

Circular Head settlement strategy

Supporting report

Circular Head Council | 16 January 2024

ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

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.

Job Number: 2223-062

Document Status

Document Version	Date	Author	Reviewer
Final	30 November 2023	Monica Cameron	Clare Hester Emma Riley Hit Send
Final V2	16 January 2024	Monica Cameron	Clare Hester Emma Riley Hit Send

Contents

Acknowledgement of Country	3
Glossary	4
1 Introduction	5
1.1 Purpose	5
1.2 Project background	5
1.3 Study area	5
2 Approach	6
2.1 Methodology	6
2.2 Report structure	7
3 Policy review	8
3.1 Policy setting	8
3.2 State policies	8
3.2.1 Tasmanian State Coastal Policy 1996	8
3.2.2 State Policy on Water Quality Management 1997	9
3.2.3 State Policy on Protection of Agricultural Land 2009	9
3.3 Cradle Coast Regional Land Use Planning Framework	9
3.3.1 Circular Head	10
3.3.2 Managing development and growth	10
3.3.3 Guiding principles	11
3.4 Sustainable Murchison 2040 Community Plan	12
3.5 Local policy	12
3.6 Current planning controls	17
4 Physical context	24
4.1 A changing climate	24
4.2 Rainfall	24
4.3 Flooding	25
4.4 Coastal hazards	26
4.5 Landslip	27
4.6 Temperature	27
4.7 Bushfire management	28
4.8 Summary	28
5 Circular Head now	30
5.1 Who lives in Circular Head?	30
5.2 How do they live?	32
5.3 What services are available?	33
5.4 Where do they live?	36
5.5 Recent approvals	38
5.6 Approval trends	44

5.7	Employment analysis	45
5.7.1	Where do Circular Head residents work?	45
5.7.2	Do Circular Head residents leave the municipality for work?	45
5.8	Tourism	46
5.9	Infrastructure	46
5.9.1	Water supply	47
5.9.2	Waste management	47
5.9.3	Stormwater management	47
5.9.4	Transportation	47
6	The future of Circular Head	49
6.1	Population projections	50
6.1.1	Tasmanian Treasury high growth scenario	50
6.1.2	Tasmanian Treasury medium growth scenario	50
6.1.3	Centre for Population growth scenario	50
6.1.4	Renewable powerhouse growth scenario	50
6.1.5	Population projections summary	51
6.2	Housing demand	51
6.2.1	Tasmanian Treasury high growth scenario	51
6.2.2	Tasmanian Treasury medium growth scenario	51
6.2.3	Centre for Population scenario	52
6.2.4	Renewable powerhouse scenario	52
6.2.5	Dwelling demand summary	52
6.3	Council approval data	52
6.3.1	Residential approvals	52
6.3.2	Subdivision approvals	53
6.4	Housing supply	53
6.5	Commercial and industrial land supply and demand	59
7	Community engagement	62
7.1	Early engagement with the community	62
7.2	Settlement strategy engagement	62
7.2.1	Engagement findings	63
7.2.2	Themes analysis	63
7.2.3	Engagement summary	64

Acknowledgement of Country

We acknowledge and pay respects to palawa as the traditional owners and continuing custodians of lutruwita. We honour their 40,000 years of uninterrupted care, protection and belonging to these islands, before the invasion and colonisation of European settlement.

palawa culture and language has been, and continues to be, based on a deep and continuous connection to family, community, and the land, sky and seas. This Settlement Strategy respects this connection and aims to celebrate and protect it for future generations.

We pay our sincere respects to Elders past and present, and to all palawa living in and around the Circular Head region. We acknowledge in particular:

- The tommeginer people of Table Cape
- The lowreenner people of Rocky Cape
- The parperloihener people of Robbins Island
- The pennemuker people of Cape Grim
- The pendowte people of Studland Bay
- The peerapper people of West Point
- The manegin people of Arthur River
- The tarkiner people of Sandy Cape
- The peternidic people of the mouth of the Pieman River

We honour their stories, songs, art and culture, and their aspirations for the future of their people and these lands.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

Glossary

Abbreviation	Definition
ABS	Australian Bureau of Statistics
BAU	business-as-usual (scenario)
CADS	Central Area Development Strategy
CCRLUS	<i>The Cradle Coast Regional Land Use Strategy 2010-2030</i>
Council	Circular Head Council
ERA	ERA Planning and Environment
FUZ	Future Urban zone
GRZ	General Residential zone
IRSAD	The Index of Relative Socio-Economic Advantage and Disadvantage
LDRZ	Low Density Residential zone
LIST	Land Information System Tasmania
LPS	Local Provisions Schedule
LUPAA	<i>Land Use Planning and Approvals Act 1993</i>
MRT	Mineral Resources Tasmania
RCP 8.5	The Representative Concentration Pathway 8.5 scenario is a high-emissions scenario which is used in climate models to simulate how the climate might change in the future.
RLZ	Rural Living zone
RMPS	Resource Management and Planning System
RP	renewable powerhouse (scenario)
SEIFA	Socio-Economic Indexes for Areas
settlement strategy/ strategy	<i>Circular Head Settlement Strategy</i> (this document)
SGS	SGS Economics and Planning
SPP	State Planning Provisions
STP	Sewage treatment plant
UMUZ	Urban Mixed Use zone

1 Introduction

1.1 Purpose

The purpose of this document is to provide a summary of the literature review and background analysis for the Circular Head Settlement Strategy 2023 (the strategy). This document provides the groundwork undertaken prior to the preparation of the strategy.

1.2 Project background

ERA Planning and Environment, in collaboration with Circular Head Council (the Council) and SGS Economics and Planning (SGS), has prepared the strategy, which will provide a strategic blueprint for planning and managing the sustainable growth of the Circular Head municipality.

The strategy considers population trends, community needs, the local planning context, economic growth and development trends (including emerging industries), and land use demand and supply. It provides a framework for identifying preferred locations for future major developments, expansion of urban areas and requirements for the use of planning instruments. Key economic opportunities are identified.

It is expected that the strategy will be reviewed and updated every five years. It will align with the *Cradle Coast Regional Land Use Strategy 2010-2030* (CCRLUS) and the *Sustainable Murchison 2040 Community Plan*. It will also provide a strategic planning document to inform future iterations of the Circular Head Local Provisions Schedule (LPS) and revisions of CCRLUS.

1.3 Study area

The Circular Head municipality is in the north-western corner of Tasmania. It is 4,917 km² in area¹ and has a population of around 8,117². The main urban settlements are located along the northern coast at Smithton (population 3,282) and Stanley (population 595)³. The primary transport route to the area is via the Bass Highway from the Waratah-Wynyard municipality. The area is also serviced by Smithton Airport. There is road access to the West Coast via the Western Explorer. There are a total of approximately 5,288 properties in the Circular Head municipality⁴. The 2021 census identifies 4,037 private dwellings, comprising 94.7% separate houses, 3.4% semi-detached, terrace houses or townhouses, 0.9% flats and 0.8% other dwellings⁵.

It is understood that Circular Head and the broader Murchison area are facing challenges in attracting investment and jobs to the region. The *Sustainable Murchison 2040 Community Plan* recognises the need for major infrastructure development in the region to stimulate job opportunities and population growth. It identifies that the Murchison area has experienced a downward trend in population over the last 20 years and, without successful intervention or major investment in the area, there is likely to be little population growth. The Circular Head municipality has a promising outlook for attracting emerging industries, such as wind power generation.

¹ Circular Head Council, Our Council Fast Facts 2022/23. Available at: <https://www.circularhead.tas.gov.au/our-council/fast-facts>

² ABS, 2021 Census QuickStats, Circular Head. Available at: <https://abs.gov.au/census/find-census-data/quickstats/2021/LGA61210>

³ ABS, 2021 Census QuickStats, Circular Head. Available at: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/UCL615023> and <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL60635>

⁴ Circular Head Council, Our Council Fast Facts 2022/23. Available at: <https://www.circularhead.tas.gov.au/our-council/fast-facts>

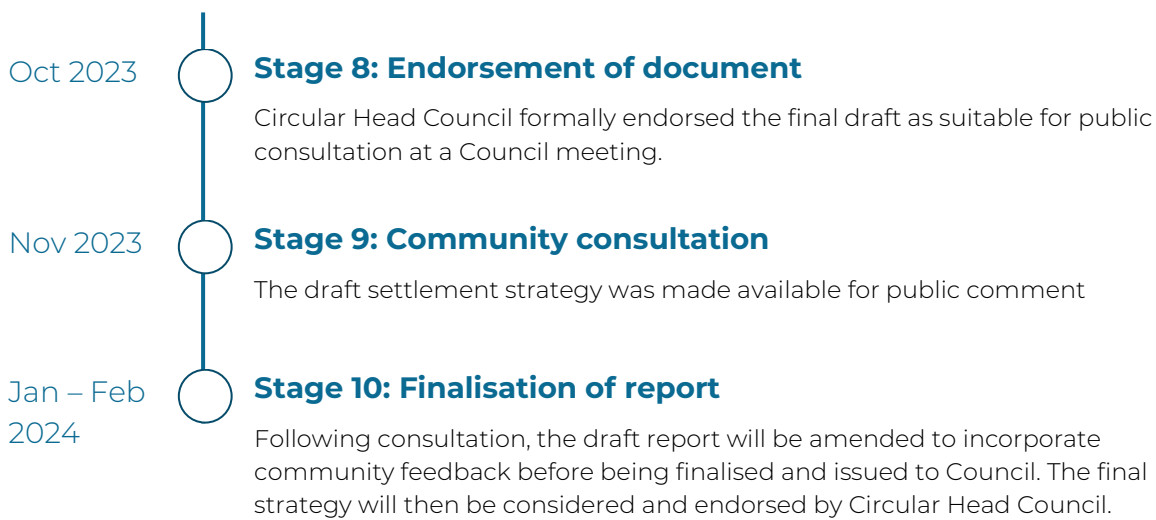
⁵ ABS, 2021 Census QuickStats, Circular Head. Available at: <https://abs.gov.au/census/find-census-data/quickstats/2021/LGA61210>

2 Approach

2.1 Methodology

The preparation of the settlement strategy has followed the methodology outlined below:





2.2 Report structure

This document comprises the following components:

- Sections 1 and 2 comprise the introduction to this background document prepared for the Circular Head Council, and the methodology.
- Section 3 comprises the policy and literature review, examining key strategic documents relevant to the project.
- Sections 4-6 provide data on the local planning context of Circular Head, and key planning and demographic data.
- Section 7 describes the community engagement process and findings.

3 Policy review

3.1 Policy setting

The strategy is guided by two legislative frameworks: the Resource Management and Planning System (RMPS) and the *Local Government Act 1993*.

The RMPS is an integrated environmental and planning approval system formed by a suite of legislation linked by common objectives focused on sustainable development.

The core legislation in the RMPS is the *Land Use Planning and Approvals Act 1993* (LUPAA), the *Environmental Management and Pollution Control Act 1994*, the *State Policies and Projects Act 1993*, the *Resource Management and Planning Appeal Tribunal Act 1993*, the *Tasmanian Planning Commission Act 1993* and the *Historic Cultural Heritage Act 1995*.

Key statutory documents under the RMPS include the *Cradle Coast Regional Land Use Strategy 2010 - 2030* (CCRLUS) and the *Tasmanian Planning Scheme – Circular Head*.

Councils under the *Local Government Act 1993* are recognised as local planning authorities in the RMPS. Additionally, the Act provides for the making of municipal strategic and community plans.

3.2 State policies

There are four (4) state policies that the planning system is required to be consistent with:

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

The first three of these policies are particularly relevant to the strategy. Circular Head includes a significant proportion of agricultural land, a coastline that runs beside Bass Strait, and numerous waterbodies and waterways.

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

3.2.1 Tasmanian State Coastal Policy 1996

The State Coastal Policy applies to all land in Tasmania within 1 km of the coastline, including all islands except for Macquarie Island which is subject to a special management regime.

The policy provides the following direction on urban and residential development (section 2.4):

- Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.
- Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.
- Any urban and residential development in the coastal zone, future and existing, will be identified through designation of areas in planning schemes consistent with the objectives, principles and outcomes of this Policy.

The settlement strategy identifies a settlement hierarchy with urban growth boundaries on the primary and secondary settlements of Circular Head, Smithton and Stanley, to ensure a focus of residential and urban development on existing settlements and no further ribbon development.

3.2.2 State Policy on Water Quality Management 1997

This policy applies to all surface waters, including coastal waters and groundwaters, other than:

- privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or
- waters in any tank, pipe or cistern.

The purpose of the policy is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of the RMPS.

The settlement strategy promotes the protection and sustainable use of natural resources, including water sources.

3.2.3 State Policy on Protection of Agricultural Land 2009

This policy applies to all agricultural land in Tasmania. Agricultural land means all land that is in agricultural use or has the potential for agricultural use and is not zoned for another purpose or unduly constrained by non-agricultural use. Some of the key principles of the policy relevant to the strategy include:

- Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.
- Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.
- Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.
- Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.

A substantial proportion of land in Circular Head is agricultural land. This is reflected in demographic data that shows dairy cattle farming, meat processing and beef cattle farming are the three largest employment-generating industries in the municipality, all of which rely on agricultural land. The settlement strategy recognises the value of agricultural land and seeks to ensure that any new residential development considers the conflict between residential and agricultural uses and will not fetter agricultural uses. For this reason, the settlement strategy does not support the expansion of rural living settlements.

3.3 Cradle Coast Regional Land Use Planning Framework

The Cradle Coast Regional Land Use Planning Framework (CCRLUS) provides a strategic foundation for land use planning in the Cradle Coast Region of north-west Tasmania that provides a perspective on planning issues of regional significance. The Cradle Coast region comprises the municipalities of Kentish, Latrobe, Devonport City, Central Coast, Burnie City, Waratah Wynyard, Circular Head, West Coast and King Island.

The CCRLUS sets out the expectations and desired future outcomes for land use planning in the region. It promotes wise use of natural and cultural resources, a prosperous regional economy, liveable and sustainable communities, and planned provision for infrastructure and services.

The CCRLUS provides understanding and perspective from a regional level, and guides consistency and coordination between local planning schemes for each of the municipalities in the Cradle Coast region. It encourages the development of local settlement strategies, as these should support the location, scale and form of development and growth in municipal areas.

While the CCRLUS is the strategic foundation for land use planning, it is based on data and strategic drivers that are now outdated. That said, the guiding principles in the CCRLUS are still valid and sound.

3.3.1 Circular Head

The CCRLUS states the following about Circular Head:

- Agriculture remains an important economic activity for the Cradle Coast region, and a major part of the local Circular Head economy.
- There are infrastructure capacity issues relevant for all population centres.
- Projected population growth is positive but extremely low.
- All settlements have a generous allowance of both vacant subdivided and undeveloped rural residential or residential land.
- Rural residential land is estimated to provide a supply in excess of 100 years at current rates of development.
- Vacant subdivided urban residential land has an immediate supply capacity for almost 10 years, and a residual potential for some 600 new lots.
- Municipal planning policies seek to constrain further rural residential development and increase the proportion of new dwellings in urban locations. On a worst case scenario, the municipality can provide supply for at least 14 years.

While the CCRLUS states that population growth is likely to be low, research undertaken for this settlement strategy indicates that if large infrastructure projects proceed in the Cradle Coast region, this will have significant impacts on Circular Head's population and economy. Otherwise, the statements in the CCRLUS are generally applicable, as agriculture remains a key economic activity for Circular Head, there are identified infrastructure capacity issues, and there is a surplus of residential land across the municipality. Consistent with the CCRLUS and the objectives of the State Policies, this settlement strategy seeks to limit further supply of residential land, encourage housing diversity in Smithton and Stanley, and limit any new rural residential development.

3.3.2 Managing development and growth

An important role for land use planning is to, firstly, provide for and manage growth and development and, secondly, coordinate the provision of a land supply and infrastructure services to match present and reasonably predictable future needs for housing, industry, commerce and recreation.

This requires knowledge of the physical characteristics and capabilities of land and the nature and scale of the likely pressures and demands for use and occupation. Almost 70% of the Cradle Coast region is closed to settlement as conservation and state forest reserves, and 18% is significant for cropping, grazing and plantation forest.

The CCRLUS provides a settlement management strategy at a broad scale for whether settlements in the Cradle Coast Region should apply a high, medium, low or no growth strategy. The CCRLUS also indicates whether settlement growth and development are based on a negative, no growth, intensification, expansion, contained or new settlement scenario.

Most settlement growth in the region is expected to occur in the existing urban centres between Wynyard and Devonport, including Burnie, Penguin, Ulverstone, Latrobe and Port Sorell. The two Regional Activity

Centres are Burnie and Devonport, and this is where high-order business and commercial activity should be focused.

The CCRLUS clearly aims to build on established centres to support local and regional communities and economies, concentrate investment into the improvement of infrastructure and services, and to maintain and enhance identity, character and quality of life without compromise to the health of natural systems and significant economic resources. Opportunity for expansion will be restricted to locations where there is a demonstrated need and the scale, form and sequence of the land release is justified under a local settlement strategy. The CCRLUS does not support new discrete settlements.

Table 1 indicates growth scenarios and settlement management strategies for the main settlements within the Circular Head municipality identified in the CCRLUS. All main settlements have a low growth scenario and a stable settlement strategy, and those not specifically mentioned are considered to have the same low growth scenario and stable settlement strategy.

Table 1: Growth scenarios and settlement management strategies from the CCRLUS (Source: CCRLUS)

Settlement	Growth scenario	Settlement strategy
Forest	Low	Stable
Irishtown	Low	Stable
Marrawah	Low	Stable
Smithton	Low	Stable
Stanley	Low	Stable
All other settlements	Low	Stable

A **low growth scenario** means demand is driven largely by internal population change and very low rates of inward migration. Growth relies on existing land supply (including vacant zoned land) and available infrastructure within the designated urban boundary without need for intensification.

A **medium growth scenario** means demand is driven by internal population change and growth and/or moderate positive inward migration. Growth relies on intensification of existing land supply within designated urban boundaries and/or expansion.

A **stable settlement strategy** restricts new development to existing land supply within the designated urban boundary without priority for intensification. The strategy is appropriate for low growth settlements.

A **contained settlement strategy** promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and growth opportunities. The mix does not need to occur in balanced proportion. The approach allows for optimum use of available and planned infrastructure in both established and new release areas.

The growth scenarios for Smithton and Stanley in the CCRLUS, as detailed in the above table, are not consistent with our background analysis for this settlement strategy. Rather, it is considered that Smithton and Stanley should have different growth strategies to the smaller settlements to reflect the predicted population growth, particularly over the next 10 years, per data provided by the Centre for Population, Tasmanian Treasury, and as predicted by SGS under the renewable powerhouse scenario.

3.3.3 Guiding principles

The CCRLUS lists a number of principles as fundamental for its implementation to achieve the region's goals and the legislative requirements under the RMPS. Key land use policies to develop liveable and sustainable communities that are relevant to Circular Head's settlement strategy include:

- Assume a low growth scenario under which demand is driven by internal population change and low rates of inward migration.
- Promote established settlement areas as the focus for growth and development.
- Match land supply to need and provide sufficient land within the designated urban settlement boundaries of each centre to meet forecast need for a time horizon of not less than 10 years but not exceeding 20 years.
- Provide a pattern of settlement that maintains separated towns, villages and communities, visual and functional transitional space between each individual centres, and absence of linear development or expansion aligned to coastline, ridgeline, or river or road frontage.
- Limit use or development that does not have a need or reason to be located on rural land.
- Restrict use or development likely to interfere or conflict with a rural resource use.
- Promote active and healthy communities through arrangements for activity centres, public spaces, and subdivision layout which facilitate walking and cycling.
- Acknowledge the specialist role of centres such as Cradle village, Strahan, Stanley and Waratah as tourist destinations, and require new development to be consistent with this purpose without hampering the centre's ability to provide a liveable community for the permanent resident population.
- Require each settlement area to facilitate a mix of use and development of a nature and scale sufficient to meet for basic levels of education, health care, retail, personal services, social and economic activity, and local employment opportunities for the convenience of the local resident and catchment population.
- Facilitate choice and diversity in location, form and type of housing to meet the economic, social, health and wellbeing requirements and preferences of all people.
- Promote higher dwelling density to optimise use of land and infrastructure and community service facilities.

