Short	Council
7	Pedestrian access from Bulman Drive to public park and Town Centre	LI / CI	Not Applicable	Not Applicable	No	No	Short	Council
8	Side street to provide an accessible and linked interface	LN / ID	Not Applicable	Not Applicable	No	Yes	Short	Landowners Council
9	Two-way vehicle access to Fulton Street	CI / ID	Not Applicable	Not Applicable	No	No	Medium	Council
10	Opportunity for mixed use development	PSA / SAP	General Business	No Change	No	No	Medium	Council
11	Large civic plaza space with open paved areas, seating and feature gardens	LN / PSA / SAP	General Business	No Change	No	No	Medium	Council
12	Opportunity to create a Civic Centre and supporting community facilities	CI	General Business	No Change	No	No	Medium	Council
13	Signalised intersection with Fulton Street	CI / ID	Not Applicable	Not Applicable	No	No	Long	Council

(1) initiative Type

- LN - Landowner Negotiations
- ID - Infrastructure Delivery
- LI - Landscape Infrastructure
- CI - Council Initiative
- PSA - Planning Scheme Amendment
- SAP - Specific Area Plan

(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years

Town Centre - Development Opportunities Matrix

Site No.	Land Description	Initiative Type ⁽¹⁾	Current Zone	Proposed Zone	Physical & Cultural Constraints	Landowner Constraints ⁽²⁾	Delivery Timeframe ⁽³⁾	Responsibility
14	Potential expansion of Town Centre with small-scale retail and mixed use opportunities	PSA / SAP	General Residential & Local Business	General Business & Urban Mixed Use	No	Yes	Medium	Landowner Council
15	Medium Density Residential	PSA / SAP	General Residential	Inner Residential	No	Yes	Medium	Landowners Council
16	Future intensification of Aged Care Facility	PSA / SAP	General Residential	Inner Residential	Yes	No	Medium	Medium
17	Medium Density Residential & Hotel Potential	PSA / SAP	Agriculture	Inner Residential	No	Yes	Long	Landowners Council
18	Creation of a traffic-calmed pedestrian crossing	LI / CI / ID	General Business	No Change	No	Yes	Short	Council
19	Encourage pedestrian linkages throughout Town Centre	ID / CI	General Business	No Change	No	Yes	Short	Landowners Council
20	Encourage landowner to consider long-term design plans	LN	Not Applicable	Not Applicable	No	Yes	Short	Landowners Council
21	Create 'boulevard' planting along Tatana Way and Fulton Street	ID / LN	Not Applicable	Not Applicable	No	Yes	Short	Council
22	Long term expansion opportunity for civic and community facilities	PSA / SAP	General Residential	General Business	No	Yes	Medium	Council

(1) initiative Type

- LN - Landowner Negotiations
- ID - Infrastructure Delivery
- LI - Landscape Infrastructure
- CI - Council Initiative
- PSA - Planning Scheme Amendment
- SAP - Specific Area Plan

(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years

LEGANA TOWNSHIP

STRUCTURE PLAN 2025



8. Legana Township Structure Plan 2025

The Legana Township Structure Plan is broken down into a series of precinct specific plans, each addressing the unique characteristics and requirements of its area.

Collectively, these plans provide detailed guidance on:

- Key transport connections and road infrastructure;
- Key stormwater detention and flows;
- Essential infrastructure and setback requirements;
- An urban form which addresses the opportunities and constraints existing within each precinct; and
- General land use arrangements, including:
 - » Residential, mixed use, industrial and commercial precincts;
 - » The location of a key activity centre to serve the expanding population;
 - » Areas of open space; and opportunities for school expansion and regional level recreation facility development.

The Structure Plan also outlines **varying residential development intensities**, with Inner Residential near activity centres, General Residential in unconstrained growth areas, Low Density Residential where some constraints exist, and Rural Living in areas with greater limitations.

Additionally, the plan addresses the need for a **700m* buffer around the sewerage treatment facility**, while considering alternative scenarios such as a **reduced 300m buffer** based on a reduced pumping station arrangement, or **complete buffer removal** should the treatment pond be decommissioned by 2035, as is currently anticipated.

Currently, the sewerage treatment pond imposes a **short to medium term constraint** on development within the Southern Precinct. **The degree to which the facility is removed (either partially or fully) will directly determine the scale and intensity of future development in this area.**

* As advised by TasWater

8.1 Bulman's Brook Precinct

8.1.1 Development Opportunities

The following key development opportunities have been identified for the Bulman's Brook Precinct:

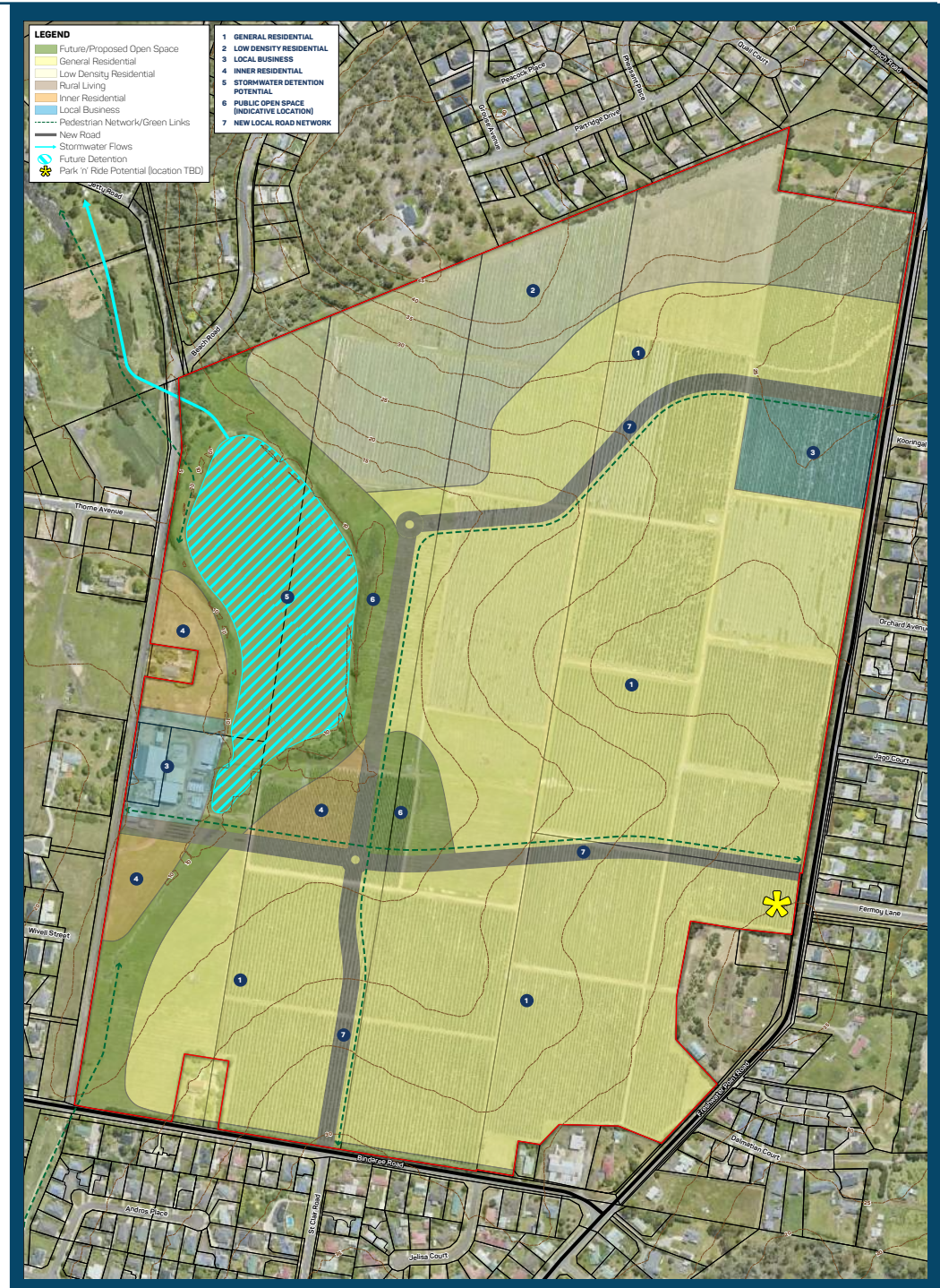
- Rezoning the majority of the site for **General Residential**, with the **steeper land in the north** being considered for **Low Density Residential (1)(2)**
- Establishment of two designated areas for **Local Business**, offering small-scale shopping opportunities to cater to the future community and existing residences along Freshwater Point Road **(3)**
- Rezoning a portion of the site for **Inner Residential**, facilitating more intensive housing forms in proximity to the lake and Local Business Zone fronting Jetty Road **(4)**
- Potential for stormwater detention **(5)**
- **Public open space** in proximity to the lake and areas of Inner Residential **(6)**
- Establishment of local road network **(7)**

8.1.2 Development Priorities

The Precinct is adjacent to existing residential areas, is in a single ownership and is ready to be developed. It could provide for a significant supply boost for the Legana area, having the potential to deliver up to 1,000 dwellings. It is the least complicated precinct for development.

To support the opportunities identified in the Structure Plan a **Planning Scheme Amendment** and accompanying **Specific Area Plan** will be required.

A **Planning Scheme Amendment** (PSA) is a formal process used to change the Local Provisions Schedule (LPS) for a specific council area, such as updating zoning or overlays to support development or reflect strategic goals. As part of a PSA, a **Specific Area Plan** (SAP) may be introduced to apply more **tailored planning rules** to a defined area in place of, or in addition to, the development standards for the relevant zone. PSAs are initiated by councils or landowners and follow a structured process including public consultation, review by the Tasmanian Planning Commission, and approval under the *Land Use Planning and Approvals Act 1993*.



8.1.3 Development Opportunities Matrix

Bulman's Brook Precinct - Development Opportunities Matrix								
Site No.	Land Description	Initiative Type ⁽¹⁾	Current Zone	Proposed Zone	Physical & Cultural Constraints	Landowner Constraints ⁽²⁾	Delivery Timeframe ⁽³⁾	Responsibility
1	Future Residential	PSA / SAP	Future Urban	General Residential	Yes	No	Short	Landowner
2	Future Residential	PSA / SAP	Future Urban	Low Density Residential	Yes	No	Short	Landowner
3	Future Local Business Zone	PSA / SAP	Future Urban	Local Business Zone	Yes	No	Short	Landowner
4	Future Medium Density Residential	PSA / SAP	Future Urban	Inner Residential	Yes	No	Short	Landowner
5	Stormwater Detention Potential	ID / CI	Not Applicable	Not Applicable	Yes	No	Short	Landowner
6	Establishment of Public Open Space	LI	Not Applicable	Not Applicable	Yes	No	Short	Landowner
7	New Local Road Network	ID	Not Applicable	Not Applicable	Yes	No	Short	Landowner Council

(1) Initiative Type

- ID - Infrastructure Delivery
- LI - Landscape Infrastructure
- CI - Council Initiative
- PSA - Planning Scheme Amendment
- SAP - Specific Area Plan

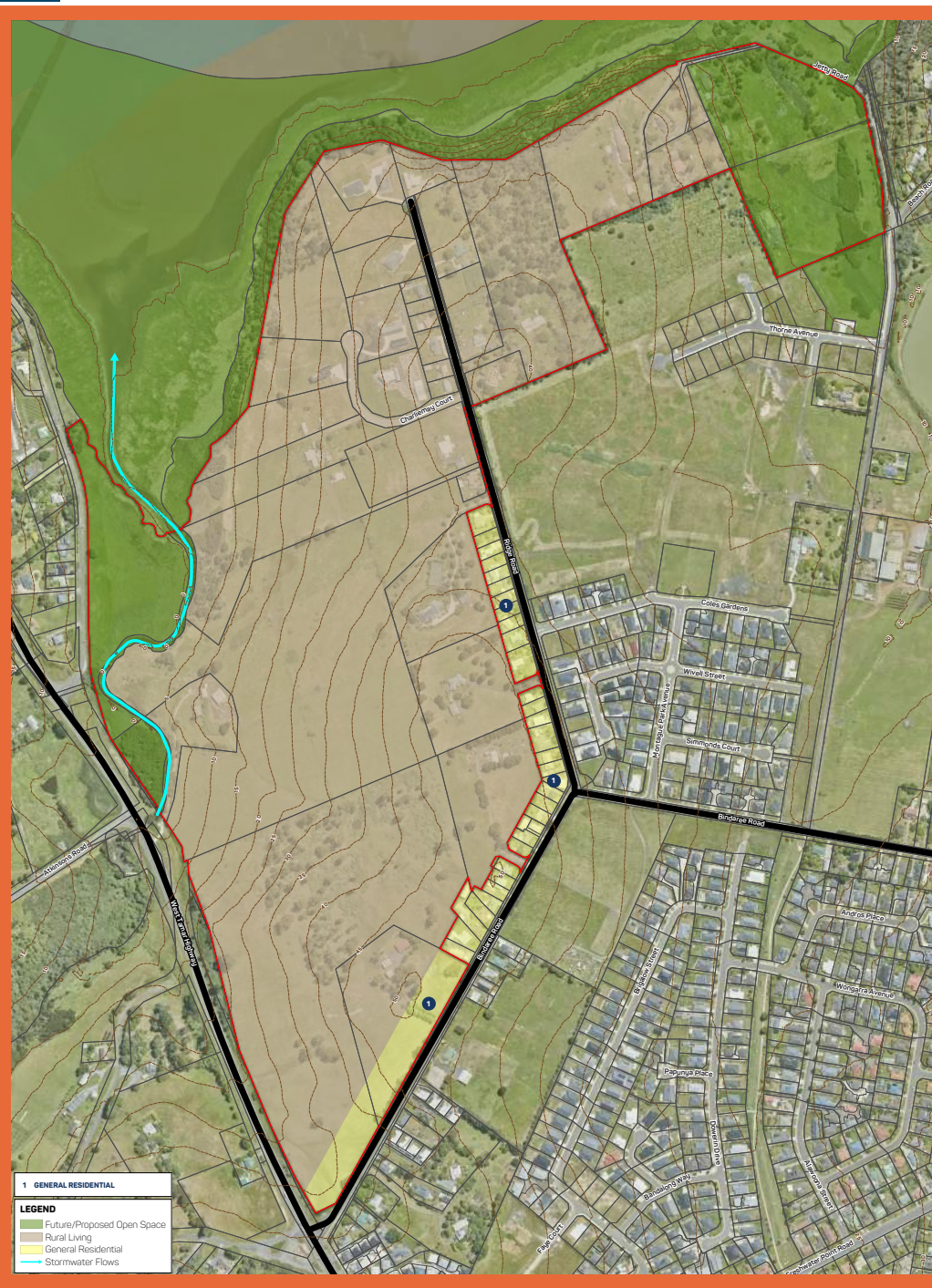
(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years



8.2 Muddy Creek Precinct

8.2.1 Development Opportunities

The following key development opportunities have been identified for the Muddy Creek Precinct:

- The majority of Muddy Creek Precinct will remain as **Rural Living**, reflecting the existing subdivision layout for large residential living lots. While largely developed, the **remaining frontage to Bindaree Road** could be investigated for **General Residential Use** to reflect the existing nature of development (1)

8.2.2 Development Opportunities Matrix

Muddy Creek Precinct - Development Opportunities Matrix	
Land Description	Future Residential
Initiative Type ⁽¹⁾	PSA
Current Zone	Rural Living
Proposed Zone	General Residential
Physical & Cultural Constraints	Yes
Landowner Constraints ⁽²⁾	Yes
Delivery Timeframe ⁽³⁾	Short
Responsibility	Landowners Council

