

Scamander- Beaumaris Structure Plan

210

February 2026

Planning today for the
towns we want tomorrow

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/ST.**

 Break O'Day
COUNCIL

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Glossary and abbreviations

Abbreviation	Definition
ABS	Australian Bureau of Statistics
BoDC	Break O'Day Council
End-of-trip facilities	Amenities provided in workplaces, educational facilities or public spaces that support people who walk, run or cycle as part of their commute or daily activities. They might include secure bicycle parking, showers, change rooms, lockers, repair stations and the like.
Gateway signage	A prominent sign at the entry point to a town to signal arrival and establish a clear sense of place. They typically convey the town's identity and contribute to a cohesive urban design and sense of arrival.
LGA	Local government area
Medium density housing	For the purposes of this structure plan, medium density housing refers to residential development that has a greater density and scale than a single dwelling on a block, such as townhouses, duplexes, shoptops or villas.
NTRLUS	Northern Tasmania Regional Land Use Strategy
RMPS	Resource Management and Planning System
Tourism drawcards	An attraction or experience that encourages visitors to travel specifically to Scamander or Beaumaris, which will boost local visitation, complement and strengthen the town's identity and reputation, and support the local economy. General examples include a small market, local food, wine or artisan producer, public art, a cultural experience, or an iconic building. Local examples include the Gulch and Waubs Harbour in Bicheno, Van Diemens Land Creamery, Eureka Farm local produce, and Pyengana Dairy.
TPPs	Tasmanian Planning Policies
Traffic calming devices	Physical or design features installed on streets to slow down vehicle speeds and improve safety for pedestrians, cyclists and other road users.
Urban growth boundary	A defined limit on where urban development can occur around Scamander and Beaumaris. It provides a separation between urban and rural land to reduce conflict between land uses, and provides guidance of where to direct new housing, services and infrastructure. It prevents urban sprawl and encourages a more sustainable pattern of development.
Wayfinding signage	Refers to signs, symbols and visual cues that help people navigate and orient themselves within and between towns. They may include directional signs, identification signs, information signs, maps or directories. Wayfinding signage enhances the user experience of a public space.

An aerial photograph of a coastline. On the left, dark blue ocean waves with white foam are crashing onto a wide, light-colored sandy beach. The beach curves along the shore. To the right of the beach, the water is a vibrant green, indicating shallow depths and sandy bottoms. The overall scene is serene and natural.

Era Advisory acknowledge palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters.

We respect their unique ability to care for Country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

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Photo: David Clode

Introduction

1.1 About the project

Break O'Day Council (BoDC) has prepared a structure plan for the settlements of Scamander and Beaumaris. The plan's main purposes are:

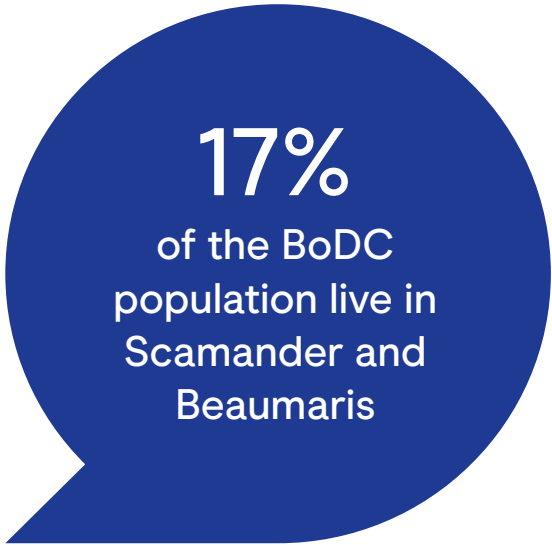
1. Guide the sustainable development of the Scamander and Beaumaris settlements over the next 15 years, 2025 to 2040
2. Articulate Council and the communities' vision for future land use and development
3. Identify required amendments (if any) to the Break O'Day Local Provisions Schedule and provide the required strategic evidence to facilitate these changes.

This structure plan will also help inform the review of the Northern Tasmania Regional Land Use Strategy (NTRLUS).

The structure plan is based on an understanding of community needs, economic opportunities (including emerging industries), population trends, local planning context, and the external 'big picture' environment that all influence the places people want to live, work, visit and invest in. It provides a shared vision for the future of the settlements, developed in partnership with the community, for the community.

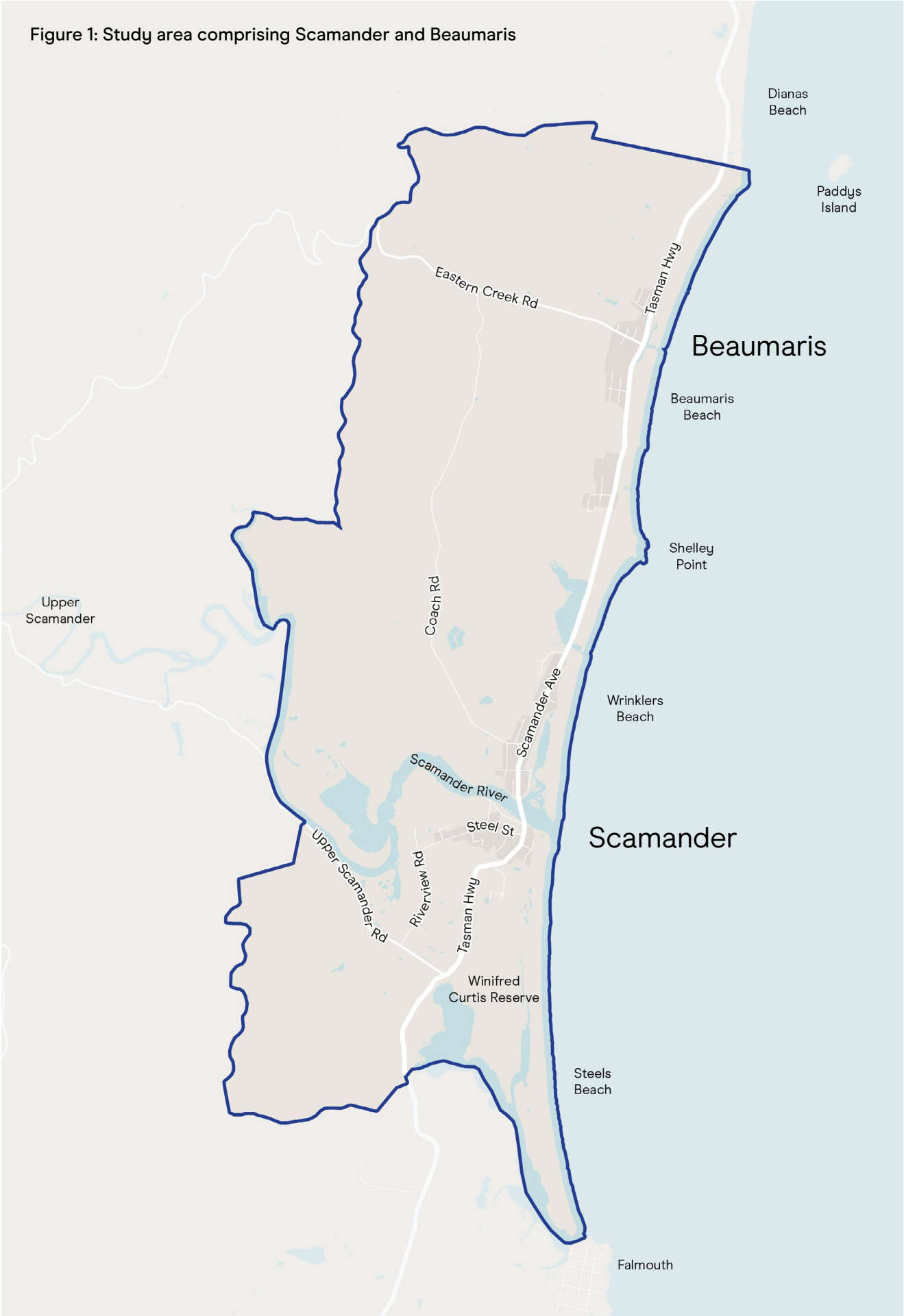
The structure plan focuses on the settlements of Scamander and Beaumaris, referred to as the study area and shown in Figure 1. It also considers the surrounding land uses and development, as these provide important context for the two settlements.

The structure plan is to be read in conjunction with the discussion paper. It provides a detailed analysis of Scamander and Beaumaris and identifies the key focus areas for the structure plan.



17%
of the BoDC
population live in
Scamander and
Beaumaris

Figure 1: Study area comprising Scamander and Beaumaris



1.2 What is a structure plan?

A structure plan is a strategic document used by local government to guide the planning, land use and development of a local area. It can be used to guide the application of the planning scheme through zoning, overlays and specific provisions.

A structure plan provides a tangible framework for identifying priorities around the provision of growth opportunities and land for residential, commercial and industrial purposes as well as areas required to be preserved due to natural values, environmental hazards or other reasons.

A structure plan is used to apply higher order planning policies such as State Policies or the NTRLUS at a municipal and/or township scale. The scope of a structure plan can also include urban design outcomes specific to the area, supporting the desired future character.

A structure plan needs to be based on robust data and assumptions to realistically set goals for the future, having regard to potential future scenarios so that Council can effectively respond to changes that may occur. Therefore, a structure plan considers population trends, community needs, local planning context, economic drivers, development trends, and land use demand and supply.

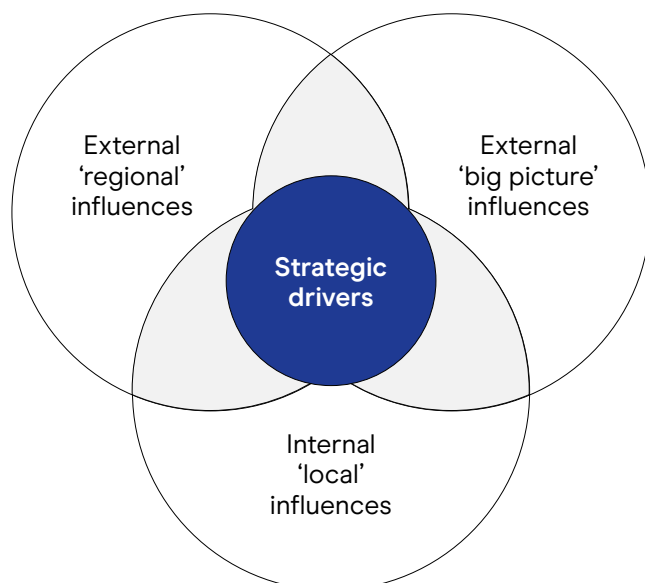
A structure plan is not a population or economic strategy but rather seeks to manage predicted growth and change in an area, having regard to an analysis of the planning environment.

The planning environment comprises three broad components:

- The macro, external 'big picture' environment, which comprises the broader economic, social, technological, environmental, legislative and policy factors that influence what the strategy needs to consider and respond to. Council has no influence over these external factors, and they include the policy settings in the Tasmanian planning system, climate change considerations, and state and federal economic and social policies.
- The micro, external 'regional picture' environment, which comprises the external factors that Council has capacity to influence or shape. These will include community perspectives, population projections, and regional industry and economic drivers.
- The internal 'local' environment, which comprises local, specific factors like land characteristics, infrastructure capacity and Council's strategic plan.

These elements of the planning environment are explored in more detail in the separately available discussion paper.

Figure 2 Elements of the planning environment



1.3 The process

1	June – July 2025 Discussion paper In-depth place research and demographic analysis
2	July – Aug 2025 Community engagement Testing outcomes through stakeholder engagement
3	Sept – Oct 2025 Draft structure plan Preparation of draft planning directions and actions
4	November 2025 Public exhibition Public exhibition of the draft structure plan
5	February 2026 Final structure plan Finalisation of structure plan
6	Ongoing Structure plan implementation Launch of the plan and implementation of actions

1.4 Policy context

Land use and development in Tasmania is undertaken within the framework of a planning system known as the Resource Management and Planning System (RMPS). The RMPS comprises a suite of legislation, supported by a network of planning schemes, policies and strategies. The RMPS provides a legislative framework for decision-making to ensure the sustainable use and development of Tasmania's natural and physical resources.

A structure plan must be consistent with the policies and strategies in this planning system. In other words, the Scamander-Baumaris Structure Plan does not start with a 'blank slate': it already has a robust policy foundation from which it must be developed.

Key elements in the system which have been considered when developing this structure plan include:

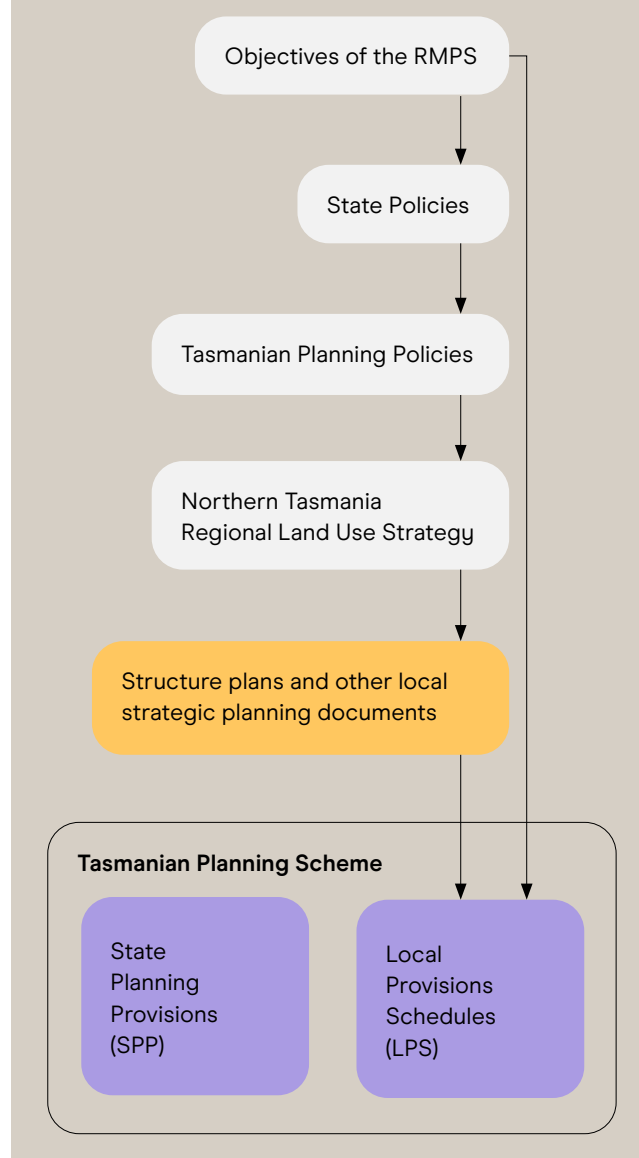
State Policies which are made under the State Policies and Projects Act 1993 and articulate the State's position on significant matters relating to the sustainable development of land. All decisions under the RMPS are required to be consistent with relevant State Policies. The principles and requirements of the State Coastal Policy 1996 has been particularly relevant to this structure plan.

