

GEORGE TOWN TOWNSHIP PLANS

A BLUEPRINT FOR THE FUTURE



George Town Council acknowledges the palawa people from the litarimirina tribe from Port Dalrymple as the traditional custodians of the land.

We honour and give thanks for the caring of country, seas and skies of kinimathatakinta and surrounds.

We pay respect to the elders past, present and future for they hold the memories, traditions, culture and hope of pakana people in lutruwita.



Document History

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A Plan to look after nature, build stronger communities, design better developments, and keep the North East Coast wonderfully wild.



Image: The coastal backdrop of Beechford

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PART INTRODUCTION

In this part you will find the vision for the region, the key drivers of change influencing the plans, an introduction to the study area and a summary of how the plan was developed.

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PURPOSE

The Township Plans aim to define a coherent character for George Town's coastal townships and rural areas. They seek to ensure that each community can move forward sustainably and sensitively through coherent objectives and actions.

Good strategic planning helps a council set future directions and balance the needs and aspirations of communities within the constraint of available resources. It also ensures that a council can distribute the costs related to planned services and community infrastructure fairly over time.

The Township Plans (the Plans) are a non-statutory plans that aims to understand each places (coastal townships and rural areas) key features, unique qualities, and subtle differences, and define a delivery plan for community infrastructure. Community infrastructure is defined as any park, reserve, street, trail, or facility managed by George Town Council.



Image: Weymouth river mouth park

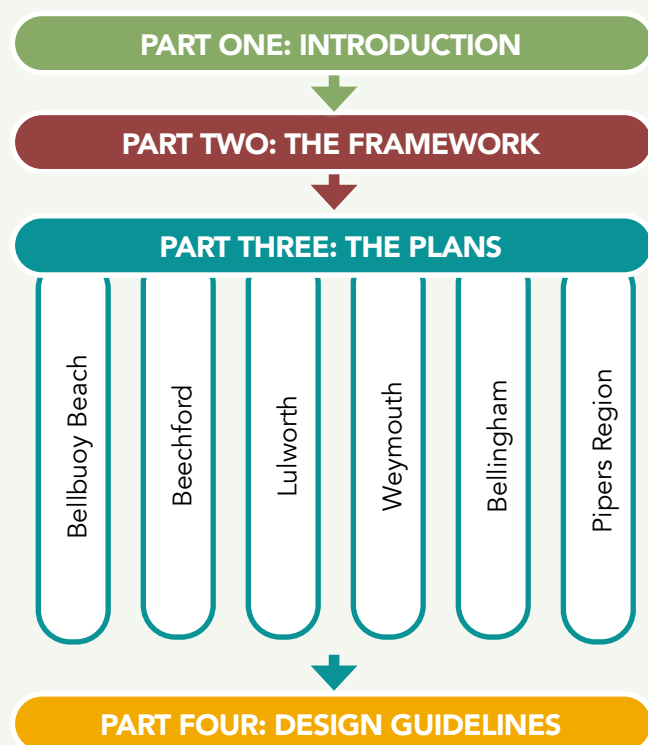
THE FORMAT OF THE PLANS

Part one: Introduction explores the context of the North East Region and the planning process.

Part two: The framework details the drivers of change and place objectives.

Part three: The Plans applies the framework objectives and actions to the six places identified. It explains the implementation process that enables the objectives and actions of the plans to be realised.

Part four: Design Guidelines will guide the selection of coherent community infrastructure components, including materials, furniture, signage, and plantings.



THE OBJECTIVES OF THE PLANS

There are five key objectives that underline the preparation of the Plans:

- To articulate the community's shared vision and framework for the longterm future change, development and character of each place.
- To ensure that community infrastructure better match the needs of a growing population.
- To identify a set of actions to deliver the vision and framework for the future development of each place. These include land use planning, and community infrastructure improvements (capital works).
- To help the George Town Council to prioritise investment and ensure a consistent character of community infrastructure improvements are developed into the future.
- To inspire active engagement with the community and help community groups make their case when applying for grants, lobbying for funding, or can itself achieve.

PLACES

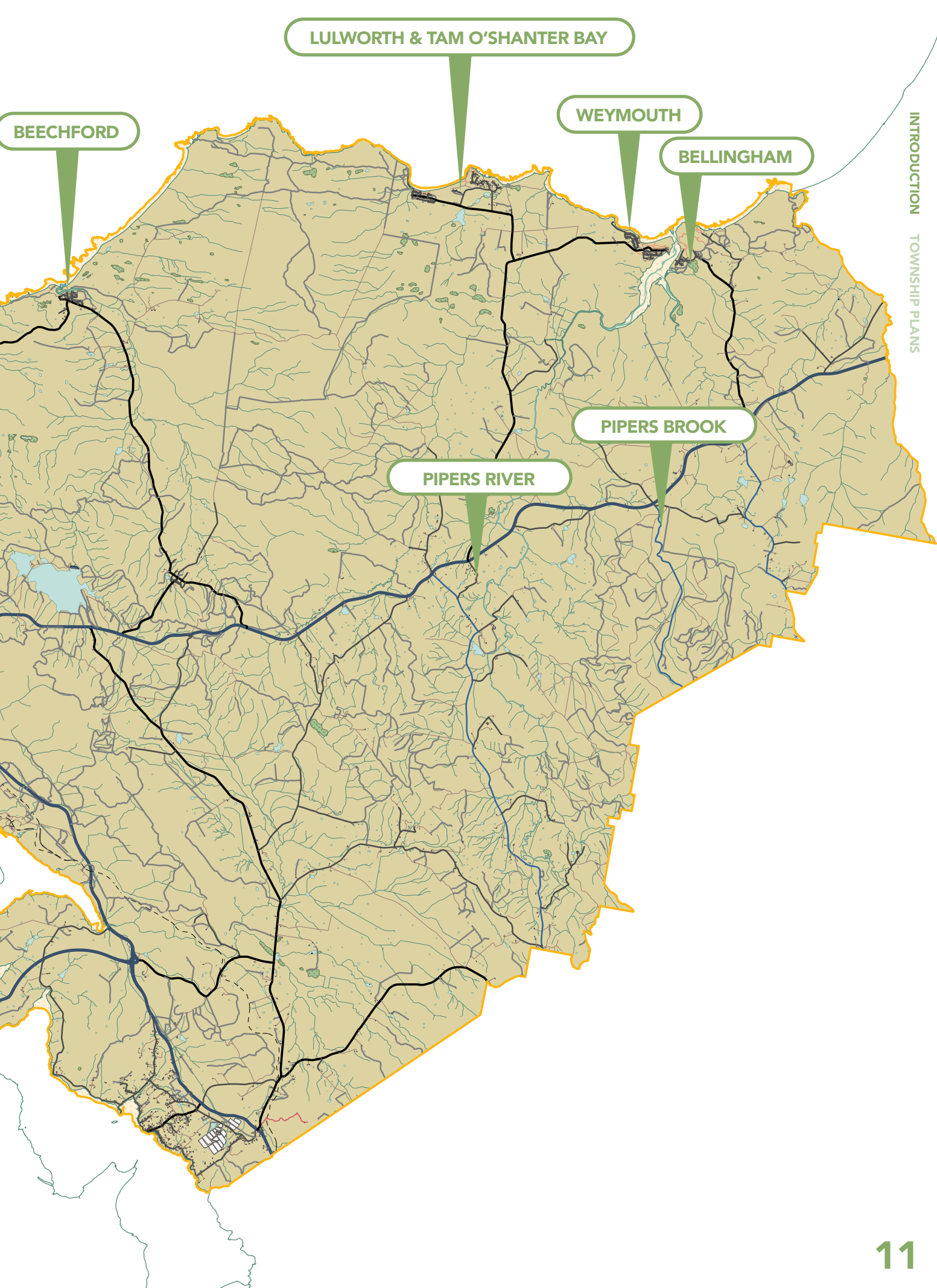
PLANNING FOR THE NORTH EAST REGION

The Plans have been developed using a 'place based' approach - identifying six distinct places in the North East Region, each with their own character and qualities. This approach allows for the translation of the overarching vision for the region into individual visions for each of the following areas: Bellbuoy Beach, Beechford, Lulworth & Tam O'Shanter, Weymouth, Bellingham, and the Pipers River & Pipers Brook (the Pipers Region).

Nestled along Tasmania's north-east coast, these communities boast an enviable location, characterised by their harmonious relationship between water and the surrounding hinterland. Framed by the kanamaluka/Tamar Estuary to the east, Bass Strait to the north, and crisscrossed by numerous rivers and streams flowing from the rural hills to the coast, the North East Region exemplifies the synergy between nature and settlement.



The places that are part of this Plan encompass six different locations, unique in natural features and aspect. The coastal townships enjoy prominent positions on the Bass coast, while the rural community of Pipers River, is a local hamlet that is connected to agricultural heart of the region.



PROCESS

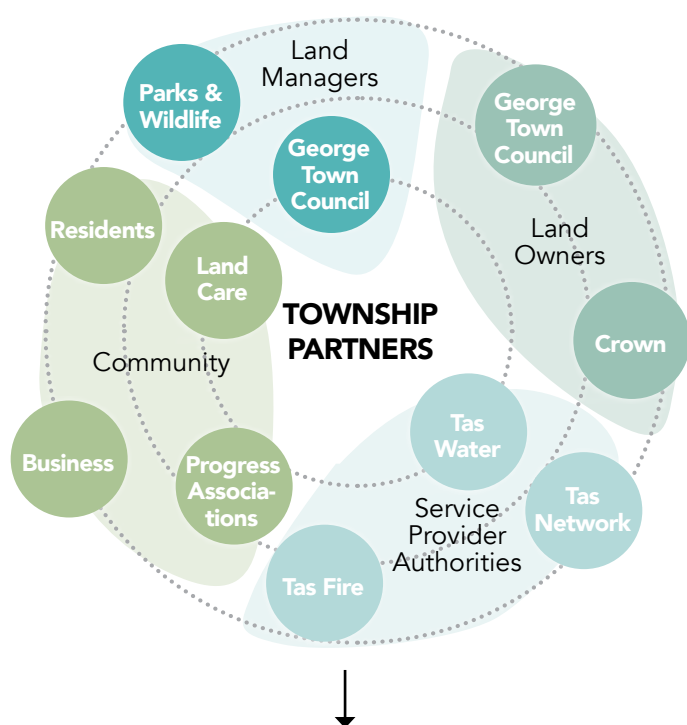
The journey to create this plan has been designed to ensure comprehensive plans are delivered for each place. The approach involves shared visions, aligning infrastructure with community needs, identifying actions, prioritising investments, and fostering community engagement.



GOVERNANCE

PARTNERSHIPS

There is a need to recognise the vital role of partnerships. Collaboration with State Government authorities, community members, and businesses is integral to not only shaping but delivering the Plans. Working together will ensure comprehensive planning, thoughtful design, help secure funding, and successful delivery of transformative actions.



George Town Council's role will be to:



Advocate: to government authorities and land managers.



Partner: with government land managers and community to work through shared aspirations.



Deliver: further investigations, policy change or detailed proposals.



Implement: built community infrastructure improvements.

POLICY

The Resource Management and Planning System of Tasmania is Tasmania's integrated environmental and planning system, linked by objectives focused on sustainable development and realised through a suite of legislation, policies, and strategies.

The Land Use Planning and Approvals Act 1993 is the core planning legislation. Planning schemes are to be prepared in accordance with this Act. A planning scheme is not a policy or strategic document, but rather implements the policy through regulations controlling the use and development of land.

The primary strategic land use document which governs the region is the Northern Regional Land Use Strategy, and reflects the objectives of the Resource Management and Planning System of Tasmania. This promotes sustainable development, protects natural resources, and fosters balanced growth while considering community needs and the environment. This came into play in 2021.

