



Our Homes Our Future Central Coast Housing Strategy

Consultation Report

May 2025



**Our Homes
Our Future**

CENTRAL
COAST
HOUSING
STRATEGY



Acknowledgment of Country

The Council acknowledges the palawa/pakana people as the Traditional Custodians of lutrawita (Tasmania), including the land, community, sea and waters where we live and work.

Our community respectfully acknowledges the Punnilerpanner tribe of the Northern Country of Tasmania, their continuing relationship to this land, and their ongoing living culture.

We recognise that we have much to learn from the First Nations Peoples who represent one of the world's oldest continuing cultures, and we pay our respects to Elders past and present and to all First Nations Peoples living in and around the Central Coast Community.

We acknowledge First Nations artist, Annie Hay, for use of her artwork.

The \$1,665,000 million Central Coast Strategic Housing Master Plan was fully funded by The Australian Government, through Stream 1 – Community Enabling Infrastructure Stream of the \$1.5 billion Housing Support Program, which is designed to help achieve the National Housing Accord's target of building 1.2 million new, well-located homes over 5 years from 1 July 2024.

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Project Overview

Council is preparing a new Housing Strategy for the Central Coast. This is a once-in-a-generation opportunity to shape the future homes we want to see for our community.

Our Homes – Our Future will guide residential development in Central Coast over the next 20 years and beyond, including the types of homes we need, where they should be located, and the infrastructure to support them.

It will deliver:

- **A Housing Strategy** that provides the basis for rezoning, new development controls, or improved planning processes, and which can inform state and regional level land use planning.
- **A Strategic Housing Master Plan** that addresses where and how sustainable housing growth should be delivered.

Our Homes – Our Future aims to celebrate what is unique and special about Central Coast, and each town and village, while ensuring we are a vibrant and prosperous community into the future.

The outcome will be a suite of well-researched documents that enable Council and the private sector to effectively support sustainable growth in the region and can inform future state and regional land use planning.

Ethos Urban was appointed by Central Coast Council to deliver the project.

Engagement Approach

1.0



1.0.1 Engagement Approach

The overall engagement approach to support **Our Homes – Our Future** is outlined in the table below.

It consists of two stages:

Stage 1: Inform preparation of the draft Housing Strategy.

Stage 2: Gather feedback on the draft Housing Strategy.

Policy Framework

The engagement approach was planned with reference to the following Council policies and strategies:

- Central Coast Council Engagement Policy (2020).
- Youth Strategy (2018–2023).
- Reconciliation Action Plan (2021–2023).
- Our Place - Our Future: The Strategic Plan (2024–2034).

The process was also designed and delivered in accordance with the *International Association of Public Participation's (IAP2) Quality Assurance Standard*, recognised industry best practice.

Level of Influence

Across the two stages, the engagement process will work with community and stakeholders to inform *Our Homes – Our Future*, during the drafting process (Stage 1) and before finalising (Stage 2).

Based on project requirements, stakeholder mapping, and engagement activities, the project is at 'Involve' on the IAP2 Spectrum.

Our promise to the public is, "we will work with you to ensure that your concerns and aspirations are directly reflected in alternatives developed and provide feedback on how public input influenced the decision". The IAP2 spectrum is provided below for reference.



IAP2 Spectrum of Public Participation



Inform

Balanced and objective information to understand problem alternatives, opportunities and solutions.



Consult

Obtain feedback on analysis, alternatives or decisions.



Involve

Work directly with the public throughout the process to ensure that concerns and aspirations are consistently understood and considered.



Collaborate

Partner in each aspect of the decision, including development of alternatives and identification of preferred solution.



Empower

Decision making power.

Source: Adapted from the International Association of Public Participation (IAP2)

1.0.2 Who We Consulted

The community and stakeholders consulted, and the opportunities to provide feedback during Stage 1 are outlined in the table below.

Group	Stakeholders	Feedback opportunities
Regional, State, and Federal Government	• State Planning Office • Homes Tasmania • Department of State Growth • Department of Natural Resources and Environment • Department of Education, Children, and Young People • Department of Health • Regional Development Australia (Tasmania) • Local Government Association Tasmania • Cradle Coast Authority • West by North West	• State Agencies and Utilities workshop • Targeted meetings
Infrastructure and utilities	• TasWater • TasNetworks • TasRail • Telstra	• State agencies and utilities workshop • Targeted meetings
Industry and business	• Local property industry, including developers and real estate agents • Key regional businesses • Chamber of Commerce and Industry	• Key businesses workshop • Property industry workshop • Targeted meetings
Community	• Current residents • Potential future residents • Community groups • Access and Inclusion Working Group • Youth Leaders Group	• Community survey • Market research survey • Targeted meetings



Stage 1 Engagement Delivery and Findings

2.0



2.0.1 Engagement Activities Summary

The activities undertaken to gather input from community and stakeholders during Stage 1 are outlined in the table below.

Activity	Description	Target audience	Participation
Online survey	A mix of quantitative and qualitative questions to understand values, expectations, and needs related to housing growth.	Current residents.	473 respondents
Community drop-in sessions	Drop-in sessions with project information, survey promotion, and conversations with the project team, held in Ulverstone, Penguin, and Turners Beach (3 hours each).	- Current residents. - Community groups.	27 attendees
Stakeholder workshops	Unpack key stakeholder perspectives on housing opportunities and challenges, values, aspirations and needs.	- Property industry. - Key businesses. - State agencies and utilities.	27 attendees
Meetings	Detailed discussions with key stakeholders to understand perspectives on housing opportunities and challenges, values, aspirations, and needs.	- Access and Inclusion Reference Group. - Blue Gum Family Centre. - Chamber of Commerce and Industry. - Penguin Strategic Master Planners Group.	10 attendees
Focus groups	Targeted, in-depth discussion about housing needs with residents of Central Coast and the surrounding area, who may be harder to reach through other channels.	Workers, students, and people who are renting in Central Coast and surrounding area.	8 attendees
Youth activity	Facilitated activity to explore values, future plans, and housing aspirations with young people.	- Youth Leaders Group. - Penguin District School (Year 9).	44 students
Market research survey	Understand the housing needs, values, 'push' and 'pull' factors, and perceptions of Central Coast, for those who may be interested in moving intra- or interstate.	Potential future residents from across Tasmania, NSW and South-East QLD.	508 respondents

2.0.2 Communication Activities Summary

The activities undertaken to promote the project and opportunities to participate during Stage 1 are outlined in the table below.

Activity	Description	Reach (approx.)
Project website	Dedicated page on Council's website that provides project overview and timeline, how to have a say and links to engagement opportunities.	Not recorded
Posters	Flyer to promote the project and opportunity to have a say, available in shops, cafes, Council facilities across the municipality.	45 posters distributed
Postcards	Poster to promote the project and opportunity to have a say, displayed at community noticeboards, shops, Council facilities across the municipality.	600 postcards distributed
A1 project boards	Information boards explaining the project and opportunity for feedback, displayed at community drop-in sessions and at Council after sessions.	27 drop-in session attendees
A4 project fact sheet	Fact sheet summarising the information on the project boards, available at community drop-in sessions and at Council after sessions.	150 fact sheets distributed
Social media channels	Posts across Council's Facebook and Instagram pages to promote the project and opportunities to participate.	15,800 people, 100 reactions, 80 link clicks to the website
Media release	Media release outlining the project and engagement opportunity sent to The Advocate, The Examiner, and the Tasmanian Business Reporter.	N/A
Direct email outreach	Emails to key stakeholders and community groups to notify them of the process and encourage participation through the community survey, workshops or drop-ins, and asking them to share with their networks.	N/A
Local paid advertising	Advertised the project and engagement program in the November edition of the Central Coast Voice.	N/A



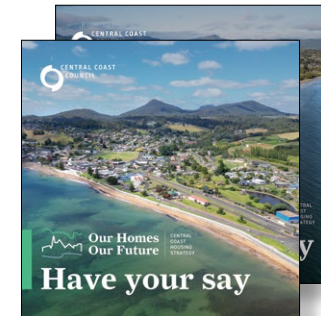
Email Invites



Email Banner



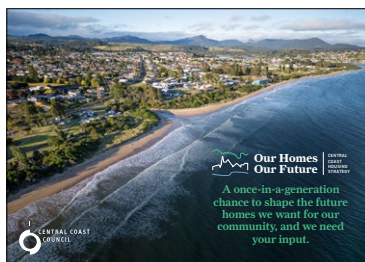
Website Banner



Social Media Tile



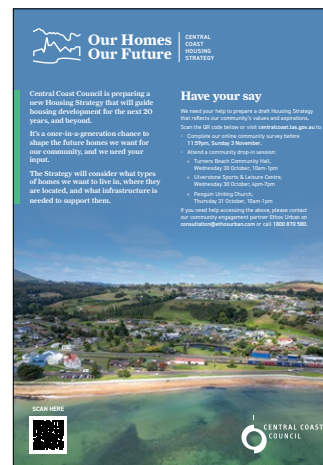
Newspaper Ad



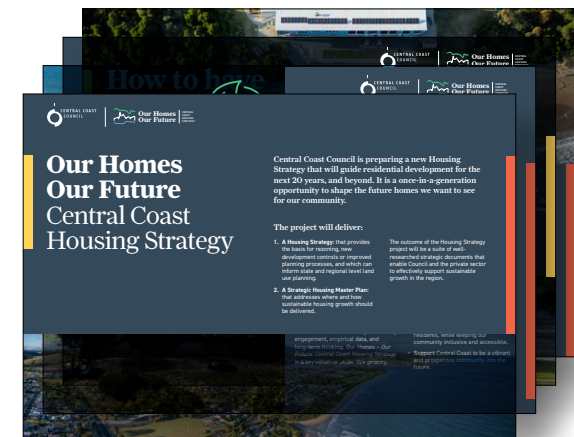
Postcard



Project Fact Sheet



Info Poster



Info Session Boards

Community Survey

2.1



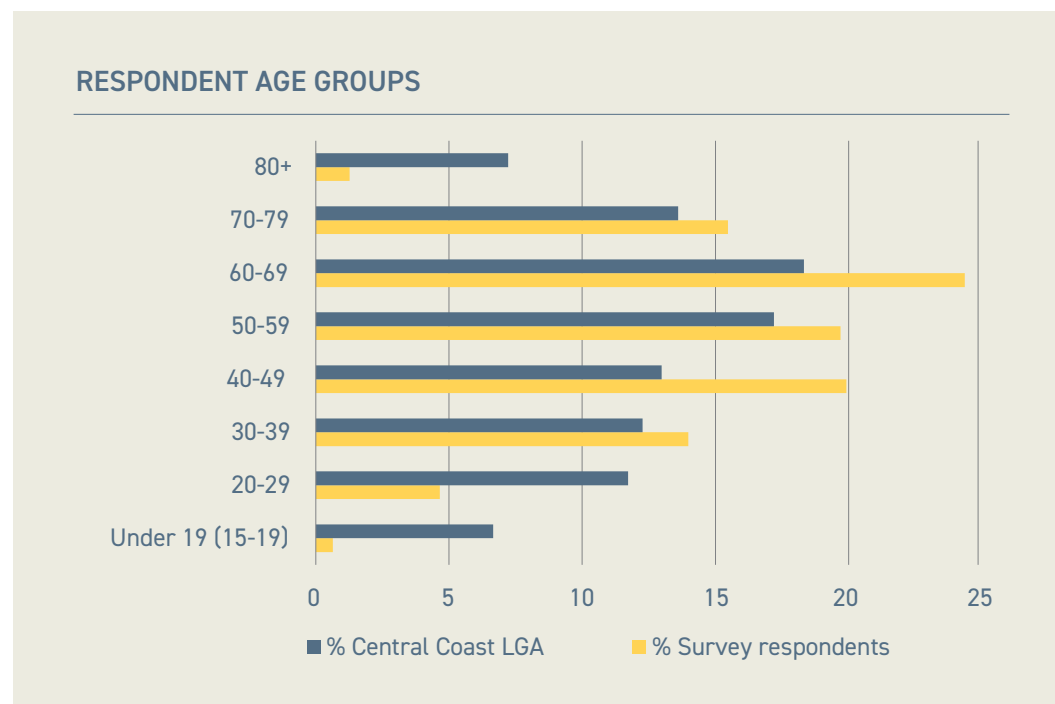
2.1.1 Who Completed The Survey?

The survey was completed by 473 respondents, of whom 97.2% indicated they live in Central Coast LGA.

Compared to the population age structure at the 2021 Census (profile.id), survey respondents skewed older.

The survey was targeted at adult residents, was opt-in, and did not seek a representative sample. Residents aged 30–79 are overrepresented amongst respondents, particularly the age groups 40–49 and 60–69.

15.7% of the Central Coast population at the 2021 Census was aged 14 and under but were not the target audience of the survey.



As expected, most survey respondents were from Ulverstone (n=165) and Penguin (n=178).

Fewer responses were received from Turners Beach (n=45), Forth (n=11), Sulphur Creek / Preservation Bay (n=29) and Leith (n=8), reflecting their smaller populations.

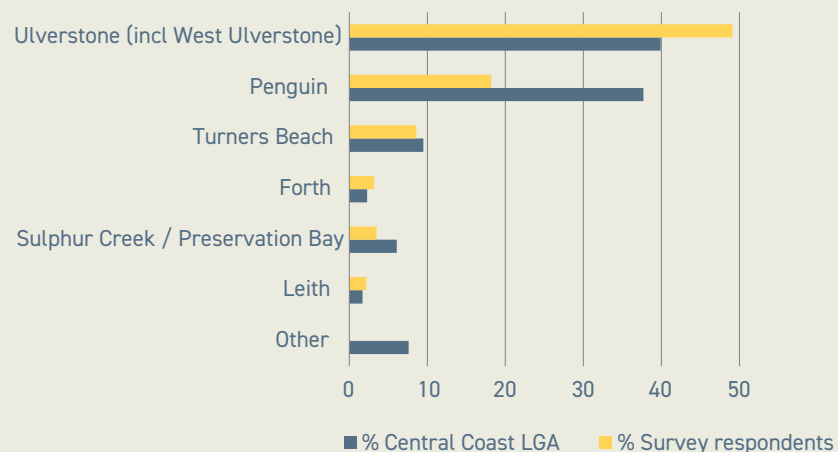
The graph shows the proportion of respondents from each place compared to the proportion of Central Coast residents in each locality at the 2021 Census. Although the survey did not seek a geographically representative sample, a relatively high proportion of respondents were from Penguin.

The 'other' category (n=36) includes people living in other areas of Central Coast, and outside the Central Coast LGA area.

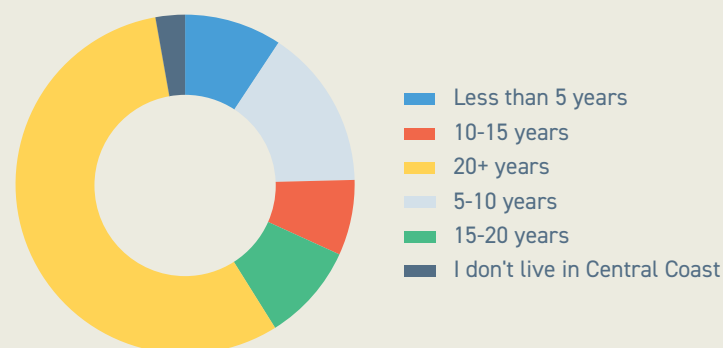
Most survey respondents were long-term residents of Central Coast, living in the area more than 20 years (n=264).

Of the newest residents, those living in Central Coast less than 5 years (n=44), almost half (45.5%, n=20) lived in Penguin.

WHERE RESPONDENTS LIVE



TIME LIVING IN CENTRAL COAST



2.1.2 Place Values

Respondents were asked what they value about living in Central Coast, how they prefer to get around, and what they want to see more of.