(1) Initiative Type

- PSA - Planning Scheme Amendment

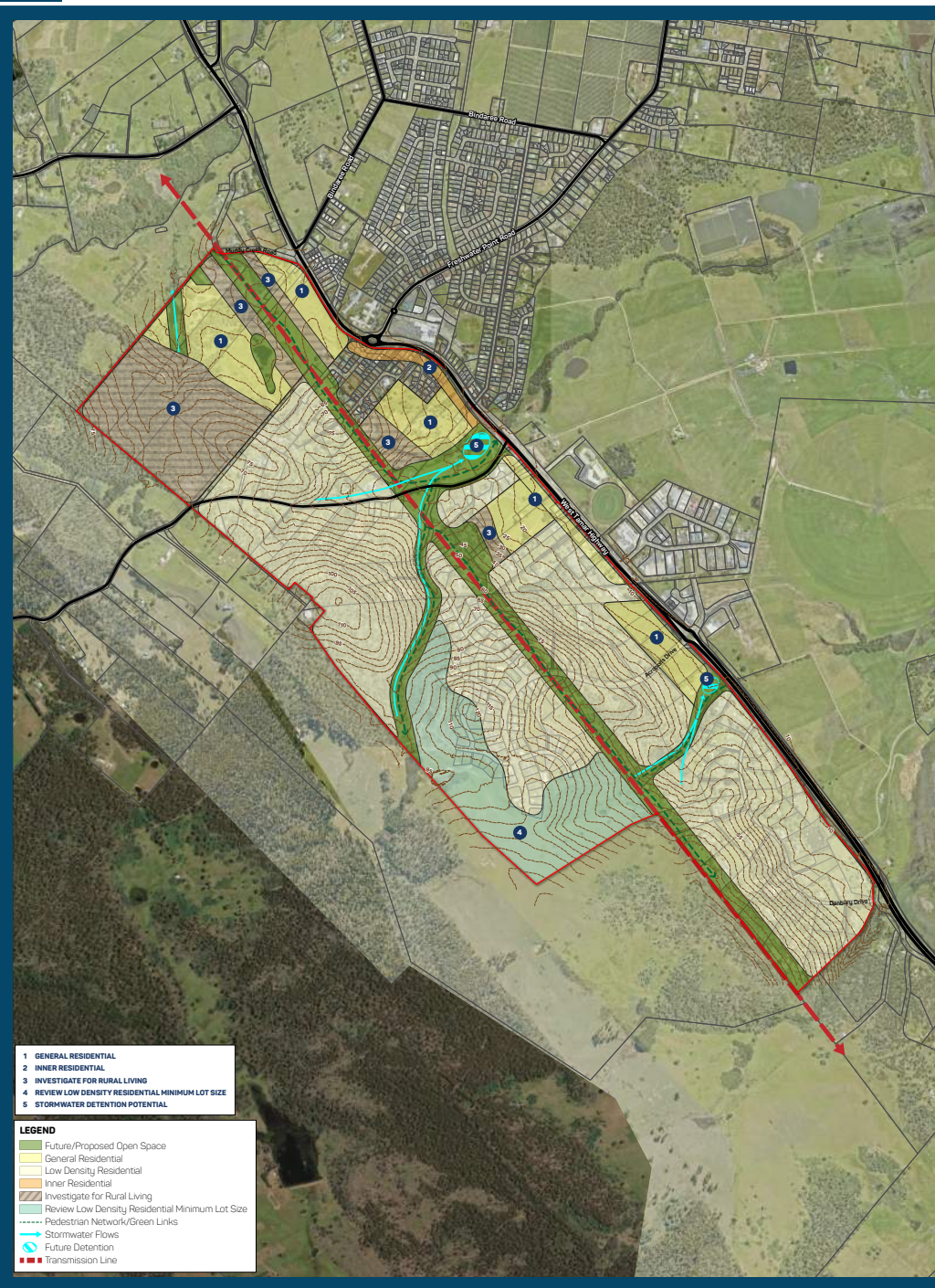
(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years



8.3 Western Highway Precinct

8.3.1 Development Opportunities

The following key development opportunities have been identified for the Western Highway Precinct:

- The complex landform and existing residential and rural living development require a more nuanced approach, involving the delivery of areas of **General Residential close to West Tamar Highway (1)** in locations with fewer environmental and physical constraints, areas of **Inner Residential** closest to the Town Centre (2), and the introduction of **Rural Living** in areas of moderate slope, vegetation overlap, and in proximity to high voltage transmission lines (3)
- Review of minimum allotment sizes** for allotments subject to the Residential Supply and Density Specific Area Plan to reflect availability of infrastructure and local site conditions (4)
- Stormwater detention potential (5)
- Protection of the high voltage transmission alignment** from further residential incursion within the alignment of the easement (whether registered, unregistered or statutory easement). **This would not limit allotments being created** within the easement alignment, however, any new allotment would be required to demonstrate that a suitable site exists outside of the alignment of the easement for the purpose of erecting a residence, garages, outbuildings, and any associated structure.

8.3.2 Development Priorities

To support the opportunities identified in the Structure Plan a **Planning Scheme Amendment** and accompanying **Specific Area Plan** will be required.

Areas identified for General Residential zoning adjacent to West Tamar Highway, and coinciding with requests from those landowners for rezoning, represent a relatively straight-forward opportunity to expand residential supply by a few hundred dwellings.

8.3.3 Development Opportunities Matrix

Western Highway Precinct - Development Opportunities Matrix								
Site No.	Land Description	Initiative Type ⁽¹⁾	Current Zone	Proposed Zone	Physical & Cultural Constraints	Landowner Constraints ⁽²⁾	Delivery Timeframe ⁽³⁾	Responsibility
1	Future Residential	PSA / SAP	Rural, Rural Living & Low Density Residential	General Residential	Yes	Yes	Short - Medium	Landowners Council
2	Future Medium Density Residential	PSA / SAP	General Residential & Low Density Residential	Inner Residential	Yes	Yes	Short - Medium	Landowners Council
3	Investigate for Rural Living	PSA	Rural & Rural Living	Rural Living	Yes	Yes	Short - Medium	Landowners Council
4	Review Low Density Residential Minimum Lot Size	SAP	Low Density Residential	No Change	Yes	Yes	Medium	Council
5	Stormwater Detention Potential	ID / CI	Not Applicable	Not Applicable	Yes	No	Short	Landowner

(1) Initiative Type

- ID - Infrastructure Delivery
- CI - Council Initiative
- PSA - Planning Scheme Amendment
- SAP - Specific Area Plan

(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years

8.4 Southern Precinct & Innova Business Park

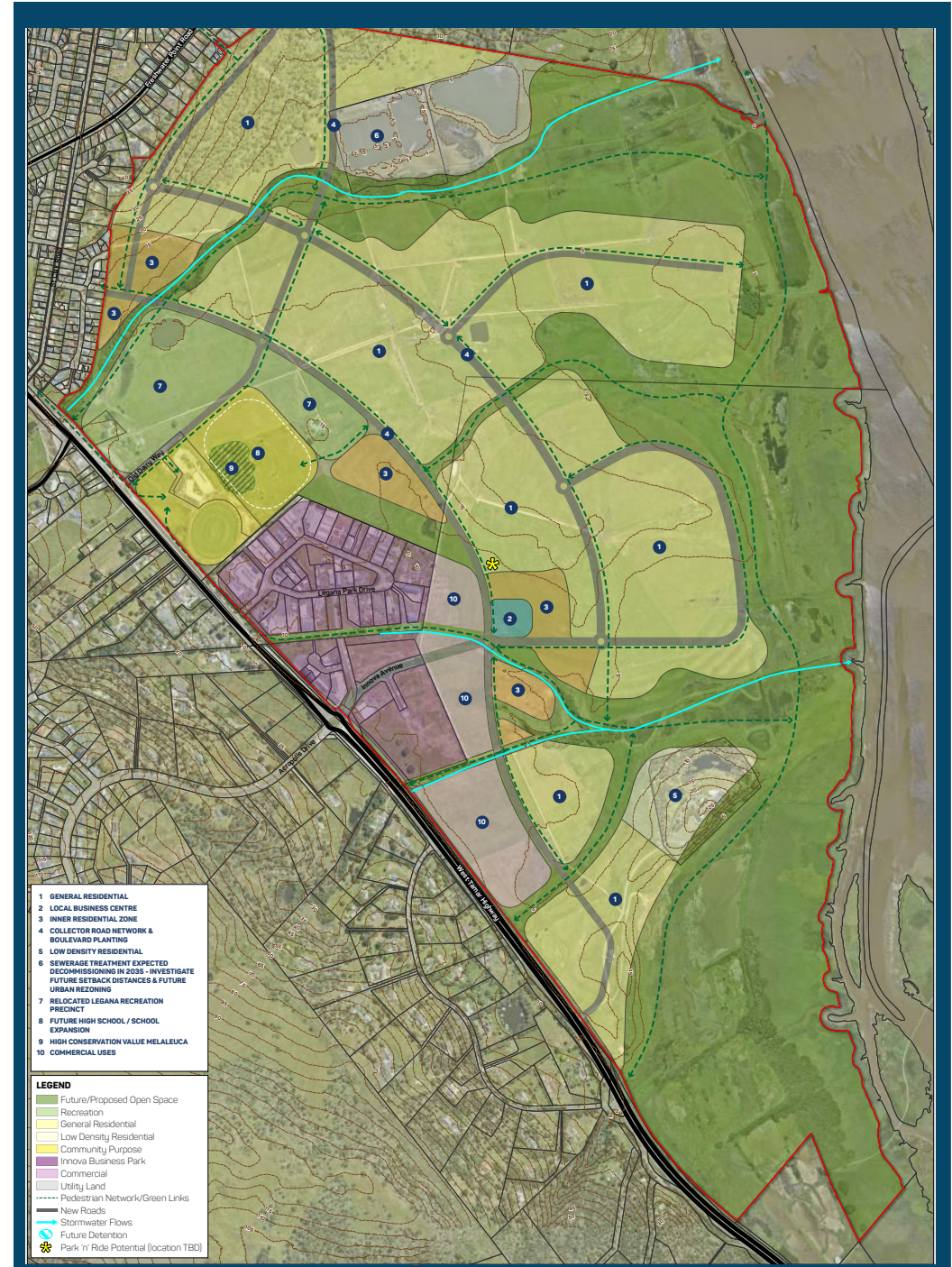
8.4.1 Development Opportunities

The following key development opportunities have been identified for the Southern Precinct:

- Rezoning of much of the site for **General Residential**, in a staged and orderly manner; and exclude the area around the sewerage treatment plant and provide for the economical augmentation of service infrastructure (1).
- A future **Local Business** Zone to provide for small-scale shops and services towards the east of the Southern Precinct, together with **Inner Residential** adjacent to the centre and areas of public open space (2) (3).
- Establishment of collector road network and boulevard planting (4).
- Rezoning of Tranquility Estate to **Low Density Residential** (5).
- Consider **Future Urban Zone** for the current buffer around the sewerage treatment plant (6).
- Provide for a **regional level recreation precinct** adjacent to the Legana Town Centre and Legana Primary School to accommodate the relocated sports and recreation facilities from the existing Legana Recreation Precinct, alongside additional amenities to meet the needs of a growing population (7).
- Make provision for the **possible future expansion of the school** to meet long term population growth (8), noting that a stand of **high conservation value Melaleuca** is located within the expansion site (9).

The following key development opportunity has been identified for the Innova Business Park:

- Application of the **Commercial Zone** to land surrounding the Innova Business Park to provide an **appropriate interface with future residential areas** (10).



8.4.2 Development Priorities

To support the opportunities identified in the Structure Plan a **Planning Scheme Amendment** and accompanying **Specific Area Plan** will be required.

Progressive rezoning of land along the Tatana Way extension alignment should occur to enable residential, recreation, and school expansion, subject to the existing landowner's willingness to develop or dispose of the land.

Consideration should also be given to the early rezoning of land to the southeast of the Innova Business Park to ensure an ongoing supply of industrial and commercial land. The success of this rezoning will depend on the current landowner's readiness to proceed with development or disposal of land. This rezoning should be coordinated with the extension of Innova Drive and the eastern section of the Tatana Way extension beyond Innova Drive.



Source: realestate.com



Source: Elders Real Estate

8.4.3 Development Opportunities Matrix

Southern Precinct - Development Opportunities Matrix								
Site No.	Land Description	Initiative Type ⁽¹⁾	Current Zone	Proposed Zone	Physical & Cultural Constraints	Landowner Constraints ⁽²⁾	Delivery Timeframe ⁽³⁾	Responsibility
1	Future Residential	PSA / SAP	Agriculture	General Residential	Yes	Yes	Long	Landowners Council
2	Local Shopping Centre	PSA / SAP / LN	Agriculture	Local Business	Yes	No	Medium	Landowner Council
3	Medium Density Residential	PSA / SAP	Agriculture	Inner Residential	Yes	No	Long	Landowner Council
4	Collector Road Planting and Boulevard Planting	ID / LI / CI	Not Applicable	Not Applicable	No	Yes	Long	Landowners Council
5	Future Residential	PSA	Agriculture	Low Density Residential	Yes	No	Long	Landowner Council
6	Sewerage Treatment Decommissioning & Future Urban Rezoning	ID / PSA / SAP	Utilities	Future Urban	Yes	No	Medium	Council
7	Future Recreation Land & Relocated Legana Recreation Precinct	ID / LN / CI	Agriculture	Recreation / Open Space	Yes	No	Short - Medium	Landowner Council
8	School Expansion	PSA / LN / CI	Agriculture	Community Purpose	Yes	No	Medium - Long	Council
9	High Conservation Value Vegetation	LI	Not Applicable	Not Applicable	Yes	No	Medium - Long	Landowner
10	Expanded Industrial Precinct with Commercial Interface to Residential Land	PSA / SAP	Agriculture	Commercial	No	Yes	Medium	Council

(1) Initiative Type

- LN - Landowner Negotiations
- ID - Infrastructure Delivery
- LI - Landscape Infrastructure
- CI - Council Initiative
- PSA - Planning Scheme Amendment
- SAP - Specific Area Plan

(2) No - Single Ownership

Yes - Multiple Ownership

(3) Short - 0 to 5 Years

Medium - 5 to 10 Years

Long - 10+ Years

BACKGROUND INVESTIGATIONS

9. Investigations

The revised Legana Town Centre & Township Structure Plan has been informed by a series of investigations to assist in understanding:

- The broader strategic intent for growth in Legana and wider Northern Tasmania.
- What synergies can be found between the Structure Plan and other strategies that have been recently developed by West Tamar Council, The impact of large-scale infrastructure projects, such as the West Tamar Highway upgrade, on the growth of the town centre.
- Whether there are any topographical, heritage or landscape features that need to be taken into consideration.
- The planning controls that currently exist over the land.
- Demographic studies to assist in identifying future gaps and trends in demand for community infrastructure.

9.1 Strategic Considerations

Understanding the role that the township will play in supporting the future growth of the West Tamar region and Northern Tasmania has been a critical component of the review.

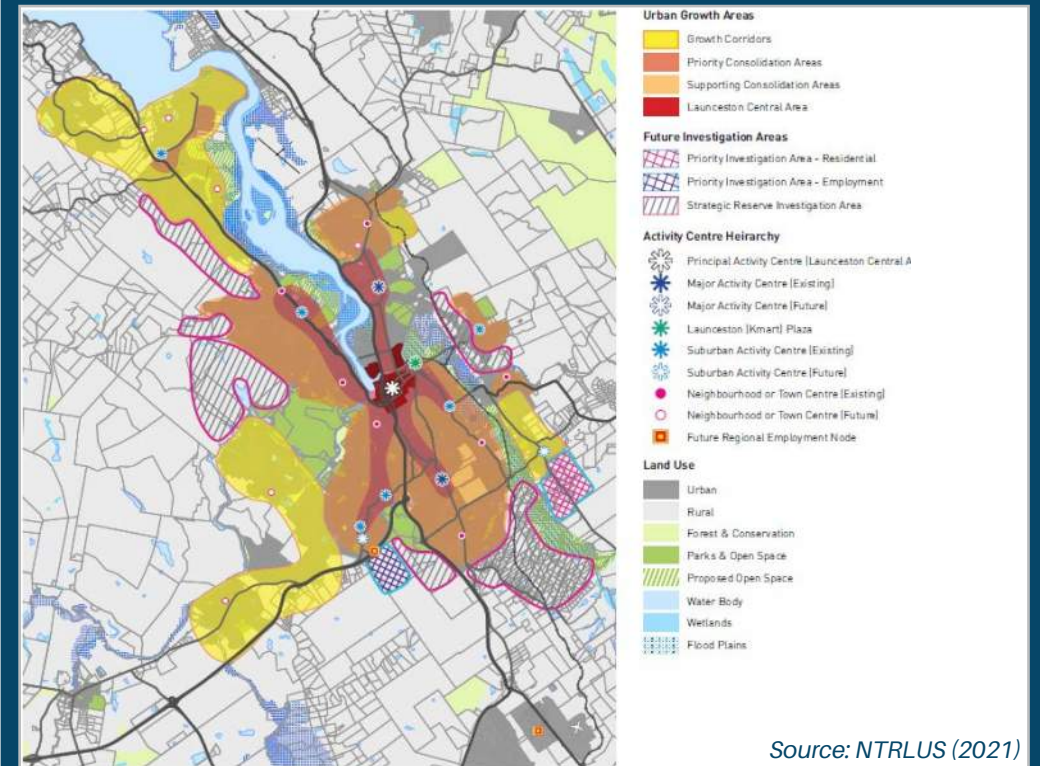
9.1.1 Northern Tasmania Regional Land Use Strategy (NTRLUS)

The Northern Tasmania Residential Land Supply Demand Study (NTRLUS) is the statutory planning framework guiding development in Northern Tasmania until 2032. The NTRLUS identifies Legana as an Urban Growth Area, with most of the township located in a Growth Corridor suitable for future development.