The abovementioned guiding principles from the CCRLUS are highly relevant to this settlement strategy and provide sound strategic planning guidance. Many of these principles have therefore underpinned the thinking behind this strategy and are reflected in its planning principles.

3.4 Sustainable Murchison 2040 Community Plan

The *Sustainable Murchison 2030 Community Plan* was collaboratively developed in 2016 by the Circular Head, Waratah-Wynyard, West Coast, King Island and Burnie City councils. The *Regional Framework Plan* is the lead document of the *Sustainable Murchison 2040 Community Plan*, which in total comprises four documents. It draws together information from the other three documents: the *Community Vision Statement*, *Regional Resource Analysis* and *Community Study*.

Key components of the plan include:

- The Vision, which is built around nine Future Direction Themes, each aligned with strategic objectives and performance indicators

- Challenges and opportunities for each of the Future Direction themes
- Strategic and Spatial Principles
- Alignment of the Strategic and Spatial Principles with the strategic objectives
- An implementation framework.

3.5 Local policy

As part of the literature review, 34 strategic documents provided by Circular Head Council were reviewed and analysed. They are listed in Table 2 (some have been reviewed together where appropriate).

Table 2: Summary of reviewed strategic documents (Source: ERA Planning and Environment)

	Year	Title	Lead author	Document type
1	2023	Circular Head Workforce Development – Regional Workforce Planning Project Transition	Circular Head Education and Training Consultative Committee and Circular Head Council	Consultant report
2	2023	Strategic Regional Plan for Tasmania 2023	Australian Government, Regional Development Australia	Policy document
3	2022	Circular Head Scenic Values Assessment and Management	Inspiring Place and Entura	Technical report
4	2022	Strategic Asset Management Plan 2022	Circular Head Council	Council operational plan
5	2021	Regional Workforce Planning Volume 1 Report (29 September 2021)	Circular Head Education and Training Consultative Committee, Circular Head Council, and KPMG	Council and consultant report
6	2021	Buildings Infrastructure Asset Management Plan 2021	Circular Head Council	Council operational plan
7	2021	Undeveloped Residential Zoned Land in Smithton	Waratah Wynyard Council	Internal Council document
8	2021	Reports and Recommendations – Wish List for Funding Opportunities	Unknown. Appears to be internal Council document.	Internal Council document
9	2020	Reimagining Our Regions – Tasmania’s Far North-West	Tasmanian Government, Tourism Tasmania	Policy and public communication document
10	2020	Transport Infrastructure Asset Management Plan 2020	Circular Head Council	Council operational plan
11	2019	Circular Head Aspirational Projects Stocktake	Unknown. Appears to be internal Council document.	Appears to be an internal Council document
12	2019	Tasmania’s 10 Year Infrastructure Project Pipeline	Tasmanian Government, Infrastructure Tasmania	Government program document

Year	Title	Lead author	Document type	
13	2019	Age-Friendly Communities Plan 2019 – 2024	The Social Yield for Circular Head Council and Waratah-Wynyard Council	Council policy document
14	2019	Community Health and Wellbeing Plan 2019-2024	The Social Yield for Circular Head Council and Waratah-Wynyard Council	Council policy document
15	2019	Circular Head Regional Growth and Population Strategy	Scott Riley – General Manager Circular Head Council	Council document
16	2019	Central Area Development Strategy (CADS) Project – Draft Master Plan and Strategies (Complete Report) CADS Project – Presentation of Master Plan CADS Project - Presentation by Alex Brownlie, GHD	GHD for Circular Head Council and Waratah-Wynyard Council	Consultant report and presentations
17	Not dated	Central Areas Development Strategy (CADS) Project – Market Demand Analysis	Choice Location Strategists	Consultant report
18	2018	Cradle Coast Regional Futures Plan 2019 – 2022 – Full Version (Technical Report) Cradle Coast Regional Futures Plan 2019 – 2022 – Summary Version	Peter Murden – Cradle Coast Authority	Council Authority document
19	2018	Cradle Coast Region Pathfinder Regional Growth Strategy	Regional Australia Institute (RAI) and Cradle Coast Authority	Think tank and Council Authority document
20	2016	Stanley Streetscape Study Stanley Streetscape Strategy – Concept Plan Poster	David Denman & Associates	Consultant documents
21	2016	Draft Biodiversity and Water Quality Improvement Plan for Circular Head	R. Kelly and M. White – Cradle Coast NRM	Council Authority document
22	2016	Sustainable Murchison 2040 Community Plan Regional Framework Plan	Geografia – for Waratah-Wynyard Council, Circular Head Council, West Coast Council, King Island Council and Burnie City Council	Policy and public communication document
23	2014	Smithton Landscape Development Plan	Strategic Projects Office, Circular Head Council & Waratah- Wynyard Council	Council document
24	2013	Land Use, Land Capability and Agriculture HBU Mapping	Esk Mapping & GIS – for the Circular Head Progress Group	Consultant document

Year	Title	Lead author	Document type	
25	2013	Smithton Eastern Foreshore Landscape Development Plan	Strategic Projects Office, Circular Head Council & Waratah- Wynyard Council	Council document
26	2011	Draft Social Values of the Arthur-Pieman Conservation Area	Planning for People – for Tasmania Parks and Wildlife Service	Consultant document
27	2011	Draft Circular Head Land Use and Development Strategy	Phillip Loone – Loone Town Planning Pty Ltd	Consultant document
28	2010	Smithton Central Business District Urban Design Framework	Planet Planning Pty Ltd	Consultant document
29	2005	Policy For the Use of Recreational Vehicles on State-owned Land	Recreational Vehicle Working Group. The Group represents stakeholders including: Tasmanian land managers, relevant government agencies, Tasmanian Recreational Vehicle Association, and Dual Sport Motorcycle Riders Association.	Stakeholder-led document
30	2005	Presentation given to Council about the planning study for the redevelopment of Port of Stanley	Moore Consulting	Consultant presentation
31	2005	Planning study for the redevelopment of Port of Stanley	Moore Consulting	Consultant report
32	2005	Stanley Guided Development Plan	University of Tasmania - Dr Tony McCall, Linn Miller, Karen Eyles	Consultant report
33	1999	Smithton Town Centre Revitalisation Programme – Phase One	David Crockett and Alex Brownlie	Consultant report
34	1990 (approximate – year unknown)	Arthur River Township Development Plan	The Planning Division – Department of Environment and Planning Launceston	State Government report

The following documents were found to be highly relevant to the settlement strategy:

- Circular Head Workforce Development – Regional Workforce Planning Project Transition prepared by Circular Head Education and Training Consultative Committee and Circular Head Council in 2023
- Regional Workforce Planning Volume 1 Report prepared by Circular Head Education and Training Consultative Committee, Circular Head Council, and KPMG, dated 29 September 2021
- A review of undeveloped residential zoned land in Smithton prepared by Waratah Wynyard Council in 2021
- Reimagining Our Regions – Tasmania’s Far North-West prepared by Tourism Tasmania in 2020

- Age-Friendly Communities Plan 2019 – 2024 prepared by The Social Yield for Circular Head and Waratah-Wynyard councils
- Central Area Development Strategy (CADS) Project – Draft Master Plan and Strategies and Market Demand Analysis prepared by GHD for Circular Head and Waratah-Wynyard councils in 2019
- Sustainable Murchison 2040 Community Plan – Regional Framework Plan prepared by Geografia for Waratah-Wynyard, Circular Head, West Coast, King Island and Burnie City councils in 2016
- Draft Circular Head Land Use and Development Strategy prepared by Loone Town Planning Pty Ltd in 2011

These reports provide useful context, data, information and policies that will be of direct relevance to this project. The key themes that become apparent from the literature review are provided in Figure 1.



Housing security and meeting changing housing needs



Changing demographics and an ageing population



Protecting the unique natural environment and managing climate change



Attracting workers to the region



Realising the economic potential of the region



Improving transport and road infrastructure



Fostering new industries and community-led solutions



Promoting the region as a tourist destination

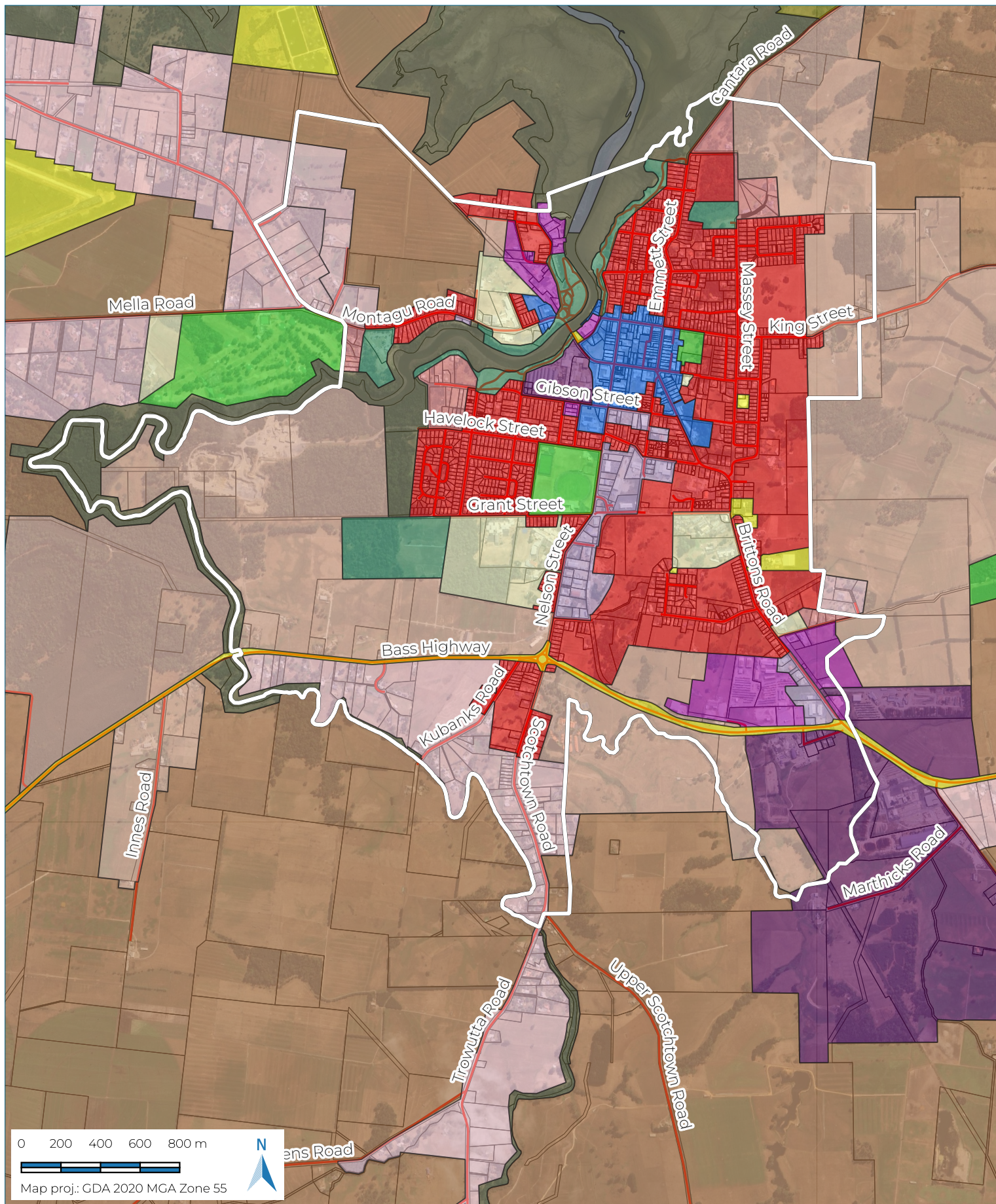
Figure 1 Key themes of the literature review (Source: ERA Planning and Environment)

3.6 Current planning controls

In 2015, the Tasmanian Parliament enacted amendments to the *Land Use Planning and Approvals Act 1993* (LUPAA) to enable the Tasmanian Planning Scheme to be established, consisting of State Planning Provisions (SPPs) and Local Provisions Schedules (LPS). The SPPs provide a consistent set of planning rules with 23 generic zones and 16 codes, making up a suite of controls that can be applied by local councils. The LPS indicate how the SPPs (zones and codes) will apply in each local municipal area. The Circular Head Council transitioned from using the *Circular Head Interim Planning Scheme 2013* to the *Tasmanian Planning Scheme – Circular Head* on 26 May 2021.

The following zones are currently used in Circular Head under the Tasmanian Planning Scheme. Refer to the zoning maps of Smithton and Stanley in Figure 2 and Figure 3.

- General Residential
- Low density residential
- Rural living
- Village
- General business
- Local business
- Commercial
- General industrial
- Light industrial
- Rural
- Agriculture
- Landscape conservation
- Environmental Management
- Port and Marine
- Utilities
- Community Purpose
- Recreation
- Open Space



Smithton	Community Purpose	Light Industrial
Parcel	Environmental Management	Low Density Residential
Road	General Business	Open Space
PLANNING ZONES	General Industrial	Recreation
Agriculture	General Residential	Rural
Commercial	Landscape Conservation	Rural Living
		Utilities



Circular Head Settlement Strategy

Figure 2

Smithton zoning map

Job Number 2223-062
 Revision V.2
 Date 13 July 2023
 Paper size A4



0 100 200 300 400 m
 Map proj.: GDA 2020 MGA Zone 55

- Stanley
- Parcel
- Road

- PLANNING ZONES**
- Agriculture
 - Community Purpose
 - Environmental Management
 - General Residential

- Landscape Conservation
- Local Business
- Open Space
- Port and Marine
- Recreation
- Rural
- Utilities



Job Number 2223-062
Revision V.2
Date 13 July 2023
Paper size A4

Circular Head
 Settlement
 Strategy
 Figure 3
 Stanley
 zoning map

Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application, issued under Section 8A of the LUPAA, provides a reference guide for applying zones and codes under the LPS. The purposes and application guidelines of the residential zones that are used in the Circular Head area are provided in Table 3.

Table 3: Residential zone purposes and application guidelines (Source: Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application)

Zoning	Zone purpose	Zone application guidelines
General Residential Zone	<p>8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.</p> <p>8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.</p> <p>8.1.3 To provide for non-residential use that:</p> <ul style="list-style-type: none"> (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. <p>8.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p>	<p>GRZ 1 The General Residential Zone should be applied to the main urban residential areas in each municipal area which:</p> <ul style="list-style-type: none"> are not targeted for higher densities (see Inner Residential Zone); and are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system. <p>GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</p> <ul style="list-style-type: none"> (a) in the General Residential Zone in an interim planning scheme; (b) in an equivalent zone under a section 29 planning scheme; or (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system. <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p> <p>GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e., threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</p>
Low Density Residential Zone	<p>10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.</p> <p>10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity,</p>	<p>LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist:</p> <ul style="list-style-type: none"> (a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints:

Zoning	Zone purpose	Zone application guidelines
	<p>through scale, intensity, noise, traffic generation and movement, or other off site impacts.</p> <p>10.1.3 To provide for Visitor Accommodation that is compatible with residential character.</p>	<ul style="list-style-type: none"> (i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and (ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or <p>(b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or</p> <p>(c) existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities.</p> <p>LDRZ 2 The Low Density Residential Zone may be applied to areas in a Low Density Residential Zone in an interim planning scheme or a section 29 planning scheme to lots that are smaller than the allowable minimum lot size for the zone, and are in existing residential areas or settlements that do not have reticulated infrastructure services.</p> <p>LDRZ 3 The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values.</p> <p>LDRZ 4 The Low Density Residential Zone should not be applied to land that is targeted for green-field development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.</p>
<p>Rural Living Zone</p>	<p>11.1.1 To provide for residential use or development in a rural setting where:</p> <ul style="list-style-type: none"> (a) services are limited; or (b) existing natural and landscape values are to be retained. <p>11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</p> <p>11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</p> <p>11.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p>	<p>RLZ 1 The Rural Living Zone should be applied to:</p> <ul style="list-style-type: none"> (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g., hobby farming), but priority is given to the protection of residential amenity; or (b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies. <p>RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:</p> <ul style="list-style-type: none"> (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or (b) the land is within the Environmental Living Zone in an interim planning scheme and the

Zoning	Zone purpose	Zone application guidelines
		<p>primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.</p> <p>RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:</p> <ul style="list-style-type: none"> (a) a reflection of the existing pattern and density of development within the rural living area; or (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council. <p>RLZ 4 The Rural Living Zone should not be applied to land that:</p> <ul style="list-style-type: none"> (a) is suitable and targeted for future greenfield urban development; (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or <p>is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p>
<p>Village Zone</p>	<p>12.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.</p> <p>12.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.</p>	<p>VZ 1 The Village Zone should be applied to land within rural settlements where the Urban Mixed Use Zone is not suitable and there is an unstructured mix of residential, commercial activities and community services and there is a strategic intention to maintain this mix.</p> <p>VZ 2 The Village Zone may be applied to land where the full range of reticulated infrastructure services are or are not available.</p> <p>VZ 3 The Village Zone may cover either: (a) an entire settlement where the settlement is relatively small and no clear town centre exists or is intended to exist; or (b) part of a settlement where a high degree of use mix exists or is intended in the centre (otherwise refer to Local Business Zone) the remainder of the settlement may be zoned either General Residential or Low</p>

Zoning	Zone purpose	Zone application guidelines
Urban Mixed Use Zone	<p>13.1.1 To provide for a mix of residential, retail, community services and commercial activities in urban locations.</p> <p>13.1.2 To provide for a diverse range of use or development that are of a type and scale that support and do not compromise or distort the role of surrounding activity centres in the activity centre hierarchy.</p>	<p>Density Residential depending on the characteristics of the settlement.</p> <p>VZ 4 The Village Zone should not be applied to existing rural settlements where a mix of uses does not exist or where there is no strategic intention to provide a mix of uses.</p> <p>UMUZ 1 The Urban Mixed Use Zone should be applied to land within urban settlements: (a) which have an existing mix of uses, where no particular use dominates, and there is a strategic intention to maintain a mix of uses; or (b) where there is a strategic intention to create an area with a mix of uses where no particular use dominates.</p> <p>UMUZ 2 The Urban Mixed Use Zone may be applied to urban areas: (a) along high frequency public transport corridors or key transport hubs such as bus interchanges; or (b) areas intended for commercial, retail and residential activity with good access to high frequency public transport services.</p> <p>UMUZ 3 The Urban Mixed Use Zone should not be applied to: (a) commercial strips where commercial and retail activity is intended as the dominant activity (see business zones); (b) residential areas where residential use is intended as the dominant use (see residential zones); or (c) smaller rural settlements (see Village Zone).</p>
Future Urban Zone	<p>30.1.1 To identify land intended for future urban use and development.</p> <p>30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.</p> <p>30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.</p>	<p>FUZ 1 The Future Urban Zone should be applied to land identified for future urban development to protect the land from use or development that may compromise its future development, consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p> <p>FUZ 2 The Future Urban Zone should be applied to land in an interim planning scheme Particular Purpose Zone which provides for the identification of future urban land.</p> <p>FUZ 3 The Future Urban Zone may be applied to land identified in an interim planning scheme code or specific area plan overlay which provides for future urban land.</p> <p>FUZ 4 The Future Urban Zone may be applied to sites or areas that require further structure or master planning before its release for urban development.</p>

4 Physical context

SGS undertook an assessment of environmental values, natural values and hazard events in Circular Head. They identified that natural hazard events are increasing and becoming more severe, due to the impacts of worsening climate change. Data was sourced from Climatics, the LIST, Circular Head Council and the Tasmanian State Emergency Service's Tasmanian Flood Mapping Project.

