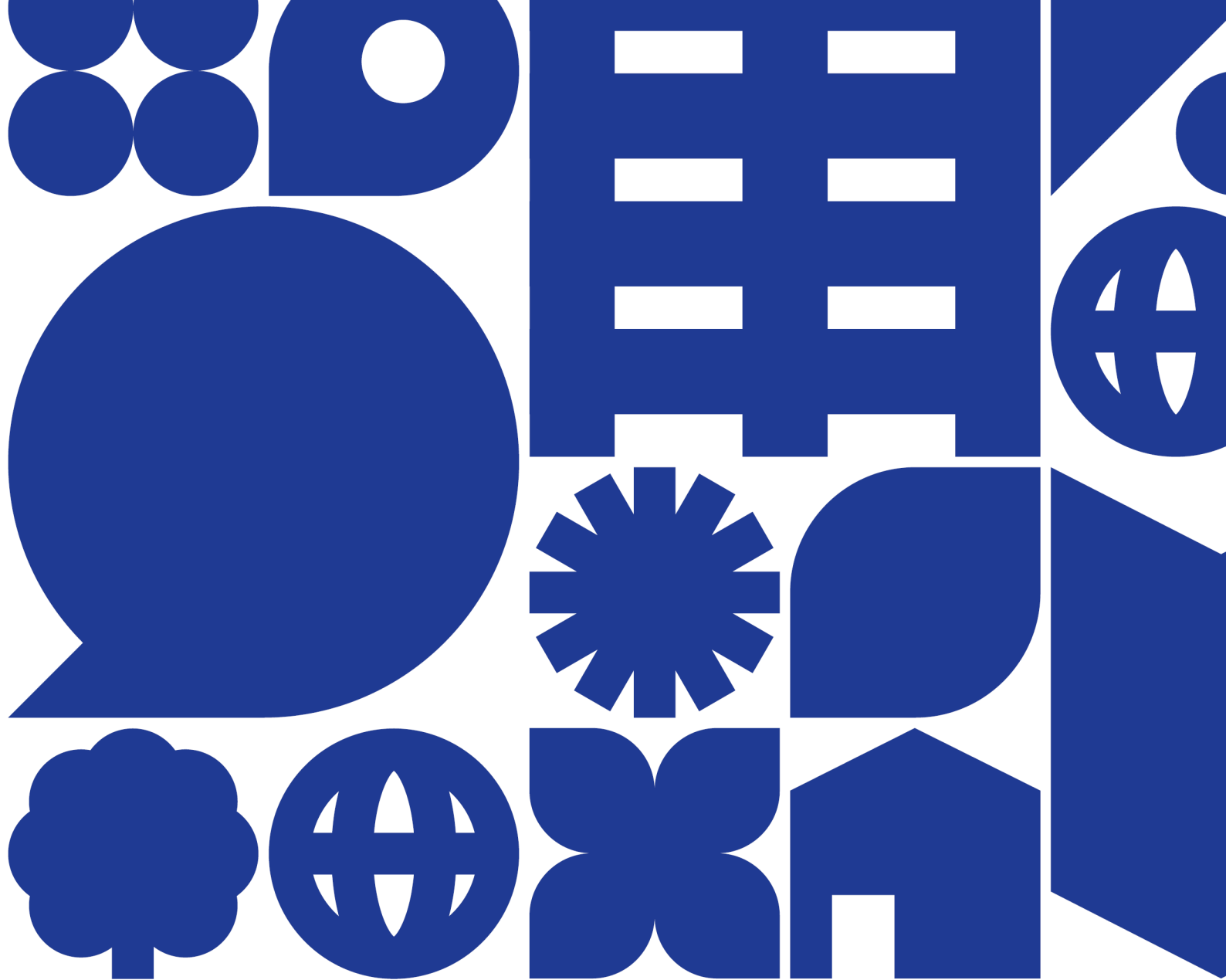




Scamander-Beaumaris
Structure Plan
Discussion Paper

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.

Era Advisory Pty Ltd	
ABN 21 681 443 103	
Level 1, 125A Elizabeth St Hobart 7000 (03) 6165 0443	
enquiries@era-advisory.com.au era-advisory.com.au	
This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited	
Client	Break O'Day Council
Document version	Final
Date	17 October 2025
Author	Monica Cameron
Reviewer	BoDC
Job number	2425-099

Glossary

Abbreviation	Definition
AAGR	Annual average growth rate
ABN	Australian Business Number
ABS	Australian Bureau of Statistics
AEP	Annual Exceedance Probability
BoDC	Break O'Day Council
CAD	Central Activities District
COVID-19	COVID-19 coronavirus pandemic
DSC	District Service Centres
ERP	Estimated Resident Population
IRSAD	Index of Relative Socio-economic Advantage and Disadvantage
LGA	Local Government Area
LIST	Land Information System Tasmania
LPS	Local Provisions Schedule
LUPA Act	Land Use Planning and Approvals Act 1993
MAC	Major Activity Centre
NTRLUS	Northern Tasmania Regional Land Use Strategy
PAC	Principal Activity Centre
SAC	Suburban Activity Centres
SAP	Specific Area Plan
SEIFA	Socio-Economic Indexes for Areas
SPS	Sewage pump station
TPP	Tasmanian Planning Policies

Contents

Glossary	i
1 Introduction	1
1.1 About the project	1
1.2 What is a structure plan?	1
1.3 Purpose of this discussion paper	2
1.4 Study area	2
1.5 The process	4
2 The planning context	7
2.1 Planning system	7
2.1.1 Policy framework	7
2.1.2 State policies	7
2.1.3 Northern Tasmania Regional Land Use Strategy	8
2.1.4 Tasmanian Planning Scheme	11
2.2 Document review	14
2.3 Other strategic planning underway	15
2.3.1 NTRLUS State of play report	15
2.3.2 Tasmanian Planning Policies	15
2.3.3 Statewide industrial land study	16
2.3.4 BoDC industrial land study	16
3 Break O'Day today	17
3.1 Population analysis	17
3.2 Socio-economic index	21
3.3 Housing analysis	22
3.3.1 Rental vacancy	26
3.3.2 Planning permit approvals	26
3.3.3 Vacant land supply	28
3.4 Industry analysis	31
3.4.1 Employment analysis	34
3.4.2 Occupation analysis	34
3.4.3 Journey to work	35
3.4.4 Agricultural industry	35
3.4.5 Visitor economy	35
3.5 Utilities	36
3.5.1 Power	36
3.5.2 Transport	37

3.5.3	Stormwater management	40
3.5.4	Water supply	40
3.5.5	Wastewater	41
3.5.6	Waste management	41
3.6	Community and recreational facilities	43
3.6.1	Scamander Sports Centre	43
3.7	Physical context	45
3.7.1	Climate change	45
3.7.2	Flooding and coastal inundation	47
3.7.3	Bushfire management	47
3.7.4	Landslip	47
3.7.5	Coastal erosion	48
3.8	Natural values, recreation and open spaces	51
4	Scamander and Beaumaris in the future	53
4.1	Population projections	53
4.1.1	Tasmanian Treasury growth scenarios	54
4.1.2	Centre for Population growth scenario	55
4.1.3	REMPPLAN scenario	56
4.1.4	ABS growth scenarios	57
4.1.5	Historical growth scenario	57
4.1.6	Population projections summary	58
4.2	Housing demand	60
4.2.1	Tasmanian Treasury high growth scenario	61
4.2.2	Tasmanian Treasury medium growth scenario	61
4.2.3	Centre for Population growth scenario	61
4.2.4	REMPPLAN scenario	61
4.2.5	ABS high growth scenario	61
4.2.6	ABS medium growth scenario	62
4.2.7	Historical growth scenario	62
4.2.8	Dwelling demand summary	62
4.3	Housing yield	63
4.4	Commercial land supply	63
5	Opportunities and constraints	66

1 Introduction

1.1 About the project

Break O'Day Council (BoDC) is preparing 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.

The structure plan will also help inform the review of the Northern Tasmania Regional Land Use Strategy.

The structure plan will be 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 will provide a shared vision for the future of the settlements, developed in partnership with the community, for the community.

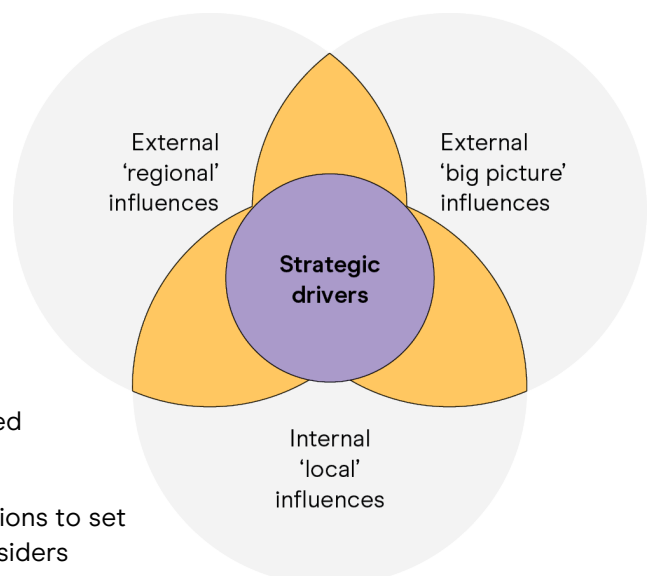
The structure plan will primarily focus on the study area shown in Figure 1, but also consider the surrounding land uses and development, as these provide important context for Scamander and Beaumaris.

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 is *not* a population or economic strategy. Rather, it seeks to manage predicted growth and change in an area, having regard to an analysis of the planning environment. It sets out clear priorities for where to allow growth – such as housing, shops and industry – and where to protect land because of environmental values, natural hazards or other reasons. A structure plan is used to apply state and regional planning policies, such as State Policies and the Northern Tasmania Regional Land Use Strategy, locally. The scope of this structure plan also includes consideration of key activity areas and identifying the desired future character for the settlements.

A structure plan must be based on robust data and assumptions to set realistic goals for the future. Therefore, a structure plan considers



population trends, community needs, local planning context, economic drivers, development trends, and land use demand and supply.

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 industrial 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 further in this report.

1.3 Purpose of this discussion paper

This discussion paper provides a snapshot of Scamander and Beaumaris now – their character, strengths and challenges. It also provides an analysis of likely trends and the key focus areas for the structure plan.

This paper provides an overview of how the structure plan will be developed. This includes:

- A review of the strategic documentation for the area. This will seek to understand the existing and historical issues facing the area, and consideration of how ongoing issues can be addressed.
- Consideration of current and predicted trends in residential and transient populations and their demographics, tourism demand, and temporary worker and visitor accommodation. What will the community look like in 10 years and how will this change seasonally?
- A review of the existing and potential future capacity of developable land, utilities and community infrastructure. Based on the predicted and desired future community, can the area provide sufficient housing, sustainable utilities, and effective health and wellbeing support?
- Gaining an understanding of the desired future character of each settlement. What does the community want their town to look like over the next 15 years?
- Studying each settlement in relation to the settlement hierarchy and activity centre hierarchy for the municipal areas and region more broadly.
- Current and future consideration of natural values and hazards. What challenges will the area face with changing climate and what values need to be protected?

1.4 Study area

BoDC is located on the east coast of Tasmania, as shown in Figure 2. The local government area (LGA) extends across 3,809 km² from Eddystone Point and Mt William National Park in the north, to Denison River in the south, and the eastern portion of the Fingal Valley to the west. It is an LGA known for its natural beauty and popular tourist destinations such as the historic townships of Fingal, Mathinna and Weldborough, the scenic hub of St Marys, and the coastal settlements of Falmouth, Scamander, Beaumaris, Binalong Bay and St Helens. St Helens is the largest settlement in the LGA and on the north-east coast of Tasmania, and it functions as the main service hub for the BoDC and north-east region.

The structure plan will focus on the settlements of Scamander and Beaumaris, referred to as the **study area** and shown in Figure 1. Approximately 17% of the BoDC population live in Scamander and Beaumaris. In 2021, Scamander had a population of 803 people, and Beaumaris 362 people. Both settlements have grown steadily in recent years.

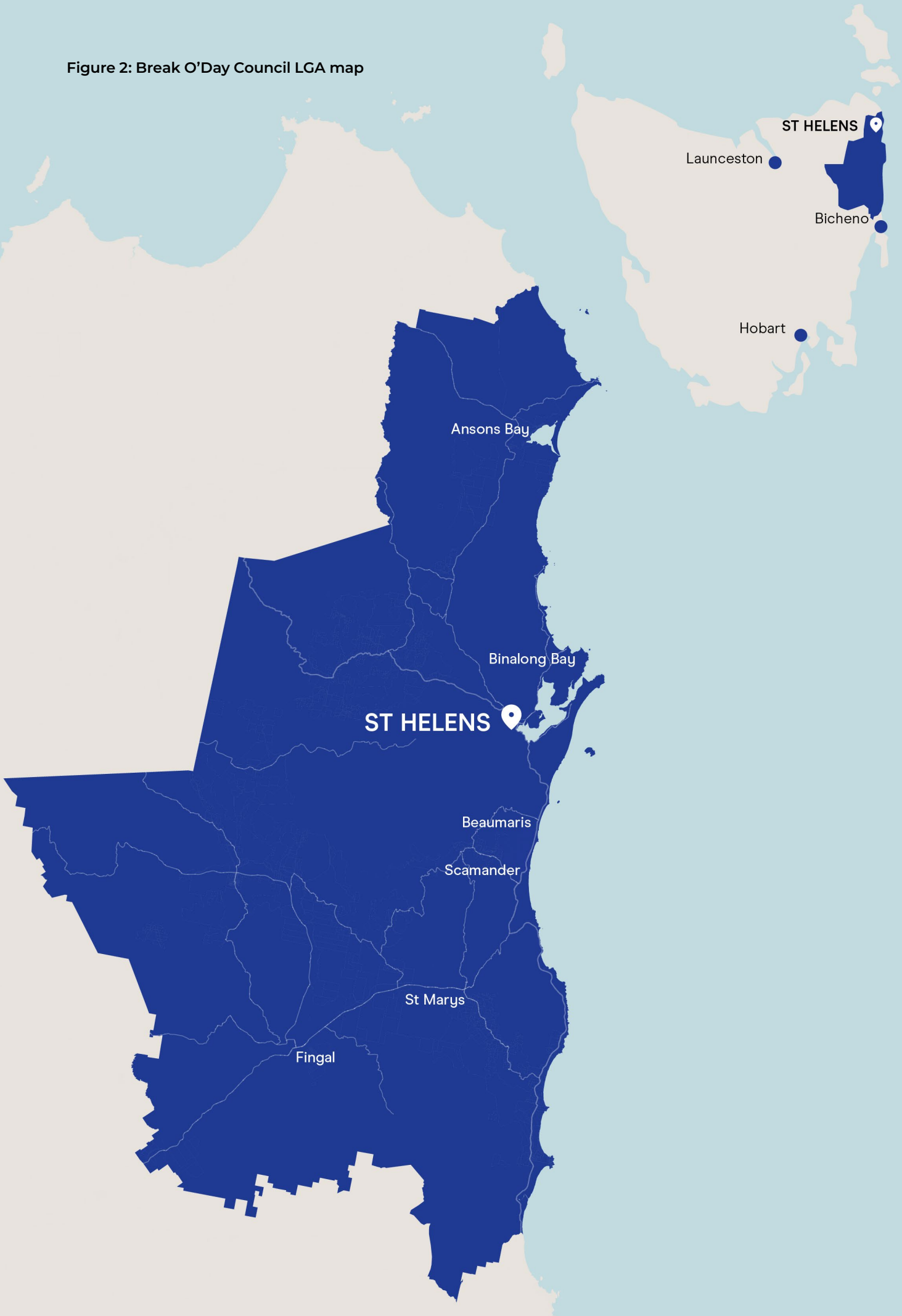
1.5 The process

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

Figure 1: Study area comprising Scamander and Beaumaris



Figure 2: Break O'Day Council LGA map



2 The planning context

2.1 Planning system

2.1.1 Policy framework

Land use and development in Tasmania is undertaken within the Resource Management and Planning System (which is commonly known as the planning system). The planning system comprises a suite of legislation, supported by a network of planning schemes, policies and strategies. The hierarchy of these is shown in Figure 3.

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

The core planning legislation is the *Land Use Planning and Approvals Act 1993* (LUPA Act). Key statutory documents in the planning system include the *Northern Tasmania Regional Land Use Strategy* (NTRLUS) and the *Tasmanian Planning Scheme – Break O'Day*.

2.1.2 State policies

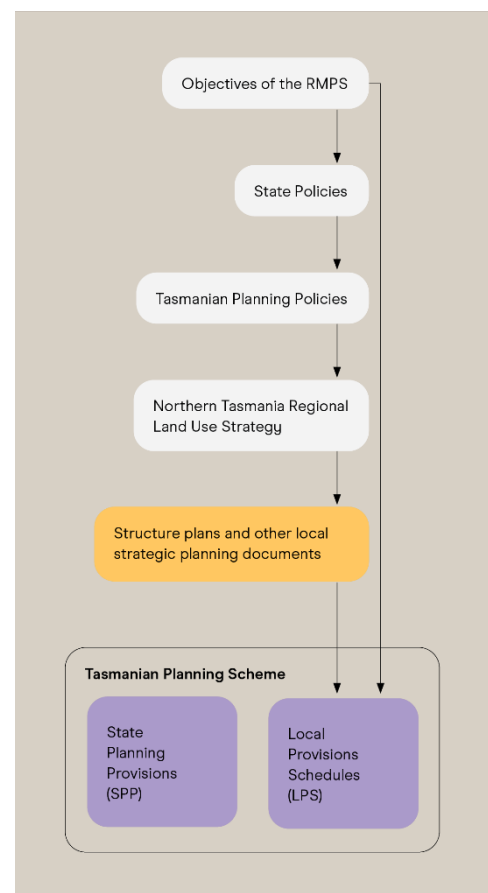
There are four State Policies that the planning system must be consistent with:

- Tasmanian State Coastal Policy 1996
- State Policy on Water Quality Management 1997
- State Policy on Protection of Agricultural Land 2009
- National Environmental Protection Measures (which are recognised as State Policies under the LUPA Act).

Two of these policies are particularly relevant to the structure plan. Key requirements from these policies relevant to the structure plan are as follows:

- New urban development in coastal areas should be primarily located in existing settlements, and ribbon development of residential and other urban development along the coastline is discouraged. This is particularly relevant when considering any expansion of urban development within the settlements of Beaumaris and Scamander.
- Impacts from urban development on water quality should be considered, and opportunities to protect water quality along creeks, rivers and other waterways should be maximised. The study area is on the coast, and it has significant waterways and water bodies such as the Scamander River,

Figure 3 Planning policy hierarchy



Henderson Lagoon, and Wrinkler's Lagoon. A significant aquifer in the study area should be a key water-quality consideration for larger developments.

All agricultural land in Tasmania is important and should be protected from encroachment by other land uses and development. There is land zoned Rural in the study area, but it is for timber production. There is land zoned Agriculture next to the western edge of the study area (Upper Scamander), but it is predominately used for residential and small hobby farms, not larger scale agriculture. A key consideration is how to protect agricultural land – both in and near the study area – that may otherwise become restricted or limited in its use.

The National Environment Protection Measures are statutory instruments that specify national standards for a variety of environmental issues and are primarily relevant to the more detailed planning stage.

2.1.3 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy (NTRLUS) is the statutory regional plan for Northern Tasmania. It applies to all land in northern Tasmania, including the LGAs of Dorset, Break O'Day, Flinders, Northern Midlands, Launceston, George Town, West Tamar and Meander Valley. The NTRLUS sets out the strategy and policy basis to facilitate and manage change, growth and development in the northern region to 2032.

In the NTRLUS are four key goals of the Regional Strategic Planning Framework, which are based on Economic Development, Liveability, Sustainability and strong Governance. These goals underpin a vision for the region and are complemented by a set of strategic directions. The goals and strategic directions provide the broad policy framework to guide planning for the region.