The Town Centre has been identified as an existing Suburban Activity Centre which, including land to the east of Freshwater Point Road, is designated as a Supporting Consolidation Area aimed at:

- Enhancing transport connectivity and reducing car dependency.
- Linking new and existing communities.
- Promoting cohesive and well-served communities.
- Supporting access to activity centres.
- Encouraging a mix of land uses aligned with regional planning hierarchies.

Figure 5. Regional Framework Plan- Urban Growth Area



9.1.2 Northern Tasmania Residential Land Supply Demand Study

The *Northern Tasmania Residential Land Supply Demand Study* analyses housing trends, land availability, and population forecasts across Northern Tasmania. The Study reveals that:

- West Tamar LGA is forecasted to grow from 26,000 in 2022 to over 33,000 by 2046, **driven by migration and smaller household sizes.**
- **Legana is a key growth area**, expected to grow from 4,629 to 7,418 by 2046—the highest growth rate (2.07%) in the region.
- **Legana has around 15 years of practical land supply**, but future development depends on releasing ‘Future Urban’ zoned land.
- **Legana has a theoretical supply of 810 dwellings (571 in the General Residential Zone and 239 in the Low Density Residential Zone)**, making up nearly 30% of West Tamar’s total:
 - » 74 retail lots
 - » 263 approved lots
 - » 175 vacant serviced lots
 - » 25 vacant unserviced lots
 - » 273 underutilised lots
- **About 26% of land parcels are over 1 hectare**, often held long-term, which may slow development.
- **Shovel-ready land could be exhausted in 9 years**, but Bulman’s Brook Precinct is expected to support future growth.

Table 1. Forecast Population and Land Supply - Demand

Demand				
Population 2023	Forecast Pop 2046	2023-2046 Change (No.)	Average Annual Growth Rate	Average Annual Dwelling Demand
West Tamar LGA				
26,358	33,692	+7,334	1.07%	164
Legana				
4,692	7,418	+2,726	2.07%	54

Source: REMPLAN (2024)

Table 2. Forecast Population and Land Supply Exhaustion

Supply Exhausted		
Theoretical Land Exhaustion (Years)	Practical Land Exhaustion (Years)	Shovel-Ready Land Exhaustion (Years)
West Tamar LGA		
17	15	11
Legana		
17	14	9

Source: REMPLAN (2024)

What's Best for the West Tamar?

COMMUNITY, HEALTH AND WELLBEING PLAN
TOWARDS 2035

West Tamar
COUNCIL

9.1.3 West Tamar Community Health and Wellbeing Plan

The *West Tamar Community Health and Wellbeing Plan – Towards 2035* (the Community and Wellbeing Plan) is a strategic roadmap designed to guide the region toward a vibrant, inclusive, and sustainable future. Developed through extensive community engagement, the plan is structured around four key pillars:

1. **Best Health and Wellbeing;**
2. **Best Environment;**
3. **Best Economy;** and
4. **Best Communities.**

The Community Health and Wellbeing Plan emphasises collaboration, equity, and innovation to enhance quality of life across the West Tamar LGA. For Legana, one of the fastest-growing areas in West Tamar, the plan supports sustainable urban development, improved health and wellbeing services, accessible green spaces, and infrastructure that meets the needs of a growing and diverse population. Legana is positioned as a key hub for community connection, active transport, and inclusive neighbourhood design which reflects the Community Health and Wellbeing Plan's broader vision for the region.

The Pillars

These pillars are the 'future directions' we will follow to achieve our preferred future:

1.



BEST HEALTH AND WELLBEING
Our *Best* is to be healthy and happy, motivated by being part of a rich, vibrant community.

2.



BEST ENVIRONMENT
Our *Best* is learning, acting, and leaving a better and healthier environment for future generations.

3.



BEST ECONOMY
Our *Best* economy grows prosperity, opportunities, innovation, skills and innovative practices through vibrant industries in agriculture, tourism, manufacturing, construction, tourism, ag-tourism, retail, care and support.

4.



BEST COMMUNITIES
Our *Best* communities have strong individual identities and a sense of belonging while knowing that we can all see the West Tamar – our home – inside the inspiring and beautiful surrounding Tamar valley.

9.1.4 West Tamar Council Trails Strategy 2013

The West Tamar Council Trails Strategy outlines a framework for planning and developing walking, cycling, and shared-use trails across the West Tamar LGA, with a focus on identifying and improving trail infrastructure.

In Legana, three new trails are proposed to address infrastructure gaps:

1. **West Tamar Cycling Trail** – A 76km route from Greens Beach to Launceston, connecting Legana to key townships. It follows the West Tamar Highway and Tamar River foreshore, aiming to provide a safe, continuous regional cycling corridor.
2. **Legana Foreshore Trail** – A 10.8km shared-use path from Rosevears Drive to Tamar Island, part of the broader Swan Point to Launceston trail network, designed to attract both locals and visitors.
3. **Legana Loop Cycling Trail** – A 5.7km loop along Freshwater Point Road, Beach Road, Jetty Road, and Bindaree Road, linking to the West Tamar Highway and broader cycling network. It can function independently or as part of the other two trails.

The delivery of these trails is intended to be staged and coordinated with the Legana Structure Plan and Legana Town Centre Structure Plan.

Figure 6. Legana - New Trails



9.2 Locality Analysis

9.2.1 Slope

Slope is an important factor when identifying land for future urban growth. Steep terrain can make construction and the delivery of infrastructure more difficult and expensive, while flatter or gently sloping land is generally easier to develop and better suited for housing and services.

Legana's landscape is defined by a mix of gently undulating terrain, complemented by pockets of moderate to steep slopes that emerge along its interface with the Tamar River, and in areas where the land transitions westward into more semi-rural settings. The slope characteristics of each focal precinct are outlined below.

9.2.1.1 Town Centre

The Town Centre is predominantly flat, with most of the area featuring gentle slopes of less than 5%, making it highly suitable for commercial development. Slightly steeper gradients, ranging from 5–10%, are found toward the town centre's edges, particularly near the West Tamar Highway, Freshwater Point Drive, and Fulton Street. Portions of land along the outer boundary, where the area interfaces with the West Tamar Highway, exhibit slopes between 10–15%

Despite these variations in slope, the Town Centre remains suitable for future development and the provision of supporting social infrastructure.

9.2.1.2 Bulman's Brook Precinct

The Bulman's Brook Precinct is characterised by gently undulating terrain, with slopes ranging from less than 5% to 10% in an east-west direction. Moderately inclined areas, with gradients between 10% and 15%, are located near the northern boundary of the site; whilst steeper portions of slope with gradients of 20% to 25% occur along the Precinct's northern interface with the vegetated area adjoining 45 Partridge Drive.

Despite these variations in slope, the land within Bulman's Brook remains suitable for future residential development and the provision of supporting social infrastructure.

9.2.1.3 Muddy Creek Precinct

The Muddy Creek Precinct slopes northwest from the intersection of Ridge Road and Bindaree Road, descending approximately 40m towards Muddy Creek and the Tamar River. Residential development is primarily concentrated along Bindaree Road and Ridge Road, where the gradient ranges from less than 5% to around 10%. A steeper section, with slopes between 10% and 15%, extends for roughly 416 metres along Ridge Road nears its junction with Bindaree Road. As the land extends towards the Tamar River, the terrain becomes more pronounced, with slopes increasing to between 10% and 25% in an east-west direction.

Due to the presence of moderate slopes within the Muddy Creek Precinct, any further intensification of residential development should be focused along Bindaree Road and Ridge Road, where the terrain is more suitable. These areas offer gentler gradients that support housing development without the need for extensive earthworks or elevated construction.

9.2.1.4 Southern Precinct & Innova Precinct

Due to its close proximity to the Tamar River, the Southern Precinct features gently undulating terrain with slopes generally below 5%, making it well-suited for future residential development. Some areas within the precinct do exhibit moderate slopes (10% to 15%), particularly near the Tranquillity Gardens estate, behind properties along Freshwater Point Road, and around the treatment plant.

Despite the presence of moderate slopes, the Southern Precinct remains suitable for future residential development and the provision of supporting social infrastructure.

The Innova Precinct also benefits from sloping below 5%, and is therefore suitable for employment generating uses.

9.2.1.5 Western Highway Precinct

The Western Highway Precinct is largely constrained by slope, with land directly fronting the West Tamar Highway subject to gentle slope of between <5% to 10%. It is noted that properties in the vicinity of Danbury Drive feature more substantial slope of 10% to 25%, with more predominant areas of slope towards the west. As the precinct extends towards the west, slopes ranging from 10 – 15% can be found. More significant portions of slope (ranging from 15 – 25%) are located along Acropolis Drive and within the Danbury Estate.

Due to the presence of slope within the Western Precinct, any future intensification of development should be focused along the West Tamar Highway interface, where the terrain is more suitable.



Source: Domain



Source: Roberts Real Estate

9.2.2 Landslip

Legana and nearby areas are subject to varying degrees of landslip risk, particularly in regions with steep terrain. This risk is evaluated using a Hazard Band System, which categorizes land into low, medium, or high hazard levels based on the likelihood of landslip events and their potential impact.

9.2.2.1 Town Centre

The Legana Town Centre is subject to a generally low level of landslip risk within the vicinity of the shopping centre, albeit it is noted that portions of land surrounding the Regis Tasmania – Legana aged care facility are considered to be of medium risk.

Despite these risks, landslip is not expected to significantly hinder development in the Town Centre.

9.2.2.2 Bulman's Brook Precinct

- Features a mix of low and medium hazard zones.
- Medium-risk zones follow the natural slope from 45 Partridge Drive downhill toward the lake, where the risk reduces to low.
- A small area near the shared boundary with 45 Partridge Drive shows recent or ongoing landslip activity.
- A diagonal strip of land (~343 metres long) from the northern corner also contains mixed hazard levels.

Despite these risks, landslip is not expected to significantly hinder development in this precinct.

9.2.2.3 Muddy Creek Precinct

- Contains both low and medium hazard zones.
- Medium-risk areas are concentrated along slopes descending from Ridge Road to the Tamar River.
- Some land shows signs of recent or ongoing landslip activity, indicating active geological movement.

This risk presents a significant constraint to future development in this precinct.

9.2.2.4 Southern Precinct & Innova Precinct

- Contains pockets of landslip risk, mostly near its boundaries.
- Medium-risk areas are found:
 - » Along the edge of wetlands.
 - » Behind properties on Freshwater Point Road and Lovely Banks Court.
- Low-risk zones are located near:
 - » The sewerage treatment plant.
 - » Lakes and adjacent paddocks.

These risks should be considered but are unlikely to pose major constraints to development.

9.2.2.5 Western Highway Precinct

- Contains low to medium hazard zones.
- Medium-risk areas are located:
 - » Behind properties fronting the West Tamar Highway.
 - » In land surrounding the Danbury Estate.

Landslip risk here is a notable limitation for future development in certain areas of the precinct.

9.2.3 Aboriginal Cultural Heritage

There are no registered Aboriginal Heritage sites within the identified Precincts. However, given the location on the Kanamaluka / Tamar Estuary it is likely to have values for First Nations people.

9.2.4 European Heritage

There is one property in Legana listed on the Tasmanian Heritage Register, being 'Freshwater Point' located at 56 Nobelius Drive. The heritage-listed features include a brick residence with a hipped roof and a return verandah that wraps around three sides of the building. The verandah is unadorned and seamlessly extends from the main roof structure. French doors open onto the verandah from three sides of the house, while at the rear, the verandah ends at another hipped-roof section. This rear portion features double-hung windows framed with rendered external architraves.

This property is not situated within any of the identified precincts included in this review.

9.2.5 Agricultural Land

There are three main areas of Agriculture-zoned land near the Legana township: the entirety of the Southern Precinct, land behind the Western Highway Precinct (including 23 Muddy Creek Road and Property ID 6077201), and a stretch west of the Western Highway Precinct toward Lanena. These areas are primarily used for various types of grazing and irrigated horticulture. Within the Western Highway Precinct, two properties—Velo Wines (755 West Tamar Highway) and 833 West Tamar Highway—feature agricultural activities, though they are zoned for low-density residential and rural use, respectively.

9.2.6 Bushfire Risk

The **Town Centre** is not considered vulnerable to bushfire risk due to its surrounding land uses, which include general and low-density residential areas, as well as commercial and recreational facilities.

Bulman's Brook Precinct comprises mostly agricultural land that is moderately to highly flammable, though not officially in the Bushfire Prone Areas Overlay. Land within proximity to 45 Partridge Drive has elevated risk due to the presence of Dry Eucalypt Forest.

Western Highway Precinct is particularly vulnerable due to steep terrain and dense vegetation. Danbury Heights is at greater risk due to the nearby Dry Eucalypt Forest and Woodland. Bushfire risk is significantly lower for land fronting West Tamar Highway due to the distance from flammable vegetation and future land use changes.

Muddy Creek Precinct contains mostly grassland (moderately to highly flammable) and a small, forested area behind 35 Bindaree Road, which is highly flammable.

Southern Precinct is broadly bushfire-prone due to forest buffers and grazing land. Risk may decrease with future development for education, recreation, and commercial use.

Innova Precinct comprises minimal vegetation but is still at risk due to the proximity to flammable agricultural land. Risk is expected to decline with development and land use changes.

9.3 Infrastructure Capacity

9.3.1 Water Reticulation

Water reticulation servicing is required for all future development irrespective of location. Currently, water is supplied to Legana from the **Reatta Road Water Treatment Plant in Trevallyn**, supplied to the **reservoir on Bridgenorth Road via DN375 MSCL mains located in the West Tamar Highway corridor**. Pipelines of varying sizes across Legana distribute potable water throughout the township. TasWater has advised that **some degree of upgrading and upsizing of bulk water infrastructure will be required** to support the Legana Structure Plan; however, the specific deficiency of the existing network has not been advised.

It is anticipated that the following additional water demand will be required:

- **Bulman's Brook Precinct** – 964 Equivalent Tenement (ET)
- **Western Highway Precinct** – 1,000 Equivalent Tenement (ET)
- **Muddy Creek Precinct** – 30 Equivalent Tenement (ET)
- **Southern & Innova Precincts** – 4,129 Equivalent Tenement (ET)

9.3.2 Stormwater Drainage

Site stormwater drainage varies across the site based on topography and conditions, as described below:

- **Town Centre** drains north along the overland flow path and major underground drainage into Bulman's Brook.
- **Bulman's Brook Precinct** contains a flow path generally concentrated towards the existing dam; however a small portion of the Precinct does pass to the north-east. The dam cuts off flows for a significant upstream catchment.
- **Western Highway Precinct** is upstream of the Southern Precinct and Muddy Creek Precinct. As such, catchments contributing from the Western Highway Precinct downstream to the Southern Precinct and Muddy Creek Precinct split at Sunrise Drive and Outreach Drive.

- **Muddy Creek Precinct** is partially developed to Rural Living. Some infrastructure is in place for established roads and residential dwellings. The Precinct is at the base of a nominally 10% slope, and one minor flow path has been identified within the footprint.
- **Southern Precinct** consists of open undeveloped farmland, with both natural and constructed watercourses running through the site. Being low lying, portions of the land is susceptible to riverine flooding from the Tamar River.

The following stormwater strategies are proposed in association with the Legana Town Centre & Township Structure Plan:

- The Tamar River is considered to have unlimited capacity to receive stormwater, so detention systems may not be necessary, but flooding risks must be addressed in all developments.
- A Water Sensitive Urban Design (WSUD) treatment train is recommended at the end of each watercourse to improve runoff quality, especially through vegetation that absorbs nutrients like nitrogen and phosphorus.
- The existing dam in the **Bulman's Brook Precinct** may be removed if underground drainage can connect to the Tamar River; otherwise, it could be repurposed as a detention basin. Outlet paths through private land may require underground construction or property acquisition.
- **The northern area of Bulman's Brook** should be assessed for infrastructure capacity, with preference given to redirecting flows toward Jetty Road.
- In the **Southern and Western Highway Precincts**, culverts under the West Tamar Highway must be reviewed for capacity. Runoff may risk breaching the sewage treatment ponds until they are redeveloped.
- The **Southern Precinct** should consider rehabilitating the watercourse and ensure stormwater infrastructure can support future industrial development within the Innova Business Park.