4.1 A changing climate

SGS reviewed natural hazards with a focus on where and how they may impact on land use, particularly around the settlement areas. The natural hazard assessment considers changes due to evolving climate change impacts. This assessment has informed the settlement strategy as it seeks to accommodate land uses, particularly sensitive land uses, away from exposure to natural perils.

Natural hazards can have an impact on existing land uses and should be considered when planning for future growth. Some natural hazards are typically not location specific, such as drought, extreme rainfall, and extreme heat, as they are usually specific to a region rather than a particular zone of a few hundred metres. Other natural hazards, such as erosion, inundation, river and stormwater flooding, and bushfires are typically location specific and are key considerations for the application of zones. With climate change, many natural hazards will increase in frequency and severity. To inform current and future land use patterns, it is therefore important to better understand location-specific natural hazards and how they expose land uses to risks at present and in the future as climate change exacerbates.

The natural hazard assessment, using a variety of data sources, shows several locations are exposed to existing and evolving erosion, flood and bushfire risks. The areas most at risk include locations within or close to low-lying areas exposed to erosion and inundation: Smithton (low-lying industrial and residential areas close to the river), Marrawah, Stanley (the highway towards Stanley), and lower Arthur River are exposed to erosion and inundation risks. With respect to bushfires, Hellyer, Crayfish Creek and Edgcumbe Beach are in high-risk areas.

In terms of settlement planning, the strategy avoids development in areas at risk especially in relation to sensitive uses, or, if appropriate, allows development in areas at risk only if mitigation measures are implemented to reduce the risk exposure to acceptable levels. It also should be ensured that infrastructure and services that service a wider area are not exposed to unacceptable levels of risk.

4.2 Rainfall

Rainfall varies considerably across Tasmania; however, the far north-west coast is known for its higher rainfall, particularly in winter, which is why the area has such a strong agricultural industry. Smithton (Grant Street) has an average annual rainfall of 1,106 mm, Stanley has 932 mm, and Redpa has 1,227 mm ⁶. In comparison, Hobart has 626 mm (making it the second driest capital city in Australia after Adelaide) while the West Coast of Tasmania has 2,400 mm.

Circular Head has experienced a general decline in average rainfall over the past 50 years, resulting in more frequent and severe droughts during this period. The worst drought on record in Circular Head was only in recent years, from October 2006 to December 2008.

Climate change data is showing the following trends:

- Drought conditions in Circular Head will intensify, unlike other areas of north-west Tasmania.
- Most areas of Circular Head, including Smithton, Marrawah and Arthur River, will experience an increase in moderate, severe and extreme drought months, with Smithton having a moderate risk of

⁶ Data provided by the Australian Bureau of Meteorology

approximately 18 additional drought months over the next decade. Some central areas may see an increase in drought of about 26 months. In contrast, drought conditions in Crayfish Creek and Hellyer will ease slightly.

- Rainfall at Circular Head in August (the wettest month in Tasmania) is expected to continue to decline in 2030 and 2050 based on the RCP 8.5 scenario projections, which assumes high levels of greenhouse gas emissions.
- However, climate change is likely to lead to more intense rainfall events at Circular Head. This means a greater risk of heavy rainfall, which could lead to flooding and erosion. The region will also experience longer periods of drought interspersed with more intense rainfall events, which could have significant impacts on agriculture, water resources, and natural ecosystems.
- The region is likely to experience more rainfall in the winter and less in the summer, which could have implications for water storage and irrigation practices.

Figure 4 shows the mean monthly rainfall in Circular Head in 2018, 2030 and 2050, and indicates that rainfall in August will decline in the future.

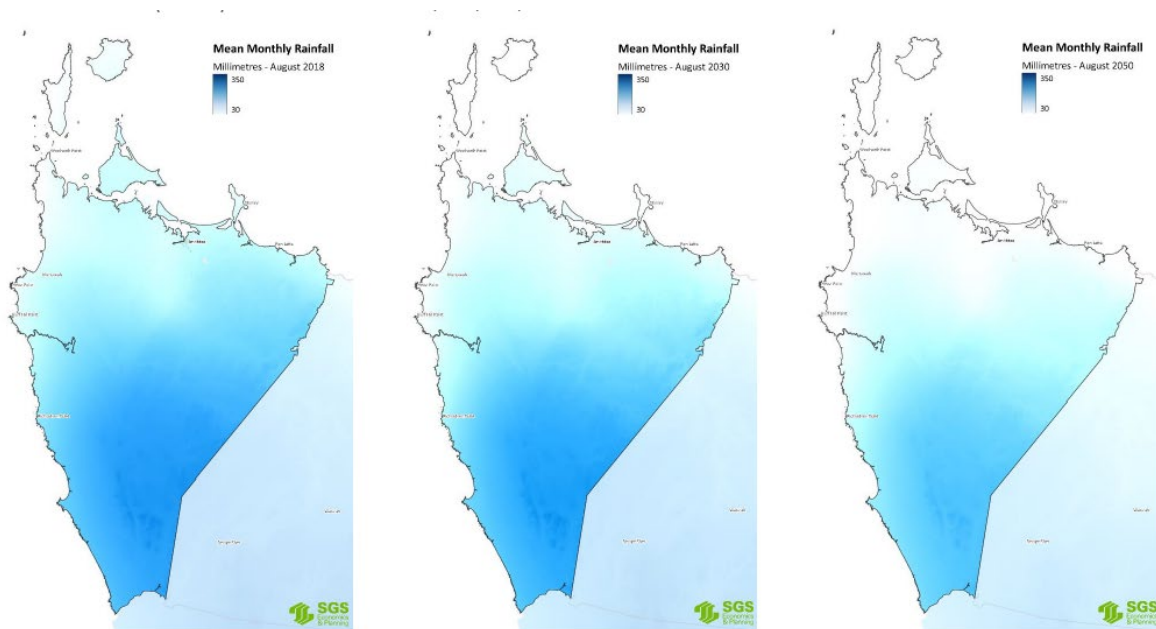


Figure 4 Mean monthly rainfall in Circular Head in 2018, 2030 and 2050 (Source: SGS Economics and Planning, Department of Natural Resources and Environment, TheLIST)

4.3 Flooding

There are six major rivers in Circular Head: Detention River, Black River, Duck River, Montague River, Welcome River, and Arthur River. The Arthur River is the largest and longest river in Circular Head, and travels westward through the settlement of Arthur River before flowing into the Southern Ocean. The settlement of Smithton centres around the mouth of the Duck River, where it enters Duck Bay and Bass Strait. Areas adjacent to the Arthur and Duck rivers are projected to become increasingly flood prone due to the likely more intense rainfall events in the future in Circular Head. That is, climate change is expected to result in more frequent and severe flooding as storm events may inundate local drainage systems and

cause rivers to overflow their banks. It is predicted that Smithton, Marawah and Stanley will be at risk of storm surges and coastal flooding due to their low-lying coastal topography⁷.

As sea levels rise, coastal areas are also likely to experience more frequent and severe storm surges, resulting in an increased risk of coastal flooding. Sea level rises can also lead to the gradual inundation of low-lying coastal areas, resulting in more frequent flooding during high tide or heavy rainfall events.

SGS has identified the following risks:

- The Arthur River, north-west and Central Coast river catchments may be at greater risk of flooding during high rainfall weather conditions.
- Most of Circular Head is at low risk of flooding, including the township of Arthur River. However, inland, along Arthur River, at the Kanunnah Bridge, the risk of flooding is extreme.
- During periods of heavy rainfall, the probability that the Welcome River, Duck River and Arthur River would break their banks and threaten communities and/or agricultural land rises. Refer to Figure 5. A primary concern would be the cutting off from transport routes due to flooding occurring on highways. This could threaten the relatively remote communities along the municipality's west coast, including Arthur River.
- The peak flood extent of the Duck River, which flows into Duck Bay at Smithton, threatens residential land in the municipality's largest township, as well as agricultural land on the outskirts. Refer to Figure 6.

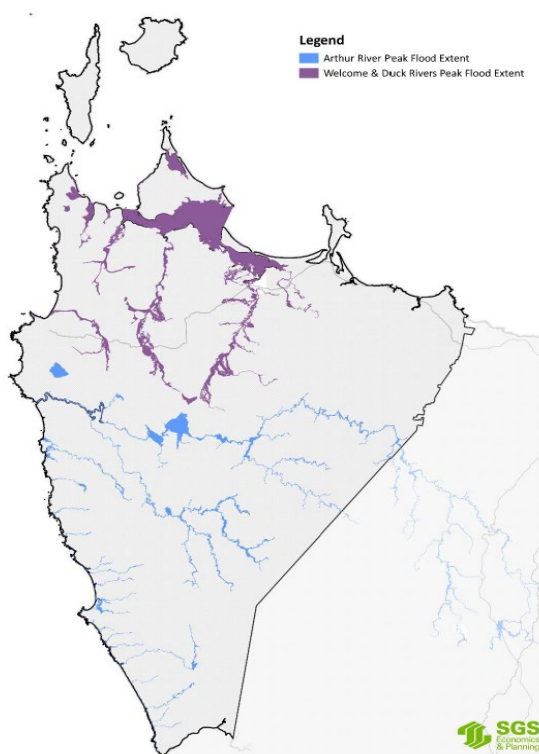


Figure 5 Peak flood extents in the Welcome River, Duck River and Arthur River (Source: SGS Economics and Planning, Circular Head Council)



Figure 6 Duck River flood extent at Smithton (Source: SGS Economics and Planning, 2023)

⁷ Arthur Study Area Design Flood Modelling Report. Tasmanian Government, Department of Premier and Cabinet, Hobart, Tasmania. August 2022. Retrieved from <https://d2kpbjo3hey01t.cloudfront.net/uploads/2022/08/Arthur-study-area-design-flood-modelling-report-August-2022.pdf>

4.4 Coastal hazards

Circular Head has an extensive coastline, one of the longest of any municipal area in Tasmania. Almost all its coast is identified as being prone to coastal erosion, and much of the north coast is prone to coastal inundation. Given that much of Circular Head's population lives along the coastline, these risks threaten the population centres. As ocean levels rise due to climate change, high tide will encroach further into land along Circular Head's north coast, and by 2100, under the RCP 8.5 scenario⁸, the median sea level rise is predicted to be 0.84 metres.

Some residential properties in Smithton, adjacent to Duck River, are at high and medium risk of coastal inundation, putting them in danger by 2050. There is also significant agricultural land in the north, to the west of Duck Bay, that is at risk by 2050. These risk areas indicate not only where existing residential and agricultural land should be protected and the risks mitigated, but also where development of new residential land should be avoided.

In Stanley, the residential land is generally at low risk in terms of coastal hazards. However, Stanley relies on access via an isthmus, and this area is covered by medium- and high-risk hazard bands, meaning the Stanley Highway could be entirely inundated in the future. This would effectively cut off the township from Smithton and indeed the rest of the state.

4.5 Landslip

Given the undulating and at times steep topography of the landscape, much of the municipal area is in a low, medium or high landslip hazard band. In some areas, this makes land undevelopable or significantly restrained. Land particularly affected by landslip is predominantly outside the main settlements and therefore has not affected the settlement strategy.

4.6 Temperature

Circular Head is expected to experience an increase in average temperatures, leading to more frequent and severe heatwaves. This will impact the health and livelihoods of residents, the agricultural industry, water resources and native ecosystems. SGS identified the following trends:

- Under the high emissions scenario, Circular Head is expected to experience an average temperature increase of 2.6 to 3.3°C during the 21st century.
- Under the low emissions scenario, the projected change for the entire century is 1.3 to 2.0°C.
- The projected change in average temperature for Circular Head is similar to the rest of Tasmania but is lower than the global average and significantly lower than northern Australia and many parts of the world, particularly the northern hemisphere continents and the Arctic.
- By 2050, average maximum temperatures in parts of Circular Head will reach 30°C under the high emissions scenario. The current average daily maximum temperature in January is 20°C in Smithton. Refer to Figure 7.
- Much of the urban settled areas in Circular Head, particularly Smithton and Stanley, are on coastal areas where the temperature is expected to rise higher than in more inland, higher altitude areas.

⁸ The Representative Concentration Pathway 8.5 scenario is a high-emissions scenario which is used in climate models to simulate how the climate might change in the future.

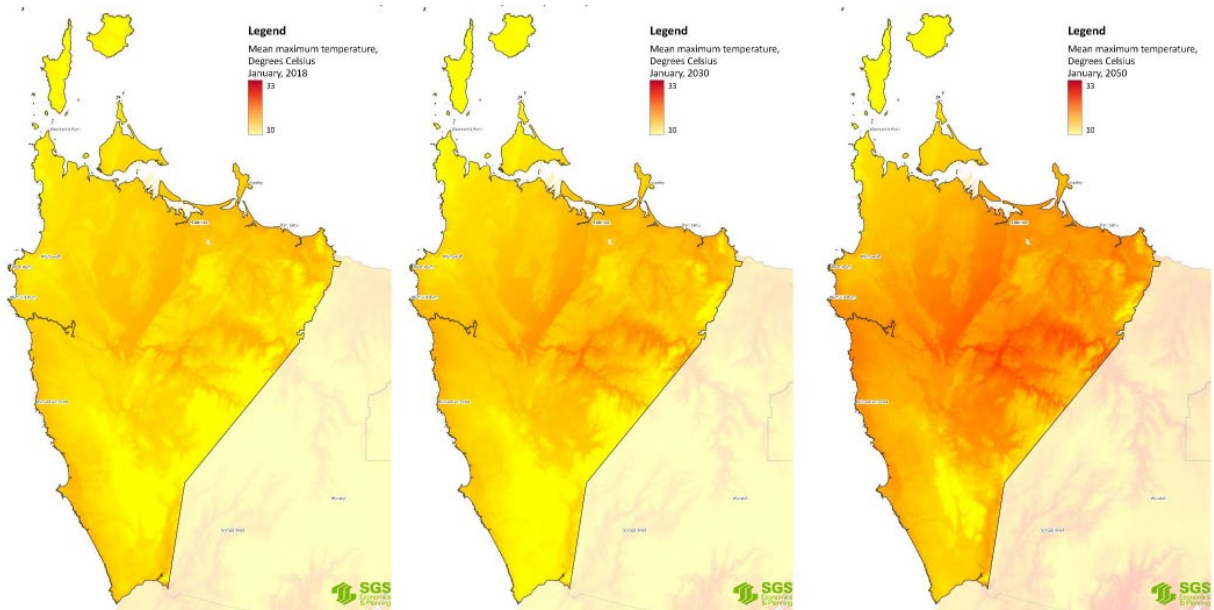


Figure 7 Mean maximum January temperature in Circular Head in 2018, 2030 and 2050 (Source: SGS Economics and Planning, TheLIST, Department of Natural Resources and Environment)

4.7 Bushfire management

Aside from the main settlements in Circular Head, such as Smithton, Stanley and Forest, the remainder of the municipal area is predominantly considered bushfire-prone land. Hellyer, Crayfish Creek and Edgumbe Beach are among the high-risk areas.

The region's risk of bushfires is influenced by its landscape, climate conditions, and human activity in rural areas. Given there will likely be more frequent drought events into the future, the conditions that lead to dry forest floors that are especially susceptible to burning put the region at greater risk. Further, as climate change continues to cause drier and hotter summers and more frequent droughts, bushfire-prone areas in Circular Head are likely to experience increased risk and potential damage in the future.

To this end, 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.

Figure 8 and Figure 9 below show bushfire-prone land near Smithton and Stanley.

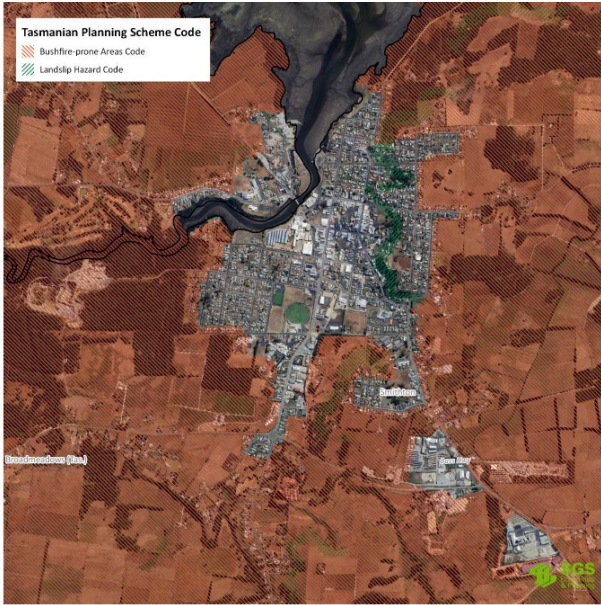


Figure 8 Bushfire Prone Areas in Smithton (Source: SGS Economics and Planning, The LIST, Tasmanian Planning Scheme)



Figure 9 Bushfire Prone Areas in Stanley (Source: SGS Economics and Planning, The LIST, Tasmanian Planning Scheme)

4.8 Summary

The risk profile of the major settlements in Circular Head is summarised in Table 4.

Table 4: Summary of Environmental Hazards to 2050 (Source: SGS Economics and Planning)

Area	Environmental hazards	Risk level 2050	Implications for growth and development
Smithton	Coastal erosion, flooding, drought, and sea level rise	Medium	Further growth can occur in areas with low risk.
Stanley	Flooding, coastal erosion and sea level rise	High	Improve infrastructure and buildings to make them more resilient.
Marrawah	Flooding	Low	Further growth can occur in areas with low risk.
Hellyer	Bushfire, coastal erosion	Medium to High	Zoning for the development of green space or other features that contribute to hazard mitigation.
Crayfish Creek	Bushfire, coastal erosion	Low to Medium	Further growth can occur in areas with low risk.
Edgcombe Beach	Bushfire, coastal erosion	Medium	Further growth can occur in areas with low risk.
Arthur River	Flooding, drought	Low	Further growth can occur in areas with low risk.