The following NTRLUS strategic directions¹ are directly relevant to the Scamander-Beamaris Structure Plan:

- Add value, diversify the economy and generate jobs.
- Facilitate the needs of small business, including working from home and other flexible/non-traditional locations.
- Coordinate provision of transport, energy, communications and other infrastructure services with appropriately zoned and located land for development.
- Support tourism, culture and arts by:
 - Recognising the 'drivers' of tourism, including natural values, heritage, food and wine, and local character; and
 - Providing for development of tourism products including accommodation.
- Coordinate investment of services to existing and future settlements and plan to maximise integration, community benefit, efficiency and long-term sustainability of service provision.
- Plan for the needs of an ageing population including retaining and attracting a skilled labour supply, to provide for a sustainable future workforce.
- Promote and plan for a diverse range of dwelling types and sizes, including small lot housing and multiple dwellings (to match changes in household size and composition) in locations highly accessible to community services.
- Promote the important role of local character on the economy and the sense of place.
- Improve accessibility through improved walking and cycling networks, and integrated public transport.

¹ Adapted from Part C of the NTRLUS, the Regional Strategic Planning Framework

- Manage the relationship between development and impacts of natural hazards (for example salinity, land instability, acid sulfate soils, bushfire and flood potential, contamination).
- Empower and engage communities to develop community 'visions', build community confidence and support acceptance of change.

The NTRLUS states that all land in the northern region is to be aligned with three land-use categories: urban growth areas, rural areas, and natural environment areas. Urban growth area boundaries are identified in maps D1, D2 and D3 or by settlements categorised according to Table E1 or map E1 subject to local strategy. Urban growth area boundaries for BoDC are not included in the NTRLUS, but they are identified in the BoDC Land Use and Development Strategy 2015. This strategy identifies urban growth area boundaries for both Scamander and Beaumaris, and will be considered further as part of the structure plan preparation.

The Scamander-Beaumaris Structure Plan will consider the classification of Scamander and Beaumaris, and whether there is strategic support for the inclusion of these towns in the urban growth area. As part of the preparation of the structure plan, and per G.2.1.3 of the NTRLUS, an urban growth boundary will be identified for Scamander and Beaumaris to provide clarity when or if rezonings for urban development are proposed in the future.

The Regional Settlement Network Policy and the Activity Centre Hierarchy in the NTRLUS classifies settlements according to their role and function within the region. The settlements in BoDC are identified as below:

- St Helens as being a Satellite Settlement under the settlement hierarchy and a District Service Centre under the activity centre hierarchy²
- St Marys as a Rural Town under the settlement hierarchy and a Neighbourhood or Town Centre under the activity centre hierarchy
- Scamander as a Rural Town under the settlement hierarchy, and while not specifically identified, it would meet the criteria for being a Local³ or Minor Centre under the activity centre hierarchy.

Beaumaris and other smaller settlements would be considered 'Rural Localities' under the settlement hierarchy, and given their minor roles within Northern Tasmania, would not be considered to be included in the activity centre hierarchy.

2.1.3.1 Activity centre network

The NTRLUS identifies the importance of a regional activity centre network to support a wide range of land uses and activities consistent with the role and function of centres described in the Regional Activity Centre Hierarchy. The hierarchy strengthens the region's capacity to deliver high order government, community, commercial and private sector services and facilities through an integrated network of activity centres, and supports the primacy and role of Launceston within the region.

The activity centre hierarchy for BoDC is provided below in Table 1. The key activity centres in BoDC are St Helens, St Marys and Scamander. While the activity centres are described in a hierarchy of importance, in practice they work as a network servicing a broader population centre.

Scamander is generally zoned for urban development along the coast and along the Scamander River to the west. Scamander has two activity centres: (i) accommodating part of a caravan park, the IGA and two small shops, and (ii) currently accommodating a pharmacy. The second activity centre has more of a recreation and lifestyle focus being on the Scamander River mouth, having easy access to the beach and

² Table E.1 of the NTRLUS identifies St Helens as being in a 'Regional Service Centre' which is considered the same as a 'District Service Centre' under Table E.2

³ Table E.1 of the NTRLUS identifies Scamander as being in a 'Local or Minor Centre' which is understood to be the same as a 'Land or Minor Centre' under Table E.2

including uses such as the Scamander Beach Resort and Swims café. However, this activity centre has a misalignment of use and zones, with a key commercial use of the Big River Mouth café being zoned General Residential and land used for residential purposes along Steel Street being zoned Local Business. This activity centre area presents unique opportunities due to its proximity to recreational uses, including the skate park, playground and surf lifesaving club, while having good road access, off-street parking and a northerly aspect.

Table 1 – Activity Centre hierarchy per the NTRLUS

Activity Centre type	Role per the NTRLUS	Centre in BoDC	Response
Principal Activity Centre (PAC)	The primary hub for Northern Tasmania, the region and the Greater Launceston Area in terms of business, government administration, leisure, entertainment and tourism services providing a comprehensive range of services and facilities including public transport. Provides high level of public amenity and quality urban design in both building design and provision of public spaces.	There is no PAC in the BoDC	The PAC in Northern Tasmania is Launceston Central Activities District (CAD) (includes Launceston central business district and inner core frame areas)
Major Activity Centre (MAC)	To provide for a wide range of services and facilities (including offices for business and government) to serve the surrounding subregion, with a strong focus on the retail and commercial sector. MACs offer a high level of public amenity and quality urban design in both building design and public space provision.	There are no MACs in the BoDC	Mowbray and Kings Meadows are MACs. It is unlikely that any MACs will develop in the BoDC.
Suburban Activity Centres (SAC)	To provide for the daily needs of the immediately surrounding area in an urban environment and provide a focus for day-to-day community life. Provides a range of convenience and goods and services as well as some community services and facilities.	There are no SACs in the BoDC	Prospect, Legana, Prospect Vale, Newstead, Ravenswood and Riverside are SACs. It is unlikely that any SACs will develop in the BoDC.
District Service Centres (DSC)	To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Provides that trips to larger centres are only required occasionally.	St Helens	Other DSCs in the NTRLUS include George Town, Longford, Scottsdale, Deloraine, Campbell Town and Exeter.
Neighbourhood or Town Centres	To serve daily needs of surrounding community and provide a focus for day-to-day life within a community.	St Marys	Other Neighbourhood or Town Centres identified in the NTRLUS include Lilydale, St Leonards, Perth, Newnham, Beaconsfield, Evandale, Norwood, Youngtown, Bridport, Trevallyn, Westbury, Waverley, Windsor and West Launceston.

Activity Centre type	Role per the NTRLUS	Centre in BoDC	Response
Local or Minor Centres	To provide a focus for day-to-day life within an urban community.	None specifically identified in the NTRLUS	Scamander would be considered a Local or Minor Centre as it provides limited employment opportunities, small specialty shops and residential land uses.
Specialist Centres	To provide for activity of a specialist nature as defined through specific local area or precinct structure plans. Specialist nature may be of a major infrastructure, educational, health or research or other institutional style facility of regional significance that provides a strong employment and economic development role.	There are no Specialist Centres in the BoDC	The NTRLUS identifies Launceston Airport / Translink and the University of Tasmania City Campus as Specialist Centres.

2.1.4 Tasmanian Planning Scheme

The *Tasmanian Planning Scheme – Break O’Day* came into effect on 23 August 2023. This planning scheme comprises the State Planning Provisions, which provide consistency on use and development standards across the state, and the Local Provisions Schedule (LPS), which provides the zoning, overlays and planning rules specific to the Break O’Day area.

The zoning of land within the BoDC informs the potential supply of future residential land, and the overlays guide development on land subject to considerations such as bushfire, inundation and natural assets.

The following zones are currently used in the Break O’Day LPS under the Tasmanian Planning Scheme⁴. These are also shown in Figure 4 and Figure 5 as they apply to the study area.

- General Residential
- Low Density Residential
- Rural Living
- Village
- Local Business
- General Business
- General Industrial
- Rural
- Agriculture
- Landscape Conservation
- Environmental Management
- Utilities
- Community Purpose
- Recreation
- Open Space
- Particular Purpose

Guideline No. 1 – LPS: zone and code application, issued under Section 8A of the LUPA Act, provides a guide to applying zones and codes under the LPS. The use of these zones will be reviewed as part of developing the structure plan and appropriate recommendations. This will be key to determining the supply and demand for land, particularly in the residential and commercial zones, and whether there is the potential for rezonings or back-zonings to ensure an appropriate supply of land is provided to facilitate and stimulate growth.

⁴ It is noted that the General Business, General Industrial and Particular Purpose zones are not used in the study area.

Figure 4: Residential zoning map

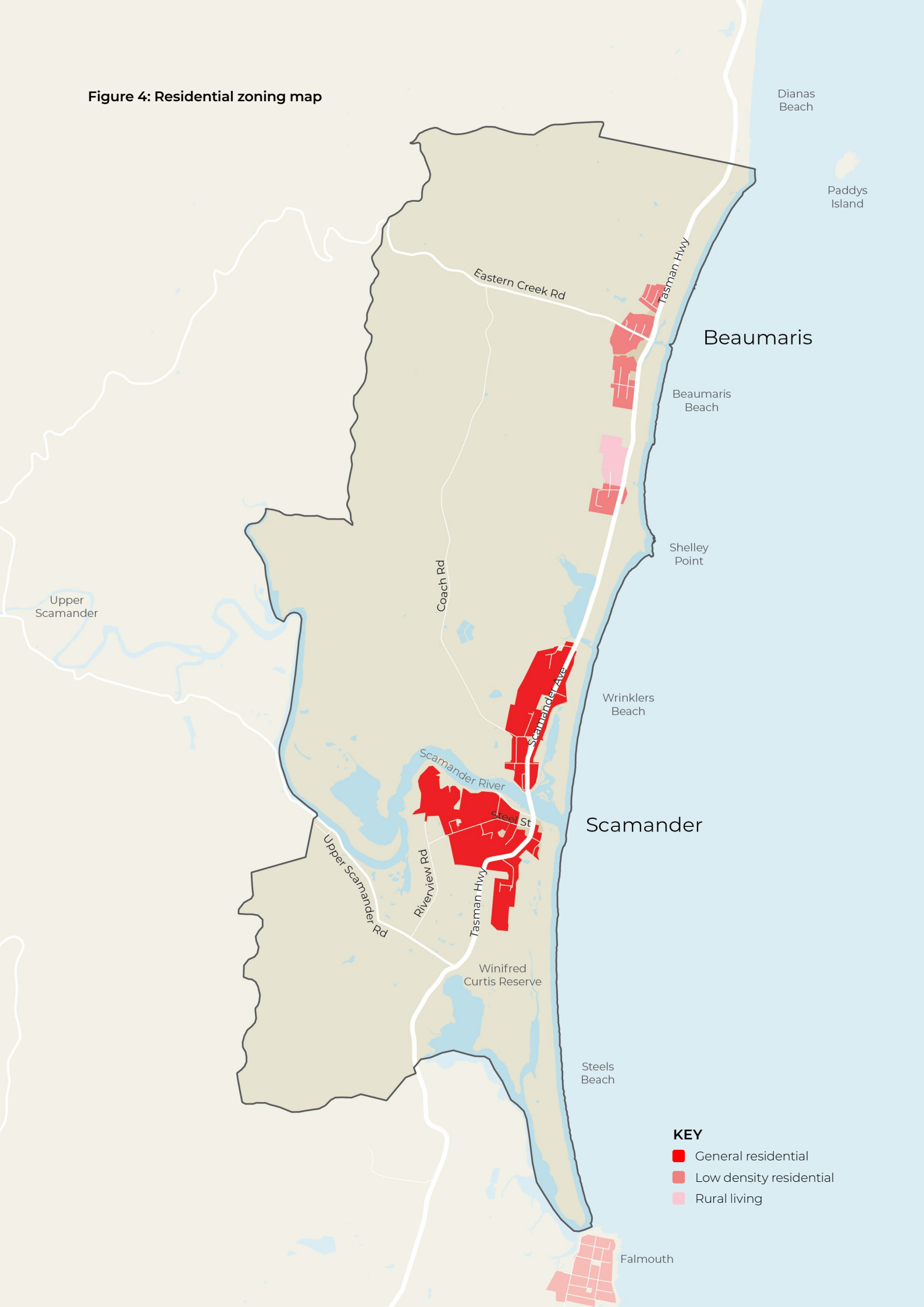
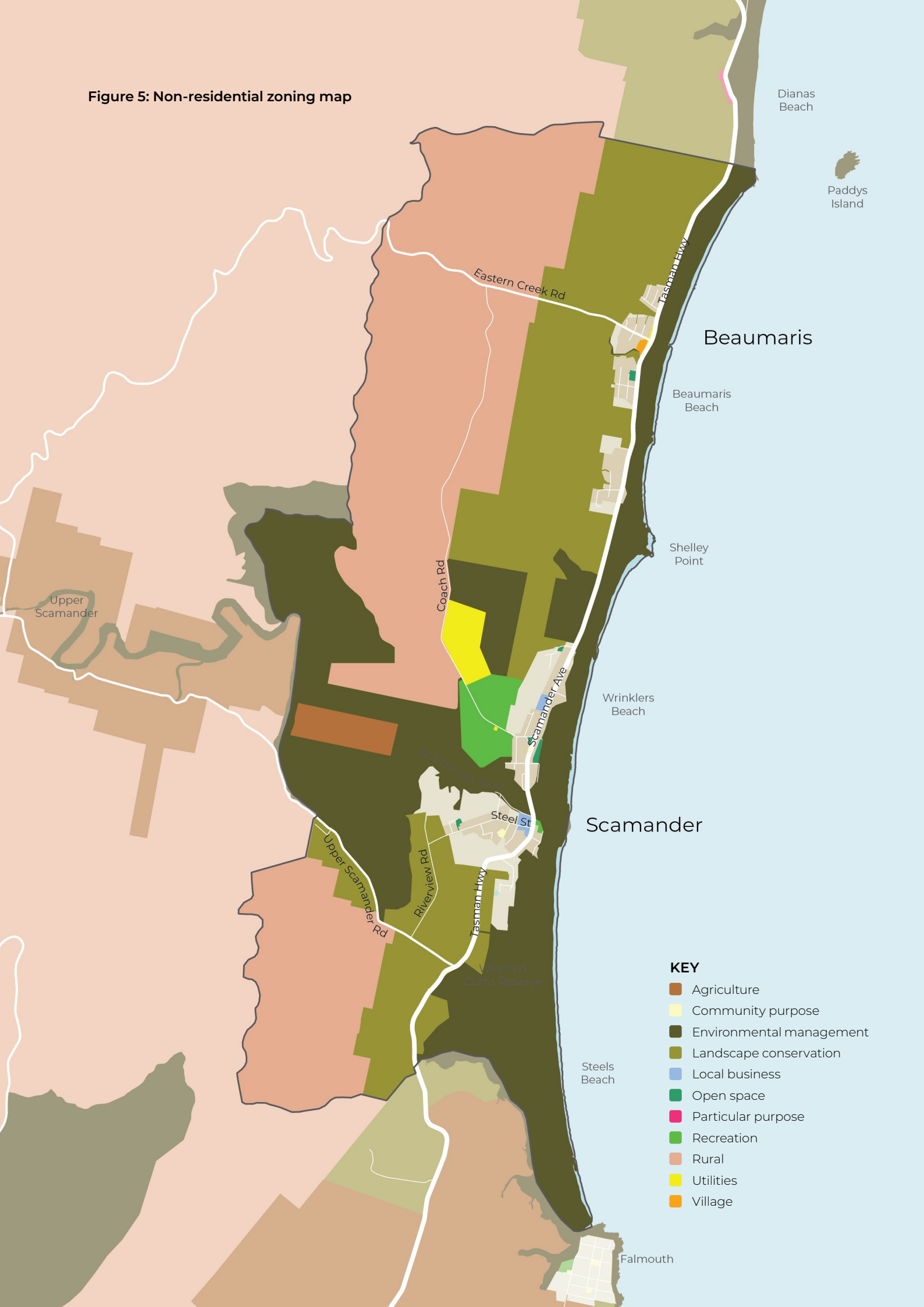


Figure 5: Non-residential zoning map



2.2 Document review

Table 2 provides a list of the documents that have been reviewed for this project. The analysis in this paper relies on the information provided in these documents.

Table 2 – Reviewed strategic documents relevant to the strategy

Year	Title	Lead author	Document type
2025	Aquatic Facility Feasibility Analysis (draft report V2)	Otium Planning Group Pty Ltd	Consultant report
2025	Economic development study	Break O'Day Council	Council strategic plan
2025	Industrial land use scoping study - draft	Break O'Day Council	Council strategic plan
2025	Scamander River Mouth project	Break O'Day Council	Council strategic plan
2025	NTRLUS State of Play report	Ethos Urban	State Government strategic plan
2025	Statewide industrial land study	SGS Economics and Planning	State Government strategic plan
2024	Northern Tasmania Residential Demand and Supply Study	REMPAN	Consultant report
2024	Break O'Day Council Climate Change Adaptation Plan	Southern Midlands Council and Northern Tasmanian Alliance for Resilient Councils	Consultant report
2024	Population strategy discussion paper	Tasmanian Policy Exchange	Consultant report
2024	Break O'Day Future Thinking	Dr Lisa Denny	Consultant report
2024	Beaumaris park survey report	Break O'Day Council	Council strategic plan
2024	Break O'Day Land use studies review	Kinetica	Consultant report
2022	Recreational trails strategy	TRC Tourism	Consultant report
2022	Scamander township plan	Break O'Day Council	Council strategic plan
2019	Scenic protection assessment North East Tasmania report	Dr Dennis Williamson and Scenic Spectrums Pty Ltd	Consultant report
2018	Scenic assessment methodology for LPS	Inspiring Place and Geoscene International	Guidelines
2015	Land use and development strategy: Break O'Day Council Municipal Management Plan	TCG Planning	Consultant report
2014	Recreation and open space strategy: Break O'Day Council Municipal Management Plan	TCG Planning	Consultant report

2.3 Other strategic planning underway

2.3.1 NTRLUS State of play report

The three regional land use strategies for Tasmania (of which NTRLUS is one) are currently being updated. They will continue to guide land use planning over the next 30 years.

The NTRLUS has a planning horizon to 2032. It was first declared in October 2011, and four revised editions have been declared since. Since the preparation of the existing NTRLUS, the Northern Tasmania Region has experienced a surge in migration-based population growth and changes in economic, social and environmental conditions. There have also been reforms and change to planning policy and legislation, including the introduction of the Tasmanian Planning Scheme and the draft Tasmanian Planning Policies.

The State of Play report is the first step in preparing the revised NTRLUS. It summarises available data and information on a range of topics to understand the key influences, challenges and opportunities in the region, and the key drivers of growth and change. It addresses what has been learnt from past experience in the region, what is currently happening, and (for some issues) projections of what may occur over the next 30 years.

The State of Play report identifies the following in relation to BoDC:

- Break O'Day is a lifestyle destination that attracts people seeking coastal amenity, climate and recreation, along with smaller, close-knit communities.
- The population is ageing through retirees moving to BoDC and existing residents getting older. It notes that some older people are moving out of BoDC to areas like Launceston for better healthcare and age-related services.
- There have been recent increases in younger families moving to the area, likely driven by housing construction growth, but also leading to emergence of new industries and businesses.
- There is a significant mismatch between house sizes and the number of people living in them. Houses and blocks are identified as being too large for older people, and there is a lack of choice for single people and for couples without children.
- The high proportion of shacks and sheds on residential land misrepresents the availability of land for more housing and makes it challenging to justify rezoning or upzoning land to increase capacity.
- Pressure for growth in housing along the coastal strip risks undermining the natural values that attract residents and visitors to Break O'Day.
- Climate change is likely to increase risks to communities and the natural environment, particularly the predicted increase in coastal erosion.
- Remote working drove some growth in the local population particularly during COVID-19 coronavirus pandemic (COVID-19) lockdowns, and there has been some retention of remote workers in recent years.
- The seasonal nature of some economic activity (including tourism, agriculture and aquaculture) places pressure on housing and makes it challenging to find and retain staff.

REMPPLAN has prepared population forecasts and supply of land data for the Break O'Day municipal area to inform the updates to the NTRLUS, and these are used in the population profile in this paper.

2.3.2 Tasmanian Planning Policies

Currently, the Resource Management and Planning System in Tasmania includes three State Planning Policies providing policy direction on sustainable development in relation to water quality, agricultural land, and the coastal environment (see section 2.1.2). The Tasmanian Government is also progressing the establishment of the Tasmanian Planning Policies (TPPs). The TPPs will provide high-level strategic policy

directions to be delivered through the Regional Land Use Strategies. The TPPs are currently under independent review by the Tasmanian Planning Commission and are not yet finalised.