9.3.3 Sewerage Network

Sewer infrastructure is critical to supporting future growth in Legana. The existing system includes both gravity and pumped networks, but the main constraint is the 700-metre odour setback around the Legana Sewage Treatment Plant which significantly limits development potential. TasWater plans to replace the treatment ponds with a transfer station by 2035, which would reduce the setback and open up more land for development. An odour study is also underway and may further reduce the buffer zone.

Each precinct has different servicing needs, as follows:

Town Centre

- Drains via gravity directly to the Legana Sewage Treatment Ponds.
- An **additional sewer load of 278 Equivalent Tenement (ET)** will be generated from development of the precinct.

Bulman's Brook Precinct

- Expected to be serviced by the **Thorne Avenue Sewage Pumping Station** to the west, while some **eastern areas may connect to other nearby stations depending on capacity**. A small section in the southeast **may drain by gravity to the treatment ponds**, though this area is partially constrained by the 700-metre odour buffer around the Legana Sewage Treatment Plant.
- An **additional sewer load of 971 Equivalent Tenement (ET)** will be generated from development of the precinct.

Western Highway Precinct

- Northern sections are likely to flow towards the **Muddy Creek Sewage Pumping Station**, which will need to be assessed for capacity and emergency storage. **Areas uphill and north of Bridgenorth Road** are expected to **drain directly to the sewage treatment ponds**, while those to the **south will likely drain towards the industrial precinct**. Although a gravity sewer network is planned, some low-density residential areas may still require on-site sewage disposal.
- An **additional sewer load of 1,000 Equivalent Tenement (ET)** will be generated from development of the precinct.

Muddy Creek Precinct

- The Muddy Creek Precinct is made up of low-density residential development that **currently operates without connection to the TasWater sewer network**. Future development is expected to continue using on-site sewer systems, except for smaller lots along Bindaree Road and Ridge Road, which are being considered for low-density residential use.
- An **additional sewer load of 30 Equivalent Tenement (ET)** will be generated from development of the precinct.

Southern Precinct & Innova Precinct

- Development is restricted by the 700m odour buffer along the Legana Sewage Ponds, with the planned removal and replacement of the ponds with a transfer station the **main constraint** affecting future growth in this area. Given the precinct's low-lying and flood-prone terrain, a **structured approach to installing new sewer pumping stations will be necessary to support development**. It's expected that **at least three additional stations will be required alongside the existing one in the Innova Precinct**.
- An **additional sewer load of 4,210 Equivalent Tenement (ET)** will be generated from the development of the precinct.

9.3.4 Electrical Supply

TasNetworks has advised that future development in Legana must consider the **Hadspen-George Town 220kV transmission line**, which runs through the area.

Electrical supply is currently provided by the **Trevallyn substation via 22kV feeders**. Loads up to 5 MVA can likely be accommodate with some redistribution, while larger loads between 10 and 20MVA would require a new feeder. Network capacity is allocated on a first-come, first-served basis and can vary daily.

9.4 Access & Transport

Legana's existing road network is reliant on the West Tamar Highway, which serves as the main route for both local and regional traffic. This dependence places considerable strain on the highway. The Structure Plan provides an opportunity to establish a more integrated road system within Legana to better manage traffic flow and reduce pressure on the highway.

Active transport infrastructure within Legana, such as footpaths and bike paths, is currently lacking. The Structure Plan seeks to enhance active transport networks through the establishment of formal walking and cycling paths which link residential areas to the Town Centre, Legana Primary School, recreational spaces, and employment hubs.

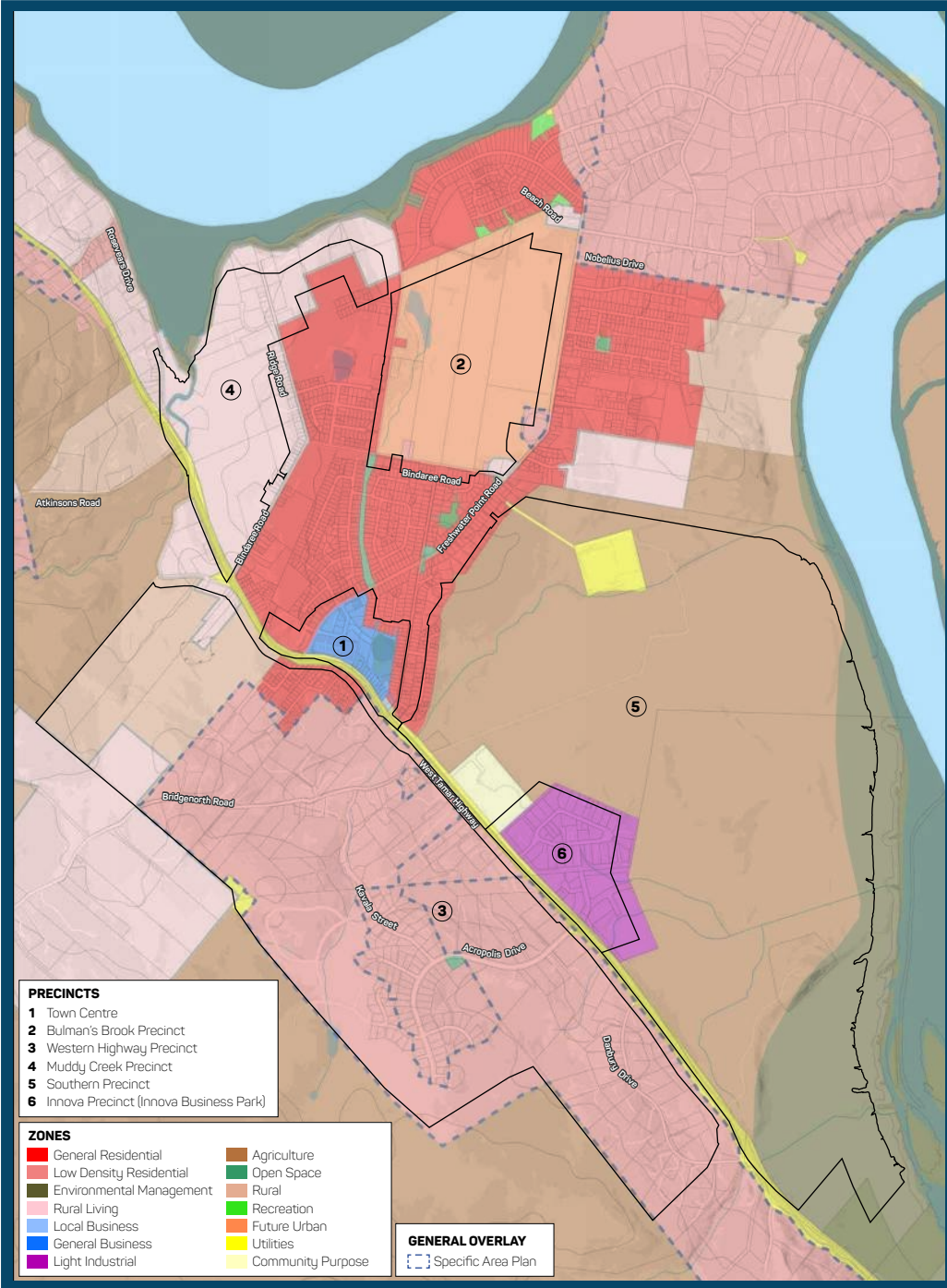
Similarly, public transport is limited to bus services along the West Tamar Highway. Future planning must accommodate expanded bus routes and infrastructure, including wider roads and suitable bus stop locations, to support increased demand.

At full development, the Structure Plan is expected to generate 12,000 - 14,000 daily vehicle movements within the identified Township Precincts, increasing Legana's total traffic to around 18,000 - 20,000 vehicles per day.

The Southern Precinct is set to be the largest growth area, requiring multiple connections to both the West Tamar Highway and Tatana Way. A clear road hierarchy will be essential to separate local and through-traffic and ensure smooth integration with the Town Centre. Similarly, access to the Western Precinct must be carefully managed to avoid disrupting highway operations.

To support growth, transport infrastructure must be delivered in stages. Early investment in key road links, upgraded intersections, and active transport facilities will be critical to avoiding congestion and safety issues. Collaboration with State Growth will be vital to secure upgrades at key access points and ensure the transport network evolves in line with development.





10. Planning Controls

10.1 Zoning

The following section provides an overview of current zoning as it relates to each of the identified Precincts.

10.1.1 Town Centre

The **Town Centre** is primarily zoned **General Business**, which supports a vibrant mix of retail, commercial, community and entertainment uses.

The objectives of this zone include:

- Encourage pedestrian activity through active frontages
- Support business, retail, administrative, professional, community, and entertainment functions
- Maintain the integrity of the activity centre hierarchy by controlling the type and scale of development
- Promote pedestrian activity through engaging shopfronts and active street-level frontages
- Encourage residential and visitor accommodation where it enhances centre viability and maintains active street frontages

A small section of the Town Centre, comprising 616 and 618 West Tamar Highway, is zoned **Local Business**, which accommodates business, professional and community services, as well as residential and visitor accommodation. The zone aims to:

- Support a mix of businesses, retail, administrative, professional, community, and entertainment uses that meet local needs
- Ensure development respects the activity centre hierarchy by managing its type and scale
- Promote vibrant street-level activity through engaging shopfronts and active frontages
- Allow residential and visitor accommodation where it contributes to the centre's viability and maintains active street engagement

At the edges of the Town Centre, land is zoned **General Residential**, reflecting its established residential character and use.

10.1.2 Bulman's Brook Precinct

The **Bulman's Brook Precinct** is zoned **Future Urban**, meaning the land is reserved for **future urban development**, pending rezoning and economic feasibility. The zone's purpose is to:

- Identify land for future urban use
- Prevent current development from limiting future urban potential
- Support strategic rezoning aligned with infrastructure rollout and urban growth plans

10.1.3 Muddy Creek Precinct

The **Muddy Creek Precinct** is zoned for **Rural Living**, allowing residential development in a rural setting with limited services. It supports **compatible agricultural activities** and discourages developments that harm residential amenity (e.g., noise, traffic). **Visitor accommodation** is permitted if it fits the area's residential character. All lots must be at least **1 hectare** in size.

10.1.4 Innova Precinct

The **Innova Precinct** is zoned **Light Industrial**, covering both the existing industrial area and its southern expansion. It supports activities like **manufacturing, processing, repair, storage, and distribution**, provided off-site impacts are minimal or well-managed. Supporting uses are allowed if they don't compromise industrial operations or viability.

10.1.5 Southern Precinct

The **Southern Precinct** consists of four zones, each with a distinct purpose:

- **Utilities Zone** – Reserved for major infrastructure like sewage treatment, utility services, and compatible uses such as recreation, emergency services, and tourism-related activities. The zone covers about 8ha of land in the precinct including the TasWater sewage treatment ponds.
- **Community Purpose Zone** – Supports essential community services including health, education, and social infrastructure. The zone covers 8.1ha of land in the precinct, including the new Legana Primary School site and adjoining sports oval.
- **Agriculture Zone** – The largest zone in the precinct, with a focus on preserving farmland for current and future agricultural use. It restricts non-agricultural development and encourages activities that support farming.
- **Environmental Management Zone** – Covers areas along the Tamar River and Tamar Conservation Area. It prioritises ecological and cultural conservation, with development subject to strict regulatory approval.

10.1.6 Western Highway Precinct

The **Western Highway Precinct** includes a mix of zones:

- **Rural Zone** - Applies to a number of properties (e.g., Muddy Creek Road and West Tamar Highway), supporting rural uses where agriculture is limited. It aims to prevent inappropriate development and protect nearby settlements.
- **Rural Living Zone** - Covers a small portion with a minimum lot size of 2 hectares, supporting low-density residential development in a rural setting.
- **General Residential Zone** - Applies to areas like Sunrise Drive, Kenny Court, and Outreach Drive. It supports diverse residential development with full infrastructure services available and allows community-serving non-residential uses and visitor accommodation.
- **Low Density Residential Zone** - Covers the remaining land, supporting residential development where infrastructure or environmental constraints limit density. Non-residential uses and visitor accommodation are allowed if they don't impact residential amenity.

10.2 Codes & Overlays

10.2.1 Bushfire Prone Areas Code

A large portion of Legana, including the Muddy Creek and Southern Precincts, and parts of Bulman's Brook, Innova, and the Western Highway Precincts, falls within the Bushfire Prone Areas Overlay. Residential land is excluded if it doesn't border zones like Rural, Agriculture, Rural Living, or Environmental Management.

Land within the overlay must comply with the Bushfire Prone Areas Code, which ensures development is safely planned and constructed to reduce risks to life, property, and the community. The Code is especially relevant for subdivisions, vulnerable uses (e.g. schools, hospitals, childcare), and hazardous uses (e.g. storage of dangerous substances) located in bushfire-prone areas.

These risks should be considered but are unlikely to pose major constraints to development.

10.2.2 Electrical Transmission Infrastructure Protection Code

The Western Highway Precinct contains overhead powerlines that run in a north-west to south-east direction, resulting in certain areas being subjected to the Electricity Transmission Infrastructure Protection Overlay. This Overlay is designed to manage development near electricity transmission infrastructure by reducing associated risks, ensuring the continued safe and efficient operation of the network, and protecting the potential for future infrastructure upgrades or extensions.

Development within the Western Highway Precinct would need to consider appropriate setbacks from overhead powerlines.

10.2.3 Coastal Erosion Hazard Code & Coastal Inundation Hazard Code

Legana's proximity to the Tamar River makes its coastline and low-lying creek areas **susceptible to coastal inundation and erosion**, especially within the Southern Precinct. These risks pose significant constraints on development.

Affected land is governed by the **Coastal Inundation Hazard Code** and/or the **Coastal Erosion Hazard Code**, which aim to ensure **safe and sustainable land use**. The Codes focus on minimising risks to people, property, and infrastructure, reducing long-term adaptation costs, and preventing risk transfer to nearby areas. They also **support coastal-dependent developments when appropriately planned**.

These risks should be considered but are unlikely to pose major constraints to development.

10.2.4 Flood Prone Areas Hazard Code

Flood-prone areas have been identified along parts of the Legana coastline, including **Muddy Creek, the riverbank behind properties on Tanner Drive, Weetman Street, and Kardinya Close**, as well as the stretch of riverbank extending from Nobelius Drive to the boundary with the City of Launceston. These areas are therefore subject to the **Flood Prone Areas Hazard Code**.

The Code aims to guide **safe and appropriate development in flood-risk zones** by protecting people, property, and infrastructure, minimising future adaptation costs, and preventing increased flood risks to nearby land or infrastructure. It also **discourages development that disrupts natural flood flows** or is vulnerable to flooding.

These risks should be considered but are unlikely to pose major constraints to development.

10.2.5 Natural Assets Code

The Natural Assets Code applies to land covered by the **Priority Vegetation Overlay**, the **Waterway and Coastal Protection Area Overlay** and/or the **Future Coastal Refugia Area**. In the West Tamar LGA, all waterways and coastal areas are covered by the Waterway and Coastal Protection Area Overlay. **Priority vegetation areas** include tree clusters along the **Tamar River, creek-lines, and vegetation in the Western Highway, Muddy Creek, and Southern Precincts**, and the **Town Centre**, though some residential areas contain minimal vegetation. The coastal interface of the **Southern Precinct** and **Muddy Creek Precinct** with the Tamar River is identified as a **Future Coastal Refugia Area**.

The Natural Assets Code aims to **protect Tasmania's ecological integrity** by minimising impacts on **water quality, riparian vegetation, and river health**. It safeguards coastal areas and supports their adaptation to sea-level rise, while also limiting the clearance of priority vegetation and **managing development impacts on threatened species and habitats**.

These risks should be considered but are unlikely to pose major constraints to development.

10.2.6 Scenic Protection Code

The Southern Precinct's frontage along the West Tamar Highway falls within the **Scenic Road Corridor Overlay** and must therefore comply with the **Scenic Protection Code**. This Code is intended to identify and safeguard landscapes of notable scenic value. It applies only to land situated within specific zones, including the Rural Living Zone, Rural Zone, Landscape Conservation Zone, Environmental Management Zone, Open Space Zone and, in the case of the Southern Precinct, the Agriculture Zone.