Most valued features of life in Central Coast

Respondents were asked to indicate the top 3 things they value about living in Central Coast from a list of options (n=417).

Coastal lifestyle was the most valued aspect of living in Central Coast.

1. Coastal lifestyle (69.5%)
2. Good for families (39.5%)
3. Easy to get around (33.1%)

What's special and unique about where you live?

Respondents described their town as special and unique due to its "close-knit" and "friendly" community, valuing ease of "access to the beach," and being a "quiet" and "safe" place to live. They valued having the "coast and mountains on their doorstep."

Quotes from respondents:

"Great neighbors, easy access to shops, beautiful views, easy parking, and nature all around." Ulverstone resident (of 5 years)

"An easy coastal lifestyle where my kids can play outside safely, with great access to the walking/bike path." Ulverstone resident

"It has a special village atmosphere with easy access to larger towns and services." Penguin resident

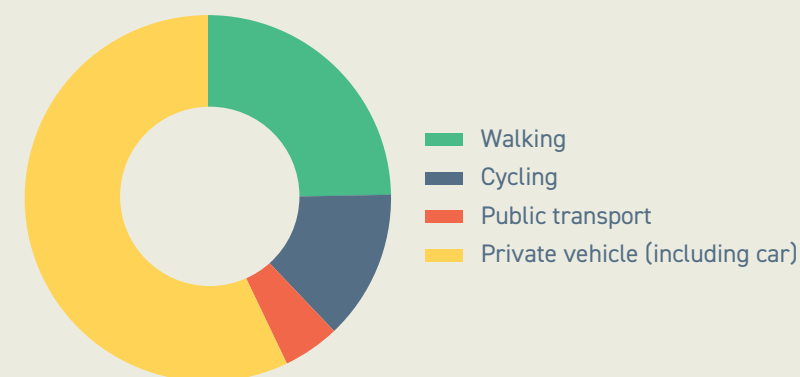
"Coast and mountains on our doorstep." Penguin residents (of more than 20 years)

Almost 60% of survey respondents (n=238) preferred use of a private vehicle (including car) to get around for work or daily errands and activities.

Respondents under the age of 29, equally preferred walking (35% n=7) and private vehicle use (35% n=7).

It was noted that 86% of respondents who preferred active transport options (walking and cycling) lived in Ulverstone, Penguin or Turners Beach (n=136) with those living elsewhere preferring private vehicle use (60.5%, n =43).

PREFERRED MODE OF TRAVEL



Central Coast needs more...

Respondents were asked to indicate the top 5 things they would like to see more of in Central Coast from a list of options (n=417).

Parks and green spaces were the most popular area for improvement, followed closely by access to health and medical services and community events such as markets or live music.



51.6%
Parks and green spaces



50.3%
Access to health and medical services



46.7%
Community events, such as markets or live music



34.8%
Job opportunities



33.6%
Parking

2.1.3 Current Housing Needs

Respondents were asked about their current housing needs, and their satisfaction with their current home.

Size of your current home

Almost all respondents lived in a single dwelling (96.3% of respondents) (n=405). Of the 14 respondents who lived in a medium density dwelling type, 7 lived in Penguin, 4 lived in Ulverstone and 3 lived in Turners Beach.

Most respondents (75%) felt the size of their current home was appropriate to their household needs.

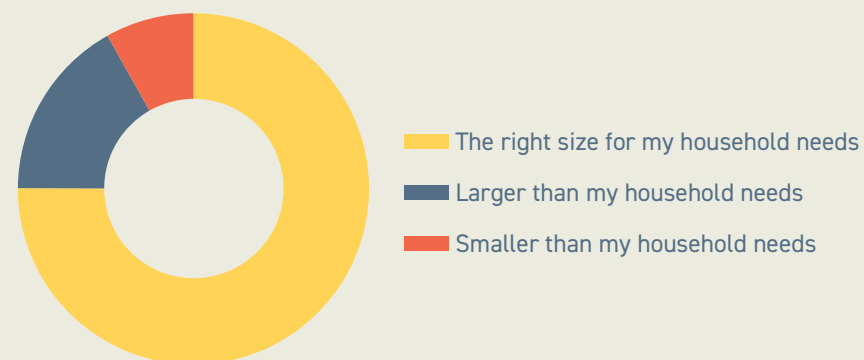
17.2% of respondents felt their current home was larger than their household needs.

Location of your current home

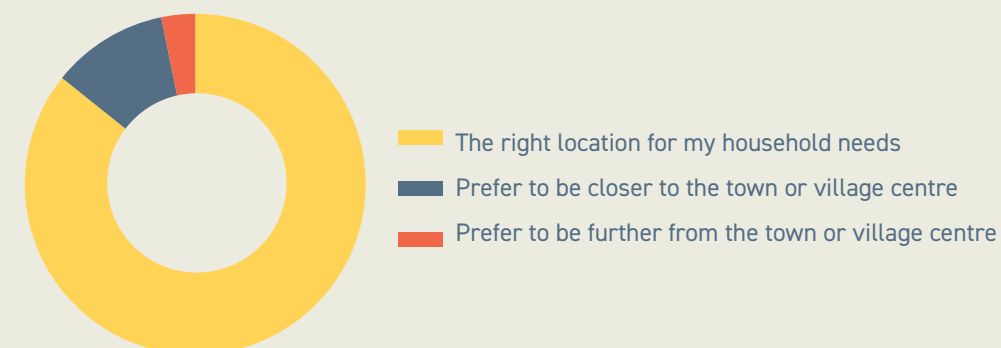
Most respondents (85.7%) were satisfied with the location of their current home.

Around 1 in 10 respondents (11.1%) would prefer to be closer to the town or village centre. Only a small proportion of respondents (3.2%) would prefer to be further from the town or village centre.

SIZE OF CURRENT HOME



LOCATION OF YOUR CURRENT HOME



Level of satisfaction with current home

Most respondents (87.6%) were generally satisfied with their home, considering size, location, type, quality and costs.

Some of the common reasons provided by respondents for feeling satisfied with their home included:

- Being the perfect size and location.
- Close to amenities, shops, beach, schools and sports.
- Plenty of space and good-sized yard.
- Loving the area, neighbourhood and community.

Those who were neutral or generally unsatisfied with their home (11.3%), provided the following reasons:

- Cost of rates.
- Increasing rents.
- Ageing home requiring costly maintenance and renovations.
- Does not meet accessibility requirements.

Quotes from respondents:

“On a level block. Easy access. Just the right sized single dwelling with beautiful views. We have lived in it for 47 years, have loved it from day 1 and still do”

– Penguin residents (for over 20 years)

“Although our children have left home and our house is now a little big for our needs, we love the area”

– Turners Beach residents (for over 20 years)

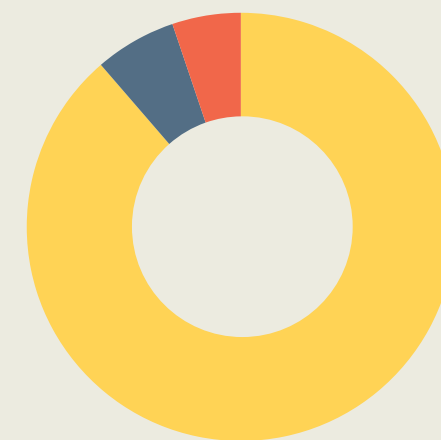
“Needs some renovations to make it perfect long term”

– Ulverstone resident (under 29 years old)

“We have three generations living on the one home, comfortably with enough space to cater for us all. Close to school for the little ones in a quiet location”

– Penguin resident (for less than 5 years)

OVERALL SATISFACTION WITH CURRENT HOME



- Satisfied to Extremely Satisfied
- Neutral
- Unsatisfied to Extremely Unsatisfied

Suitability of alternate housing types

Currently, around 90% of houses in Central Coast are single dwellings.

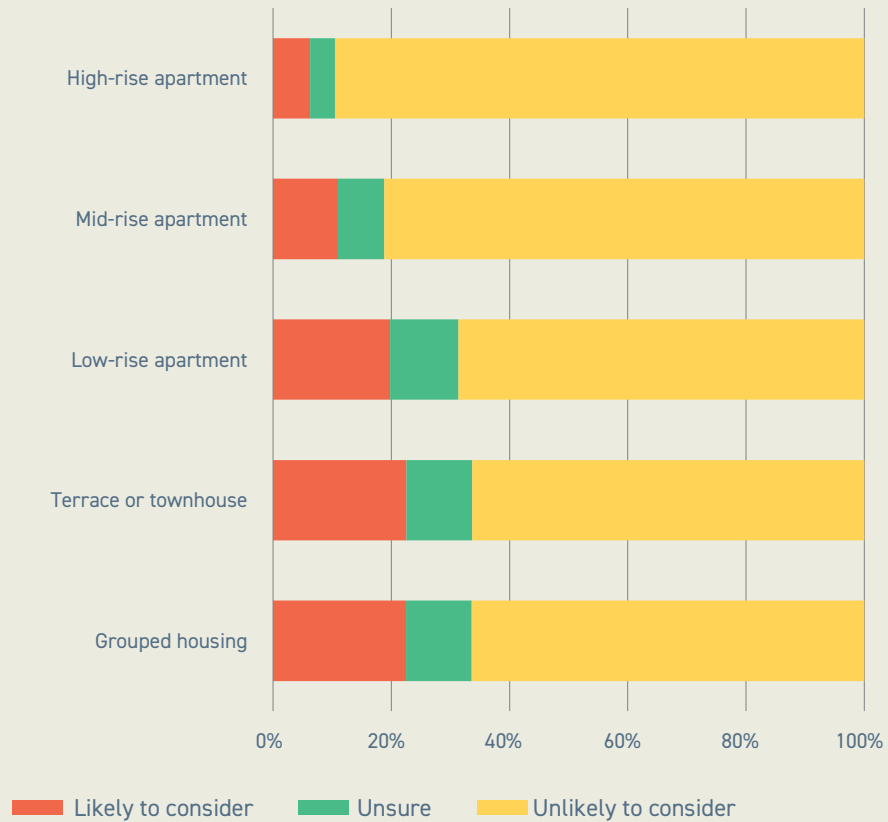
Respondents were asked to consider how likely they would be to consider alternate housing types for their current household needs, if these were more available in Central Coast.

- 22.5% of respondents would consider grouped housing (e.g., a unit in a strata complex).
- 22.5% of respondents would consider a terrace or townhouse (e.g., joined, double-storey dwellings).
- 19.8% of respondents would consider a low-rise apartment.
- 11% of respondents would consider a medium-rise apartment.
- 6.3% of respondents would consider a high-rise apartment.

Around 1 in 5 respondents were likely to consider a grouped housing type, a terrace or townhouse, or a low-rise apartment, and 1 in 10 would consider a mid-rise apartment, for their current housing needs.

Of those who described their current home as being larger than their household needs (n=67), 28.4% would consider grouped housing and 25% would consider a terrace or townhouse.

ALTERNATE HOUSING TYPES FOR CURRENT HOUSING NEEDS



2.1.4 Future Housing Needs

Respondents were asked to consider what their housing needs might be in 5, 10, 15 or 20 years.

Most respondents (54%) planned to continue living in their current home or a similar type of home, while around a quarter (25.5%) would be seeking to downsize from their current home.

Fewer than 1 in 10 respondents (8.8%) expressed a desire for a larger home than their current one, while 8.3% indicated that they might require independent or assisted senior living.

Top 5 priorities for your future home

Respondents were asked to indicate their top 5 priorities for future homes (n=397), with low maintenance was the top priority for a future home.

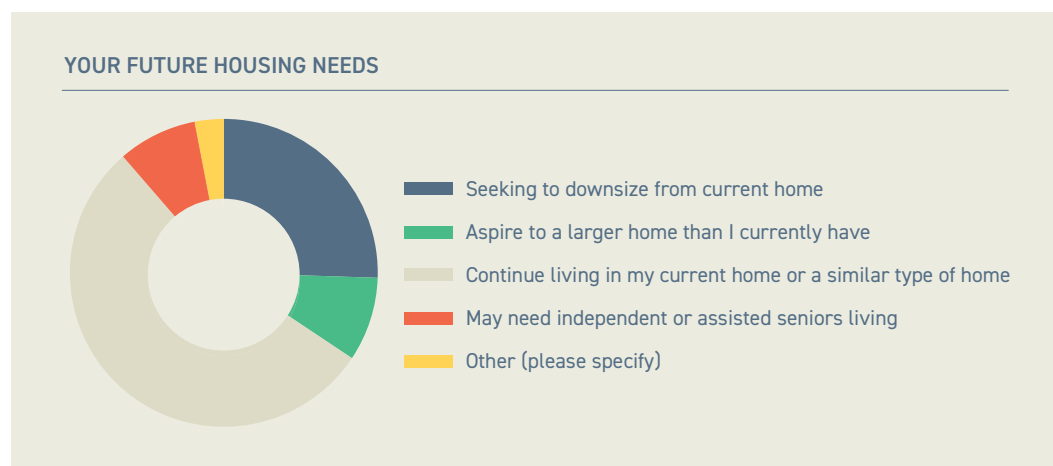
- Low maintenance (67.5%).
- Close to shops, services and community facilities (55.6%).
- A view (sea, natural, rural landscape) (51.4%).
- Close to the coast (51.1%).
- Affordable (44.1%).

Preferred housing type for your future home

Respondents were asked to indicate their preferred housing type for their future home (n=397).

Most respondents (81.6%) preferred a single dwelling for their future home. A terrace or town house was preferred by 7.3% of respondents, and a grouped housing unit was preferred by 6.5% of respondents.

Fewer preferred an apartment, with 11 choosing a low-rise apartment, 4 choosing a mid-rise apartment and 3 choosing a high-rise apartment.



Why respondents prefer a single dwelling

Some of the common reasons provided by respondents who prefer a single dwelling included:

- Sense of privacy and being further away from neighbours.
- Space for children to play, gardening, a backyard and hobbies.
- Not being part of a Body Corporate.
- Having everything on one level with no stairs.

Quotes from respondents:

"I like being independent, With small garden and my own space with a good view of water" (Penguin resident, aged 60–69).

"It allows for the most freedom of choice when it come to your space and activities." (Ulverstone resident, aged 20–29).

"Looking to start a family and wanting to provide them with ample space to develop and utilise the outdoors. Single dwellings often afford an extra sense of privacy, while still feeling connected to the community." (Penguin resident, aged 30–39).

Why respondents preferred a grouped housing unit, a terrace or a townhouse

Common reasons provided by respondents who preferred a grouped housing unit, a terrace, or a townhouse included:

- Low maintenance, with smaller gardens and outdoor areas.
- Sense of safety and security.
- Being close to neighbours and connected to community, while retaining independence and privacy.
- Convenience and being close to shops and services.

Quotes from respondents:

"As I see my future once my daughter is grown I would be living alone so I feel in a group situation I would feel more connected and with the right neighbours would feel safer." (Ulverstone resident, aged 40–49)

"Safety, security, but must be high quality and well-located. Don't stick us oldies out in the back blocks beside the highway. A well-designed over 55's close to a great aged care for when I get past looking after myself. I need my peers near me for company." (Sulphur Creek resident, aged 60–69)

Why respondents prefer an apartment

Some of the common reasons provided by respondents who prefer an apartment included:

- Convenient, low maintenance, smaller home with no garden.
- More people living closer to town, more efficient use of land.
- Good chance for a view.

Quotes from respondents:

"Smaller, low maintenance, minimal or no garden – prepping for old age." (Ulverstone resident, aged 60–69).

"I like the feel of low rise housing. I like that it is a mini-community within the town" (Ulverstone resident, aged 30–39).

2.1.5 Planning For Sustainable Growth

Where sustainable housing growth should be located

Respondents were asked to select which towns or villages they thought could accommodate some housing growth (n=379).