2.3.3 Statewide industrial land study

The Department of State Growth is currently undertaking a statewide industrial land study to better understand supply and demand for industrial land across Tasmania. Ensuring there is a sufficient supply of industrial zoned land across the State is key to ensuring businesses can operate in locations that minimise or remove conflict with adjacent land uses, and that businesses have choice in the context of their overall supply chain (for example, to locate near a key market, supplier or export port).

BoDC currently has two defined industrial precincts, in St Helens and Fingal. There is no industrial land located in Scamander or Beaumaris. A separate study is considering whether there are opportunities for light industrial zoned land in Scamander to support future population growth.

2.3.4 BoDC industrial land study

BoDC have identified a need to review existing industrial land in the BoDC (located in Fingal and St Helens) and what the future demand will be in the LGA to ensure there is sufficient industrial land to meet the future needs of the community. REMPLAN have been engaged to complete this work and their report will cover:

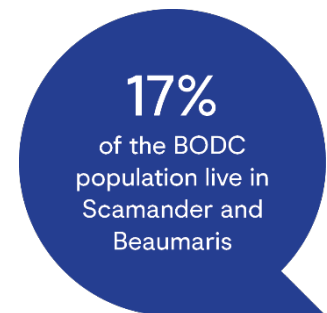
1. Availability of land within the St Helens and Fingal industrial precincts;
2. Historic demand of industrial land;
3. Industries the land supports, and
4. Opportunities yet to be taken up, considering vacant and undeveloped land, and a review of industries that aren't represented in the BoDC.

Recommendations will then be provided for the BoDC to consider.

3 Break O'Day today

This section provides a detailed analysis of BoDC, Beaumaris and Scamander, including:

- Population
- Housing
- Industry
- Utilities
- Community and recreational facilities
- Physical context
- Natural values, recreation and open spaces.



It is important to consider Scamander and Beaumaris in relation to the broader trends occurring in the BoDC. This is critical to ensure Scamander and Beaumaris are complementary and supportive of the broader area, rather than trying to compete with and undermine other settlements in the BoDC.

3.1 Population analysis

The BoDC has seen a steady increase in its population, while also experiencing an ageing population, an increasing employment rate and slight shifts in dwelling types and sizes. The population of the BoDC area as of 30 June 2024⁵ is 7,163. Since the previous year, the population of the LGA has grown by 1.19%.

Below are key population trends for BoDC from 2011 to 2021 from Australian Bureau of Statistics (ABS) Census of Population and Housing (ABS census) data.

Population growth

- The BoDC population has grown 9.3%.
- Scamander's population has grown by 11.7% to a total of 803 people in 2021.
- Beaumaris has seen a 28.4% population growth reaching a total population of 362 in 2021.

Median age

- The median age of the BoDC population has increased by 12%, from 50 in 2011, 54 in 2016, to 56 in 2021. This is significantly older than the median age of Tasmania's population of 42 in 2021.
- In Scamander, the median age in 2011 was 46, and in both 2016 and 2021 was 51. This indicates that the age of the population has been steady over the last five years and hasn't been ageing further, contrary to the broader trend in the LGA.
- In Beaumaris, the median age was 51 in 2011, 52 in 2016 and 50 in 2021; a slight decrease in the median age in that ten year period.

⁵ The Estimated Resident Population (ERP) is the Australian Bureau of Statistics official 2024 population figure for all Local Government Areas (LGAs). It is calculated at the year ending June 30.

- The trends in Scamander and Beaumaris are supported by anecdotal evidence that younger families are moving into both settlements, showing encouraging signs of reversing the trend of the hyper-aging BoDC population.

Age profile

- The BoDC population shows a decrease in the proportion aged 54 and under, comprising children and people of working age, and an increase in the proportion aged over 55. This indicates a slowing birth rate, an ageing population, and younger people leaving the BoDC area.
- Those aged 65 and over now represent nearly a third of the population (31.7%) in BoDC; a significant rise from 22% in 2011. This is an increase of 57.1% and has been steadily occurring between 2011 to 2021. This indicates that the population in BoDC has been steadily ageing and is not being balanced out by the birth rate and younger people moving into the LGA.
- 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 (albeit slowly) declining in both towns. While the overall numbers in this age group have increased, as a percentage of the population they are declining, meaning it is likely that younger people are moving into the area, or younger people aren't leaving to the degree they were previously.

Family structure

- Family structure has changed in BoDC, with there being more couples without children and fewer couples with children. This trend has similarly occurred in Beaumaris.
- In Scamander, there has been a 24% increase in couples without children, and a minor increase in couples with children.

Motor vehicles

- The average number of motor vehicles has slightly increased from 1.7 to 1.9, consistent with Tasmania more broadly.
- Both Scamander and Beaumaris have an average of 2.0 motor vehicles per dwelling.

Table 3 shows key statistics for BoDC, and Table 4 for Scamander and Beaumaris.

Table 3 – BoDC population analysis

	BoDC			% change in BoDC	Tasmania
	2011	2016	2021	2011 - 2021	2021
Population					
Total	6,194	6,104	6,770	9.3%	557,569
Female	3037 (49.0%)	3,008 (49.3%)	3,312 (49.0%)	9.0%	283,804
					-50.90%
Male	3157 (51.0%)	3,096 (50.7%)	3,453 (51.0%)	9.4%	273,765
					-49.10%
Aboriginal and Torres Strait Islander population					
Aboriginal and/or Torres Strait Islander	228 (3.7%)	232 (3.8%)	296 (4.4%)	29.8%	30,186 (5.4%)
Median Age					
Median age	50	54	56	12.0%	42
Age Profile					
0-4	311 (5.0%)	262 (4.3%)	254 (3.8%)	-18.3%	5.10%
5-14	718 (11.6%)	607 (9.9%)	622 (9.2%)	-13.4%	11.60%
15-24	491 (7.9%)	453 (7.4%)	435 (6.5%)	-11.4%	11.0%
25-54	2091 (33.7%)	1789 (29.2%)	1955 (28.9%)	-6.5%	38.10%
55-64	1221 (19.7%)	1262 (20.7%)	1358 (20.1%)	11.2%	13.50%
65 and over	1361 (22%)	1747 (28.6%)	2138 (31.7%)	57.1%	20.90%
Family Structure					
Couple family without children	910 (53.6%)	931 (57.4%)	1,096 (58.4%)	20.4%	44.50%
Couple family with children	524 (30.8%)	456 (28.1%)	503 (26.8%)	-4.0%	36.80%

	BoDC			% change in BoDC	Tasmania
	2011	2016	2021	2011 - 2021	2021
One parent family	251 (14.8%)	223 (13.7%)	261 (13.9%)	4.0%	17.30%
Other	14 (0.8%)	13 (0.8%)	19 (1.0%)	35.7%	1.40%
Household Size					
Average people per household	2.1	2.1	2.8	33.3%	2.4
Car Ownership					
Average motor vehicles per dwelling	1.7	1.8	1.9	11.8%	1.9

Table 4 – Scamander and Beaumaris population analysis

	Scamander			% change in Scamander	Beaumaris			% change in Beaumaris
	2011	2016	2021	2011 - 2021	2011	2016	2021	
Population								
Total	719 ⁶	638	803	11.7%	282	289	362	28.4%
Female	348 (48.4%)	303 (47.3%)	385 (47.9%)	42.5%	138 (48.9%)	138 (46.6%)	167 (46.1%)	21.0%
Male	371 (51.6%)	338 (52.7%)	418 (52.1%)	12.7%	144 (51.1%)	158 (53.4%)	195 (53.9%)	35.4%
Aboriginal and Torres Strait Islander population								
Aboriginal and/or Torres Strait Islander	32 (4.5%)	22 (3.4%)	32 (4.0%)	0.0	5 (1.8%)	16 (5.5%)	24 (6.6%)	380%
Median Age								
Median age	46	51	51	10.9%	51	52	50	-1.9%

⁶ In 2011 Census, Upper Scamander was included within the study area. In 2016 and 2018, Upper Scamander and Scamander data were separated. In 2016, Upper Scamander had a population of 44 people, and in 2021 had a population of 60. This may partially explain the decrease in population from 2011 to 2016.

	Scamander			% change in Scamander	Beaumaris			% change in Beaumaris
	2011	2016	2021	2011 - 2021	2011	2016	2021	
Age Profile								
0-4	49 (6.8%)	34 (5.4%)	41 (5.0%)	-16.3%	14 (5.0%)	14 (4.8%)	15 (4.2%)	7.1%
5_14	79 (11.0%)	59 (9.3%)	89 (10.9%)	12.7%	33 (11.7%)	36 (12.5%)	45 (12.5%)	36.4%
15-24	65 (9.1%)	41 (6.5%)	43 (5.3%)	-51.2%	21 (7.4%)	21 (7.3%)	26 (7.3%)	23.8%
25-54	273 (38%)	201 (31.7%)	280 (34.1%)	2.6%	101 (35.8%)	86 (29.8%)	115 (32.0%)	13.9%
55-64	121 (16.9%)	146 (23.1%)	147 (17.9%)	21.5%	58 (20.5%)	63 (21.8%)	67 (18.7%)	15.5%
65 and over	130 (18.2%)	152 (24.0%)	218 (26.6%)	67.7%	55 (19.5%)	69 (23.7%)	91 (25.4%)	65.5%
Family Structure								
Couple family without children	96 (47.8%)	93 (54.4%)	119 (55.3%)	24.0%	45 (52.3%)	56 (58.9%)	57 (51.4%)	26.7%
Couple family with children	71 (35.3%)	61 (35.7%)	73 (34.0%)	2.8%	32 (37.2%)	27 (28.4%)	28 (25.2%)	-12.5%
One parent family	30 (14.9%)	17 (9.9%)	21 (9.8%)	-30.0%	9 (10.5%)	12 (12.6%)	25 (22.5%)	177%
Other	2 (2.0%)	0 (0.0%)	0 (0.0%)	-100%	0 (0.0%)	0 (0.0%)	0 (0.0%)	0.0%
Household Size								
Average people per household	2.2	2.0	2.1	-4.5%	2.3	2.2	2.2	-4.3%
Car Ownership								
Average motor vehicles per dwelling	1.8	1.8	2.0	11.1%	1.9	1.8	2.0	5.3%

3.2 Socio-economic index

The Socio-Economic Indexes for Areas (SEIFA) combines ABS census data such as income, education, employment, occupation, housing and family structure to summarise the socio-economic characteristics

of an area. Each area receives a SEIFA score indicating how relatively advantaged or disadvantaged that area is compared with other areas. SEIFA is a collection of four indexes, each summarising a different aspect of the socio-economic conditions in an area using different Census data. The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) focuses on both advantage and disadvantage.

In the BoDC, the IRSAD score has remained relatively unchanged from 2011 to 2021, going from 882 to 881. However, it did decrease to 879 in 2016, indicating that the LGA was more disadvantaged at that time. With this score, Break O'Day is recognised as one of the most disadvantaged LGAs in Tasmania and Australia, being in the first quintile on the scale of most disadvantaged to most advantaged. The overall SEIFA ranking for BoDC is 57 (which has increased by 9 since 2011), out of 547 LGAs with SEIFA scores in Australia. This means that there are 490 LGAs that are less disadvantaged, and 56 LGAs that are more disadvantaged.

3.3 Housing analysis

ABS housing trends are described below in relation to housing in BoDC from 2011 to 2021.

Total dwellings

- Dwellings increased by 327, a 7.8% overall growth in the housing stock.
- There have been 20 new dwellings in Beaumaris.
- There have been 60 new dwellings in Scamander to support the population.

Occupied dwellings

- Of the 4,520 dwellings in BoDC in 2021, 66.5% were occupied compared to 33.7% unoccupied. This suggests that approximately a third of dwellings in BoDC are being used for seasonal population (holiday homes or shacks) and visitor accommodation (excluding private dwellings solely used for visitor accommodation). This assumes that people aren't typically on holiday in August, the month when the census occurs, which means that people would likely be at their primary place of residence and not staying in their holiday houses or second dwellings. This is quite a high rate of unoccupied dwellings compared to other Tasmanian LGAs, and the Tasmanian average of 11.8%.
- Scamander is similar to BoDC with a rate of 30.3% of unoccupied dwellings in 2021 (or 149 dwellings). Interestingly Beaumaris has a lower percentage of only 45 dwellings or 22.1% of unoccupied dwellings. This indicates that Beaumaris has a greater proportion of permanent residents (77.5%) than Scamander (69.1%).
- Another key change from 2011 to 2021 is the number of unoccupied dwellings on census night decreasing in Scamander and Beaumaris, indicating a more permanent population. For example, the percentage of unoccupied dwellings in Scamander reduced from 39.1% in 2011 to 30.3% in 2021. In Beaumaris the percentage change was even greater, reducing from 39.2% in 2011, to 22.1% in 2021.

Dwelling types

- Dwelling structures and sizes have remained mostly unchanged. However, there has been a relatively significant rise in the flat or apartment dwelling type in BoDC – an increase from 27 to 86 – and also an increase in studio dwellings (no bedrooms) from 13 to 54. It is likely these two increases are linked to the same developments. They are a positive change for the BoDC area, providing choice in dwelling types for the ageing population.
- A high rate of single, detached dwellings remains in both Scamander and Beaumaris, consistent with the rest of BoDC.

Dwelling sizes

- The predominant dwelling type in Beaumaris, Scamander and the wider BoDC is separate houses.

- In BoDC, separate houses have consistently comprised a little over 90% of the housing stock between 2011 and 2021. Between 2016 and 2021, there was a slight change in trend with an increase in flats/apartments and other smaller housing types, slightly diversifying the current stock.
- In Scamander this trend is similar, with separate houses continually being about 91% of the housing stock. However, there has been a minor increase in other housing types (an increase of 11 dwellings) between 2011 and 2021.
- Beaumaris has the opposite trend, having about 92% of separate dwellings in 2011 increasing to nearly 97% in 2021, with no other housing types being built.
- The majority of houses in BoDC have three or more bedrooms, indicating that the predominate type of housing is a large family home. While this is common across other LGAs, it indicates that the housing stock is not going to continue meeting the needs of the ageing population.

Social housing

Comments were sought from Homes Tasmania in relation to the provision of social housing in the study area. Homes Tasmania advised that there were no assets in Scamander or Beaumaris, and did not identify whether there will be into the future.

Table 5 shows key statistics for BoDC, and Table 6 for Scamander and Beaumaris.

Table 5 – BoDC housing analysis

	BoDC			% change in BoDC	Tasmania
	2011	2016	2021	2011 - 2021	2021
Dwellings					
Total dwellings	4193	4283	4520	7.8%	247,597
Occupied private dwellings	2,586 (61.7%)	2,588 (60.4%)	3,000 (66.5%)	16.0%	218,412
Unoccupied private dwellings	1,607 (38.3%)	1,695 (39.6%)	1,520 (33.7%)	-5.4%	29,185
Household Type					
Family household	1682 (65.1%)	1,608 (62.0%)	1,861 (62.1%)	10.6%	67.60%
Single (or lone) person household	848 (32.8%)	921 (35.5%)	1,075 (35.9%)	26.8%	29.00%
Group household	54 (2.1%)	65 (2.5%)	59 (2.0%)	7.4%	3.40%
Dwelling Structure					
Separate house	2,421 (93.7%)	2,438 (94.2%)	2,744 (91.5 %)	13.3%	87.70%

	BoDC			% change in BoDC	Tasmania
	2011	2016	2021	2011 - 2021	2021
Semi-detached, row or terrace house, townhouse etc.	79 (3.1%)	51 (2.0%)	86 (2.9%)	8.9%	6.10%
Flat or apartment	27 (1.0%)	23 (0.9%)	86 (2.9%)	218.5%	5.30%
Other	58 (2.2%)	45 (1.7%)	69 (2.3%)	19.0%	0.60%

Dwelling Size

No bedrooms	13 (0.5%)	24 (0.9%)	54 (1.8%)	315.4%	0.50%
One bedroom	150 (5.8%)	157 (6.1%)	225 (7.5%)	50.0%	4.70%
Two bedrooms	663 (25.7%)	674 (26.0%)	757 (25.2%)	14.2%	20.50%
Three bedrooms	1,259 (48.7%)	1,235 (47.6%)	1,418 (47.2%)	12.6%	49.60%
Four or more bedrooms	446 (17.3%)	441 (17.0%)	487 (16.2%)	9.2%	23.20%

Table 6 – Scamander and Beaumaris housing analysis

	Scamander			% change in Scamander	Beaumaris			% change in Beaumaris
	2011	2016	2021	2011 - 2021	2011	2016	2021	
Dwellings								
Total private dwellings	466	472	526	12.8%	188	207	208	10.6%
Occupied private dwellings	297 (65.7%)	272 (60.9%)	340 (69.1%)	14.5%	115 (60.8%)	124 (60.8%)	158 (77.5%)	37.4%
Unoccupied private dwellings	155 (34.3%)	175 (39.1%)	149 (30.3%)	-3.9%	74 (39.2%)	80 (39.2%)	45 (22.1%)	-39.2%
Household Type								
Family household	204 (68.0%)	171 (63.1%)	215 (63.6%)	5.4%	81 (71.7%)	93 (74.4%)	103 (64.8%)	27.2%

	Scamander			% change in Scamander	Beaumaris			% change in Beaumaris
	2011	2016	2021	2011 - 2021	2011	2016	2021	
Single (or lone) person household	92 (30.7%)	93 (34.3%)	114 (33.7%)	24.0%	28 (24.8%)	32 (25.6%)	49 (30.8%)	75.0%
Group household	4 (1.3%)	7 (2.6%)	9 (2.7%)	125%	4 (3.5%)	0 (0.0%)	7 (4.4%)	75.0%

Dwelling Structure

Separate house	274 (91.6%)	256 (94.1%)	311 (91.5%)	13.5%	105 (92.1%)	124 (100%)	153 (96.8%)	45.7%
Semi-detached, row or terrace house, townhouse etc.	3 (1.0%)	0 (0.0%)	0 (0.0%)	-100.0%	9 (7.9%)	0 (0.0%)	0 (0.0%)	-100.0%
Flat or apartment	10 (3.3%)	6 (2.2%)	13 (3.8%)	30.0%	0 (0.0%)	0 (0.0%)	0 (0.0%)	0.0%
Other	12 (4.0%)	10 (3.7%)	23 (6.8%)	91.8%	0 (0.0%)	0 (0.0%)	0 (0.0%)	0.0%

Dwelling Size

No bedrooms	3 (1.0%)	8 (2.8%)	4 (1.2%)	33.3%	0 (0.0%)	0 (0.0%)	0 (0.0%)	0.0%
One bedroom	17 (5.7%)	19 (6.7%)	22 (6.4%)	29.4%	4 (3.5%)	3 (2.5%)	4 (2.7%)	0.0%
Two bedrooms	69 (23.1%)	62 (21.8%)	79 (23.0%)	14.5%	31 (27.4%)	37 (30.8%)	41 (27.9%)	32.3%
Three bedrooms	164 (54.8%)	140 (49.1%)	160 (46.5%)	-2.4%	61 (54.0%)	52 (43.3%)	66 (44.9%)	8.2%
Four or more bedrooms	43 (14.4%)	49 (17.2%)	68 (19.8%)	58.1%	17 (15.0%)	25 (20.8%)	32 (21.8%)	88.2%

3.3.1 Rental vacancy

Despite high homeownership (76% in Beaumaris and 75% in Scamander), the 2021 ABS census indicates that the region faces housing affordability issues:

- Rental vacancy rates are critically low, below the REIA’s healthy benchmark of 3%. The vacancy rate for Beaumaris and Scamander is currently 1.0%⁷.
- In Scamander, 45.5% of renters are spending over 30% of income on rent, and 22.2% in Beaumaris.
- In Scamander, 22.6% of housing is privately rented, and in Beaumaris, 17.1% is. These are both below the Tasmanian average of 26.4%.
- There is no social housing provided in Scamander or Beaumaris.

Short-term rentals, such as Airbnb listings, further constrain the long-term rental market.

3.3.2 Planning permit approvals

Between 2014 and 2024, 503 planning permit applications were lodged with BoDC for properties in Scamander and Beaumaris; of these, 445 applications (88.5%) were approved. These were for single dwellings, multiple dwellings, visitor accommodation, outbuildings, alterations and additions, subdivisions, and other approvals. This data, however, does not include a breakdown of application types, for example whether one was for a new single dwelling or an extension to an existing single dwelling; therefore, the summary in Table 7 is only of the number of applications.