Tasmanian Planning Policies (TPPs) which provide strategic direction on land use planning matters relevant to decisions under the Land Use Planning and Approvals Act 1993. The TPPs have been made and come into effect on 1 July 2026.

The Northern Tasmania Regional Land Use Strategy (NTRLUS) which establishes the medium- to long-term strategic direction for Northern Tasmania. The NTRLUS assigns settlement strategies to towns in Northern Tasmania to prioritise growth. Scamander is currently considered a Rural Town under the NTRLUS, and while not specifically identified, it would meet the criteria for being a Local or Minor Centre under the activity centre hierarchy. Beaumaris would be considered a Rural Locality under the settlement hierarchy, and given its minor role within Northern Tasmania, is not included in the activity centre hierarchy. The NTRLUS is currently under review, and this structure plan will inform that review.

Structure plans are not one of the statutory instruments in the Tasmanian planning system. However, they have a key role in articulating and implementing state level policies and the regional land use strategies at the local level. They also inform the zoning of land through the relevant Local Provisions Schedule under the Tasmanian Planning Scheme. The State Planning Office has prepared structure plan guidelines which have been considered when developing this document.

Figure 3 Planning policy hierarchy



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Community engagement

Photo: Flow Mountain Bike

Photo: Flow Mountain Bike

2.1 Engagement process

Community and stakeholder engagement has strongly supported the preparation of this structure plan. Two rounds of engagement were undertaken to obtain feedback from the community. The first was to consult on the draft discussion paper, prior to the preparation of the structure plan, and the second round was to seek feedback on the draft structure plan.

The first stage of consultation sought to understand the values and needs of the Scamander–Beaumaris community today and look to their priorities for the future.

The consultation approach involved early internal engagement, including project team workshops and two Councillor briefings, to build a strong foundation of understanding. The process also included direct outreach to key stakeholders and the community through notifications, newsletters, and social media tailored to reach residents, landowners and local businesses.

The second stage of consultation aimed to gather feedback on the draft structure plan, to test the key principles, directions and actions with the community. The consultation also aimed to educate the community on the broader planning system and the role of this structure plan. The consultation included seeking direct feedback from key stakeholders and the community through notifications, newsletters, and social media tailored to connect with residents, landowners and local businesses. A workshop and two pop-up sessions were also held in Scamander, and an online survey provided a further option for the community to provide comments and feedback.

Feedback from both rounds of engagement was collated into consultation summary reports, which are available on the project website.

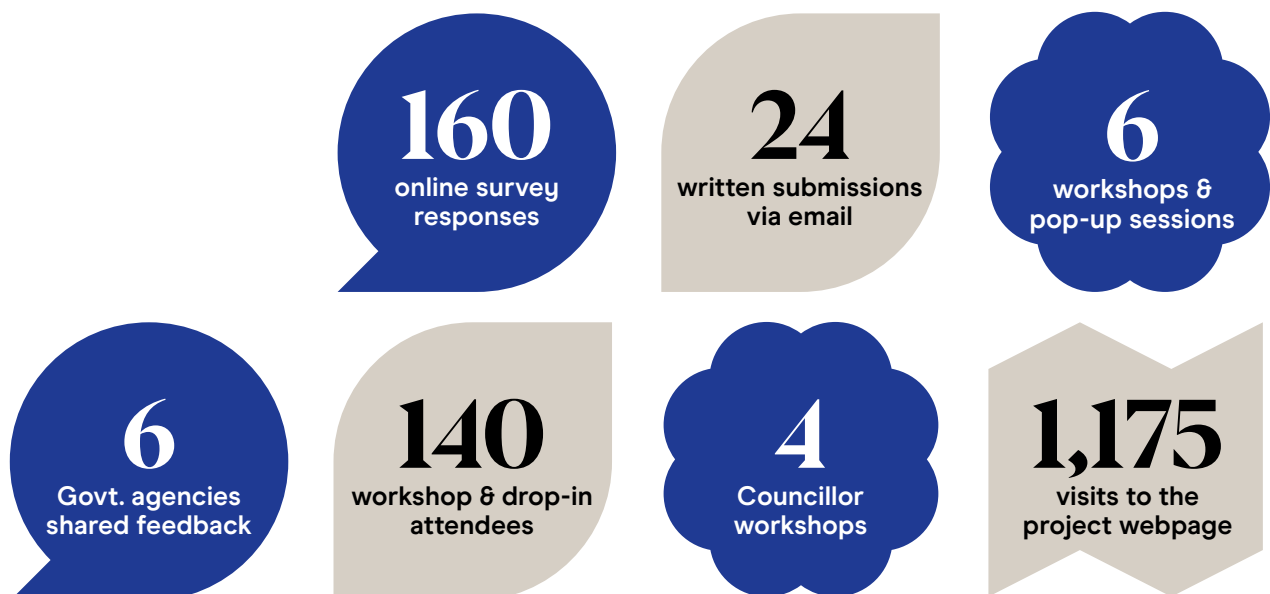


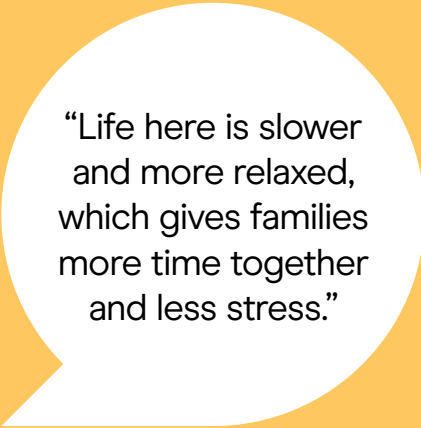


Photo: Flow Mountain Bike

2.2 Key findings

Overall, the consultation revealed a shared vision for Scamander–Beaumaris as a small-scale, family-friendly, environmentally rich coastal community with enhanced infrastructure, inclusive public spaces, diverse and affordable housing, and balanced economic growth that benefits residents without undermining the area’s unique character.

This feedback strongly informed the preparation of the structure plan.



“Life here is slower and more relaxed, which gives families more time together and less stress.”



“The way the community looks out for each other... there’s a warmth here that makes you feel like you’re part of something.”

Initial community and key stakeholder feedback:

- A want to maintain the coastal village character while supporting sustainable, context-sensitive development.
- Residents emphasised the value of the area's natural environment, coastal lifestyle, relaxed and safe neighbourhoods, and strong community spirit.
- There was a strong desire to preserve local beaches, the Scamander River, Wrinklers Lagoon, and surrounding bushland, alongside biodiversity and scenic values.
- Key priorities identified for a liveable and sustainable future include improved public spaces, more community events and cultural spaces, and the creation of stable local employment opportunities.
- In terms of housing, the community supports lower density, environmentally sensitive, affordable options for locals, downsizers and young families, and adequate infrastructure to support sustainable growth.
- The Scamander Sports and Community Complex was recognised as a valuable but underutilised asset.

Draft structure plan feedback:

- General support for the five planning principles with some wording changes suggested to ensure they better align with community values.
- Strong support was provided for the suggested urban growth boundary around Scamander and Beaumaris.
- Concerns about the proposed rezoning of land in Scamander under action R1.3, with concerns raised from an environmental perspective, specifically vegetation loss and runoff into the Scamander River should development density increase as a result of the rezoning.
- Suggestions on the proposed improvements to the Scamander Rivermouth and Beaumaris Park to better align with how the local community would like to use these spaces.

03

Photo: Flow Mountain Bike

About Scamander and Beaumaris

3.1 About Scamander and Beaumaris

Scamander and Beaumaris are coastal settlements located on Tasmania's east coast, south of St Helens – the largest township in the Break O'Day Council. The structure plan will focus on the settlements of Scamander and Beaumaris, referred to as the study area and shown in Figure 1.

Both Scamander and Beaumaris are known for their scenic beaches, laid-back lifestyle and community-orientated residents. Each township is distinct with unique identities. Due to their proximity to St Helens, they rely on it for being a district service centre, providing the Scamander and Beaumaris community with a range of goods and services to meet their daily and weekly needs, as well as employment opportunities.

Approximately 17% of the BoDC population live in Scamander and Beaumaris. According to the Australian Bureau of Statistics (ABS) Census of Population and Housing data, in 2021, Scamander had a population of 803 people, and Beaumaris 362 people. Both settlements have grown steadily in recent years, with Scamander experiencing a population growth of 11.7% from 2011 to 2021, and Beaumaris a 28.4% growth over the same period.

There is no social housing provided in Scamander and Beaumaris currently. Social and affordable housing are important housing typologies in a community as they provide affordable, safe and secure housing for low-income earners to ensure they can live and work in the same place. It also increases social inclusion, community cohesion and equality.

Refer to Section 3 of the discussion paper which provides a detailed analysis of Beaumaris, Scamander and BoDC, including population data, housing trends, employment statistics, infrastructure provision, community and recreational facilities, the physical context, natural values and open spaces.

Statistics

The BoDC population has grown 9.3% (2011-21). During that time, Scamander's population has grown by 11.7% to 803 people; Beaumaris' population has grown by 28.4% to 362 people.

While the broader population in BoDC is ageing, this trend is not occurring in Scamander or Beaumaris. The proportion of the population aged over 55 is declining in both towns, albeit slowly.

Scamander had a rate of 30.3% of unoccupied dwellings in 2021 (149 dwellings). Interestingly, Beaumaris has a lower percentage of only 22.1% (45) unoccupied dwellings, indicating that Beaumaris has a greater proportion of permanent residents (77.5%) than Scamander (69.1%).

In Scamander, separate houses comprised about 91% of the housing stock, and Beaumaris had nearly 97% in 2021.

Most houses have three or more bedrooms, indicating that the predominate type of housing is a large family home.

There are 145 vacant and underutilised residentially zoned¹ lots (26.87 ha of vacant land and 31.95 ha of underutilised land) in Scamander and Beaumaris, with 58% of these being in General Residential zone in Scamander, 39% in the Low Density Residential zone in Beaumaris and 3% in the Rural Living zone in Beaumaris.

¹ Comprises General Residential, Rural Living and Low Density Residential zones



Photo: Flow Mountain Bike

3.2 Demographic snapshot

A demographic snapshot of Scamander and Beaumaris is provided below. For a more detailed analysis, refer to **Section 3** of the discussion paper.

If Scamander were home to 100 people, it would look like:

51

Median age
26 younger than 30
38 older than 60

52

Men
82 were born in Australia, and
4 are Aboriginal and/or Torres Strait Islander

48

Women



43

In labour force
30 travel to work by car
1 travels by public transport

2

Unemployed

12

Hold a degree

2.1

Median household size

2

Ave. vehicles per household

1.7

Ave. children per family



If Beaumaris were home to 100 people, it would look like:

50

Median age
27 younger than 30
36 older than 60

54

Men

46

Women

88 were born in Australia, and
7 are Aboriginal and/or Torres Strait Islander



50

In labour force
30 travel to work by car

2

Unemployed

25

Hold a degree

2.2

Median
household
size

2

Ave. vehicles
per household

0.5

Ave. children
per family



04

Planning for the future

Photo: Janelle Lugg
Generative AI has been used in this image
to remove the old Scamander bridge.

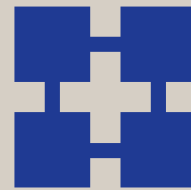
4.1 Identifying key themes

The stakeholder engagement and community consultation undertaken has resulted in the identification of five key themes that are important to the people of Scamander and Beaumaris. These five themes have been used to guide the contents of the Scamander-Beaumaris structure plan:

Residential land
and housing



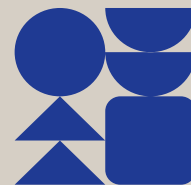
Industry and
employment



Social infrastructure
and services



Infrastructure and
connectivity



Environment and
landscape



4.2 Residential land and housing

4.2.1 Population projections

This structure plan has relied on a combination of data available from the Department of Treasury and Finance (Tasmanian Treasury), the Australian Government and the ABS to understand the projected dwelling demand in Scamander and Beaumaris. Projecting and forecasting changes in population is not an exact science, but it does provide an indication for planning purposes. It generally does not consider population growth arising from additional employment-generating activities, such as increased tourism, or from external factors such as state or federal economic and development drivers. These may result in a higher growth rate for Scamander and Beaumaris than has been predicted.

It is important therefore that a range of population scenarios are considered and planned for so that the structure plan is responsive in the future and does not become an impediment in the planning system. Seven scenarios have been considered:

1. Tasmanian Treasury high growth scenario²
2. Tasmanian Treasury medium growth scenario³
3. Centre for Population scenario⁴
4. REMPLAN scenario
5. ABS high growth scenario⁵
6. ABS medium growth scenario⁶
7. Historical growth rate.⁷

The scenarios show a significant variation in anticipated population changes in Scamander and Beaumaris, because of different assumptions in each scenario. The largest population increases projected for Scamander, Beaumaris and BoDC are under the historical growth rate scenario. This is followed by the ABS high growth scenario, REMPLAN, and the Tasmanian Treasury high growth rate scenarios, which all have moderate increases in population. The Tasmanian Treasury medium growth scenario, ABS medium growth scenario and Centre for Population scenarios result in low population growth, and the Tasmanian Treasury low growth scenario in negative growth.

² Data obtained from Tasmanian Treasury 2024 population projections released 17 May 2024

³ Data obtained from Tasmanian Treasury 2024 population projections released 17 May 2024

⁴ Data obtained from Australian Government Centre for Population 'Population Statement: Capital city and Rest-of-State Population Projections, 2023-24 to 2034-35', last updated 20 December 2024

⁵ Data obtained from ABS Population Projections by Region, 2022-2071

⁶ Data obtained from ABS Population Projections by Region, 2022-2071

⁷ Data obtained from ABS Estimated Resident Population data by LGA, 2001 to 2024

⁸ Break O'Day Council Local Government Area Snapshot prepared by Future Populations Network

An aerial photograph of a coastal town. In the foreground, a large, dense forest of tall, thin trees covers a hillside. A paved road curves through the lower part of the forest. To the left, a body of water (likely a bay or inlet) is visible, with a small pier or breakwater extending into it. In the background, a small town with several houses and buildings is situated along the coast. The ocean extends to the horizon under a clear blue sky. A large, yellow, house-shaped graphic is overlaid on the top right of the image, containing text.