The proportion of respondents who selected each place were:

- Ulverstone: 75.7%
- Penguin: 53.3%
- Forth: 42%
- Turners Beach: 39%
- Leith: 36.4%
- Sulphur Creek / Preservation Bay: 35%

Of those who responded 'Other' (17.5%), 11 people said Gawler, 8 said Riana and South Riana, 4 said Heybridge, and 4 said North Motton.

Ten respondents said that "nowhere" in Central Coast could accommodate sustainable housing growth; and 10 respondents said "all" of these places could.

Respondents who felt their own town or village could grow

Most Ulverstone respondents selected Ulverstone (76.2%, n=126) as being able to accommodate some housing growth, but less than half of Penguin respondents selected Penguin (48%, n=150).

- 23% from Turners Beach (n=39)
- 26% from Sulphur Creek (n=23)
- 3 of the 8 respondents from Forth
- 2 of the 6 respondents from Leith

Suitable strategies for sustainable housing growth

Respondents were asked what types of housing growth was suited to Central Coast (n=385).

More than half of respondents (61.6%) felt that expanding the edge of town with more single dwellings on separate blocks was suited.

Almost half of respondents (48%) felt that increasing the number of homes close to town was suited.

More than a third of respondents (39.5%) felt that more semi-rural lifestyle lots outside town was suited.

Quotes from respondents about planning for sustainable growth:

"Protections to keep the same feel of country living. We live here because we don't want to live in the city or densely populated areas" (Penguin resident, for 15–20 years).

"Green spaces, playgrounds and community gathering space around subdivisions to encourage outside play and leisure and recreation." (Sulphur Creek resident, 30–39 years of age).

"Make sure developers and builders understand the characters that are expected. They must improve our architectural landscape, not ruin it" (Sulphur Creek resident, 60–69 years of age).

"More availability of lots, particularly on flat subdivisions. Cost of building is rising, building on even a small slope is more expensive. More flat lots and subdivisions need to be opened up" (Turners Beach residents, 30–39 years of age).

"Public transport would need to be increased across the central coast. Need to move away from having all shops in a centralised location and have them accessible within walking distance of most of the town" (Leith resident, 20–29 years of age).

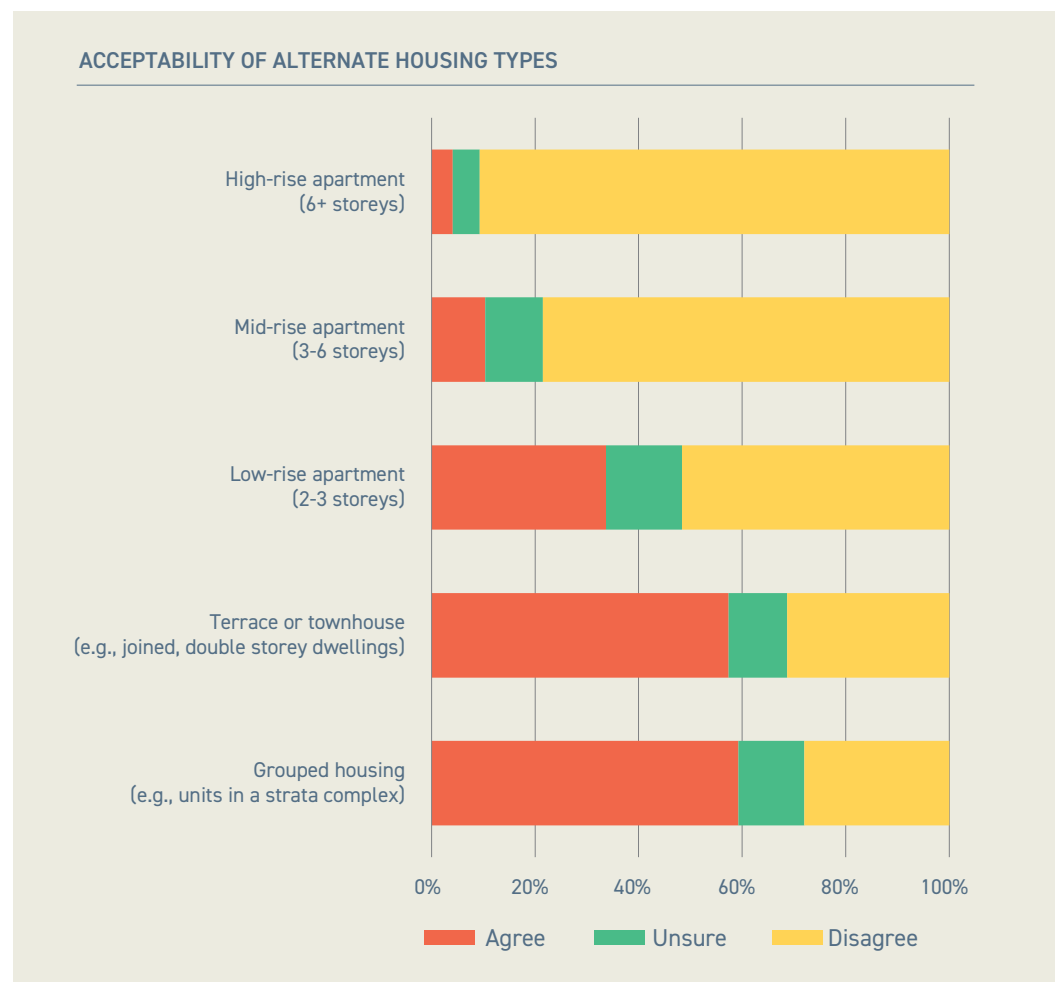
Acceptability of alternate housing types in Central Coast

Respondents were asked to indicate to what extent they agreed that alternate housing types could be acceptable in Central Coast.

Lower density alternate housing types were considered acceptable by more than half of respondents, with 59.3% of respondents agreeing with grouped housing units and 57.4% with terraces or townhouses.

A third of respondents (33.7%) accepted low-rise apartments and 10.4% accepted mid-rise apartments.

Most respondents (90.7%) felt that high-rise apartments could not be acceptable in Central Coast.



Workshops, Meetings and Drop-ins

2.2

A photograph of a suburban street with houses and a forested hill in the background. The street is paved and has a white arrow pointing right. On the right side of the street, there is a white fence with a brick base. In the background, there are several houses and a large hill covered in dense green trees. A utility pole with power lines is visible on the right side of the street. The sky is clear and blue.

2.2.1 Workshops

	Attendees	Summary
Key Businesses 9am–11am 29 October 2024 Ulverstone Sports & Leisure Centre	• Simplot • Premium Fresh • Sumich • Botanical Resources Australia • Coast to Canyon • UCI Tasmania	• Businesses have observed housing as a key challenge for economic growth. A greater diversity of homes are needed – from smaller and more affordable housing to housing for higher income earners – including more rental housing. • Homes need to be delivered where people want to live, with high amenity and good aesthetic. Increased density needs to be accompanied by infrastructure and open space. • Accommodation for seasonal workers in the horticultural sector is a key issue. It is understood that some operators observe a five-to-seven-fold increase in their workforce during harvest period. These peak times are also essential to sustaining year-round positions within businesses. • Social connections are important for attracting and keeping workers, and influence where people choose to move and settle. • There is a need for more retail, restaurants, and things to do with children, particularly in winter, to increase the liveability of Central Coast.
Property Industry 4pm–6pm 29 October 2024 Ulverstone Sports & Leisure Centre	• Roland View Trust • Housing Choices • RFS Projects • Elders Real Estate • Ulverstone Real Estate • MeadCon • Master Builders Tasmania	• Infrastructure investment is needed – schools, public transport, water and sewer – both to enable growth and 'liveability assets' to attract people. • Market interest in smaller lots has been observed but development industry cannot currently deliver on these opportunities due to planning scheme barriers. • Planning scheme changes needed to enable densification include car parking provisions, private open space provisions, public space levy or fees. More opportunity to work proactively with Council was also desired. • Although land is available, it is not the right kind of land in the right places. Flat land is preferred – cheaper and more desirable – while protecting high value agricultural land. • Better coordination and collaboration amongst players in the property industry, including developers, governments, and infrastructure providers.

	Attendees	Summary
State Agencies and Utilities 2pm–4pm 19 November 2024 Microsoft Teams	• Department of Education, Children and Young People • Department of State Growth • Department of Health • Homes Tasmania • TasNetworks • TasWater • TasRail • Tasmania Fire Service • State Emergency Service • Regional Development Australia • West by North West • Cradle Coast Authority • Local Government Assoc. Tasmania	• Ethos Urban presented on the Housing Strategy approach and key findings to date. • State agencies and utility providers advised on key constraints and opportunities, including related to transport, water and sewer infrastructure, freight, and land uses.

2.2.2 Meetings

	Attendees	Summary
Access and Inclusion Reference Group 6:30pm–7:30pm 29 October 2024 Ulverstone Sports & Leisure Centre	2 members	- Need more options for people with a disability to live independently. People with a disability do not necessarily want to live with others in grouped accommodation. - Young people should not be housed in aged care. A higher than average number of younger Tasmanians with a disability are in aged care due to a lack of housing options. - Appropriate homes need to be in good locations, close to shops and services, flat and accessible land, no garden, low maintenance. There is a lack of appropriate land in Ulverstone, however backyard granny flat style units are feasible. - Ulverstone is really the only appropriate location due to its flat land, shops, and services – accessibility there is good but not great. Penguin is not ideal – poor transport and inaccessible shops (physical access and expensive for low-income people). - Little to no social or affordable housing currently available in Central Coast. - Poor public transport – only one accessible taxi in the area, no passenger train, limited bus services. - Key challenges are long build times and construction costs. Intervention from all levels of government is needed to make the right type of housing available in the right location.
Chamber of Commerce and Industry 8:30am–9:30am 30 October 2024 Ulverstone Sports & Leisure Centre	President and Secretary	- There is demand for smaller homes and a need for more of these options, particularly with the ageing community. The local culture and mentality has been around larger homes, gardens, and space, but this is shifting gradually with an increasing number of people seeking downsizer accommodation. - Population growth needs to be supported by infrastructure investment. Schools are full and childcare is hard to access. - Support is also needed for local businesses, particularly around digital literacy, ability to respond to changing consumer needs (e.g., shift to online shopping and deliveries or click and collect), and succession planning – to keep jobs in Central Coast. Many small businesses are struggling due to challenging economic conditions. - There is a lack of employment lands (commercial and industrial) – with some businesses relocating to Devonport for a site. - Tourism is a significant opportunity for Central Coast to expand. There is a gap in what is 'brand Central Coast' – the unique value proposition that makes tourists 'turn right off the highway' before heading to Cradle Mountain and Stanley. - The brand identity gap also impacts Central Coast's ability to market to prospective residents and attract permanent residents as well as temporary visitors, including those from interstate. - Free parking in Ulverstone is an attractor for people to come and shop there, stop for coffee, including from Burnie.

	Attendees	Summary
Penguin Strategic Master Planners 8:30am–9:15am 31 October 2024 Microsoft Teams	5 members	- Recognised a need for more smaller homes in Penguin (e.g., 200sqm with communal areas / parkland in between) and noted a strong demand for the flat land to move from the hill as people age. Older people want to live on the flat land to be able to walk down and meet friends for a coffee, no big garden to maintain. - Penguin's community feel is highly valued, and residents do not want to lose that. - Small houses on smaller lots can have fantastic design and still be 3 bedrooms. Design in keeping with Penguin's character, but contemporary. Two or three storeys maximum. - Form – duplexes or terraces with some separation (e.g., walkway down the side). Much more than this and start to lose sunlight and privacy. Small courtyard or balcony at the front. - Character, sustainability, diversity, and green space is valued. Requirements around colours and design to support high quality development. Without a specific area plan, there is no control. - The Homes Tasmania proposal is not supported. Key issues are the number of units / density, and homogeneous design.
Blue Gum Family Centre 11:30am–12pm 8 November 2024 Microsoft Teams	1 staff member	- Cost of housing is a key issue for families. People are spending a lot of money on rent, going through rent stress or finding it hard to get a house. Due to high rent costs, saving a deposit is a key barrier for some families to afford to buy a house. - Families generally need three-bedroom homes. Location tends to be a lower priority than size. - There is a homelessness issue and social housing wait list. While waiting for housing, people may be staying with family, renting something not ideal (usually too small), living in a caravan park, or a tent, in or out of town. - As a regional community, there is a cultural expectation of what a house looks like – units might not fit that image for everyone. For people who are struggling financially, units could be a good option, with less time and financial burden.
Online focus group 5:30pm–7pm 12 November 2024 Microsoft Teams	8 participants	- Participants valued the natural beauty, coastal location, character and lifestyle of the Central Coast region. - The region needs better health services (particularly specialist care, mental health, drug and alcohol support), more childcare and education, and activities for children. - Challenging to find a suitable rental property in the private market, due to lack of availability, quality, and price. - Participants shared stories of the long public housing waitlist, people pitching tents, families living in caravans, or staying with relatives or friends, indicating homelessness is an issue in the region. - Growth needs to be supported by infrastructure, including health, education, public transport, parks and green space. - Rural / agricultural land needs to be protected from greenfield development. - More housing diversity is needed, including medium density options, small and large lots, affordable housing. Low-rise units with shared green space, a small courtyard or balcony could work in the region.

2.2.3 Community Drop-ins

	Attendees	Summary
Turners Beach 11am–1pm 30 October 2024 Turners Beach Community Hall	10 attendees	- Attendees felt there is little opportunity for further growth in Turners Beach, particularly higher density. Lack of infrastructure (e.g., no retail / café /), traffic, parking, and congestion concerns. - Protection of valued natural assets in and around Turners Beach, e.g., sand dunes, greenery, close to nature, water quality, wildlife. - Concerns about a lack of community consultation to inform infrastructure decisions, with reference to the development of bike paths. - Building height restrictions are essential. Allowing double-storey townhouses or units would be acceptable. - Infill development needs to be supported by parks, good walking and cycling paths. Might be better suited to Ulverstone. - Major landholder in Turners Beach cited concerns about red tape and ability to deliver smaller lot sizes, flooding and coastal management issues as barriers to developing their land.
Ulverstone 4pm–7pm 30 October 2024 Ulverstone Sports & Leisure Centre	10 attendees	- Housing Strategy should reflect the uniqueness of Central Coast and its natural assets (coast, valleys, river, landscapes). - Interconnected villages with retail, open space, communal living, active travel. Medium density / smaller homes that still have space around them, rather than wall-to-wall units. - Growth in small villages (e.g., Upper Castra, Sprent, Riana) – with smaller lots, shops, recreation ground, and schools. Smaller, cheaper properties in rural areas for younger families to make a start. Reduced speed limits on the roads through these towns roughly indicate an existing residential area – build on what's existing, not breaking up bigger agricultural properties. - Attendees would like to see some housing diversity in Ulverstone, e.g., granny flats, semi-detached homes, duplexes and terraces, e.g., 70s/80s UK style. - There was some concern about the capacity of the development industry to deliver quality medium density homes. Thought needs to be given to the transition, e.g., start with duplexes, low rise, and expand to 2–3 storeys from there.
Penguin 10am–1pm 31 October 2024 Microsoft Teams	7 attendees	- Recognised lack of smaller homes and housing diversity, particularly opportunities to downsize to the flat area of town as residents age. Openness to some low-scale infill development. - The Homes Tasmania proposal at the football ground was not accepted by attendees. Key issues were the number of units and not being in keeping with Penguin's character (design, aesthetic, density). - Acceptance that Penguin will grow and change, but it should be gradual and incremental. Community connections are important to Penguin residents, and any growth should consider how to bring people together. - Main Street shops should remain untouched. - Change needs to respect the existing community character and what is valued about the town.



Youth Engagement

2.3

2.3.1 Youth Leaders Group

We attended a Youth Leaders Group meeting on Thursday 31 October, 9:45am–10:30am, to gather insights into the values, plans, and housing aspirations of Central Coast young people.