The Local Government Act 1993 requires the making of municipal-level strategic and annual plans. Land use strategies vary in scale and scope. Some are broad and cover large areas like the Northern Tasmanian Regional Land Use Strategy, while others are more localised and detailed.

This Plan does not propose land use strategies, however aims to address public infrastructure provision and standards as land use and development changes occur in the future.

PARTICIPATION

George Town Council has worked with the community and stakeholders to develop a shared vision for each place to help guide and manage future change. The community engagement approach will include two phases, as well as ongoing discussions with key stakeholders throughout the development of the plans:

Phase one: Understanding the community's likes, concerns and priorities for the area to help shape the plans (Nov 2023).

Phase two: Engagement on the draft vision and ideas in the draft plans (April 2024).

51% find parts
of the township difficult
to access

52%
feel public space
maintenance has room
for improvement

Top value of
the community
**A quiet and
peaceful place**



Image: Community meeting, Pipers River



PHASE 1: COMMUNITY WORKSHOPS

Starting the project, a series of in-person workshops with community members in each of the townships were conducted to understand needs and aspirations. The key messages from these workshops were:

- Concern around coastal reserve management, bushfire preparedness, invasive weeds, and pests such as feral cats.
- A need for more communication and collaboration from Parks and Council, and the various progress associations.
- Not all communities have a defined central community hall or meeting place, which is a key way of bringing a community together.
- A need for more pedestrian infrastructure on main roads and tracks and inclusive beach access.

PHASE 1: ONLINE COMMUNITY SURVEY

An online community survey was also launched from December 2023 to January 2024. This survey aimed to capture further feedback from community members who may not have time to attend in-person

workshops. The key messages from this were:

- Existing public spaces would be better utilised if accessibility was enhanced, and more community facilities provided.
- People highly value their townships peace and quiet, coastal access, safety, and access to nature.
- The streets of the townships could be improved through maintenance, more pedestrian paths, landscaping and tree planting, and improved storm water drainage.

PHASE 3: COMMUNITY PRIORITISATION

In the second stage of engagement, the actions that arose from the community engagement were tested and prioritised through a workshop in each township. In these workshops activities were designed to test the community opinions of each actions, resolve any assumptions and set priorities. In some cases actions were amended, removed, or added based upon this feedback.

2

PART
THE FRAMEWORK

Drivers for Change
Place Pillars

18
20



DRIVERS FOR CHANGE

While strategic planning in these areas was historically limited, a dynamic landscape has evolved due to competing pressures from population growth, development demands, and environmental considerations. This shift necessitates a comprehensive and forward-looking approach to ensure sustainable development, community resilience and the preservation of the unique qualities that define each locality.

POPULATION

The 2022 estimated resident population for George Town Council area was 7,267. From 2016 to 2022 the population saw an average annual increase of 0.76% (Source: ABS). Projected population change by the Tasmanian Government Department of Treasury and Finance (2023 Consultation paper) sees a slight growth in population with the medium estimates of 0.03% per year by 2052 to 7,322 people.

LIFESTYLE

Historically designated as 'shack towns,' the coastal townships have undergone substantial transformation. Societal and demographic shifts have witnessed the influx of more permanent residents. Meanwhile, the rural expanse of Pipers Region has evolved into a thriving wine region, experiencing increased use as a dormitory suburb with lifestyle blocks.

SETTLEMENT

Household sizes are decreasing, driven by smaller families and more single-person households. The population is aging, with a median age of 49 and a higher proportion of elderly individuals living alone. This impacts regional housing dynamics, emphasizing

the need for diverse dwelling options. Residential settlements, especially in more built-up areas, have low density (fewer than 10 dwellings per hectare), and urban expansion into non-urban landscapes poses sustainability challenges, including environmental impacts, strained infrastructure, and increased demand on social and community services.

ENVIRONMENT

Unplanned growth and climate change threatens natural habitats, potentially contributing to biodiversity decline and degradation of landscapes. Rising temperatures, increased bush fire risk and more frequent extreme weather events will stress water resources and food production systems, and increase community safety.

ECONOMIC

The evolution of traditional industries and the emergence of new economic opportunities, such as the growth of the wine industry, will impact the region's economic landscape. Increased interest in the region from tourists and visitors may drive the need for infrastructure development, accommodations, and services, impacting the local communities.

INCREASED CONNECTIVITY

Access to new technologies and communication tools may contribute to changes in how businesses operate, services are delivered, and communities connect. Growing virtual immersion for individuals, communities, governments, and businesses, witnessed during COVID-19, prompts shifts in business models and work patterns.

& TO ACHIEVE WHAT?

RESILIENCE

Change planning is imperative for community resilience. Anticipating the social, economic and environmental challenges, building robust infrastructure, and nurturing adaptability will help communities to weather uncertainties. This resilience ensures a strong, united response to whatever the future holds.

APPROPRIATE GROWTH

By steering development in line with community needs, will avoid haphazard expansion and maintain the quiet retreats that each place offers. Thoughtful planning ensures sustainable, well-balanced growth that enhances the region's character, maintaining the essence that makes it special.

SUPPORTING CHANGING COMMUNITIES

Ensuring inclusivity is paramount as our townships evolve into homes for more permanent residents and an aging population. It's crucial to provide tailored support, adapting infrastructure and services to meet their evolving needs. This commitment fosters a resilient, supportive environment that embraces the diversity within our changing communities

EQUITABLE INVESTMENT

George Town centre has received significant investment over the past few years. To ensure equitable investment is considered across the entire LGA, resources will be strategically distributed to address community needs comprehensively. This approach promotes fairness, bridges disparities, and uplifts every corner of the region, fostering a more inclusive and thriving community.

ENVIRONMENTAL CUSTODIANSHIP

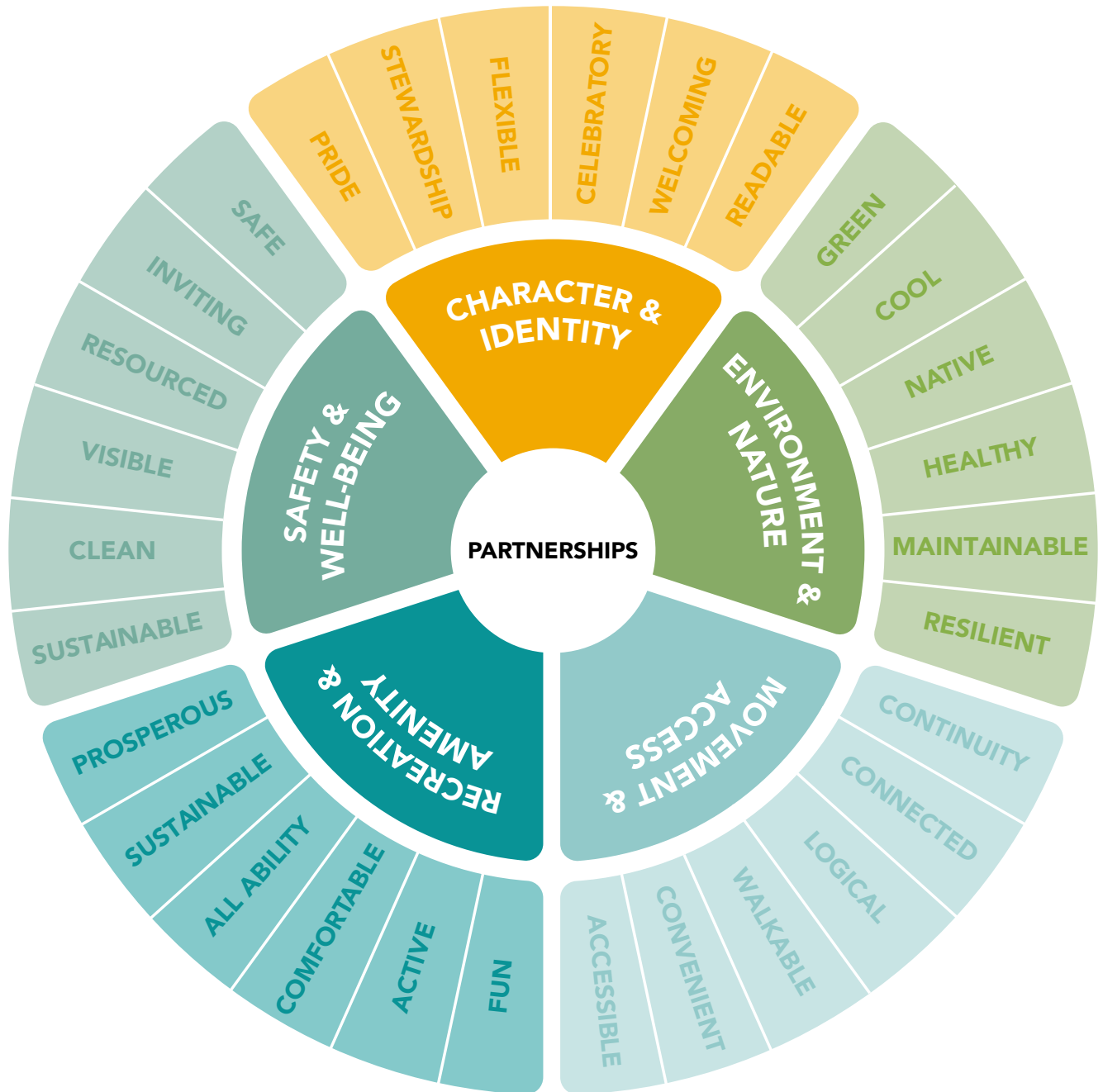
Proactively managing growth and the environment will safeguard our natural heritage. Preserving ecosystems, mitigating climate impacts, and promoting sustainable practices ensure we leave a legacy of environmental stewardship for generations to come.

ADAPTABLE

Planning for change is about being adaptable. Anticipating shifts in demographics, technology, and global dynamics allows us to adjust our strategies swiftly. An adaptable approach ensures we stay ahead, ready to embrace opportunities, navigate challenges, and shape the region's future with resilience and foresight.

PLACE PILLARS

The Place Pillars represent the objectives that guide the decision making and prioritisation of actions for the strategic plan.



CHARACTER & IDENTITY

UNIQUE PLACES IN A DISTINCT REGION

In the region, each place holds a unique charm. Character & Identity celebrates the diversity of each township, preserving their unique aspects and features that resonates with residents and visitors.

ENVIRONMENT & NATURE

PROJECTING A WONDERFULLY WILD REGION

Environment & Nature champions the preservation of the natural landscape heritage. From windswept coastlines to rural expanses, a commitment to sustainable practices, ensuring the region remains a haven for biodiversity and a source of natural beauty.

MOVEMENT & ACCESS

LEGIBLE & SAFE CONNECTIONS FOR ALL

Safe and well-designed beach access pathways, trails, road networks, and public spaces will ensure the townships provide accessibility for all and allow residents to age in place.

RECREATION & AMENITY

ACTIVE & SOCIAL COMMUNITIES

From parks to communal spaces, there is a commitment to creating vibrant, inclusive spaces and places for community use, enhancing recreational options and developing a sense of community togetherness.

SAFETY & WELLBEING

HEALTHY & RESILIENT COMMUNITIES

Through strategic planning and infrastructure, priority will be given to the well-being of residents, creating secure environments that nurture physical health, mental well-being, and overall community resilience and safety.

PARTNERSHIPS

WORKING TOGETHER FOR THE FUTURE

Partnerships play a foundational role to the achievement of many actions identified in this plan. It is integral that clear communication and engagement with different community groups, council departments and government organisations are maintained.

