

# Cressy Development Plan

Prepared for: Northern Midlands Council

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transport infrastructure | community infrastructure | industrial infrastructure | climate change



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### Report Revision History

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| 01      | Cressy Development Plan | I Abernethy | D Lester    | D Lester      | 06/03/12 |
| 02      | Cressy Development Plan | I Abernethy | D Lester    | D Lester      | 30/05/12 |

## Executive Summary

Cressy is a small pastoral centre in the northern midlands of around 670 people. It provides the gateway to the central highlands, a desired location for environmental activities and an area for hunters and fishermen.

The town is also a small service centre for its wider agricultural based community and new potential is becoming apparent with the expanding irrigation opportunities.

The major employers are the service industries catering for the passing traffic, the services provided to the agricultural industry, as well as localized town and community service provision. Residents either work locally in agriculture or commute to other centres such as Campbell Town, Longford and Launceston for work.

Cressy District High School is a major asset for the town. The Town also has a well maintained and well used swimming pool facility.

Demand for new housing is currently low at 1 dwelling approved in the 2010-11 year. Given this demand and the available zoned land there is no need to consider zoning further residential land in the township.

There are two drivers which may impact on demand for development in Cressy – a major push in terms of tourism and trout fishing (Cressy is well placed to capitalise on such a move) and an expansion of the agricultural sector brought about by advances in the existing Longford/Cressy irrigation scheme.

There is a role to play for Council in advancing these drivers and encouraging development in Cressy.

Three sites were examined for development in Cressy. Of the three one is recommended for back zoning due to servicing issues. The other two are of equal priority – with maybe the Spencer's Lane site getting a slightly higher priority due to location.

However, due to low demand in Cressy it is highly unlikely that any land will opened up for development until such time as there is stronger demand and previous subdivisions have been sold and/or developed.

In the meantime, to encourage development in Cressy the focus should be on existing developed lots which can be subdivided to create two lots, without detracting from the character of the town – this strategy should yield around twenty lots with no extra burden on services – and spread development across the township.

The draft plans were placed on public exhibition for one month and a number of constructive comments were received. These were presented to a Council workshop in May 2012 and the final plan was adopted by Northern Midlands Council at its general meeting of the 28<sup>th</sup> May 2012.

## 1. Background

The objective of this plan is to provide a broad development framework to guide Council when it considers subdivision and development proposals for Cressy.

The plan will have regard to:

- The demographics of the town in the Northern Midlands context;
- The existing land use character of the town;
- The adequacy of the town's parks and recreation space and playgrounds;
- The overall stormwater drainage network of watercourses; floodways and piping to cater for the ultimate development capability of the catchment area;
- The location and capacity of existing services;
- Location of local and neighbourhood level services and facilities;
- Street pattern, hierarchy and traffic flows;
- Pedestrian movement and safety.

This development plan will provide a description and analysis of the current environment, including the key parameters important to the community. The development plan then outlines the direction for future development in Cressy.

A number of priority sites will be highlighted. In broad terms the plan will highlight issues relevant to each priority development site. It will not give a definitive assessment of each site – there will still be the need for detailed submissions from landowners in order to justify their proposals in terms of good planning.

This plan will be a reference document for those needing to comply with the provisions of the current planning scheme and in particular clause 14.10 as it relates to the provision of development plans.

Reference will be made to the current Regional Planning process and the resultant Northern Midlands Planning Scheme.

The brief relates to the Reserved Residential and the Residential Serviced area of Cressy within the urban growth boundary as defined by section 15.14 of the *Northern Midlands Planning Scheme 1995*.

## 2. Cressy

Cressy is a small pastoral centre in the northern midlands of around 670 people. It provides the gateway to the central highlands, a desired location for environmental activities and an area for hunters and fishermen.

The town is also a small service centre for its wider agricultural based community and new potential is becoming apparent with the expanding irrigation opportunities.

The major employers are the service industries catering for the passing traffic, the services provided to the agricultural industry, as well as localized town and community service provision. Residents either work locally in agriculture or commute to other centres such as Campbell Town, Longford and Launceston for work.

One building approval for the year 2010 - 2011<sup>1</sup> indicate that growth in the town has been slow, nevertheless the town has unique properties that could attract new residents. The rural setting, wide open spaces, safety and a friendly community together with the opportunity to purchase a variety of lots sizes or homes from a retirement dwelling to a home on a larger allotment should be increasingly appealing.

The town is located 7 minutes from Longford, 60 minutes from Campbell Town and 30 minutes from Launceston. Key features of the town include:

- A school to senior years
- Wide open streets
- A town sparsely populated
- Opportunities for urban agriculture, and room for pets and animals within the urban boundary
- A variety of options for sport and some opportunities for passive recreation
- A main street which is impacted by heavy truck traffic
- Community values depicting the town as a safe and inclusive community
- A flat terrain, relatively easy to walk or to cycle
- Appealing destinations such as the Macquarie River and Brumby's Creek and the high country
- Space for urban expansion without encroachment on agricultural land
- Residents reporting a high satisfaction rate with their community

### 3. Previous Studies

Cressy has a distinct lack of studies carried out in regard to its future development. The work that set the town up as the trout capital of Tasmania would have been the last - in around 2001.