BoDC is currently tracking above its projected Tasmanian Treasury high series, led by strong internal migration despite natural decline⁸.

Scamander and Beaumaris population forecasts

Figure 4 Scamander population forecasts

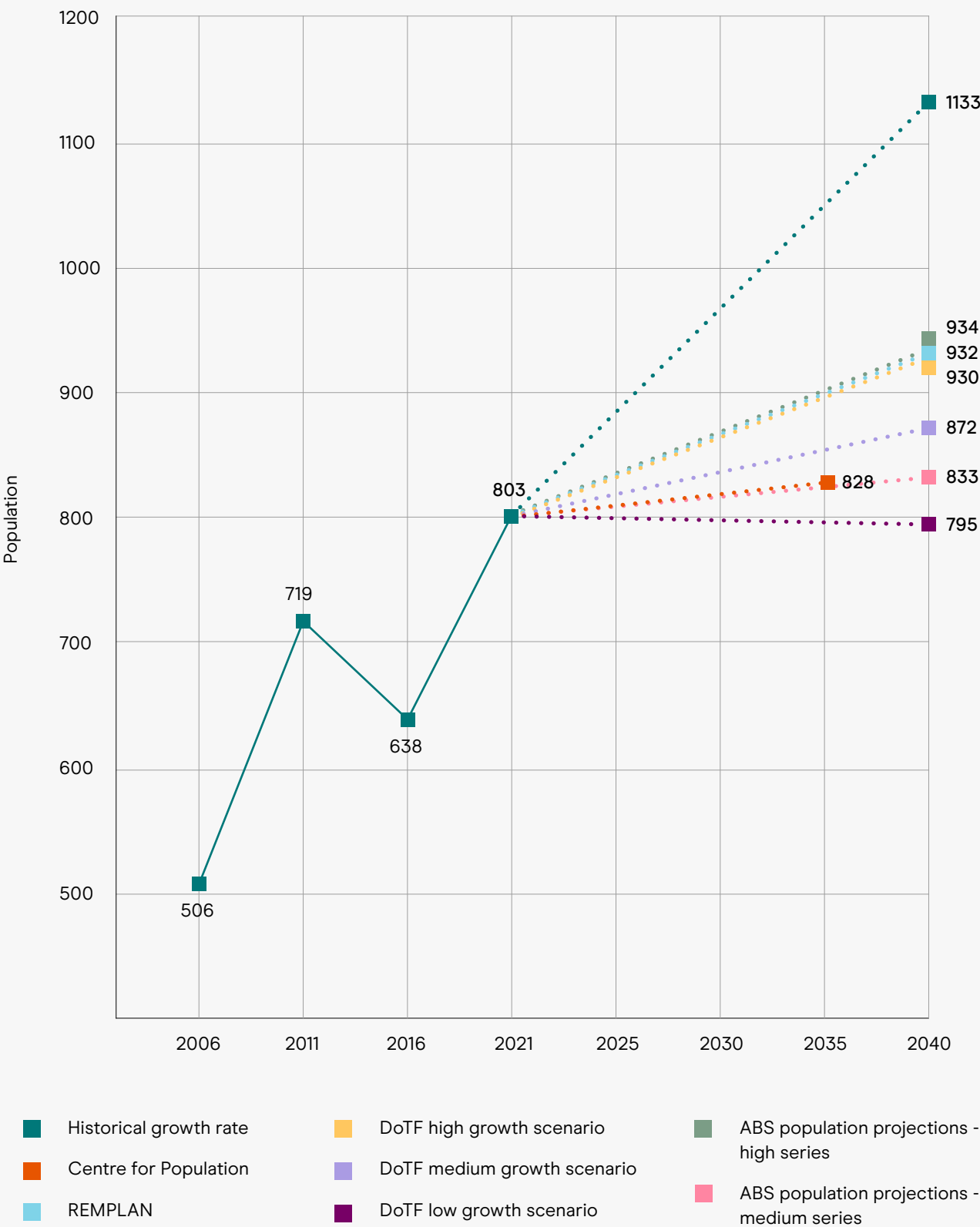


Figure 5 Beaumaris population forecasts

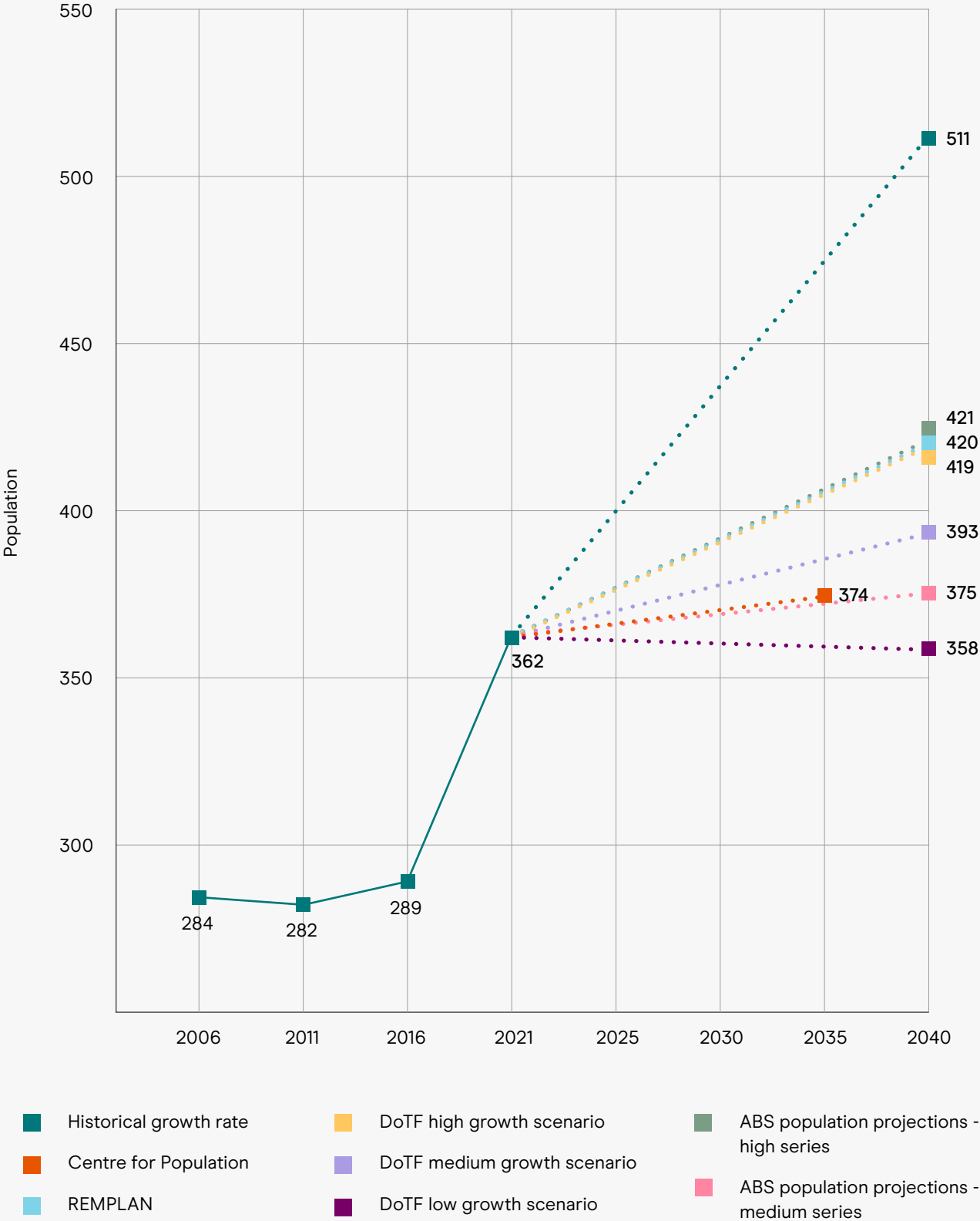


Table 1 REMPLAN growth scenario

	2021	2025	2030	2035	2040
Scamander	803	831	867	900	932
Beaumaris	362	374	391	406	420

Our analysis concludes that the Tasmanian Treasury high growth scenario, REMPLAN scenario and ABS high series population projections likely indicate the growth pattern that will occur in Scamander and Beaumaris over the next 15 years. That is, the population will be growing, but less than it has historically. Accordingly, based on these scenarios, Scamander will likely see a rise in population from 803 residents at the 2021 Census to approximately 932 residents by 2040⁹. Meanwhile, population projections for Beaumaris show a likely increase from 362 residents at the 2021 Census to approximately 420 residents by 2040¹⁰.

In addition to growth in the resident population, it is likely that Scamander and Beaumaris will continue to see an increase in visitors, and a continued interest in holiday homes. At the 2021 Census, nearly a third of dwellings in Scamander were recorded as unoccupied, and about 22% in Beaumaris. For comparison, at the same census, Tasmania recorded 14% of dwellings being unoccupied. For Scamander and Beaumaris, this points to a sizeable number of seasonal or occasional residents who own a second home used as a holiday home or leased via a short-term rental platform. It also indicates that Beaumaris has a more permanent population than Scamander.

As noted previously, Scamander and Beaumaris residents have a median age older than the state average of 42, and younger than the BoDC LGA average of 56, and it is slowly declining. This indicates that younger people are moving into the area, or younger people aren't leaving to the degree they were previously.

The change in age profile means that a diverse housing offering is needed to meet the needs of the population. Currently, residential development in Scamander and Beaumaris predominately comprises three-bedroom detached dwellings, provided in a linear arrangement along the Tasman Highway, adjacent to the coastline and the Scamander River. The housing stock in both towns will need to diversify, particularly to include smaller and affordable dwellings. Diverse housing is critical to ensuring that people of all ages, incomes, and backgrounds can live, work and thrive in the area.

⁹ Based on the Tasmanian Treasury high growth scenario, REMPLAN and ABS high series population projections

¹⁰ Based on the Tasmanian Treasury high growth scenario, REMPLAN and ABS high series population projections

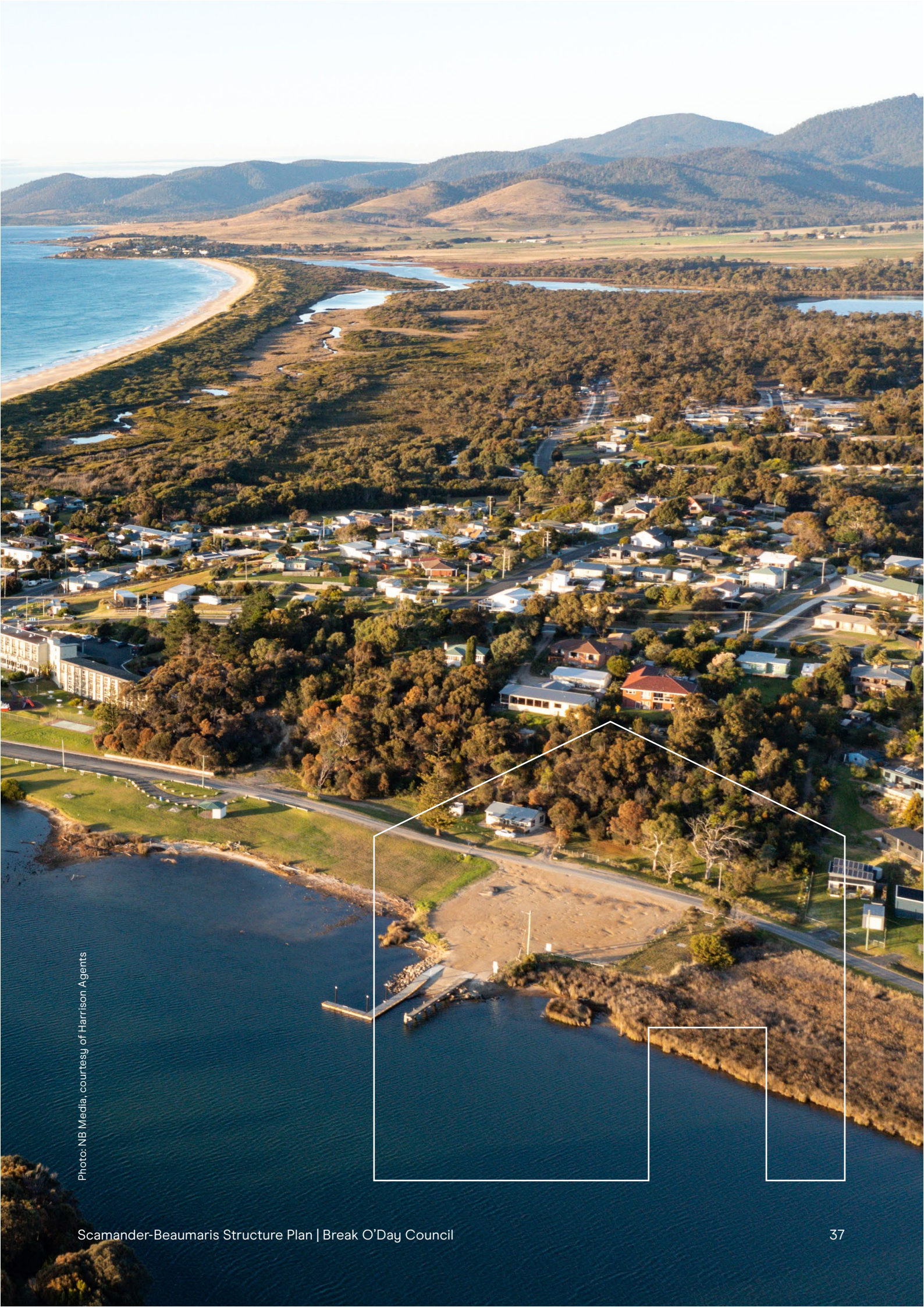
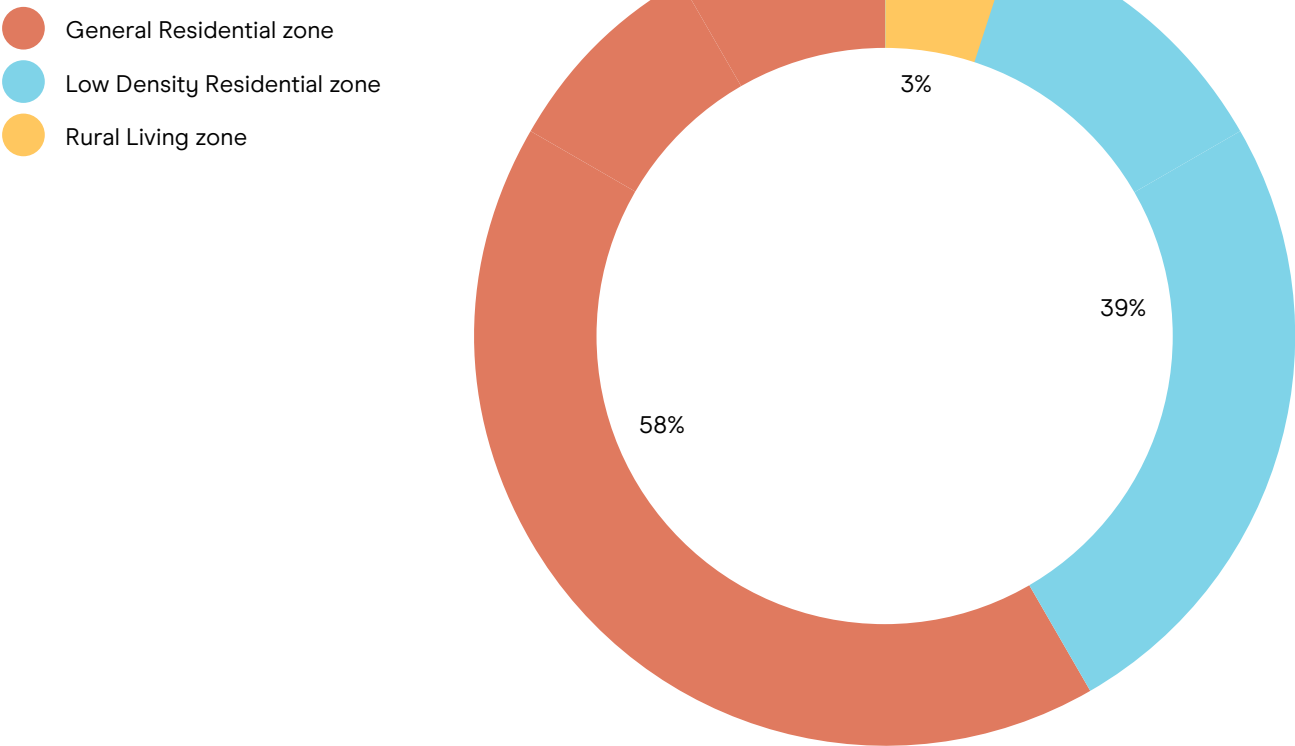