5 Circular Head now

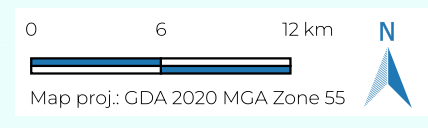
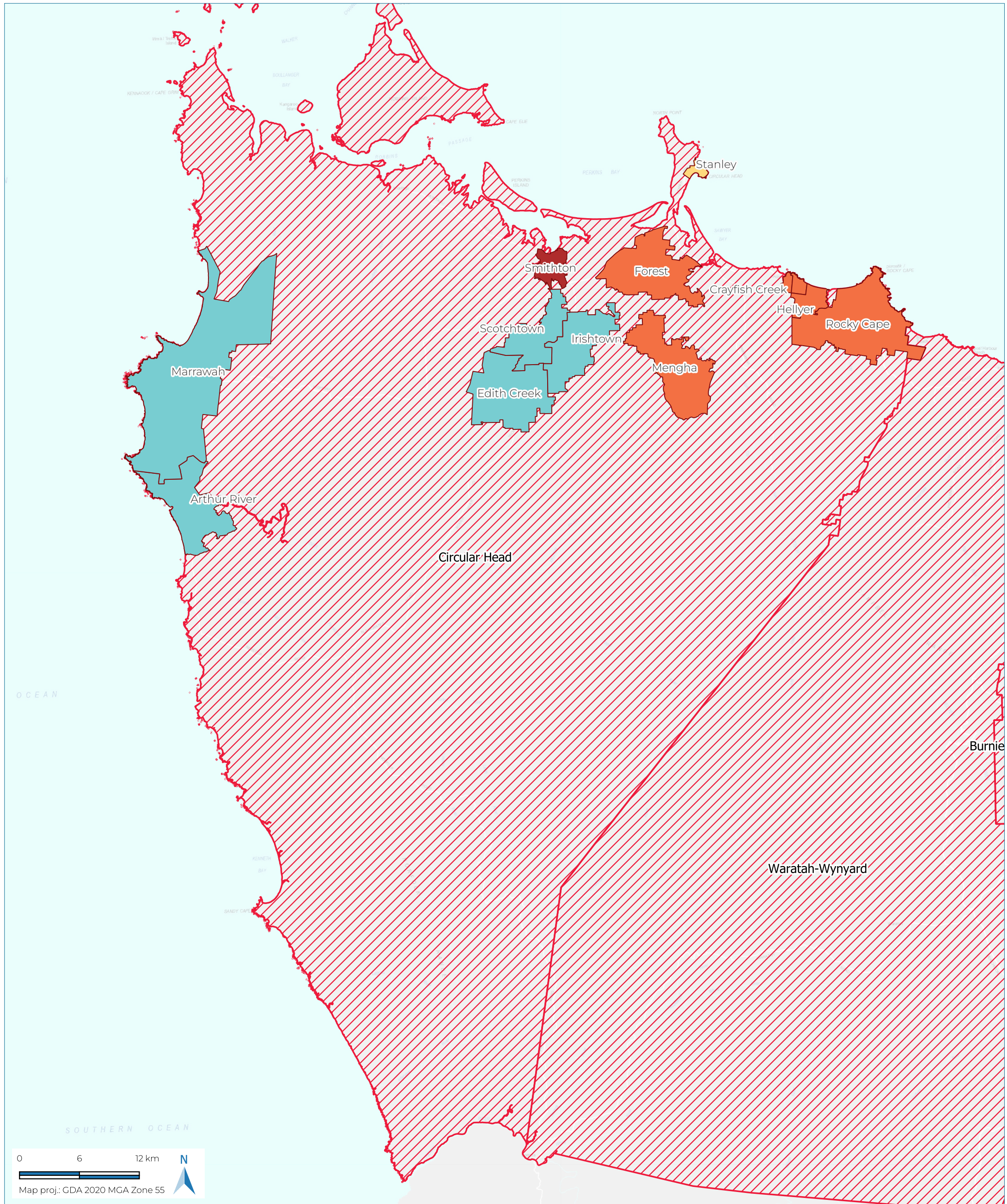
5.1 Who lives in Circular Head?

A demographic profile of Circular Head's population from 2006 to 2021, and comparison data for Tasmania and Australia in 2021, is provided in Table 5.

Table 5: Demographic data showing who lives in Circular Head (Source: ABS census data)

	2006	2011	2016	2021	Change 2006 to 2021	Tasmania 2021	Australia 2021
Total population	7,951	7,977	7,926	8,117	+166 +2.09%	557,571	25,422,788
Median age	37	38	41	41	+4 +9.76%	42	38
Avg person per household	2.5	2.5	2.4	2.4	0.1	2.4	2.5
Families	2,218	2,172	2,059	2,108	-110	150,573	6,730,187
Family composition	40.2% Couple family without children 45.8% Couple family with children 12.8% One parent family 1.1% Other family	42.4% Couple family without children 43.6% Couple family with children 13.0% One parent family 1.0% Other family	43.6% Couple family without children 41.5% Couple family with children 13.9% One parent family 0.9% Other family	46.8% Couple family without children 37.4% Couple family with children 14.3% One parent family 1.2% Other family	-	44.5% Couple family without children 36.8% Couple family with children 17.3% One parent family 1.4% Other family	38.8% Couple family without children 43.7% Couple family with children 15.9% One parent family 1.6% Other family
Household composition	71.6% Family households 23.5% Single (or lone) person households 1.5% Group households	72.5% Family households 25.9% Single (or lone) person households 1.6% Group households	69.8% Family households 28% Single (or lone) person households 2.2% Group households	68.7% Family households 28.5% Single (or lone) person households 2.7% Group households	-	68.7% Family households 28.5% Single (or lone) person households 2.7% Group households	70.5% Family households 25.6% Single (or lone) person households 3.9% Group households

The Socio-Economic Indexes for Areas (SEIFA) in Australia has been analysed for Circular Head. SEIFA ranks areas in Australia according to relative socio-economic advantage and disadvantage. The Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) shows that the most disadvantaged settlement in 2021 in Circular Head was Smithton, as shown in Figure 10.



IRSAD for locality (Quintile)

- 1 (Most disadvantaged)
- 2
- 3
- 4
- 5 (Most advantaged)

IRSAD for Local Government Area

- Quintile 1



Job Number 2223-062
Revision V.1
Date 26 September 2023
Paper size A3

Circular Head
Figure 10
SEIFA - Index of Relative Socio-economic Advantage and Disadvantage 2021

5.2 How do they live?

A demographic profile of how Circular Head's population live from 2006 to 2021, and comparison data for Tasmania and Australia in 2021, is provided in Table 6.

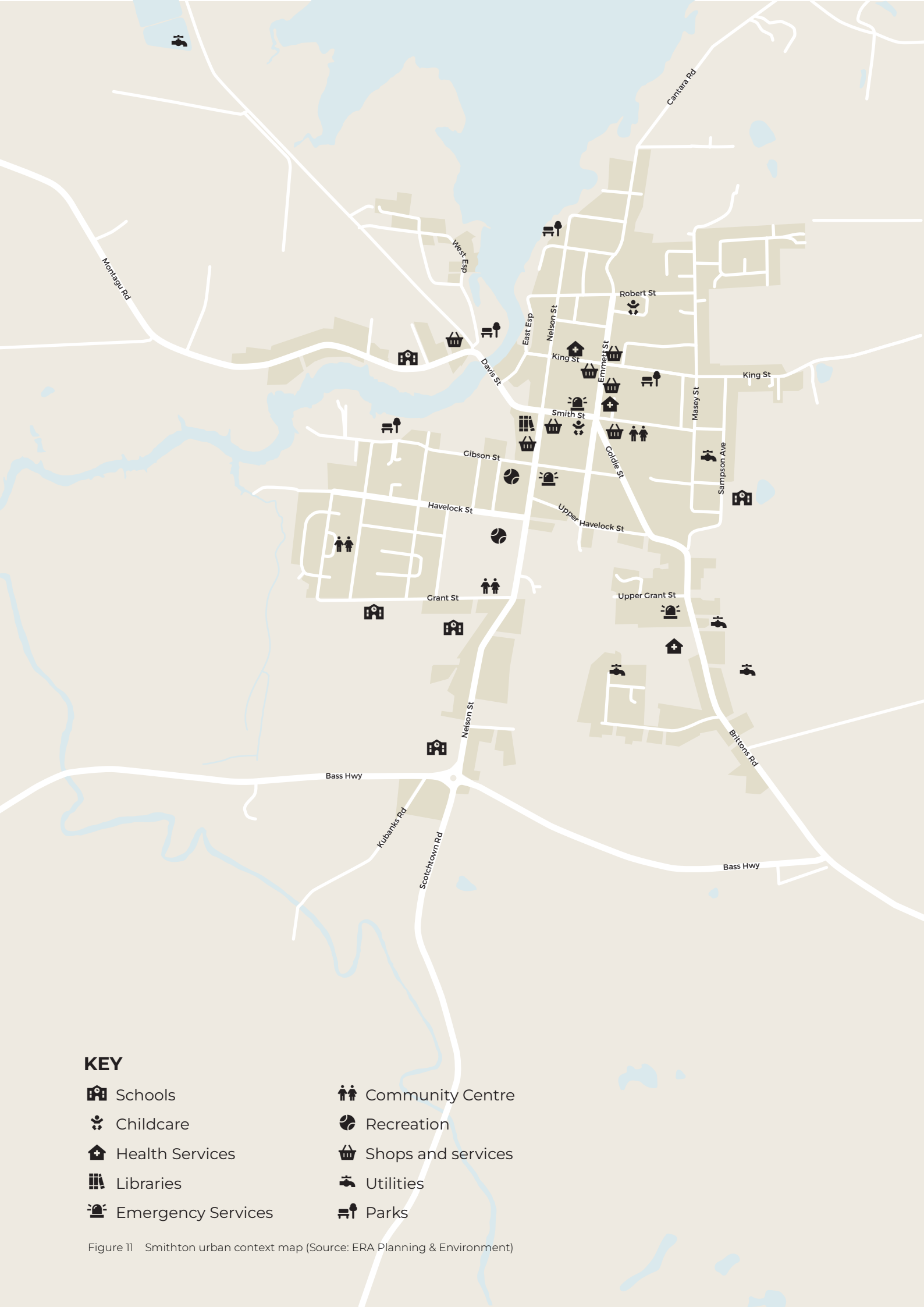
Table 6: Demographic data showing how the population live in Circular Head (Source: ABS census data)

	2006	2011	2016	2021	Change 2006 to 2021	Tasmania 2021	Australia 2021
Private dwellings	3,747	3,814	3,818	4,037	+ 290	258,611	10,852,208
Dwelling structure	91.5% Separate house 0.9% Semi-detached 6.1% Flat or apartment 1.4% Other	92.9% Separate house 0.1% Semi-detached 5.9% Flat or apartment 1.1% Other	97.1% Separate house 0.1% Semi-detached 1.8% Flat or apartment 0.3% Other	94.7% Separate house 3.4% Semi-detached 0.9% Flat or apartment 0.8% Other	-	87.7% Separate house 6.1% Semi-detached 5.3% Flat or apartment 0.6% Other	72.3% Separate house 12.6% Semi-detached 14.2% Flat or apartment 0.6% Other
Dwelling size	-	0.3% no bedrooms 3.9% 1 bedroom 15.2% 2 bedrooms 58.2% 3 bedrooms 20.5% 4 or more bedrooms	0.4% no bedrooms 3.0% 1 bedroom 15.9% 2 bedrooms 55.1% 3 bedrooms 23.0% 4 or more bedrooms	0.2% no bedrooms 3.5% 1 bedroom 16.5% 2 bedrooms 54.1% 3 bedrooms 23.5% 4 or more bedrooms	-	0.5% no bedrooms 4.7% 1 bedroom 20.5% 2 bedrooms 49.6% 3 bedrooms 23.2% 4 or more bedrooms	0.5% no bedrooms 5.3% 1 bedroom 19.1% 2 bedrooms 39.0% 3 bedrooms 34.8% 4 or more bedrooms
Unoccupied private dwellings (short-term accommodation)	17.9%	19.6%	18.6%	18.5%	+0.6%	11.8%	10.1%
Tenure	34.4% owned outright 33.8% Owned with a mortgage 26.1% Rented	35.3% owned outright 36.1% Owned with a mortgage 25.2% Rented	34.7% owned outright 33.8% Owned with a mortgage 27.5% Rented	37.4% owned outright 32.5% Owned with a mortgage 22.0% Rented	-	37.1% owned outright 33.0% Owned with a mortgage 26.4% Rented	31.0% owned outright 35.0% Owned with a mortgage 30.6% Rented
Median weekly household income	\$824	\$936	\$1083	\$1270	+\$446	\$1,358	\$1,746

	2006	2011	2016	2021	Change 2006 to 2021	Tasmania 2021	Australia 2021
Median weekly mortgage repayment	\$758	\$1092	\$1083	\$1083	+\$325	\$1,313	\$1,863
Median weekly rent	\$95	\$130	\$170	\$220	+\$125	\$290	\$375
Avg motor vehicles per dwelling	-	1.9	1.9	2		1.9	1.8

5.3 What services are available?

Urban context maps were prepared for Smithton and Stanley, as shown in Figure 11 and Figure 12, to understand shops, services and facilities available in the main settlements of Circular Head. These show that Smithton in particular is well serviced for a rural settlement, and can adequately support smaller settlements in the municipality.



KEY











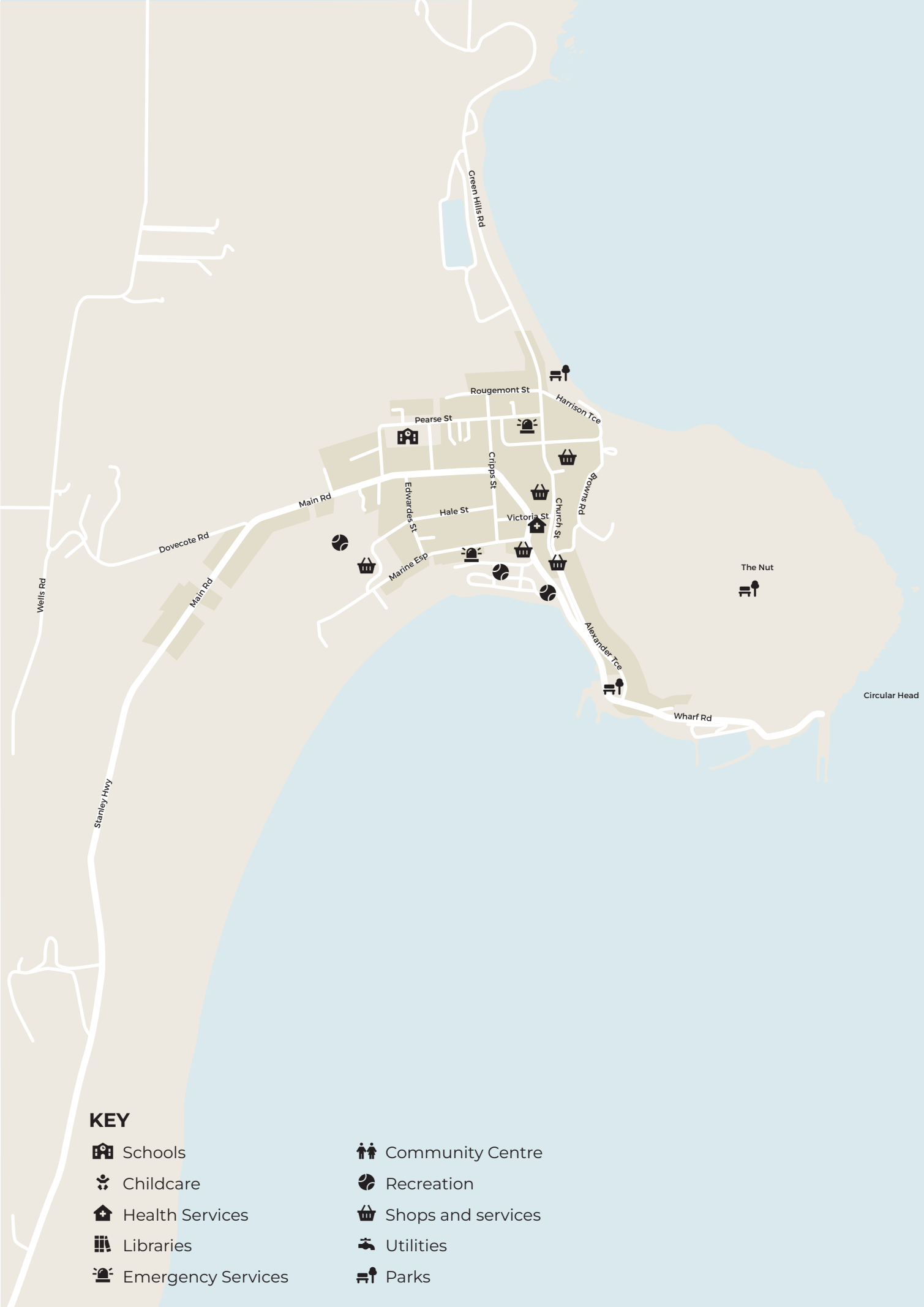
- | | |
|--|--|
|  Schools |  Community Centre |
|  Childcare |  Recreation |
|  Health Services |  Shops and services |
|  Libraries |  Utilities |
|  Emergency Services |  Parks |

Figure 11 Smithton urban context map (Source: ERA Planning & Environment)



KEY






- | | |
|--|--|
|  Schools |  Community Centre |
|  Childcare |  Recreation |
|  Health Services |  Shops and services |
|  Libraries |  Utilities |
|  Emergency Services |  Parks |

Figure 12 Stanley urban context map (Source: ERA Planning & Environment)

5.4 Where do they live?

The following data in Table 7 is from ABS census data and indicates that nearly half of Circular Head's population live in Smithton and Stanley.

Table 7: Population data of Smithton and Stanley (Source: ABS census data)

	Circular Head 2006	Circular Head 2011	Circular Head 2016	Circular Head 2021	Circular Head change 2006 to 2021
Smithton	3,361 (42.3% of population)	3,240 (40.6% of population)	3,275 (41.3% of population)	3,282 (40.4% of population)	-79
Stanley	458 (5.8% of population)	481 (6.0% of population)	476 (6.0% of population)	504 (6.2% of population)	46

The following population counts in Table 8 for the remaining main settlements in Circular Head are estimates only.

Table 8: Population estimates for Circular Head settlements (Source: The LIST)

Settlement	2023 population estimate
Forest	201
Irishtown	132
Hellyer	300
Crayfish Creek	153
Edgcumbe Beach	96
Rocky Cape	139
Edith Creek	48
Marrawah	93
Arthur River	175

A summary of the main settlements in Circular Head, including their total areas and number of lots, are shown in Table 9 and Table 10.

Table 9: Summary of number of lots in each settlement (Source: ERA Planning & Environment; Circular Head Council)

Settlement	Total no. lots	No. authority lots	No. private lots
Smithton	1,990	211	1779
Stanley	413	49	364
Forest	376	11	365
Irishtown	331	13	318
Scotchtown	221	15	206

Settlement	Total no. lots	No. authority lots	No. private lots
Hellyer	184	26	158
Crayfish Creek	70	3	67
Edgcumbe Beach	51	1	46
Rocky Cape	277	27	250
Edith Creek	189	8	181
Marrawah	290	22	268
Arthur River	108	17	91
TOTAL (across municipality)	8,398	1,179	7,219

Table 10: Summary of land area in each settlement (Source: ERA Planning & Environment; Circular Head Council)

Settlement	Total area (ha)	Authority land area (ha)	Authority land (% of land in that settlement)	Private land area (ha)	Private land (% of land in that settlement)
Smithton	9.77	141.03	14.5	830.4	85.5
Stanley	211	104.06	52.0	96.13	48.0
Forest	4461	38.39	0.9	4,317.65	99.1
Irishtown	3352	97.93	3.0	3,158.67	97.0
Scotchtown	2586	11.09	0.4	2,467.47	99.6
Hellyer	781	102.59	14.8	590.72	85.2
Crayfish Creek	172	9.41	3.0	308.31	97.0
Edgcumbe Beach	239	0.1	0.03	39.14	10.8
Rocky Cape	53	3281.99	51.0	3,156.23	49.0
Edith Creek	4,829	885.28	19.9	3,562.42	80.1
Marrawah	14,490	5,023.19	30.0	11,727.7	70.0
Arthur River	3,961	582.13	35.8	1,044.35	64.2
TOTAL (across municipality)	494,144	3,35341	72.5	127,336	27.5

Figure 13 demonstrates that about 72% of land in Circular Head is authority land, compared to about 28% in private ownership.