Of the 445 approvals, 26% were in Beaumaris and 74% in Scamander. Looking at zoning, most applications (216) were for use and development in the General Residential zone, followed by 81 applications in the Low Density Residential zone, and 62 applications in the Environmental Living zone. Refer to Figure 6 and Figure 7 which show the approvals issued in Scamander and Beaumaris by zone and suburb between 2014 and 2024. Overwhelmingly, the applications were for residential use and development, with 272 applications associated with single dwellings, 94 applications for other residential, 45 applications for visitor accommodation and 14 for subdivision.

Table 7 – Planning permits issued by year

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
No. of permits	16	41	32	28	43	31	51	67	51	46	39	445

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 constructed. An average of 7.3 per year and a 70% completion rate. In Beaumaris, 38 planning permits were issued for dwellings and 31 of those were constructed, resulting in a completion rate of 82% and an average of 3.1 houses being built per year over that ten-year period. Refer to Table 8⁸.

⁷ Data obtained by postcode from SQM Research, May 2025

⁸ The dwelling demand summary under section 4.2.8 does not include a scenario based on historical single dwelling approval/construction. It is noted that the average 7.3 dwellings per year for Scamander and 3.1 dwellings per year for Beaumaris as identified under 3.3.2 is within the dwelling demand summary range; slightly below the historical growth scenario.

Table 8 – Planning permits issued for single dwellings in Scamander and Beaumaris

Year		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Scamander	No. of permits issued	5	5	4	5	13	6	14	16	12	9	14	103
	No. of dwellings completed	3	5	3	4	12	6	10	13	6	4	7	73
Beaumaris	No. of permits issued	4	2	2	2	2	2	3	10	3	3	5	38
	No. of dwellings completed	3	2	2	2	2	2	1	8	2	3	4	31

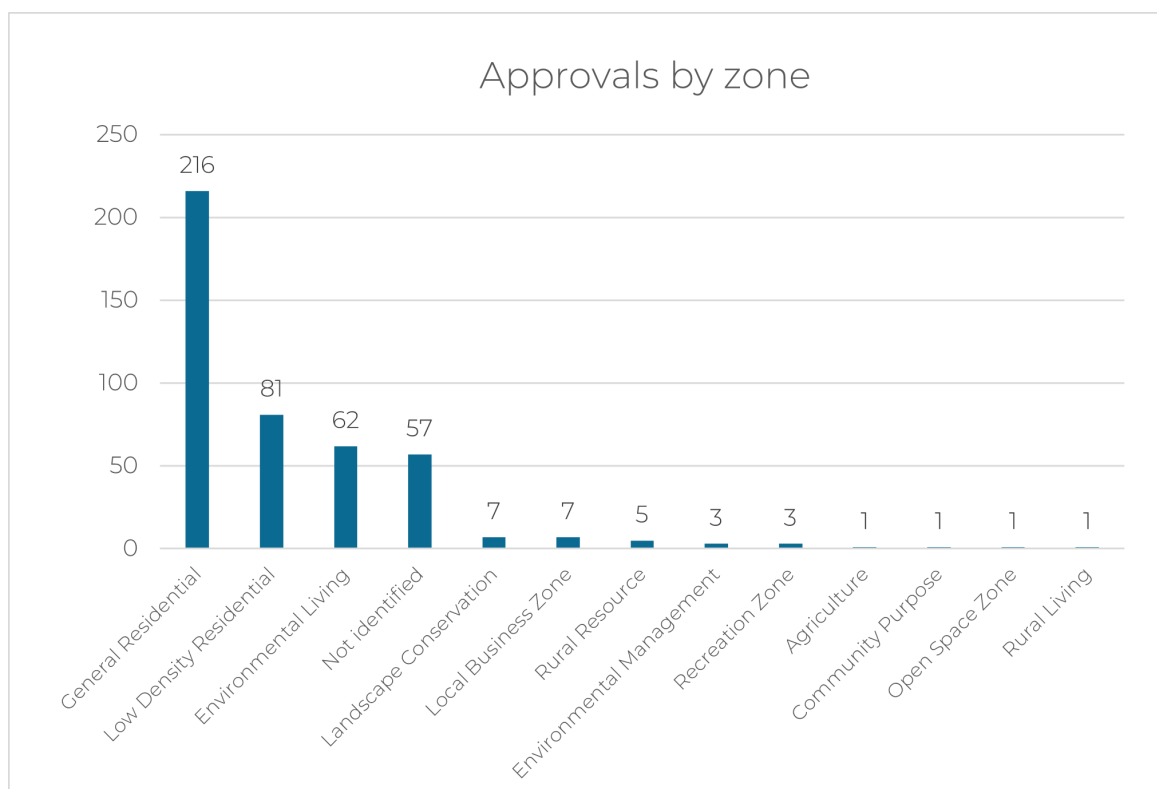


Figure 6 Zoning approval analysis for BoDC

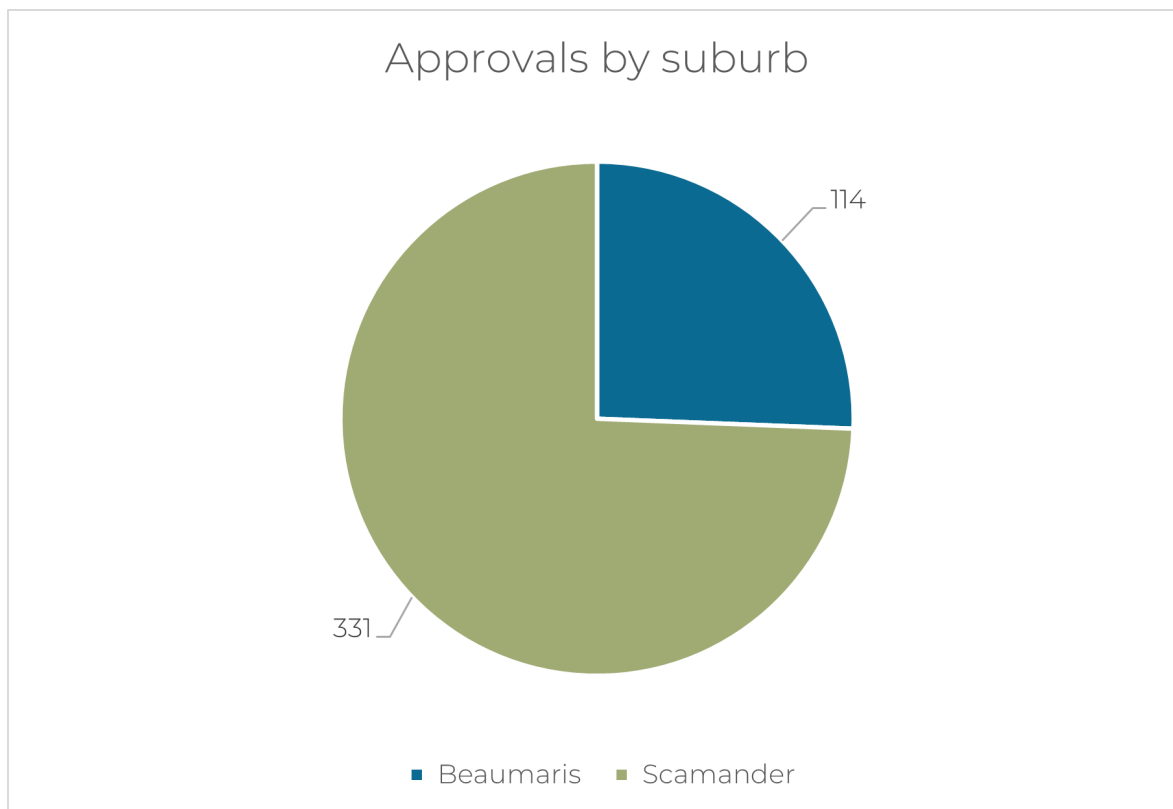


Figure 7 Planning permits issued in Scamander and Beaumaris from 2014 to 2024

3.3.3 Vacant land supply

The vacant land supply (at June 2025) in Scamander and Beaumaris is summarised in Table 9, Table 10, and Table 11. This vacant and underutilised land has been 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.

It is important to note that the land supply analysis has not tested the developability of the land in a practical sense. It may therefore include land that is not currently serviced or has significant land constraints such as inundation overlays or the siting of an existing dwelling that practically precludes development. For example, there is vacant and residentially zoned land in Scamander comprising native vegetation and land prone to landslip, and land that is not sewer serviced, all of which may limit development potential.

The data is showing that there are 145 vacant and underutilised residentially zoned lots in Scamander and Beaumaris, with 58% of these being in the General Residential zone in Scamander and 39% in the Low Density Residential zone in Beaumaris. There are also 4 vacant or underutilised lots in the Local Business zone in Scamander. Refer to Figure 8.

It is noted there are no vacant or underutilised lots in the zones not shown in Table 9, Table 10 and Table 11; for example, there are no vacant or underutilised lots in the Village zone or in industrial zones. The only land in the Village zone is the Surfside Hotel at 269 Tasman Highway, Beaumaris, and there is no industrial zoned land in either settlement.

Table 9 – Residential vacant land supply (Source: Era Advisory, The LIST)

Zoning	Location	Vacant area (no. of lots)	Underutilised area (no. of lots)
General Residential	Scamander	43.33 ha (55 lots)	25.04 ha (29 lots)
	Beaumaris	0 ha (0 lots)	0 ha (0 lots)
Rural Living	Scamander	0 ha (0 lots)	0 ha (0 lots)
	Beaumaris	4.97 ha (2 lots)	0.76 ha (2 lots)
Low Density Residential	Scamander	0 ha (0 lots)	0 ha (0 lots)
	Beaumaris	8.57 ha (35 lots)	6.15 ha (22 lots)
TOTAL		26.87 ha (92 lots)	31.95 ha (53 lots)

Table 10 – Non-residential vacant land supply (Source: Era Advisory, The LIST)

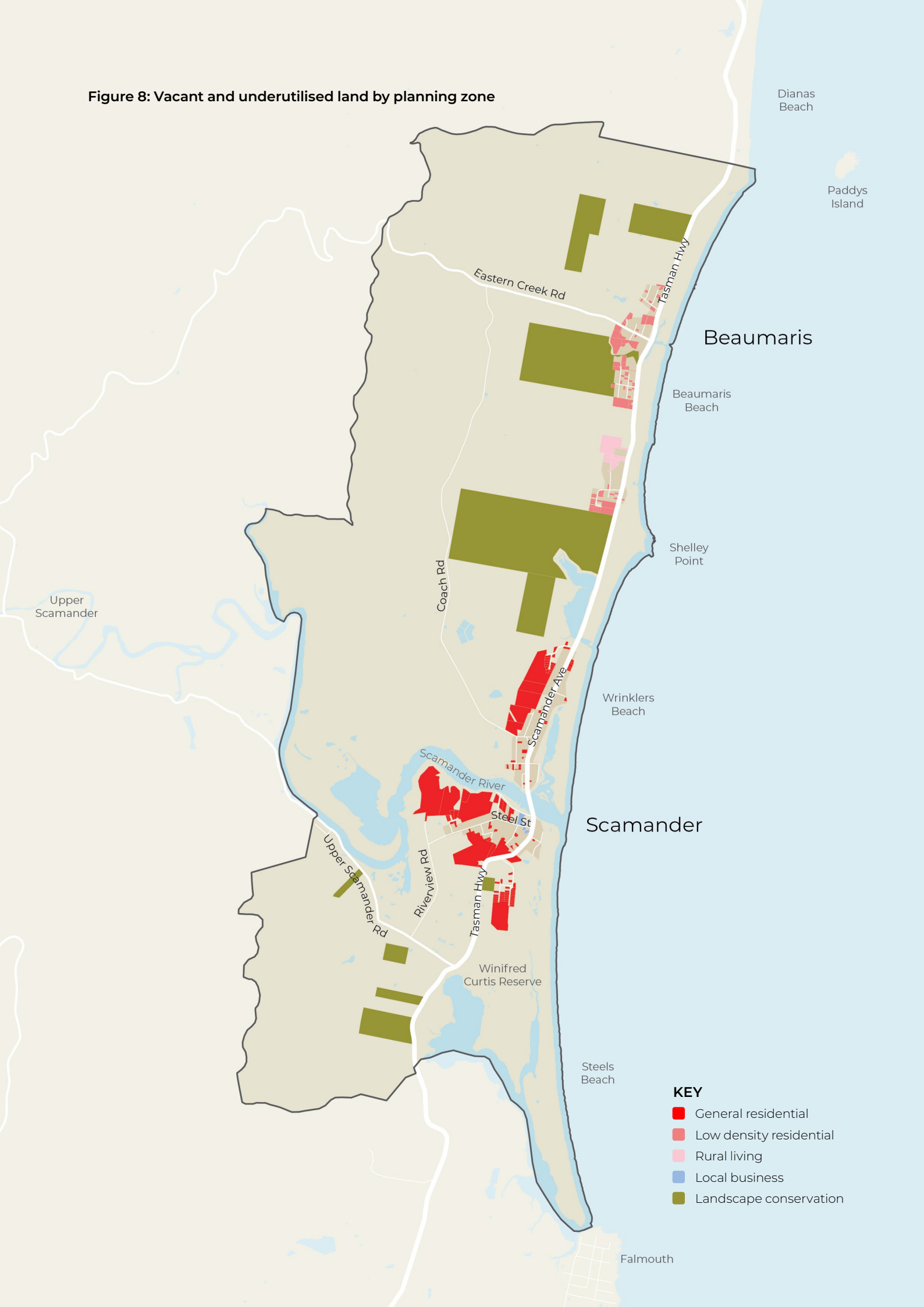
Zoning	Location	Vacant area (no. of lots)	Underutilised area (no. of lots)
Local Business	Scamander	0.84 ha (2 lots)	0.18 ha (2 lots)
	Beaumaris	0 ha (0 lots)	0 ha (0 lots)
TOTAL		0.84 ha (2 lots)	0.18 ha (2 lots)

Table 11 – Landscape Conservation zone vacant land supply⁹ (Source: Era Advisory, The LIST)

Zoning	Location	Vacant area (no. of lots)
Landscape Conservation	Scamander	51.11 ha (6 lots)
	Beaumaris	225.45 ha (4 lots)
TOTAL		276.56 ha (10 lots)

⁹ It is recognised that the Landscape Conservation zone is not a residential zone, as a residential use is a discretionary use in the zone. However, due to the existing pattern of use of land zoned Landscape Conservation being primarily residential, and many of the Landscape Conservation zoned lots being substantially below the permitted lot size of 50 ha it was determined that practically, these lots should be considered in the vacant land supply analysis. Noting, that the analysis did not identify any underutilised lots within this zone due to the permitted lot size.

Figure 8: Vacant and underutilised land by planning zone



3.4 Industry analysis

ABS population trends are described below in relation to education, employment and income in BoDC from 2011 to 2021.

Employment

- The number of people employed in the BoDC has increased by 349 people between 2016 and 2021. In 2021, 42.7% of the population were employed, and almost half of these people worked full time.
- Scamander has had a minor increase of people in the labour force (18 people) between 2011 and 2021, with 44.9% working full time.
- Beaumaris has seen a significant uptake of residents in the labour force, increasing by 40.7%, along with an increase in the population working full-time (23.3% increase) and part-time (60% increase).

Unemployment

- From 2011 to 2021, the unemployment rate in BoDC declined from 10.3% to 7.4%. This is still higher than the Tasmanian unemployment rate of 5.9% but a good sign that it is decreasing now after having slightly increased between 2011 and 2016.
- The unemployment rate has declined in both Scamander and Beaumaris between 2011 and 2021.

Education

- Since 2011, there has been a broad increase in education levels in BoDC (bachelor's degree or above, an advanced diploma or diploma, certificate level III or IV, and Year 12).
- In Scamander and Beaumaris, the percentage of the population that has completed a bachelor's degree or above or has completed Year 12 has increased between 2011 and 2021.

Income

- Between 2011 and 2021, the median weekly household income in BoDC has increased by nearly 30% to \$836 per week.
- The median weekly household income in Scamander in 2021 was slightly higher at \$910, and higher again in Beaumaris at \$963.
- While these are all lower than the Tasmanian median weekly household income (\$1,358), monthly mortgage repayments and weekly rent are also lower in BoDC. This is typical of a rural area where housing in relation to income is cheaper than the Tasmanian average.

Table 12 shows key statistics for BoDC, and Table 13 for Scamander and Beaumaris.

Table 12 – Workforce and education analysis for BoDC

	BoDC			% change in BoDC	Tasmania
	2011	2016	2021	2011 - 2021	2021
Employment ¹⁰					
In the labour force	2,260 (36.5%)	2,167 (35.5%)	2,516 (42.7%)	11.3%	270,780 (58.2%)
Worked full time	979 (43.3%)	890 (41.1%)	1,004 (39.9%)	2.6%	51.60%
Worked part time	848 (37.5%)	899 (41.5%)	1,121 (44.6%)	32.2%	36.40%
Unemployed	232 (10.3%)	237 (10.9%)	185 (7.4%)	-20.3%	5.90%
Level of highest education attainment					
Bachelor's degree level and above	- ¹¹	540 (10.3%)	791 (13.4%)	-	101,841 (21.9%)
Advanced Diploma and Diploma level	-	333 (6.4%)	456 (7.7%)	-	36,691 (7.9%)
Certificate level IV	-	139 (2.7%)	195 (3.3%)	-	16,316 (3.5%)
Certificate level III	-	875 (16.7%)	1015 (17.2%)	-	69,830 (15%)
Year 12	-	489 (9.3%)	614 (10.4%)	-	55,704 (12%)
Income					
Median weekly household income	\$654	\$746	\$836	27.8%	\$1,358
Median monthly mortgage repayments	\$953	\$910	\$1,083	13.6%	\$1,313
Median weekly rent	\$167	\$195	\$240	43.7%	\$290

¹⁰ Percentage of the active labour force, not the entire population.

¹¹ This didn't form part of the 2011 census

Table 13 – Workforce and education analysis for Scamander and Beaumaris

	Scamander			% change in Scamander	Beaumaris			% change in Beaumaris
	2011	2016	2021	2011 - 2021	2011	2016	2021	
Employment ¹²								
In the labour force	305	272	323	5.9%	108	111	152	40.7%
Worked Full Time	137 (44.9%)	118 (43.4%)	145 (44.9%)	5.8%	43 (39.8%)	49 (44.1%)	53 (34.9%)	23.3%
Worked Part Time	111 (36.4%)	115 (42.3%)	140 (43.3%)	26.1%	45 (41.7%)	45 (40.5%)	72 (47.4%)	60.0%
Unemployed	34 (11.1%)	27 (9.9%)	22 (6.8%)	-35.3%	12 (11.1%)	12 (10.8%)	8 (5.3%)	-33.3%
Level of highest education attainment								
Bachelor's degree level and above	-	55 (10.3%)	81 (11.9%)	-	-	48 (20.0%)	75 (25.0%)	-
Advanced Diploma and Diploma level	-	37 (6.9%)	49 (7.2%)	-	-	10 (4.2%)	22 (7.3%)	-
Certificate level IV	-	14 (2.6%)	34 (5.0%)	-	-	9 (3.8%)	16 (5.3%)	-
Certificate level III	-	115 (21.5%)	132 (19.4%)	-	-	44 (18.3%)	53 (17.7%)	-
Year 12	-	58 (10.8%)	77 (11.3%)	-	-	17 (7.1%)	28 (9.3%)	-
Income								
Median weekly household income	\$682	\$785	\$910	33.4%	\$580	\$883	\$963	66.0%
Median monthly mortgage repayments	\$1,200	\$1,159	\$1,200	0.0%	\$1,300	\$1,083	\$1,083	-16.7%
Median weekly rent	\$185	\$210	\$273	47.6%	\$195	\$200	\$250	28.2%

¹² Percentage of the active labour force, not the entire population.

3.4.1 Employment analysis

The ABS census data allows us to understand where people work and what roles they have, so that we can understand the main employment industries in the BoDC and where employment opportunities are.

An analysis of the jobs held by BoDC residents in 2021 shows the three most popular sectors were:

- Health Care and Social Assistance (317 people or 13.7%)
- Accommodation and Food Services (265 people or 11.5%)
- Retail Trade (251 people or 10.9%).

These three industries employed 833 people in total or 36.0% of the total employed resident population. Note that these include both BoDC residents and those living elsewhere but employed within the LGA.