Photo: NB Media, courtesy of Harrison Agents

4.2.2 Supply and demand

Figure 6 Vacant residential land in Scamander and Beaumaris



Between 2014 and 2024, 445 planning permits were issued for properties in Scamander and Beaumaris. These were for varied use and developments including residential, visitor accommodation, outbuildings, alterations and additions, and subdivisions. Looking only at single dwelling approvals, 103 planning permits were issued for new dwellings in Scamander between 2014 and 2024, and of those, 73 dwellings were issued with occupancy permits. That is an average of 7.3 dwellings built per year and a 70% completion rate. In Beaumaris, 38 planning permits were issued for single dwellings and 31 of those were issued with occupancy permits – an average of 3.1 dwellings built per year and an 82% completion rate.

This doesn't consider the number of subdivisions approved or proposed in the area, particularly in Scamander, in recent years. These will facilitate additional residential development in the coming years and add to the yield across the townships.

The current land supply analysis indicates there are 145 vacant and underutilised¹¹ residentially zoned lots in Scamander and Beaumaris: 58% of these are in the General Residential zone in Scamander, 39% in the Low Density Residential zone in Beaumaris, and 3% in the Rural Living zone in Beaumaris. There are also four vacant or underutilised lots in the Local Business zone in Scamander. Refer to section 3.3.3 of the discussion paper which provides a map showing the locations of vacant and underutilised land in Scamander and Beaumaris.

¹¹ Vacant and underutilised land was determined through a desktop analysis of aerial imagery on the Land Information Services Tasmania (LIST). It includes both private and publicly owned land but excludes easements (that is, land that forms part of the road, railway or footpath network). It is recognised that it may be possible that some land has recently been developed or has been incorrectly classified from that found on the LIST.

Table 2 Anticipated dwelling demand

	Permanent dwellings	Permanent dwellings & holiday homes
Scamander	3.2 houses per year	4.2 houses per year
Beaumaris	1.4 houses per year	1.7 houses per year

Based on the population scenarios outlined in 4.2.1 above, and an average number of people per household of 2.1, it is anticipated that Scamander will require approximately 3.2 new houses per year, and Beaumaris, approximately 1.4 new houses, from 2025 to 2040. These rates are for permanent residents, with Scamander and Beaumaris needing an additional 4.2 and 1.7 houses per year, respectively, if they are to meet demand for both permanent and holiday homes.

The anticipated dwelling demand rates equate to the need for 63 dwellings in Scamander and 26 dwellings in Beaumaris over the next 15 years, to cater for additional residents and visitor demand to 2045. It is noted that this expected demand for housing is less than the historical growth rate that is currently occurring in both Scamander and Beaumaris.

Best practice strategic planning in Tasmania suggests that a rolling 10-20 year supply of zoned residential land should be maintained, with strategic documents such as this structure plan ensuring that up to 15 years growth is identified.

The current supply of suitably zoned and serviced residential land indicates there is more than sufficient land supply in Scamander and Beaumaris. It is, however, critical that available land is suitable to cater for the community's housing needs, including easily accessible and well-located housing for ageing residents and affordable housing for workers. Available land must be in the right zonings and right locations to cater for the future population; providing a range of zonings that reflect the existing and desired future housing typology of an area is an important part of providing a diversity of housing types.

Based on the above findings, Scamander has a theoretical housing supply of approximately 892 dwellings across vacant and underutilised land in the General Residential and Landscape Conservation zones. In contrast, Beaumaris has a theoretical housing supply of approximately 64 dwellings across vacant and underutilised land in the Rural Living (zone C), Low Density Residential and Landscape Conservation zones. Refer to section 4 of the discussion paper for a further analysis of housing demand and yield. It is highlighted that even if relying on historical dwelling approvals of both towns, there is still a significant supply of residentially zoned land.

Table 3 Vacant and underutilised land and potential dwelling yield in Scamander and Beaumaris

Scamander General Residential zone and Landscape Conservation zone¹² land supply analysis

Zone	Vacant and underutilised area (ha)	No. of vacant and underutilised lots	Theoretical dwelling yield	Estimated years supply ¹³
General Residential ¹⁴	68.37	84	886	103-277
Landscape Conservation ¹⁵	51.11	6	6	1-2
TOTAL	119.48 ha	90 lots	892 dwellings	104-279 years

Beaumaris Rural Living zone, Low Density Residential zone and Landscape Conservation zone land supply analysis

Zone	Vacant and underutilised area (ha)	No. of vacant and underutilised lots	Theoretical dwelling yield	Estimated years supply ¹⁶
Rural Living Zone C ¹⁷	5.73	4	2	1
Low Density Residential ¹⁸	14.72	57	57	15-41
Landscape Conservation ¹⁹	255.45	4	5	1-4
TOTAL	275.9 ha	65 lots	64 dwellings	17-46 years

12 Land in the Landscape Conservation zone in the study area is predominately used for residential purposes, despite the residential use class being discretionary in this zoning. For this reason, it has been considered as part of the residential land supply analysis for the structure plan.

13 Based on the Historical growth scenario of 8.6 dwellings per year over the next 15 years, and the Tasmanian Treasury high growth, REMPLAN and ABS high growth scenario, which assume 3.2 dwellings per year over the next 15 years

14 Assumes 20% of land area for roads, infrastructure and open space with 600 m² per dwelling in the General Residential zone. Adoption of 600 m² in the General Residential zone is inherently conservative as the permitted dwelling density is 325 m² and the minimum lot area is 450 m². 600 m² was relied upon as size lot is more reflective of the pattern of subdivision in Scamander.

15 Assumes a lot size of 500,000 m² (50 ha) per dwelling in the Landscape Conservation zone

16 Based on the Historical growth scenario of 8.6 dwellings per year over the next 15 years, and the Tasmanian Treasury high growth, REMPLAN and ABS high growth scenario which assume 1.4 dwellings per year over the next 15 years

17 Assumes a lot size of 50,000 m² per dwelling in the Rural Living C zone

18 Assumes a lot size of 2,500 m² per dwelling in the Low Density Residential zone

19 Assumes a lot size of 500,000 m² (50 ha) per dwelling in the Landscape Conservation zone



Photo: Emilie Ristevski, Tourism Tasmania

4.3 Industry and employment

A key component of sustainable population growth and ensuring the population does not continually age is the availability of meaningful employment. Employment opportunities need to both support the population and attract working-age people to the area. The townships' proximity to St Helens is important in this regard.

Feedback received during the community engagement indicated that residents of the two townships are generally satisfied with the current offering of local shops and businesses in Scamander, noting they are suitable to meet daily needs. However, improvements to hospitality and supermarket offerings are desired, along with a local GP. Residents indicated that they are generally happy to travel to St Helens to access broader or more specialised services and facilities, and they appreciate the dual benefits of small town living with convenient access to a key centre.

4.3.1 Commercial and industrial land

Scamander

There are three commercial pockets in Scamander: the area at the Scamander River mouth, a spot zoning capturing the service station on the corner of Tasman Highway and Campbell Street, and the area comprising the small supermarket, pharmacy and part of the caravan park. All areas are along the Tasman Highway. Additionally, there are other non-residential uses dotted along the Tasman Highway including Pelican Sands, a café near Wrinklers Lagoon, and the Scamander Sports and Community Complex, which offers a bar and restaurant to the general public.

Commercial activities are fragmented and primarily along the Tasman Highway corridor, resulting in no central activity centre. The commercial uses and precincts also lack adequate signage and wayfinding for visitors. Feedback from the community engagement indicated that visitors to the town found it difficult to identify the town centre or an appropriate place to stop and enjoy the local shops and businesses.

Beaumaris

Aside from visitor accommodation, Beaumaris comprises one main commercial use, the Surfside Motor Inn, which comprises a restaurant and accommodation, and is in the Village zone. Due to potential conflicts with the predominantly residential development of Beaumaris, and limited opportunities for expansion due to surrounding environmental values, this offering is considered appropriate for Beaumaris; expansion of other non-residential uses should be directed instead to Scamander (or St Helens). It is noted that Beaumaris is also not serviced by reticulated water or sewer infrastructure, which provides additional challenges for commercial activities.

Analysis

The study area solely comprises the Local Business zone to accommodate commercial and industrial uses, with Scamander having two vacant lots (0.84 ha) and two underutilised lots (0.18 ha), collectively comprising 1.02 ha, zoned Local Business. There is no vacant commercial or industrial land in Beaumaris, however, Beaumaris does have land in the Village zone (recognised as a mixed use zone for small towns). Refer to section 3.3.3 of the discussion paper which provides details about the vacant and underutilised land in the Local Business zone.

The four vacant and underutilised lots in the study area are all located in one of Scamander's key commercial precincts, west of the Scamander Avenue (Tasman Highway) at the southern entrance to the Scamander River bridge. This land generally aligns with Steel Street, and some of the land zoned Local Business is used for residential purposes; a key business to this area at 167 Scamander Avenue is zoned General Residential. Accordingly, the zoning could be better aligned with existing uses, and preferred areas for Local Business zoning could be considered, such as along the Tasman Highway and adjoining recreational areas, to facilitate better use of land to serve the ongoing commercial, operational and retail needs of the community and visitors. The amount of vacant land is considered suitable for the size of the township, particularly given St Helens is the primary service centre for the region and is nearby.

There are no industrial uses or industrial zoned land in Scamander or Beaumaris. REMPLAN is reviewing existing industrial land in BoDC (currently located in Fingal and St Helens), and determining what the future demand will be in the LGA to ensure there is sufficient industrial land to meet the community's future needs. The inclusion of any industrial zoned land in the study area in the future should be consistent with the recommendations of REMPLAN's industrial land study.

There is land zoned Utilities in Scamander but not in Beaumaris, as shown in Figure 5 of the discussion paper. In Scamander, land comprising TasWater infrastructure and the waste transfer station are zoned Utilities.

4.3.2 Agricultural land

There is Agriculture zoned land just outside the study area, in Upper Scamander, as shown in Figure 5 of the discussion paper. This area lacks the qualities required for viable agricultural land, including access to commercial water supplies, suitable land areas, and land capability. The Upper Scamander area appears to be primarily used for lifestyle and small-scale farming, suggesting the zoning and current use do not align. Furthermore, the application of the Agriculture zone unnecessarily limits the range of use and development that can occur on the land, whereas a more flexible zone, such as the Rural Zone, could provide for agritourism or similarly agricultural activities that may complement and enhance the offerings of Scamander.

4.3.3 Tourism

BoDC's natural beauty is a significant incentive for tourists to visit, including the Mt William National Park, Eddystone Point, Irapuna / Bay of Fires, Binalong Bay, Fingal Valley, the Blue Tier, Pyengana and St Helens to name a few. These key tourism drawcards have resulted in steady growth in the tourism sector over recent years.

BoDC received 333,315 domestic and 24,339 international overnight visitors in 2023-24, who stayed an average of 2.3 nights in the BoDC area. The Bay of Fires is one of the most-visited locations in BoDC, attracting 196,000 visitors annually. In 2023-24, tourism sales in BoDC totalled \$56.7 million, and the total value added was \$30.5 million.

Tourism plays a key role in the economy of Scamander and Beaumaris, leveraging panoramic lookouts, stunning beaches and unique coastal landforms, and their position along the Great Eastern Drive touring route. The two towns provide a range of accommodation for tourists, including caravan parks, motels and bed and breakfasts, most within walking distance of the beaches and local cafes/restaurants. There are also a number of short-stay, AirBnB-style contemporary accommodation options in the area, attracting visitors to the towns.

East Coast Tasmania Tourism, the region's tourism organisation, has recently introduced the East Coast Positive Impact Plan aimed at fostering sustainable tourism growth while preserving the region's natural and cultural assets. Funding of \$300,000 has been awarded over three years to support the plan's implementation. The funds will be used for research, community consultation and engagement, a place making strategy, and infrastructure projects to align with broader sustainability and regenerative tourism goals.

