

# Tasmanian Planning Commission

## Hearing

17 April 2023

Huon Valley Draft Local Provisions Schedule

Representation 403

Shane Pritchard

The representation requests the area zoned future urban at  
Lot 6 and 7 Mary Street Cygnet be zoned residential

## Background

The population of Cygnet grew by an average of 2.57% per annum from 2016-2021 based on recent census data.

The growth rate has far exceeded previous treasury projections.

Treasury had projected Cygnet's population at 4843 by 2026 but based on the last census the population was already 4802 by 2021.

In 2020 SGS Economics prepared a report for the Huon Valley Council titled Cygnet Residential Demand and Supply Analysis based on treasury and ABS population projections.

That study, concluded that as it currently stands there is an acute shortage to meet all residential demand. The study found that the shortage of available residential land was particularly acute within the urban growth boundary.

Their capacity analysis identified up to 165 blocks of residential land becoming available through to 2036 within the Cygnet urban growth boundary. However, demand was estimated at 524 dwellings within the Cygnet area of which 419 would be within the urban growth boundary.

We commissioned SGS to update their housing demand model for Cygnet based on updated population projections by Treasury and the Centre for Population which have recently been published based on the 2021 Census data.

SGS Economics now predict additional housing demand of 789 up to 2036 but say demand could reach as high as 1118 net additional dwellings in the Cygnet area by 2036.

If we assume that 80% of the dwellings would be located within the urban growth boundary "to protect agricultural land from fragmentation and to develop greater economic and social vibrancy in the town", then 894 new dwellings will be demanded in the urban growth boundary by 2036.

From 2021 to 2036 that number of 894 dwellings requires the creation and release of 60 new residential blocks per year to meet the projected demand. In their 2020 report SGS only identified 165 available blocks or 11 blocks available per annum.

The 2020 SGS report also found only 110 blocks had been created within the urban growth boundary in the previous 9 years and hence the majority of Cygnet's population growth has been occurring outside the urban growth boundary.

There are obviously a proportion of people who come to Cygnet for the opportunity to live on an acreage in a rural setting.

However, Cygnets population in line with the rest of Tasmania is experiencing an aging profile with the dominant age group anticipated to shift from 45 to 64 in 2016 to 65 to 75 by 2036 according to the SGS report in 2020. They comment that this reflects that people are growing older and remaining healthy and independent for longer and it is expected most of the older people in Cygnet will remain living independently, particularly if housing options are provided for them.

The development proposal for the Council owned land at George St prepared by The Cygnet Association also identified the need for independent living units as a result of the aging population.

The Associations proposal in 2022 make the following comment. "There are many families living on larger properties outside the township. Children grow up and leave home; parents age. Some find

they want to downsize but do not want to leave the community that they may have lived in for many years or all of their lives. Currently there are few if any suitable houses in Cygnet”

In Summary, based on recent Census data and SGS modelling the acute shortage of residential land within the urban growth boundary could now be classified as dire. In addition, there are no current provisions to cater for the change in the population mix. A lack of suitable blocks and housing types will lead to an exodus of the elderly over the next 10 years which would be a very poor social outcome for the community.

## **Lot 7 and 9 Mary Street**

We purchased the land in a consortium last year from the estate of the town’s former doctor Dennis Dubetz. For the past 30 years a local farmer has agisted cattle on the land.

The land is 30,000 sqm in size with approximately one third zoned Local Business and available for immediate development. The balance is zoned future urban.

Within the consortium we have various connections with the town and purchased the land with the intention of developing the land to enhance the township.

We are keen to work closely with the community to come up with the best result to meet the towns needs and facilitate a “good” development.

However, we are not really interested in land banking and are keen to get started now.

We have identified the need for smaller blocks located on the flat in easy walking distance to the town centre to suit the aging population. There are currently only 5 standard size blocks for sale in the Cygnet township and they are all between 1.0 and 1.5klms from the town centre (see attachment 2)

The local business zoned portion is not as straight forward but a couple of identified areas of need in the community include visitor accommodation and a public swimming/hydrotherapy pool.

While the Local Business zoned land can be developed now, it is not practical to do so in isolation given the requirement to establish roads and services.

Hence, we are requesting the land currently zone future urban be rezoned to residential based on the compelling analysis provided by SGS Economics in their updated study.

To support our plans, we have already undertaken the following due diligence


Draft subdivision layout

Flood Study

Environmental Study

Land Survey

SGS Economics Cygnet – Updated Housing Demand Analysis

403.	Shane Pritchard
Matters raised	<p>The representation requests the area zoned Future Urban at Lot 6 and 7 Mary Street, Cygnet (PID: 3238321; CT: 165335/6 and PID: 3238313; CT: 165335/7) be zoned Residential.</p> <p>Representation general comments:</p> <ol style="list-style-type: none"><li>1. Representor is a part of the group who purchased the land with the intent to develop it as a mix of commercial and residential use. It is understood that a cygnet structure plan has been completed with plans for new road access along the west of the property to facilitate commercial development. The group would welcome any proposal that would facilitate further development in the area.</li><li>2. The future urban zoned land on the property, and those adjacent) would allow for much needed housing development in the local area, especially for the aging population in region.</li><li>3. The group would also like the area proposed for zoning as environmental management along the boundary with Agnes Rivulet to be reviewed. This area is too broad and covers a large area of pasture that has been intensively grazed for many years and is devoid of native vegetation. The group is willing to engage an environmental consultant to survey the land in order to refine this area.</li></ol>  <p>Figure 1. Site location and existing zoning</p>