The three most popular industries of employment held by residents of Scamander in 2021 were:

- Accommodation (16 people or 5.3%)
- Other Social Assistance Services (13 people or 4.3%)
- Hospitals (except Psychiatric Hospitals) (12 people or 3.9%)

The three most popular industries of employment held by residents of Beaumaris in 2021 were:

- Combined Primary and Secondary Education (8 people or 5.7%)
- Supermarket and Grocery Stores (6 people or 4.3%)
- General Practice Medical Services (6 people or 4.3%)

3.4.2 Occupation analysis

The ABS census data also provides insights into the types of occupations that people have. The occupation data outlines the occupations in which residents work, noting they may be residing in BoDC or elsewhere. Occupation data is influenced by the economic base and employment opportunities in the area, education levels, and the working and social aspirations of the population. It can tell us a lot about the socio-economic status and skill base of an LGA.

In 2021, the three most popular occupations in BoDC were:

- Labourers (358 people or 15.4%)
- Technicians and Trades Workers (347 people or 14.9%)
- Managers (342 people or 14.7%).

In combination these three occupations accounted for 1,047 people in total or 45.0% of the employed resident population. Between 2016 and 2021, the largest changes in the occupations of residents in the BoDC were for those employed in Construction (+87 people), Health Care and Social Assistance (+63 people) and Professional, Scientific and Technical Services (+42 people).

In 2021, the three most popular occupations in Scamander were:

- Technicians and Trades Workers (58 people or 19.1%)
- Professionals (45 people or 14.8%)
- Labourers (42 people or 13.8%)

In 2021, the three most popular occupations in Beaumaris were:

- Professionals (37 people or 26.2%)

- Technicians and Trades Workers (22 people or 15.6%)
- Community and Personal Service Workers (22 people or 15.6%)

3.4.3 Journey to work

On census day in BoDC in 2021, 65.5% of people travelled to work in a private car, 0.1% took public transport, 6.0% rode a bike or walked; and 11.8% worked at home. To compare, in 2016 66.2% of people travelled to work in a private car, 0.4% took public transport and 8.7% worked at home. It is noted that the census occurred when COVID-19 was still prevalent, and many workplaces required employees to work from home if possible. For these reasons, it is anticipated that a higher percentage of people were working from home in 2021 compared to 2016.

In Scamander in 2021, 73.4% of people travelled to work in a private car, 5.6% walked, 0% took public transport, and 11.2% worked at home. To compare, in 2016 76% of people travelled to work in a private car, 1.2% took public transport and 7.0% worked at home.

In Beaumaris in 2021, 74.5% of people travelled to work in a private car, 0% took public transport, and 9.2% worked at home. To compare, in 2016 80.2% of people travelled to work in a private car, 0% took public transport and 4.2% worked at home.

3.4.4 Agricultural industry

The agriculture, forestry and fishing industry sector accounted for 18.8% or \$81.9 million of the BoDC LGA's output in 2022-23, and has been a steady contributor throughout recent history. This sector also accounts for the largest proportion (25.3%) of BoDC's industrial base. The value added by this sector is almost double that of the second-highest contributor, health care & social assistance. However, there has been a recent decline observed in the agriculture, forestry and fishing industry sector, and the LGA is turning more towards being a service economy to the region and the tourism sector. There is an absence of prime agricultural land in the BoDC; therefore, land currently being used for agricultural purposes should be protected in line with the *State Policy on the Protection of Agricultural Land 2009*.

There is Agriculture zoned land just outside the study area, in Upper Scamander. 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 used for lifestyle and small-scale farming, suggesting the zoning and current use do not align.

3.4.5 Visitor economy

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 \$56.7m, and the total value added was \$30.5 million. Employment in the tourism sector in BoDC has increased, with 233 people being employed in the tourism workforce in 2021; 27.0% worked full-time and 71.2% worked part-time or were away from work¹³.

Aside from tourists visiting the area for the natural environment and more traditional coastal activities such as surfing, swimming and fishing, mountain bike tourism is on the rise in BoDC, the East Coast and

¹³ Counts employed people who reported 0 hours of work the week before the census, or did not state their hours of work.

across the state. Blue Derby, in the neighbouring Council of Dorset, is widely regarded as the mountain bike capital of Australia, attracting more than 30,000 visitors annually¹⁴. These visitors typically spend 4-5 nights in Derby then another five nights elsewhere in Tasmania, with many likely passing through BoDC. Blue Tier is another mountain biking trail located in BoDC near St Helens and boasts a world class trail.

Trails play an important part in community health and wellbeing by improving the liveability of communities and providing visitors with a reason to visit, stay and invest. Well-targeted and designed trails can also generate significant economic and commercial benefits.

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

3.5 Utilities

As BoDC settlement populations grow, pressure increases on local utilities and infrastructure. The BoDC population is very dependent on cars and is rapidly ageing. This means existing infrastructure must be used efficiently, and expanded and upgraded where appropriate.

The planning, provision and management of infrastructure, services and facilities 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
- Community service facilities (for education, health and community care)
- Recreation facilities (including open space)
- Affordable and accessible housing.

Planning for settlement growth must involve planning for infrastructure. This will ensure reliable services are available to meet population needs. Refer to Figure 9 showing transport and movement in the study area.

3.5.1 Power

TasNetworks have provided the following comments in relation to the development of this structure plan:

- There have only been minor asset upgrades (i.e. switches) made in the area.
- The study area is supplied from the St Marys substation and there are two (2) feeders that travel through Scamander and Beaumaris. There are no issues from a capacity point of view for supplying the area. In the event of high loading, there would be an opportunity to shift load onto the Derby substation.

¹⁴ Data from Auscycling: The Rise of Blue Derby

- As these feeders are quite long and predominantly overhead, they are exposed to environmental conditions in the area – especially on the east coast. However, the area (and feeders) is not included in the poor performing areas statewide.

3.5.2 Transport

Most residents of BoDC rely on motor vehicles for travel, with the average household having 1.9 cars at the 2021 census, and 65.5% using a car to get to work (either as the driver or a passenger). Only 0.1% of people travelled to work by public transport, 5.5% walked and 0.4% used a bicycle. Limited public transport, significant distances between work and home, hilly terrain and a dominant car culture are likely contributing to this high car dependency in the LGA. This trend similarly occurs in Scamander and Beaumaris, with 73.4% of people traveling to work in a private car in 2021 in Scamander, and 74.5% in Beaumaris; and both suburbs having an average of 2 cars per dwelling.

It is also known that there is conflict and competition between road users, including freight vehicles, residents and visitors using the Tasman Highway and other main roads. The Tasman Highway is the main north–south trunk route servicing the major settlements of the East Coast, extending from Hobart to Launceston via the coast. The Tasmanian Government has committed to upgrading the highway to improve safety, road congestion and enhance connectivity.

The Launceston Airport adequately services the wider region of northern and north-eastern Tasmania. Launceston Airport is Australia’s 12th busiest airport with more than 1.35 million passengers in 2018-19, projected to grow to 2.5 million by 2040.¹⁵ The St Helens Airstrip, located at Stieglitz, is also available for smaller aircraft, and is commonly used to transport fresh seafood to the mainland, flying lessons, and for scenic flights.

While there is no major port in the BoDC, there is port infrastructure in the wider region. Bell Bay (Tasmania’s major bulk port) connects freight across the state; a ferry from Bridport connects to Flinders Island. TasRail operates the Tasmanian Freight Network which extends from Brighton to Western Junction and to the Port of Bell Bay. The Fingal Rail Line is used by the coal mine located in the BoDC.

The Department of State Growth has provided the following comments for the preparation of the structure plan.

Planned road works

State Roads is proposing to undertake the following pavement works in the area, subject to finalising road renewal works based on statewide priorities and funding:

- One kilometre of resurfacing in 2025/26 at the southern end of the identified Scamander – Beaumaris area.
- Further resurfacing is planned to the north, just outside the identified area, also during 2025/26.
- Some pavement renewal is likely on the Tasman Highway in the next five years, close to the junction of Upper Scamander Road.

Access to the highway and shared paths

Beaumaris has seen the development of some isolated subdivisions. Consideration as to how accesses could be consolidated and made via existing public roads should be investigated as a safe design solution, particularly if further subdivision is envisaged.

Council have built a network of shared user paths parallel to the Tasman Highway between the river and Henderson Lagoon, but also in the very wide road reservation between Scamander and Beaumaris.

¹⁵ Launceston Airport Master Plan 2020

Council is commended on constructing these assets for the community, noting Council will be responsible to own and maintain these paths into the future. It is acknowledged that the ownership of shared paths has not been formalised where located outside of town centres and where no kerb and channel has been constructed.

Road network planning

The State Roads Division within the Department of State Growth is undertaking the following planning work that relates in part to the Scamander-Beaumaris area:

1. St Marys Pass Options Assessment

Options are being investigated to improve the Esk Main Road connection between St Marys and the Tasman Highway due to a history of slope instability and road closures. Options include improving the existing St Marys Pass and exploring alternative route options. State Growth is currently finalising investigation of the proposed options, with findings to be released in mid-2025.

2. Tasman Highway Corridor Strategy

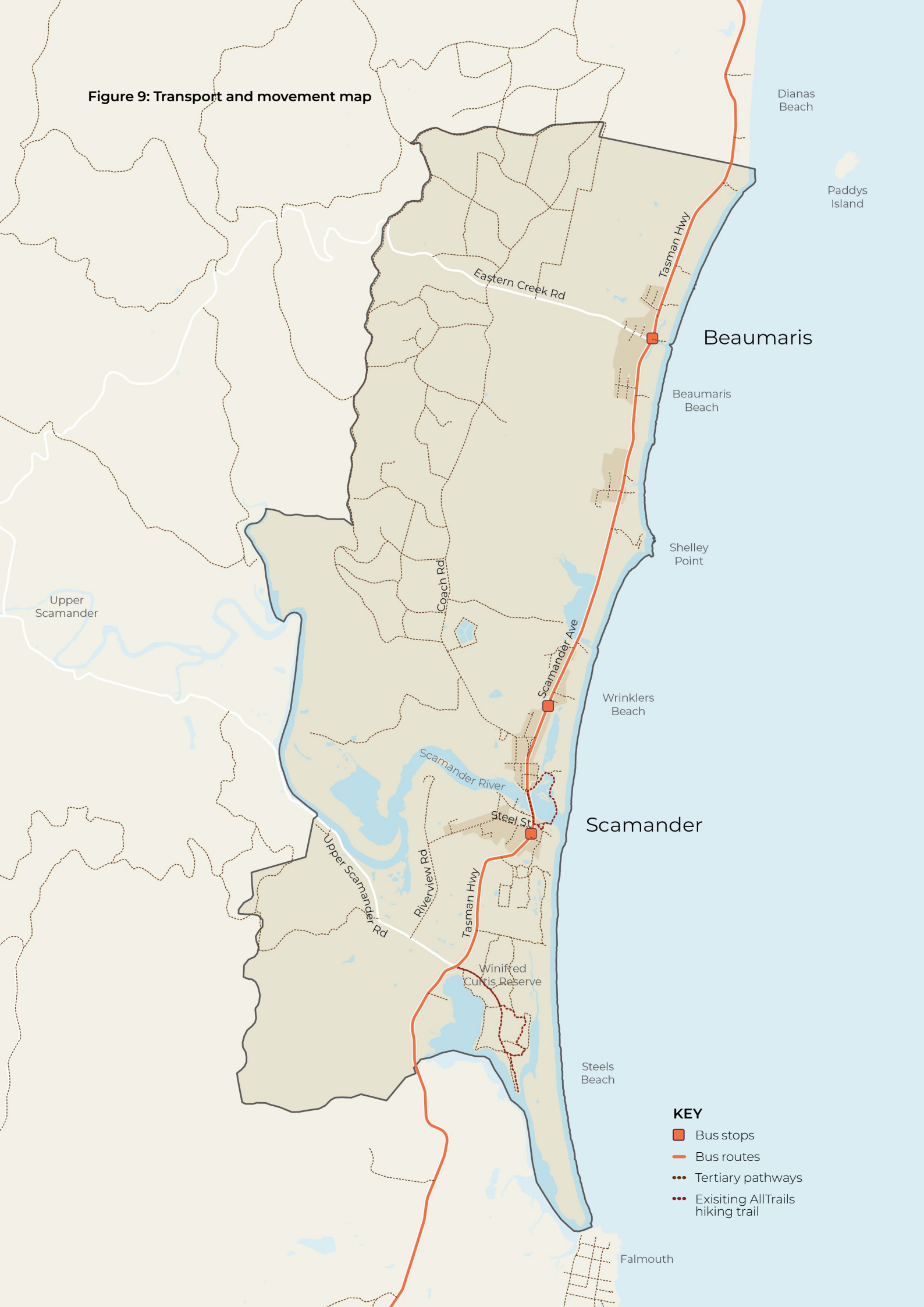
State Growth is developing a corridor strategy for the Tasman Highway between Sorell and Launceston, which extends along Tasmania's east coast and inland between St Helens to Launceston. The strategy will identify opportunities for improvement to meet the expected future needs of road users and communities along the corridor. This could include the identification of safety issues, active and public transport opportunities and investment opportunities.

The corridor strategy also includes Council-based urban initiatives, which BoDC may be able to incorporate in the structure plan. The strategy will include findings from the existing Great Eastern Drive program, which is being separately funded by the Tasmanian and Australian Governments, with this section focused on the Tasman Highway between Orford and St Helens, which includes both Scamander and Beaumaris. The corridor strategy is proposed to be completed by the end of 2025.

Passenger Transport

State Growth is in the process of auditing bus stops along the Tasman Highway.

Figure 9: Transport and movement map



3.5.3 Stormwater management

Stormwater management is becoming a more significant issue for LGAs across the state due to an increasing number of storm events, more urban development, and an increasing population. Under the *Urban Drainage Act 2013*, Council has an obligation to provide and manage appropriate stormwater drainage within urban areas of the municipality.

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. To meet the acceptable solution under the SAP, all development must be either capable of connecting to the public stormwater system or permitted by the General Manager to discharge stormwater to a system other than the public stormwater system. To satisfy the performance criteria development must be capable of accommodating on on-site stormwater management system.

The Manager Infrastructure and Development Services at BoDC has provided the following comments in relation to stormwater management:

- New stormwater infrastructure has been installed recently, or is planned to occur, as a result of recent subdivisions in the area and also known localised flood risks for lots in Scamander and Beaumaris.
- There are known areas in Scamander and Beaumaris that have problems with stormwater management, which will require minor works, kerb and channel or spoon drains to prevent localised flooding and further impacts on residents.
- There is an aquifer under Scamander Avenue (Tasman Highway) and in high rainfall events the water table rises leading to ground saturation and seepage.

The Department of State Growth has provided the following comments in relation to stormwater management:

- The 1% Annual Exceedance Probability (AEP) plus climate change overland flooding depth overlay on the LIST identifies areas where the Tasman Highway would be impacted in storm events. Future development in the area will need to consider protection of the Highway, particularly noting that State Growth is likely to only be referred development applications that are directly adjacent to the highway. This section of the Tasman Highway is a Category 2 road and it is important that it is not cut off due to increased stormwater runoff or regular flooding.
- Council needs to ensure adequate stormwater infrastructure is provided to protect the broader area including the highway.

3.5.4 Water supply

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 residential areas of Scamander, but not in Beaumaris, as shown in Figure 10.

TasWater have provided the following comments in relation to water supply in the study area:

- TasWater have an active capital works program to upgrade and maintain the state's water and wastewater infrastructure.
- There are minor capacity constraints in Scamander (noting there are no water services in Beaumaris).
- Some sections of transfer mains between the water treatment plant and network are undersized.
- Some of TasWater's network storage tanks are theoretically undersized.

- Low flows in the Scamander River can lead to risk of TasWater implementing water restrictions (no off-stream storage dam to harvest water). While this has historically been a rare event, the river ran dry in the 19/20 summer which led to Stage 3 water restrictions and water carting from St Helens.
- TasWater are working on a regional master plan that considers a range of options to improve the reliability of the East Coast water systems.

3.5.5 Wastewater

Beaumaris has no properties connected to reticulated sewerage infrastructure, while in Scamander, most (but not all) properties in the General Residential zone are connected. Refer to Figure 10.

There are five sewage treatment plants located in the BoDC: in Scamander, Stieglitz, St Helens, St Marys and Fingal.

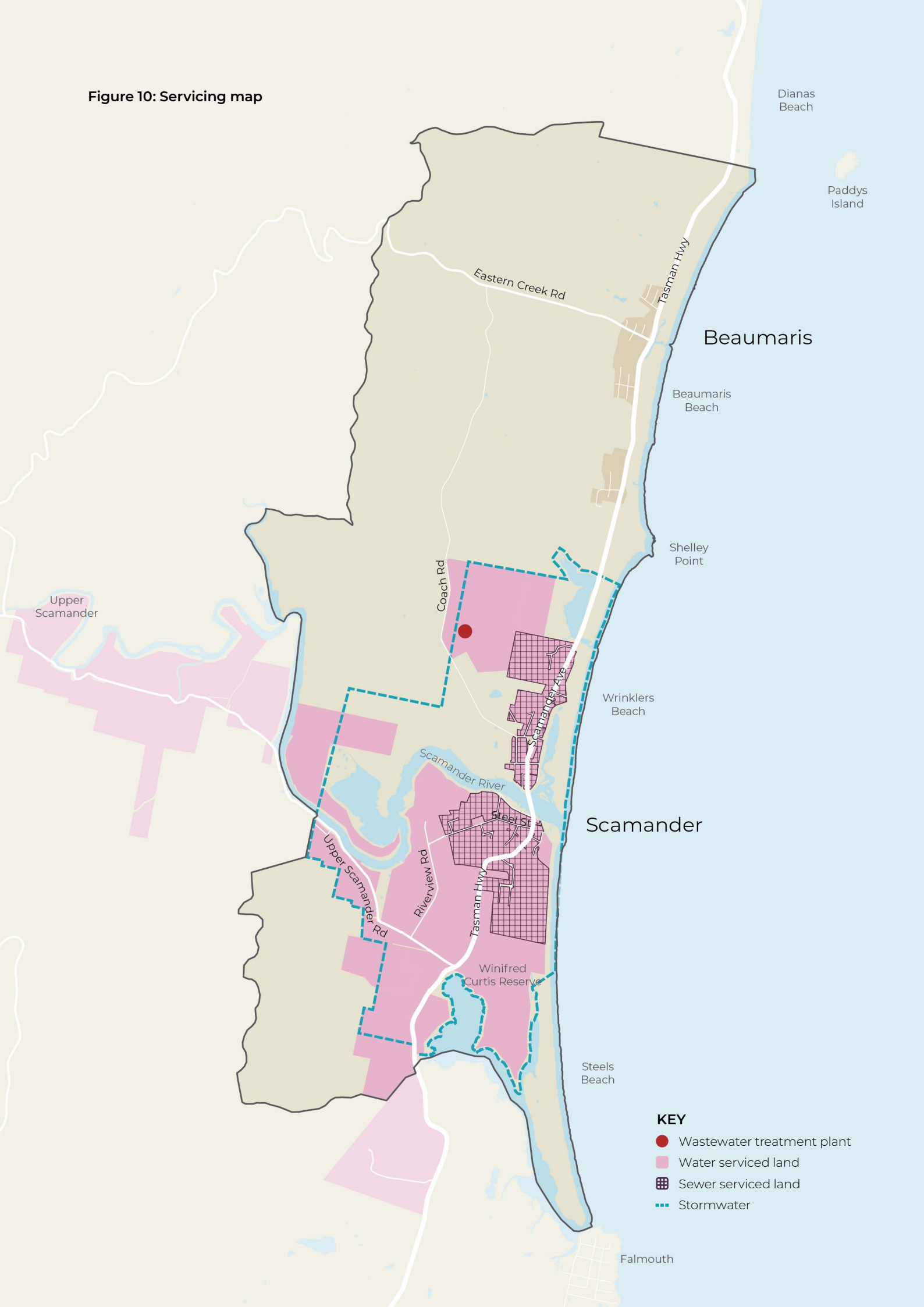
TasWater have provided the following comments in relation to the management of their sewer systems in the study area:

- TasWater have an active capital works program to upgrade and maintain the state's water and wastewater infrastructure.
- 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.

3.5.6 Waste management

For disposal of hard waste, Council offers kerbside recycling and waste collection in some areas of the LGA. Additionally, the Council runs six waste transfer stations, at St Helens, Scamander, St Marys, Ansons Bay, Fingal and Pyengana.

Figure 10: Servicing map



3.6 Community and recreational facilities

An urban facilities map has been prepared for the study area, as shown in Figure 11.. It shows that Scamander and Beaumaris, for the size of the towns and their roles within the activity centre hierarchy, are adequately serviced by community services and facilities, noting the reliance on and proximity to St Helens.