Earlier in 2025, East Coast Tasmania Tourism connected with communities across the region to listen and learn about what the future of tourism should look like on the East Coast. These insights will shape a draft values framework and broader recommendations, which will be shared with the community for feedback in late 2025.

The Department of State Growth and Tourism Tasmania are also currently implementing an initiative called 'Opening the Gate' to accelerate agritourism in Tasmania. This project works with farmers, food producers and agritourism businesses to explore and embrace new agritourism opportunities to diversify, value-add and connect with visitors; an example is Martha Vale Park near St Helens.

A photograph of a person in a red kayak on a calm lake. The background is a dense forest of trees with green and yellow foliage. The sky is clear and blue. A large yellow speech bubble is overlaid on the top right of the image.

There has been a
20% increase in
visitors to the East
Coast region since
2019 (pre COVID-19)

4.4 Social infrastructure and services

Community and recreational facilities are essential to supporting the health, enjoyment and wellbeing of residents. Scamander and Beaumaris have limited local services, as shown in Figure 11 in the discussion paper, and rely on the surrounding towns for a range of services and facilities. A paramedic and local fire station are in Scamander; however, the other closest emergency services are in St Marys and St Helens.

The BoDC has committed to preparing a master plan for the Scamander Sports and Community complex, recognising the significance of the facility to the community.

The Scamander Sports and Community Complex is a key community asset for Scamander and owned by the BoDC. The complex accommodates a nine-hole golf course and club, a bowls green and club, an eight-ball club, and a cricket club with oval and two practice nets. In addition, there are AFL goals at either end of the oval, an asphalt tennis court and a netball court (which is in disrepair). The clubroom facility includes a small bar and restaurant space, with the restaurant and bar open not just to members, but the broader public. This space also doubles as club rooms for the various sporting clubs that operate there.

Scamander and Beaumaris have open space reserves, recreational spaces, public toilets, and parks with children's play equipment. Scamander has a surf lifesaving club near the Scamander River mouth, and both towns have multiple accesses to the coast and beaches for water-based recreation.

There are no schools in Scamander and Beaumaris, with most students travelling to St Marys or St Helens. Ninety Mile Consulting has been engaged to deliver a St Marys and East Coast Tasmania childcare needs analysis. The project is underway and will assess the current and future needs for early childhood education and care and outside school hours care across St Marys and Tasmania's East Coast.

Based on the population and demographic analysis, there is likely to be a need for more health facilities and residential aged care facilities in the broader region.



Photo: NB Media, courtesy of Harrison Agents

4.5 Infrastructure and connectivity

The planning, provision and management of infrastructure are essential considerations in land use planning, and important factors in supporting a liveable and accessible community. Infrastructure includes systems for drainage and disposal of sewage and stormwater; water storage, treatment and supply; waste management; energy generation, transmission and supply; communication and digital information; passenger and freight transport and transit; active transport; and associated control facilities.

Strategic land use planning and infrastructure planning must be coordinated and concurrent to ensure reliable services are available at appropriate capacity and function to meet the current needs of a community and future growth targets.

4.5.1 Water and sewer

The urban water supply is managed by TasWater, which has responsibility to source, store and treat raw water and distribute it for domestic, commercial and industrial use. There is reticulated water supply in the urban areas of Scamander, but not in Beaumaris.

TasWater has an active capital works program to upgrade and maintain the state's water and wastewater infrastructure. It has advised that there are minor capacity constraints in Scamander for water supply, with some sections of transfer mains between the water treatment plant and network being undersized. Low flows in the Scamander River can lead to risk of TasWater implementing water restrictions. While this has historically been a rare event, the river ran dry in the 2019/20 summer, which led to Stage 3 water restrictions and water carting from St Helens. TasWater is working on a regional master plan that considers ways to improve the reliability of the East Coast water systems.

TasWater has recently released a suite of nine regional master plans to share their 50 year vision for infrastructure investment in water, sewerage and recycled water. The East Coast Regional - Water and Sewerage Master Plan 2025 states the following with respect to the study area:

- With the Scamander River ceasing to flow for the first time in recorded history in 2019/20 and no large raw storage available, the Break O'Day area is vulnerable to water restrictions.
- Climate change and regional growth are expected to exacerbate the situation. TasWater's water infrastructure mostly has the capacity to meet future demand but is ageing.
- To increase water security, TasWater plan to investigate additional water sources such as groundwater bores at Scamander or the transfer of water from St Helens to Scamander via a pipeline or water carting by 2035.
- TasWater propose to increase the capacity of water storage systems to cater for growth and increasing demand.
- Unoccupied homes and holiday letting in the Scamander/Beaumaris area contribute to highly variable sewage flows and strong summer peaks.
- TasWater sewage assets are ageing, with all treatment plants experiencing operational issues due to dated infrastructure and technologies.
- Parts of TasWater systems are at risk of future climate change impacts such as coastal storm tide and sea level rises.
- TasWater will need to invest in upgrades to enhance the performance of all sewage treatment plants and systems as needed.

Beaumaris has no properties connected to reticulated sewerage infrastructure, while in Scamander, most (but not all) properties in the General Residential zone are connected. TasWater has advised that to accommodate the long-term growth forecast for Scamander, the Bridge Esplanade sewage pump station (SPS), Dune Street SPS and Lagoon Esplanade SPS are in line for upgrades.

4.5.2 Stormwater management

BoDC manages stormwater via the Stormwater Management Specific Area Plan (SAP) in its Local Provisions Schedule of the Tasmanian Planning Scheme. The purpose of the SAP is for stormwater quality and quantity to be managed to protect natural assets, infrastructure and property. In Scamander, this SAP applies to all land currently zoned General Residential, and in Beaumaris, to land currently zoned Low Density Residential.

Climate change is likely to result in heavier rainfall events and increased flood events in Scamander and Beaumaris into the future. As such, it will be important to implement risk mitigation measures and discourage development in areas at risk, especially sensitive uses, in the future. It should also be ensured that infrastructure and services that service a wider area are not exposed to unacceptable levels of risk.



Photo: NB Media, courtesy of Harrison Agents

4.5.3 Transport

Road infrastructure is key to the effective management of this region. Several road studies and upgrades completed in recent years have resulted in a more strategic regional approach to investment that has a tourism focus on routes including the Great Eastern Drive.

The Tasman Highway is a key transport route owned by the State Government, which has committed to undertaking a corridor study on the entire Tasman Highway Road corridor, including the highway within the BoDC municipal area. This study will look at opportunities and constraints along the corridor and will seek to prioritise projects for future funding. The strategy resulting from this study is expected to be completed in 2026.

Limited public transport is provided via the Tasman Highway connecting the townships north to St Helens, and south to Bicheno, Swansea and Hobart. While the townships' collective population doesn't currently justify expanding the bus network, improving the frequency and reliability of the existing route is vital to serving the community.

The current road networks serve as the initial impression of Scamander and Beaumaris. However, the entrances from both the north and south via the Tasman Highway lack appeal due to neglected fencing, sparse roadside vegetation, and cluttered signage. These issues need attention in order to enhance the visual appeal, appropriately advise visitors of the entrances to the towns and direct them to locations to stop and spend time.

A fully connected and appropriately signposted shared pathway extending through and between Scamander and Beaumaris would encourage walking and active transport and provide safe links within the communities. The need for walking paths to be maintained and enhanced was a key message provided during the community engagement.

4.5.4 Infrastructure provision in Scamander and Beaumaris

The table below provides an overview of infrastructure provision in the study area. Refer to the Figure 10 of the discussion paper for mapping of water and sewer service areas in Scamander and Beaumaris.

Table 4 Study area infrastructure provision overview

	Scamander	Beaumaris
Water	 Reticulated water services are provided in the growth boundary.	 Reticulated water services are <i>not</i> provided in the growth boundary.
Sewer	Limited Limited reticulated sewer services are provided in the growth boundary.	 Reticulated sewer services are <i>not</i> provided in the growth boundary.
Stormwater	 Reticulated stormwater services are provided in the growth boundary.	 Reticulated stormwater services are provided in the growth boundary.
Electricity	 Electricity services are provided in the growth boundary.	 Electricity services are provided in the growth boundary.
Internet	 NBN services are provided in the growth boundary.	 NBN services are provided in the growth boundary.



4.6 Environment and landscape

Scamander and Beaumaris are located on the eastern coastline of Tasmania, and the townships have naturally developed around vegetation, landforms and waterways, including the Scamander River. The community places a high value on the local environment, as conveyed during the community engagement.

The area is valued for its unspoiled coastline and bush landscapes, clean air and water, and biodiversity. The natural environment provides important habitat for native wildlife and is home to a diverse range of flora and fauna. Nearby wetlands play a key role in supporting healthy waterways and marine industries.

The Scamander River is an important element in the landscape setting and provides a sense of place to the community.

Preserving the natural environment is key to ensuring the long-term productivity of the waterways and rivers throughout and near the study area. When planning for future land use, the protection of these valuable habitats is paramount. As development in a place intensifies, consideration needs to be given to the function and importance of natural areas, including the way in which native fauna access food sources, breeding sites and water.

4.6.1 Scamander River mouth

SGS Planning and Economics, supported by Moffatt & Nichol, has been engaged by BoDC to conduct a study and prepare the Scamander River Coastal Hazards Risk Mitigation and Pathways Plan, mitigating immediate risks at the river mouth and planning for future uncertainties.

The study identifies that development has occurred around the Scamander River mouth, and consequently infrastructure and property have been built in hazard zones. Scamander is susceptible to and currently experiences impacts from a number of geohazards, including coastal inundation, coastal erosion, river flooding, and estuarine and river foreshore erosion. All of these are expected to exacerbate in magnitude with climate change. To protect infrastructure and property, it has been necessary to manage these hazards by various means, including a training wall (which has failed and no longer performs a significant function) and foreshore erosion protection, such as mechanical opening of the barway, clearing debris and vegetation management.

The study identifies that without additional interventions the river mouth will likely continue to migrate and will likely cause further erosion of the foreshore. This will lead to impacts on property, infrastructure, land use and services, and the environment. Through further consultation with the community, the consultants will provide recommendations for adaptation pathways and mitigation options to manage the hazard risks.

4.6.2 Bushfire

Both townships are bushfire prone, and several fires have burnt nearby over the past two decades. With the intensity and frequency of bushfires projected to increase due to climate change, it will be important that Council works with the Tasmania Fire Service and key landowners such as Natural Resources and Environment Tasmania and Sustainable Timbers Tasmania to implement strategic, town-scale hazard management responses rather than relying on individual landowners.



Photo: Akash Dhurbarry

05

Strategic context

Photo: NB Media, courtesy of Harrison Agents

5.1 Drivers of change

Following the completion of background research, preparation of the discussion paper and community engagement, we have identified major trends that are influencing the strategic planning approach for Scamander and Beaumaris.

A changing population profile

While Scamander and Beaumaris have an older population, consistent with other small towns on Tasmania's east coast, recent demographic trends show that the population is not ageing further – and in fact, the median age is younger than that of the broader BoDC LGA. This suggests that younger people are moving into the area (or not moving out of the area), helping to stabilise the median age and the population profile, and contributing to a more balanced community with a working-age population. This shift highlights the need for housing and services that cater to both older residents and a growing number of younger individuals and families.

Retirees typically exhibit distinct spending patterns and may contribute less to the workforce; however, they generate demand for additional workers in healthcare and community support services. This demographic shift also presents opportunities for businesses catering to the needs of seniors, including healthcare providers, recreational facilities and senior-friendly amenities.

A homogenous housing profile

Scamander and Beaumaris face a growing need for more diverse housing options, as the current stock is dominated by detached dwellings with three or more bedrooms. While this traditional housing form has served past demand, it limits choice for residents and contributes to affordability pressures, particularly for renters, seasonal workers, people on lower wages, and younger people. The lack of social, affordable, and worker housing is a significant challenge, especially as these towns continue to evolve into lifestyle and tourism destinations. Without intervention, this homogeneity risks excluding key groups and undermining long-term community sustainability.

A changing and unpredictable climate

A changing and unpredictable climate is a critical strategic driver in land use and housing planning, especially in coastal and regional areas like Scamander and Beaumaris. The effects of climate change will increasingly impact the towns and will pose challenges for community resilience and strategic planning.

Scamander and Beaumaris are increasingly exposed to climate-related risks such as coastal erosion, sea-level rise, bushfires and flooding. Strategic planning in these areas must prioritise climate resilience by avoiding development in high-risk zones and investing in infrastructure that can withstand extreme weather. Given the vulnerability of local populations, including retirees and seasonal workers, diverse housing is essential to support temporary relocation, adaptive living and long-term safety.

These towns also rely heavily on tourism and natural beauty, which are threatened by climate disruptions. Planning must balance development with the preservation of coastal ecosystems and biodiversity.

The growing visitor economy

The 2030 Visitor Economy Strategy, initiated by Tourism Tasmania, anticipates a substantial influx of visitors to Tasmania: 1.6 million interstate visitors and 400,000 international visitors annually by 2030. The anticipated growth, reflecting an average annual increase of 2.6% from 2025 to 2030, is expected to generate visitor expenditure up to \$5.6 billion by 2030 – more than double the value recorded in 2019.

The surge in visitor numbers directly fuels the economy by bolstering local businesses and creating job opportunities. However, it also alters the demographic makeup of Tasmanian towns, impacting the proportion of permanent residents and seasonality of towns, and necessitating continuous service provision to meet the escalating demand for accommodation, food services and recreational activities.

Beaumaris was historically a holiday town with a high proportion of shack owners and holiday-makers; however, this trend has shifted in recent years, with the latest census data indicating that 77.5% of Beaumaris residents are permanent, an increase from 60.8% in 2016. This is in contrast to Scamander, with 69.1% permanent residents, an increase from 60.9% in 2016.

There will be a need for both towns to balance the impacts of seasonal tourism, and demand for holiday houses, in a manner that both prioritises the local environment and coastal settings but still facilitates and encourages visitors to the area.

Proximity to St Helens

As St Helens is a regional district centre under the NTRLUS, it serves as the hub for essential services, employment, education and retail. Scamander benefits from this arrangement by accessing these services without duplicating them locally, making development more cost-effective and sustainable. This supports the established activity centre hierarchy, which is crucial for efficient infrastructure investment and avoiding fragmented growth across the region. Residents of Beaumaris and Scamander also benefit from the employment opportunities in St Helens.