The group was attended by 9 students in Years 9 and 10, from Penguin District School, Ulverstone Secondary College and Leighland Christian School.

Questions	Summary of responses
What do you love about living in Central Coast?	• Features of the natural environment were highly valued, including beaches and the ocean, river, bush, green spaces, wildlife (especially penguins), mountains, and scenic views. • Outdoor recreational activities and facilities, such as bike tracks, sports clubs and facilities, boat ramps, parks. • People and community, including friends and family, their schools, supports for people with disabilities and older people, and the annual Christmas parade. • Local infrastructure, including public transport (particularly connections to Burnie and Devonport), shops, and good food.
What do you want to see more of in Central Coast? What's missing?	• Things for young people to do, such as movies, sports, live music, concerts and festivals, a food court. • Improvements to valued places, such as the surf club, jetty, shopping and retail, and the skate park, and support for small businesses and local clubs. • More transport options accessible to young people, for example, electric scooters and trains. • Employment opportunities.
What are you planning to do after school?	• Of the 9 students, 8 planned to leave Central Coast when they finish school to pursue travel, study, and employment opportunities. However, they all planned to come back to Central Coast in the longer term. • One student planned to stay in Central Coast and pursue their chosen career.
What's your ideal future home?	• Most students desired large, freestanding homes with gardens and a high level of amenity, such as swimming pools, outdoor living, open plan, double-storey, space for pets, double garage, close to the beach and shops. • One student wanted to move to a country home later in life, in a place like Riana. • One student described their ideal home as a boat.

2.3.2 Penguin District School

The Youth Leaders Group members from Penguin District School took the workshop activity back to school and shared it with their classmates.

They provided the below insights from 33 of their Year 9 peers.

Questions	Summary of responses
What do you love about living in Central Coast?	- Recreational facilities, including walking tracks, sports facilities (golf, cricket, football, basketball, athletics), sports clubs (particularly Penguin SLSC and Football Club), bike and skate parks, Fairway Park ('dinosaur park'), the jetty, and especially the Ulverstone waterslide. - Natural environment, including beaches (particularly Penguin and Midway), mountain ranges, and outdoor activities, such as walking, fishing, dirt biking, camping, 4WDing. - Local businesses and attractions, including the Berry Patch café and farmhouse, Wings Wildlife Park, Penguin Butchers, and Windows on Westella café, and saunas. - Sense of community, including their school and the penguin statue.
What do you want to see more of in Central Coast? What's missing?	- More things for young people to do, such as movies, live music, festivals, markets, go karts, arcades. - Shops, restaurants, and retail, including malls, particularly fast-food places and sports stores. - Expanding sports and recreation facilities, particularly weather-protected options such as undercover basketball and netball courts, indoor cricket nets, indoor pool, and outdoor activities including more walking tracks and trail rides for horses. - Outdoor amenities, particularly public toilets at beaches, and campsites.
What are you planning to do after school?	- A mix of students planning to stay in Tasmania or move interstate to study or work. Some of the students planning to move interstate indicated they planned to ultimately return to Tasmania. - A lot of interest was expressed in local apprenticeships and opportunities to remain in or near Penguin.
What's your ideal future home?	- Some students desired rural or semi-rural style country homes. - Some students wanted to be close to shops or the beach, either in the suburbs or a city, a mix of smaller or larger houses and one student who preferred an apartment.



Market Research Survey

2.4



2.4.1 Who Completed The Survey?

This survey sought to understand the factors that may prevent or motivate people to move either interstate or from place to place within Tasmania.

Our market research partner, Taverner Research, commissioned an online survey of people living in other areas of Tasmania, in New South Wales (NSW), or South-East Queensland (SEQ). It explored the factors respondents would consider in moving, and perspectives on Central Coast.

SEQ and NSW were chosen because they were the most common interstate places Central Coast residents relocated from. Most new residents in Central Coast come from other areas of Tasmania.

The survey was completed by 508 respondents across the three regions.

The survey targeted people of working age, as Central Coast Council seeks to attract workers to support the region's economic growth and sustainability.

Respondents were aged:

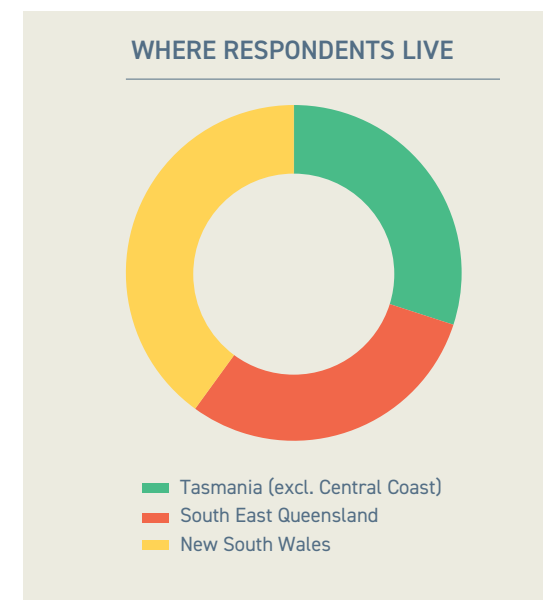
- 18–29: 46%
- 30–39: 31%
- 40–49: 23%

Most respondents were working (87%), with 61% working full-time. The top industries of employment were:

- Retail trade (17%)
- Education and training (10%)
- Health care and social assistance (10%)

Most respondents currently live in a separate house (61%). Respondent household types included:

- Couple with children: 43%
- Couple without children: 16%
- Single parent family: 9%
- Group household: 14%
- Single person household: 16%

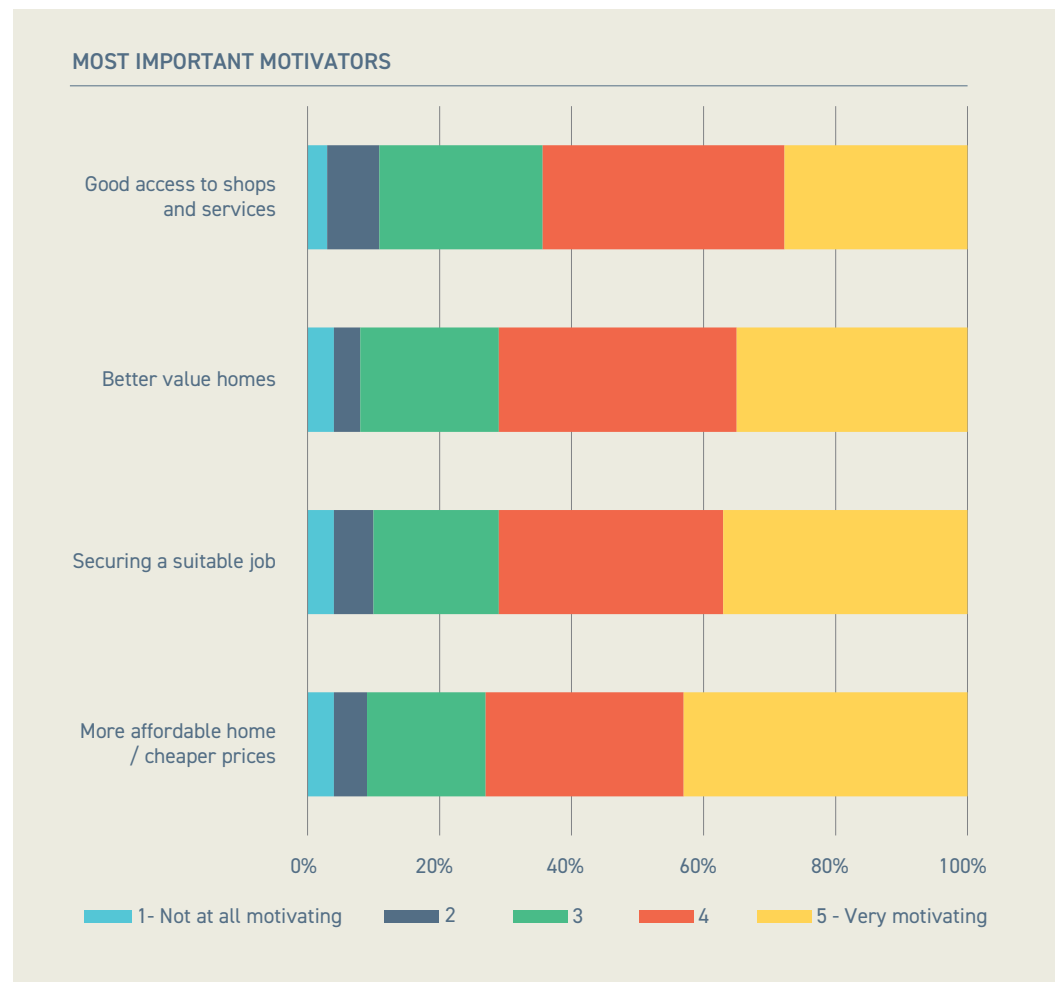


2.4.2 Motivating Factors For Moving

The survey asked respondents to consider how important a range of factors would be to motivate them to move, either interstate, or to another region of Tasmania.

On a scale of 1 (not at all motivating) to 5 (very motivating), the most important factor was more affordable homes / cheaper prices, ranked as a 4 or 5 by 71% of respondents.

This was followed by securing a suitable job (71%), better value homes (35%), and good access to shops and services (65%).

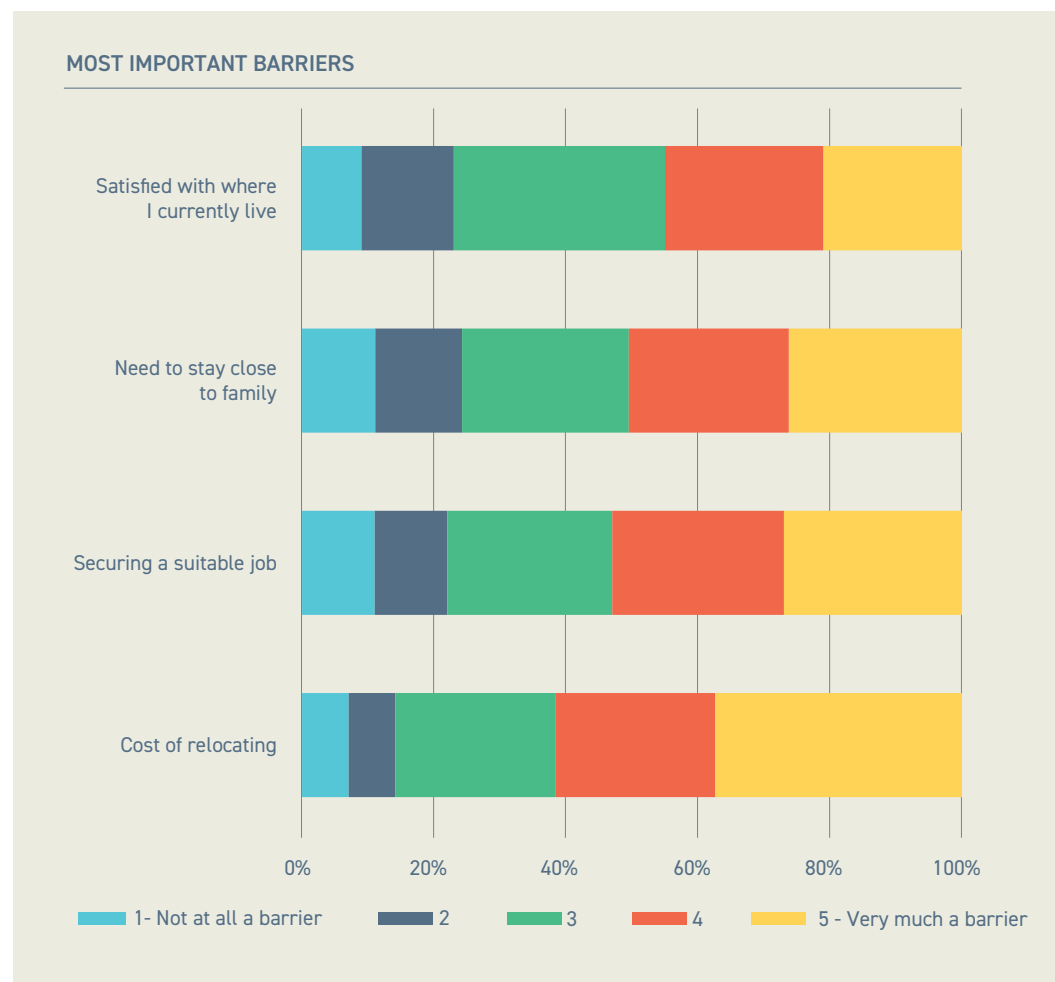


2.4.3 Barriers To Moving

The survey asked respondents to consider how important a range of barriers would be to prevent them from moving, either interstate, or to another region of Tasmania.

On a scale of 1 (not at all a barrier) to 5 (very much a barrier), the cost of relocating was most important, ranked as a 4 or 5 by 61% of respondents.

This was followed by securing a suitable job (53%), need to stay close to family (50%), and being satisfied with where they currently live (45%).

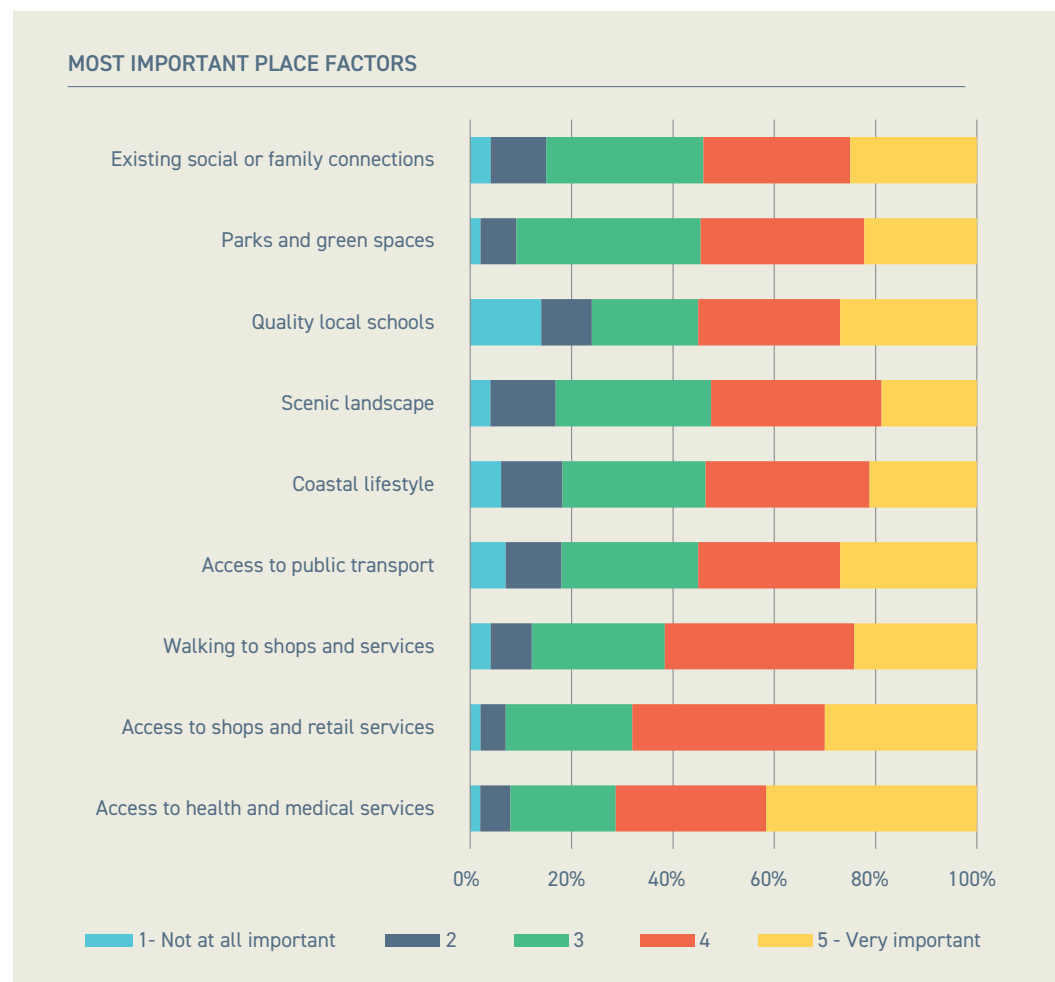


2.4.4 Choosing A Place To Move

The survey asked respondents to consider how important a range of factors would be in choosing a place to move.