It is likely that most existing community services and facilities are currently sufficient and will continue to be so if well maintained into the future. This particularly applies to:

- Emergency services
- Open spaces and recreational facilities
- Shops and services.

Based on the population and demographic analysis, there is likely to be a need for the following in the broader region:

- Health facilities
- Residential aged care facilities.

Comments were sought from the Department for Education, Children and Young People regarding the provision of educational facilities and their capacity in the study area, however no feedback was provided.

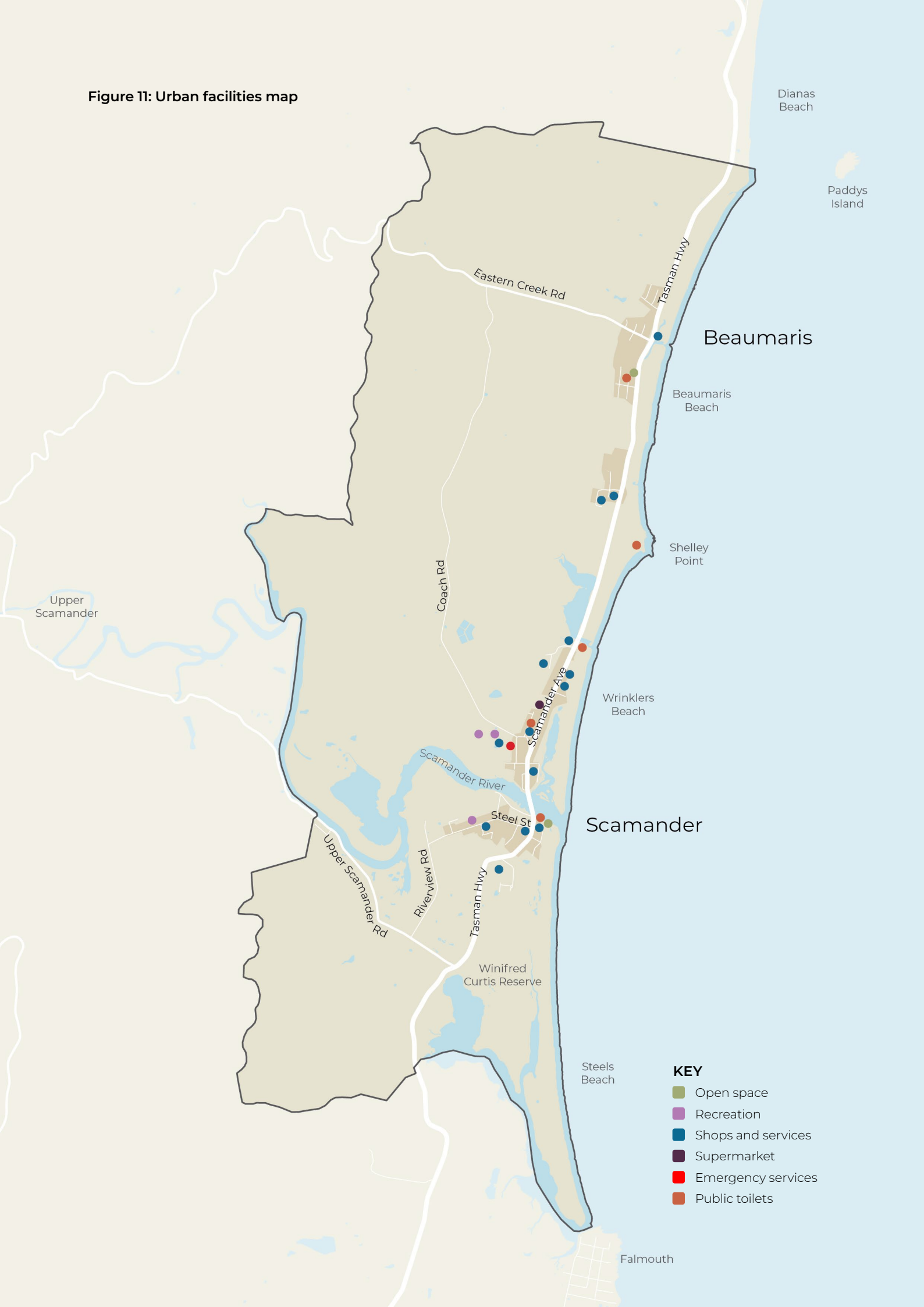
Ninety Mile Consulting have been engaged to deliver a St Marys and East Coast Tasmania childcare needs analysis. The project is underway now, and will assess the current and future needs for early childhood education and care (ECEC) and outside school hours care (OSHC) across St Marys and Tasmania's East Coast.

3.6.1 Scamander Sports Centre

The Scamander Sports complex is located on Coach Road, Scamander, and is an important asset to the Scamander community and surrounds. It comprises four sporting clubs: bowls, cricket, eight-ball and golf; as well as a bar and bistro facility providing meals and service. It is understood that it is currently managed by the Scamander Complex Committee (the committee) which is comprised of user group representatives from the bowls club, golf club, cricket club, and eight ball club. The restaurant and bar are leased to a private business and available to the public.

The BoDC have committed to preparing a masterplan for the sports complex, highlighting the significance of the facility to the community. The masterplan will be prepared in parallel with the Scamander and Beaumaris structure plan, as there are clear synergies in understanding the recreational needs of the community that forms part of the preparation of the structure plan.

Figure 11: Urban facilities map



3.7 Physical context

3.7.1 Climate change

BoDC is committed to managing and adapting to the risks associated with the changing climate across its infrastructure, services and programs. The BoDC Climate Change Adaptation Plan was prepared by the Northern Tasmanian Alliance for Resilient Councils, an initiative of eight north-eastern councils, to develop evidence-based foundations to help understand their climate risk and exposure; to increase capacity and capability to respond; and to ensure efficient resource use and scale action.

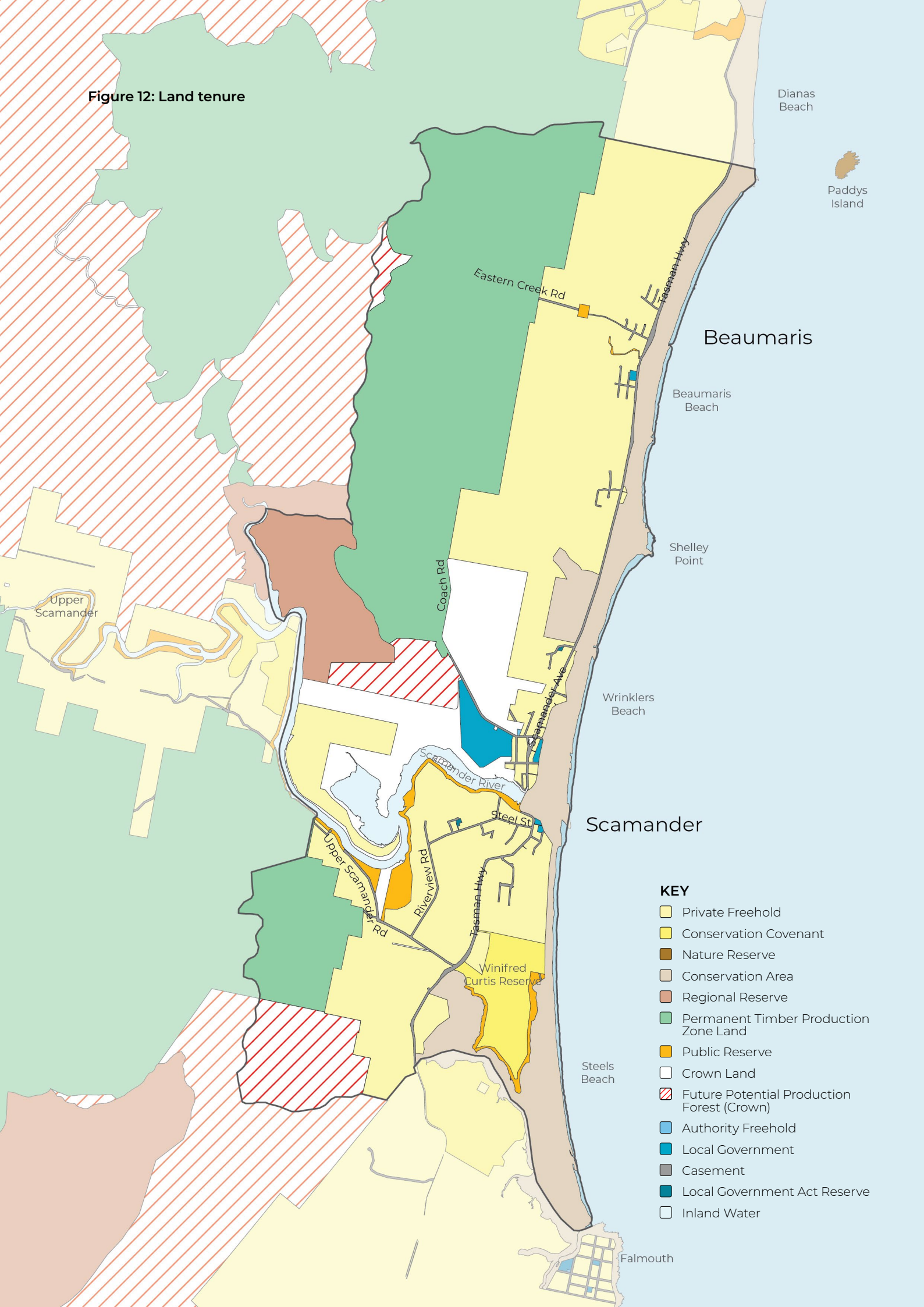
The key climate change vulnerabilities for BoDC are identified in the Climate Change Adaptation Plan as being:

- Heavier rainfall, flooding and erosion by runoff, resulting in increased cost burden to Council for repair and maintenance of damaged roads and infrastructure, with flood damage particularly along Ansons Bay Road, Reids Road, Upper Scamander Road, and St Columba Falls Road.
- Heavier rainfall events resulting in increasing likelihood that stormwater infrastructure will be under-capacity resulting in increased overland flow, localised flooding, and costs to Council for clean-up, repairs and potential upgrades to maintain expected service levels.
- Heavier rainfall exacerbating the likelihood of landslip and potential for damage to Council assets or disruption to services e.g. Falls Road, St Helens Point Road.
- Increasing frequency and intensity of bushfires resulting in increasing likelihood of damage to infrastructure and assets, particularly road surfaces and bridges, and extensive additional resources for clean-up, having consequences for budgets.
- Increasing frequency and intensity of bushfires exacerbating the potential for evacuation and access issues on roads to vulnerable localities, having implications for Council's emergency preparedness, e.g. Powers Rd, Pyengana and Stieglitz.
- Increased inundation from storm tide events resulting in the loss of or damage to Council assets, requiring increased maintenance and capital expenditure and potentially reduced service levels.
- Changes in sea level and the frequency of coastal/estuarine inundation events placing pressure on Council to protect private assets, manage expectations, and find acceptable solutions.
- During flood events, Georges River flood flows combined with high stormwater flows, storm surge and sea level rise result in inundation and flooding around Georges Bay and in St Helens. This is occurring to higher levels more often, increasing emergency management, infrastructure and planning demands on Council.
- Increasing exposure of developments to climate-related hazards requiring developers to engage consultants to address regulatory requirements, resulting in councils without the specialist and technical expertise to assess consultants' reports engaging that expertise and, if challenged, incurring additional costs to defend.

A structure plan discourages development in areas at risk, especially in relation to sensitive uses. It also should be ensured that infrastructure and services that service a wider area are not exposed to unacceptable levels of risk.

Given most of the study area comprises private freehold land, as shown in Figure 12, considering risk mitigation measures in future development and subdivision will be key to ensure appropriate adaptation to climate change impacts into the future.

Figure 12: Land tenure



3.7.2 Flooding and coastal inundation

The BoDC is anticipating heavier rainfall events into the future due to climate change, which will impact infrastructure and services and create hazards for the population, including community isolation. BoDC has always been vulnerable to significant flooding, and this will be a key concern to manage into the future as it is likely to become more frequent. The residential areas of Scamander and Beaumaris are not identified as being flood-prone; however, there are parts of the Scamander River, outside the Scamander township, that are flood-prone. Refer to Figure 13.

There are four major rivers in the BoDC, and one in the study area, as shown in Figure 15. The Scamander River flows from the BoDC hinterlands to the river mouth located in the heart of Scamander. The Scamander River is identified as being flood-prone near Doyles Mudflat, Millstream Arm and at the confluence with Arm Creek.

The entire coastline of the BoDC, including the study area, is identified as being prone to coastal inundation, either being in a coastal inundation hazard area, or in a coastal inundation hazard investigation area. These areas require active management to minimise impacts on residents and agricultural land.

The BoDC has identified several risks associated with flooding and coastal inundation, which it is actively managing to minimise impacts to the population. The primary risks identified include:

- Flood damage to infrastructure and bike track network
- Community isolation as a result of heavier rainfall events leading to more extensive road inundation (e.g. Ansons Bay Rd, Binalong Bay Rd, Reid's Rd, and St Helens Point Rd)
- Stormwater infrastructure not having the capacity to deal with heavier rainfall events
- Heavier rainfall exacerbating the likelihood of landslip, damage to Council assets and disruption to services
- Increased inundation from storm tide events resulting in the loss of or damage to Council assets (such as St Helens Point Rd, coastal footpaths and recreational areas).

3.7.3 Bushfire management

The majority of the BoDC is considered bushfire-prone land, aside from some parts of the larger settlements in the LGA. Given much of the hinterland comprises bushland or agricultural land, this is somewhat expected. Therefore, in addition to the continued reliance on the Bushfire-prone Areas Code for future planning applications, any rezonings should ensure that a best practice, strategic approach is taken to bushfire risk management and the protection of communities. This is becoming a more critical issue to manage with the expected hotter summers in the future as a result of climate change. As shown in Figure 14, a number of bushfires have occurred in the study area in recent years near Scamander and Beaumaris; it is anticipated increased evaporation and longer dry periods coupled with more extreme temperatures are likely to enhance the occurrence and intensity of bushfires in the LGA.

3.7.4 Landslip

Given the undulating, and at times steep, topography of the landscape, much of the LGA is in a low or medium landslip hazard band. In some areas, this makes land undevelopable or significantly constrained. Within the study area, there are parts of the residential areas of Beaumaris and Scamander identified as being landslip-prone, but most of the land affected is located adjacent to the western boundary of the study area, as shown in Figure 13. BoDC has identified that heavier rainfall events are likely to result in exacerbating the likelihood of landslip and the potential for damage of infrastructure, services and properties, and the isolation of communities.

3.7.5 Coastal erosion

The eastern coastal boundary of the BoDC is predominately identified as being prone to coastal erosion, or in a coastal erosion investigation area. Within the study area, the entire coastline is identified as being prone to coastal erosion. Climate change is likely to result in sea level rise, which will continually have a greater impact on coastlines and waterways. Scamander is directly exposed to the ocean and storm surge, which is likely to cause significant erosion along low-lying, sandy shorelines.

Figure 13: Natural hazards map

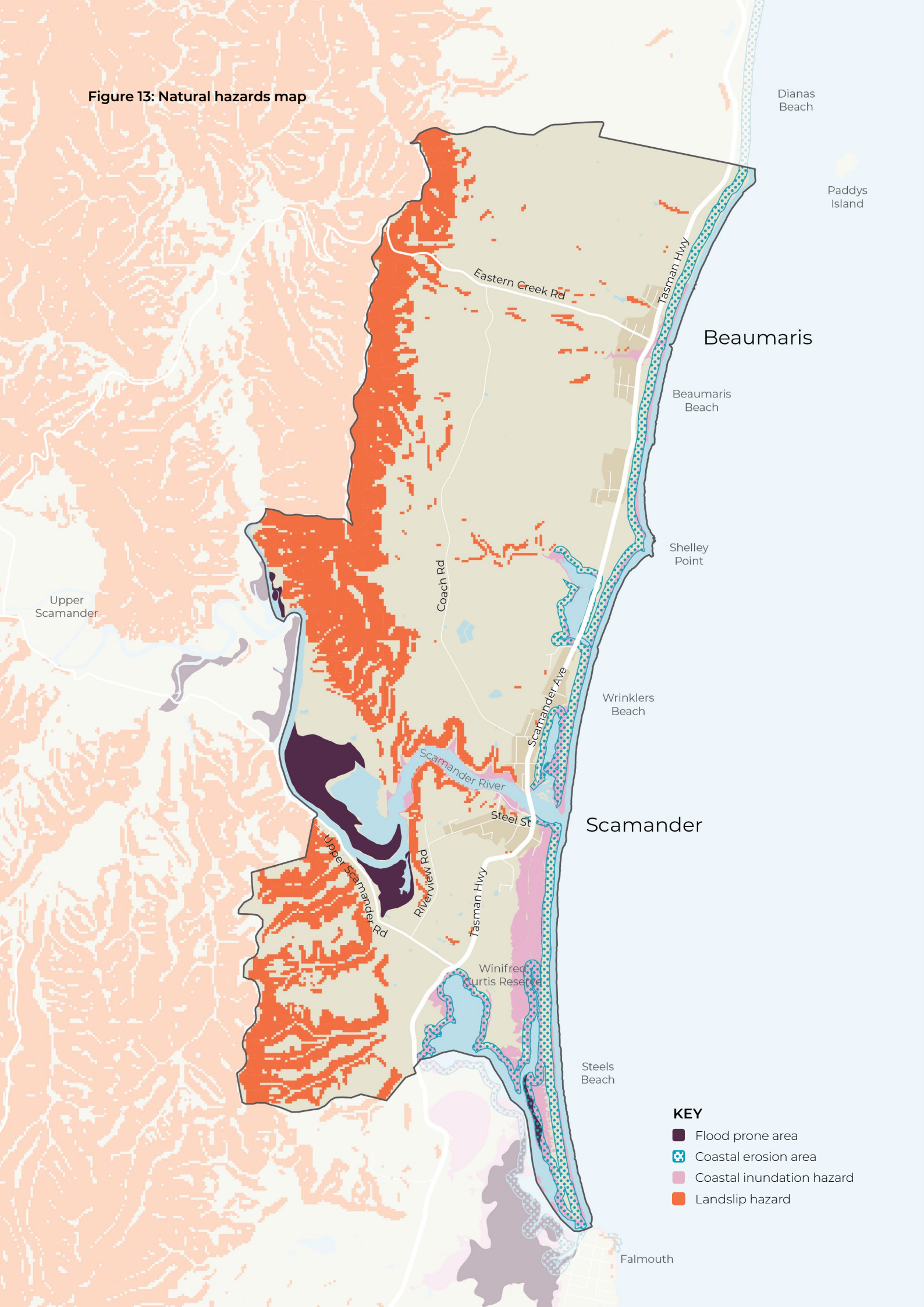
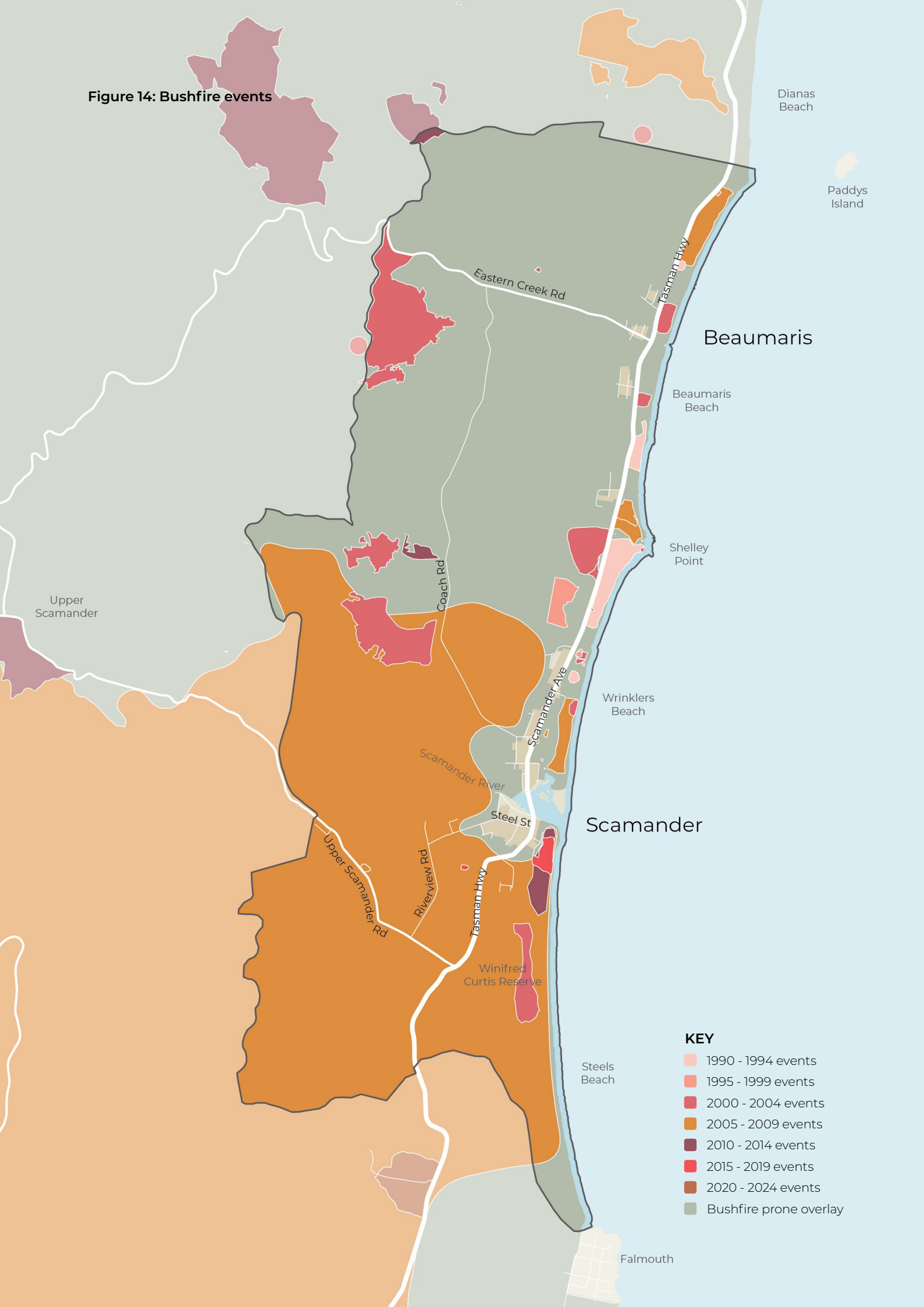


Figure 14: Bushfire events



3.8 Natural values, recreation and open spaces

BoDC has a vast array of services and facilities that support the residents of Scamander and Beaumaris and other settlements in the LGA. The provision of recreational facilities, open space and natural areas is essential to support the overall health and wellbeing of a community and improve the liveability of an area. Well-planned and designed open spaces and recreational facilities also provide broader social, economic and environmental benefits for the community. In the study area, existing spaces for the community to enjoy include the local beaches and parks, the network of footpaths and walking trails, sporting facilities, along with reserves and bushland such as the Winifred Curtis Reserve. These are shown in Figure 11.