These risks should be considered but are unlikely to pose major constraints to development.

10.2.7 Landslip Hazard Code

A small part of the **Legana Shopping Centre** and its car park is identified as having a **low landslip risk**, meaning the Landslip Hazard Code applies. This code ensures development in hazard areas remains safe and sustainable by managing risk based on the type and scale of use.

A significant portion of land in Legana is affected by **landslip risk**, including much of the **Muddy Creek Precinct**, areas along the **riverbanks of the Tamar River**, properties **southwest of the West Tamar Highway**, and within a small portion of the Southern Precinct and Bulman's Brook.

The **Landslip Hazard Code** is designed to ensure that development within these areas maintains a **tolerable level of risk** relative to the type, scale, intensity, and intended lifespan of the use or development. Under this Code, proposals for subdivision and building works must demonstrate how the likelihood of triggering a landslip event will be minimised to achieve and **sustain acceptable risk levels**. However, it is noted that in many cases, the requirement to submit a landslip report may be exempt under the provisions of the Code.

These risks should be considered but are unlikely to pose major constraints to development.

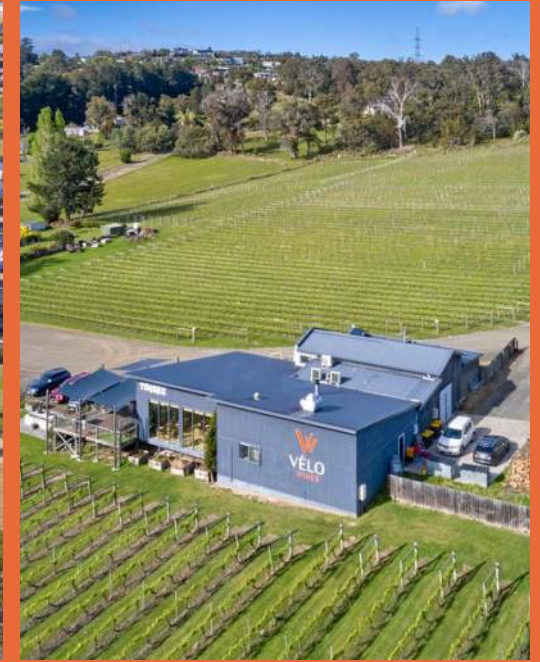
10.3 Residential Supply and Density Specific Area Plan

Most Low Density Residential land in Legana is subject to the **Residential Supply and Density Specific Area Plan** (SAP), except for properties in Danbury Heights and a few lots near the primary school and industrial precinct. A Specific Area Plan (SAP) establishes additional development standards that complement the underlying zoning regulations, offering more detailed guidance for the future development of the land to which the SAP applies.

Its purpose is to support lower-density subdivision that preserves coastal character and aligns with infrastructure limitations. Under the West Tamar Local Provisions Schedule, **land within this SAP must have a minimum lot size of 5,000m²**, as required by both the Acceptable Solution and Performance Criteria.



Source: Josh Hart Team



Source: Commercial Real Estate



11. Current and Future Community Needs

11.1 Population Growth Summary

By 2046, West Tamar will grow by an additional 7,945 residents, with a clear trend toward an aging population¹. The majority of this growth is expected to occur within Legana, which is supported by infrastructure, services, and lifestyle appeal.

The following section provides an overview of population growth within the West Tamar LGA and Legana, and has utilised data from REMPLAN.

11.1.1 West Tamar LGA

- 2021 Population: 25,747
- 2046 Forecast: 33,692
- Growth Rate: 1.0% annually
- Growth outpaces the broader Northern Tasmania Region (0.5% annually).
- Key drivers: Proximity to Launceston, improved infrastructure, lifestyle appeal, and expanding services.

11.1.2 Legana Forecast Area

The **Legana Forecast Area** (as depicted in Figure 8) comprises the **Town Centre, Bulman's Brook Precinct, and a portion of the Western Highway Precinct**. It also captures Legana's primary residential area, which extends north from the West Tamar Highway to the River Tamar.

- 2021 Population: 4,393
- 2046 Forecast Population: 7,418
- Growth Rate: 2.1% annually – highest in the region.
- Demographic Shift:
 - » Residents aged 50+ will nearly double (1,726 in 2021 to 3,482 in 2046).
 - » Older Workers (50–64): 21.9% of population by 2046.
 - » Retirement-aged (65–79): 18.4%.
 - » Youth (0–34) share drops from 41.8% to 35.5%.

¹ REMPLAN

11.1.3 Balance West Tamar Forecast Area

The **Balance West Tamar Forecast Area** (depicted in Figure 7) includes the whole of West Tamar LGA, excluding the Legana Forecast Area and the townships of Exeter, Beaconsfield, Beauty Point, and Riverside. It includes parts of the Legana Structure Plan area, including the **Muddy Creek Precinct, Southern Precinct, and part of the Western Highway Precinct**.

- 2021 Population: 7,481
- 2046 Forecast Population: 9,270
- Growth Rate: 0.8% annually.
- Demographic Shift:
 - » 58.3% of residents will be aged 50+ by 2046.
 - » Older Workers & Retirement-aged: each 24.6%.
 - » Youth (0–34) share drops to 27.4%.

A significant portion of this growth is anticipated to occur in the areas surrounding Legana, particularly within the **Muddy Creek and Southern Precincts**.

Figure 7. Forecast Areas



Table 3. Legana Forecast Area - Projected Demographic Change

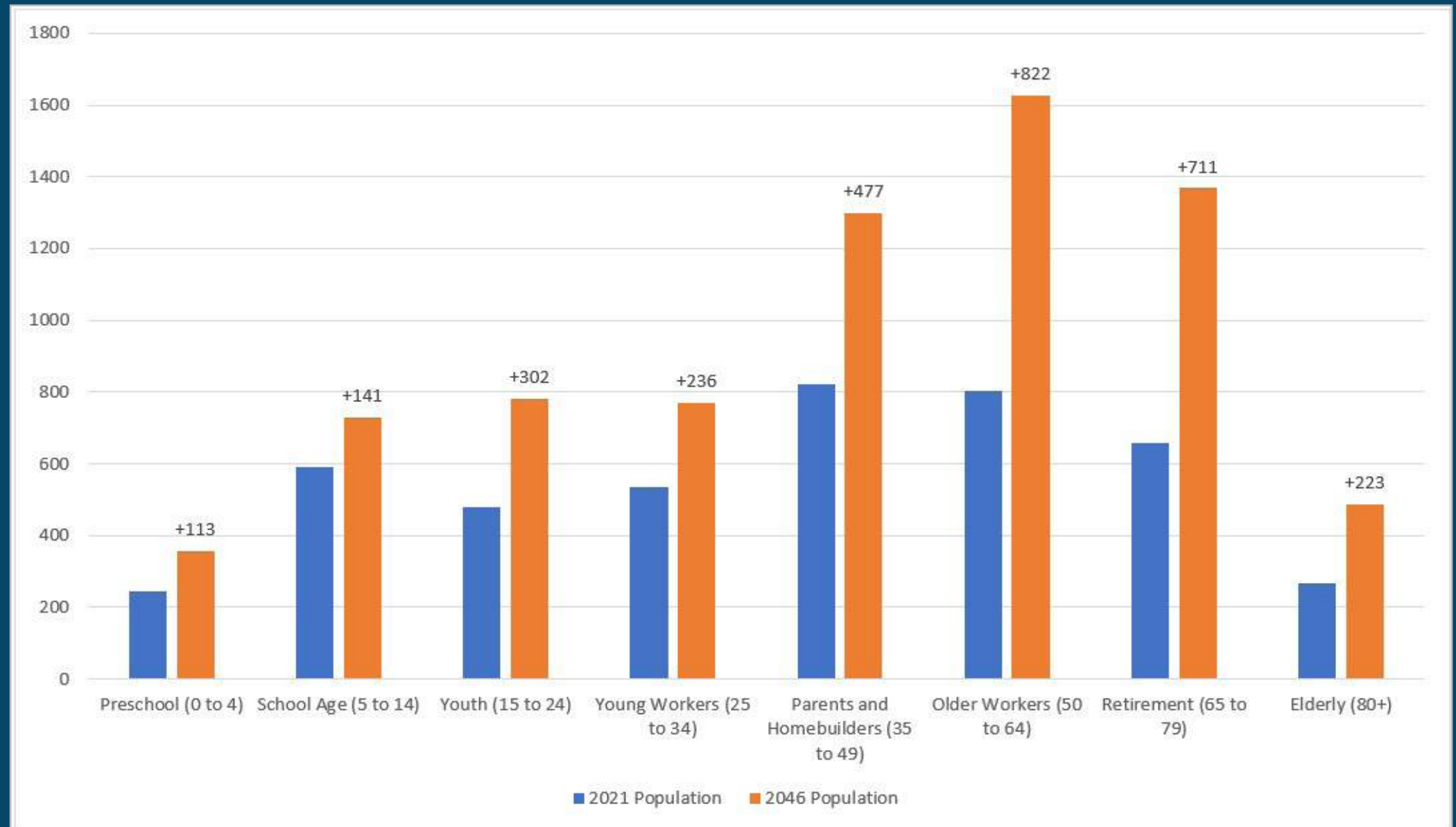
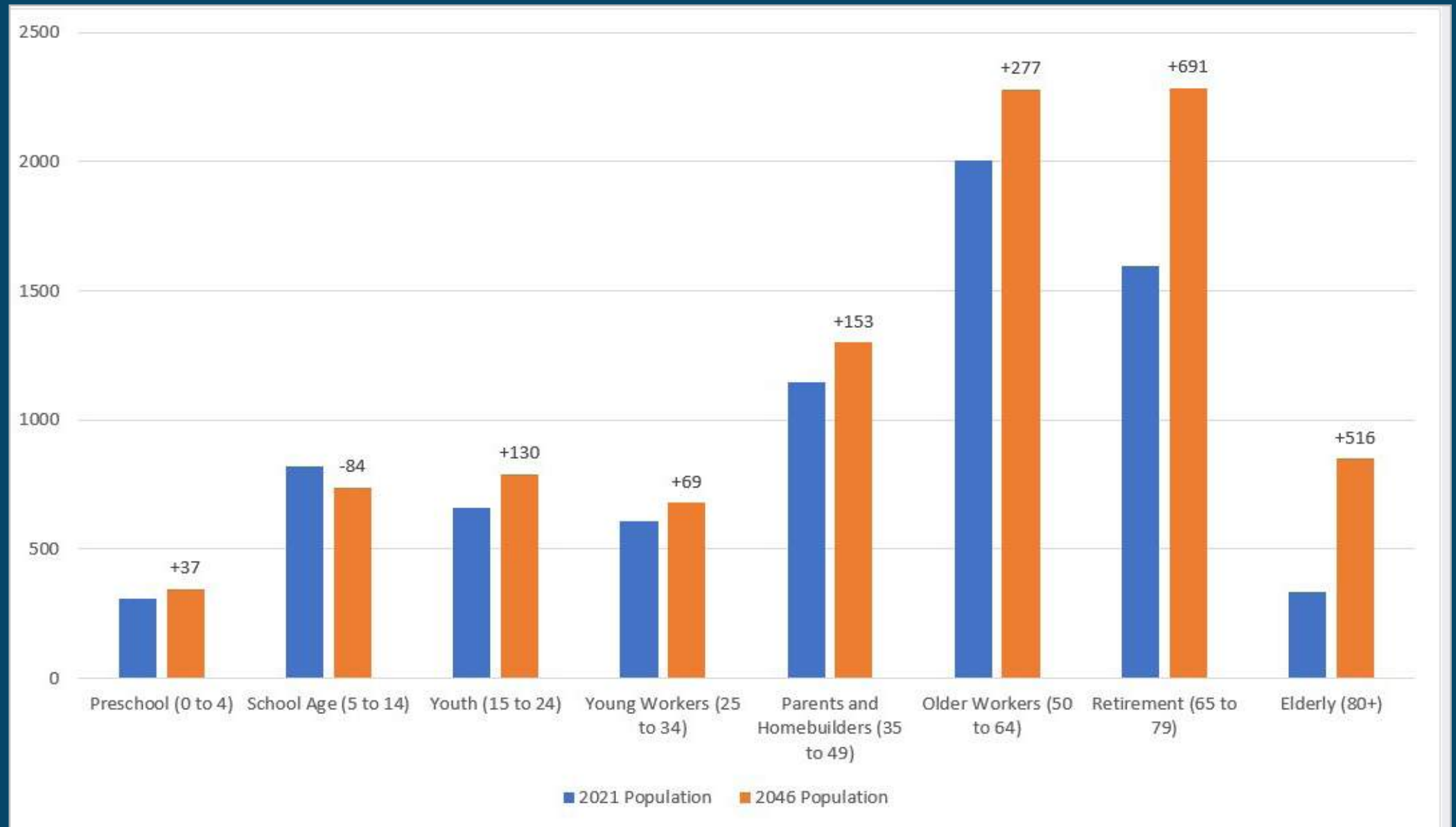


Table 4. Balance West Tamar Forecast Area - Projected Demographic Change



11.2 Demographic and Housing Characteristics

11.2.1 Age Structure

Age data is essential to producing accurate population estimates based on the Census count. The age of people living in one geographical area can be broken down into service age groups, which divide the population into age categories that reflect typical life-stages. These stages include:

- Babies and pre-schoolers (0 to 4);
- Primary schoolers (5 to 11);
- Secondary schoolers (12 to 17);
- Tertiary education and independence (18 to 24);
- Young workforce (25 to 34);
- Parents and homebuilders (35 to 49);
- Older workers and pre-retirees (50 to 59);
- Empty nesters and retirees (60 to 69);
- Seniors (70 to 84); and
- Elderly aged (85 and over).

These age groups then have a (generalised) correlation to housing requirements as outlined in Figure 8.

The Legana - Grindelwald and District is defined by an older population, with **42.4% of residents aged over 50**, with the main age groups consisting of **parents and homebuilders** (17.9%), **seniors** (14.0%), **older workers and pre-retirees** (12.4%), **empty nesters and retirees** (12.4%), and **young workforce** (10.6%).