On a scale of 1 (not at all important) to 5 (very important), the most important factor was access to health and medical services, ranked as a 4 or 5 by 72% of respondents.

This was followed by access to shops and retail services (68%) and being able to walk to shops and services (61%). Coastal lifestyle and scenic landscape also ranked highly, a key advantage for Central Coast.



2.4.5 Housing Needs

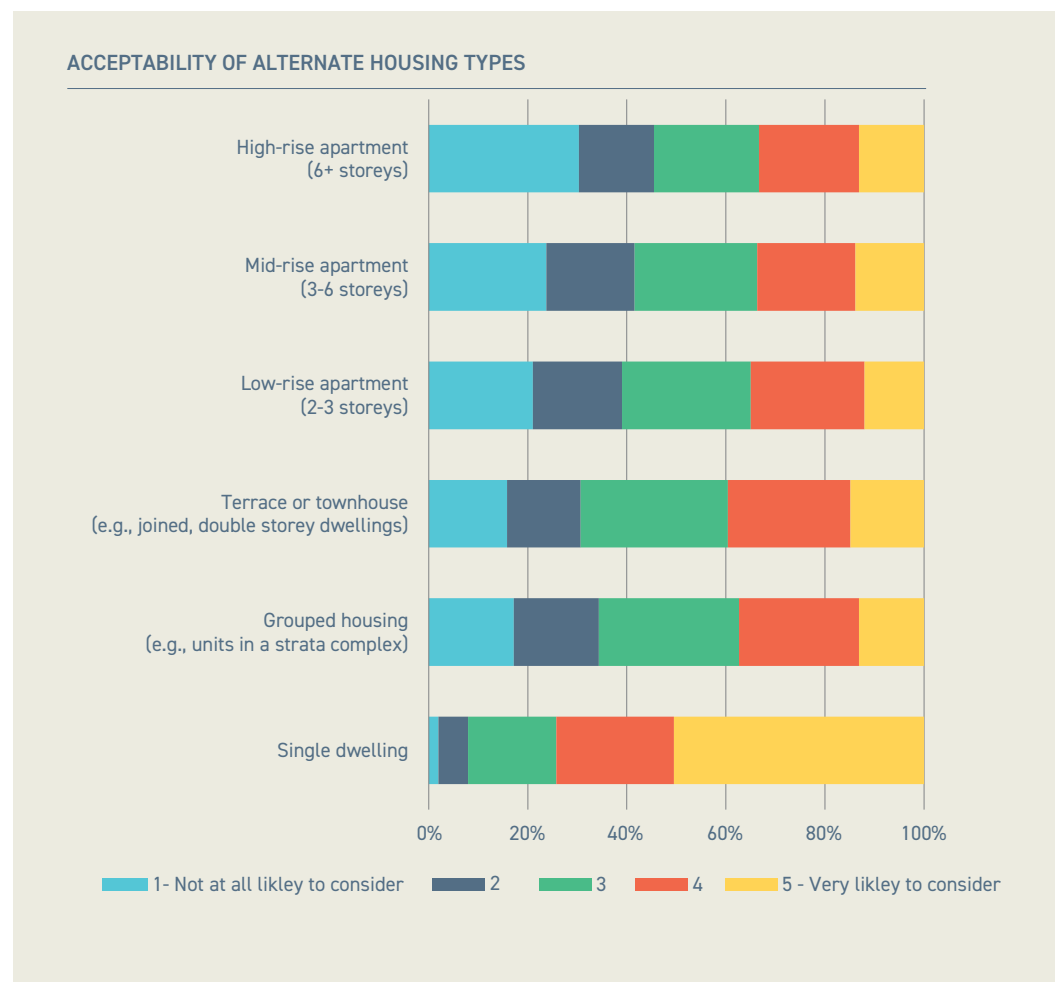
Type of home

On a scale of 1 (not at all likely to consider) to 5 (very likely to consider), a single dwelling was most popular, ranked as a 4 or 5 by 75% of respondents. This preference likely has an aspirational aspect, as fewer respondents (61%) indicated they currently live in a single dwelling.

Three-bedroom homes were the most sought by respondents (39%), followed by 2-bedroom homes (27%) and four-bedroom homes (22%). There was little interest in one-bedroom homes (7%) or more than four-bedroom homes (5%).

Type of location

On a scale of 1 (not at all likely to consider) to 5 (very likely to consider), close to the coast and close to nature were the most popular types of locations, ranked as a 4 or 5 by 59% and 57% of respondents, respectively. There was no clear preference between in a town/village or urban/metro area (both 50%).



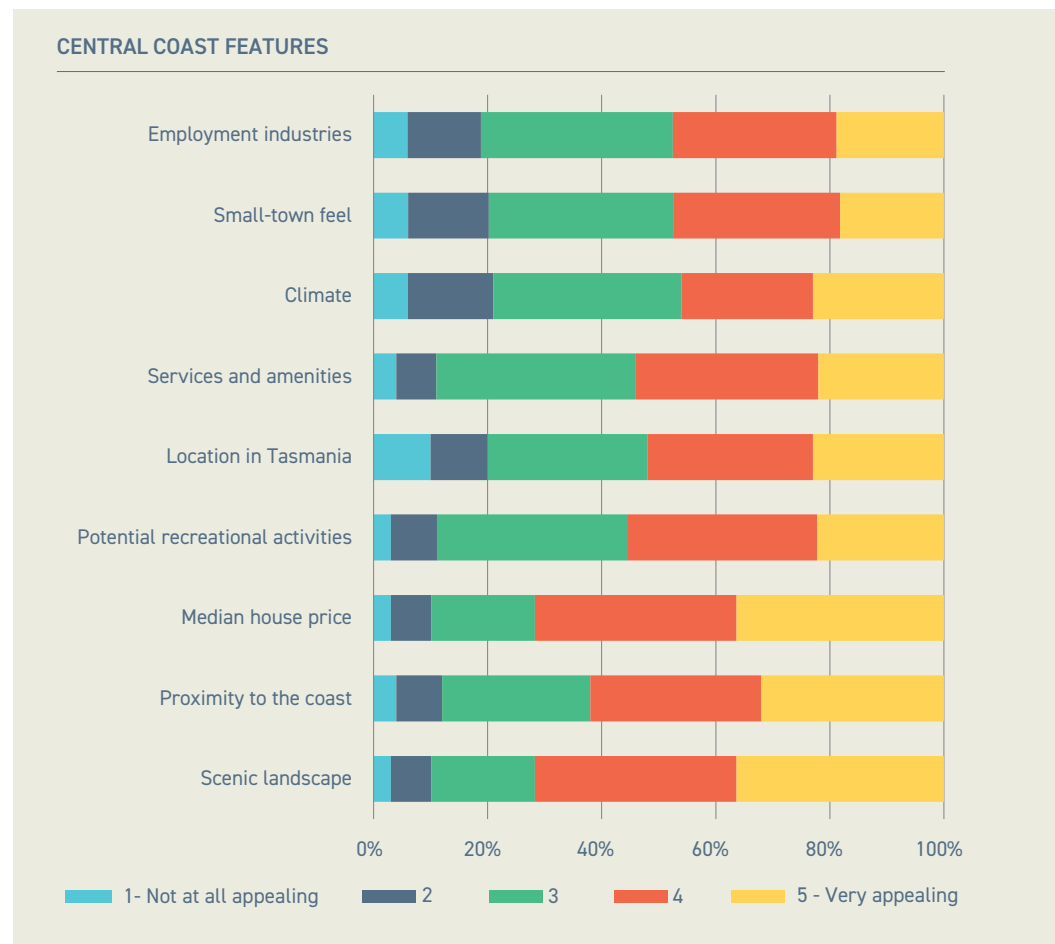
2.4.6 Perceptions Of Central Coast

Respondents were provided with a description, map, and some photos of Central Coast, and asked to share their initial perceptions.

On a scale of 1 (not at all appealing) to 5 (very appealing), Central Coast's scenic landscape was the most popular feature, ranked a 4 or 5 by 71% of respondents. This was followed by the proximity to the coast and median house price (both 62%).

Almost two thirds of respondents (63%) thought that Central Coast was the type of place they would consider moving to. These respondents were most attracted by the natural environment and greenery (21%) and coastal lifestyle (12%).

Of those who did not think Central Coast was the type of place they would consider (37%), the key reasons were that they were not open to moving anywhere (23%), it is too far from family and friends (21%), and the climate is too cold (12%).





An aerial photograph of a coastal town at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The town is built on a peninsula, with a large green park area in the center. The ocean is visible on the left and right sides of the peninsula. The sky is filled with soft, white clouds.

Stage 2 Engagement Delivery and Findings

3.0

3.0.1 Communication Activities Summary

The activities undertaken to promote the project and opportunities to participate during Stage 2 are outlined in the table below.

Activity	Description	Participation
Project website	Dedicated page on Council's website that provides project overview and timeline, how to have a say and links to engagement opportunities.	4,073 visits (2,786 visitors)
Draft document downloads	Number of times the draft documents were downloaded from the project website.	2,321 downloads
Council website news item	One article summarising feedback from Stage 1 consultation and foreshadowing the second round of consultation (published 25 February) and an article promoting the launch of Stage 2 (published 19 March).	568 views
Council newsletter	An article in Council's email newsletter promoted the project.	274 link clicks
Postcards	Poster to promote the project and opportunity to have a say, displayed at community noticeboards, shops, Council facilities across the municipality.	750 postcards
A1 project boards	Information boards explaining the project and opportunity for feedback, displayed at community drop-in sessions and at Council after sessions.	96 drop-in session attendees
A4 project fact sheet	Fact sheet summarising the information on the project boards, available at community drop-in sessions and at Council after sessions.	250 fact sheets
Social media channels	Posts across Council's Facebook and Instagram pages to promote the project and opportunities to participate.	Reach: 41,000 Comments: 97 Shares: 59 Likes & Reactions: 112
Media coverage	The Advocate (based on an interview with Council staff), a story on SeaFm's news platform, and the project was discussed on air on 7AD, ABC, SeaFM and CoastFM radio stations.	N/A
Direct email outreach	Emails to key stakeholders and community groups to notify them of the draft plans and encourage participation.	N/A
Local paid advertising	Advertised the project and engagement program in the March edition of the Central Coast Voice.	N/A

3.0.2 Engagement Activities Summary

The activities undertaken to gather input from community and stakeholders during Stage 2 are outlined in the table below.

Activity	Description	Target audience	Participation
Community drop-in sessions	Drop-in sessions with project information, survey promotion, and conversations with the project team, held in Ulverstone, Penguin, and Forth.	- Current residents - Interested stakeholders	96 attendees
Community webinar	An online information session including a presentation and live Q&A with.	- Current residents - Interested stakeholders	15 attendees 133 video views
PolicyScape	Online interactive map explaining the proposed changes with a short survey to provide feedback.	- Current residents - Interested stakeholders	55 contributions
Feedback form	Online submissions form allowing residents to provide general comments on each of the draft plans.	- Current residents - Interested stakeholders	76 contributions
Q&As	Opportunity to post questions on the project website with answers provided by the project team, open throughout the consultation period.	- Current residents - Interested stakeholders	8 submitted
Email submissions	Feedback emailed direct to Council rather than submitted through website.	- Current residents - Interested stakeholders	12 contributions
Youth activity	A presentation to the Youth Leaders Group on the draft plans, and how the drafts were informed by their feedback.	Youth Leaders Group	8 attendees



Email Invites



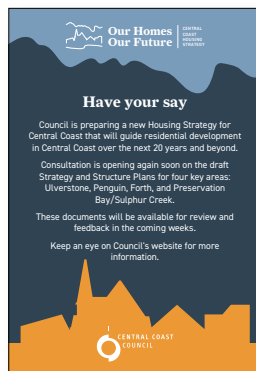
Email Banner



Website Banner



Social Media Tile



Newspaper Ad



Postcard



Project Fact Sheet



Info Poster



Info Session Boards

Drop-in Sessions

3.1



3.1.1 Drop-in Sessions

Forth

Drop-in	Summary
Forth 10am–1pm and 3pm–7pm 27 March 2025 Forth Community Hall 23 attendees	• Some older residents are interested in subdividing larger lots, with strong support for serviced 800 sqm lots. • There is limited appetite for significant growth, the community has strongly recommended any changes need to align with the existing village character. • Maintaining the distinct, rural village character of Forth is a core priority. Some residents misunderstood the scale of proposed development, reinforcing the need for clear communication about the scale and timing of growth. • The need for worker housing is acknowledged however there is strong opposition to 'donga'-style accommodation, which is seen as inconsistent with the village feel. • There is support for dual-purpose, higher quality accommodation that could also serve tourists, while modest housing supply increases to indirectly support worker needs. • Upgrading facilities in the recreation reserve to accommodate the growing RV visitor sector is considered important. • Leith Road is seen as the preferred route for agricultural machinery travelling to the wests of the River Forth. • Heavy machinery in smaller residential streets is seen as unsafe and inappropriate., Structure Plans should clearly indicate preferred machinery routes. • Support for expanding the commercial area east of the river, including suggestions for a new café. • Concern raised about a development boundary abutting a creek with wildlife, including platypus; the area is under rehabilitation and should be protected. • Support for enhancing the river frontage as a town focal point and community interest in active transport connections within future subdivision areas. • Some landowners in the expansion area expressed desire to subdivide and sought clarity on timing and process.

Penguin

Drop-in	Summary
Penguin 10am–1pm and 3pm–7pm 28 March 2025 Penguin Uniting Church 26 attendees	• Homes Tasmania development is a concern, with opposition mostly on the scale of proposed scale (bulk, views, inconsistent with character). • Strong emphasis on maintaining Penguin's character – low scale, landscaped, and with gaps between buildings. 2-storeys preferred, but some acceptance of 3-storeys where view lines are preserved, and setbacks are used. • The community supports more diverse housing, particularly to accommodate downsizers and ageing residents, but villa-style units are widely disliked due to poor design and amenity impacts. • Consolidation areas at the base of the escarpment are supported for higher density, as they avoid impacting views. • Parking and access are major concerns, particularly if growth happens at the town's edge. • Community supports increased density near the town centre to reduce car dependency and parking demand. • Some initial opposition to more housing, but largely abated when informed about the benefits of the structure plan in guiding outcomes. • Strong support for robust design guides to manage scale, character, overshadowing, solar access, and privacy. • Clear interest in ensuring future development fits local aesthetics and doesn't repeat past poor outcomes. • Support for active transport links – walking and cycling infrastructure. • Desire to protect the 2-storey character of the main street. • General support for the proposed expansion area in Preservation Bay, especially if new housing is discreetly located (e.g., tucked behind existing development or on headlands) to protect the scenic landscape. • Support for housing that targets the higher end of the market in the Preservation Bay expansion area. • Existing social housing from the 1970s may need review or investigation. • Strong support for the Scenic Protection overlay to preserve the natural and visual character of Preservation Bay. • Public transport gap identified – residents would like a bus stop in Preservation Bay, as the nearest one is ~2km away in Penguin. • Sewerage concerns raised due to unpleasant odours in specific wind conditions, suggesting possible capacity or infrastructure issues. • Support for a new pedestrian link to improve safety at a crossing currently used informally but considered dangerous.