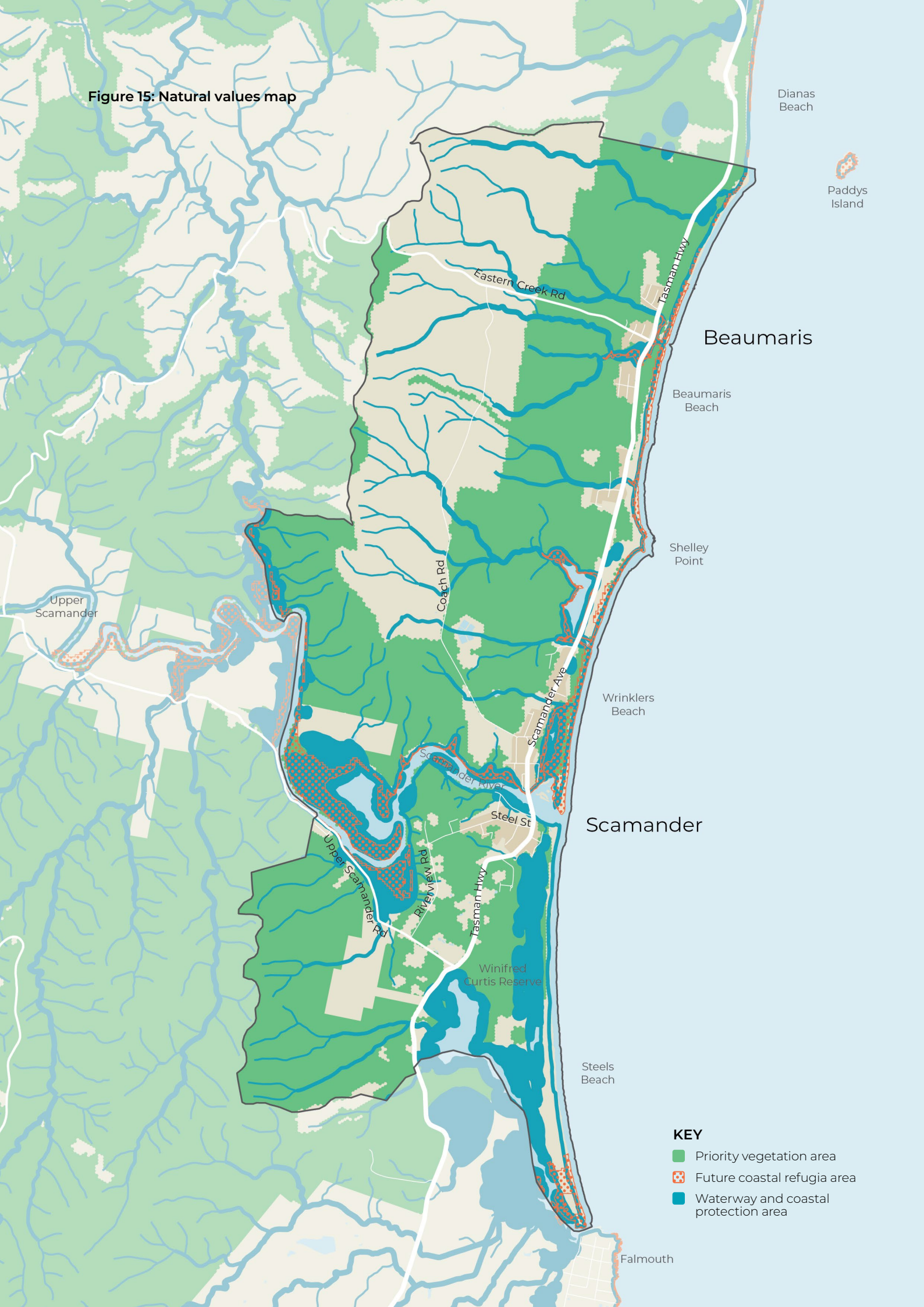
The Scamander River provides an important recreational opportunity for residents and visitors, whilst also providing an important element in the landscape setting and a sense of place to the community.

Agricultural land in the BoDC is limited, and predominately located in the Fingal Valley and surrounding the South Esk River, land surrounding Seymour and Falmouth, near the Georges River near Priory, Goshen and Pyengana, and pockets in the northern corner of the LGA. Outside the agricultural land is typically highly vegetated land. Extensive pockets of land in the LGA are in a regional reserve, state reserve, national park, future potential production forest or permanent timber production zoned land.

The BoDC hinterland comprises priority vegetation areas, as shown in Figure 15, and a diverse range of vegetation communities. These include *Eucalyptus brookeriana* wet forest, Notelaea - Pomaderris - Beyeria forest, *Eucalyptus globulus* dry forest and woodland, wetlands, *Eucalyptus amygdalina* inland forest and woodland, Rainforest fernland, and Melaleuca ericifolia swamp forest, to name a few. This vegetated hinterland provides an important setting for both settlements in the study area and a sense of place to the community being nestled between the water the hinterland.

BoDC has a number of threatened species that are known to be present. Examples of threatened flora in the LGA include spiny bossia, velvet boronia, yellow eyebright, narrowleaf dogwood, small-leaf glycine, soft tussockgrass, and slender treefern. Some of the threatened fauna species present, are Tasmanian wedge-tailed eagle, hooded plover, swan galaxias, Tasmanian devil, blind velvet worm, white-bellied sea-eagle, fairy tern, swift parrot, masked owl, southern right whale and eastern quoll.

Figure 15: Natural values map



4 Scamander and Beaumaris in the future

To adequately plan for Scamander and Beaumaris in the future, an analysis of demographic data and trends has been undertaken to determine the predicted requirements for residential and commercial land. Reviewing supply data and determining what the demand will be in the future will provide guidance for future use and development in Scamander and Beaumaris for the next 15 years.

Population projections prepared by the Tasmanian Department of Treasury and Finance (Tasmanian Treasury), REMPLAN, the Australian Bureau of Statistics and the Australian Government's Centre for Population are provided below. These are then compared with the historical growth rate that has been occurring in the settlements. Population projections provide an indication of what Scamander and Beaumaris's population will look like if demographic trends and patterns are held true into the future. They predict not only the number of people, but the age profile, and how this may change over time, and are therefore key in planning for services and infrastructure.

The current supply and the anticipated demand of residential land have also been determined using population projections, ABS census data and identification of vacant and underutilised land from aerial imagery on the LISTmap. Accepted planning practice is to provide an approximately 15-year rolling land supply to support compact settlements and provision of sustainable and efficient infrastructure.

4.1 Population projections

To adequately plan for the future needs of the Scamander and Beaumaris population, seven scenarios have been considered in relation to population projections and dwelling demand:

1. Tasmanian Treasury high growth scenario¹⁶
2. Tasmanian Treasury medium growth scenario¹⁷
3. Centre for Population scenario¹⁸
4. REMPLAN scenario
5. ABS high growth scenario¹⁹
6. ABS medium growth scenario²⁰
7. Historical growth rate²¹

¹⁶ Data obtained from Tasmanian Treasury 2024 population projections released 17 May 2024

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

¹⁸ 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

¹⁹ Data obtained from ABS Population Projections by Region, 2022-2071

²⁰ Data obtained from ABS Population Projections by Region, 2022-2071

²¹ Data obtained from ABS Estimated Resident Population data by LGA, 2001 to 2024

Population projections provide an indication only and are not an exact science in determining population growth for a population. They rely on existing trends continuing and cannot consider unknown factors, such as new industries or employment-generating developments, that may influence the population size in the future.

4.1.1 Tasmanian Treasury growth scenarios

The Tasmanian Treasury has prepared population projections for Tasmanian LGAs since 2009 and releases them every five years after data from each ABS census is released. Population projections based on the latest census data were released on 17 May 2024 and will be relied on for this discussion paper and in the structure plan. The projections provide an indication of the size and composition of the population of Tasmania and its 29 LGAs for a 30-year period, from 2023 to 2053. The projections have three series based on different population growth assumptions – high, medium and low.

There are, however, limitations associated with these population projections. Conditions have been rapidly changing in recent years, and the Tasmanian Treasury highlights that the projections do not consider the demographic impacts of government policy and should not be used as a standalone decision-making tool.

Under the high growth scenario, Tasmanian Treasury assumes an increased mortality rate, fertility rate, net overseas migration rate and net interstate migration, resulting overall in an increasing population. The medium growth scenario reflects the outcome of a continuation of broadly average trends for all assumptions, with judgement applied as to how these trends will develop in the long term. On balance, the medium series is considered by Tasmanian Treasury as the most likely outcome at the time that the projections are developed.

Given the Tasmanian Treasury population projections are only provided at the LGA level, the population projections for the BoDC have been analysed, and the BoDC annual average growth rate (AAGR) has been applied to Scamander and Beaumaris to provide an indication of growth in those settlements, with an assumption that the AAGR is the same as the wider LGA.

The high growth scenario projects that the BoDC, Scamander and Beaumaris population will continually increase from 2025 to 2040 at an annual average growth rate (AAGR) of 0.79%. Under the medium growth scenario an AAGR of 0.47% is predicted, resulting in slower population growth. The low growth scenario shows that slow growth will occur in the BoDC until 2027, before it gradually declines from 2028 onwards, and this same assumption is applied to Scamander and Beaumaris also. Refer to Table 14 for the high growth scenario, Table 15 for the medium growth scenario and Table 16 for the low growth scenario.

Table 14 – Tasmanian Treasury high growth scenario from 2025 to 2040 (Source: Tasmanian Department of Treasury and Finance)

Tasmanian Treasury high growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7,178	7,494	7,796	8,069		12.42%
Scamander	829	866	900	930	0.79%	12.18%
Beaumaris	374	390	406	419		12.03%

Table 15 – Tasmanian Treasury medium growth scenario from 2025 to 2040 (Source: Tasmanian Department of Treasury and Finance)

Tasmanian Treasury medium growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7 127	7 307	7 465	7 589		6.48%
Scamander	820	841	858	872	0.47%	6.34%
Beaumaris	370	379	387	393		6.22%

Table 16 – Tasmanian Treasury low growth scenario from 2025 to 2040 (Source: Tasmanian Department of Treasury and Finance)

Tasmanian Treasury low growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7 102	7 106	7 054	6 960		-2.00%
Scamander	814	813	806	795	0.004%	-2.33%
Beaumaris	367	367	363	358		-2.45%

4.1.2 Centre for Population growth scenario

The Australian Government's Centre for Population released the latest population statement in December 2024. The population statement indicated that the population of Tasmania is projected to increase from 576,000 on 30 June 2024 to 599,000 by 30 June 2035. This means that Tasmania has been the slowest growing state since 2021–22 and this is expected to continue. The report states that the population of the Rest of Tasmania (excluding Greater Hobart) is expected to be 321,000 at 30 June 2024, and population

growth is forecast to fall from 0.4 per cent in 2023–24 to 0.3 per cent in 2024–25 as net overseas migration subsides. Net overseas migration is projected to contribute most of the population growth.

The Centre for Population provides two population projections for Tasmania: Greater Hobart and the Rest of Tasmania. They do not provide population projections for LGAs or settlements. As such, the Centre for Population growth scenario has assumed that the Rest of Tasmania growth rate applies to Beaumaris and Scamander. Note that the population projections only extend to 2035, therefore a projection for 2040 has not been modelled under this scenario. Refer to Table 17.

Table 17 – Centre for Population growth scenario from 2025 to 2040 (Source: Australian Government Centre for Population)

Centre for Population growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7 097	7 174	7 262			2.33%
Scamander	809	818	828	Not modelled	0.25%	2.35%
Beaumaris	365	369	374			2.47%

4.1.3 REMPLAN scenario

REMPPLAN has undertaken research into residential supply and demand within Tasmania. The data generated through these studies will help inform the future regional land use strategies for Tasmania. As part of this work REMPLAN has prepared population projections and housing demand data over the next 20 years for BoDC as part of a regional supply and demand analysis for Northern Tasmania. These regional-level forecasts facilitate evidence-based decision making for strategic planning, land supply, service provision and infrastructure in LGAs.

The REMPLAN scenario indicates that BoDC will experience an overall population growth rate of 12.89% from 2025 to 2040, or an AAGR of 0.80%. REMPLAN has then broken their projections down to St Helens and Balance Break O'Day. Balance Break O'Day is projected to have an AAGR of 0.78% and an overall 15-year growth rate of 12.89% between 2025 and 2040. The AAGR for Balance Break O'Day, 0.78%, has been applied to Scamander and Beaumaris to predict population growth within the same period, refer to Table 18.

Table 18 – REMPLAN growth scenario from 2025 to 2040 (Source: REMPLAN)

REMPPLAN growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7,220	7,559	7,864	8,151	0.80%	12.89%
Scamander	831	867	900	932	0.78%	12.15%
Beaumaris	374	391	406	420		12.30%

4.1.4 ABS growth scenarios

The ABS uses the 'cohort-component' method for producing population projections. In this method, assumptions made about future levels of fertility, mortality, overseas migration, and internal migration are applied to a base population (applied by sex and single year of age) to obtain a projected population for the following year. The assumptions are then applied to this new (projected) population to obtain a projected population for the year after that. This process is repeated until the end of the projection period is reached. From a base of 30 June 2022, the projections span the period 30 June 2023 to 30 June 2071 for Australia, states, territories, capital cities and rest of state. The projections include high, medium and low series.

By 2040, Tasmania's population is projected to increase to 690,784 under the high series, 628,108 under the medium series and decline to 599,621 under the low series.

Under the ABS high growth scenario, Tasmania is predicted to have an annual average growth rate of 1.12%. The Rest of Tasmania is predicted to have a slower annual average growth rate of 0.91%. Applying the Rest of Tasmania growth rate to BoDC, Beaumaris and Scamander results in an overall population growth for all centres under the high and medium scenarios. The low growth scenario indicates such a low population increase that it has been excluded from the analysis.

Under the high growth scenario it is projected that Scamander will increase by 100 people and Beaumaris by 45 people between 2025 and 2040. Refer to Table 19. Under the medium growth scenario it is projected that Scamander will increase by 13 people and Beaumaris by 5 people, as shown in Table 20.

Table 19 – ABS high growth scenario from 2025 to 2040 (Source: ABS Census)

ABS high growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7,202	7,547	7,818	8,067		12.01%
Scamander	834	874	906	934	0.91%	11.99%
Beaumaris	376	394	408	421		11.97%

Table 20 – ABS medium growth scenario from 2025 to 2040 (Source: ABS Census)

ABS medium growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7,083	7,192	7,212	7,191		1.52%
Scamander	820	833	835	833	0.34%	1.59%
Beaumaris	370	376	377	375		1.35%

4.1.5 Historical growth scenario

The historical growth scenario considers the yearly overall population numbers in BoDC from 2013 to 2023 to determine the previous annual growth rates and that has been applied to indicate what future

growth in BoDC might be. Between 2013 and 2015 the growth rate was negative; however, BoDC then experienced a period of strong growth between 2018 and 2020. The annual average growth rate between 2013 and 2023 was 1.11%.

It is assumed that BoDC will continue to experience positive population growth, albeit slow, and therefore the average annual growth rate has been taken from the years BoDC experienced positive population growth, from 2016 to 2023. Based on this, the average annual growth rate is 1.83%. Refer to Table 21.

Table 21 – Historical growth scenario from 2025 to 2040 (Source: ABS ERP Populations)

Historical growth scenario						
	2025	2030	2035	2040	AAGR from 2025 to 2040	15 year overall growth rate
BoDC	7,455	8,162	8,937	9,785		31.25%
Scamander	863	945	1035	1133	1.83%	31.29%
Beaumaris	389	426	467	511		31.36%

4.1.6 Population projections summary

Population projections are indications of how an area may grow, and it is important that a range of scenarios are considered and planned for so that the structure plan is appropriately responsive in the future and does not become an impediment in the planning system.

The results of the population projection scenarios show a significant variation on the population changes in Scamander, Beaumaris and BoDC. This is because of different assumptions in each scenario. The largest population increases projected for Scamander, Beaumaris and BoDC are under the Tasmanian Treasury high growth scenario. This is followed by the ABS high growth scenario, REMPLAN, and the historical 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. Refer to **Error! Reference source not found.**, **Error! Reference source not found.** and **Error! Reference source not found.** below for the Scamander, Beaumaris and BoDC population projections.