Authority vs. Private land in Circular Head

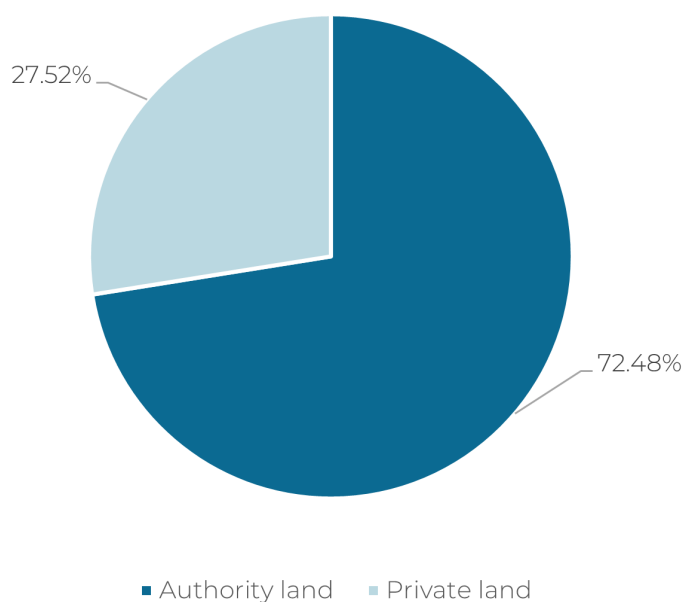


Figure 13 Private and authority land in Circular Head (Source: The LIST)

5.5 Recent approvals

Data regarding recent planning and building approvals were provided by Circular Head Council and are provided below:

- Between 2012 and 2022, a total of 157 dwellings were issued with building completions in Circular Head.
- Of the 157 approvals, 65 were in Smithton, 26 were in Stanley, and 16 were in Scotchtown.
- Between 2012 and 2022, there were 231 planning permits issued for dwellings, and of these, 177 obtained a building permit, and 118 were constructed.
- There were 312 new lots approved by subdivision applications from 2012 to 2022.
- Of the 157 dwellings built, 85% were single dwellings, 8% were units, 4% were multiple dwellings and 3% were ancillary dwellings.
- Nearly 40% of new dwellings approved in the last 10 years have been in the Rural Living (23.5%) and Rural Resource (15.8%) zones, compared to 28% in the General Residential zone.

Figure 14 demonstrates that there was a peak in 2012 of 52 planning approvals and 49 building permits issued by Circular Head Council.

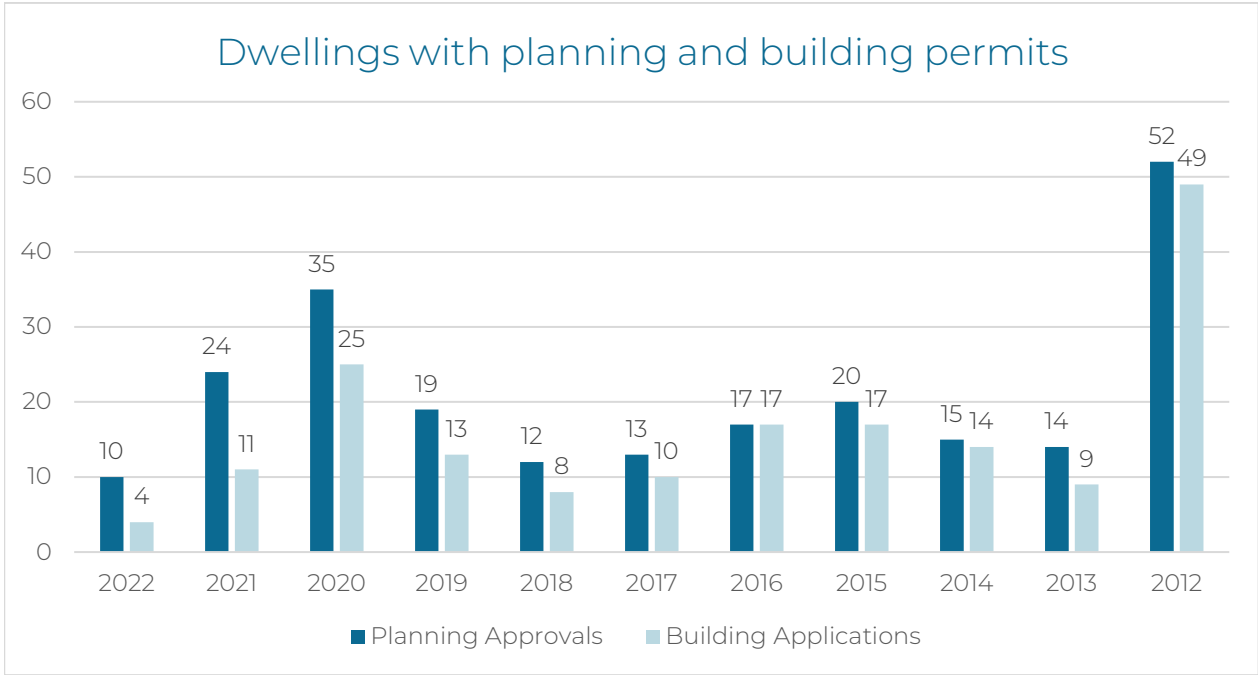


Figure 14 Dwellings that obtained both building and planning permits from 2012 to 2022 (Source: Circular Head Council)

More than half (51.5%) of all new dwellings approved between 2013 and 2023 were in the General Residential zone (28.0%) and the Rural Living zone (23.5%), as shown in Figure 15. Figure 16 provides a further breakdown showing the locations and zonings of dwellings approved from 2013 to 2023.

Zoning of new dwellings

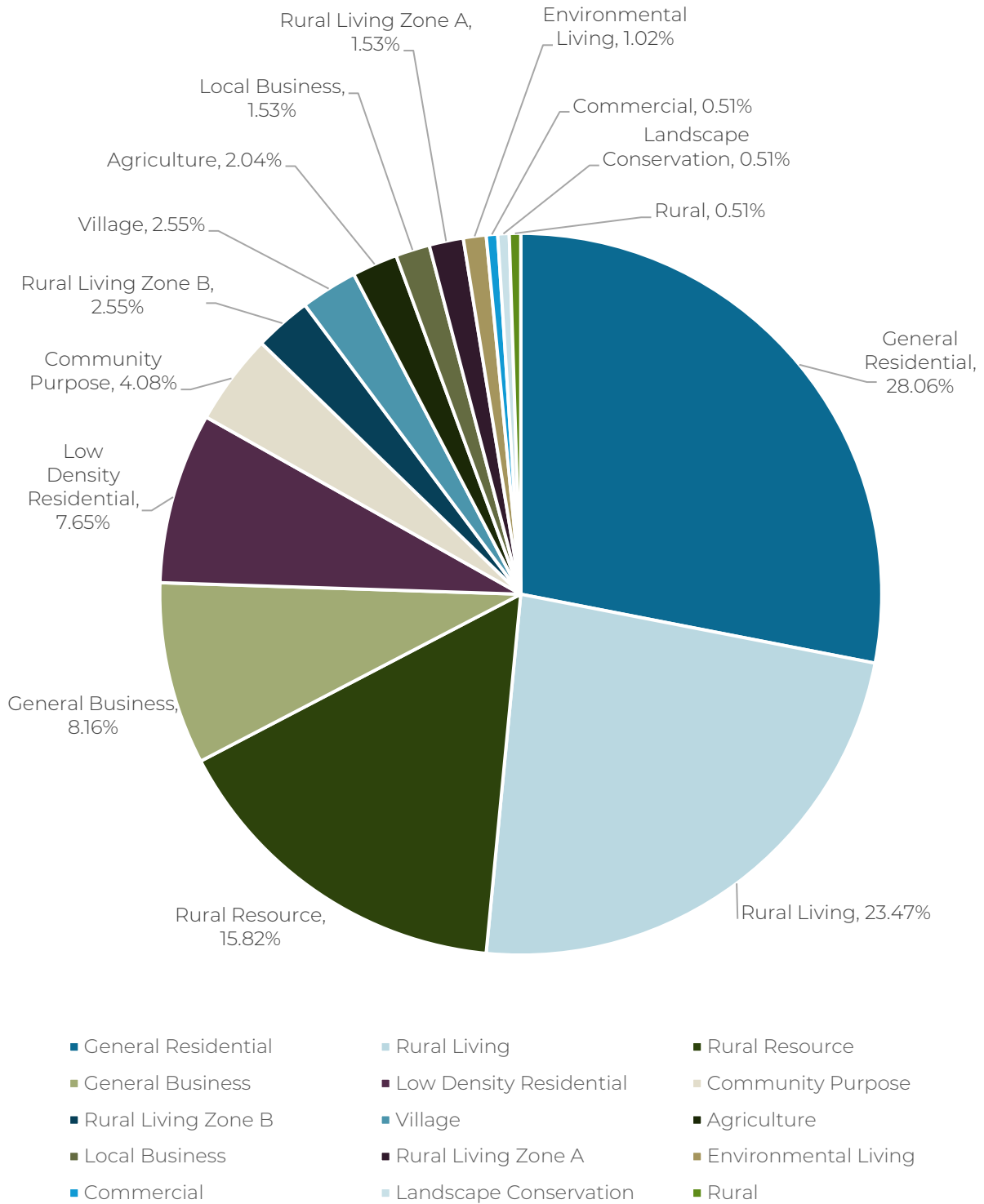


Figure 15 Percentage of net additional dwellings in each zone from 2013 to 2023 (Source: Circular Head Council)

Net additional dwellings, 2013-2023

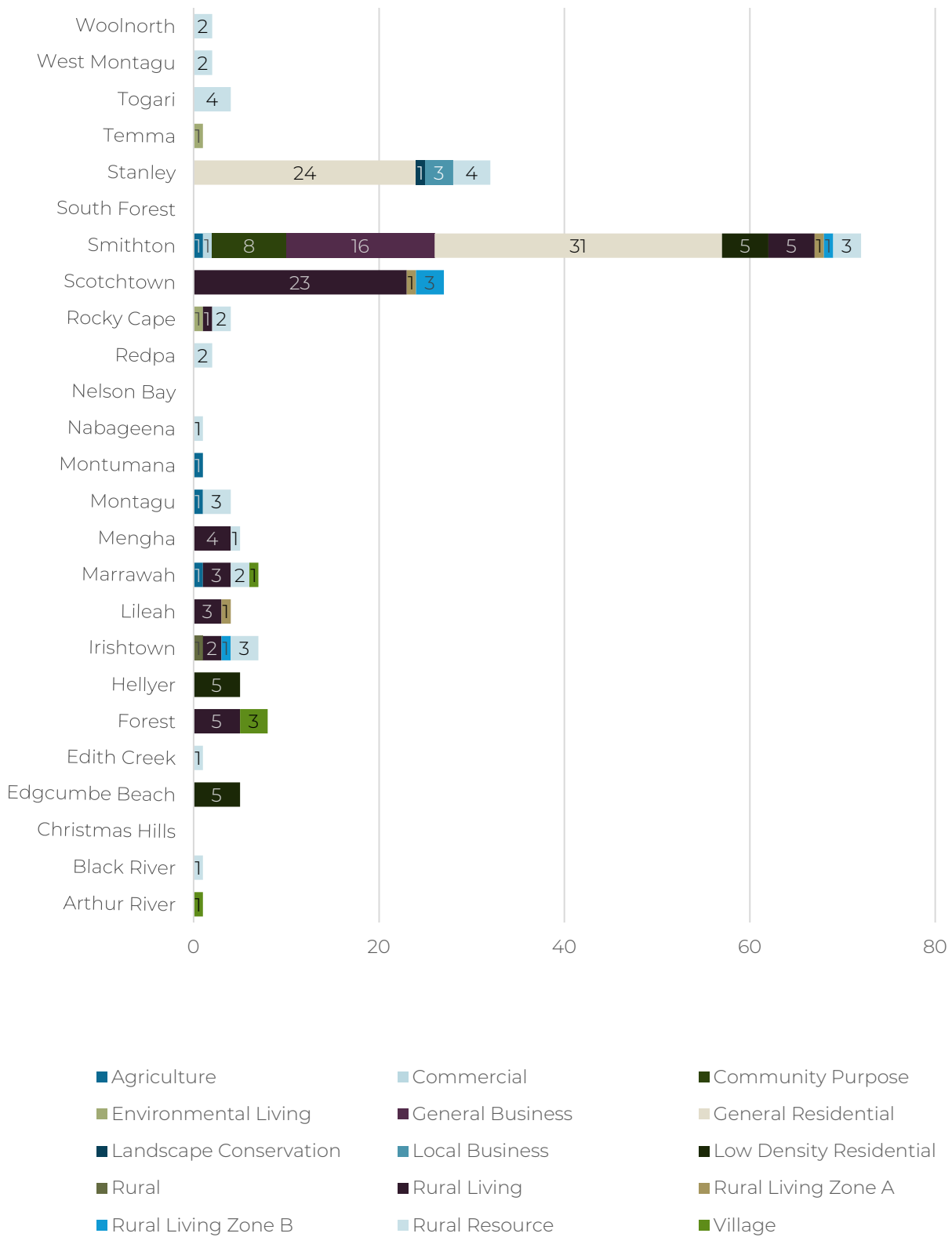


Figure 16 Locations and zonings of net additional dwellings approved from 2013-2023 (Source: Circular Head Council)

Figure 17, Figure 18 and Figure 19 indicate the number of dwellings built in Circular Head over the past 10 years, and the locations of where they have been built. The majority of dwellings built during this period have been in Smithton, Stanley and Scotchtown. Additionally, as demonstrated in Figure 20, the majority of dwellings built over the past ten years were single dwellings.

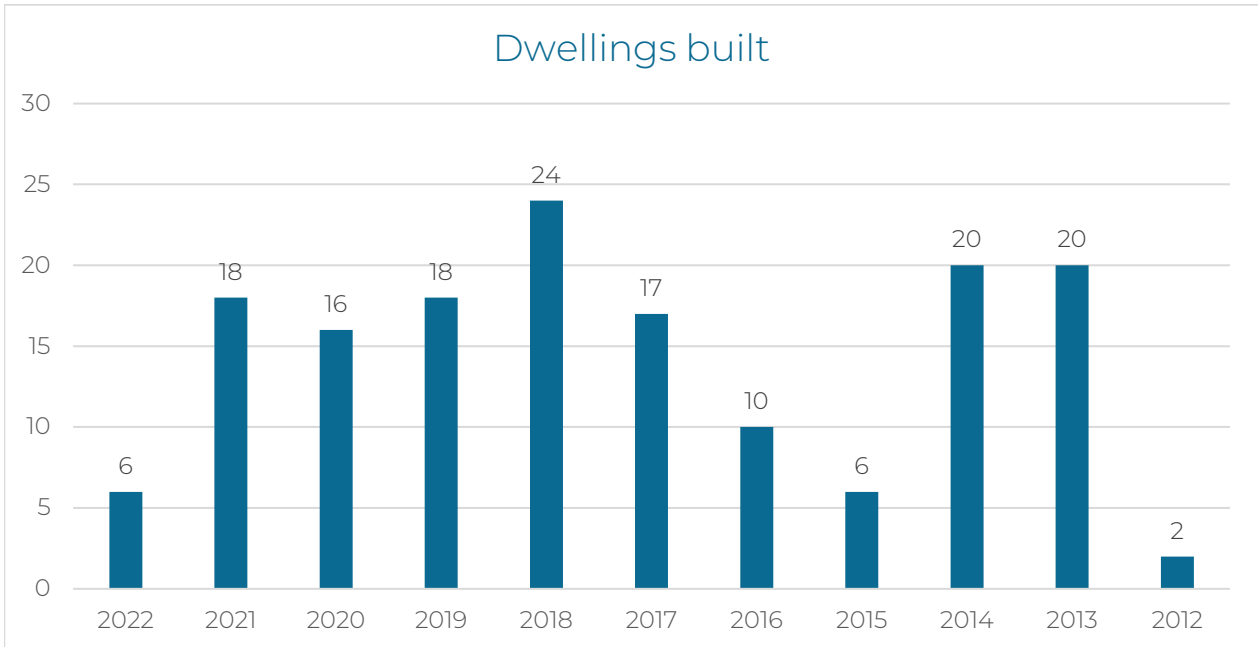


Figure 17 Number of dwellings built from 2012 to 2022 in Circular Head (Source: Circular Head Council)

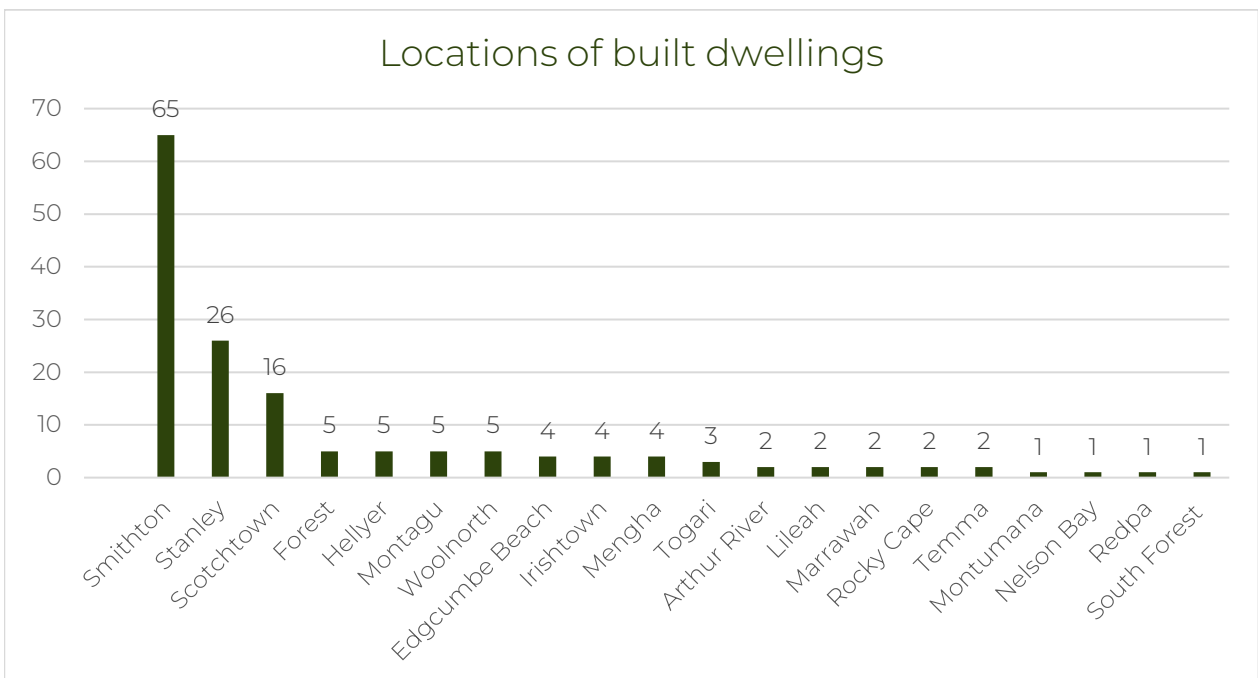


Figure 18: Locations of dwellings built from 2012 to 2022 in Circular Head (Source: Circular Head Council)