The largest changes observed within the area between 2016 and 2021 were in:

- Seniors (70 to 84) - An additional 212 residents;
- Young Workforce (25 to 34) - An additional 201 residents;
- Empty Nesters and Retirees (60 to 69) - An additional 87 residents; and
- Older Workers and Pre-retirees (50 to 59) - An additional 69 residents

Figure 8. Generalised Housing Requirements


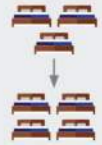





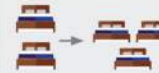


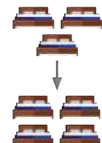

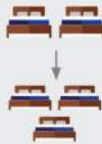




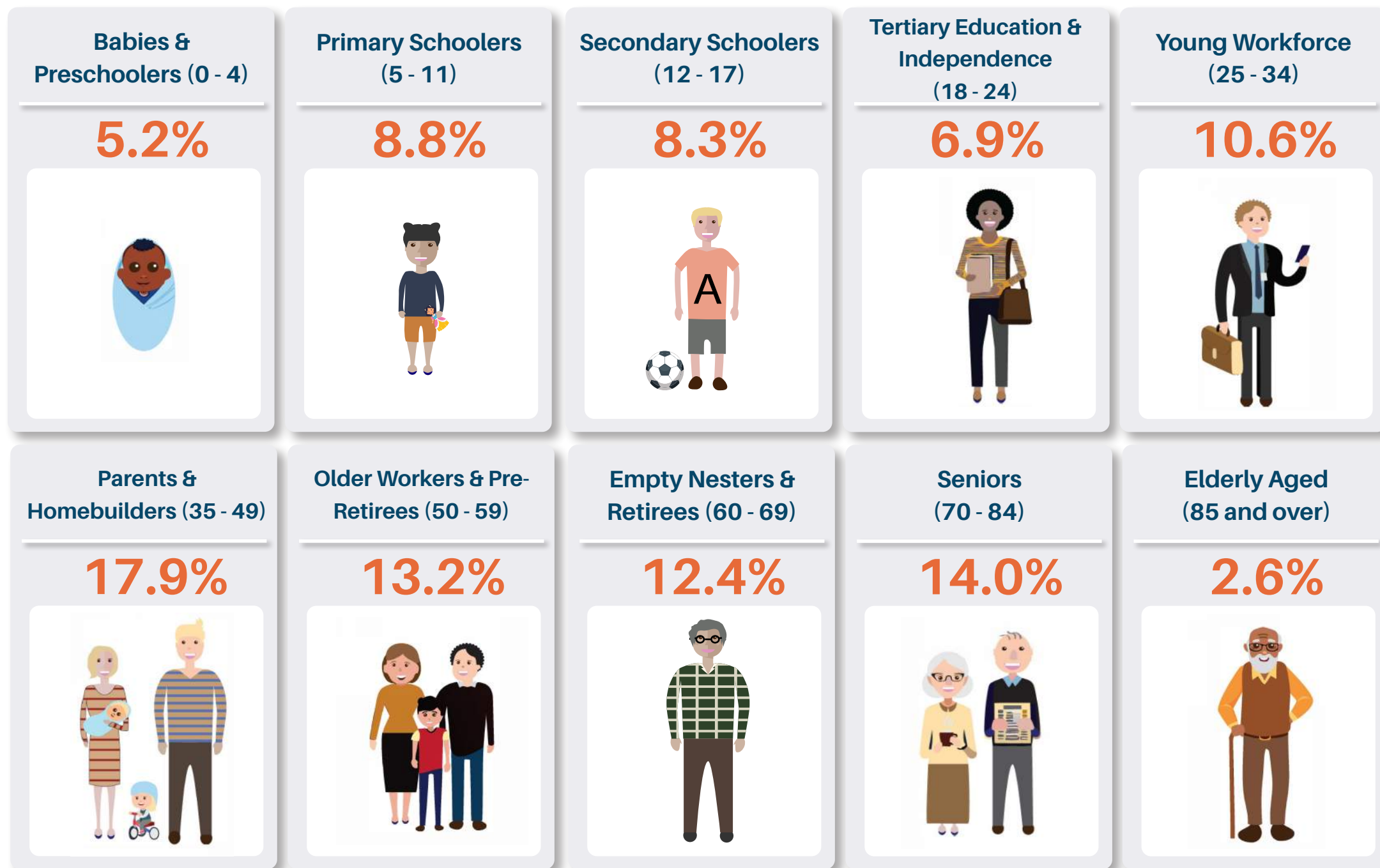
Age Group		Living Arrangements	Dwelling Structure	Number of Bedrooms
	Babies and pre-schoolers (0 to 4)	Family home	Detached	
	Primary schoolers (5 to 11)			
	Secondary schoolers (12 to 17)			
	Tertiary education and independence (18 - 24)	Group home	Detached	
		Student Accommodation	Multi-unit	
		Apartment	Multi-unit	
	Young workforce (25 - 34)	First home	Detached / Unit	
			Multi-unit	
	Parents and homebuilders (35 - 49)	Family home	Detached	
	Older workers and pre-retirees (50 - 59)			
	Empty nesters and retirees (60 - 69)	Downsizer home	Detached	
			Unit	
	Seniors (70 - 84)	Retirement living	Detached	
			Unit	
			Complex	
	Elderly aged (85 and over)	Aged care	Complex	

Figure 9. Legana - Grindelwald and District Service Age Groups (2021 Census)



11.2.2 Household Income

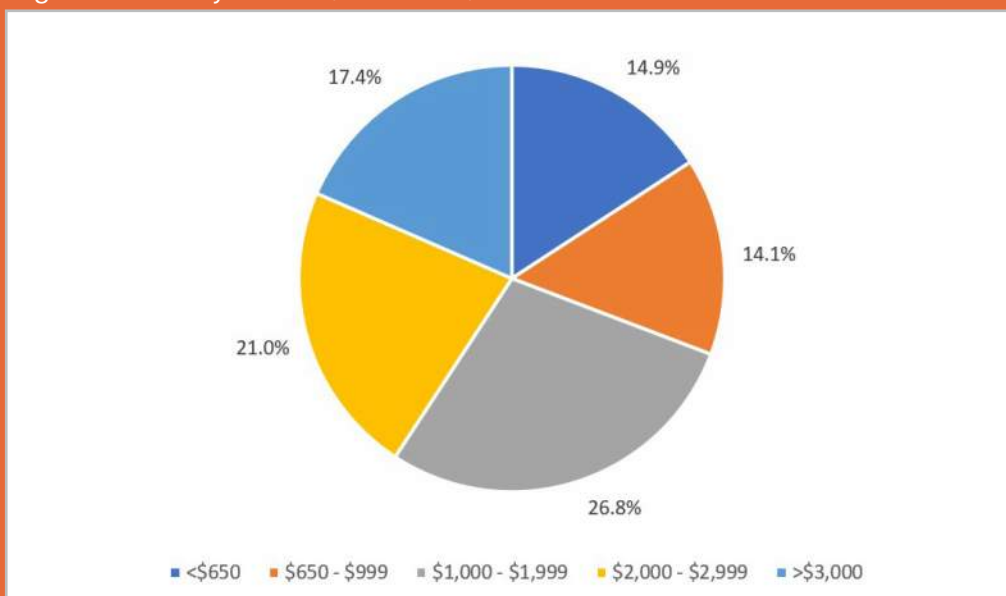
Household income is the combined gross income of all persons residing in the dwelling and is a helpful tool in measuring the economic health of an area or to compare living conditions between geographic regions.

Based on Census data from 2021, the Legana - Grindelwald and District has a **median weekly income of \$1,636**.

Of those households, while the majority (62.3%) are considered to earn a 'moderate' income (\$800 - 2,999 per week), a significant proportion (21.3%) were classified as low income households (those earning less than \$800 per week); and 16.4% of households reported a high weekly income of over \$3,000 per week.

The existence of lower income households in the area suggests the potential need for affordable land and housing opportunities to be provided. Paradoxically, the strong representation of higher income households also supports the provision of higher value land and housing products.

Figure 10. Weekly Income (Household) - 2021 Census



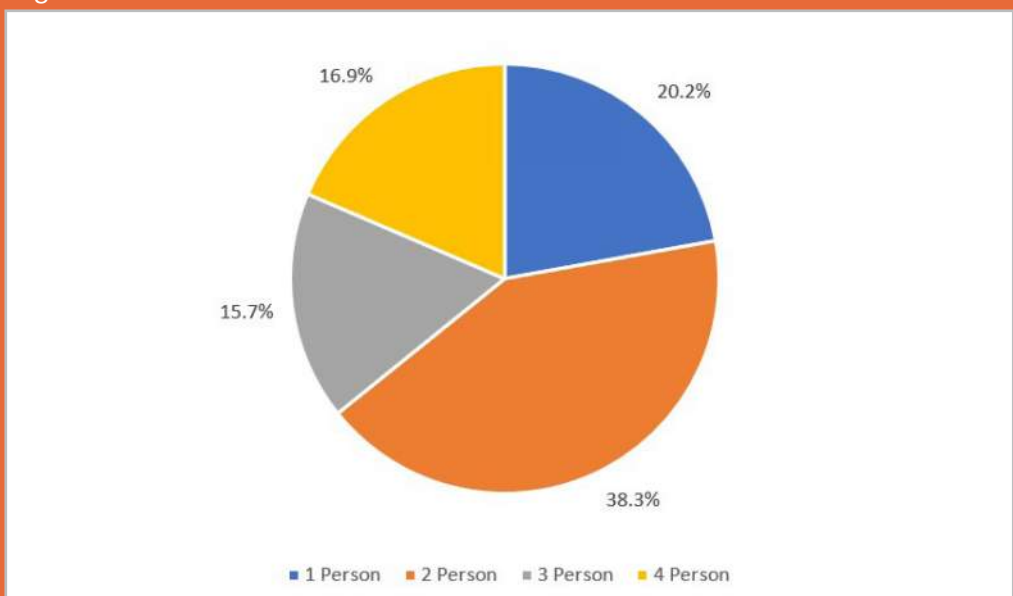
11.2.3 Household Size

Average household size (AHS) describes the average number of adults and children living in a household. This measure is a key determinant of underlying demand for housing. For example, a decline in AHS typically means more households comprising less people are being formed and there is, therefore, greater demand for housing for a given level of population growth. Changes in AHS can be driven by shifts in demographics and household preferences, as well as changes in housing prices and rent.

The **average household size** in the Legana - Grindelwald and District area is **2.57 persons per household**. The most common household size are 2 persons (38.3%), followed by lone person households (20.2%), 4 person households (16.9%), and 3 person households (15.7%).

This suggests a need for 2 - 3 bedroom dwellings as a priority, albeit the market preference is likely to be for 3 - 4 bedrooms to allow for guests and work from home capability.

Figure 11. Household Size - 2021 Census



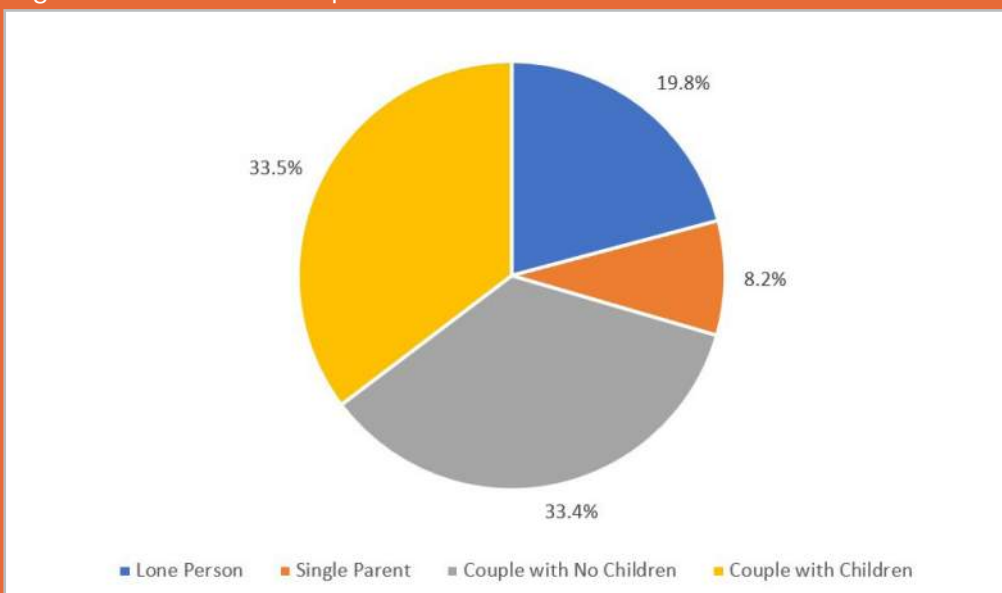
11.2.4 Household Composition

Household composition is determined by the people living together and their relationship to one another. The term household refers to all individuals who live in the same dwelling, who may or may not be related by blood or marriage. A household is distinct from the less inclusive category of family as it includes lone persons and group households. Household composition is one of the most important demographic indicators as it reveals the residential role and function of an area, era of settlement, and provides key insights into the level of demand for services and facilities which are directly correlated to age and household types.

The most common household typology within the Legana – Grindelwald and District area is couples with children (33.5%) and couples without children (33.4%), followed by lone person households (19.8%), and one parent families (8.2%).

There is clearly a strong emphasis on family accommodation and demand for single person residences.

Figure 12. Household Composition



11.2.5 Tenure

Tenure type describes whether a dwelling is owned, being purchased or rented by a household, or being occupied under another arrangement. Housing tenure provides insights into an area's socio-economic status as well as the role it plays in the housing market. Tenure can also reflect built form, with a significantly higher share of renters in high density housing and a substantially larger proportion of homeowners in separate housing, although this is not always the case.

In the Legana – Grindelwald and District area home ownership is notably high, with 42.4% of dwellings owned outright and an additional 41.3% owned with a mortgage. In contrast, rental arrangements are less prevalent, with private rentals comprising 12.2% of overall housing tenure. Social housing represents a very minor proportion, accounting for only 0.8% of all dwellings when compared to the typical provision of 4.5% across the Northern Tasmania area.

This suggests limited availability of government-supported housing options within West Tamar LGA.

11.2.6 Number of Bedrooms

Dwellings in the Legana – Grindelwald and District area have an average occupancy rate of 94.3%, where dwellings are usually made up of 3 bedrooms and occupied by 2.57 people.

From 2016 to 2021, there was strong demand for 3 and 4 bedroom dwellings, with 148 three (3) bedroom and 145 four (4) bedroom dwellings constructed. By contrast, only 62 two (2) bedroom dwellings were constructed.

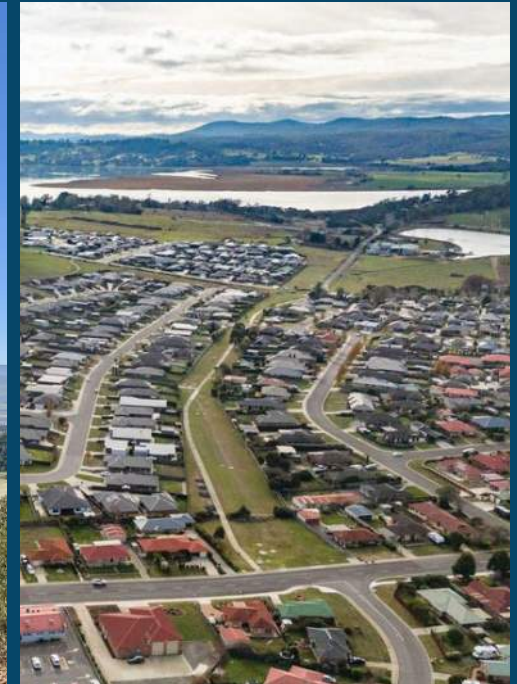
This suggests ongoing demand for a range of housing products and sizes to meet changing household needs.

11.2.7 Dwelling Typology

Dwelling typology is an important determinant of the Legana – Grindelwald and District area’s residential role and function. **A greater concentration of higher density dwellings is likely to attract more young adults and smaller households** (often renting), whilst **larger, detached or separate dwellings are more likely to attract families and prospective families**. The residential built form often reflects market opportunities or planning policy, such as building denser forms of housing around public transport nodes or employment centres.

The Legana – Grindelwald and District area is predominantly **characterised by separate housing (96.2%)**, followed by **medium density (2.8%) dwellings**. While **low-density housing remains dominant**, the existing presence of medium-density options indicates a level of community acceptance.

The presence of medium-density housing suggests a level of community openness to alternative housing forms. As such, there is an opportunity to expand the range of medium-density housing options, which would support greater housing diversity and affordability.



Source: realestate.com

11.3 Social Infrastructure Requirements

11.3.1 Community Facilities

While several community facilities are located in the surrounding area, the Legana township itself is currently served only by the **Legana War Memorial Hall and Legana Youth Centre**.

Across the broader West Tamar Local Government Area, however, residents have access to a comprehensive range of general and specialised community facilities, including a number of **community centres at Beaconsfield, Sidmouth, Windsor and Tresca** that offer a range of activities and services; and a **libraries at Beaconsfield and Exeter**.

Whilst these facilities are suitable to service to the existing Legana community, there is an opportunity for West Tamar Council to develop a civic, administrative, and/or community centre within Legana.

11.3.2 Childcare

There are **six registered childcare centres within the West Tamar LGA** which delivers around 300 childcare places. These facilities are split across Legana, Riverside, Exeter, and Beaconsfield, and include **Legana Early Learning Centre**, Discovery ELC, Exeter Childcare Centre, Windsor Children's Centre, Beaconsfield Early Learning Centre, and Earthlings Family Daycare. Additionally, a new childcare facility is currently under construction at 630-634 West Tamar Highway in Legana.

The population of children aged 0 to 4 in the West Tamar LGA is projected to increase by approximately 226 by 2041 (+18.1%). The existing childcare centres, along with the new facility under development at 630-634 West Tamar Highway are expected to accommodate this growing demand.

11.3.3 Primary, Secondary & Tertiary Education

West Tamar LGA is well serviced by educational facilities, with six primary schools located across Legana, Exeter, Riverside, Trevallyn, and Beaconsfield. These facilities include five public schools (new Legana Primary School, Exeter Primary School, Riverside Primary School, and Beaconsfield Primary School) and one Catholic School (St Anthony's Catholic Primary School). The Launceston Christian School offers schooling from kindergarten through to Year 12.

The **Legana Primary School opened in 2025**, offering comprehensive educational programs from kindergarten to Year 6. The school's designated intake area includes the suburbs of Legana and Grindelwald. It is intended to function as a feeder school for Riverside High School and Exeter High School.