Scamander population forecasts

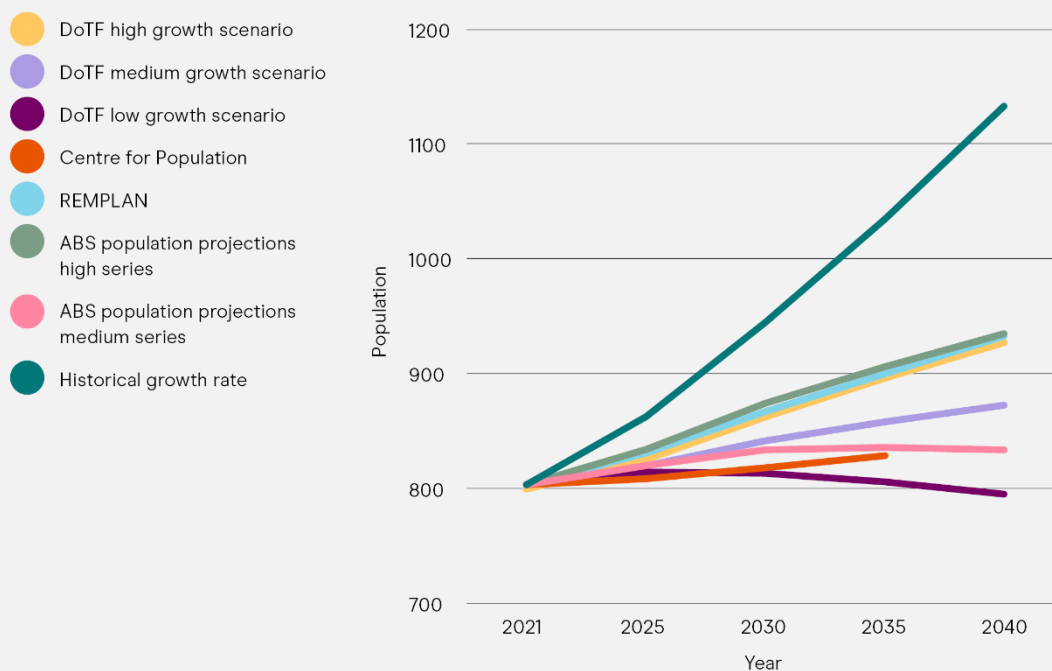


Figure 16 Scamander population projections

Beaumaris population forecasts

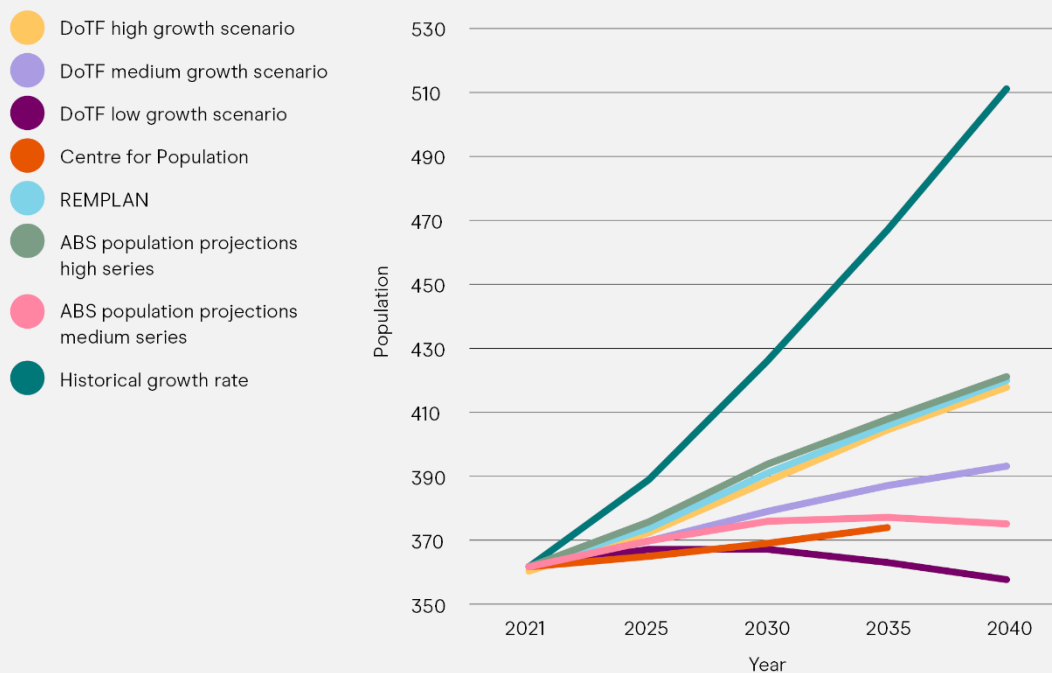


Figure 17 Beaumaris population projections

4.2 Housing demand

Demand for residential land and housing is driven by expected changes in population and demographic characteristics. A combination of data available through the Tasmanian Government, the Australian Government and the ABS has been used to understand the projected dwelling demand in Scamander and Beaumaris in the future.

The same scenarios used for the population projections have been used to determine housing demand based on the determined population growth rates and consideration of the average number of people living in each dwelling. This is with the exception of the Tasmanian Treasury low growth scenario and the ABS low growth scenario as both result in negative growth, which is an outlier of all other projections. Table 22 shows the overall projected population increases between 2025 and 2040 under each of the population projection scenarios.

Table 22 – Overall population increases under the different population projection scenarios

	2025	2030	2035	2040	Population increase from 2025 to 2040
Scamander					
Tasmanian Treasury high growth scenario	829	866	900	930	101
Tasmanian Treasury medium growth scenario	820	841	858	872	52
Centre for Population	809	818	828	Not modelled	-
REMPPLAN	831	867	900	932	101
ABS high growth scenario	834	874	906	934	100
ABS medium growth scenario	820	833	835	833	13
Historical growth rate	863	945	1035	1133	270
Beaumaris					
Tasmanian Treasury high growth scenario	374	390	406	419	45
Tasmanian Treasury medium growth scenario	370	379	387	393	23
Centre for Population	365	369	374	Not modelled	-
REMPPLAN	374	391	406	420	46
ABS high growth scenario	376	394	408	421	45
ABS medium growth scenario	370	376	377	375	5

	2025	2030	2035	2040	Population increase from 2025 to 2040
Historical growth rate	389	426	467	511	122

4.2.1 Tasmanian Treasury high growth scenario

Tasmanian Treasury data under the high growth scenario predicts a population increase of 101 for Scamander and 45 for Beaumaris between 2025 and 2040. An overall population growth of 146 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 48 houses in Scamander and 20 houses in Beaumaris over the next 15 years. This is a total of 68 new houses in the two settlements.

4.2.2 Tasmanian Treasury medium growth scenario

Tasmanian Treasury data under the medium growth scenario predicts a population increase of 52 for Scamander and 23 for Beaumaris between 2025 and 2040. An overall population growth of 75 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 25 houses in Scamander and 10 houses in Beaumaris over the next 15 years. This is a total of 35 new houses in the two settlements.

4.2.3 Centre for Population growth scenario

Under the Centre for Population scenario there is an estimated increase of 19 people in Scamander and 9 for Beaumaris between 2025 and 2035, noting their predictions don't extend to 2040.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 9 houses in Scamander and 4 houses in Beaumaris over the next 15 years. This is a total of 13 new houses in the two settlements over the next 10 years. Given there is no data for 2040 though, dwelling demand for the next 15 years cannot be determined.

4.2.4 REMPLAN scenario

REMPAN data predicts a population increase of 101 for Scamander and 46 for Beaumaris between 2025 and 2040. An overall population growth of 147 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 48 houses in Scamander and 21 houses in Beaumaris over the next 15 years. This is a total of 69 new houses in the two settlements.

4.2.5 ABS high growth scenario

The ABS high growth scenario data predicts a population increase of 100 for Scamander and 45 for Beaumaris between 2025 and 2040. An overall population growth of 145 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 48 houses in Scamander and 20 houses in Beaumaris over the next 15 years. This is a total of 68 new houses in the two settlements.

4.2.6 ABS medium growth scenario

The ABS medium growth scenario data predicts a population increase of 13 for Scamander and 5 for Beaumaris between 2025 and 2040. An overall population growth of 18 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 6 houses in Scamander and 2 houses in Beaumaris over the next 15 years. This is a total of 8 new houses in the two settlements.

4.2.7 Historical growth scenario

Based on the historical population growth rate for Scamander and Beaumaris, this scenario sees the population increase in Scamander by 270 people, and Beaumaris by 122 people between 2025 and 2040. An overall population growth of 392 people in the two settlements.

Based on the average household occupancy level in Scamander of 2.1 people and 2.2 people in Beaumaris in 2021, this roughly equates to an additional 129 houses in Scamander and 55 houses in Beaumaris over the next 15 years. This is a total of 184 new houses in the two settlements.

4.2.8 Dwelling demand summary

The dwelling demand rates in Table 23 apply to the seven scenarios.

Table 23 – Dwelling demand summary for the different scenarios (Source: Era Advisory)

Scenario	Scamander dwelling demand total from 2025 to 2040	Beaumaris dwelling demand total from 2025 to 2040
Tasmanian Treasury high growth scenario	3.2 houses per year	1.4 houses per year
Tasmanian Treasury medium growth scenario	1.7 houses per year	0.7 houses per year
Centre for Population scenario	0.9 houses per year (between 2025 and 2035, noting there is no modelling for 2035 to 2040)	0.4 houses per year (between 2025 and 2035, noting there is no modelling for 2035 to 2040)
REMPPLAN scenario	3.2 houses per year	1.4 houses per year
ABS high growth scenario	3.2 houses per year	1.4 houses per year
ABS medium growth scenario	0.4 houses per year	0.1 houses per year
Historical growth scenario	8.6 houses per year	3.7 houses per year

The above dwelling demand rates are for permanent residents. However, based on the 2021 ABS census, Scamander had 30.3% unoccupied dwellings and Beaumaris had 22.1% unoccupied dwellings. This is indicative of a significant percentage of holiday homes or second dwellings, and therefore conservatively, to allow for this demand a similar rate should be provided into the future. Under the historical growth scenario, this would result in a total demand of 4.5 houses per year in Beaumaris and 11.2 houses per year in Scamander, including both permanent dwellings and holiday homes.

4.3 Housing yield

Table 24 and Table 25 show the residential land supply on private land in Scamander and Beaumaris, and theoretical dwelling yields in residential zones, along with an estimated number of years supply under the seven scenarios.

The theoretical dwelling yield on vacant and underutilised land in the:

- General Residential zone is 886 dwellings, located on 84 lots in Scamander
- Low Density Residential zone is 57 dwellings, located on 57 lots in Beaumaris
- Rural Living zone is 2 dwellings, located on 4 lots in Beaumaris
- Landscape conservation zone is 11 dwellings, located on 10 lots in Scamander and Beaumaris.

This results in a theoretical dwelling yield of 956 dwellings on 155 vacant and underutilised lots in Scamander and Beaumaris. Note that there is no vacant General Residential zoned land in Beaumaris, and no vacant Low Density Residential or Rural Living zoned land in Scamander.

Scamander has a theoretical housing supply of approximately 892 dwellings across vacant and underutilised land in the General Residential and Landscape Conservation zones, resulting in a supply of between 104 and 525 years. However, if 30.3%²² of the vacant and underutilised land is to continue to be used for holiday homes, then the number of years supply of land may only be between 80 and 405 years.

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, resulting in a supply of between 17 and 91 years. However, if 22.1%²³ of the vacant and underutilised land is to continue to be used for holiday homes, then the number of years supply of land may only be between 1146 and 71 years.

The residential land supply results for the Centre for Population scenario and ABS medium growth scenario have been removed from the analysis as they are considered outliers and not projecting a reasonable supply compared to the other scenarios.

4.4 Commercial land supply

There are three areas zoned Local Business 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 comprised of the IGA, 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, and a café near Wrinklers Lagoon as well as the sports complex along Campbell Street that offers a bar and restaurant to the general public.

That is, there is no central activity centre in Scamander; rather there are two main activity areas located at the river mouth and the IGA. Notably, there is currently vacant and underutilised land in the Local Business zone in Scamander; including multiple parcels on Steel Street used for residential purposes (single dwellings). This comprises four lots (two vacant and two underutilised) equating to a total area of 1.02 ha. Whilst there is no other commercial or industrial zoned land that is vacant or underutilised in the study area, this is an expected supply for smaller settlements, particularly given St Helens is the primary service centre for the region and the proximity of Scamander and Beaumaris to St Helens.

²² Based on the 2021 ABS census data of 30.3% of dwellings being unoccupied in Scamander

²³ Based on the 2021 ABS census data of 22.1% of dwellings being unoccupied in Beaumaris

Table 24 – Scamander residential land supply (Source: Era Advisory, The LIST)

Scamander vacant and underutilised land supply analysis

Zone	Vacant area (ha)	No. of vacant lots	Theoretical dwelling yield	Estimated years supply (Tasmanian Treasury high growth scenario) ²⁴	Estimated years supply (Tasmanian Treasury medium growth scenario) ²⁵	Estimated years supply (Centre for Population scenario) ²⁶	Estimated years supply (REMPAN scenario) ²⁷	Estimated years supply (ABS high growth scenario) ²⁸	Estimated years supply (ABS medium growth scenario) ²⁹	Estimated years supply (historical growth scenario) ³⁰
General Residential³¹	68.37	84	886	277	521	984	277	277	2215	103
Landscape Conservation³²	51.11	6	6	2	4	7	2	2	15	1
TOTAL	119.48 ha	90 lots	892 dwellings	279 years	525 years	991 years	279 years	279 years	2230 years	104 years

²⁴ Based on the Tasmanian Treasury high growth scenario which assumes 3.2 dwellings per year over the next 15 years

²⁵ Based on the Tasmanian Treasury medium growth scenario which assumes 1.7 dwellings per year over the next 15 years

²⁶ Based on the Centre for Population scenario which assumes 0.9 dwellings per year over the next 10 years (noting that there are no projections for 2035 to 2040)

²⁷ Based on the REMPLAN scenario which assumes 3.2 dwellings per year over the next 15 years

²⁸ Based on the ABS high growth scenario which assumes 3.2 dwellings per year over the next 15 years

²⁹ Based on the ABS medium growth scenario which assumes 0.4 dwellings per year over the next 15 years

³⁰ This assumes the historical growth rate of 8.6 dwellings per year over the next 15 years

³¹ 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.

³² Assumes a lot size of 500,000 m² (50 ha) per dwelling in the Landscape Conservation zone

Table 25 – Beaumaris residential land supply (Source: Era Advisory, The LIST)

Beaumaris vacant and underutilised land supply analysis

Zone	Vacant area (ha)	No. of vacant lots	Theoretical dwelling yield	Estimated years supply (Tasmanian Treasury high growth scenario) ³³	Estimated years supply (Tasmanian Treasury medium growth scenario) ³⁴	Estimated years supply (Centre for Population scenario) ³⁵	Estimated years supply (REMPLAN scenario) ³⁶	Estimated years supply (ABS growth scenario) ³⁷	Estimated years supply (ABS medium growth scenario) ³⁸	Estimated years supply (historical growth scenario) ³⁹
Rural Living Zone C ⁴⁰	5.73	4	2	1	3	5	1	1	20	1
Low Density Residential ⁴¹	14.72	57	57	41	81	143	41	41	570	15
Landscape Conservation ⁴²	255.45	4	5	4	7	13	4	4	50	1
TOTAL	275.9 ha	65 lots	64 dwellings	46 years	91 years	160 years	46 years	46 years	640 years	17 years

³³ Based on the Tasmanian Treasury high growth scenario which assumes 1.4 dwellings per year over the next 15 years

³⁴ Based on the Tasmanian Treasury medium growth scenario which assumes 0.7 dwellings per year over the next 15 years

³⁵ Based on the Centre for Population scenario which assumes 0.4 dwellings per year over the next 10 years (noting that there are no projections for 2035 to 2040)

³⁶ Based on the REMPLAN scenario which assumes 1.4 dwellings per year over the next 15 years

³⁷ Based on the ABS high growth scenario which assumes 1.4 dwellings per year over the next 15 years

³⁸ Based on the ABS medium growth scenario which assumes 0.1 dwellings per year over the next 15 years

³⁹ This assumes the historical growth rate of 3.7 dwellings per year over the next 15 years

⁴⁰ Assumes a lot size of 50,000 m² per dwelling in the Rural Living C zone

⁴¹ Assumes a lot size of 2,500 m² per dwelling in the Low Density Residential zone

⁴² Assumes a lot size of 500,000 m² (50 ha) per dwelling in the Landscape Conservation zone

5 Opportunities and constraints

After completing the background analysis, strengths, weaknesses, future opportunities and potential challenges of Scamander and Beaumaris have been determined. Refer to Table 26 below.

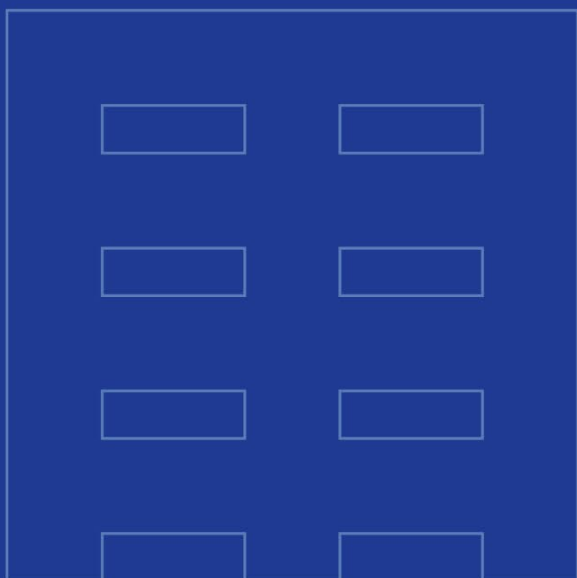
Table 26 – Opportunities and constraints for Scamander and Beaumaris

	Strengths	Weaknesses	Opportunities	Challenges
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 primarily in the right locations. • Residential land is well located to natural areas.	• There is 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 take up of Visitor Accommodation. Rental vacancy is at 1% (well below the REIA recommended 3%).	• Work with Homes Tasmania to identify locations for social and affordable housing. • The population of Scamander and Beaumaris is ageing at a lesser rate to the wider BoDC. • Improve street tree plantings and landscaping in public areas.	• Encouraging new subdivisions to include smaller lots.
Activity centre network	• Well-functioning activity centre on the river mouth at Scamander that is in proximity to open space, recreational and community facilities. • Scamander river mouth activity centre has a northly aspect and beautiful views. • All activity centres are on the Tasman Highway which provides high volumes of people passing through. • Adequate provision of community facilities in St Helens to serve the population of the study area.	• Two main activity areas in Scamander for such a small population with additional non-residential uses sitting outside of the main areas. • Absence of a clear recognition into key activity centres	• Reconsider the location of Local Business zoned land to better align existing and desired future land uses with the zoning. • Consider whether the current zoning adequately provides opportunities for light industrial uses to be provided in Scamander in the future • Improving wayfinding. • Provision of niche tourism products to attract visitors and residents. • Proximity to St Helens so that the activity centres in Scamander and Beaumaris can focus on tourism and lifestyle opportunities. • Provide opportunities for new and emerging uses and developments to be located in Scamander that might not be currently considered and would be a regional tourism drawcard.	• Activity centres/areas are located on a busy highway and are currently separated from each other. • Consider whether the current zoning in Scamander adequately provides opportunities for light industrial uses to be provided. • Establish a consistent character and vision for the study area. • Provide for the diversification of job opportunities in Scamander and Beaumaris.
Transport and movement	• Existing shared pathway between Winifred Curtis Reserve through to Beaumaris. • The area is adequately served by the Launceston Airport and the Bell Bay Port. • State Roads are undertaking pavement works in the study area, including 1km of resurfacing in 2025/26 at the southern end of the study area.	• Limited public transport opportunities. • Limited walkability for a small population. • The quality of the Tasman Highway within and surrounding the study area. • There is conflict and competition between road users along the Tasman Highway and other main roads.	• Improving walking trails and permeability in new subdivisions. • Revisiting the location of car parking and wayfinding for visitors. • Provision of car parking for larger vehicles. • State Growth is in the process of auditing bus stops along the Tasman Highway.	• A highly car-dependent population. • Smaller, sparsely populated communities making it hard to provide adequate public transportation.
Services and infrastructure	• TasNetworks does not identify the study area as being included in the poor performing areas in relation to power. • No known capacity issues in terms of electricity provision to the study area. • 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.	• The study area is powered by feeders from the St Marys substation which are quite long and predominately overhead, and exposed to environmental conditions. • There are minor capacity constraints in the water supply for Scamander. • Some of TasWater’s network storage tanks are theoretically undersized.	• TasWater are 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.	• Beaumaris has no properties connected to reticulated sewerage infrastructure or water supply. • There are known areas in Scamander and Beaumaris that have problems with stormwater management, • There is an aquifer under Scamander Avenue (Tasman Highway) and in high rainfall events the water table rises leading to ground saturation and seepage.

	Strengths	Weaknesses	Opportunities	Challenges
	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.			- The 1% AEP plus climate change overland flooding depth overlay on the LIST identifies areas where the Tasman Highway would be impacted in storm events. Future development in the area will need to consider protection of the Highway, - Council needs to ensure adequate stormwater infrastructure is provided to protect the broader area including the highway
Recreation, open space and the environment	- 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.	- Development occurring in locations that are at risk of natural hazards is a concern. - Climate change is increasing the frequency and intensity of bushfires and heavy rainfall events. - BoDC has a number of threatened species that are known to be present.	- 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.	- Climate change is 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 can result in long-lasting damage to the natural environment, including soil erosion, loss of vegetation, harm to wildlife habitats and water pollution.

ERA Advisory
Level 1, 125A Elizabeth St
Hobart 7000

(03) 6165 0443
enquiries@eraplanning.com.au
era-advisory.com.au



era