Ulverstone

Drop-in	Summary
Ulverstone 9am–2pm 29 March 2025 Central Coast Council Chambers 42 attendees	• Strong opposition to development on public parks, especially Bicentennial Park, Fairway Park, Dial Street, and Water Street, which are seen as community-owned spaces that are well-used and integral to local character. • Residents believe Fairway Park and Bicentennial Park were gifted by a former golf club with a possible covenant for public use (requires Council verification). • There is some support for other catalyst sites, such as: » Reibey Street (west end) – seen as a poor gateway area with redevelopment potential. » Robley Street and former tip site – supported if development is sensitive; tip site location marker should be moved south. » The Quadrant – acceptable with parking capacity retained. • Six-storey buildings were opposed, with a three-storey cap preferred to reduce impacts on neighbouring single-storey homes. • Concerns about overshadowing and loss of solar access, particularly in winter. • Shop-top/mixed-use development is generally supported if design controls preserve character. • Strong support for diverse housing options, especially for residents whose current homes no longer meet their needs. • Active transport links are supported, but some routes (e.g., Amy Street connection) are unrealistic due to steep terrain. • Suggestions included on-street cycle lanes for commuter cyclists to avoid shared path conflicts. • Residents stressed the need to balance active transport upgrades with traffic impacts. » Car parking is a major concern, especially in the town centre. » Residents believe parking is already difficult and will remain crucial in the future. » Requests for future car parks to be shown on the structure plan map. • Some misunderstandings about strategic planning (e.g., fears of being forced to sell homes). • Community expressed a strong desire to retain Ulverstone’s character and liveability. • Improvement to public facilities like BBQs, picnic shelters, and sporting amenities was supported.

Submissions

An aerial photograph of a coastal area. On the left, a paved road curves along a green hillside with some houses. In the center, a sandy beach meets the ocean. To the right of the beach, there's a grassy area with a few buildings, including one with a red roof. Further right, a large building with a green roof is visible. The ocean is blue with some rocky outcrops. The overall scene is a mix of natural and developed land.

3.2

3.2.1 Feedback Forms

Feedback Forms – Housing Strategy

Of the 76 feedback forms, 51 provided feedback on the draft Housing Strategy.

Themes	Summary of comments
Need for the Housing Strategy	• Support for the Housing Strategy and the need for it from some respondents, particularly for increased housing diversity and need for smaller options, better quality medium density outcomes, and more options for people with disabilities. • Essential that housing shortfalls are addressed for those struggling to find a home or those who want to move to the area. • One respondent thought the Housing Strategy is needed to control urban sprawl, improve infill development to be more aesthetic and in character, ensure open spaces are retained and expanded, and improve design of new housing estates but that the current proposal does not address these needed. • Aim of the strategy is commendable and should ensure the liveability of Central Coast is not degraded. Each town and village has its own character and this should be enhanced with a mix of housing types that fit in. • Housing Strategy should only provide for retirement living / villages, temporary accommodation for tourists and seasonal workers, low-income earners – and provision for retail and community facilities to support population growth. • Make it easier for people who have already purchased vacant land to build.
Housing diversity	• Some respondents felt the proposal will not contribute to increased housing affordability and supply or has not sufficiently addressed need for seasonal worker accommodation. • Some respondents felt that medium density housing types and apartments are not needed – very few people want or asked for these; they are not in the best interests of current residents. • More homes are needed that meet the needs of people with disabilities, including an inclusive housing strategy. • Central Coast is not suitable for social housing as it lacks the services needed.
Infrastructure	• There is not enough social and civil infrastructure in Central Coast to support growth anticipated in the plans. Local services, amenities and infrastructure are already stretched. More infrastructure needs to be delivered along with any increase to housing – including schools, GPs, parking, recreational space / community facilities, childcare and public transport. • Traffic and parking issues resulting from increased population, will make it harder to get around and park in the town. Traffic and parking issues need to be more considered in the plans.

Feedback Forms – Housing Strategy (continued)

Themes	Summary of comments
Parkland catalyst sites	• Foreshore parkland at Dial Street and Water Street is highly valued by residents and tourists. No housing development should be delivered on the north side of Water and Dial streets. Leave the beach and river frontage alone. • Support the project and need for more housing but draw the line at selling off parkland for this purpose. Reducing the Dial Street public green spaces will significantly diminish Ulverstone's appeal for new residents and families. • The idea of reducing any green space in both Fairway and Bicentennial Park is horrifying. We need more greening in the face of climate change – not less. These parks are highly valued and well used with significant health and wellbeing benefits for community.
Approach to growth	• Love the idea behind Town Centre consolidation. Strategy is sound and appropriate – idea of building up not out makes sense to protect prime agricultural land and reduce reliance on cars. Support the utilisation of infill development in Central Coast. A transition away from 'villa style' development is needed to promote higher quality design. • Medium density homes will erode the character, lifestyle and historic appeal of Central Coast. Application of the Medium density guidelines used are not appropriate for Central Coast. • Proposed approach is too radical and does not fit with the current context of Central Coast, does not account for current resident needs or wants – too focused on what a developer would want. • Construction and increased population will have adverse impacts to local environment, including pollution, loss of green space, harm to wildlife, and construction process will lead to higher noise levels and reduced privacy for residents. • We are not pressed for space – space is what people want in small country towns. Existing size of land parcels should be maintained. • Support continued role of greenfield development but it needs to provide smaller lot sizes, more diverse options, and better strategic planning with adequate infrastructure and avoiding fragmented development. • Towns need to be designed for health and wellbeing, including access to green space, aspects to maximise sunshine, and encourage renewable energy to reduce cost of living (solar and battery systems).
Building heights	• Objection to 6 storeys in Central Coast. This will change the views of town, sea, surrounding hills, historic character of the area that residents value. Anything higher than 2 storeys risks destroying Ulverstone's character and quality of life for residents.
Consultation	• Consultation response was an insufficient sample size to provide reliable representation of community views. Do a municipality wide survey to find out the will of the people. More time and opportunities for feedback needed. • The process timeline is quite quick but has provided adequate opportunities for people to 'have their say'. Great that young people were included in the process.



Feedback Forms – Ulverstone Structure Plan

Of the 76 feedback forms, 41 provided feedback on the draft Ulverstone Structure Plan.

Themes	Summary of comments
Parkland Catalyst Site	- Catalyst sites at the northern foreshore on Dial Street and Water Street (Fairway Park and Bicentennial Park) are not supported. These should remain available as parks for everyone to enjoy, residents and tourists alike. - Parks near the beach and river are one of the most valued and unique attributes of Ulverstone and key to the appeal, and important for community health and wellbeing. - Reducing the park space would significantly impact Ulverstone's cultural heritage, natural environment, and existing character. - Concerns about the environmental and visual impact of 'Gold Coast style' development at the foreshore. - The foreshore parks were gifted to Council by the Golf Club with the requirement that it remain public parkland. - West Ulverstone Football Ground also not supported for residential development; some respondents felt this to be an important asset for community connection, health and wellbeing. - Embellishments or new community facilities in parklands could be accepted. There was a suggestion to move the basketball stadium to West Ulverstone Football ground and use the basketball stadium site for townhouses.
Building Heights	- Concerns were raised about the proposed 3-6 storey building heights in the Ulverstone town centre. - Building heights in Ulverstone should not be taller than they are now, and no building should be taller than the clocktower. - Some submissions indicated 3-storeys should be the maximum height, others advocated for 2-storeys as the maximum. - Overshadowing and solar access impacts of taller buildings were key concerns amongst submitters, as well as infrastructure constraints, community character, traffic and parking issues, noise, privacy, flooding. - Buildings 3-6 storeys would devalue surrounding properties. - Some submissions felt that Central Coast residents did not want to live in high- or mid-rise apartment buildings.
Local character	- Significant concerns about the local character impacts of the proposed 3-6 storey building heights and reduce the small-town feel. - Concerns that the proposed changes in the structure plan would significantly alter Ulverstone's character and liveability. - Design guidelines may not be sufficient to manage the character impacts of the proposed development outcomes. - Opportunities for retaining old buildings to develop in a way that protects the character of the area.

Feedback Forms – Ulverstone Structure Plan (continued)

Themes	Summary of comments
Approach to growth	- Mixed feedback on the proposed approach to growth, with some submissions supporting the infill development approach and others preferring to see more greenfield development. - Some submissions stated support for Council's initiative for long-term planning for growth Central Coast. - Some of the reasons infill was supported included that it would enhance Ulverstone as a place to live; renewal of older run-down properties; providing more smaller options for down-sizers; bring more life to town centre which is good for local business. - Some of the reasons infill was not supported included a negative impact to Ulverstone's attraction and character; apartments and townhouses are not wanted by residents and apartments not suitable for older people; inadequate green space provision and landscaping; inadequate parking in the Ulverstone CBD, a barrier to new business and growth.
Infrastructure and traffic	- Concerns that the structure plan does not adequately address infrastructure issues associated with growth, particularly traffic and parking in the Ulverstone town centre and traffic flows along main roads. - Alexandra Road: Removal of median strip and car parking spaces would not be practical for traffic and parking. Amendments to the proposed active transport corridor also required to make safe for cyclists. - Recreation infrastructure for young people, such as skate parks and playgrounds are needed. - Job opportunities for young people are needed in West Ulverstone, including work experience and apprenticeships.
Quadrant car park catalyst site	- Catalyst site not supported as the quadrant car park is needed for car parking and other vehicle movements (including loading dock) associated with the adjacent shops on Victoria Street. - Important car park for people working in Ulverstone who need more than 2 hours' parking time.

Feedback Forms – Penguin Structure Plan

Of the 76 feedback forms, 17 provided feedback on the draft Penguin Structure Plan.

Themes	Summary of comments
Local Character	• The proposed plan would retain the character and integrity of the town while allowing it to evolve. • Density proposed in Penguin is not consistent with the coastal town identity. • Penguin does not need more businesses – these should be located in nearby towns or cities. • Maintaining rural landscapes is important and these should be protected from housing development, and this is reflected in the proposed plans. • Analysis of the existing grouped housing unit developments in Penguin and accurately identified issues.
Infrastructure	• A roundabout should be added at the top end of Main Street to be able to turn around at Dooley Street to head back down Main Street and suggested replacing the traffic lights with a roundabout. • Shared pathways generally supported but not a reduced footpath width from 4.2m to 3m on Main Street for a shared pedestrian and wheeled pathway, citing safety and practicality concerns. • Adequate provision of community facilities and retail businesses (such as, swimming pools, town hall or community centre, cinema, theatre, etc.) is needed to support growth. End-of-trip facilities on active transport corridors for cyclists, beach swimmers, and homeless people to use. • Insufficient parking in town and recreational space/facilities to accommodate additional population growth, with concern the strategy does not accurately reflect the impact of growth. • Safety concerns over proposed incremental development on escarpments, citing serious risks of landslides, landslips, and construction-related damage and ability to attain adequate insurance coverage for development in this area. • Penguin caravan site not appropriate for future housing due to access road / intersection issues, little penguin habitat and future impacts of sea level rise, ability to evacuate in an emergency.
Housing diversity	• Medium density homes could be accepted in the form of retirement living, temporary tourist accommodation, and seasonal worker accommodation. • Medium density homes are not possible due to traffic and lack of public transport. • Penguin is not a suitable place for social housing due to the lack of services. • Dual occupancy, grouped housing, and terrace house are the only types of medium density housing appropriate in Penguin. • Homes should be built on vacant land, not in the established area, and should maintain traditional style, current land size. Granny flats acceptable. • Address flooding along Penguin Creek – this would be a good location for a mix of homes at a range of price points.

Feedback Forms – Forth Structure Plan

Of the 76 feedback forms, 9 provided feedback on the draft Forth Structure Plan.

Themes	Summary of comments
Approach to growth	• The proposed changes would help Forth become a more economically sustainable community. • General approach to growth supported by some submitters and proposed changes fit well with the village. • Some submissions did not support any change in Forth. • Concern the plans would conflict with the current aesthetic of renovated old houses and gardens in the village. • Flood prone land along the river needs to be considered in planning for growth.
Infrastructure and traffic	• Traffic through Forth is already an issue and needs to be redirected to the highway. • Concerned that about road width in front of The Bridge Hotel / Forth Pub and the safety aspects around it. • Roads on the hill will become more dangerous with more homes and driveways specifically the wombat crossing and use of the roads by heavy vehicles. • Access to the Post Office is already congested and dangerous and all Forth residents must collect their post there. • Public park is taken up with caravans and travellers six months of the year and cannot be used by the community during that time. • Concerns about the loss of car parking space for tree planting and the detrimental impact on patrons.

Feedback Forms – Preservation Bay and Sulphur Creek Structure Plan

Of the 76 feedback forms, 8 provided feedback on the draft Preservation Bay and Sulphur Creek Structure Plan.

Themes	Summary of comments
Theme	• Sewerage at Preservation Bay needs expansion to support additional homes, as the sewerage area toward the Surf Club smells sometimes with the current number of homes. • Pedestrian crossing proposed opposite Serenity Close is supported and would be excellent with a track direct to the beach. This might stop people bending the fence. • Preservation Bay needs a bus stop – the closest is 2km+ away at Serenity Close and too far to walk. Buses pass through but cannot get on as there are currently no bus stops in the Bay. • A tree lined pedestrian walkway in the middle Green Street in Preservation Bay (between 142-148 Preservation Drive) connecting the rear development to a pedestrian crossing. A Bus Stop could be incorporated into the corner. Larger blocks would then be available either side of the walkway.
Expansion area	• Concern about how growth would be constrained or managed with landslip in this area. • Good opportunity to build on the existing community character and enhance the coastline. • Existing residents may not want to see further development particularly apartments. • Limited scale of change was supported. • Strongly opposed to the expansion area – this reflects developer influence rather than community interest, and prioritises profit over local character, liveability, and agricultural potential. • Disagreement that the area is unsuited to agriculture – the land is suited to grazing (sheep) and intensive farming (potatoes) and not appropriate for housing due to steepness, lot size, environmental constraints.

Feedback Forms – Strata Policy

Of the 76 feedback forms, 13 provided feedback on the draft Strata Policy.

Themes	Summary of comments
More consultation required	• Evidence from the consultation does not support a change to this policy. • The draft should have been provided to every household to review and more time to provide feedback. • A municipality-wide survey is needed to understand what the community wants. Consultation with 500 people is not a true representation of the population. All communities should have individual consultation.
Need for the draft Strata Policy	• Preserving the unique coastal towns, parks and reserves can go hand in hand with carefully considered housing growth. • Hopefully the draft policy will make it easier to work with Council and make development more streamlined, transparent, time efficient.
Renewable energy	• Embed renewable energy especially solar and batteries to reduce cost of living and improve energy resilience – including power sharing options in multi-tenancy buildings. • Design for maximum solar aspect to each dwelling.
Building heights and character	• Two-storeys should be the limit – too many small blocks results in congestion and not enough parking. • High rises are demeaning to the environment and character of Central Coast.
Housing diversity	• Need this policy that doesn't allow for 'dog box' developments to continue. • This policy should ensure that new housing stock of the region will have character and add value, compared to the existing non-descript buildings that are currently being delivered. • More emphasis needed on community housing and creating homes for homeless and low-income families. • More small-medium villages for over 55s to free up housing and keep people in their communities.

3.2.2 Email Submissions

A total of 12 email submissions were received from a mix of community members and agency/industry stakeholders.