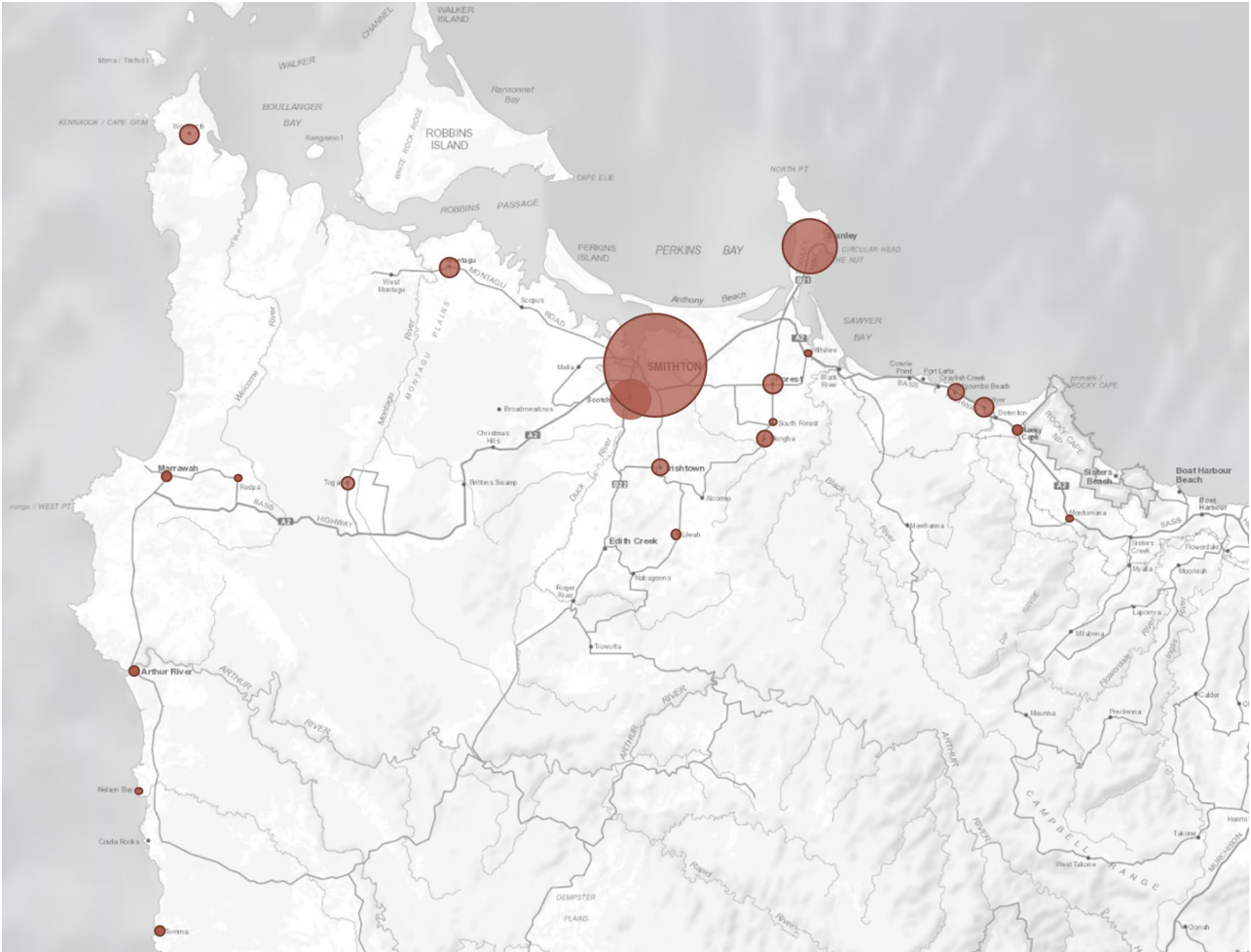


Figure 19 Map showing the locations of dwellings built from 2012 to 2022 in Circular Head (Source: Circular Head Council)

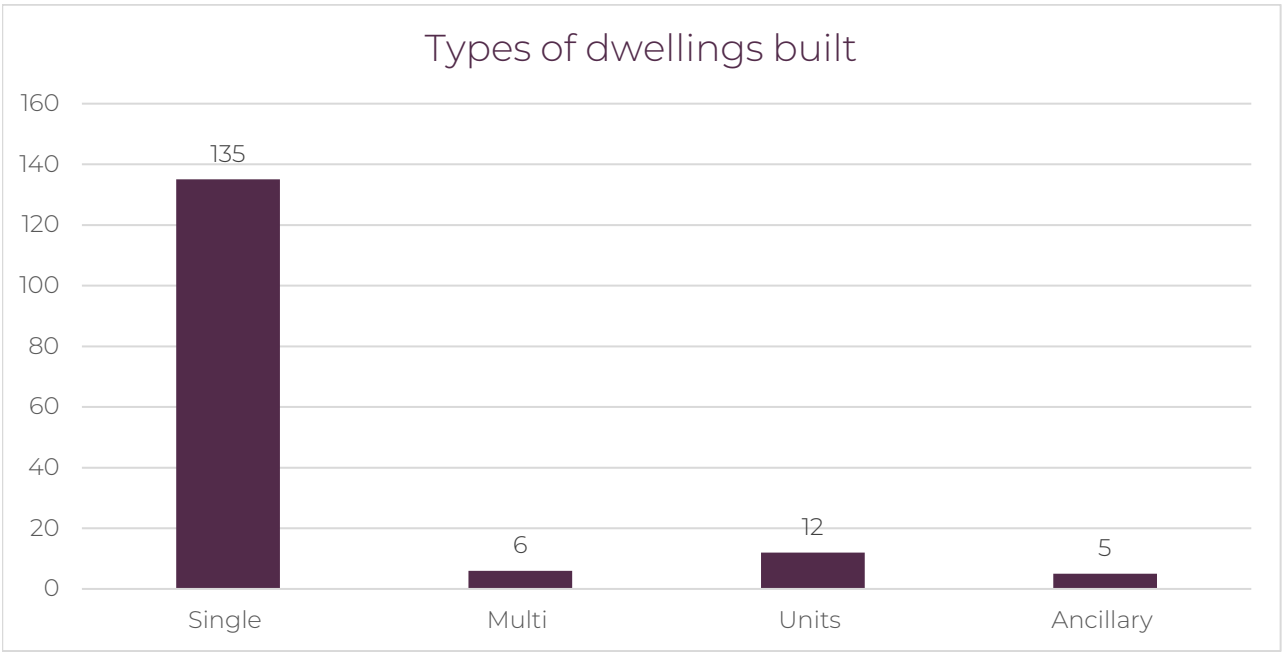


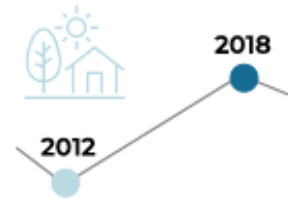
Figure 20 Types of dwellings built from 2012 to 2022 (Source: Circular Head Council)

5.6 Approval trends

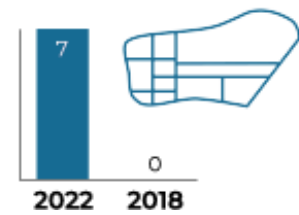
The trends of planning and building applications and permits are:

- There was a peak in 2018 with 24 dwellings built in Circular Head, and a trough in 2012 with only 2 dwellings built.
- Most houses built over the last 10 years have been in Smithton, followed by Stanley and Scotchtown.
- Only 51% of dwellings that received a planning permit were built, and 67% of dwellings with planning and building permits were built.
- More than 85% of houses built in Circular Head over the last 10 years were single dwellings.
- There was a peak in 2022 of subdivisions approved (7) and a trough in 2018 (0).

Dwellings built peak and tough



Subdivisions approved peak and tough



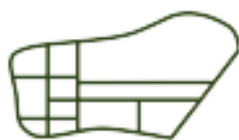
Between 2012 and 2022:



Of the 157 approvals there were:

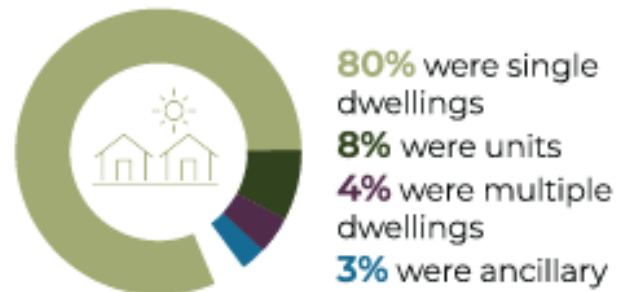


Of the **231** planning permits issued, **177** obtained a building permit and **118** were built.



Additionally, **312 new lots** were approved for subdivision.

Of the total dwellings built:



5.7 Employment analysis

5.7.1 Where do Circular Head residents work?

Figure 14 comprises employment data of Circular Head's population from 2006 to 2021, and comparison data for Tasmania and Australia in 2021.

Table 11: ABS employment data (Source: ABS census data)

	Circular Head 2006	Circular Head 2021	Tasmania 2021	Australia 2021
Employment	61.5% worked full-time	55.5% worked full-time	51.6% worked full-time	55.9% worked full-time
	26.9% worked part-time	32.2% worked part-time	36.4% worked part-time	31.2% worked part-time
	4.1% unemployed	4.6% unemployed	5.9% unemployed	5.1% unemployed
Occupation (top 3)	25.5% Labourers	22.7% Labourers	20.0% Professionals	24.0% Professionals
	23.1% Managers	20.2% Managers	13.9% Technicians and Trades Workers	13.7% Managers
	11.8% Technicians and Trades Workers	11.3% Technicians and Trades Workers	13.6% Community and Personal Service Workers	12.9% Technicians and Trades Workers
Industry (top 3)	12% Dairy cattle farming	13.7% Dairy cattle farming	4.5% Hospitals (except Psychiatric Hospitals)	4.5% Hospitals (except Psychiatric Hospitals)
	6% Fruit and vegetable processing	5.0% Meat processing	3.3% Other Social Assistance Services	2.5% Supermarket and Grocery Stores
	4.9% School education	4.1% Beef cattle farming (specialised)	2.9% Supermarket and Grocery Stores	2.3% Other Social Assistance Services
Method of travel to work	56% car (as driver)	66.8% car (as driver)	64.1% car (as driver)	52.7% car (as driver)
	4.7% worked from home	8% worked from home	8.0% worked from home	21.0% worked from home
	5.7% walked	4.2% walked	4.2% walked	2.5% walked
	7.1% car (as passenger)	5.3% car (as passenger)	5.3% car (as passenger)	3.9% car (as passenger)

5.7.2 Do Circular Head residents leave the municipality for work?

Based on the 2021 census data, journey to work data indicates that 3,188, or 93%, of residents in Circular Head do not leave the municipality for work.

Of those that work outside Circular Head:

- 98 travel to Waratah-Wynyard (2.9%),
- 95 travel to Burnie (2.8%),
- 21 travel to West Coast (0.6%),
- 8 travel to Central Coast (0.2%)
- 7 travel to Kentish (0.2%)
- 3 travel to Devonport (0.1%)
- 3 travel to Latrobe (0.1%)

Given only 7% of working residents leave the municipal area each day for work, it highlights the fact that there is sufficient employment capacity in the area, and that Circular Head is not dependent on surrounding municipalities for employment opportunities.

In addition to the 3,188 residents of Circular Head who work in Circular Head, there are an additional 286 people who travel from another municipality to Circular Head for work. These people predominantly come from Waratah-Wynyard (159), Burnie (73) and Central Coast (25).

5.8 Tourism

Circular Head received 113,000 visitors in 2019-20, according to Tourism Tasmania, a 4% increase over the previous year. However, due to the COVID-19 pandemic, visitor numbers for the March 2020 quarter were down 28% compared to the same period in 2019.

The average length of stay was 2.5 nights and the average spend per visitor was \$348.

Circular Head's primary visitors were from intrastate (54%), interstate (43%) and international (3%).

The primary types of accommodation used by visitors were caravan parks/campgrounds (32%), hotels/motels/resorts (25%), and private accommodation (22%).

The main activities done by visitors were eating at restaurants/cafes (66%), going to the beach (49%), visiting national parks/reserves (45%), and visiting historical/heritage buildings/sites (40%).

The upgrade of the Spirit of Tasmania ferry will be a major project affecting tourism demand and supply in Circular Head; the ferry is expected to increase in size by 30%, carrying more passengers and vehicles across Bass Strait. The new ferry is scheduled to begin operations in 2023, which is projected to boost visitor numbers and spending in Tasmania, especially in areas like Circular Head.

The main tourism drawcard in the Circular Head region is Stanley, which won Tassie's Top Tiny Tourism Town award in 2023. In Stanley, tourists typically visit the Nut, then enjoy the township and beaches, and visit Highfield Historic Site. The Stanley Heritage Walk was successfully developed by the Circular Head Tourism Association, and is a free, self-guided tour that takes approximately one hour and visits prominent locations around the town. Other attractions in Circular Head include the Tarkine, Woolnorth, Cape Grim and Arthur River.

The Department of State Growth and Tourism Tasmania are currently implementing an initiative to accelerate agritourism in Tasmania called 'Opening the Gate'. 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.

Regard has been given to the significance of tourism to the Circular Head economy, and consideration of worker accommodation and the protection of agricultural land have been key considerations in the development of the planning principles and aligned actions.

5.9 Infrastructure

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; and associated control facilities. It also includes infrastructure requirements for community service facilities, including for education, health and community care. Community infrastructure may also involve arrangements for access to affordable and accessible housing, to cultural, open space and recreation opportunities, and for protection and conservation of natural and cultural assets.

Integration of the process of planning for settlement growth and development with the process of planning for infrastructure provision must be coordinated and concurrent. This will ensure reliable services are available at appropriate capacity and function to meet current needs and future growth.

In the Circular Head municipality there is an established network of core infrastructure in transport, energy, telecommunication, water and wastewater systems, and in health, education and community recreation and support services.

Determining the current provision of infrastructure, and what will be needed in the future to support Circular Head's population and settlements, has been a key consideration in the development of this settlement strategy. It is suggested the Circular Head Council continue fostering partnerships with the State Government, TasWater and TasNetworks to ensure settlements are adequately supported.

5.9.1 Water supply

Circular Head benefits from multiple catchments and high annual rainfall. In the wider Cradle Coast area, these are extensively used for hydro-generation, irrigation and urban water schemes. An increasing population and extensive agricultural uses in the municipal area drive continued demand for water.

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 are currently no major constraints associated with urban water supply in Circular Head.

The Circular Head area is supported by a water treatment plant located at Smithton, which is currently at around 50% capacity. There is reticulated water supply in Smithton, Irishtown and Stanley.

5.9.2 Waste management

Smithton and Stanley are the only settlements in Circular Head serviced by full reticulated sewerage infrastructure.

TasWater has four sewage treatment plants (STPs) within the municipality, located at Smithton, Stanley, Cowrie Point and Arthur River. Cowrie Point and Arthur River are both small systems and no new connections are expected.

There are currently no plans for TasWater to expand the current sewerage systems, and if there was growth, further investigations will be required to ensure there is capacity to adequately treat the increased volume of effluent and undertake upgrades as needed.

For disposal of hard waste, Circular Head Council offers kerbside recycling and waste collection in some areas of the municipality. Additionally, the Council runs the White Hills waste transfer station and Port Latta landfill.

5.9.3 Stormwater management

Stormwater management is becoming a more significant issue for Circular Head due to an increasing number of storm events. Currently stormwater is managed via roadside drainage and a stormwater reticulation network in urban areas, which direct and discharge stormwater into natural waterways including creeks, rivers, natural depressions in the land into which rainwater flows, and ocean outfalls. Appropriate management of stormwater for new developments is managed by Council at the subdivision, building and plumbing stage.

5.9.4 Transportation

Road infrastructure in Circular Head and the wider Cradle Coast area is some of the best in the state and has received significant investment from the state and federal government, particularly for the Bass Highway. The Bass Highway is the main east-west trunk route that provides the primary road transport capacity through the major coastal settlements of the coast. All major settlements in the Circular Head area have suitable vehicular access.

The Department of State Growth provided the following input in the context of this settlement strategy:

- The Bass Highway is an important strategic road link and to that end, State Growth does not support ribbon development along the Bass Highway around Smithton. Any additional development in this area may impact road safety, efficiency and accessibility, and the single lane arrangement may also be unable to support any intensification of direct accesses onto the highway.
- State Growth recommended that a network plan is developed that considers any road volume changes that may come about from land use change, to ensure safety and efficiency is maintained.
- The Bass Highway corridor strategy between Wynyard and Marrawah identifies some challenges and improvement opportunities.
- State Growth would not support significant intensification of existing accesses.
- The intersection of the Bass and Stanley highways may require a review in the event of additional growth in that area, to consider any increased road safety risk from higher traffic volumes.
- State Growth would not like to see any expansion of sensitive uses in proximity to existing extractive uses (mining leases).
- Mining leases and mining activity needs to be considered and protected from fettering through land use/zoning and planning decisions.
- Landslide mapping has been recently updated by MRT, however, MRT have noted that the majority of the terrain within the municipality is low risk in terms of landslip. In saying that, many slopes in the area will require careful evaluation due to the presence of low-strength soils (derived from deeply weathered basalts) and ground seepage (from natural springs), among other things.

These comments have been factored in when preparing the aligned actions for this settlement strategy. The strategy does not support additional growth near existing mining leases, or ribbon development along the Bass Highway corridor.

By air, residents of Circular Head are strongly supported by both passenger transport and freight capacity via the airport at Wynyard. A smaller airstrip is also located at Smithton, and nearby in Strahan and King Island, which provide commuter and freight capacity.

By sea, Burnie and Devonport support a daily freight service to Melbourne, and Devonport provides a terminal for the Bass Strait passenger ferry services. Fishing fleet operations also occur from other smaller ports in the region.

6 The future of Circular Head

The Tasmanian Department of Treasury and Finance (2019) has prepared population projections for Tasmania's local government areas for a 25-year timeframe, from 2017 to 2042. The projections have three series based on different population growth assumptions – high, medium and low growth series.

The Australian Government's Centre for Population released the 2022 population statement in January 2023, providing an unexpectedly higher growth scenario for Tasmania arising from a proportional increase in allocation of net overseas migration. This population statement indicated that the population of Tasmania on 30 June 2021 was 586,000, which was revised up by 4.9% following the 2021 census. The report states that outside of Greater Hobart, growth is projected to be 1.2% in 2021-22, before falling to 0.7% in 2023-24 and being sustained through to 2032-33; the population for the 'rest of Tasmania' (that is, outside of Greater Hobart) is projected to peak at 348,000. For context, this growth scenario provided by the Centre for Population is higher than the Tasmanian Treasury high growth scenario.

To provide more rigorous data, estimates of dwelling demand over the next 20 years in the Circular Head, Burnie and Waratah-Wynyard municipalities have been generated using the SGS Housing Demand Model⁹. Three scenarios were modelled: a business-as-usual model under the medium and high growth projections, and a 'renewable powerhouse' scenario. The renewable powerhouse scenario considers the demand relating to future workers employed in the renewable energy sector in the event that Circular Head becomes a hub for the industry with projects such as Marinus Link and wind farm constructions taking off. It is noted that this report assumes that Marinus Link will proceed in stages, with population and economic changes occurring incrementally, rather than assuming a substantial change occurring at once if Marinus Link was not staged.

The SGS dwelling demand analysis concludes that the high growth scenario presents the most realistic future growth scenario for the study area. However, with the population ageing, Tasmanian Treasury projects a decrease in population, even under the high growth scenario, going from a population of 8,335 to 8,197. At the same time, the average household size is projected to continue to decrease, resulting in additional demand for housing even if the population was to decrease.

Further general findings include:

- The population of Circular Head has grown over the last five years (from 2016 to 2021), at a higher pace than it has previously.
- The roll-out of major renewable energy projects in the region will likely attract additional workers and their households to the region.
- Currently, most households occupy freestanding dwellings. The SGS demand model shows that most future demand will continue to be for separate dwellings. However, with housing affordability deteriorating as it is, it is likely that a change towards more demand for semi-detached housing and apartments/units will occur.
- Renting in Circular Head is becoming more difficult: the vacancy rates are low, and rents are becoming less affordable. Some of the housing stock has been transferred to short stay, and this may continue to occur in the future.

To adequately plan for the future needs of the Circular Head population, four scenarios have been considered in relation to population projections and dwelling demand:

⁹ The model estimates implied demand for dwelling types by analysing the likelihood (or propensity) of various age groups forming different household types, and then the likelihood of those household types residing in different dwelling forms. The model includes the following inputs: population projections by age, household composition propensities, and housing type propensities. Refer to the SGS report for further details.