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MAKING IT HAPPEN

The following plans set out the key issues, opportunities, and actions for the townships. The action lists give each township a clear and achievable vision which can be advocated for by the community and stakeholders. This will ensure each township has a way forward that is coherent and can be measured.

TOWNSHIP PLANS

HIGH PRIORITY

The implementation of the actions for each township will take time and resources. This is primarily because current resource constraints cannot cover all the actions within this plan. The long-term delivery of the plan will span multiple years as funds become available.

The action tables in this section outline the recommended stakeholders, and a priority for each actions. Higher priority actions are immediately important for the township, and may influence subsequent recommendations.

However it must also be noted that a high priority action does not guarantee immediate implementation; often, additional planning and design development is necessary before undertaking works. While actions may hold specific priorities, the order of development is flexible and contingent upon funding availability, potentially reshaping the plan's sequential implementation.

HIGH PRIORITY ACTIONS ENCOMPASS:

- Essential safeguards for significant natural and cultural values.
- Need to meet relevant standards, legislation, and protections.
- Need to address high-priority user groups.
- Urgent action to address existing public liability and safety concerns.
- Delivering benefits across diverse user groups.
- Addressing important operational matters with minimal cost implications

MEDIUM PRIORITY**LONG TERM PRIORITY****MEDIUM PRIORITY ACTIONS ENCOMPASS:**

- Initiatives enhancing township safety.
- Prerequisites enabling the staging of subsequent works.
- Efforts to elevate recreational experiences and expand opportunities for visitor use.
- Endeavors to enhance the overall amenity of the town.

LONG TERM PRIORITY ACTIONS ENCOMPASS:

- Sustained measures addressing localised issues that may require significant time to address.
- High-cost and time objectives that will require significant planning and funding.
- Actions requiring additional planning and collaboration with other agencies and stakeholders.

BELLBUOY BEACH

THE PLANS

TOWNSHIP PLANS

An emerging coastal community located at the southern corner of Bellbuoy Beach. This community is small but growing, as further stages of the subdivision are released.

In a snapshot



121*
People



61*
Median Age



64*
Dwellings



1.9*
Average Household
Size

*Bellbuoy Beach is not classified as a suburb in census data therefore figures provided as estimate based of satellite imagery and Low Head 2021 Census data



Image: Bellbuoy Beach

Bellbuoy Beach is a small coastal subdivision located approximately 10 kilometers from George Town.

The community is the newest settlement included in the study and closest to George Town. It is currently considered part of the suburb of Low Head.

The existing subdivision has few services or amenities, but features lovely views of the Strait and Bellbuoy Beach. However the community is planned to grow into the future with new land becoming available, zoned Low Density Residential. As the community develops and grows over time there is a need for more public infrastructure and facilities to ensure the township functions sustainability, maintains the surrounding natural values, and develops its own unique character.

KEY CHALLENGES

ENVIRONMENT AND NATURE

There are significant natural values around Bellbuoy Beach with the coastal reserve and dunes.

- The foreshore areas are primarily zoned conservation and managed by PWS (Parks and Wildlife land). This leaves limited space for active recreation uses and amenities.
- There is a need for public toilets to prevent issues of waste management in the coastal reserve.
- Need for protection of coastal middens in the foreshore.
- There is a need for understanding how drainage and sewerage can be managed for the growing township.

MOVEMENT AND ACCESS

There is a need to improve some of the street scape features of the town to ensure it stays safe and accessible for all.

- Currently there is limited signage for visitors including no welcome sign to the township.
- The beach access requires upgrades to be safe for those with mobility challenges.
- Issues with roadside drainage culverts / impinging on pedestrian access.
- Need for safe crossing points.
- Need for clear and accessible visitor parking spaces.

RECREATION AND AMENITIES

The village has natural amenities however limited facilities for community use compared to some of the other coastal towns. There is no community hall, recreation ground or camp ground.

- The village is a popular spot for wind and kite surfing, diving and fishing.
- Community desire for exercise equipment and places to walk dogs (conservation areas limit this).
- Need for public toilets to facilitate visitor use of Bellbuoy Beach.
- Lack of car parking.

SAFETY AND WELLBEING

The community prides itself being a safe place for families and for children to play.

- However there is a need for a review of speed limits into the town to ensure pedestrian safety.
- Need for communication around bushfire risk and awareness of emergency.

BELLBUOY BEACH ACTION LIST

#	Pillars	Action	Stakeholders
1	Character & Identity	Implement: Design and deliver welcoming and wayfinding signage • Welcome sign needed with a sense of community and captures the unique character of Bellbuoy Beach. • Signage that locates the beach, parking, facilities, no parking and conservation areas.	GTC
2	Movement & Access	Deliver: Improve pedestrian accessibility within the main town area • Improved walkability with safe road shoulders to walk and gravel paths along high use areas connecting to the beach access. • Safe crossing points and traffic calming along Bellbouy Beach Rd • Consolidated and improved beach access points.	GTC, PWS
3	Character & Identity	Deliver: As the community grows review and plan a dedicated community space in a central location in the town. • Consider options for a recreation ground or community hall. • Review in the context of future development.	GTC
4	Environment & Nature Movement & Access	Partnership: Work with PWS to improve environmental and cultural management of the coastal dunes. • Formalise trails and tracks through dunes to prevent destruction of vegetation and middens. • Minimise visitor impacts on coastal dunes by managing access • Investigate opportunities for dog and horse access and create management plan to ensure communities needs are managed as well as environmental considerations.	GTC, Landcare, PWS
5	Movement & Access	Deliver: Review the street drainage, including areas where existing flooding occurs and undertake feasibility of upgrades.	GTC
6	Safety & Wellbeing	Deliver: Review traffic management • Undertake traffic counts and review of speed limits to determine appropriate traffic calming strategies.	GTC

#	Pillars	Action	Stakeholders
7	Movement & Access	Implement: Formalise car parking area at the end of Bellbouy Beach Rd with additional spaces to cope with demand and accessible spaces.	GTC, PWS
8	Movement & Access	Implement: As the community grows assess the need for amenities that enable visitors and the community to enjoy Bellbuoy Beach: • Accessible public toilets and changing rooms.	GTC, PWS
9	Environment & Nature Movement & Access	Partnership: Work with PWS to develop a coastal walk • Connect coastal townships with a track following the beaches and headlands, building upon the existing route used by locals. • Formalise a walking track between Lowhead and Bellbuoy with signage and track work where required.	GTC, PWS

GTC - George Town Council
PWS - Parks and Wildlife Service
TFS - Tasmanian Fire Service

High Priority
 Medium Priority
 Long Term Priority



Image: Bellbuoy Beach typical street with open drainage culvert



4. Define a coastal lookout point

4. Improve DDA access to the beach

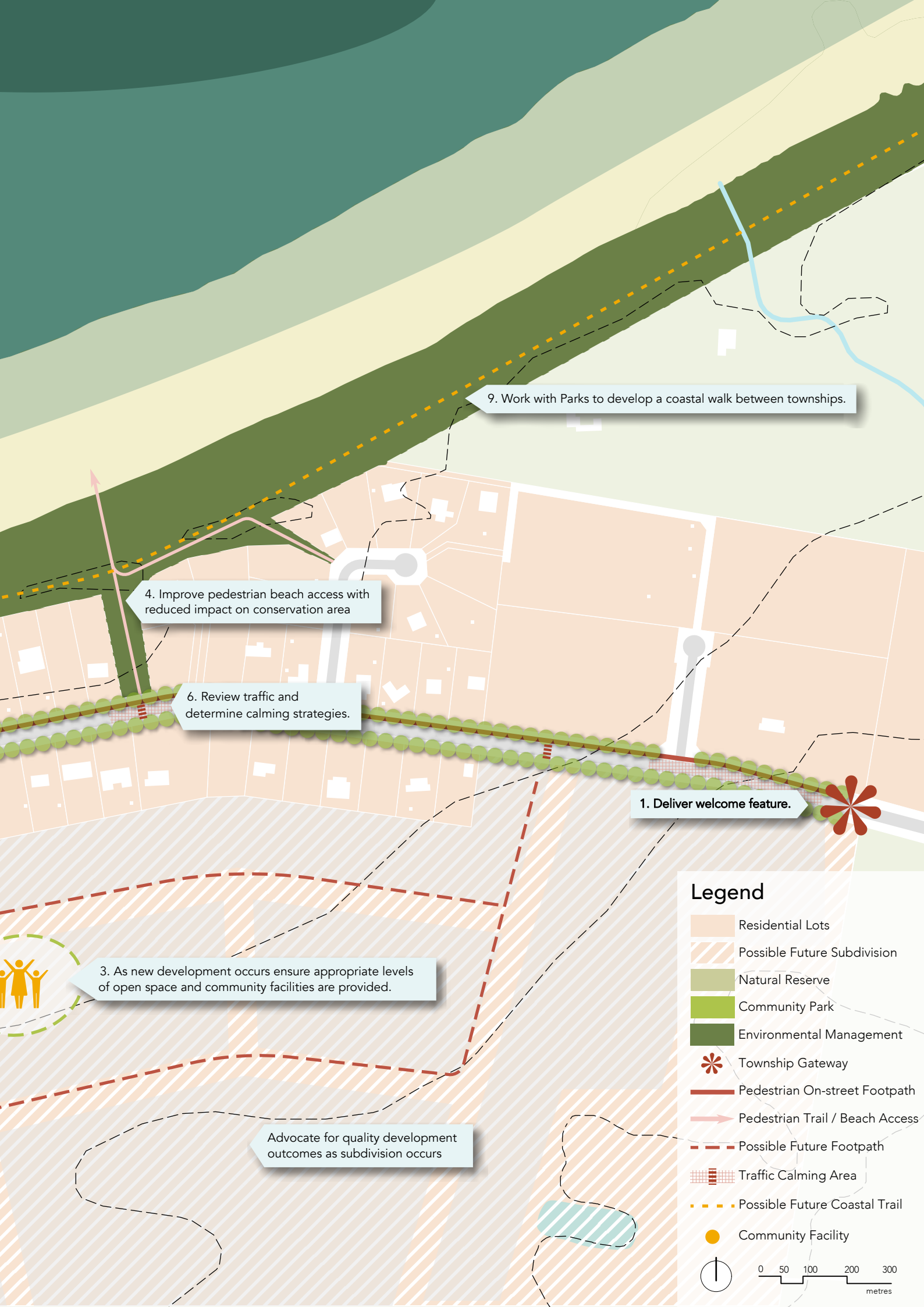
7. Formalise on street car parking provision

8. Review open space amenities

5. Improve stormwater management outcomes

Review land use zoning and future potential of restricted lots.

2. Improve pedestrian connections and tree planting along key streets



Legend

- Residential Lots
- Possible Future Subdivision
- Natural Reserve
- Community Park
- Environmental Management
- Township Gateway
- Pedestrian On-street Footpath
- Pedestrian Trail / Beach Access
- Possible Future Footpath
- Traffic Calming Area
- Possible Future Coastal Trail
- Community Facility



0 50 100 200 300
metres

BEECHFORD

THE PLANS

TOWNSHIP PLANS

Nestled on Bass strait with the Five Mile bluff Conservation area and the Curries River to the East, Beechford is a small coastal township that residents value for its quiet and natural beauty.

In a snapshot



111
People



59
Median Age



62
Dwellings



1.9
Average Household
Size

**Based on 2021 Census data*



Image: Beechford

Beechford is a quiet and peaceful community located 15 km from George Town and 48 km from Launceston.

The town is situated at the mouth of the Curries River which flows into Bass Strait. By traversing a windy track or bridge over the Curry River, a stunning beach can be accessed. Stars can be seen at night and the town likes it that way. People love the town for its peace, quiet and solitude.