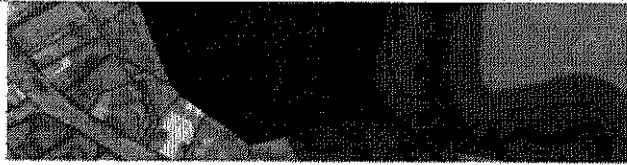


Figure 1. Site location and existing zoning

**Meeting: 25.4**  
**Item Number: 10**  
**Page 752 of**

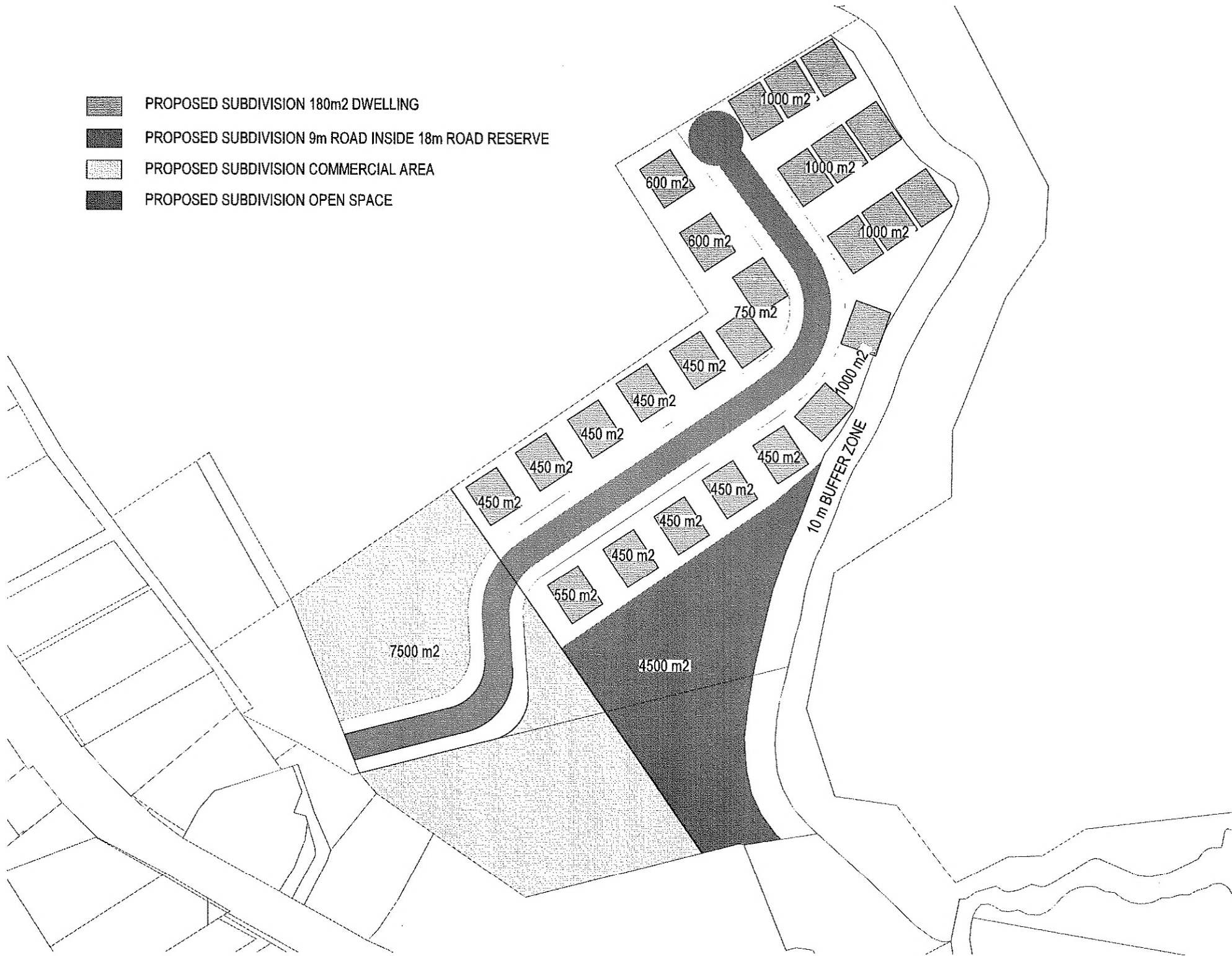
Planning Authority response	<p>The site is zoned Future Urban under the HVIPS and Future Urban under the Huon Valley – LPS. Potentially therefore, the proposal could be consistent with GRZ2. However, the zone application guidelines identify regarding the Future Urban Zone that:</p> <p><i>The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p> <p>These types of documents not only guide future development but are based on detailed strategic analysis of the township of which the General Residential zoned land is within and considers timing and sequencing of land release. To this end, whilst there may be strategic merit to have this land zoned General Residential (noting some of the land would remain as Environmental Management) due to the lack of structure or precinct plan to guide future development, the Particular Purpose Zone – Future Urban is the most appropriate zone for the site.</p>
Recommended action	No modification to the draft LPS is required.
Effect of recommended action on the draft LPS	There is no effect on the draft LPS as a whole resulting from implementing the recommendation. Satisfaction of the LPS criteria at section 34(2) of LUPAA is maintained.
Meets LPS criteria	The Planning Authority recommendation meets the LPS criteria.



# LAND FOR SALE - CYGNET APRIL 2023



- PROPOSED SUBDIVISION 180m<sup>2</sup> DWELLING
- PROPOSED SUBDIVISION 9m ROAD INSIDE 18m ROAD RESERVE
- PROPOSED SUBDIVISION COMMERCIAL AREA
- PROPOSED SUBDIVISION OPEN SPACE







# Legend

— Boundary Lines

Pre 1% AEP + CC @2100

Depth (m)

- <= 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00



0 50 100 m  
meters



**flüssig**  
ENGINEERS

admin@flussig.com.au  
(03) 6288 7704  
www.flussig.com.au  
116 Bathurst St, Level 4