Email submissions from community members

Themes	Summary of comments
Ageing in place	- Support for greater development flexibility in established residential lots (ERLs) areas, easier to service, allow for infill and downsizing opportunities locally - Advocacy for ageing-in-place via thoughtful housing design.
Planning and design guidelines	- Resistance to rigid or outdated planning norms (like fixed lot sizes and car parking requirements). - Desire for innovation in urban design, especially from overseas examples from Denmark, Holland, and USA.
Consultation process	- Consultation period should be extended, with more effort to engage and longer timelines for feedback on such significant changes. - Concerns that 'community consultation' to inform this plan has been limited and timeframe and opportunities for feedback minimal. - Community feedback does not support the proposed housing types and building heights and does not respect the character and liveability of Ulverstone. - Stage 1 consultation report does not provide justification for the expansion area in Preservation Bay. This area is ideal sheep grazing, early potato, or intensive agriculture but not for housing development.
Parkland Catalyst Sites	- Ulverstone's green spaces are highly valued and used and should not be identified as catalysts sites (Bicentennial / Fairway / Dinosaur Parks). These parks are very important for the street and town character. - Please note that the Fairway Park proposed site has completely gone over the Pump and Jump Track. The map should be amended. - Catalyst sites in Bicentennial and Fairway Park are not acceptable and not aligned with the value placed on open spaces in community feedback.
Sustainability	- Integrating solar and battery storage into housing development plans presents a significant opportunity to achieve multiple benefits, including cost savings, enhanced energy security, environmental sustainability and community resilience. - Consider integrating solar photovoltaic (PV) systems and battery storage into community housing developments – these have benefits for the whole community, beyond individual / single housing systems. - Alignment of Council's initiatives with Tasmanian State Government policies focused on renewable energy, energy affordability, and community resilience. Emphasis on implementing solar and battery solutions, in conjunction with good housing design and construction, to achieve substantial cost savings for residents, enhance energy security, and contribute to Tasmania's ambitious renewable energy targets.

Email submissions from agency and industry stakeholders

Themes	Summary of comments
Homes Tasmania	- Supported overarching principles and directions – these align with the Tasmanian Housing Strategy 2023-2043 and social housing data for the LGA. - Broadly supported structure plans which reflect quality-built environment outcomes and positive redevelopment opportunities. - Design guidelines not supported – too prescriptive to be practical and will increase project costs. - Recognised need for more social, affordable and Specialist Disability Accommodation (SDA) in the LGA and supports collaboration with Council to increase supply in suitable areas close to key services, infrastructure, and open space.
TasRail	- Collaboration with Council welcomed to explore practical solutions that enhance safety, improve movement, and increase connectivity in these areas. - Development Applications or infrastructure proposals on State Rail Network Land, to be reviewed and approved by TasRail. - Recommend planned residential development near the freight corridor incorporates sound barriers, noise-reducing materials, and adequate setback distances in planning and design. - Ongoing consultation with TasRail encouraged. - Relocation of rail corridor is not feasible.
SES	- Provided updated flood mapping to inform updates to the structure plans. - Avoid locating or intensifying incompatible uses and development on land subject to flooding.
Tasmania Fire Service	- Generally supportive of the strategy and approach to consolidate urban centres and making use of existing greenfield stock. - Facilitation of residential growth into bushfire prone areas is discouraged, among other identified natural hazards. - Land identified for potential urban growth that is not yet rezoned and mapped as Bushfire Prone Areas should be assessed for suitability.
Ulverstone Primary School	- Submission related to the Short Street catalyst site adjacent to the school – rezoning for higher and better use, integrated in the surroundings. - Catchment growth: significant further growth potential but population growth will continue at a rate the School is unable to meet. - Physical circumstances: Far less play space and lack of availability of functional, connected space, makes it difficult to coordinate access across grades. - Future planning: UPS has a concept growth plan for strategic investment over the next 50-100 years and long-term community benefit.
Master Builders Tasmania	- Supported the overall approach to the Housing Strategy, integrated approach to Housing Opportunity Areas, and structure plans. - Supported Specific Area Plans for targeted intensification and design standards, future urban zoning and masterplanning in greenfield areas. - Stressed importance of timely civil infrastructure delivery – infrastructure planning to precede or match housing growth. - Align with the State Planning Office's draft reforms, particularly the consolidation of IRZ and GRZ into a new Urban Residential Zone (URZ) – this would support medium density housing and reduce regulatory complexity. - Encourage proactive land supply management maintaining 15 year rolling supply of zoned, serviced land (mix of infill + greenfield).

Youth Engagement

3.3



3.3.1 Youth Engagement

We attended a Youth Leaders Group meeting on Thursday 27 March.

We gave students a presentation on the draft Housing Strategy and Structure plans, and gathered their feedback on the Ulverstone and Penguin draft structure plans.

The group was attended by 8 students in years 9 and 10, from Penguin District School and Ulverstone Secondary College.

Questions	Summary of responses
<i>What are the potential opportunities you see for Penguin?</i>	• Smaller housing near the main street for seniors, and larger family homes in the south. • Improved parking and public transport access (e.g., bus stop near footy oval). • Preservation of green space and walkability. • Opportunities to attract of young families.
<i>What are the potential challenges you see for Penguin resulting from the proposals?</i>	• Loss of backyard space and preference for non-door-to-door housing. • Oversupply of large homes and need for a mix of housing types. • Balancing open space with housing development.
<i>What suggestion do you have to improve the proposals?</i>	• Increase parking capacity. • Improve public transport. • Create more job opportunities. • Boost tourism.

Questions	Summary of responses
<i>What are the potential opportunities you see for Ulverstone?</i>	• Increase family-sized housing near schools and green spaces. • Encourage more walkability and foot traffic. • Repurpose town parking for residential and business use. • Build above shops to increase housing without using more land. • Prioritise infill development over expanding into outer areas like Gawler.
<i>What are the potential challenges you see for Ulverstone resulting from the proposals?</i>	• Managing increased density in town by building upwards. • Ensuring development out of town includes more than just housing (e.g., services and community spaces). • Need to add essential services outside the town to reduce strain on town centre. • Maintaining access to parks, cafes, health services, and shared spaces.
<i>What suggestion do you have to improve the proposals?</i>	• Preserve Ulverstone's character as a safe and homey town. • Expand the town thoughtfully to accommodate more people.



Policy Scape Survey

3.4

3.4.1 Policy Scape Survey

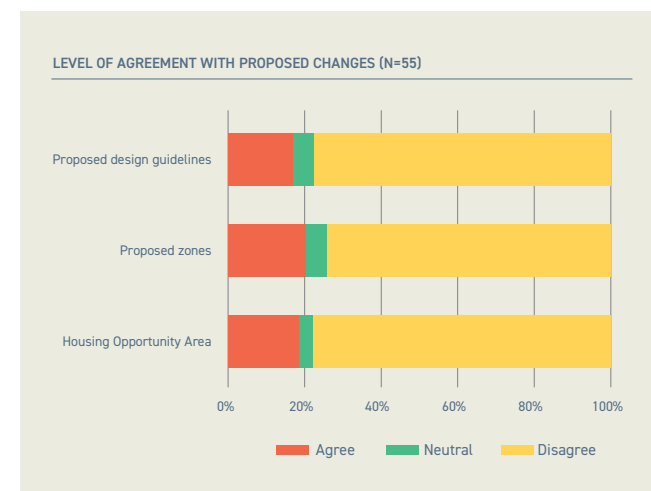
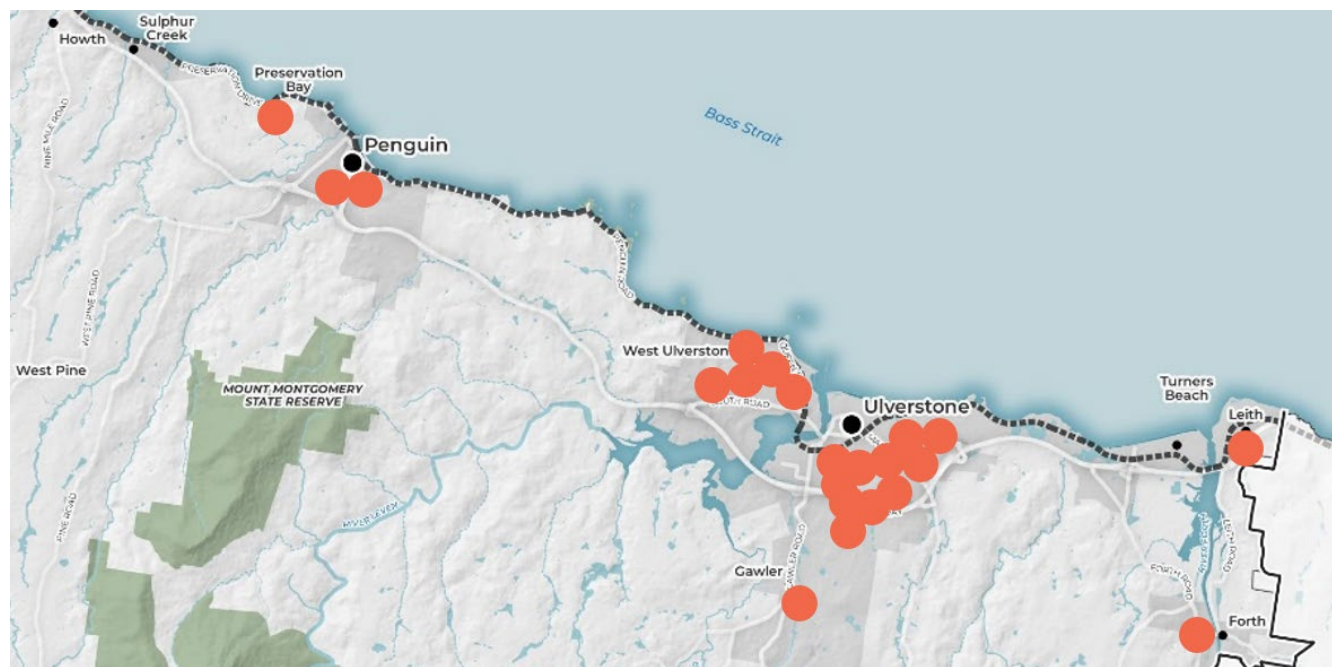
Policy Scape survey results

PolicyScape is an online interactive map. Users enter an address or click on the map to generate a 'Property Report', summarising the proposed planning changes and seeking property-specific feedback. PolicyScape gathered 55 contributions.

Key findings:

- Most responses were clustered around Ulverstone and West Ulverstone.
- Most respondents disagreed with the proposed housing opportunity area, zones, and design guidelines.
- Key reasons cited for disagreement included building heights, character concerns, how much design guidelines could influence what residents can do with their property, and catalyst sites in parkland areas.

Responses in the map below are deidentified to only show the geographic clustering for feedback.



Stage 2 Consultation Outcomes

3.5

3.5.1 Updates To Draft Plans

Plans have been reviewed and updated following Stage 2 consultation. These changes are based on the feedback received in Stage 2 consultation, a technical review of the draft documents, and workshops with Central Coast's councillors. This section provides a summary of the key issues, actions and outcomes.

Updates to the draft Ulverstone Structure Plan

Activity	Description	Participation
Resistance to the proposed catalyst sites located in the foreshore open space areas.	Review catalyst sites in Ulverstone: - Northern Foreshore on Dial Street (Crown Land): Remove. - West Ulverstone Recreation Ground: Retain – no current proposal to rezone or develop, but needs to be watched in the context of changing future needs – commentary included in Structure Plan re: need for masterplan (if/when) and should include the provision of open space. Note that open space is valued by the community and adds value to community therefore (as above) important to include in any future potential review of the site. - Ulverstone District Club: Retain – note that this may be removed – awaiting Geotech advice from Council in the coming week. - Quadrant Parking Area: Retain. 2-4 Reiby Street, Ulverstone: Retain. - Northern Foreshore Area on Water Street: Remove. - Short Street Industrial Site: Retain – no rezoning proposed, but leave as a Catalyst site and incorporate commentary around the need to consider school-related needs and the need to undertake a more comprehensive masterplanning process.	2x catalyst sites removed along the northern foreshore. Additional comments added for 2x sites as noted in the actions.
Opposition to low-rise and mid-rise apartments in the following areas: - Consolidation (Amenity driven). - Town Centre Consolidation. - Residential Consolidation.	- Retain 3 storeys in residential consolidation. - Retain up to 6 storeys in town centre consolidation (West Ulverstone and Ulverstone commercial areas). - Consolidation Amenity Driven – review spatial area with controls – 3 storeys as an acceptable solution and up to 6 as performance criteria. - Update design guidelines where 6 storeys interface with lower scale dwellings.	Ulverstone Structure Plan map updated in accordance with actions. Add text under building separation guideline for all development: 'ensure new development does not cause an adjoining property to receive less than 3hrs of direct sunlight to habitable room windows during the winter solstice'.

Updates to the draft Ulverstone Structure Plan (continued)

Activity	Description	Participation
Spatial extent and proposed 6 storey building heights in the 'Amenity Driven Consolidation Areas'. Foreshore reserves in Ulverstone are highly valued by residents and they don't want to see housing in these locations.	Updates to the Ulverstone Structure Plan.	Ulverstone Structure Plan map updated to reflect the following: - The spatial extent of 'Amenity Driven Consolidation Opportunity Areas' has been reduced. - The catalyst sites along the northern foreshore in Bicentennial and Fairway Park have been removed. - The term 'catalyst site' amended to 'strategic site'.
Concerns that heritage buildings and interfaces with heritage buildings have not been adequately identified and addressed.	-	A map showing all buildings and places listed in the Tasmanian Heritage Register has been created. Design guidelines have been included to address heritage interfaces.
There are no examples of low-rise apartments given in the Examples of Preferred Housing Types for Ulverstone in section 3.2.2.	Add low-rise apartment examples to Ulverstone Structure Plan.	Examples of low-rise apartments have been added.
There is less of a focus on the design of housing estates and how they could be improved.	Add action re: approach to masterplanning in FUZ (needs Structure Planning – incorporate parks, green spaces and guidance of roads).	Design guidance to address the approach to housing estates has been added.
The need to consider the benefits and opportunities of integrating solar photovoltaic (PV) systems and battery storage into community housing developments.	Add general consideration of sustainable green energy – make provision for PV and battery storage in design of new developments where relevant.	Included guidelines for PV systems in every precinct.
Proposed connection along eastern foreshore in West Ulverstone is not suitable due to flood risk and private land ownership .	Remove the proposed (dotted line) connection along the foreshore in West Ulverstone (given land ownership and flooding).	Actioned.
East west connection in Ulverstone is not suitable.	Confirm proposed east west connection and moving it to along Maud street.	Shifted active transport connection in West Ulverstone to go straight down Maude Street.
Concern that the value of the green open spaces has not been adequately captured.	Add re: the value of the green open spaces in the report.	Actioned in the Public Space and Natural Environment section of the report.
Need to clearly identify and address flood hazards based on recent SES data.	Need to add a blue line around the blue H3 flood hazard in Ulverstone Structure Plan map and note that due to overland flooding, flood responsive design controls should be managed.	Actioned. A separate map showing flood hazard data has also been prepared.

Updates to the draft Ulverstone Structure Plan (continued)

Activity	Description	Participation
Concerns for pedestrian safety.	Add new pedestrian crossing west of Hope St coming off the existing pedestrian link.	Actioned.
Lack of guidelines for interface treatments along the rail corridor.	Review design guidelines re: interface treatments along rail corridor – sound/noise (increased setbacks?).	Rail interface controls included in design guidelines for relevant precincts.
-	Review precincts in the Implementation map/table.	Updated all implementation maps to show the different SAP precincts.
-	Update built form site section diagram showing section across 6 storey area.	Actioned.
-	Amend map: 'Lots Suitable for Apartment Development without Amalgamation'.	Updated map to include areas in the reduced amenity driven areas.
-	Adjust boundary of strategic site 5 to align with current zoning in Ulverstone.	Actioned.
-	Add to climate resilience design guideline: In flood prone areas land within the 1% AEP flood extent and/ or affected by the Coastal Inundation Hazard Code.	Actioned.
-	Add to Minimum subdivision size and site coverage design guideline: A minimum lot frontage dimension of 24m with a minimum lot depth dimension of 50m for buildings of 4 or more storeys.	Actioned.
-	Remove rail line from existing public transport map as it is not a part of the public and active transport network.	Actioned.
-	Add action to: explore mechanisms to conserve and adaptively re-use buildings with historic value to achieve the housing outcomes of the Housing Strategy and this Structure Plan.	Actioned.
-	Update date on front cover.	Front cover updated to note 'Final May 2025'.
Use of the term 'catalyst site'.	Update to 'strategic site'.	'catalyst site' and 'key development site' updated to 'strategic site'.
-	General spelling and grammatical issues.	Actioned.