The town is well-established and has a recreation reserve with tennis court, cricket pitch, playground, storage shed, covered BBQ use area, and public toilets.

The coastline and white sandy beaches are used for walking, snorkeling, kite surfing, swimming and fishing.

KEY CHALLENGES

ENVIRONMENT AND NATURE

Beechford has frontage on the Curries River and beach access through the dunes and coastal reserve.

- The town has restricted access for boating, with the closest boat ramp at Low Head.
- There are concerns regarding the smell and cleanliness of the Curries River which reduces the amenity of the township.
- The conservation areas limit dog access onto the beach but also restrict residents who want to walk with their dogs.

MOVEMENT AND ACCESS

There is a need to improve some of the street scape features of the town to ensure it stays safe and accessible for all.

- Community concern around speed limits to

ensure pedestrian safety, and the safety of children.

- Need for improved parking facilities at West Beach.
- The beach access requires upgrades with signage and to be safe for those with mobility challenges. There is currently no formal access to the beach
- Opportunity for roadside path along the two arterial roads of the township.
- Opportunity for public walking trail to connect Beechford and Bellbuoy Beach.

RECREATION AND AMENITIES

The village has a well used recreation ground leased by the Council and a storage shed that serves as the hub.

- The village is a popular spot for wind and kite surfing, diving and fishing. However boat access is restricted with no boat ramp.
- Community desire for camping area, that is managed well and does not cause detriment to the amenity of the town.
- A place for launching kayaks on the river would be desired by the community

SAFETY AND WELLBEING

The community prides itself being a place that is dark at night and quiet and peaceful. There are some concerns around the following areas:

- Emergency vehicle access to the beach
- Safe footpaths
- Need for a review of speed limits into the town to ensure pedestrian safety.
- Need for communication around bushfire risk and awareness of emergency.

BEECHFORD ACTION LIST

#	Pillars	Action	Stakeholders
1	Movement & Access Recreation & Amenity	Implement: Formalise parking at Beechford Recreation Grounds. Reposition boulders to create more parking spaces for larger community events under the lease conditions.	GTC
2	Safety & Wellbeing	Implement: Deliver pedestrian footpaths along Davis and Ryan Street for safe pedestrian access. Deliver traffic calming along Davis Street and Soldier Settlement Road.	GTC
3	Character & Identity	Implement: Improve and deliver new signage to the beach and public facilities.	GTC
4	Movement & Access	Deliver: Investigate better beach access for all abilities. - Formalise parking at the bridge area end of Ryan St. - Provide wheelchair accessible beach access point - Explore alternative access points that provide improved accessibility to the beach along the western vehicle track.	GTC, PWS
5	Recreation & Amenity	Deliver: Develop a plan for the old campground site at the Recreation Ground. - Plan to be developed with community for how this space should be used for recreation and potential camp sites. - Relocate playground to the community's preferred site.	GTC, PA
6	Recreation & Amenity	Deliver: Explore upgrade options for the community shed and playground. - Manage compliance of existing shed and services. - Relocate playground	GTC, PA
7	Movement & Access	Advocate: Work with PWS to permit sections of the beach for dog walkers, providing facilities and signage.	GTC, PWS
8	Movement & Access	Implement: Explore options for improved emergency beach access	GTC, PWS

#	Pillars	Action	Stakeholders
9	Environment & Nature	Partnership: Work with PWS to understand health and quality of the Curries River. - Develop a hydrological plan that explores causes and solutions to improve the health of Curries River with PWS and Tas Water. - Explore options if safe for swimming. - Engage landowners to understand the impact of sewage on the environment and landowner responsibilities to rectify sewerage issues.	GTC, PWS, Tas Water
10	Environment & Nature Movement & Access	Partnership: Work with PWS to develop a coastal walk - Connect coastal townships with a track following the beaches and headlands, building upon the existing routes used by locals. - Formalise a walking track between Bellbouy and Beechford with signage and track work where required. - Develop inland options around Department of Defence site.	GTC, PWS

GTC - George Town Council

PWS - Parks and Wildlife Service

TFS - Tasmanian Fire Service

PA - Beechford Resident and Property Owners AsscProgress Association

 High Priority

 Medium Priority

 Long Term Priority


Image: Beechford Recreation Grounds parking



8. Improved emergency beach access.

4. Define a coastal look

4. Improve DDA access to the beach

Curries River

3&4. Improve

1. Formalise car parking provision

6. Explore upgrades to shed and relocate playground and multi-court

5. Develop a plan for the old campground.

Possible area for revegetation.

2. Improve pedestrian connections and tree planting along key streets

1. Deliver welcome feature.

Esplanade

Ryan St
Soldiers Settlement Rd



LULWORTH

A small community nestled in the dunes that has undergone growth into two distinct but connected settlements along the coastline. Rich in natural beauty and wildlife.

In a snapshot



157
People



59
Median Age



171
Dwellings



2
Average Household
Size

**Based on 2021 Census data*



Image: Lulworth welcome sign

Lulworth is a small coastal / rural community located approximately 36 km from George Town and 58 km from Launceston.

The township comprises of the older settlement to the west and a newer subdivision to the east of Tam O'Shanter Bay. The town has more commercial features than its neighbors, it is home to the Tam O'Shanter Golf Course and the Fannys Bay Whiskey Distillery. It is also popular for recreation with surfing spots, fishing, and golfing. The hub of the town is seen as the Golf Club, where visitors can enjoy a meal and kids can play. However, there is still a quietness and serenity to the town that the community would like to preserve, as it grows over time.

KEY CHALLENGES

ENVIRONMENT AND NATURE

Situated on Tam O'Shanter Bay, Lulworth occupies a lovely position along Lulworth Beach with the natural backdrop of Stony Head to the west. The area has abundant wildlife and high coastal dunes.

- There is a need for a dedicated foreshore path that prevents the creation of new tracks through the bush and degradation of the dune ecosystems.
- Septic tank leakage issues are experienced in the town and around the new developments causing environmental health concerns.
- Road kill is often seen along roads with need for more signposting to warn visitors of the wildlife.
- Need for improved management and facilities near the surf break which is a popular spot, but currently undeveloped and lacking any facilities.

MOVEMENT AND ACCESS

- With the development of the old and new town there is a need to ensure they are connected and easily accessible for pedestrians with a footpath.

- Road safety is an issue with concern around speed limits and potential need for traffic calming to ensure pedestrian safety.
- To maintain pedestrian safety, there is also need for more frequent cleaning of exposed drains on the roadside.
- The beach access is an issue at the eastern end for those with mobility challenges. There is currently no vehicle access onto the beach however vehicles have been sighted on the beach.
- Opportunity for roadside path along the two arterial roads of the township.
- Opportunity for public walking trail to connect Lulworth and Weymouth.

RECREATION AND AMENITIES

The town features a golf club which is a hub for the community, community shed, playground and two boat ramps.

- Exercise equipment would be welcomed by the community.
- There is no place for camping, this would be welcomed by the town.
- Due to the geography, the bay is a popular place for snorkeling, kayaking and paddle boards.
- The point break makes Lulworth a popular spot for surfing, when there is a good swell.

SAFETY AND WELLBEING

The town has some need for better planning to ensure the health, wellbeing and safety of residents regarding:

- Future need for increased bushfire awareness and bushfire planning.
- Drainage and septic issues. Particularly blocked exposed drains on the roadsides.

LULWORTH ACTION LIST

#	Pillars	Action	Stakeholders
1	Movement & Access	Deliver: Deliver street scape upgrades connecting old and new Lulworth to improve pedestrian connections, water management and greening. - Remove dangerous drainage channel edge conditions to Hurst St. - Safe pedestrian link between new and old Lulworth communities.	GTC
2	Character & Identity Movement & Access	Implement: Deliver town wide signage strategy - Drive slowly signs needed for community safety and roadkill prevention - Welcome sign needed for the community - Signage to locate beach access and coastal trails	GTC, PWS, LCA
3	Environment & Nature Movement & Access	Deliver: Develop a management strategy for the point - Address illegal camping and antisocial behavior at the point. - Dumping of rubbish and vegetation destruction due to camp fires - Public toilets to be considered near the point - Review of vehicle access and parking to stop further degradation of vegetation.	GTC, PWS
4	Environment & Nature	Deliver: Review the street drainage and undertake feasibility of upgrades Improve drainage configurations to prevent problematic waterlogged areas	GTC
5	Safety & Wellbeing	Implement: Implement new nature play and exercise equipment to the Lulworth playground area.	GTC
6	Movement & Access	Implement: Review traffic management strategies Determine appropriate traffic calming strategies based on traffic count results and community feedback.	GTC
7	Environment & Nature	Advocate: Engage landowners to understand the impact of sewage on the environment.	GTC

#	Pillars	Action	Stakeholders
8	Environment & Nature	Advocate: Enhance the environmental condition of the township • Management of feral cat populations. • Educate the community on environmental protection and tree removal processes. • Implement tree planting along streets. • Monitor and manage development impacts on coastal ecologies.	GTC, PWS, Landcare
9	Environment & Nature Movement & Access	Partnership: Work with PWS to develop a coastal walk • Connect coastal townships with a track following the beaches and headlands, building upon the existing route used by locals. • Formalise a walking track between Lulworth and Weymouth with signage and track work where required. • Develop inland options around Department of Defence site.	GTC, PWS

GTC - George Town Council

PWS - Parks and Wildlife Service

TFS - Tasmanian Fire Service

LCA - Lulworth Community Association

 High Priority Medium Priority Long Term Priority

Image: Lulworth Point



3. Deliver upgrades at the point.

4. Improve stormwater management outcomes

7. Engage community to understand sewage impacts on the environment



5. Improve community park with play space upgrades

Review land use zoning for protection of coastal environment

Review land use zoning to support residential development



7.

Legend

-  Residential Lots
-  Possible Future Subdivision
-  Possible Future Residential
-  Natural Reserve
-  Community Park
-  Golf Course
-  Environmental Management
-  Bushfire Risk
-  Township Gateway
-  Pedestrian On-street Footpath
-  Pedestrian Trail / Beach Access
-  Vehicle Beach Access
-  Traffic Calming Area
-  Possible Future Coastal Trail
-  Community Facility



0 50 100 200 300
metres



WEYMOUTH

THE PLANS

TOWNSHIP PLANS

A peaceful and beautiful seaside village with laid-back charm, and natural beauty. Underpinned by a generous community with a can-do attitude that looks out for each other.

In a snapshot



111
People



60
Median Age



149
Dwellings



2
Average Household
Size

**Based on 2021 Census data*



Image: Weymouth river mouth park

Weymouth is a small coastal / rural community at the mouth of the Pipers River located approximately 36 kms from George Town and 60 km from Launceston.

The village is a holiday town, however has a strong long-term population who have called it home for many years. This is exemplified in the active Progress Association, and the community hall where numerous community events and activities held throughout the year. The village prides itself as being a place that is safe and quiet, connected to nature, where you can see the stars at night and walk along the beautiful beach in peace.

KEY CHALLENGES

ENVIRONMENT AND NATURE

There are significant natural values in the coastal dune and reserve areas. However there is a key need to ensure these areas are managed and protected.

- The village is home to wildlife including wallabies, wombats and coastal birds.
- The community contributes through Landcare and other works such as weed management and tree planting.
- Issues with illegal damage of the bushland and weed management (Parks and Wildlife land)

MOVEMENT AND ACCESS

There is a need to improve some of the street scape features of the town to ensure it stays safe and accessible for all.

- There is limited signage for visitors
- Some walking tracks and beach access require upgrades to be safe for those with mobility challenges. Condition of road verges
- Opportunity for a connecting coastal walking track.