Beaumaris and Scamander's identity as quiet, nature-focused coastal towns complement St Helens' busier, service-oriented role. Together, they form a tourism corridor that attracts visitors seeking both adventure and relaxation, with Scamander offering surf beaches and nature reserves, and St Helens providing deep-sea fishing and access to the Bay of Fires. Strategic planning should reinforce Scamander's role as a residential and lifestyle town, supporting commuting to St Helens and shared emergency services, especially important given climate risks like bushfires. Maintaining this balance ensures climate resilience, economic efficiency, and alignment with regional planning goals.



Photo: Flow Mountain Bike

5.2 Opportunities and challenges

After completing the initial stages of community engagement and undertaking the background analysis, the following strengths, weaknesses, future opportunities and potential threats of Scamander and Beaumaris have been determined.

	Strengths	Weaknesses
Residential land and housing 	— Renting and buying in the study area is comparatively cheaper than other areas in Tasmania. — There is an adequate supply of residentially zoned land and it is primarily in the right locations. — Residential land is well located to natural areas. — The population of Scamander and Beaumaris is ageing at a lesser rate to the wider BoDC	— A lack of housing diversity, with the predominate dwelling type being single, detached dwellings with 3 or more bedrooms. — No social housing in the study area. — Lack of workers accommodation. — Limited supply of rental accommodation given the increase in visitor accommodation; rental vacancy rate at 1% (well below the REIA recommended 3%). — A lot of the housing in bushfire prone areas.
Industry and employment 	— A well-functioning activity centre on the river mouth at Scamander is close to open space, recreational and community facilities. — Scamander River mouth activity centre has a northerly aspect and beautiful views. — All activity centres are on the Tasman Highway, which provides high volumes of people passing through. — Proximity to St Helens both serves the population and provides employment opportunities to the study area.	— Two main activity areas in Scamander for such a small population, with additional non-residential uses sitting outside these main areas. — Absence of a clear recognition of key activity centres. — Fragmented retail offering in Scamander. — Inconsistent signage and wayfinding presence in Scamander and Beaumaris. — Older population with limited future workforce capacity.
Social infrastructure and services 	— There is an adequate supply of local shops and services to meet the needs of residents. — Community cohesion and resilience are strong. — Public open spaces are well located in the towns. — A strong offering of sporting and recreation facilities exists in Scamander, predominately collocated at the Scamander Sports and Community Complex.	— Limited health services provided for an ageing population, requiring travel to St Helens or St Marys. — Lack of pedestrian connections between public open spaces.

Opportunities

- Work with Homes Tasmania and community housing providers to identify locations for social and affordable housing.
- Work with developers to encourage greater housing diversity.
- Prioritise infill locations for future developments rather than any further expansion of town boundaries.

- Reconsider the location of Local Business zoned land to better align existing and desired future land uses with the zoning.
- Provide niche tourism products to attract visitors and residents.
- Focus activity centres in Scamander and Beaumaris on tourism and lifestyle opportunities, made possible by proximity to St Helens.
- Locate new and emerging uses and developments in or near Scamander that might not be currently considered and would be a regional or town drawcard.

- Investigate the health services required to better support the population to age in place, and what additional health services are required for the ageing population.
- Attract a younger demographic.
- Provide community-led opportunities to contribute to developing a clear town identity.
- Guide social infrastructure to locations where exposure to natural hazards is reduced.

Challenges

- Encouraging developers to include smaller lots in new subdivisions.
- Housing affordability impacting housing opportunities for young families and key workers.
- Continued ribbon-style residential development along the coast.
- Further development into natural areas impacting ecosystems and resulting in tree removal.

- Activity centres/areas located primarily along a highway and separated from each other.
- Establishing a consistent character and vision for the study area.
- Providing for the diversification of job opportunities in Scamander and Beaumaris.
- Balancing pressures from both permanent and seasonal populations on town services and infrastructure.

- Staffing requirements for health services and community facilities, together with tourism and visitor use.
- Small permanent resident base in Scamander and Beaumaris to support local volunteer base and participation in community events and sports.

Infrastructure and connectivity



Strengths

- There is a shared pathway from Winifred Curtis Reserve to Beaumaris.
- The area is served by the Launceston Airport and the Bell Bay Port.
- State Roads is undertaking pavement works in the study area, including 1km of resurfacing in 2025-26 at the southern end of the study area.
- TasNetworks does not identify the study area as being included in the poor performing areas in relation to power.
- No known capacity issues exist in terms of electricity provision to the study area.
- There is reticulated water supply in the residential areas of Scamander, and most (but not all) properties in the General Residential zone are connected to reticulated sewage infrastructure.

Weaknesses

- Limited public transport opportunities.
- Highly car-dependent population.
- The quality of the Tasman Highway within and surrounding the study area.
- Conflict and competition between road users along the Tasman Highway and other main roads.
- The study area being powered by feeders from the St Marys substation, which are quite long, predominately overhead and exposed to environmental conditions.
- Minor capacity constraints in the water supply for Scamander.
- Closure of St Marys Pass due to its structural deficiencies and design, or due to landslip, impacts on transport connections from the study area to the wider region.

Environment and landscape



- There are significant areas of recreational opportunities and open space.
- The beaches, river and bushland surrounding the study area provide important recreational spaces for residents and visitors.

- The 1% AEP plus climate change overland flooding depth overlay on the LIST identifies areas where the Tasman Highway may be impacted in storm events.
- Development occurring in locations that are at risk of natural hazards such as coastal erosion, riverine inundation and bushfire.
- Increasing frequency and intensity of bushfires and heavy rainfall events.
- A number of threatened species known to be present.

Opportunities

- Improve walking trails and permeability within and between both towns.
- Prepare clear wayfinding for visitors including identification of car parking and activity centre area.
- Provide parking for larger vehicles.
- State Growth is in the process of auditing bus stops along the Tasman Highway.
- TasWater is working on a regional master plan that considers a range of options to improve the reliability of the East Coast water systems.
- To accommodate the long-term growth forecast for the town, the Bridge Esplanade sewage pump station (SPS), Dune Street SPS and Lagoon Esplanade SPS are in line for upgrades.
- Enhance the gateway treatments at the arrival points into Scamander and Beaumaris.

Challenges

- Smaller, sparsely populated communities making it hard to provide adequate public transportation and infrastructure.
- Properties not connected to reticulated sewerage infrastructure or water supply in Beaumaris may limit type and scale of development.
- Areas in Scamander and Beaumaris that have problems with stormwater management.
- Council needing to ensure adequate stormwater infrastructure is provided to protect the broader area including the highway.
- A growing population and changing climate potentially challenging the efficacy of emergency management.
- An aquifer under Scamander Avenue (Tasman Highway) leading to ground saturation and seepage when the water table rises in high rainfall events.

- Improve street tree plantings and landscaping in public areas.
- Improve the connectivity from the areas zoned Local Business to recreational areas.
- Consider how public open spaces are currently used and speak with the community to determine how they can be better used and allocate funding accordingly.
- Improve the main streetscapes of Scamander and Beaumaris to encourage more activity.
- Adequately plan for development to occur in suitable locations with low risk of being exposed to natural hazards.
- Ensure bushfire risk is adequately managed and evacuation procedures are in place.
- Retain key views from the Tasman Highway to the coast.

- Future development in the area needing to consider protection of the Tasman Highway from flooding.
- Climate change being likely to result in sea level rise, which will continually have a greater impact on the coastlines and waterways in and near the study area as well as increase the severity of weather events.
- Flooding, bushfires and coastal hazards resulting in long-lasting damage to the natural environment, including soil erosion, loss of vegetation, harm to wildlife habitats and water pollution.
- Conflict between development pressures and the protection of natural values.

06

The structure plan

Photo: NB Media, courtesy of Harrison Agents

6.1 What is the plan?

Scamander and Beaumaris' focus for the future is identifying a sustainable and beneficial growth pattern to add value to the existing towns, enhancing the commercial cores, enhancing waterfront connections, and valuing the existing cultural and environmental context.

The structure plan provides a comprehensive framework for future development and investment in Scamander and Beaumaris over the next 15 years, from 2025 to 2040. It provides a strategic lens for land use and planning decisions relevant to the area and will guide the long-term growth of the town.

The structure plan comprises two key components:



1. A suite of place-based planning principles underpinned by planning policies



2. A framework based on the five key themes, and within these are:
- a. Land use directions aimed at addressing the drivers of change
 - b. Supporting actions to provide a holistic framework for future growth.

The land use directions and supporting actions are also underpinned and consistent with the planning policy framework, as detailed in Section 1.4 above.

6.2 Planning principles

The following planning principles have been established to guide the suite of supporting actions in the Scamander-Beaumaris structure plan:

Protect natural values and coastal ecology

Preserve ecosystems, natural habitats, wildlife corridors and connections to natural assets by protecting natural values, avoiding or managing use and development in areas subject to natural hazards, and responding to topographical features. The precautionary principle should be applied to areas that are known to be vulnerable to hazards, such as bushfires, coastal erosion and flooding.

Responding to climate change should be done strategically, and where possible on a regional or township scale, rather than relying on individual landowner responses.

Encourage active and sustainable transport

Develop a connected network of pathways within and between Scamander and Beaumaris that link key destinations, including shops, services, beaches and public open spaces. Pathways should be safe, well lit, accessible and have appropriate signage to encourage use by locals and visitors. Pathways should reflect the community profile and be usable by children, families and older people.

Enhance commercial centres and economic opportunities

Enhance the liveliness and appeal of Scamander as a vibrant coastal town, establishing an identifiable hub around the Scamander River that is inviting, pedestrian-friendly and accessible, meeting the demands both for locals and visitors. Promote and encourage tourism operations in the right locations that align with the character of the towns.

Strengthen local character and identity

Celebrate the coastal village vibe and strong community values of Scamander and Beaumaris and translate that into a clear and communicable identity that residents are proud of and new residents are drawn to.

Encourage sustainable and affordable housing delivery

Support residents of all ages, at all stages of life, and on a range of incomes to access affordable, safe and secure housing that meets their needs. Promote infill development within the growth boundaries of Scamander and Beaumaris and encourage a diverse range of housing types that are energy efficient and climate resilient. Strike a balance between allowing change to occur, while protecting existing character.

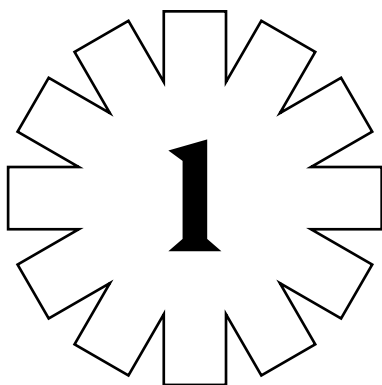


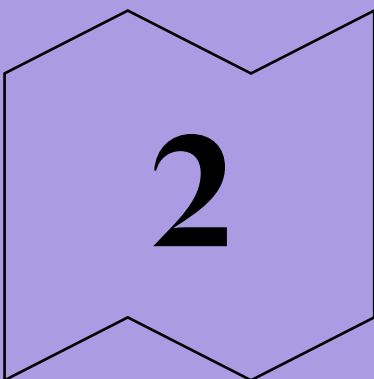


Photo: NB Media,
courtesy of Harrison Agents

6.3 Supporting actions

The structure plan is first and foremost a strategic land use document that identifies a clear urban growth boundary for Scamander and Beaumaris to guide and manage sustainable growth and provides zoning recommendations based on detailed analysis and future community needs.

The following tables outline a range of land use directions that have been developed to achieve the planning principles and are consistent with the relevant land use planning policies. Corresponding supporting actions detail how each direction should be achieved, and locations are identified in the corresponding maps at the end of this section.



Residential land and housing

Reference	Land use direction	Supporting actions
R1	Rezone properties to align with this structure plan	R1.1 Investigate rezoning to consolidate the activity centre at the Scamander River mouth, including: — Rezoning four lots around the River Mouth Café from General Residential to Local Business, including 167, 169, 171 and 173 Scamander Avenue, Scamander (CT 12619/4, CT 146903/1, CT 12619/6 and CT 12619/7). — Rezoning four lots from Local Business to General Residential, including 3, 5 and 7 Steele Street, Scamander, and 174 Scamander Avenue, Scamander (CT 18343/57, CT 18343/56, CT 18343/55 and CT 18343/47).
		R1.2 Investigate rezoning land in the General Residential zone that is not sewer serviced land, to the Low Density Residential zone, including: Riverview Road, Lot 2 Riverview Road and 32 Cherrywood Drive, Scamander (CT 185302/0, T 169359/2 and CT 101104/1).
		R1.3 To reflect the existing pattern of subdivision and residential use, investigate rezoning land situated between Riverview Road, Upper Scamander Road, Tasman Highway, and bordered by the General Residential zone to the north, from the Landscape Conservation zone to the Rural Living B zone.
		R1.4 To ensure Council has an appropriate set of use and development standards to assess proposals against and the zone reflects current development and lot size, investigate rezoning the existing cluster of smaller lots on Wigram Street to Low Density Residential from Landscape Conservation.
R2	Obtain input from key stakeholders	R2.1 Investigate Crown land that could be used for social and affordable housing, and present to Homes Tasmania and community housing providers for consideration. A potential location is Crown land managed by NRE Tasmania on Coach Road, Scamander (no title reference) that is zoned General Residential.
		R2.2 Work with the aged care and disability services sector to identify opportunities for the appropriate provision of housing for Scamander and Beaumaris' ageing population and people living with disability.

Residential land and housing

Reference	Land use direction	Supporting actions
 R3	Sustainably manage residential development	R3.1 Undertake a residential supply and demand analysis every 5 years to ensure a sufficient supply of housing is being provided to meet current demand.
		R3.2 Direct residential growth to occur within the urban growth boundaries, as identified in the supporting actions map, for Scamander and Beaumaris.
		R3.3 Encourage and support medium density residential development in proximity to existing activity centres; Council investigate working with the State and/or Federal government to deliver a medium density development pilot project for a well-located site.
		R3.4 BoDC to monitor infill and greenfield approvals to ensure an appropriate balance is achieved.
		R3.5 BoDC to keep regular and accurate records of development and subdivision applications. Data records should include the application date, application number, street address, title, zoning, number of existing dwellings, number of dwellings demolished, number of proposed dwellings, consistent description of proposals with reference to relevant dwelling typology, and the assessment result (approved, refused, withdrawn).