By 2041, West Tamar LGA is projected to see a 15.1% increase in the number of school-aged children, amounting to an additional 237 students. This projected growth underscores the need to assess the provision of an additional school as part of the Legana Town Centre & Township Structure Plan.

11.3.4 Emergency Services

The **Exeter Police Station is the sole police station within the West Tamar LGA**. Ambulance services are currently provided by the Ambulance Tasmania Station located in Beaconsfield. However, plans are underway to establish a **new ambulance station within Legana** at Innova Business Park.

Fire protection across the region is supported by five volunteer fire brigades situated in Legana, Bridgenorth, Glengarry, Winkleigh, and Gravelly Beach. These emergency service facilities are strategically positioned to ensure effective coverage and timely response throughout the community.

11.3.5 Aged Care & Healthcare Facilities

The West Tamar LGA is moderately well-serviced by healthcare providers, including four medical centres (Legana Medical Centre, West Tamar Health, Exeter Medical Centre, and Beaconsfield Family Medical Practice) alongside two dental clinics (Riverside No Gap Dental and Legana Dental). The area also includes two pathology clinics (Launceston Pathology Beaconsfield and Launceston Pathology Riverside), as well as two podiatry services (St Johns Foot Clinic and In-Balance Podiatry Legana).

Plans are underway to expand healthcare offerings within the Legana town centre. At 2 Kenny Court, the existing fitness facility will be converted into a holistic health centre, providing low-impact physical activities such as Pilates, yoga, and physiotherapy, in addition to general practice, nursing care, and dental services. A new chiropractic clinic is also proposed for 9 Tatana Way as part of a broader development.

In terms of aged care, Regis Tasmania – Legana (operated by Regis), is the only facility of its kind in the West Tamar LGA. It offers 106 beds and operates 24/7, delivering a comprehensive range of services including residential aged care, palliative care, and secure dementia support.

The provision of an additional aged care facility should be considered as part of the Legana Town Centre & Township Structure Plan.

11.3.6 Places of Worship

There are numerous places of worship located within the West Tamar LGA to cater for a range of denominations. The following places of worship are located in Legana:

- Free Reformed Church of Legana
- Legana Christian Church
- Legana Uniting Church

11.3.7 Recreation, Parks & Public Open Space

There are 27 Council-owned parks and areas of public open space within the West Tamar LGA, offering a variety of recreational amenities, including 7 Destination Parks, 6 Neighbourhood Parks, 14 Local Parks, and a number of Sports Grounds, and the Riverside Swim Centre.

Legana is home to Tanner Drive Reserve and Jelisa Court playground (Local Parks) and the Legana Recreation Precinct (Neighbourhood Park/Sports Ground).

The Legana Recreation Precinct could be relocated near the new Legana Primary School on Old Dairy Way, creating a key regional facility for West Tamar.

Relocation could enable a second full-sized oval, soccer pitches, expanded tennis courts, indoor recreation centre, and 'park-n-ride' facilities.

11.3.8 Creative and Cultural Infrastructure

11.3.8.1 Creative and Cultural Spaces

There is currently no identified infrastructure for creative and cultural practice within the town centre or wider Legana area.

A local community space could be considered as part of the Legana Town Centre & Township Structure Plan.

11.3.8.2 Co-working and Creative Commerce Facilities

There is a significant gap in co-working and business incubator spaces, with no facilities currently situated within the West Tamar LGA.

The development of formal co-working spaces could be integrated into a civic or community centre and could be incorporated within the Town Centre.

12. Market Analysis

12.1 Overview

The Legana area is one of the faster growing precincts within Tasmania, with current population growth projections for 2021 – 2046 being some 3,025 additional people in Legana Forecast Area and a further 1,789 persons in the Balance West Tamar Forecast Area. Much of the Balance West Tamar Forecast Area population growth is likely to be in the vicinity of Legana, notably in the Southern Precinct of the study, parts of the Western Highway Precinct and in the Muddy Creek Hill Precinct, which will all fall within the Balance West Tamar Forecast Area.

This population growth can be expected to drive demand for retail purchases, service products and local employment activities.

While the location of new services and facilities and employment activities unrelated to local population growth are less easy to predict, the locational advantages of Legana and the lack of alternative opportunities for large scale employment delivery elsewhere in the wider region suggest that the study area has the propensity to capture a reasonable proportion of new employment activities in the region.

This section has been based on insights drawn for a range of market analysis research studies.

12.2 Retail Floorspace

On the assumption that retail floorspace supply and demand are currently in approximate equilibrium, the protection of new floorspace requirements should relate directly to the level of population growth and the degree to which retail floorspace supply is delivered locally.

Based upon a high population growth projection of 4,280 persons out of 2046 for the wider Legana area, and the delivery of 2.1m² of retail floorspace per additional person, retail floorspace demand should support the delivery of approximately 9,000m² additional floorspace. Of this floorspace demand, a portion of this space is likely to be provided outside the immediate area, for example, higher order purchases are only likely

to be provided in Launceston City Centre, in Hobart or in Melbourne, and bulky goods retailing, which is likely to be attracted to a standalone facility elsewhere. Accordingly, we anticipate that convenience retailing, weekly shopping trips and selected comparison shopping within the locality is unlikely to comprise more than two-thirds of overall floorspace demand generated by the projected population growth, hence resulting in the need to make provision for some 6,000m² of retail floorspace within the area over the next 20 years. This floorspace provision probably requires a site area of around 2.5 hectares to accommodate this space.

It is emphasised that these demand projections do not represent an end state. The total capacity of the Legana growth precincts is possibly as high as 11,000 – 14,500 persons (subject to sewer plant buffers), which would generate a demand for 23,000 – 30,000m² of retail floorspace, of which some 15,000 – 20,000m² could be expected to be provided locally, and requiring about 6 – 8 hectares of site area.

In the next twenty years, we would suggest a distribution of the additional 6,000m² of retail floorspace as follows:

- **Town Centre** - 4,000m²
- **Bulman's Brook Precinct** - 1,000m²
- **Southern Precinct** - 1,000m²

This provides for a new full line supermarket and speciality shops in the town centre, as well as a small grocer and basic supplies in each of Bulman's Brook and Southern Precinct.

Projecting forward to the ultimate development, the total growth in retail floorspace might be distributed as follows:

- **Town Centre** - 10,000m²
- **Bulman's Brook Precinct** - 4,000m²
- **Southern Precinct** - 6,000m²

In the next twenty years, the provision of around 4,000m² of retail floorspace in the Town Centre could be expected to require around 15,000m² of site area. The long term provision of 10,000m² of retail floorspace would require up to 40,000m² of site area within an expanded Town Centre.

This could then provide for mini-majors or a discount department store in the Town Centre and for the expansion of Bulman's Brook and the Southern Precinct to include full line supermarkets. The floorspace differential between Bulman's Brook and the Southern Precinct reflects the greater population growth potential in the Southern Precinct. Refer to the population, dwelling and floorspace projections for the three growth scenarios identified in the master planning concepts and the fourth projection for the 20 year time horizon.

12.3 Commercial Floorspace

Legana can be expected to attract some commercial activity in support of its growing population. Service industry is typically delivered at a rate of around 1.4m² per person, which if around two thirds of that floorspace is captured locally, resulting in around 0.9m² per person. This results in a floorspace requirement of around 3,900m² in the next twenty years and an ultimate floorspace expansion of around 13,400m², with some 9,000m² delivered locally. Some of this is likely to be delivered in association with a retail centre, a main road frontage or a suitably zoned, accessible location.

Local office accommodation, consulting services and health facilities would be in addition to these figures, while regional floorspace supply is much more dependent upon a broader range of locational choices and corporate decision-making.

Local facilities could be expected to locate within a retail centre on a main road or in a high exposure, accessible location. On the other hand, larger regional facilities have a higher propensity to be attracted to a precinct with larger lot sizes and zoned for their use typology. The Innova Precinct expansion would provide opportunities for these land uses. We have made allowance for around 10,000m² of floorspace expansion in the next twenty years (requiring a site area of 30,000 – 40,000m²) and up to 20,000 – 25,000m² of floorspace in the fully developed scenario (requiring 60,000– 80,000m² of site area).

the Town Centre, allowance has been made for 1,500m² of commercial floorspace within the next 20 years, requiring a site area of about 6,000m² and for an ultimate addition of some 5,000m² (site area of 20,000m²).

12.4 Community Floorspace

The opportunity exists to either relocate the whole inside workforce of the West Tamar Council from Riverside to a site within the expanded Legana Town Centre or to create a satellite office to accommodate space required for growth in the inside workforce.

Both options would have the propensity to include library facilities, community meeting spaces, civic spaces and a town square, as well as providing for administrative functions. Galleries and exhibition spaces, youth facilities and health services are often part of such complexes though not essential. Flexible use of spaces could provide for a multitude of uses.

The advantages of locating the civic and community hub at Legana are summarised as follows:

- Accommodate growing spatial requirements of Council;
- Opportunity to provide efficient, flexible, and adaptable workspaces that enhance productivity;
- Opportunity to share staff and community spaces (e.g. meeting rooms) to manage costs and engender cohesion;
- Provide for an improved customer (rate payer) interface;
- Design for any desired operational changes and efficiencies;
- Help activate Legana Town Centre through the introduction of the new workforce and by the attraction of complementary uses;
- Provide a Council hub closer to the population and geographic centre of West Tamar.

We have identified a site of around 6,000m² within Legana Town Centre, fronting the extension of Tatana Way, which could delivery 2,000 – 3,000m² of floorspace over 2 levels and space for up to 100 car parks, within our concept for the Town Centre. Specific requirements would be subject to the undertaking of more detailed investigation of Council's floorspace and facility requirements and operational preferences.

Allowances for long term growth might suggest a site area of, say, 10,000m², providing for up to 4,000 – 8,000m² of floorspace over 2 levels.

12.5 Industrial Floorspace

Industrial development, because of its possible impacts on surrounding land uses, is typically confined to areas zoned specifically for industrial use. (Historical industrial business locations may be an exception to this.) Accordingly, the locating of such facilities in Legana will be a function of the availability of suitably zoned land.

Currently, there is a Light Industry Zone in the Innova Business Park and its extension. These locations are already heavily occupied and the take up of sites within the Innova Precinct extension demonstrates the attractiveness of this location and the lack of alternative locational choices in the region.

Accordingly, we have made an allowance for a further 12,500m² of industrial floorspace expansion over the next 20 years, and an ultimate provision of a further 25,000m² of floorspace over an area of 60,000 - 80,000m². This expansion would rely upon the south easterly expansion of the current Innova Precinct.

We would recommend excluding industrial development from the Legana Town Centre.

12.6 Town Centre Expansion Requirements

Based upon the foregoing analysis, provision for a near term growth of some 8,000m² of floorspace and around 25,000 - 30,000m² should be targeted for the Town Centre, while long term growth of up to 19,000m² of floorspace and 60,000 - 80,000m² of site area might be considered.

12.7 Residential Development Associated with the Town Centre

Opportunities should be provided for diversification and densification of housing products along the interface with the Town Centre in order to provide additional housing choices, especially for the rental market, first home buyers, downsizers, retirement and aged care. Additional opportunities can be provided in the nearby sections of the Southern and Western Highway Precincts.

Allowance has been made for a net addition of around 100 medium density dwellings over the next 20 years, with a long term target of 200 additional targets. While these numbers sound modest, they are tempered by the fact that the economics of replacing the investment in housing in this area can be expected to limit take up rates and a number of dwellings are likely to be replaced by higher value retail and commercial floorspace.

The 'uplift' incentive (via rezoning) will need to be considerable in order to attract new investment.



13 Opportunities & Constraints

13.1 Overview

The following analysis consolidates the findings from earlier sections of the report to identify areas within the Town Centre that hold development potential, as well as broader township locations suitable for future residential rezoning.

This summary outlines the physical, environmental, cultural, and infrastructure related opportunities and constraints identified through the analysis. It highlights design opportunities, defines areas with constrained or unconstrained potential for development, and assesses the achievable development intensity on the site.

13.2 Town Centre Opportunities & Constraints

13.2.1 Physical & Environmental

Land Availability

The primary constraint to the future growth of the Legana Town Centre is limited land availability, therefore it is imperative for the structure plan to consider opportunities for infill within the existing township boundary and expansion of the township into surrounding areas.

The Legana Recreation Precinct is currently located immediately to the east of the Town Centre. Relocating this precinct to the Southern Precinct, adjacent the Legana Primary School, would free up a significant amount of land for the township to expand into. After allowing for the space taken by the Tatana Way Extension, the recreation area could add approximately 23,000m² of additional land for Town Centre growth.

There are currently two vacant sites without development approval in the existing Town Centre that provide a further 4,500m² of site area. There are a few properties fronting West Tamar Highway that could provide for additional floorspace, however, they are already developed and therefore represent a very limited opportunity.

Expansion opportunities could be available by expanding the Town Centre to Fulton Street and Bulman Drive, and along the west side of Freshwater Point Road. Subject to redevelopment, these areas could deliver a further 4,000m² of Town Centre site expansion.

Land Slip

The existing Legana Town Centre is subject to a low level of landslip risk. Some areas of land that has been earmarked for future high residential density, such as land comprising the Regis aged care facility and a small area of land on the southern side of the West Tamar Highway, are considered to be of medium land slip risk, which will guide any future development of the land.

Slope

The Town Centre is predominantly flat, with most of the area featuring gentle slopes of less than 5%, making it highly suitable for commercial development.

Pedestrian Linkages

Pedestrian linkages are currently relatively poor, particularly along Legana Grove between the plaza and existing centre, which is inhibited by the loading zone servicing the shopping centre. There are opportunities to improve these linkages to encourage increased foot traffic and reduced reliance on cars, by:

- Relocating the loading zone and improved pedestrian crossing points along Tatana Way to connect the existing centre with the plaza and adjacent retail and commercial offerings;
- Providing new linkages between the West Tamar Highway and Tatana Way;
- Enhancing existing pedestrian linkages from adjacent residential areas to the Town Centre.

13.3.1 Legal & Cultural

The existing portion of General Business land remains well-aligned with the Precinct's intended development outcomes. There is an opportunity to strengthen and expand the commercial core of the Town Centre through the extension of General Residential zoned land and the introduction of the Urban Mixed Use zone.

Additionally, there is potential to accommodate higher-density residential development in areas surrounding the Town Centre. In particular, sections of Bulman Drive, Fulton Street, and the southern frontage of the West Tamar Highway are considered suitable for rezoning to Inner Residential and Urban Mixed Use to support increased housing diversity and density in close proximity to key services and amenities.

Figure 13. Town Centre - Opportunities & Constraints



LEGANA

TOWN CENTRE - OPPORTUNITIES & CONSTRAINTS

Yellow arrow: Pedestrian Movement
Blue arrow: Vehicle Movement



HOLMES DYER

Figure 14. Physical & Environmental Constraints



13.3 Township Opportunities & Constraints

13.3.1 Physical & Environmental

General Constraints

- Development is influenced by flooding potential, watercourses, acid sulphate soils, landslip risks, tree cover, and steep slopes.

Bulman's Brook Precinct

- Mostly gentle to moderate slopes; steep areas near the northern boundary.
- Contains a man-made lake and intermittent watercourses.
- Lake aids in stormwater detention; waterway must be retained.
- Medium landslip hazard in the north; larger allotments recommended.
- Orchards dominate; no significant vegetation communities.

Muddy Creek Precinct

- High landslip risk dominates.
- Least vulnerable areas are near Ridge Road and Bindaree Road, which are already developed.

Southern & Innova Precinct

- Primarily dairy grazing land with some key developments (e.g., sewer treatment works, industrial estates, school).
- Flooding and acid sulphate soils along the eastern perimeter are major constraints.
- Flood risk extends via creek lines and depressions; open channels or pipes needed.
- Contains distinct vegetation communities:
 - » Melaleuca ericifolia swamp forest (worthy of retention).
 - » Eucalyptus amygdalina inland forest/woodland (partially protected).
- Medium landslip risk in some areas, but not a major constraint.
- Mostly flat terrain, except around the function and accommodation centre on a steep promontory.

Western Precinct

- Undeveloped land with existing residential/rural development.
- Multiple watercourses flow SW to NE; West Tamar Highway acts as a barrier.
- Stormwater detention and erosion control needed due to slope and urban runoff.
- Significant inland woodland may affect development density.
- Steep slopes and medium landslip risk (especially north of Bridgenorth Road) limit development potential and may require larger allotments.