RECREATION AND AMENITIES

The village has significant amenities for community use compared to some of the other coastal towns, however it also has some underutilised areas that could be improved.

- The village has a community hall (with tennis court, playground, public toilets and kitchen) this is the hub of the town, supporting the vibrant and active community.
- There is also a large recreation area in the centre of the town that is leased from Parks and Wildlife but is underutilised at present. This was originally the old caravan park and is now known as the Weymouth Main Beach Recreation Area (WMBRA).
- The town has access to Pipers River and Weymouth Beach fronting Noland Bay. Visitors are able to enjoy swimming, kayaking, fishing and other water sports.
- There are two boat ramps under lease in Weymouth.

SAFETY AND WELLBEING

The community prides itself being a safe place for families and for children to play, with speed humps along the main street. However there is a need for a review of speed limits into the town and improved walking paths and beach access so that people can safely navigate the town on foot.

WEYMOUTH ACTION LIST

#	Pillars	Action	Stakeholders
1	Movement & Access	Implement: Improve Main Beach and River Beach Access - Wheelchair access points to the river and beach - Walking track from Short St car park to beach - Accessible path from Weymouth Main Beach Recreation Area (WMBRA) toilets connecting to Short St car park	GTC, WPA, PWS
2	Movement & Access	Deliver: Improved pedestrian accessibility around the village. - Maintain safe fields of vision on intersections - Improved walking paths with safe road shoulders to walk, gravel paths along high use areas. - Safe crossing points along Major St	GTC, WPA
3	Character & Identity Recreation & Amenity	Partner: Further develop the Weymouth Main Beach Recreation Area Proposed Development Plan into a detailed masterplan.	GTC, WPA, PWS
4	Movement & Access Safety & Wellbeing	Implement: Review traffic management strategies Review of traffic counts to determine appropriate traffic calming strategies.	GTC
5	Environment & Nature	Partner: Work with PWS to improve environmental management - Weed management of Sea Spurge and Blackberry. - Eradication of feral animals	GTC, WPA, Landcare, PWS
6	Safety & Wellbeing	Advocate: Bushfire safety plans with TFS to ensure clear communication and understanding of evacuation plans and protection measures.	GTC, WPA, TFS
7	Recreation & Amenity	Deliver: Explore options for Community Hall upgrades	GTC, WPA

#	Pillars	Action	Stakeholders
8	Recreation & Amenity	Deliver: Investigate the cricket grounds site: - Assess site use against current community needs and services gaps. - Explore options and costs of upgrading the dilapidated facilities.	GTC, WPA
9	Environment & Nature Movement & Access	Partnership: Work with PWS to develop a coastal walk - Connect coastal townships with a track following the beaches and headlands, building upon the existing route used by locals. - Formalise a walking track between Weymouth and Lulworth along Fannys Bay Conservation area with signage and track work where required. Provide tidal signage for crossing Pipers River.	GTC, WPA, PWS

GTC - George Town Council

PWS - Parks and Wildlife Service

TFS - Tasmanian Fire Service

WPA - Weymouth Progress Association

 High Priority

 Medium Priority

 Long Term Priority


Image: Weymouth community hall and playground



Legend

- Residential
- Possible Future Subdivision
- Environmental Management
- Natural Reserve
- Community Park
- Recreation Reserve
- Bushfire Risk
- Township Gateway
- Pedestrian Trail / Beach Access
- Pedestrian On-street Footpath
- Community Facility



0 50 100 200 300 metres



BELLINGHAM

THE PLANS

TOWNSHIP PLANS

A quaint coastal village whose residents enjoy a strong connection to nature. Nestled on the eastern mouth of the Pipers River behind the dunes of Millers Beach.

In a snapshot



78
People



58
Median Age



93
Dwellings



1.8
Average Household
Size

**Based on 2021 Census data*



Image: Bellingham recreation grounds

Bellingham is a small coastal / rural community located approximately 39km from George Town and 62 kilometers from Launceston. It is separated from neighboring Weymouth by the Pipers River and is surrounded by National Park making it a unique place to reside and visit.

There is a camping ground, tennis court and small boat ramp within the central township. The town is also a key point to access the popular Bridport to Bellingham 4WD traverse. This is a coastal track, offering opportunities for camping along the route.

Residents have seen the town change over time from a shack town to a place with more permanent residents. People enjoy living here and getting older here.

KEY CHALLENGES

ENVIRONMENT AND NATURE

Being connected to the national park, the township enjoys significant natural beauty and amenity.

However;

- There are problem areas for waste dumping from 4wd users and need for better management
- Bushfire concerns around village fire breaks and maintenance.

MOVEMENT AND ACCESS

The village has access to both Millers beach and the Pipers River yet there are challenges around how these spaces are accessed by the whole community, and how to balance the 4wd users.

- Need for improved signage to the river, beach and on coastal tracks. Signage to the toilet facilities.
- Better separation of pedestrians from 4wd users

to Millers Beach and on gravel tracks due to speed and use.

- Need for DDA access to the beach and river
- Need for accessible path up the hill from the oval/hall, the steep hill is dangerous for pedestrians.
- Need for traffic speed management of speeding vehicles coming into the town.

RECREATION AND AMENITIES

The town has an oval with tennis, cricket and golf facilities and play space. There is a shed with amenities which the community uses.

- There are no RV facilities at the town, which if maintained and managed would be welcomed by the community.
- Need for public shelter at the new BBQ area.
- The town had a camping ground which was at the end of Clifford Street, this was closed by the Crown meaning now there is nowhere to camp informally.

SAFETY AND WELLBEING

- Bushfire planning around fire safety and risk is required for the town.
- Better understanding of emergency meeting points.
- Safe and accessible paths and tracks would improve the safety of the township for pedestrians.
- Reduced speed limits would also improve pedestrian safety.

BELLINGHAM ACTION LIST

#	Pillars	Action	Stakeholders
1	Safety & Wellbeing	Deliver: Improve pedestrian safety across the township: - Improved walkability with gravel paths along key streets and safe crossing points. - Consider traffic calming along Bellingham Road and Howard Street. - Improve safety at Howard and Smith Street Intersection. - Consider traffic calming along unsealed roads.	GTC
2	Movement & Access	Implement: Improve DDA access to the river beach from the car park: - Install accessible parking signage to spaces next to new toilets - Improve path surfaces for improved accessibility.	GTC
3	Recreation & Amenity	Deliver: Explore options for a nature playground area.	GTC
4	Movement & Access	Implement: New wayfinding and safety signage - Road kill awareness and speed reduction signs coming into Bellingham. - Signage for the walking tracks network at the toilet car park and community hall. - Signage to the toilets and boat ramp along Howard St and Clifford St. - Signage to the 4wd track.	GTC, PWS
5	Safety & Wellbeing Movement & Access	Partnership: Work with PWS to deliver a safe pedestrian access to Millers Beach for beach users that avoids 4WD activity. Including 4wd signage to direct vehicles to the correct locations.	PWS, 4WD community, GTC
6	Safety & Wellbeing	Advocate: Bushfire safety plans with TFS to ensure clear communication and understanding of evacuation plans and protection measures.	TFS, GTC
7	Movement & Access Recreation & Amenity	Deliver: Manage peak visitor numbers: - Increase waste management capacity at busy times - Investigate feasibility of allowing overnight stays for self contained RV's and caravans.	PWS, 4WD Community, GTC

#	Pillars	Action	Stakeholders
8	Environment & Nature	Partnership: work with existing community landcare groups: - Establish a working relationship with community groups for the removal of green waste - Continue to work with NRM and PWS to remove weeds and manage fire breaks.	PWS, BCG, GTC
9	Environment & Nature Movement & Access	Partnership: Work with PWS to maintain and improve primary walking track from Bellingham and inland of Pipers Head: - Reinstate/maintain boardwalks on area around springs/moist conditions - General track maintenance required in Parks/Crown land.	PWS, GTC

GTC - George Town Council

PWS - Parks and Wildlife Service

TFS - Tasmanian Fire Service

BPA - Bellingham Progress Association

 High Priority Medium Priority Long Term Priority

Image: Bellingham courts



2. Improve DDA beach access.

3. Explore options for nature play.

9. Work on existing bushwalking trails for improved access.

Clifford St

Clifford St

Howard St



PIPERS REGION

A rural locality, diverse in industry with working farms, vineyards, and forestry enterprises. Visitors are attracted to the area for its abundance and proximity to key centres.

In a snapshot



433
People



43
Median Age



179
Dwellings



2.6
Average Household
Size

**Based on 2021 Census data*



Image: Pipers River service station

Pipers River is a small rural locality located approximately 44 kms from Launceston. The rural locality is rich in agriculture and industry with working farms, vineyards and forestry enterprises. The region is becoming more popular for young families and there has been an increase in lifestyle blocks. Increasingly the area has become a dormitory suburb for George Town and Launceston.

The towns de-facto centre is the fire station, this is due to the town losing there community hall some years ago. There is still a recreation grounds that has a tennis court, church, and a cemetery. Pipers River Road serves as a thoroughfare connecting Launceston to the Bridport Highway and there is a service station which serves as the other town meeting point.

This area is regional, and more dispersed in population than the other towns in this study. Hence there is a need to understand how to ensure it has a community hub in the future.

KEY CHALLENGES

ENVIRONMENT AND NATURE

- The area has a Landcare group that community participates in and there is a popular platypus walk with locals and visitors that is located south of the township

MOVEMENT AND ACCESS

- Basic signage for the area would improve the character and legibility of Pipers River, providing visitors with an understanding of where the suburb and amenities are located.
- RV camping / camping would be seen as positive for the community - due to lack of camping or RV parking facilities in the region.

RECREATION AND AMENITIES

The town has a strong community, that wishes for a more defined community centre.

- The towns recreation grounds currently have a tennis court, basketball hoop and club house. However the facility is not connected to power so it needs a generator. The neighborhood watch group provide insurance for its monthly use by a playgroup.
- The community reports limited opportunity for events or get-togethers due to lack of community facilities.
- Toilet facilities for the town are limited to the petrol station.
- There is no formal camping area in the area, this would potentially benefit the regional tourism.
- There is opportunity for a dedicated play area for children.

SAFETY AND WELLBEING

- There is a need for fenced area that is safe for children to play in.

PIPERS REGION ACTION LIST

#	Pillars	Action	Stakeholders
1	Recreation & Amenity	Deliver: Public toilets and swing at the Recreation Ground. With consideration of location and size planned around the long term plans for the site masterplan.	GTC, PRPA
2	Character & Identity Recreation & Amenity	Deliver: Undertake a feasibility study for the Recreation Grounds including a site masterplan suitable for future funding applications. Studies to consider: - Development of nature play area, community centre, camping arrangement/RV parking. - MOU with TFS to develop a combined community facility.	GTC, RFS, PRPA
3	Character & Identity	Implement: New community signage and place making strategies - Signage to locate public spaces and facilities. - Signage to highlight the Pipers River and Pipers Brook regions. - Street upgrades on School Road highlighting the community centre.	GTC
4	Recreation & Amenity	Implement: Upgrade existing tennis courts into a multi-use facility: - Explore options for power at the existing club house - Refurbish courts and equipment for multiple recreation uses.	GTC
5	Safety & Wellbeing	Partnership: Work with TFS to support community events and services.	GTC, RFS

GTC - George Town Council
PWS - Parks and Wildlife Service
TFS - Tasmanian Fire Service
PRPA - Progress Association

 High Priority
 Medium Priority
 Long Term Priority



Image: Pipers River community space entrance



Image: Pipers River Community Centre Plan Version 5



2. Develop a RV campground for visitors

4. Upgrade tennis courts to multi-court facility.

4. Investigate power connection to existing club house.

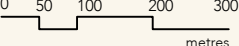
2. Undertake the development of a combined community and TFS facility.