Residential land and housing

Reference	Land use direction	Supporting actions
R4	Diversify housing types and forms	R4.1 BoDC to work with landowners and proponents to increase housing numbers and diversity in established residential areas through infill development.
		R4.2 Increase the supply of affordable housing, social housing, seasonal and key worker housing, residential aged care facilities and independent living units (see R2.1)
		R4.3 Encourage new subdivisions to consider guidance on subdivisions in the <i>Improving residential standards in Tasmania 2024 report</i> prepared by Era Advisory (formally ERA Planning and Environment) for the State Planning Office, and provide: — A range of lot sizes to accommodate a diversity of housing types — Include social or affordable housing — Consider permeability to encourage use of active transport.
		R4.4 Encourage and support high-quality and innovative housing options, with guidance taken from <i>Improving residential standards in Tasmania 2024 report</i> prepared by Era Advisory (formally ERA Planning and Environment) for the State Planning Office, and the <i>Medium Density Design Guidelines 2025</i> prepared by Era Advisory (formally ERA Planning and Environment) for the Department of State Growth. Council investigate working with the State and/or Federal government to deliver a medium density development, pilot project for a well-located site.
		R4.5 Actively engage with local residents, seasonal workers, business owners and community groups to determine whether the right types of housing are being provided in the right locations.

Industry and employment

Reference	Land use direction	Supporting actions
J1	Support additional tourism opportunities	J1.1 BoDC to actively identify and promote sites in Scamander, Upper Scamander and Beaumaris that have the appropriate zoning to accommodate a new destination tourism drawcard or an emerging use. They should complement the coastal lifestyle and existing character, and be developed in collaboration with industry leaders, e.g. East Coast Tasmania Tourism.
		J1.2 Work with developers and the community to ensure that tourism activity provides shared benefits to residents and the towns such as employment opportunities, uses that activate commercial areas, and spaces to provide community connections.
J2	Support commercial operations	J2.1 Work with retail and commercial operators to understand how they can be better supported in the community.
		J2.2 Encourage shops and services that are meant to service the broader municipality to be located in St Helens, so that commercial uses in Scamander can focus on tourism and lifestyle opportunities
		J2.3 Promote the diversification of job opportunities in Scamander and Beaumaris.
J3	Rezoning to align with this structure plan	J3.1 Investigate rezoning land zoned Agriculture in Upper Scamander to a more suitable zoning, such as Rural that would better suit the existing land uses and land capability and provide greater flexibility in terms of future land use and development.
		J3.2 Investigate rezoning land consistent with the recommendations from REMPLAN's industrial land study, to meet the recognised demand for industrial uses in BoDC. A potential site is the Crown land, managed by NRE Tasmania, on Coach Road (no title reference). The part of the site zoned Recreation should be investigated to rezone to Light Industrial, noting a buffer should be retained to the General Residential zoned land to the east.

Social infrastructure and services

Reference	Land use direction	Supporting actions
S1	Ensure community infrastructure meets the needs of the population	S1.1 BoDC to undertake a community infrastructure assessment for the wider BoDC to adequately provide for the current and future needs of the municipality's population over the next 15 years. Community infrastructure includes community centres, parks and playgrounds, sporting facilities, public toilets, educational facilities, health facilities and emergency services, to name a few.
		S1.2 BoDC to actively engage with developers to invest in new aged care facilities in BoDC to better support the ageing population.
		S1.3 BoDC to work with healthcare providers to support the population to age in place.
		S1.4 Encourage new community infrastructure to be in locations where exposure to natural hazards is reduced.
S2	Establish clear town identities and wayfinding	S2.1 Ensure consistent placemaking strategies are applied for both Scamander and Beaumaris.
		S2.2 Improve signage throughout Scamander and Beaumaris, including investigating gateway signage at the entrance to the towns to greet visitors, and wayfinding signage to improve navigation and connections.

Infrastructure and connectivity

Reference	Land use direction	Supporting actions
C1	Improve road access and safety	C1.1 Work with the Department of State Growth to install traffic calming devices at key locations on Scamander Avenue (Tasman Highway).
		C1.2 Investigate through the Department of State Growth whether safe crossings can be installed at key locations on Scamander Avenue (Tasman Highway).
		C1.3 Provide car, boat, bus and larger vehicle parking and electric vehicle charging stations near the Scamander River edge, and appropriate signage directing traffic to that location.
		C1.4 Formalise key car parks in Scamander and Beaumaris to ensure efficient use.
C2	Plan for service infrastructure provision	C2.1 Continue discussions with TasWater, TasNetworks and the Department of State Growth on the provision of infrastructure to support the population.
		C2.2 Liaise with the Department of State Growth regarding the appropriate provision of infrastructure at bus stops along the Tasman Highway.
		C2.3 BoDC to ensure adequate stormwater infrastructure is provided to protect the broader area including the highway.

Infrastructure and connectivity

Reference	Land use direction	Supporting actions
C3	Improve pathways and walking trails	C3.1 Investigate shared use trail opportunities through land behind Scamander that is owned by the Department of Natural Resources and Environment Tasmania.
		C3.2 Improve pathway connections along the Tasman Highway in Scamander and Beaumaris to ensure continuity and accessibility for all users, and to encourage use of active transport. Ensure all pathways are well lit and have shelters, as needed.
		C3.3 Investigate feasibility for new pathways and walking trails, including: — Along the Scamander River edge — Yarmouth Creek nature walking trail — Pathways for active transport connections — A walkway under the Scamander River bridge — Pathway continuation north of Beaumaris.
C4	Encourage cycling as a form of transport	C4.1 BoDC to invest in public bicycle parking infrastructure and encourage end-of-trip facilities to support cyclists.
C5	Improve permeability for locals and visitors	C5.1 Identify areas with poor permeability by consulting with residents and determining how it can be overcome or addressed.
		C5.2 Encourage developers to include public walkways and connections through subdivisions to improve permeability and encourage use of active transport.

Environment and landscape

Reference	Land use direction	Supporting actions
E1	Protect natural values and mitigate hazards	E1.1 Adequately plan for development to occur in suitable locations with low risk of being exposed to natural hazards.
		E1.2 Ensure bushfire risk is adequately managed at a strategic, whole of township level and evacuation procedures are in place.
		E1.3 Create a management plan for removal of gorse, blackberries and other invasive weed species.
E2	Enhance the public realm	E2.1 BoDC to encourage investment from both public and private sectors in new street trees to increase canopy coverage in Scamander and Beaumaris.
		E2.3 Develop a suite of appropriate tree species for consistent street tree plantings throughout Scamander and Beaumaris. Trees should be native/endemic species where feasible.

Environment and landscape

Reference	Land use direction	Supporting actions
E3	Improve the offerings and amenity of Beaumaris Park	E3.1 Enhance Beaumaris Park (CT 118971/1) to be a significant open space asset by working in conjunction with the community to identify practical improvements, such as: — Enhancement and interpretation of existing native vegetation, boardwalk over swale area and gravel trail network — Additional native vegetation plantings — Retention of open space for general active recreation — Consideration to a playground upgrade — Any potential improvements to shelter and picnic facilities and additional seating nodes around the park — Potential repurposing of the existing ball sports hardstand area — Potential formalisation of car parking area and installation of bollards to prevent vehicles having access to the park — Provision of more shade and native vegetation — Limiting pervious surfaces — Park signage and wayfinding.
E4	Enhance the Scamander River Mouth precinct	E4.1 Develop a concept design to consider opportunities for streetscaping, traffic calming, additional parking, opportunities for pop-up food vans, improved public toilets, placemaking, wayfinding, pedestrian connectivity, street furniture, cultural and performance spaces, landscaping and improved amenity. Improvements should consider future coastal hazards and minimise impacts on existing vegetation. E4.2 Improve existing parkland at the mouth of the Scamander River, beach and river connections, opportunities for active and nature play, coastal landscape rehabilitation, and general passive and active recreation opportunities. E4.3 Improve the connectivity from the areas zoned Local Business to recreational areas.

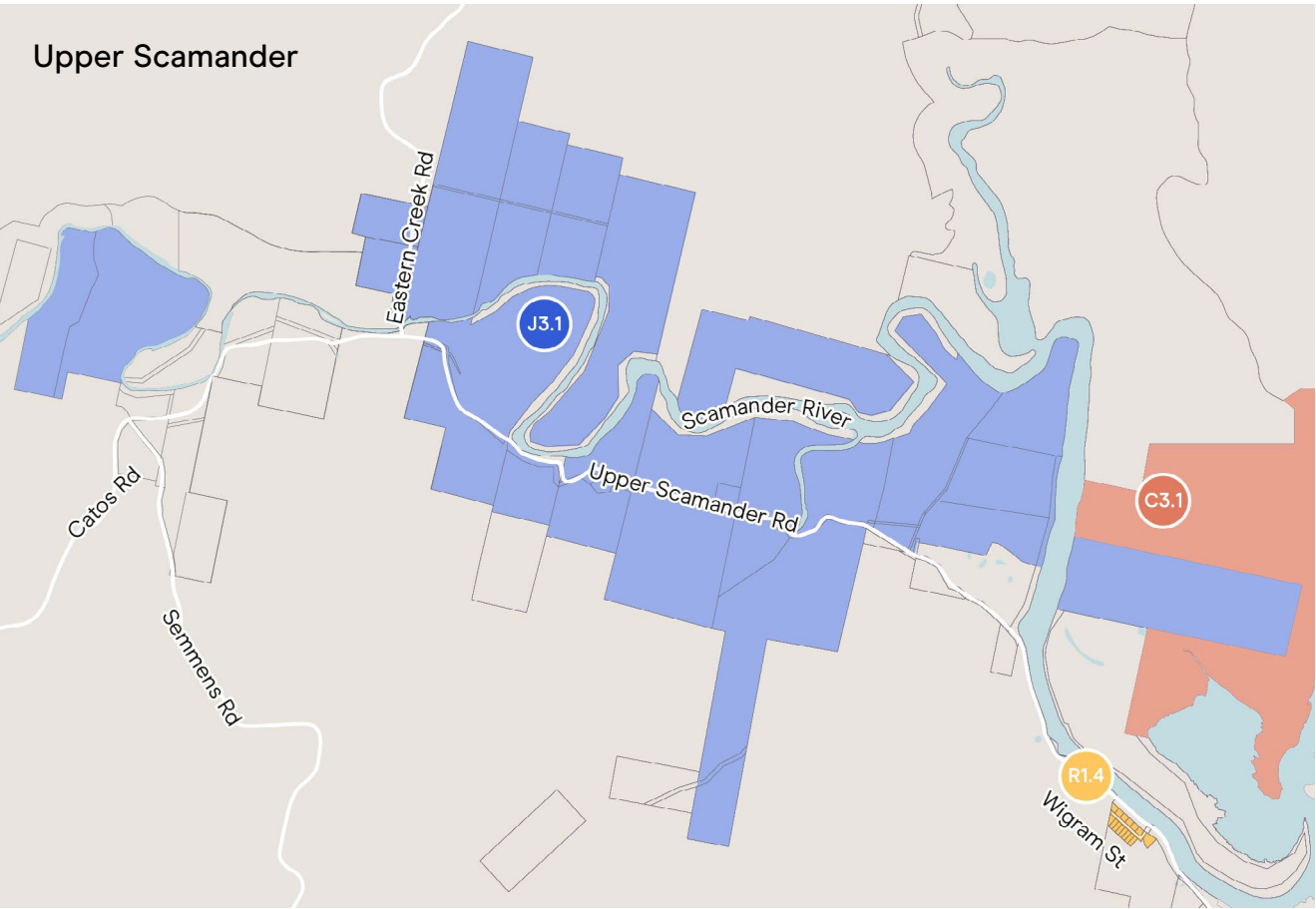
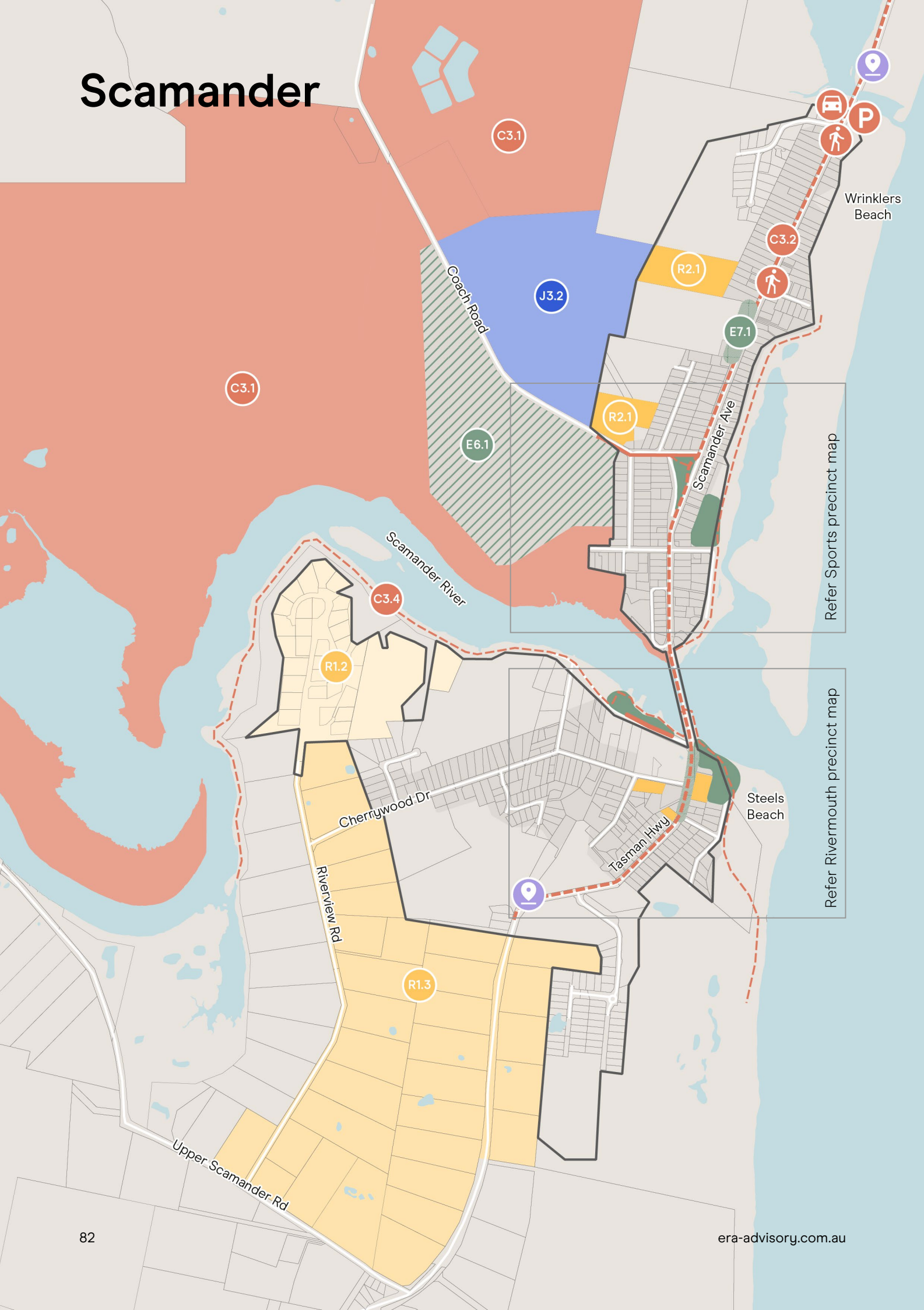
Environment and landscape

Reference	Land use direction	Supporting actions
E4	Enhance the Scamander River Mouth precinct (continued)	E4.4 Scamander River Mouth (including Scamander Avenue) design principles: 1. Human-centered precinct design — Elevate priority of pedestrians and bikes to that existing. — Use traffic calming measures such as raised crossings, and wider footpaths. — Ensure accessibility for all ages and abilities. — Use street furniture, shade, and lighting to enhance comfort. 2. Economic vitality — Encourage a mix of residential, commercial, and cultural uses. — Support pop-up events, street vendors, markets, performances, and art installations. — Design for flexibility to accommodate different activities throughout the day and year. — Support small businesses with adaptable storefronts and outdoor dining. — Use movable furniture for flexibility during events or peak times 3. Green infrastructure — Integrate trees, planters, and enhance existing green spaces. — Use permeable surfaces and rain gardens for stormwater management. — Promote active transport (walking, cycling). — Include bike racks to encourage cycling and active transport. 4. Local character — Reflect local history, art, and community values in design. — Use signage, murals, and materials that resonate with the community. — Involve local artists and residents in co-design processes. — Use temporary installations to test ideas (e.g., widen footpaths over peak tourist period, pop-up events). — Gather feedback and iterate based on community response E4.5 Investigate an appropriate planning pathway to implement the recommendations and actions from the Scamander River Coastal Hazards Risk Mitigation and Pathways Plan into the Break O'Day Local Provisions Schedule.