13.3.2 Legal & Cultural

13.3.2.1 Zoning

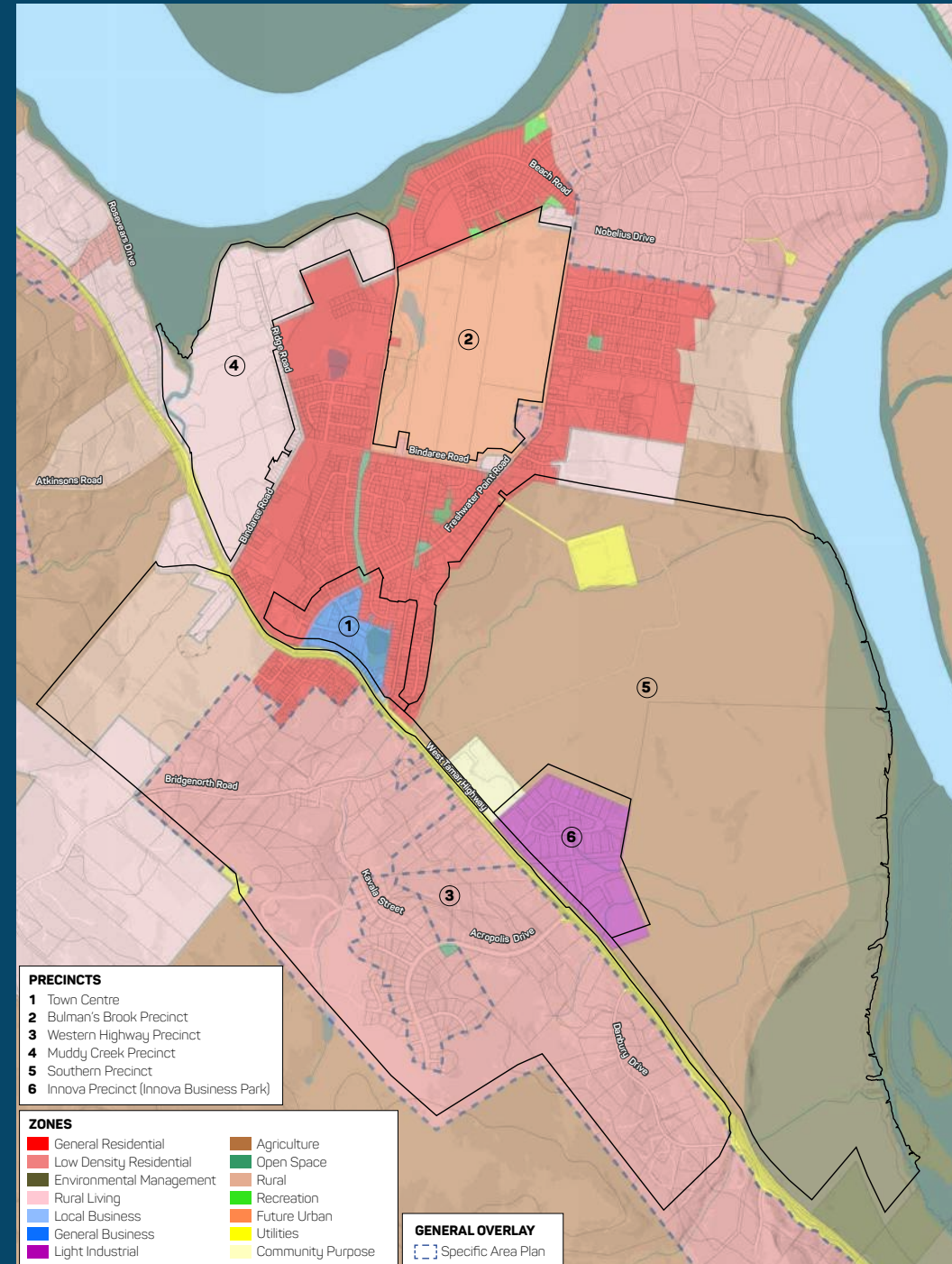
In most cases, the current zoning of the proposed development precincts will require rezoning in order to facilitate the desired development outcomes. The current zoning of each precinct is summarised as follows:

Precinct	Current Zoning
Bulman's Brook Precinct	Future Urban
Muddy Creek Precinct	Rural Living
Southern Precinct	Agriculture Community Purpose Environmental Management Utilities
Innova Precinct	Light Industrial
Western Highway Precinct	General Residential Low Density Residential Rural Rural Living

13.3.2.2 Overlays

In addition to zoning, there are a number of overlays that have the potential to constrain future development. In some instances, i.e., the Priority Vegetation Overlay, an overlay is no longer relevant and therefore consideration could be given to removing it to prevent unwarranted constraints to development.

Figure 15. Legal & Cultural Constraints



13.3.3 Land Ownership

Consolidation or fragmentation of land ownership is critical to the delivery of development outcomes and to the coordination of harmonious development outcomes.

The **Bulman's Brook Precinct is in a single ownership** and should therefore be able to deliver a coordinated development outcome in which all aspects of the development are resolved and delivered at the commencement of the development.

The small amount of development proposed for **Muddy Creek Precinct does not require substantive coordination** and the ownership arrangements are largely irrelevant.

The **Southern Precinct is controlled by one major landowner**. Because of the scale of the individual sites, development delivery is not significantly constrained by this ownership. That said, **coordination of service infrastructure delivery, road connectivity and stormwater management all require a level of cooperation** to ensure economy of service provision and timely availability of services.

Innova Precinct should be able to be expanded over the land holding to the south east with minimal implications for the broader area. Stormwater management should include accommodation of flows from the west of West Tamar Highway, through the Precinct towards the north east and, thence, requires an outfall flow path to the Tamar River.

Extension of Innova Drive is also required to provide connectivity to adjoining development.

The Western Precinct is far more fragmented and is therefore likely to rely upon the ability to access and service individual development sites.

13.4 Infrastructure Opportunities & Constraints

Utilities and Services

- Established residential areas in Legana are well-served by sewer, water, power, and communications.
- All precincts within the Structure Plan study area have access to most services at their interface with surrounding urban areas.

Road Access

- West Tamar Highway has been upgraded to a divided four-lane road from Launceston to Freshwater Point Road.
- Multiple access points exist on both sides of the highway, supporting good connectivity for current and future development.
- Each precinct has specific road access routes:
 - » Muddy Creek: via Ridge Road and Bindaree Road.
 - » Bulman's Brook: via Jetty Road, Bindaree Road, and Freshwater Point Road.
 - » Southern Precinct: potential future links via Legana Park Drive, Old Dairy Way, Tatana Way, and others.
 - » Western Precinct: can use all existing highway access points.

Electricity Infrastructure

- A major transmission line (Hadspen-George Town 220kV) crosses the Western Precinct.
- Development is restricted within its registered and statutory easements.

Sewerage Infrastructure

- A sewerage treatment plant is located in the Southern Precinct.
 - » Setback requirements around the plant limit development.
 - » Decommissioning expected in 2035, potentially unlocking new residential opportunities.
- Large sewer mains and power lines cross the Southern Precinct and must be considered in future designs.

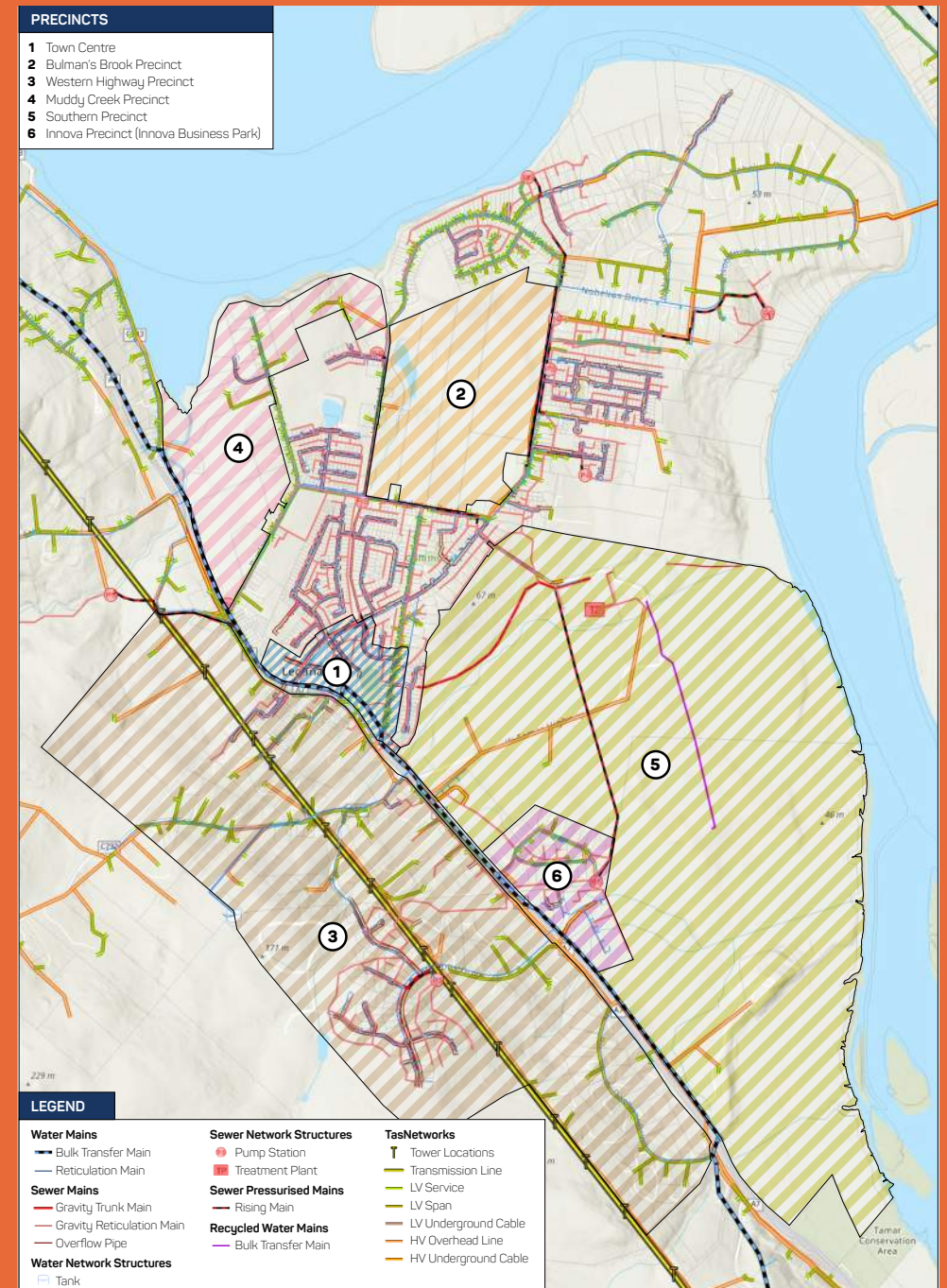
Public Transport

- Legana is served by:
 - » Two local bus routes (780, 782)
 - » Five regional routes passing through (781, 784, 785, 787, 788)
- Future development in the Southern Precinct may support new or modified bus routes.

Cycling Infrastructure

- Few existing trails, but several are proposed, including:
 - » West Tamar Cycling Trail
 - » Legana Foreshore Trail
 - » Legana Loop Cycling Trail
 - » West Tamar Valley Cycling Trail
- New cycling paths along West Tamar Highway are under construction.
- Design of precincts should include cycling connections, especially to schools and future road extensions.

Figure 16. Infrastructure Constraints



13.5 Land Development Potential & Development Capability

Having regard to the foregoing analysis, the area can be divided into land that is potentially developable and that which is not developable. Within the land that is potentially developable, land is either constrained or unconstrained.

Figure 21 depicts the land that is constrained and unconstrained.

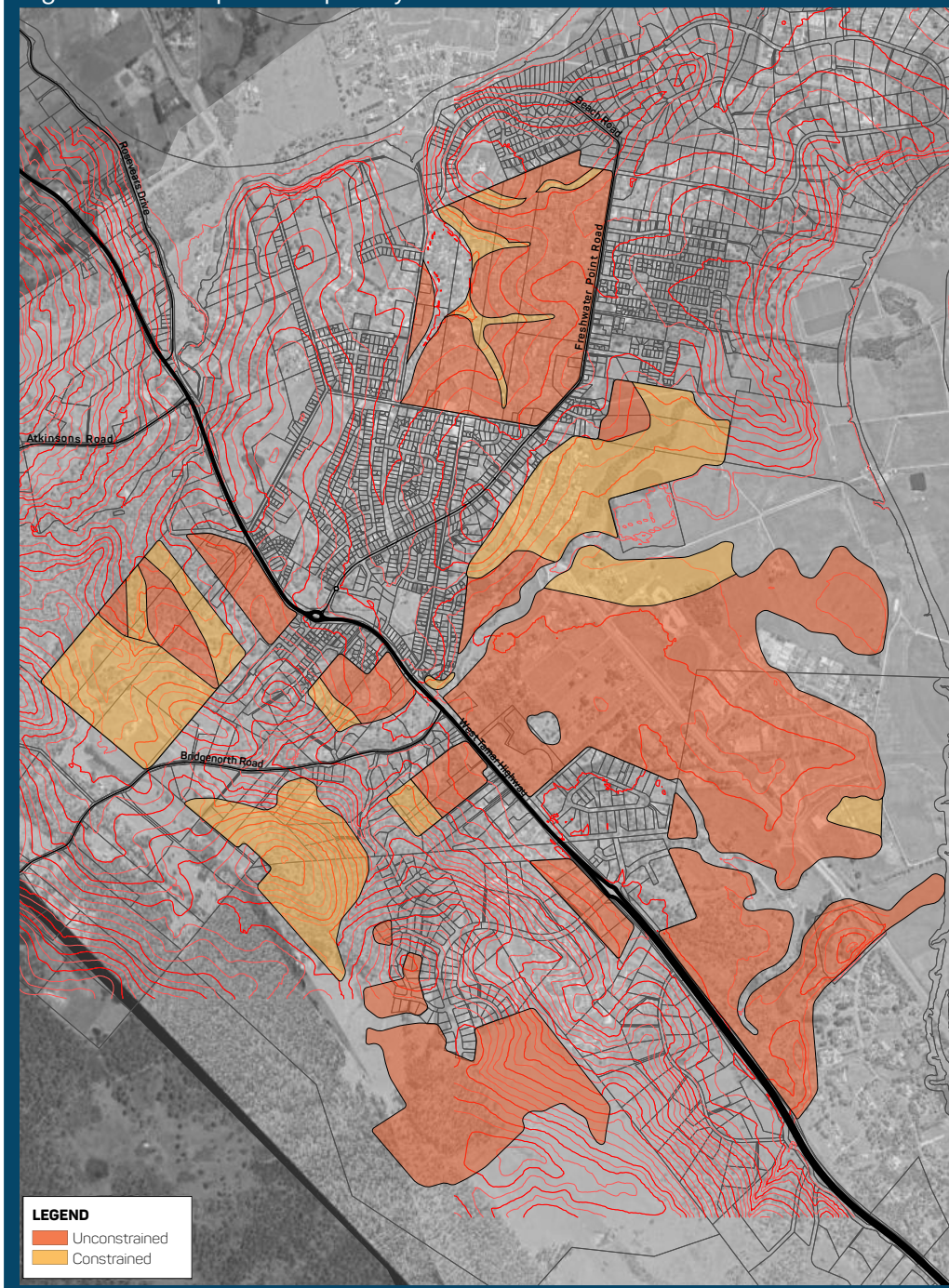
The unconstrained land is land that can be reasonably assumed to be capable of urban development, predominantly via residential subdivision and subsequent development of various forms of dwellings, but also including areas of retail, commercial, industrial, educational and recreational spaces.

The constrained land is land that has some development potential, but is potentially constrained by particular characteristics which are not necessarily fatal to the land's developability.

These constraints include:

- **Land in proximity to the existing sewerage treatment works**, which is unavailable in the short to medium term but could become available after 2035, subject to the nature of any replacement facility and/or retention of any existing infrastructure;
- **Land subject to extensive tree cover** which is not protected by the Planning Scheme but which might include retention of portions of this vegetation, for example, via rural living or similar land uses;
- **Land subject to inundation and/or informal watercourses**, which could be readily modified to accept urban development; and
- **Isolated parcels of land subject to moderate landslip risk** which could potentially be developed with larger allotments.

Figure 17. Development Capability





2 - 4 Eden Street | PO Box 16
Riverside TAS 7250

03 6326 9300
wtc@wtc.tas.gov.au