1. Deliver formalised car parking, public toilet and play area.

Review land use zoning to support open space uses

School Rd

Legend

-  Rural Living
 -  Agricultural
 -  Community Park
 -  Community Purpose
 -  Traffic Calming Area
 -  Township Gateway
 -  Pedestrian On-street Footpath
 -  Community Facility
-  

3. Deliver signage strategy.

3. Improve pedestrian connections
and tree planting along key street

3. Review traffic and determine calming strategies.

5. Partner with TFS to support
community events further.

Explore options for improved
community access to Pipers River

REGIONAL STRATEGIES

A number of actions have been identified that are relevant across all of the townships. These will be delivered as collective regional strategies, to ensure equitable investment and efficiencies in investment, ultimately fostering a more connected, prosperous, and sustainable region.

1. STORMWATER MANAGEMENT STRATEGY

As the coastal towns grow and have larger long-term populations there is a key need for a storm water management scheme to ensure storm water is managed sustainably. This initiative safeguards the waterways from developments, will help manage flooding, and mitigate adverse climate change impacts.



2. A CONNECTED COASTAL TRAIL

There is an opportunity for a network of coastal trails that provide access to the coast and connects the coastal townships. This is a long-term strategy that would require collaboration from many stakeholders but would have high benefits including promoting healthy physical activities and inter-community connections.



3. BUSH FIRE STRATEGY & AWARENESS

As northern Tasmania experiences longer dry-spells there is need for a bush fire strategy and increased community awareness around bushfire risk mitigation. This strategy will aim to protect lives, property, industry, and the unique landscapes that define the region.



4. COMMUNITY STREET UPGRADES

Upgrading community streets to enhance safety, accessibility, and aesthetic appeal. This involves delivering footpaths and seating, defining on-street parking, planting trees, enhancing lighting, and incorporating native planting.



5. A REGIONAL BRAND IDENTITY



There is opportunity to create a regional brand, that builds upon the community, industry, agriculture, and natural beauty of the region. Regional brands, when built from the ground up can help define the community's values about how the region develops into the future.

6. GATEWAY FEATURE

Establishing distinctive gateway features at the entrances of key townships to create a sense of arrival and identity. These features could include signage, landscaping, and public art that reflect the unique character of each township, welcoming residents and visitors alike.



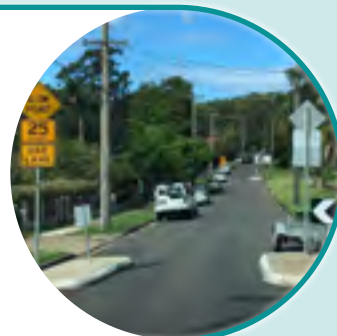
7. WAYFINDING STRATEGY

Developing a comprehensive wayfinding strategy to improve navigation and accessibility across the townships. This strategy will include consistent signage to guide residents and visitors to key destinations and highlight rules/restrictions, enhancing the overall experience and encouraging respectful exploration of the region.



8. TRAFFIC CALMING STRATEGY

Implementing traffic calming measures to enhance road safety and reduce vehicle speeds in residential areas. This strategy may involve the use of speed bumps, signage, tree planting and road narrowing to create safer, more pedestrian-friendly environments.



9. LAND USE ZONING REVIEW

Conducting a thorough review of land use zoning to ensure it aligns with the region's long-term development goals. This review will consider current and future needs for residential and environmental areas, promoting sustainable growth and balanced land use across the townships. This will also resolve anomalies in current zoning.



4

PART DESIGN GUIDELINES

Public Infrastructure	66
Parks & Reserves	68
Streets	74
Vegetation	80

PUBLIC INFRASTRUCTURE

The Design Guideline will guide the selection of coherent public infrastructure components, such as surface materials, furniture, signage, and plantings. This approach will ensure a consistent character is achieved across each place. Public infrastructure will align and assist in delivering the place pillars, as outlined in the below diagram.

The following pages outline typical public spaces found across the townships and demonstrate the application of public infrastructure across the range of spaces. The examples respond to appropriate levels of service for each township and align with the Council's capital works budget and maintenance regimes.



KEY OBSERVATIONS

Examining community infrastructure across the townships reveals crucial insights. It will be important to protect and enhance the positive and resolve the negative attributed found.

Positive Attributes



Places of community expression and activation



An intimate connection to nature and the coast



Finding the beauty in informality



The importance of community hubs

Negative Attributes



A diverse array of features and infrastructure and inconsistent design language



Haphazard delivery of infrastructure with lack of coherent planning and delivery



Limited renewal of assets



Old deteriorating infrastructure

PARKS & RESERVES

Each township has a selection of parks and reserves, each designed with distinct purposes and atmospheres. From expansive conservation reserves connecting communities to nature, to recreation reserves supporting health and well-being, to intimate parks fostering community connection. These collectively make up the open space network.

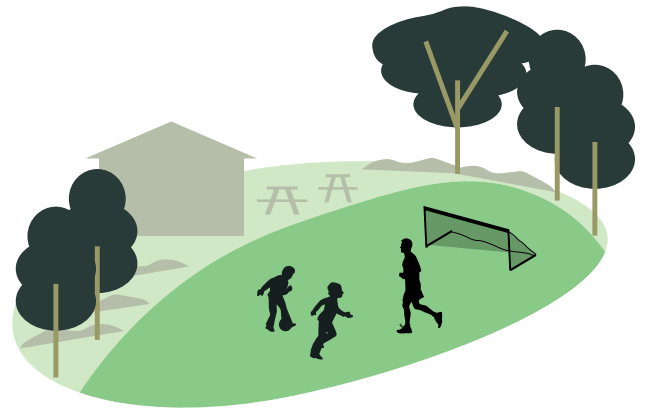


COMMUNITY PARKS

Active or passive recreation space that provides open space in nature including parks with social areas, playgrounds, shelters toilets, and BBQ's, often co-located with a community hall.

Typical zoning: Open Space

Typical Features: Lawn, picnic area, play equipment, nature play, shelter, bbq house



RECREATION RESERVES

Facilities used for recreation including sports fields and courts, clubhouses and supporting infrastructure such as seating and play spaces.

Typical zoning: Recreation, Open Space

Typical Features: Sporting oval, cricket pitch, club house



Example: Weymouth



Example: Bellingham

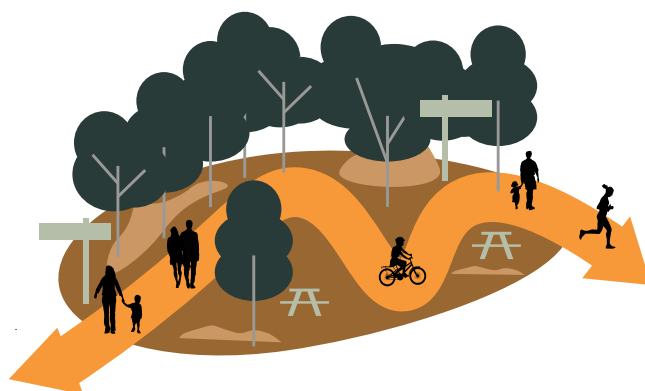


NATURAL RESERVES

Spaces primarily managed to protect, enhance and maintain natural environments including coastal foreshore areas, waterways, existing bushland, and wildlife habitat.

Typical zoning: Environmental Management

Typical Features: Informal and formal walking tracks, bushland



TRAILS AND LINKAGES

Walking trails and paths that connect to areas of open space, including beach access points, reserves and schools.

Typical zoning: Environmental Management

Typical Features: Walking trails, beach access



Example: Bellbuoy



Example: Lulworth

EQUITABLE OPEN SPACE PROVISION

To ensure equitable provision of open space across each township, it is crucial to establish clear standards for open space areas that correspond to residential land use areas. Additionally, defining standards for the provision of amenities within each open space is essential. Assessing the current open space network to identify shortfalls in provision will inform the implementation of strategies that guarantee all residents have convenient access to high-quality open spaces. Equitable provision aims to create a balanced network of open spaces that meets the diverse needs of the population, regardless of geographic location.

OPEN SPACE AREA PROVISIONS

Public Open Space, as defined by the Local Government Act 1993, includes areas designated for public recreation, public gardens, or similar purposes. According to the Act, a maximum of 5% of residential land area should be allocated as public open space and transferred to Council ownership.

The first table below shows the area of developed residential land in each township and the corresponding amount of area needed to meet the 5% public open space requirement. The second table projects the future requirement for open space area if all residential land were fully developed, ensuring sufficient open space to meet the community's needs.

Township	Area of developed residential land	Required area of open space (5%)	Existing area of managed open space	Current shortfall in managed open space provision
Bellbuoy Beach	22.65 ha	1.13 ha	0 ha	1.13 ha
Beechford	26.39 ha	1.32 ha	7.87 ha	0 ha
Lulworth	39.77 ha	1.99 ha	0.44 ha (not inc. golf course)	1.55 ha
Weymouth	35.96 ha	1.80 ha	2.93 ha	0.87 ha
Bellingham	13.94 ha	0.70 ha	5.42 ha	0 ha
Pipers Region	0 ha	0 ha	2.67 ha	0 ha

Township	Area of developed and undeveloped residential land	Required area of open space (5%)	Existing area of managed open space	Future shortfall in managed open space provision
Bellbuoy Beach	47.23 ha	2.36 ha	0 ha	2.36 ha
Beechford	40.35 ha	2.02 ha	7.87 ha	0 ha
Lulworth	97.78 ha	4.89 ha	0.44 ha (not inc. golf course)	4.45 ha
Weymouth	72.87 ha	3.64 ha	2.93 ha	0.71 ha
Bellingham	13.94 ha	0.70 ha	5.42 ha	0 ha
Pipers Region	0 ha	0 ha	2.67 ha	0 ha

OPEN SPACE ASSET PROVISIONS

This plan aims to achieve an equitable provision and maintenance of quality assets and infrastructure and is defined at two levels of service. The first establishes a minimum 'baseline' which delivers the fundamental needs of each community. The second then looks

to deliver 'value add' provision that either enhances the individual character of a township or address the bespoke needs of their communities. Achieving the baseline provision across all townships will be prioritised over delivering value add assets.

Provision	Nature Reserves	Trails	Community Parks	Recreation Reserves
Public Toilets			Baseline - 1 no.	Baseline - 1 no.
Rubbish & Recycling bins			Baseline - 1 set	Baseline - 1 set
Picnic Setting	Value add		Baseline - 2 no.	Baseline - 2 no.
Bench Seat	Baseline - 2 no.	500m intervals	Baseline - 4 no.	Baseline - 4 no.
BBQ			Baseline - 1 no.	Baseline - 2 no.
Structured Shade / Shelter			Baseline - 1 no.	Baseline - 1 no.
Nature Play / Play Area			Baseline - 1 no.	Value add
Lighting			as required	Value add
Community Notice Board			Baseline - 1 no.	
Signage (wayfinding)	As required	As required	As required	As required
Multi Court				Baseline - 1 no.
Sports Oval				Baseline - 1 no.
Cricket Nets				Baseline - 1 no.
Sealed pathways			as required	as required
Gravel Trails	As required	As required		
Fire Pit			Baseline - 1 no.	
Public Art			Value add	
Timber Bollard	as required		as required	as required
Rock Bollard	as required	as required		
Grassed area	500 - 800 sqm		500 - 800 sqm	10 - 12,000 sqm
Car parking spaces	Baseline - 6	Baseline - 2	Baseline - 6	Baseline - 18
Maintenance frequency	Bi-monthly	Annually	Monthly	Bi-monthly



Public Toilets

Future toilets to match Bellingham Beach specifications, providing 3 unisex, accessible toilets.