Environment and landscape

Reference	Land use direction	Supporting actions
E5	Realise the potential of the Scamander Foreshore parkland (Lagoon Esplanade, CT 157111/1)	E5.1 Work with the community to improve general landscaping of the parkland.
		E5.2 Create a flexible open space for catch and kick, a fenced dog park or other recreational opportunities.
		E5.3 Improve foreshore trail connections to/from the parkland.
E6	Improve the Scamander Sports and Community Complex	E6.1 Develop a master plan for the Scamander Sporting and Community Complex (CT 166723/1) to ensure they are used to their full potential by the whole community.
E7	Enhance the precinct surrounding the Scamander supermarket	E7.1 Work with the Department of State Growth to Invest in placemaking activities and development to improve the amenity and character of activity centres.
		E7.2 Commercial area design principles: Enhance pedestrian safety and connectivity — Add wayfinding signage to connect the area with nearby walking trails and beach access points. — Widen footpaths — Provide benches and informal seating clusters near the building. — Include bike racks to encourage cycling and active transport. — Work with landowner to formalise car parking Introduce green Infrastructure — Plant street trees and shrubs along the road edge for shade, cooling, and traffic calming. — Use planter boxes to define pedestrian zones and add seasonal colour. Traffic calming measures — Narrow the roadway slightly with kerb extensions or painted treatments to slow vehicles. — Use temporary installations to test ideas

Scamander



MAP KEY

- Urban Growth Boundary
- Cadastral parcels

Residential land and housing

- R1.2 Investigate rezoning
- R1.3 Investigate rezoning
- R1.4 Investigate rezoning
- R2.1 Investigate social & affordable housing

Industry and employment

- J3.1 Investigate rezoning
- J3.2 Investigate rezoning

Social infrastructure and services

- S2.2 New gateway signage

Infrastructure and connectivity

- C1.1 Investigate traffic calming devices
- C1.2 Investigate safe crossing installation
- C1.4 Formalise key car parking areas
- C3.1 Investigate NRE land shared trail opportunities
- C3.2 Improve Tasman Highway pathway connections
- C3.4 New or formalised pathways & trails

Environment and landscape

- E6.1 Sports and Community Complex master plan
- E7.1 Enhance supermarket precinct

Developed in partnership with Playstreet



MAP KEY

— Urban Growth Boundary

— Cadastral parcels

Residential land and housing

● R1.1 Investigate rezoning

Social infrastructure and services

📍 S2.2 New gateway signage

Infrastructure and connectivity

🚗 C1.1 Investigate traffic calming devices

🚶 C1.2 Investigate safe crossing installation

🅑 C1.3 Formalise Scamander River edge car parking

P C1.4 Formalise key car parking areas

--- C3.2 Improve Tasman Highway pathway connections

--- C3.4 New or formalised pathways & trails

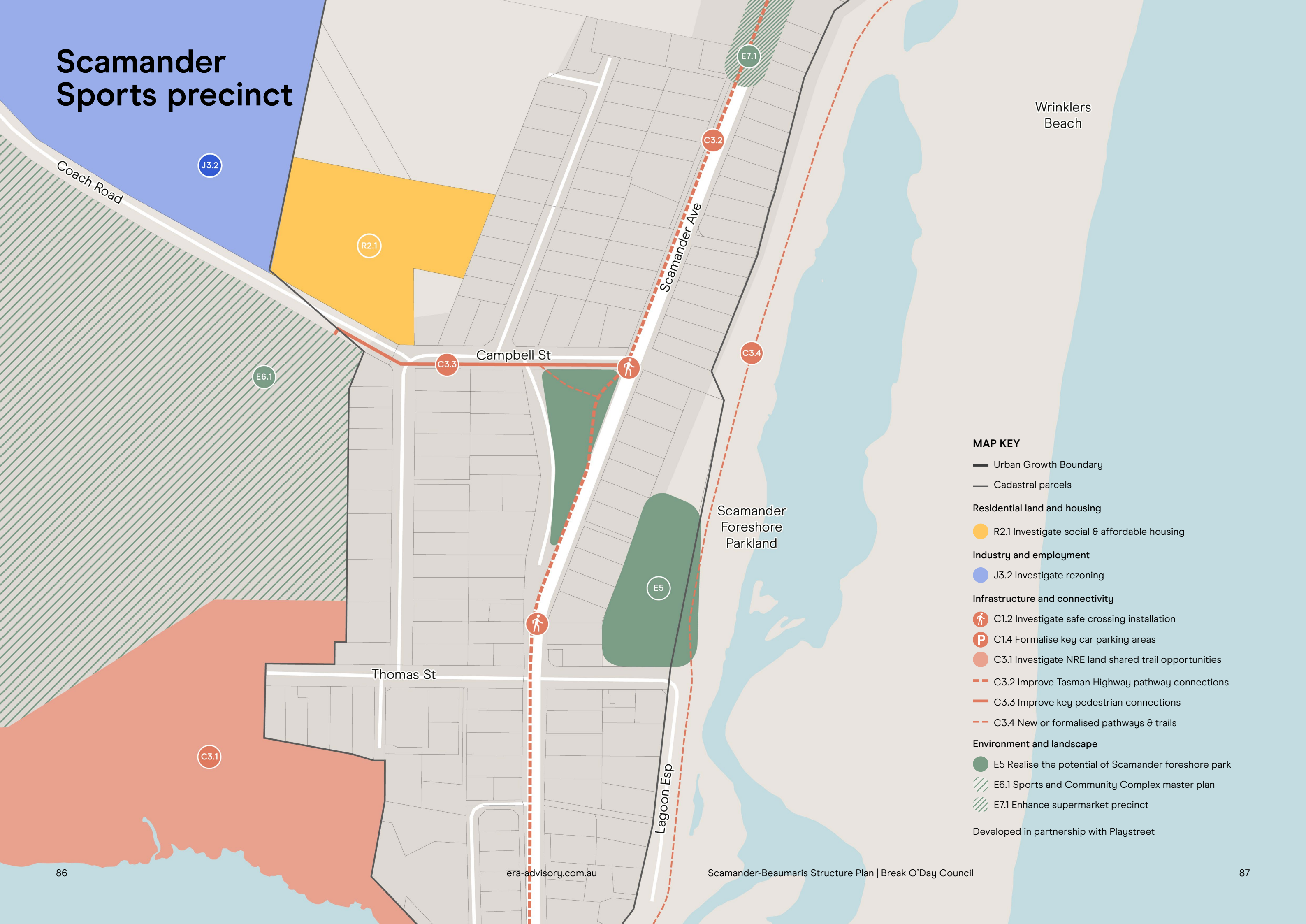
Environment and landscape

🌿 E4.1 Enhance Scamander Rivermouth Precinct

🌳 E4.2 Enhance existing parkland

Developed in partnership with Playstreet

Scamander Sports precinct



MAP KEY

— Urban Growth Boundary

— Cadastral parcels

Residential land and housing

● R2.1 Investigate social & affordable housing

Industry and employment

● J3.2 Investigate rezoning

Infrastructure and connectivity

● C1.2 Investigate safe crossing installation

● C1.4 Formalise key car parking areas

● C3.1 Investigate NRE land shared trail opportunities

--- C3.2 Improve Tasman Highway pathway connections

--- C3.3 Improve key pedestrian connections

--- C3.4 New or formalised pathways & trails

Environment and landscape

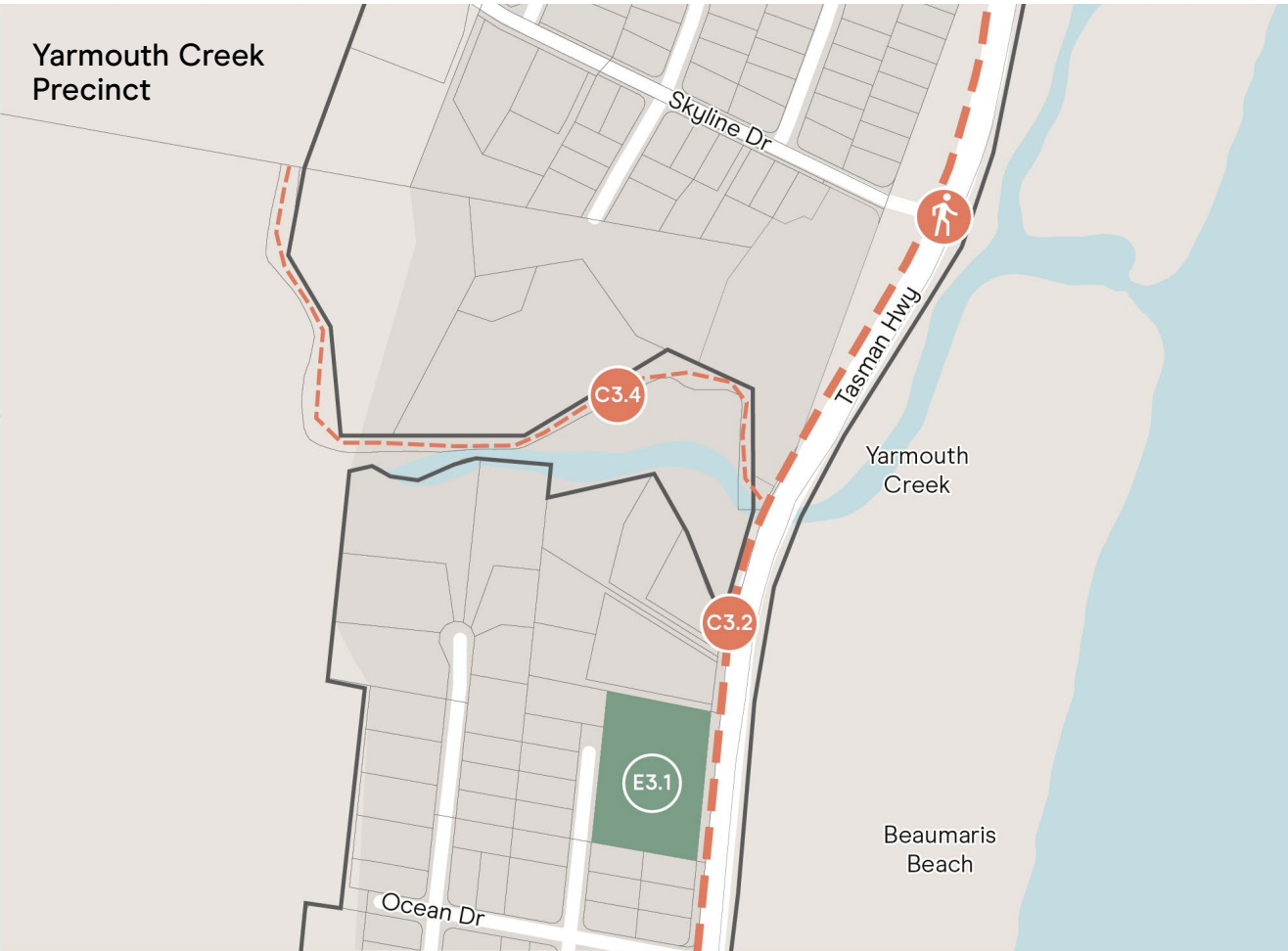
● E5 Realise the potential of Scamander foreshore park

/// E6.1 Sports and Community Complex master plan

/// E7.1 Enhance supermarket precinct

Developed in partnership with Playstreet

Beaumaris



MAP KEY

- Urban Growth Boundary
- Cadastral parcels

Social infrastructure and services

- 📍 S2.2 New gateway signage

Infrastructure and connectivity

- 🚶 C1.2 Investigate safe crossing installation
- P C1.4 Formalise key car parking areas
- C3.2 Improve Tasman Highway pathway connections
- C3.4 New or formalised pathways & trails

Environment and landscape

- 🌳 E3.1 Enhance Beaumaris Park

Developed in partnership with Playstreet

07

Implementation, monitoring and review

Implementation, monitoring and review

The land use directions are for BoDC to consider as strategic opportunities for the future that may require amendments to the Tasmanian Planning Scheme – Break O’Day.

The supporting actions require consideration to identify the associated delivery priority as well as available funding and resourcing.

This structure plan is to be monitored internally by Council’s Planning and Development team and reviewed as new ABS data becomes available, once the TPPs have come into effect, and the NTRLUS is updated. Data supporting the structure plan, including the population projections, population forecasts and supply and demand analysis, must be kept up to date to support monitoring and future reviews.



Photo: NB Media, courtesy of Harrison Agents

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