1. Tasmanian Treasury high growth scenario
2. Tasmanian Treasury medium growth scenario
3. Centre for Population scenario
4. SGS renewable powerhouse scenario

6.1 Population projections

6.1.1 Tasmanian Treasury high growth scenario

In 2022, the Tasmanian Treasury released rebased population projections in light of faster than expected population growth highlighted by the release of the 2021 census. The populations under the high growth scenario for Circular Head and Waratah-Wynyard are projected to increase until 2031 and then decline by 2041; however, Burnie's population will continue to increase from 2021 to 2031 to 2041. Refer to Table 12.

Table 12: Tasmanian Treasury high growth scenario from 2021-2041 (Source: Tasmanian Treasury data)

	2021	2031	2041
Circular Head	8,335	8,367	8,197
Waratah-Wynyard	14,641	14,656	13,943
Burnie	20,441	20,776	20,991

6.1.2 Tasmanian Treasury medium growth scenario

The populations under the medium growth scenario have a declining population over the next 10 and 20 years in Circular Head, Waratah-Wynyard and Burnie. Refer to Table 13.

Table 13: Tasmanian Treasury medium growth scenario from 2021-2041 (Source: Tasmanian Treasury data)

	2021	2031	2041
Circular Head	8,335	7,986	7,384
Waratah-Wynyard	14,641	14,177	12,901
Burnie	20,441	19,375	18,033

The rise of renewable energy and agriculture can attract new residents and retain existing ones by creating jobs and driving economic development. Should these sectors experience growth in the next 20 years it may impact on the population projections by the Tasmanian Treasury.

6.1.3 Centre for Population growth scenario

The Centre for Population Scenario assumes the growth rate of the wider state applies to Circular Head. This projection diverges from those of the Tasmanian Treasury, continuing and increasing the growth more in line with what was experienced in Circular Head between the last two censuses. Refer to Table 14.

Table 14: Centre for Population growth scenario from 2021-2031 (Source: Centre for Population)

Scenario	2021	2023	2031	2041
Centre for Population	8,335	8,471	8,985	Not modelled

6.1.4 Renewable powerhouse growth scenario

Estimated population projections for the renewable powerhouse scenario are expected to follow the high population growth scenario, with the addition of workers attracted to the region due to Marinus Link and other renewable energy projects. Refer to Table 15.

Table 15: Renewable powerhouse growth scenario from 2021-2041 (Source: SGS Economics and Planning)

Scenario	2021	2031	2041
Renewable powerhouse	8,335	No data	8,612 ¹⁰

6.1.5 Population projections summary

There is a population increase under the Centre for Population and renewable powerhouse scenarios, but an overall population decline under both the high and medium Treasury growth scenarios. In summary, the four scenarios have the following population growth rates:

1. The Centre for Population predictions, although not being modelled to 2041, is likely to represent the highest growth scenario for Circular Heads population, with a 7.2% growth rate from 2021 to 2031.
2. The renewable powerhouse scenario indicates a growth in population from 8,335 to 8612, with a growth rate of 3.2% from 2021 to 2041.
3. The Tasmanian Treasury high growth scenario indicates an overall population decline from 8,335 in 2021 to 8,197 in 2041, with a negative growth rate of 1.7%.
4. The Tasmanian Treasury medium growth scenario indicates a population decline from 8,335 in 2021 to 7,384 in 2041, with a negative growth rate of 11.4%.

6.2 Housing demand

Demand for residential land and housing is driven by expected changes in population and demographic characteristics. The SGS Housing Demand Model uses ABS census data to understand demographic characteristics as well as Tasmanian Treasury population projections to understand the historical and projected demand for dwellings in Circular Head and surrounding areas.

As stated in Section 6, SGS modelled three scenarios, based on Treasury's medium and high growth projections and the 'renewable powerhouse' scenario. A fourth scenario reflects the Centre for Population population projections.

6.2.1 Tasmanian Treasury high growth scenario

Under the high growth scenario the following results are projected:

- Dwelling demand will steadily increase from 2021 to 2036, and then start declining to 2041. There will be an overall demand during this period of 171 houses.

¹⁰ Estimate only and based on typical dwelling size of 2.4 people per household

- In 2021 there were 4,022 dwellings, and dwelling demand will increase to a peak of 4,214 dwellings in 2036, 192 higher than in 2021, before declining to a demand of 4,193 houses in 2041.
- The greatest demand is for separate houses, with an increased demand of 218 dwellings from 2021 to 2041. This is also the predominant type of housing in Circular Head. Demand for attached dwellings and high density dwellings is expected to decline by 47 from 2021 to 2041.

6.2.2 Tasmanian Treasury medium growth scenario

Under the medium growth scenario the following results are projected:

- The projected dwelling demand is expected to decline by 378 from 2021 to 2041, falling from 4,022 in 2021 to 3,644 in 2041.
- Dwelling demand will steadily decline over the years between 2021 and 2041, with no peaks unlike the high growth scenario.
- The demand for all dwelling types will decline.

6.2.3 Centre for Population scenario

Under the Centre for Population scenario there is an estimated increase of 514 people between 2023 and 2031. Based on the average household occupancy level in Circular Head of 2.4 people, this roughly equates to a dwelling demand of an additional 214 houses over the next 10 years. There is no data for 2041 therefore dwelling demand over the next 20 years cannot be determined.

6.2.4 Renewable powerhouse scenario

Under this scenario, Circular Head is assumed to follow the same population growth trend as in the high population growth scenario, with the addition of workers attracted to the new industry heralded by the Marinus Link and other renewable energy projects in the region.

By 2041, dwelling demand is expected to grow by 348, to 4,370, an additional 173 dwellings on top of the high growth projection in the business-as-usual scenario. This is equivalent to 8.7% of Circular Head's current endowment of housing, and equals 17.4 additional dwellings per year over 20 years.

6.2.5 Dwelling demand summary

The following dwelling demand rates in Table 16 are applicable for the four scenarios.

Table 16: Dwelling demand summary for the four scenarios (Source: ERA Planning and Environment)

Scenario	Dwelling demand from 2021 to 2031	Dwelling demand from 2031 to 2041	Dwelling demand total from 2021 to 2041
Tasmanian Treasury medium growth scenario	-10.3 dwellings per year	-27.5 dwellings per year	-18.9 dwellings per year
Tasmanian Treasury high growth scenario	+15.3 dwellings per year	+1.8 dwellings per year	+8.6 dwellings per year
Renewable powerhouse scenario	-	-	+ 17.4 dwellings per year
Centre for Population scenario	+ 21.4 dwellings per year	-	-

6.3 Council approval data

6.3.1 Residential approvals

The SGS dwelling demand model only factors in demand associated with population growth and demographic change. It therefore does not consider demand arising for holiday homes, Airbnb dwellings and worker accommodation. Additionally, dwelling demand can easily be stimulated through major employment-generating projects such as Project Marinus.

Using residential building approval data collated by the ABS, there were 44 dwelling approvals in Circular Head in 2022-23. This consisted of 42 houses and 2 other residential, i.e. flats, apartments. Using ABS data over the past 10 years, which in itself is aspirational as some approvals do not translate to completions, the historical dwelling supply rate is around 246 dwellings, or 24.6 dwellings per year.

Table 17: Residential approval data from 2013 to 2023 (Source: ABS residential building approval data)

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Avg/year
New houses	13	21	22	16	15	17	13	25	22	42	20.6
New other residential	0	0	0	8	0	0	0	0	30	2	4
TOTAL	13	21	22	24	15	17	13	25	52	44	24.6

While the greatest demand under all scenarios will continue to be for separate houses, factors such as projected increase in single person households, worker accommodation, an ageing population and affordability mean it is likely that more households will be attracted to smaller dwellings and higher density housing.

Diversifying housing forms in the study area is an important part of supporting different households through the life stages. There may be potential demand for independent living units and residential aged care because of the ageing population. Younger families with children are likely to continue to seek housing in the study area in the form of separate houses. Depending on the realisation of economic projects such as Marinus Link, and growth in the agricultural and industrial sectors, additional worker housing would be needed to meet demand for a more compact housing product.

Important elements of diversifying housing choices are development feasibility and a capable construction sector to provide such housing.

6.3.2 Subdivision approvals

There have been four substantial subdivision applications that Circular Head Council has approved since 2020. These are unlikely to have been included in the abovementioned ABS data given that is for building approvals, however, they have been included in the vacant land data.

These are:

- Dovecote Road, Stanley (SA 2019/3): 93 lots
- 6A Rocklyn Road, Smithton (SA 2022/6): 38 lots
- Massey Street, Smithton (SA 2022/4): 109 lots
- Lot 3 & 4 John Street, Smithton (SA 2021/3): 34 lots

The total number of lots in these subdivisions is 274. This exceeds the anticipated 20-year demand under the high growth scenario, and provides 79% of the dwelling demand under the renewable powerhouse scenario. It should be noted that this excludes other smaller subdivisions or subdivisions that are currently being assessed by Council.

6.4 Housing supply

Existing residential land supply is summarised in the table below. This land supply has been determined through a desktop GIS analysis via data provided by Circular Head Council and the LIST. It includes both private and publicly owned land but excludes easements (i.e., land that forms part of the road, railway or footway network). It is noted that it may be possible that some vacant 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 overlays or the siting of an existing dwelling that practically precludes development. For example, there is vacant and residentially zoned land in Circular Head that is subject to constraints such as being flood prone and landslip prone, or land that is not water or sewer serviced, all of which will limit development potential.

The data is showing that there are 175 vacant land parcels in Smithton, with most (110) of these zoned General Residential. There are 25 vacant land parcels in Stanley, and these are all zoned General Residential.

Table 18 demonstrates the residential land supply in Circular Head and theoretical dwelling yields in residential zones, along with an estimated years supply under the four scenarios.

Table 18: Residential land supply (Source: ERA Planning and Environment, The LIST)

Zoning	Vacant area (ha)	No. of vacant lots	Theoretical dwelling yield	Estimated years supply (historical approval rate) ¹¹	Estimated years supply (high growth scenario) ¹²	Estimated years supply (RP scenario) ¹³	Estimated years supply (Centre for Population scenario) ¹⁴
General Residential ¹⁵	54.24	134	751	-	-	-	-
Village ¹⁶	6.03	35	80	-	-	-	-
Low Density Residential ¹⁷	4.2	23	27	-	-	-	-
Rural Living A ¹⁸	131.0	92	138	-	-	-	-
Rural Living B ¹⁹	149.0	77	98	-	-	-	-

¹¹ This assumes the historical dwelling approval rate of 24.6 dwellings per year

¹² Based on the SGS high growth scenario which assumes 8.6 dwellings per year over the next 20 years

¹³ Based on the SGS renewable powerhouse scenario which assumes 17.4 dwellings per year over the next 20 years

¹⁴ Based on the Centre for Population scenario which assumes 21.4 dwellings per year over the next 10 years (noting that there are no projections for 2031 to 2041)

¹⁵ Assumes 20% of land area for roads, infrastructure and open space with 600m² per dwelling in the General Residential zone. Adoption of 600m² in the General Residential zone is inherently conservative as the permitted dwelling density is 325m² and the minimum lot area is 450m².

¹⁶ Assumes 20% of land area for roads, infrastructure and open space with 600m² per dwelling in the Village zone

¹⁷ Assumes a lot size of 2,500m² per dwelling in the Low Density Residential zone

¹⁸ Assumes a lot size of 10,000m² per dwelling in the Rural Living A zone

¹⁹ Assumes a lot size of 20,000m² per dwelling in the Rural Living B zone

Zoning	Vacant area (ha)	No. of vacant lots	Theoretical dwelling yield	Estimated years supply (historical approval rate) ¹¹	Estimated years supply (high growth scenario) ¹²	Estimated years supply (RP scenario) ¹³	Estimated years supply (Centre for Population scenario) ¹⁴
TOTAL		367	1,094 dwellings	45 years	128 years	63 years	51 years

The theoretical dwelling yield on vacant land in the:

- General Residential zone is 751 dwellings, located on 134 lots in Smithton and Stanley
- Low Density Residential zone is 27 dwellings, located on 23 lots in Smithton, Edgcumbe Beach and Hellyer
- Rural Living zone is 236 dwellings, located on 169 lots in Smithton, Forest, Scotchtown, Irishtown, Edith Creek, Mengha, Marrawah and Rocky Cape
- Village zone 80 dwellings, located on 35 lots in Forest, Irishtown, Marrawah and Arthur River.

This results in a theoretical dwelling yield of 1,094 dwellings on vacant land in Circular Head.

The housing supply analysis has found that under SGS's high growth scenario, which assumes a demand of 8.6 dwellings per year for the next 20 years, there is 128 years of residential land supply in Circular Head. Under SGS's renewable powerhouse scenario, which assumes a demand of 17.4 dwellings per year for the next 20 years, there is 63 years of residential land supply in Circular Head. Based on the historical dwelling approval rate of 24.6 dwellings per year, there would be 45 years of residential land supply, and under the Centre for Population scenario (noting this is only projected for the next ten years, compared to the other rates which project for the next 20 years) there is 51 years of residential land supply in Circular Head.

Table 19 provides a breakdown of vacant land and the theoretical dwelling yield in the residential zonings in Circular Head. It is noted that the few residentially zoned vacant land parcels located outside of these settlements have not been included in the analysis. Further, where settlements are not mentioned there is no vacant land in that zoning.

Table 19: Location of vacant land (Source: ERA Planning and Environment, The LIST)

Settlement	Vacant area (ha)	No. of vacant lots	Theoretical dwelling yield
General Residential zone²⁰			
Smithton	39.6	110	554
Stanley	14.2	25	197
TOTAL	53.8	135	751
Low Density Residential zone²¹			

²⁰ Assumes 20% of land area for roads, infrastructure and open space with 600m² per dwelling in the General Residential zone. Adoption of 600m² in the General Residential zone is inherently conservative as the permitted dwelling density is 325m² and the minimum lot area is 450m².

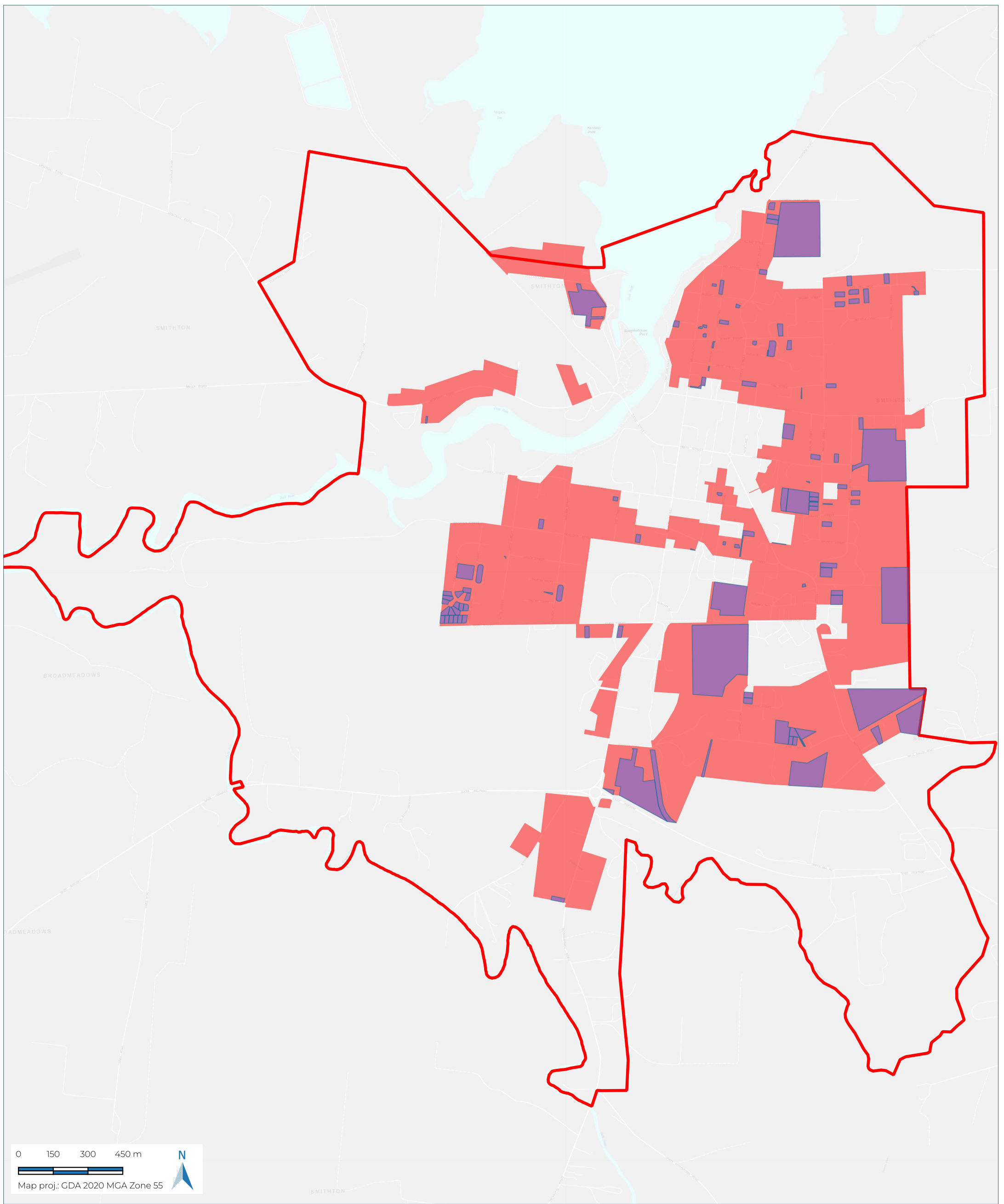
²¹ Assumes a lot size of 2,500m² per dwelling in the Low Density Residential zone

Settlement	Vacant area (ha)	No. of vacant lots	Theoretical dwelling yield
Smithton	4.62	6	10
Edgcumbe Beach	0.8	6	6
Hellyer	0.7	10	10
TOTAL	6.12	21	26
Rural Living zone²²			
Smithton	16.8	5	19
Forest	17.3	14	14
Irishtown	14.4	8	8
Edith Creek	0.1	1	1
Marrawah	18.3	13	17
Mengha	44.0	38	44
Scotchtown	109.1	52	74
Rocky Cape	16.4	11	18
Leesville	22.4	10	12
TOTAL	258.8	152	207
Village zone²³			
Forest	1.5	13	18
Irishtown	3.6	13	51
Marrawah	0.4	3	5
Arthur River	0.6	6	6
TOTAL	6.1	35	80

Figure 21 and Figure 22 below show the locations of vacant, residentially zoned land in Smithton and Stanley.

²² Vacant land in the Rural Living zone is a combination of Rural Living zone A and B. Yield calculations have assumed a lot size of 10,000m² per dwelling in the Rural Living A zone and a lot size of 20,000m² per dwelling in the Rural Living B zone.