Rubbish & Recycling bins

Supplier: Grillex
Product: City Heritage Bin Enclosure



Picnic Setting

Supplier: Grillex
Product: Streetstyle Table Setting



Bench seat

Supplier: Grillex
Product: Streetstyle Park Seat



BBQ

Supplier: Grillex
Product: Frontier BBQ



Structured Shade / Shelter

Future shade structures/shelter to Regent Square specification.

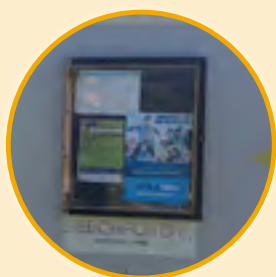


Nature Play / Play Area

Upgraded or new play spaces are to:

- be nature play in style, using natural or found materials.
- include sliding, swinging, balancing, spinning and climbing play types.
- be combined into a single unit or spread across a number of play elements.
- include passive and imaginative play elements in replacement for more traditional play equipment.

Indicative cost: \$45 – \$65,000



Community Notice Board

Lockable weather proof notice boards with aluminum frame.



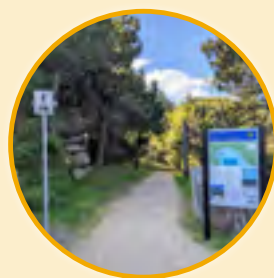
Bollard Lighting

Supplier: we-ef
Product: Bollard and pathway luminaires (final product TBC)



Sports Oval

Flat grass area with white line marking.



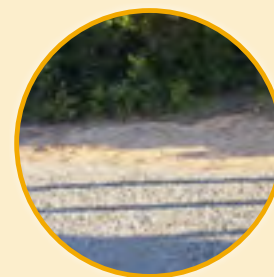
Signage (wayfinding)

TBC



Grassed area

Mown grass area protected from vehicular traffic.



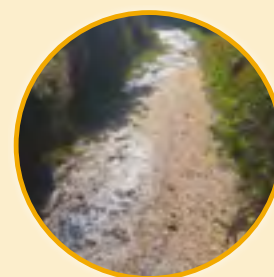
Car parking

Gravel parking areas defined with concrete parking blocks.



Sealed pathways

Broom finish concrete paths 2m wide.



Walking Trails

Gold gravel paths 1.2m wide.



Multi-Court

420 m2 multi-court providing opportunity to play tennis, futsal, netball and basket ball.

An acrylic sport surface is to be applied on old asphalt tennis court surfaces where possible.



Cricket Nets

One lane cricket cage.

STREETS

Navigating through the region and townships, diverse street typologies unfold, each with their own character and purpose. From the main access collector roads connecting communities to the region, community streets at the center of each township and the quieter streets that providing local access. Defined street designs will enhance the character of each town and safe routes for their communities.

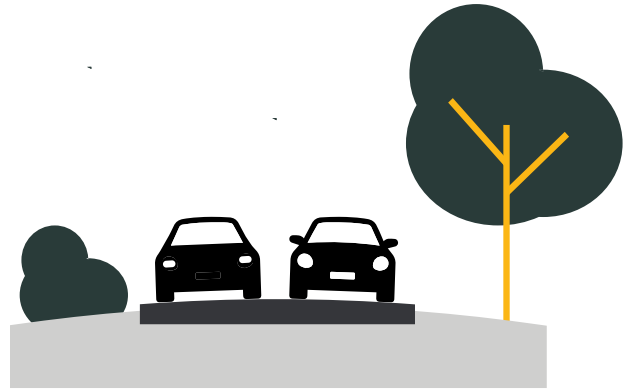


OFF-ROAD TRACKS

A track shared by both pedestrians and vehicles. These often provide access to boat ramps or through bushland.

Typical width: 3m

Typical speed: 5km



LOCAL STREETS

Streets that provide access to residential lots. Often these are cul-de-sac's, however should be promoted as through roads.

Typical width: 5m

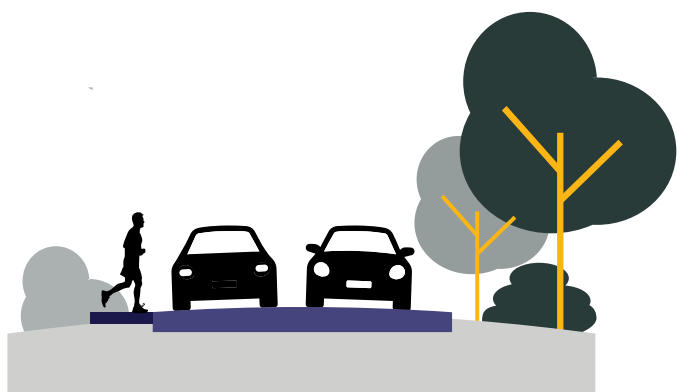
Typical speed: 40km



Example: Beechford,
Beach Track (off Esplanade)



Example: Lulworth,
Brewer Street



COMMUNITY STREETS

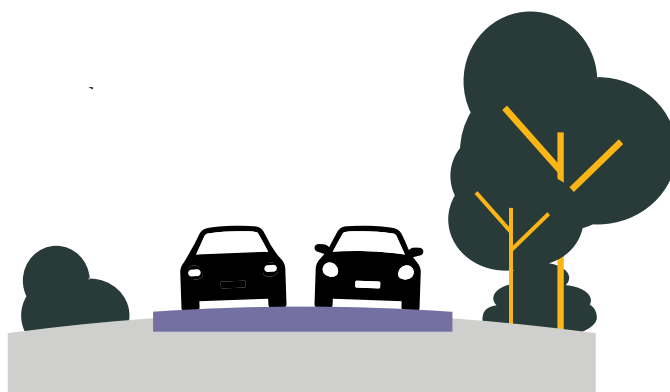
A central street through a township often providing access to residential lots, open spaces and local streets. In certain locations this may include a separated gravel footpath.

Typical width: 6m

Typical speed: 40km



Example: Weymouth,
Major Street



COLLECTOR ROADS

A road providing access to the townships, often through rural or agricultural land. A gateway feature will often be provided at the point where a collector road becomes a community street.

Typical width: 6m

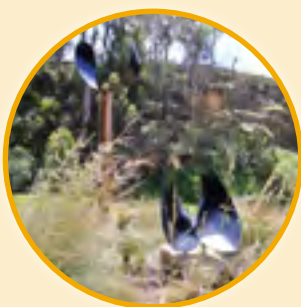
Typical speed: 70-100km



Example: Lulworth,
Weymouth Road

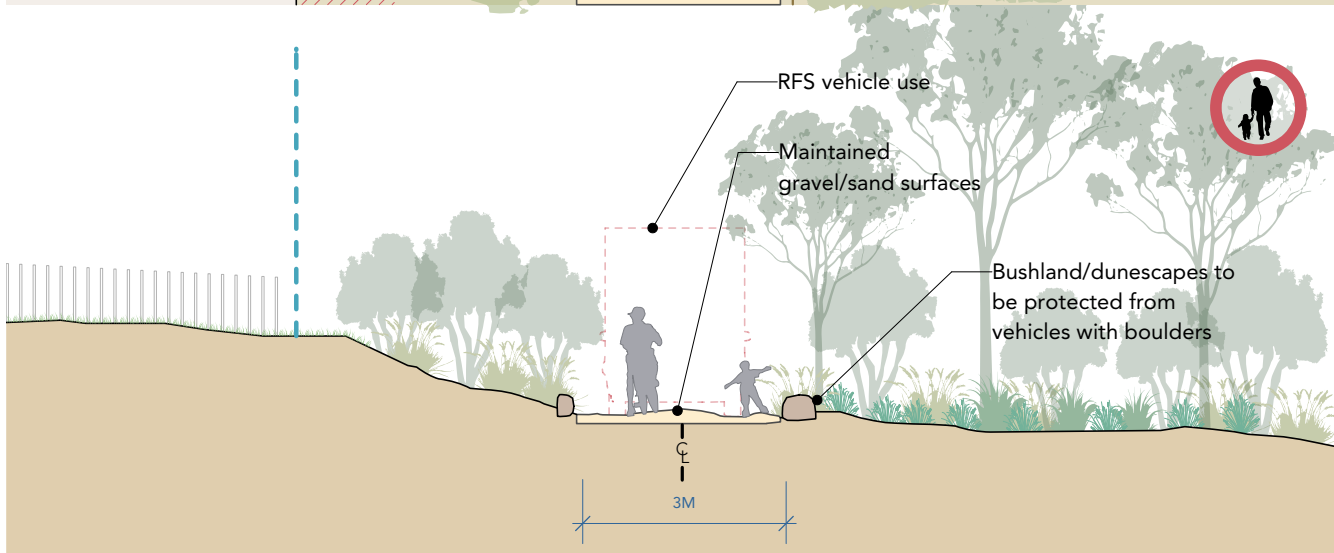
PROPOSED STREET PROVISIONS

PROVISION	OFF ROAD TRACKS	LOCAL STREETS	COMMUNITY STREETS	COLLECTOR ROADS
Footpath (1.5m)		Baseline (gravel on flat streets - concrete on sloped streets.)	Baseline (gravel on flat streets - concrete on sloped streets.)	
Shared path (2.5m)			Value add (gravel on flat streets - concrete on sloped streets.)	
Unsealed road surface	Baseline			
Road surface		Baseline	Baseline	Baseline
Bench (at 100m intervals)			Baseline	
Piped drainage (one side)		Value add	Baseline	
Open channel drain	Baseline	Baseline	Baseline	Baseline
Driveway access culverts		Baseline	Baseline	
Traffic calming		As required	Baseline	As required
Pedestrian crossings			Baseline	
Bollard		Baseline	Baseline	
Rock bollards	Baseline			
On street parking			Baseline	
Tree planting		Baseline	Baseline	
Understorey planting		Value add	Baseline	
Vegetated verge planting	Baseline			Baseline
Bollard lighting			Baseline	
Signage (wayfinding)	Baseline	Baseline	Baseline	
Signage (gateway)			Baseline	

