

FACT SHEET

LEGANA TOWN CENTRE & TOWNSHIP STRUCTURE PLAN

WHAT IS THE LEGANA TOWN CENTRE & TOWNSHIP STRUCTURE PLAN?

The Legana Town Centre & Township Structure Plan is a long-term strategic framework designed to guide how Legana will grow and evolve over the next 20 years. It sets out a clear vision for the future, ensuring that development is well-planned, sustainable, and aligned with community needs.

WHY IS A LEGANA TOWN CENTRE & TOWNSHIP STRUCTURE PLAN NEEDED?

Legana is experiencing rapid growth and transformation. Forecasts show that the West Tamar LGA will **grow by more than 7,000 people by 2045**, with Legana expected to accommodate most of this increase.

While Legana currently offers the highest dwelling capacity in the region, there will be a **shortfall of residential land supply within the next two decades**. We need to start planning for this now.

The previous Structure Plan was prepared in 2014 and **no longer reflects current conditions or future needs**. This updated plan identifies new opportunities for housing, retail, community facilities, and infrastructure improvements.

WHERE WILL FUTURE GROWTH OCCUR?

The Legana Town Centre & Township Structure Plan focuses on the following key precincts:

Legana Town Centre

Recent development in the Town Centre means there is now very limited space available to support Legana's growing population.

Relocation of the Legana Recreation Precinct offers an opportunity to extend the Town Centre footprint and **unlock additional land for development**. This would allow for **better pedestrian connections, new public gathering spaces, and more retail and commercial options**. It could also facilitate **greater housing choice**, such as apartment-style living, and provide room for important civil, administrative, and community facilities.

Bulman's Brook Precinct

The Bulman's Brook Precinct captures existing land zoned Future Urban which is presently occupied by the Legana Orchard.

The Structure Plan identifies Bulman's Brook as a **key growth area capable of delivering up to 1,000 new homes supported by two local business hubs**, areas of open space around the existing lake, a network of collector roads, and pedestrian connections linking to the Town Centre and Tamar River foreshore.

Muddy Creek Precinct

The Muddy Creek Precinct captures existing Rural Living land located to the west of Bindaree Road and Ridge Road, and the portion of Rural Living land along the Tamar River foreshore.

The Structure Plan identifies land fronting Bindaree Road and a portion of Ridge Road as suitable for rezoning to General Residential.

Western Highway Precinct

The Western Highway Precinct includes land located west of the West Tamar Highway, extending from its intersection with Bindaree Road to the west to the intersection with Danbury Drive to the east.

The Structure Plan identifies a range of initiatives to address the area's complex landform and existing residential and semi-rural context. These include the identification of land suitable for rezoning to General Residential and Rural Living, as well as the introduction of Inner Residential zoning near the Town Centre to support greater housing diversity.

Additionally, a review of minimum allotment sizes under the Residential Supply and Density Specific Area Plan is recommended to ensure that land use more accurately reflects infrastructure availability and the context of land within the precinct.

SHARE YOUR THOUGHTS ON HOW LEGANA SHOULD GROW

CONSULTATION OPEN FROM 1 DECEMBER 2025 TO 26 JANUARY 2026

• SURVEY • WRITTEN SUBMISSIONS • DROP IN SESSIONS •

Southern Precinct & Innova Business Park

The Southern Precinct includes existing farmland, the Legana Primary School and Tranquility Estate, along with the Innova Business Park and the sewerage treatment plant.

This precinct offers the most significant opportunity to accommodate Legana's anticipated growth. Its development will involve the gradual rezoning of land to provide a **diverse range of housing options** (such as General Residential, Low Density Residential, and Inner Residential offerings), alongside an **expanded school complex**, a new regional level recreation precinct, the introduction of a **small-scale shopping centre**, and additional commercial land within the vicinity of the Innova Business Park.

HOW CAN I BE INVOLVED?

Council is seeking your views on the future of Legana and its Town Centre.

Your feedback can be provided via:



Survey

To access the survey, scan the QR Code or access a direct link to the survey via Council's website.

Hard copies of the survey can be accessed at Council's Riverside office, or can be requested by emailing wtc@wtc.tas.gov.au

Written Feedback

Provide your written comments by emailing wtc@wtc.tas.gov.au or via Australia Post to **PO Box 16, Riverside TAS 7250**

WHERE CAN I FIND ADDITIONAL INFORMATION?

The **Legana Town Centre & Township Structure Plan** is available in full on Council's website, whilst hard copies can be found at Council's Riverside Office (2 - 4 Eden Street, Riverside).

If you would like to speak with us in person and learn more, you are welcome to attend a community drop-in session.

Pop-Up Booth at Legana Movie Night

Friday 5 December 2025
Legana Primary School Oval
6pm - 8.30pm

Drop-In Session 1

Saturday 6 December 2025
Legana Memorial Hall
43 Fulton Street, Legana
9am - 12pm

HOW LONG IS CONSULTATION FOR?

The **Legana Town Centre & Township Structure Plan** is on consultation from **Monday 1 December 2025 to 5.00pm Monday 26 January 2026**.

QUESTIONS?



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