²³ Assumes 20% of land area for roads, infrastructure and open space with 600m² per dwelling in the Village zone

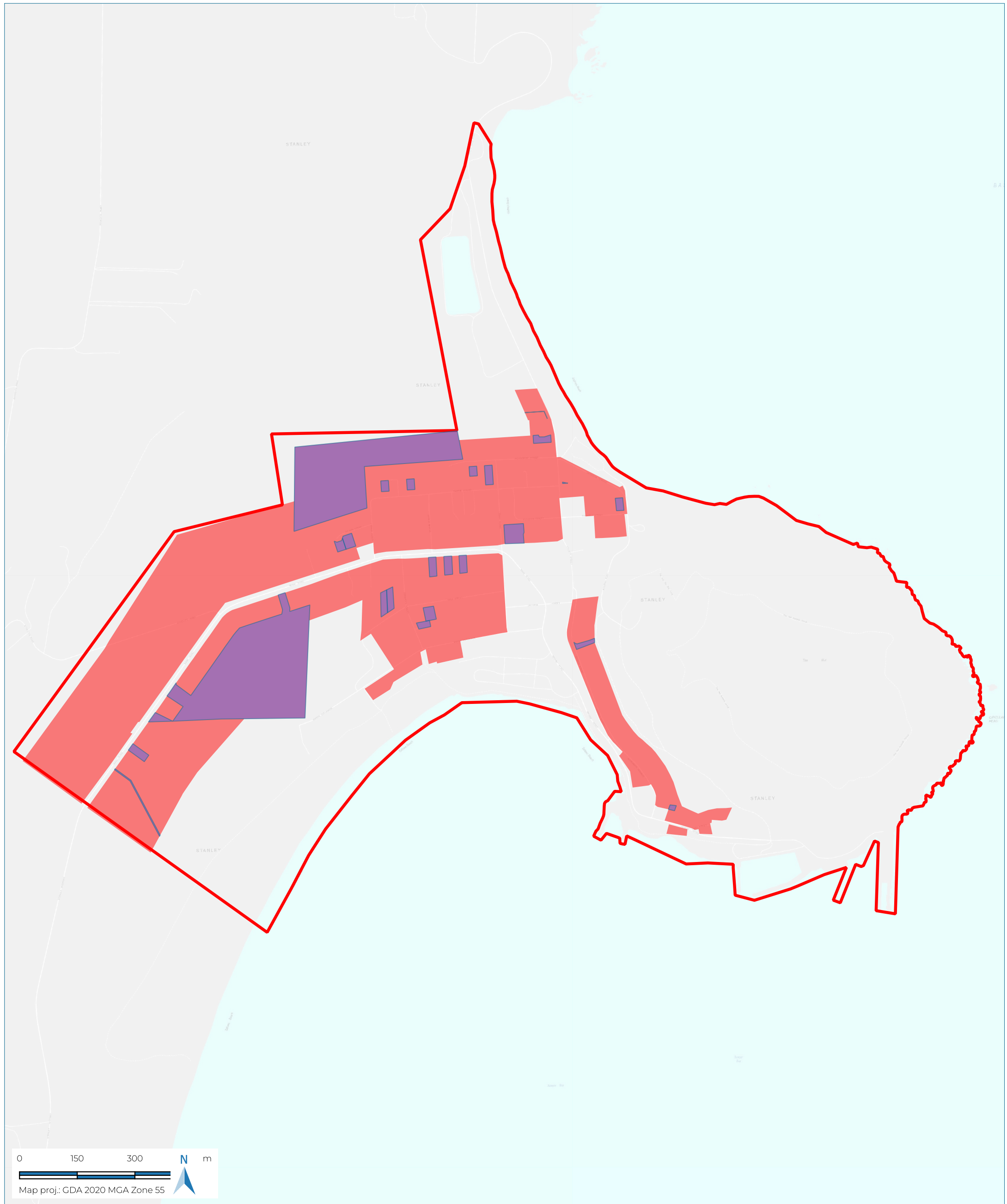


- Smithton
 - Vacant Land
- PLANNING SCHEME ZONES
- General Residential



Job Number 2223-062
Revision V.3
Date 12 September 2023
Paper size A3

Circular Head
 Figure 21
 Vacant land
 within General
 Residential zone



- Stanley
 - Vacant Land
- PLANNING SCHEME ZONES
- General Residential



Job Number 2223-062
Revision V.3
Date 12 September 2023
Paper size A3

Circular Head
 Figure 22
 Vacant land
 within General
 Residential zone

6.5 Commercial and industrial land supply and demand

Demand for commercial and industrial floorspace is primarily driven by economic growth.

SGS modelling has considered the employment floorspace demand under two scenarios:

- A “business as usual” (BAU) scenario, which assumes the economy will continue to evolve in line with observed changes over the last five years of ABS censuses
- A “renewable powerhouse” (RP) scenario in which major renewable energy and infrastructure projects, including Marinus Link, are assumed to boost employment in the region.

Under the BAU scenario, some of Circular Head’s major industries, including agriculture, forestry and fishing as well as the accommodation and food services industries, are expected to experience large increases in employment over the next 20 years, while a fall in manufacturing and retail jobs is anticipated. Overall, this will lead to 180 net additional jobs to 2041, and this will likely lead to an increase in floorspace demand of approximately 29,000 m², the majority being commercial.

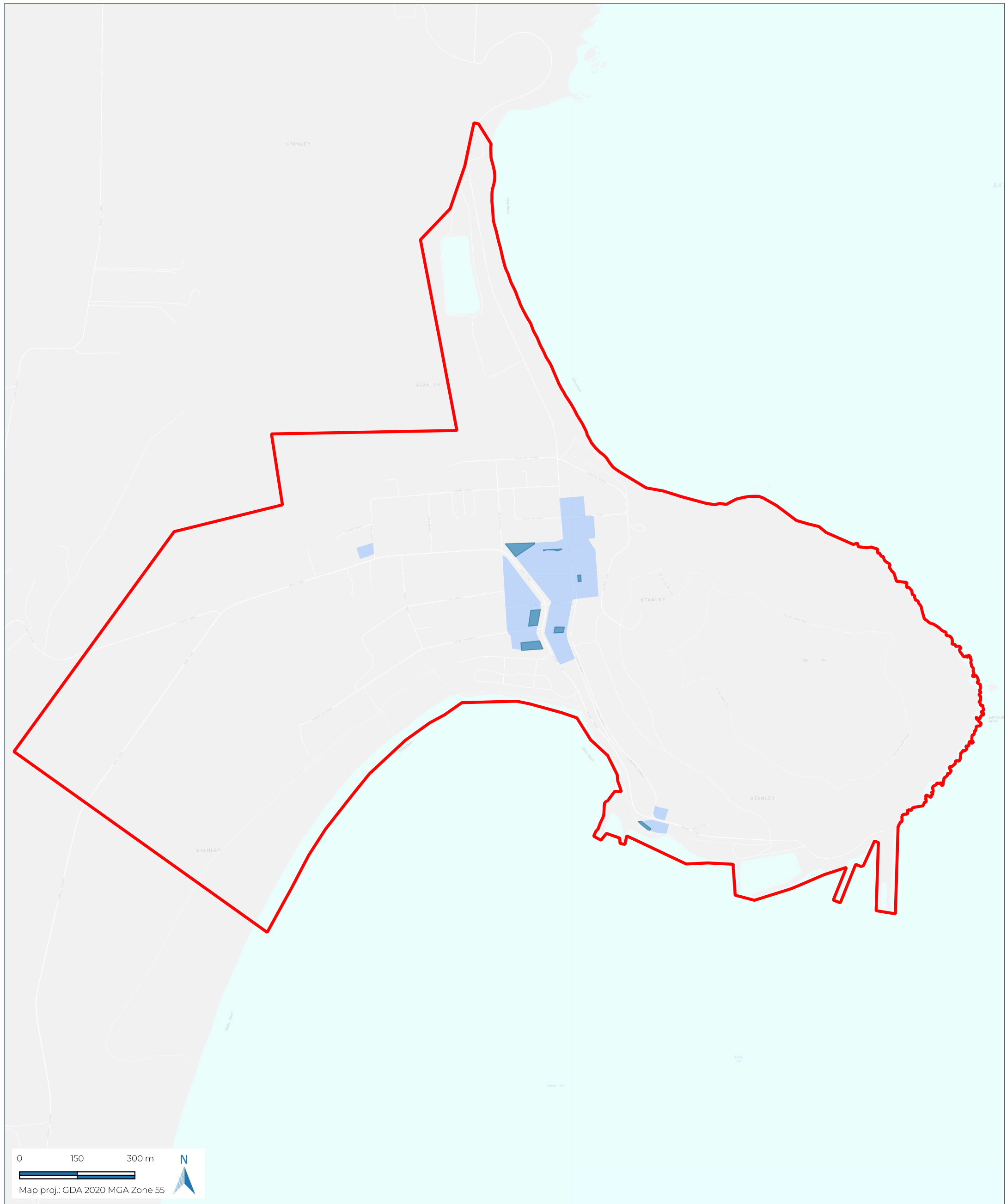
With the RP scenario, a very significant increase in jobs related to the development of renewable energy projects and infrastructure is expected, and these jobs are mostly contained in the construction industry. A significant share of these jobs is assumed to be fulfilled by workers from outside the region due to the quantity of the jobs relative to the local labour pool, and due to specialised skills required. The additional jobs in the community will generate additional spending and flow-on effects to other industries. These sectors include manufacturing, wholesale trade, accommodation and food services, other services, and health care and social assistance. Overall, the RP scenario will result in 460 net additional jobs, which is more than twice the increase in jobs in the BAU scenario to 2042. The increase in floorspace demand is about 36,000 m². The development of renewable energy projects and infrastructure will drive a peak in employment, which will drop again once the projects move into their operational stage. Peak employment is expected prior to 2027, with a peak employment of 1,100 jobs.

As shown in Table 20, there is sufficient commercial and industrial land to accommodate the anticipated demand over the next 20 years under either scenario.

Table 20: Summary of vacant commercial and industrial land in Circular Head (Source: ERA Planning and Environment, The LIST)

Zoning	Vacant area (ha)	Vacant area (m ²)	No. of vacant lots
Commercial			
Local Business	0.29	2900	6
General Business	2.76	27,600	37
Commercial	2.35	23,500	12
TOTAL	5.4	54,000	55
Industrial			
Light Industrial	8.93	89,300	8
General Industrial	66.87	668,700	18
TOTAL	75.8	758,000	26

Figure 23 and Figure 24 show the locations of vacant, commercial and industrial zoned land in Smithton and Stanley.

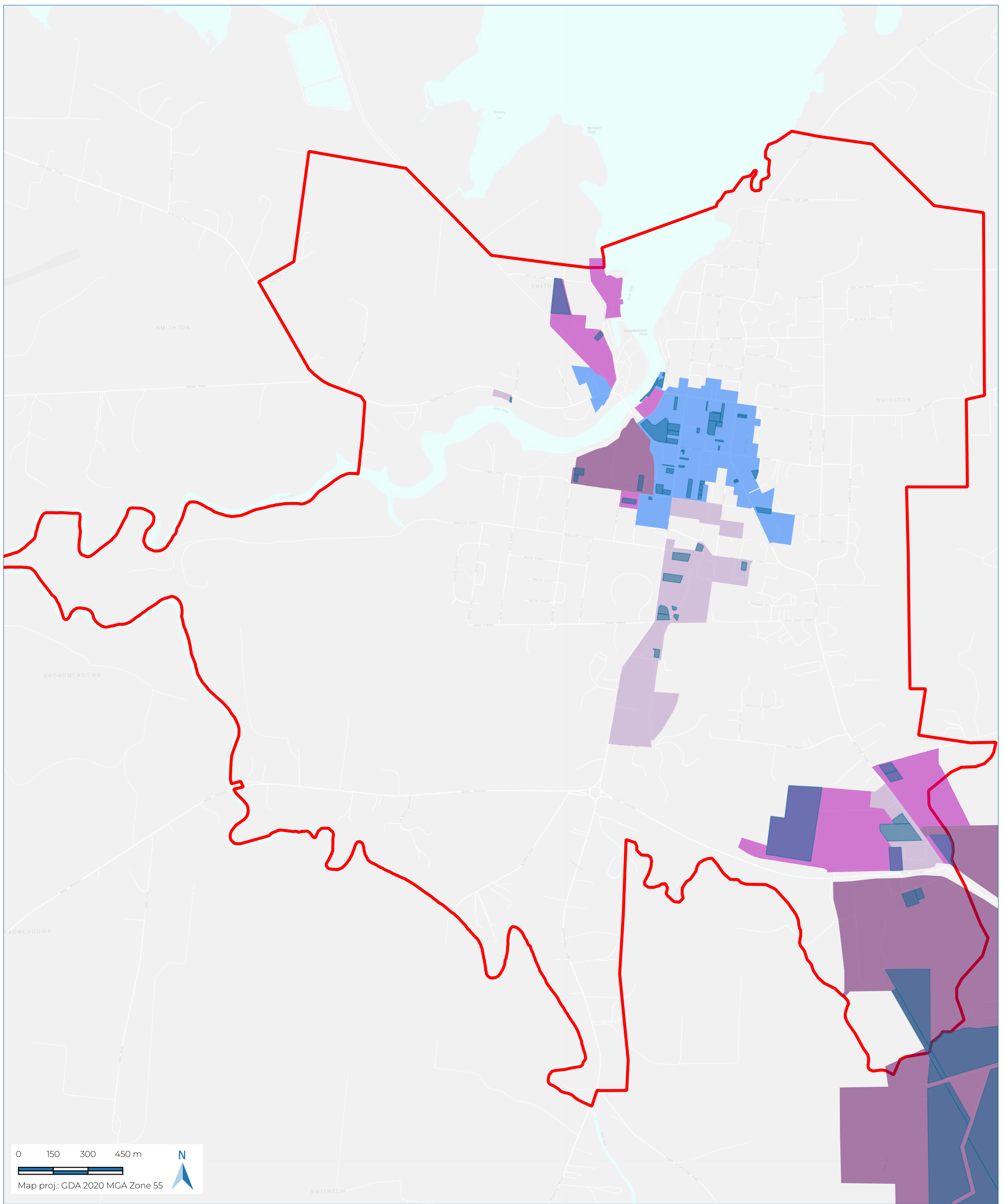


- Stanley
- Vacant Land
- PLANNING SCHEME ZONES**
- Local Business
- General Business
- Commercial
- Light Industrial
- General Industrial



Job Number 2223-062
Revision V.3
Date 12 September 2023
Paper size A3

Circular Head
 Figure 23
 Vacant land
 within other zones



- Smithton
- Vacant Land
- PLANNING SCHEME ZONES**
- Local Business
- General Business
- Commercial
- Light Industrial
- General Industrial



Job Number 2223-062
Revision V.3
Date 12 September 2023
Paper size A3

Circular Head
 Figure 24
 Vacant land
 within other zones

7 Community engagement

Stakeholder engagement has supported the preparation of the settlement strategy for the municipality. Small communities often have a clear understanding of constraints and limitations to growth and development, and where possible the settlement strategy has reflected this input.

7.1 Early engagement with the community

In 2020, Council undertook an engagement process to inform the settlement strategy. The process sought feedback on the community's thoughts and vision for living in the community. The survey results contained key messages, including:

- More than half of the community have lived in Circular Head all their life.
- 76% of the community lived closest to Smithton, Forest and Stanley.
- The attractions for residents currently living in the municipality were the friendly and supportive community, the natural landscapes of the region and the lifestyle the location afforded.
- Overwhelmingly (90%) the community wanted to grow and develop, with responses saying that Smithton should be where Circular Head should grow, followed by Stanley.
- The community identified the key requirements for improved quality of life to be easier access to health and education, shops and food, and improved recreational areas, public transport and housing.
- The community identified easier access to health and education, shops and food; improved recreational areas, public transport and housing as key requirements for improved quality of life.
- There was a spread of ideas around what was required to attract people to the area. However, this was dominated by improved employment opportunities, more and better housing, better marketing to advertise what the community offers, and better healthcare and recreational facilities.
- The best attractions in the area are the beaches, followed by the Stanley township, and bush walking and tracks.
- The community wants to see better promotion of the whole Circular Head area, and the beautification of public spaces.

7.2 Settlement strategy engagement

The purpose of early engagement for the settlement strategy was to seek feedback from the community regarding previous engagement undertaken in 2020 in the region, and whether this sentiment still applies. The previous engagement provided clear direction about areas of interest for the community. This has provided a sound platform for the settlement strategy and enabled the engagement to expand on previous learnings.

Critically, however, the engagement aims to drill into the previous feedback to better understand how the community envisages the growth of their townships, and what the major issues for the Circular Head settlements are.

The objectives for engagement include the following:

- Reflect known community goals and expectations in spatial form for a settlement approach.
- Understand existing conditions and constraints.
- Understand Council expectations in relation to growth in the municipality.

- Inform Council and the community about anticipated growth rates and the capacity to accommodate those within settlements.
- Seek feedback on early identified options for growth and development.

The engagement tools relied upon were:

- Notifications: Email and letter notifications were sent to 38 stakeholders to notify them of the engagement process.
- Posters: 17 posters were placed around the municipality to advertise the drop-in sessions and how people can become involved.
- Drop-in sessions: Two drop-in sessions were held, one at Stanley and one in Smithton, for 2 hours each.
- Meetings: Meetings were held with the Tarkine Coast Progress Group, Circular Head Council staff, and Circular Head Councillors.

7.2.1 Engagement findings

7.2.1.1 Key themes

While the engagement approach varied in terms of the way people interacted with the project, as well as their areas of interest, the following key themes in Table 21 were identified.

Table 21: Key engagement themes (Source: ERA Planning and Environment)

Key themes	Drop-in session	Council meeting	Individual meetings	Direct email feedback
Significant lack of workers in the municipality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Significant lack of housing in the municipality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Greater diversity in housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Capacity of stormwater infrastructure in Stanley	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of facilities for children in Stanley	<input type="radio"/>			
Interest in an additional walking trail around the Nut	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>
Capacity of Stanley Primary School	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>
Inadequate services and facilities (e.g., road construction, rubbish collection)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Further development in places like Forest and Marrawah and rural living areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Greater diversity in industries and employment opportunities in Circular Head	<input type="radio"/>		<input type="radio"/>	
Investment in Smithton township	<input type="radio"/>		<input type="radio"/>	

7.2.2 Themes analysis

The most frequently raised feedback related to the significant lack of workers in the municipality which is viewed as a direct result of inadequate housing provision. While there is a recently approved subdivision in

Stanley, and others proposed, there was a perception of a lack of housing being provided in Smithton due to inappropriate (i.e., difficult to develop) General Residential zoned land that was stifling further development and investment in the township.

There were concerns about the lack of support infrastructure, both physical and social, in the municipality broadly. Inadequate stormwater infrastructure, inadequate walking trails and linkages, a need for a town centre, provision of services such as rubbish collection in townships like Forest, and further social infrastructure such as medical support services were all highlighted.

A range of other concerns raised included:

- a lack of recreational facilities in Stanley
- a desire for investment in streetscape improvements
- an interest from the community in seeing greater investment in physical infrastructure generally to encourage people to live and invest in the municipality.

There were discrepancies in the feedback we received; for example, community members believing that the Stanley sewage treatment plant continued to have capacity (despite a consistent sentiment that its location was undesirable) although TasWater was of the view that the plant was at capacity and required an upgrade. Similarly, the school at Stanley was considered by many as being at capacity and unable to accommodate significant additional students; however, the Department for Education advised that the school was only at 60% occupancy and therefore continues to have capacity for additional students.

7.2.3 Engagement summary

The clear messages from the engagement mirror those previously articulated in 2020, but they were more specific about the obstacles to growth in the municipality. This may be due to the nature of the questions asked of residents; however, it could also reflect the change in community sentiment during that period. In 2020, communities were adjusting to the impacts of the COVID-19 pandemic, which in turn led to an economic downturn in some industries. As the community has recovered and seen increased economic activity, it has highlighted workforce limitations and an expectation of improved services, housing and infrastructure provision.

Critically, the engagement process provided the project team with clear themes and messages around the community's needs and opportunities for improvement. This will provide clear directions for the settlement strategy recommendations.

Appendix A Land demand and natural hazard assessment

era

PLANNING
& ENVIRONMENT

Contact us

ERA Planning & Environment
Level 1, 125A Elizabeth St Hobart 7000

☎ (03) 6165 0443

✉ enquiries@eraplanning.com.au

eraplanning.com.au