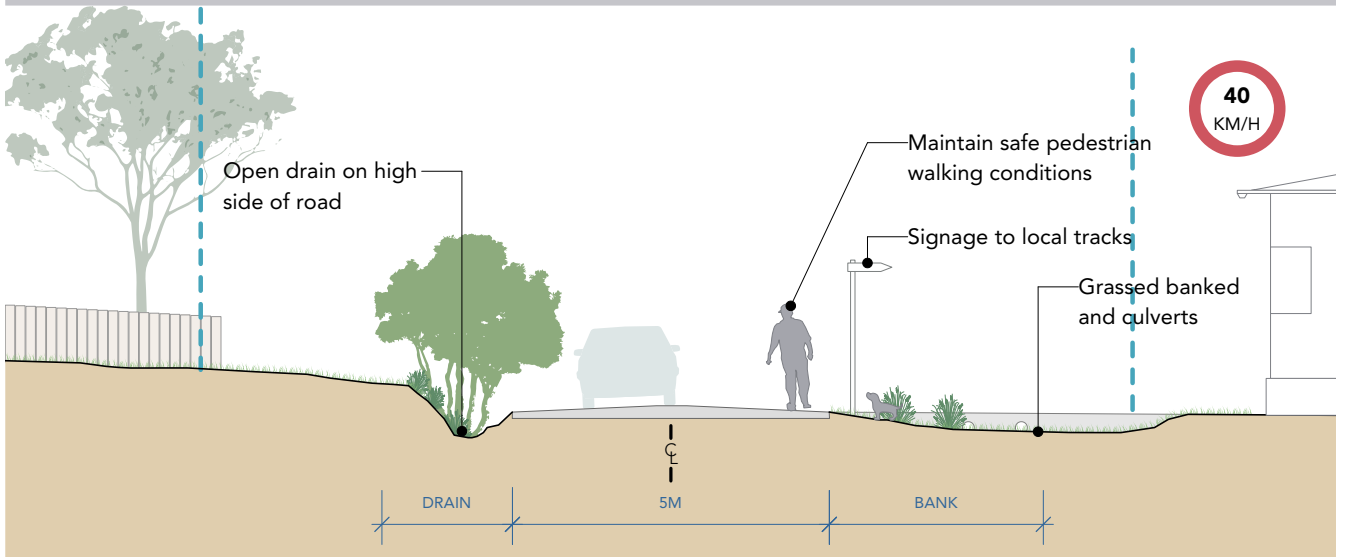
**Gateway Signage**

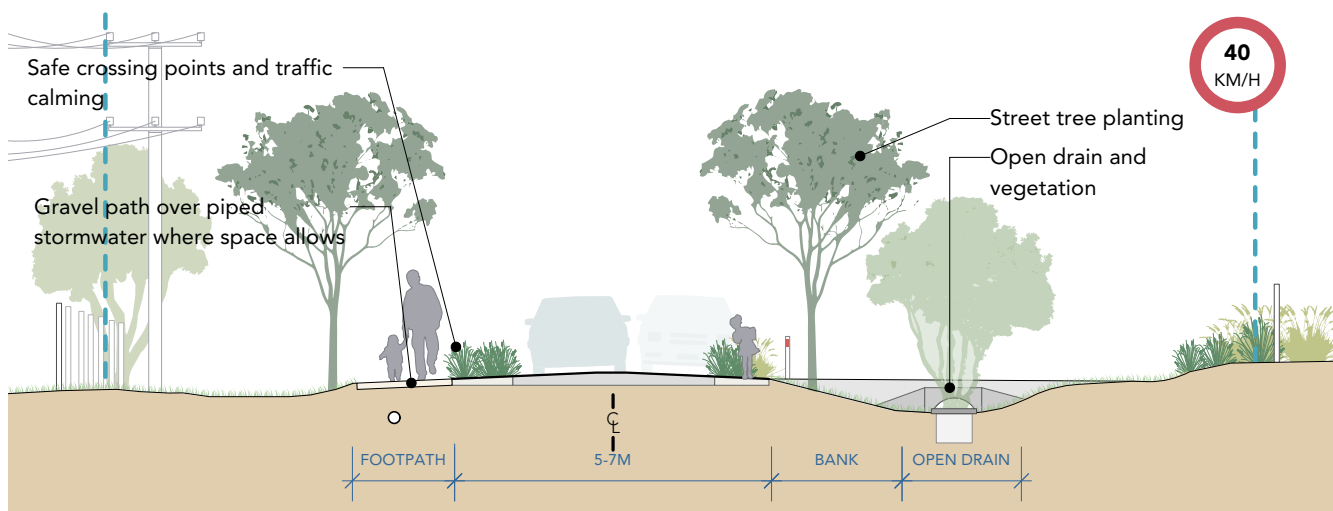
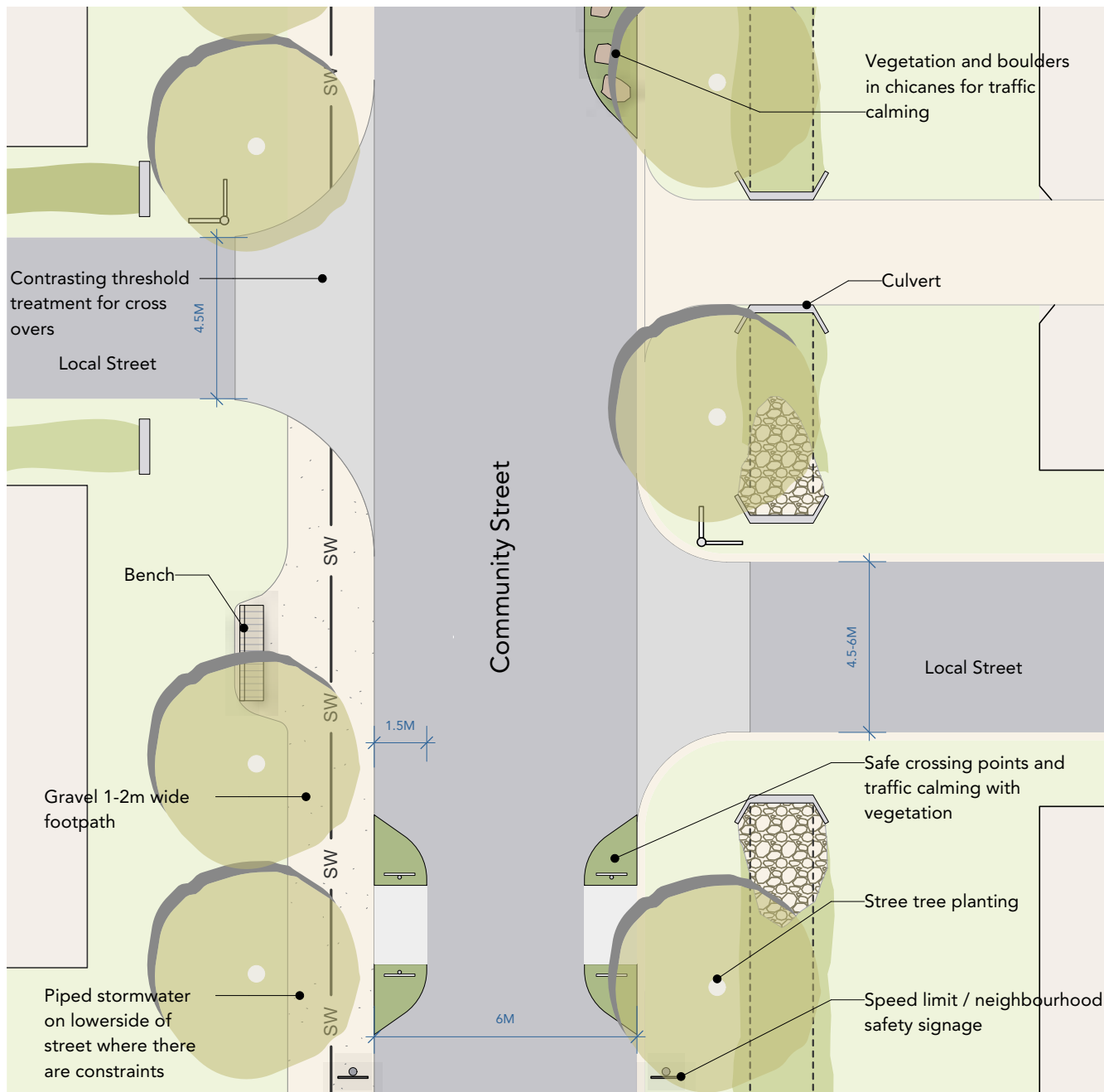
Gateway statements will highlight the unique character of each place. Artist briefs will be developed in partnership with the community.

OFF ROAD TRACKS



LOCAL STREET





VEGETATION

This vegetation guide aims to enhance the green infrastructure within each township through delivering trees and understorey planting. Increased planting will create a green legacy, improve traffic safety, uplift ecological health, provide climate change resilience and enhance each townships character. By empowering landcare groups, advocating developers, and partnering with PWS plantings will be targeted in the following locations: .

STREET

Street tree planting is proposed along the community streets to enhance the existing character of each township. Street trees provide abundant ecological, environmental, social and economic benefits. Street trees are also proven to improve traffic safety. .

CONSERVATION AREAS

Revegetation of coastal environments such as dunes, heathlands and bushland is currently undertaken by community groups. Community-led projects are delivering great outcomes and will be supported by Council. Provenance sourced seeds and cuttings should be use for propagation of plants guided by ecologist and horticulturalist to ensure high quality and tailored plants for revegetation projects.

OPEN DRAINS

Planting in open drains will help to filter pollutants from runoff before it enters waterways. Their roots absorb nutrients like nitrogen and phosphorus, which can otherwise contribute to water pollution. Trees can slow down surface runoff and increase water infiltration into the soil. This helps reduce the volume and speed of water flowing through the drains during heavy rain, potentially mitigating flood risks and reducing sediment build up.

SUBDIVISIONS AND DEVELOPMENTS

Planting is to be a requirement for developers to supply, install and establish. It is important that the right tree for the right place is selected and tree species work with the townships existing character. Existing trees and vegetation should also be retained and protected where possible within developments to keep as much ecological value as possible in the townships.

SPECIES LIST

The following lists species that are appropriate for the local environmental conditions.

		Information					Suitability for Constraints					
		Mature Size	Location	Form	Arrangements	Native/ Exotic	Power lines	Flood Tolerance	Drought Tolerance	Wind Tolerance	Feature Tree	Hard Pruning
Trees												
Acacia melanoxylon	Blackwood	M	S	R	A	N		●	●		●	
Allocasuarina verticillata	Drooping Sheoak	M	S	I	A	N	●		●	●		
Banksia marginata	Silver Banksia	S	S	C	C	N	●					
Callitris glaucophylla	Coastal Cypress Pine	M	S	C	A	N	●		●	●		
Eucalyptus amygdalina	Black Peppermint	L	S	T	A	N			●	●		
Eucalyptus globulus	Tasmanian Blue Gum	L	S	T	A	N				●		
Eucalyptus platypus	Moort	L	S	S	A	N		●	●	●	●	
Eucalyptus pulchella	White Peppermint	L	S	I	A	N		●	●	●		
Eucalyptus viminalis	White Gum	L	S	T	A	N			●	●		
Leptospermum lanigerum	Woolly Tea Tree	S	D	I	C	N	●	●		●		●
Leptospermum scoparium	Common Teatree	M	D	I	C	N	●	●		●		●
Melaleuca linariifolia	Paper Bark	M	D	I	C	N		●		●		
Melaleuca styphelioides	Prickly Leaved Paperbark	M	D	I	C	N	●	●		●		●

Understorey

Callistemon viminalis	Bottle Brush	S	S	C	V	N	●		●	●	●	●
Dodonaea viscosa	Hop Bush	S	D	C	V	N	●		●	●		
Correa backhouseana	Coastal Correa	S	D	C	C	N	●	●	●	●		●
Correa alba	White Correa	S	D	C	C	N	●	●	●	●		●
Carpobrotus rossii	Pigface	S	D	S	C	N	●	●	●	●		
Atriplex cinerea	Coast Salt Bush	S	D	I	C	N	●	●	●	●		●
Poa poiformis	Coastal Tussock	S	D	C	C	N	●	●	●	●		●
Acacia sophorae	Coast Wattle	S	D	C	C	N	●	●	●	●		●
Kunzea ambigua	White Kunzea	S	D	C	C	N	●	●	●	●		●
Ficinia nodosa	Knobby Club Rush	S	D	I	C	N	●	●	●	●		
Leucophyta brownii	Coastal Cushion Bush	S	D	C	C	N	●	●	●	●		●
Westringia brevifolia	Short-leaf Westringia	S	D	C	C	N	●	●	●	●		●

Legend:

Mature Size:

(S) Small <7m tall

(M) Medium >7, <15m tall

(L) Large >15m tall

Location:

(S) Streets

(D) Drains

Form:

(C) Compact

(I) Irregular

(T) Tall

(S) Spreading

Planting Arrangements

(A) Avenue

(C) Clusters

(V) View sensitive

Native/ Exotic:

(N) Native

(E) Exotic

