

From: no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>
Sent: Sun, 29 May 2022 15:41:58 +1000
To: hvc@huonvalley.tas.gov.au;paulgibsonarchitect@gmail.com
Subject: Planning Representation - Paul Gibson - {Application No:7}

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

I/We (name)
Paul Gibson
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
142 Cygnet Coast Rd
Town or Suburb
Lymington
Postcode
7109
Email
paulgibsonarchitect@gmail.com
Phone Number
0497569989
Comments
I wish to make a representation regarding the zoning at 47 Garthfiel Avenue Cygnet Please see file attached
File
<ul style="list-style-type: none">Representation-for-alternative-zoning-Cygnet.pdf
Submit Application
<ul style="list-style-type: none">Yes Submit

Planning Department
Huon Valley Council
40 Main Street
Huonville 7109

Representation for alternative zoning under Local Planning Schedule

Garthfield Avenue Cygnet

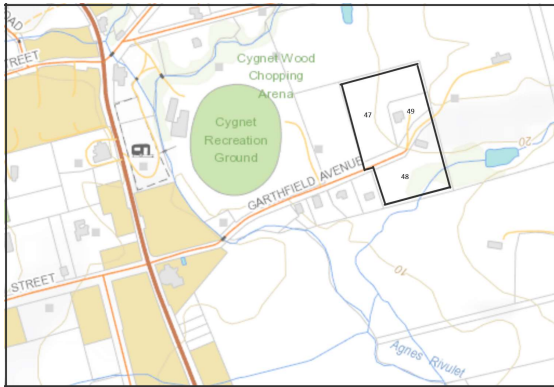
In accordance with Section 35E of the Land Use Planning and Approvals Act 1993, I wish to make a representation with regard to the site known as 47 Garthfield Avenue Cygnet (CT: 174238/2 Property ID: 3550358)

There is an acute shortage of residential property in Cygnet. The SGS Economics study commissioned by Huon Valley Council projects a demand for at least 139 new dwellings over by 2026. There is no way this demand can be met even if all the serviced land suitable for near-term subdivision in the Cygnet growth boundary is made available in that period.

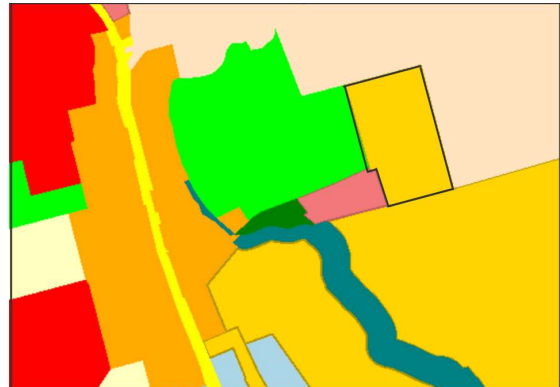
Insufficient housing supply in Cygnet is putting upward pressure on the market. While housing affordability is an issue across the country, it is particularly acute in Cygnet due the desirability of the area for interstate buyers and those priced out of the Hobart market. The high cost of housing deters younger people and working families from staying in or moving to the area, which in turn makes it difficult for local businesses to find workers.

There is a discrete area of land within the town boundary at the end of Garthfield Avenue. The zoning is PPZ Future Urban Growth under the interim planning scheme. This is a rare area of future urban growth that is already serviced with sewer, stormwater, power and an existing public road that can easily be widened to suit residential use. Because of existing servicing, it is ready to be developed within a short timescale.

Lots 47,48 and 49 Garthfield Avenue



Interim Planning Scheme Zoning



As the owners of No 47 Garthfield Avenue, we are interested in developing the land to demonstration for a new model of affordable housing. The plan is to cluster modest houses together and share infrastructure such as driveway, sewer, stormwater and sheds. The clustering of buildings increases thermal efficiency. It will also provide housing density while preserving the semi-rural atmosphere appropriate to the outskirts of town. This model will dramatically reduce construction costs, providing quality housing at an affordable price.

Therefore, it is considered that Low Density Residential Zone should be applied to the site consistent LDRZ-4 of the Guidelines; however, as there are limited constraints to the site General Residential Zone is also possible in accordance with the Guideline and is not out of keeping with the Southern Regional Land Use Strategy.

We consider that given the urgent need for affordable housing in Cygnet and the immediate possibility of development, Residential zoning should be considered as more appropriate for this area under the Huon Valley local provisions schedule.

Yours sincerely

A handwritten signature in black ink that reads "Thomas Gibson". The signature is written in a cursive style.

Thomas Gibson

A handwritten signature in black ink that reads "Paul Gibson". The signature is written in a cursive style.

Paul Gibson 0497569989