Updates to the draft Penguin Structure Plan

Activity	Description	Participation
Query catalyst sites.	Review all strategic sites – comments generally related to Ulverstone	Retain all strategic sites in Penguin.
How will amenity impacts from noise be managed.	In opportunity areas of 3-6 storeys (apartments) – include design guidelines: That apartment buildings provide a reasonable level of amenity for residents through design that mitigates noise impacts from adjacent uses and traffic.	Included design guidelines for amenity.
Need to clearly identify and address flood hazards based on recent SES data.	Need to add a blue line around the blue H3 flood hazard in Penguin Structure Plan map (just for the area overlapping with the consolidation area) and note that due to overland flooding, flood responsive design controls should be managed.	Actioned. A separate map showing flood hazard data has also been prepared.
The need to consider the benefits and opportunities of integrating solar photovoltaic (PV) systems and battery storage into community housing developments.	Add general consideration of sustainable green energy – make provision for PV and battery storage in design of new developments where relevant.	Included guidelines for PV systems in every precinct.
Concern that the value of the green open spaces has not been adequately captured.	Add re: the value of the green open spaces in the report.	Actioned in the Public Space and Natural Environment section of the report.
Concerns that heritage buildings and interfaces with heritage buildings have not been adequately identified and addressed.	-	A map showing all buildings and places listed in the Tasmanian Heritage Register has been created. Design guidelines have been included to address heritage interfaces.
The need to consider the benefits and opportunities of integrating solar photovoltaic (PV) systems and battery storage into community housing developments.	Add general consideration of sustainable green energy – make provision for PV and battery storage in design of new developments where relevant.	Included guidelines for PV systems in every precinct.
Concern that the value of the green open spaces has not been adequately captured.	Add re: the value of the green open spaces in the report.	Actioned in the Public Space and Natural Environment section of the report.
Concerns that heritage buildings and interfaces with heritage buildings have not been adequately identified and addressed.	-	A map showing all buildings and places listed in the Tasmanian Heritage Register has been created. Design guidelines have been included to address heritage interfaces.

Updates to the draft Penguin Structure Plan (continued)

Activity	Description	Participation
Lack of guidelines for interface treatments along the rail corridor.	Review design guidelines re: interface treatments along rail corridor – sound/noise (increased setbacks?).	Rail interface controls included in design guidelines for relevant precincts.
-	Update date on front cover.	Front cover updated to note 'Final May 2025'.
Use of the term 'catalyst site'.	Update to 'strategic site'.	'catalyst site' and 'key development site' updated to 'strategic site'.
-	General spelling and grammatical issues.	Actioned.
-	Review precincts in the Implementation map/table.	Updated all implementation maps to show the different SAP precincts.
-	Update actions in Penguin implementation section to include an action relating to relationship between proposed SAP and HomeTas.	Updated Penguin Structure Plan implementation section with following action: Coordinate with Homes Tasmania to align housing priorities and ensure future housing options in Penguin are planned in accordance with the areas identified for housing growth in the proposed Specific Area Plan (SAP).
-	Update structure plan maps to include missing strategic site.	Actioned.
-	Add action to Council Advocates: 3. Coordinate with Homes Tasmania to align housing priorities and ensure future housing options in Penguin are planned in accordance with the areas identified for housing growth in the proposed Specific Area Plan (SAP).	Actioned.
-	Remove rail line from existing public transport map as it is not a part of the public and active transport network.	Actioned.
-	Add action to: explore mechanisms to conserve and adaptively re-use buildings with historic value to achieve the housing outcomes of the Housing Strategy and this Structure Plan.	Actioned.

Updates to the draft Forth Structure Plan

Activity	Description	Participation
Lack of details on worker accommodation.	Update language re: clarify the need for worker housing to be located within the township to give workers better access to services and support the retail offering.	Actioned.
Concerns about the changed traffic conditions and removal of parking spaces in Forth proposed by the structure plan.	Review Leith Road section drawing (check proportions of western edge) – can parking still be formalised while accommodating a similar number of spaces as currently exist.	Section drawing updated in accordance with the following: • Return carparks along the western edge to be 90 degrees (to ensure more parking). • Move the pathway along the western edge within the escarpment area to accommodate the 90 degree parking. • Remove the proposed trees in the parking bays to ensure the loss of parking spaces is minimal. • Review the intersection dimension to ensure it allows for trucks turning circle. • Remove text re: Leith Road accommodating trucks 'in the short to medium term'.
The need to consider the benefits and opportunities of integrating solar photovoltaic (PV) systems and battery storage into community housing developments.	Add general consideration of sustainable green energy – make provision for PV and battery storage in design of new developments where relevant.	Included guidelines for PV systems in every precinct.
Concern that the value of the green open spaces has not been adequately captured.	Add re: the value of the green open spaces in the report.	Actioned in the Public Space and Natural Environment section of the report.
Concerns with how commercial and other non-residential uses are addressed in Forth.	Review precincts in the Forth Implementation map/table.	Add an additional SAP precinct for the commercial/non-residential area and prepare a set of design guidelines to guide built form outcomes.
Concerns that heritage buildings and interfaces with heritage buildings have not been adequately identified and addressed.	-	A map showing all buildings and places listed in the Tasmanian Heritage Register has been created. Design guidelines have been included to address heritage interfaces.
Detailed flood hazard categorisation data was provided by the SES.	-	A map showing the flood hazard data has been prepared for each Structure Plan.

Updates to the draft Forth Structure Plan (continued)

Activity	Description	Participation
Concerns about the changed traffic conditions and reduction of car parking.	Update Street Section.	- Returned carparks along the western edge to be 90 degrees (to ensure more parking). - Shifting the pathway along the western edge within the river escarpment area to accommodate the 90 degree parking. - Removed the proposed trees in the parking bays to minimise the loss of parking spaces. - Reviewed the intersection dimension to ensure it allows for truck turning circle.
Lack of guidelines for interface treatments along the rail corridor.	Review design guidelines re: interface treatments along rail corridor – sound/noise (increased setbacks?).	Rail interface controls included in design guidelines for relevant precincts.
-	Review precincts in the Implementation map/table.	Updated all implementation maps to show the different SAP precincts.
-	Remove rail line from existing public transport map as it is not a part of the public and active transport network.	Actioned.
-	Change 'Existing Character is Minimal Areas' to: 'Existing Character in the village fringes and rural zones'.	Actioned.
-	Add route to map.	Actioned.
-	Add: The banks of the River Forth are a significant but currently under-utilised natural and recreational asset for Forth, particularly the eastern bank which has significant opportunity for open space embellishment and use.	Actioned.
-	Add details re: Extension of reticulated sewer mains would also be required to enable smaller lot sizes in parts of Forth east of the river.	Actioned.
-	Add: Some augmentation of sewer mains would be required (particularly east of the river) to enable further subdivision, and steep slopes are a constraint in some locations.	Actioned.

Updates to the draft Forth Structure Plan (continued)

Activity	Description	Participation
-	Add: Leith Road is well used by agricultural vehicles moving between paddocks on both sides of the River Forth. The Intersection with Forth Road needs to maintain the existing width to accommodate turning heavy vehicles. There are potential conflicts between pedestrians, cars parking and general traffic movements around this intersection.	Actioned.
-	Add action to: explore mechanisms to conserve and adaptively re-use buildings with historic value to achieve the housing outcomes of the Housing Strategy and this Structure Plan.	Actioned.
-	Update implementation map and table to reflect the following: - Retain current LBZ on western side of the river. - Remove SAP boundary from LBZ on western side of the river.	Actioned.
-	Update date on front cover.	Front cover updated to note 'Final May 2025'.
Use of the term 'catalyst site'.	Update to 'strategic site'.	'catalyst site' and 'key development site' updated to 'strategic site'.
-	General spelling and grammatical issues.	Actioned.

Updates to the draft Preservation Bay and Sulphur Creek Structure Plan

Activity	Description	Participation
General issues: - If extra homes are built in Preservation Bay sewerage would need expansion as the sewage area toward the Surf Club is quite smelly sometimes with the current number of homes. - The pedestrian crossing proposed opposite Serenity Close would be excellent if it also included a track direct to the beach. I think this might stop people from bending the fence. - Preference for a bus stop.	Include action to improving way-finding to existing pedestrian rail crossings along Preservation Drive. Include a Council Advocate action for a bus stop at Preservation Bay.	Actioned – two implications added under movement and connections.
Concerns that areas prone to landslip are located in the expansion area in Preservation Bay.	Review landslip mapping and ensure it is not within the area identified as expansion area.	Pockets of LOW landslide risk within expansion area. This is not deemed to be a significant issue.
The need to consider the benefits and opportunities of integrating solar photovoltaic (PV) systems and battery storage into community housing developments.	Add general consideration of sustainable green energy – make provision for PV and battery storage in design of new developments where relevant.	Included guidelines for PV systems in every precinct.
Concern that the value of the green open spaces has not been adequately captured.	Add re: the value of the green open spaces in the report.	Actioned in the Public Space and Natural Environment section of the report.
Lack of guidelines for interface treatments along the rail corridor.	Review design guidelines re: interface treatments along rail corridor – sound/noise (increased setbacks?).	Rail interface controls included in design guidelines for relevant precincts.
-	Add text at the end of paragraph 3 on pg. 5: 'and avoiding areas of higher landslip risk'.	Actioned.
-	Remove rail line from existing public transport map as it is not a part of the public and active transport network.	Actioned.
-	Add text to implication 6 under movement and connections.	Actioned: 'Advocate to State government for the installation of a new bus stop at Preservation Bay to improve public transport access and to support sustainable travel options for residents and visitors'.

Updates to the draft Preservation Bay and Sulphur Creek Structure Plan (continued)

Activity	Description	Participation
-	Add text at the end of the paragraph under the first constraint.	Actioned: 'In addition, although the headland between the two settlements is relatively unconstrained the landscape is of high scenic value and the preservation of the area is considered important to avoid ribbon development and impact on scenic amenity. '
-	Add design guidelines for street design and layout.	Actioned: • Street Design and Layout Objective: • Ensure that all new street layouts and designs are generally consistent with the Structure Plan, supporting an integrated, connected, and high-amenity urban environment. Guidelines: • Street layouts should respond to the hierarchy, alignment, and block structure identified in the Structure Plan, ensuring legible and connected road networks that support walkability and access. • New streets should be designed in accordance with the indicative cross-sections in the Structure Plan, including the integration of street trees, footpaths, verge widths, and on-street parking where shown. • Intersection treatments, road widths, and pedestrian crossings must align with the Structure Plan's design intent, providing safe and functional movement for all transport modes.
-	Update date on front cover.	Front cover updated to note 'Final May 2025'.
Use of the term 'catalyst site'.	Update to 'strategic site'.	'catalyst site' and 'key development site' updated to 'strategic site'.
-	General spelling and grammatical issues.	Actioned.

Updates to the draft Housing Strategy

Activity	Description	Participation
-	Update date on front cover.	Front cover updated to note 'Final May 2025'.
Use of the term 'catalyst site'	Update to 'strategic site'.	'catalyst site' and 'key development site' updated to 'strategic site'.
-	General spelling and grammatical issues.	Actioned.
-	Update Preservation Bay mapping error on the Settlement Map - to correctly align with the identified settlement category table (Category 3).	Actioned.

Updates to the draft Strata Policy

Activity	Description	Participation
-	-	The definition of 'subdivision' has been updated on page 10 to include a notation acknowledging that exemptions may apply at the discretion of Council.

Updates to the Scenic Landscape Character Assessment

Activity	Description	Participation
-	Update date on front cover.	Front cover updated to note 'Final May 2025'.
	General spelling and grammatical issues.	Actioned.

Updates to the Retail and Activity Centre Study

Activity	Description	Participation
-	Update date on front cover.	Front cover updated to note 'Final May 2025'.
Use of the term 'catalyst site'.	Update to 'strategic site'.	'catalyst site' and 'key development site' updated to 'strategic site'.
-	General spelling and grammatical issues.	Actioned.

Conclusion

***Our Homes – Our Future* is a strategic plan that will guide residential development in Central Coast over the next 20 years and beyond, including the types of homes needed, where they should be located, and the infrastructure to support them.**

A detailed suite of research and technical analysis was undertaken to inform the development of the draft *Our Homes – Our Future*. This included economic and demographic analysis, scenic landscape analysis, infrastructure analysis, a retail and activity centre study, best practice strategic land use planning, and consultation with community and stakeholders.

Consultation with community and other stakeholders has supported the preparation of *Our Homes – Our Future* in two stages:

- **Stage 1:** To inform the preparation of the draft Housing Strategy (October-November 2024).
- **Stage 2:** To gather feedback on the draft Housing Strategy (March-April 2025).

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Stage 1 involved three streams of engagement:

- A community survey, drop-ins, meetings, youth engagement, and a focus group to understand community values and aspirations for sustainable growth in Central Coast.
- Workshops with key stakeholders, including local business and property industry, agencies and other authorities, to understand economic issues, feasibility, opportunities and barriers.
- A market research survey to understand motivators and barriers for working-age people who may consider moving intra-or inter-state to a place like Central Coast.

Stage 2 involved:

- Exhibiting the draft plans with detailed information provided online and plans available in hard copy at Council offices.
- Drop-in sessions in Forth, Penguin, and Ulverstone where community and stakeholders could come to discuss the draft plans.
- A recorded webinar presentation with Q&A, with video and online Q&A tool available.
- Online interactive mapping to see the changes proposed.
- Feedback options including online PolicyScape survey and feedback forms, hard copy forms at drop-in sessions, and email submissions.

Key findings from Stage 1

The key themes that emerged from the feedback received in Stage 1 consultation were:

- Central Coast residents love where they live, particularly the strong sense of community, coastal lifestyle, and scenic landscapes.
- Ongoing need for well-located single dwelling homes and increased diversity of options to meet wider community needs.
- Seeking a balanced approach to accommodating growth, that reflects the role of each town, including sensitive infill development and greenfield development where it does not impact productive agricultural land.
- Growth to be gradual and improve (not compromise) what they love about Central Coast: infrastructure investment, protecting village character, leveraging economic and cultural benefits of growth, are needed.

Key findings from Stage 2

The key themes that emerged from the feedback received in Stage 2 consultation were:

- Mixed views about the infill development approach to growth, with some respondents supportive and others preferring more greenfield approaches.
- General support for the diversification and expansion of existing housing options to meet future housing demand. That support to be balanced by ensuring there is a retention of key neighbourhood character elements.
- Concerns about proposed building heights of 3-6 storeys, particularly solar access and character.
- Concerns about the loss of any parkland to residential development at catalyst sites.
- Concerns about infrastructure capacity, pressures, and the ability for infrastructure investment to keep up with proposed growth.
- Traffic and parking impacts of proposed growth, with some respondents wanting to see more consideration for future parking requirements, in particular.

Next steps

The final suite of Our Homes – Our Future documents will be considered for formal endorsement by Council.

If endorsed, there will be a Planning Scheme Amendment process to implement Our Homes – Our Future into the Central Coast planning system. This process involves a statutory consultation process and further opportunity for community and stakeholder feedback.