#### *Northern Midlands Council Strategic Plan – 2007 – 2017*

As part of the development of their Strategic Plan the Northern Midlands Council took the innovative step of including a section relative to the views and aspirations of each of their key townships in the final document.

The section relative to Cressy notes:

*Cressy is a small rural town with unusual statistics – the largest family size (of the Northern Midlands Council towns) and the highest proportion of its population under 15, a population that declined from 1981 to 1991, but returned from 1991 to 2001. Being the location of the District High School is an advantage. Cressy currently has the appeal of lower priced housing for a relatively low cost penalty in increased vehicle use. Cressy has seen a personality transformation, with trout fishing events placing it on the tourism calendar, and a spin-off fishing lodge as a base for fishing tours. Value-adding to agricultural product and expansion as a rural service centre are possibilities.*

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<sup>1</sup> NMC data

*During the strategic review process the community identified the following priorities –*

### *First*

- *Main Street safety is urgent, following the reconstruction by Department of Infrastructure, Energy and Resources Council should do something about its presentation*
- *Heavy vehicles and speed*
- *Water*
- *Policing / park problems / litter*

### *Second*

- *Trout Expo / image / identity*
- *Land planning*
- *Volunteers / community groups*

*Council understands that the agenda of the Cressy community is –*

### *Water Supply*

- *A solution to the long standing water supply issues (clarity, pressure, secure supply, regulation / enforcement / meters)*

### *Main Street & Park*

- *Improvement of the pavement and geometry of Main Street (Department of Infrastructure, Energy and Resources)*
- *Upgrade Council's area of Main Street, including balance of sealed area, kerbs and drainage, footpaths and verges, rubbish bins and other street furniture*
- *Improve verges and tree planting to soften, shade and dress Main Street*
- *Create a process for the town to achieve a more substantial public passive recreation space, to reduce pressure on the one tiny park, and on Main Street itself*
- *Improve presentation, maintenance, clean-up, policing of the existing park and Main Street*

### *Enforcement of Standards*

- *Apply and enforce improved building, planning and environmental standards*

### *Volunteers / Community Groups*

- *Tangible help to volunteers / community groups in dealing with regulatory issues*

### *Council Communication*

- *Encourage formation of a local group to assist Council in driving the agenda, provide a local focus for community pride and cooperation –Council regulations / staff / noise*

Many of these priorities have little or no relationship to the purpose of this project. However, where possible the recommendations of this report will be related back to the outcomes of the Strategic Plan 2007-2017 – Cressy consultation process.

## 4. Regional Planning Process

Like all other councils across the State Northern Midlands Council has taken part in a Regional planning initiative during 2009-2011. Sections of the draft Regional Land Use Strategy relevant to this study are reproduced below:

*Northern Tasmania is experiencing declining household size with smaller families and increases in single person households. The population is ageing, with the greater proportion of the elderly being single or widowed. This will lead to a falling demand for traditional three to four bedroom family homes and increased demand for smaller, more manageable dwellings, as well as retirement accommodation and aged care facilities. There is likely to be a future increased demand for alternative forms of housing such as multiple units, smaller houses, supported housing, and affordable housing such as granny flats and other ancillary accommodation.*

In formulating the Regional Strategy document a Settlement Strategy was undertaken for the whole region. This Strategy looked at towns and settlements from the innovative way of their primary role or function:-

- *Economic engines – concentration of economic activity that is scale significant on a regional basis; source of external income; higher productivity; able to generate multiplier effect, attracts workers from outside*
- *Suburban/dormitory – convenience settlements, close proximity to services and employment, comprise both inner and outer suburbs and townships*
- *Economic enablers – sub regional centres within a production zone; provide a mix of business and production services to support this; provide a mix of mid level services to community; majority of workers employed locally*
- *Amenity Centres – based on natural and/or built amenity and heritage. Attractive based on lifestyle, with some in close proximity of Launceston and others remote; limited range of basic to mid level services; generally made transition to amenity from an earlier foundation.*
- *Rural Service Centres – generally a historical location reflecting primary production or mining; continuing to provide limited range of local services, small population; location on route may ensure traveller services.*

*The importance in defining settlements within a functional taxonomy is that it provides the basis for a policy debate between settlements and between settlements and the surrounding land.*

*The classification structure can be utilised in conjunction with standard settlement hierarchies such as those based on scale, indeed within greater Launceston, the area can be disaggregated to reflect most of the classification categories.*

A key reason for developing this classification structure is to define the function of settlements; or with further information parts of larger settlements, in a way that establishes a strong linkage between broad policy development, the regional development plan and specific area land-use plans.

Applying the above function based taxonomy, Cressy would be classed as a rural centre. Cressy does not possess a large enough industry to be classed as an economic enabler.

In looking at supply of residential land the Settlement Strategy came to the conclusion that Cressy had a good supply of land suitable for development.



The Settlement Strategy then goes on set a policy position in regard to each of the centres and how they sit within their respective functions. The following is relevant to Cressy:

### *Settlement Policy Position*

*Limit residential growth within boundaries to service local growth demand while providing for mixed use and limited business service.*

*Residential development to support local growth and wellbeing factors such as proximity to family, community networks etc.*

*Protect agricultural land through a mix of urban boundary consolidation and limiting rural residential to less viable land.*

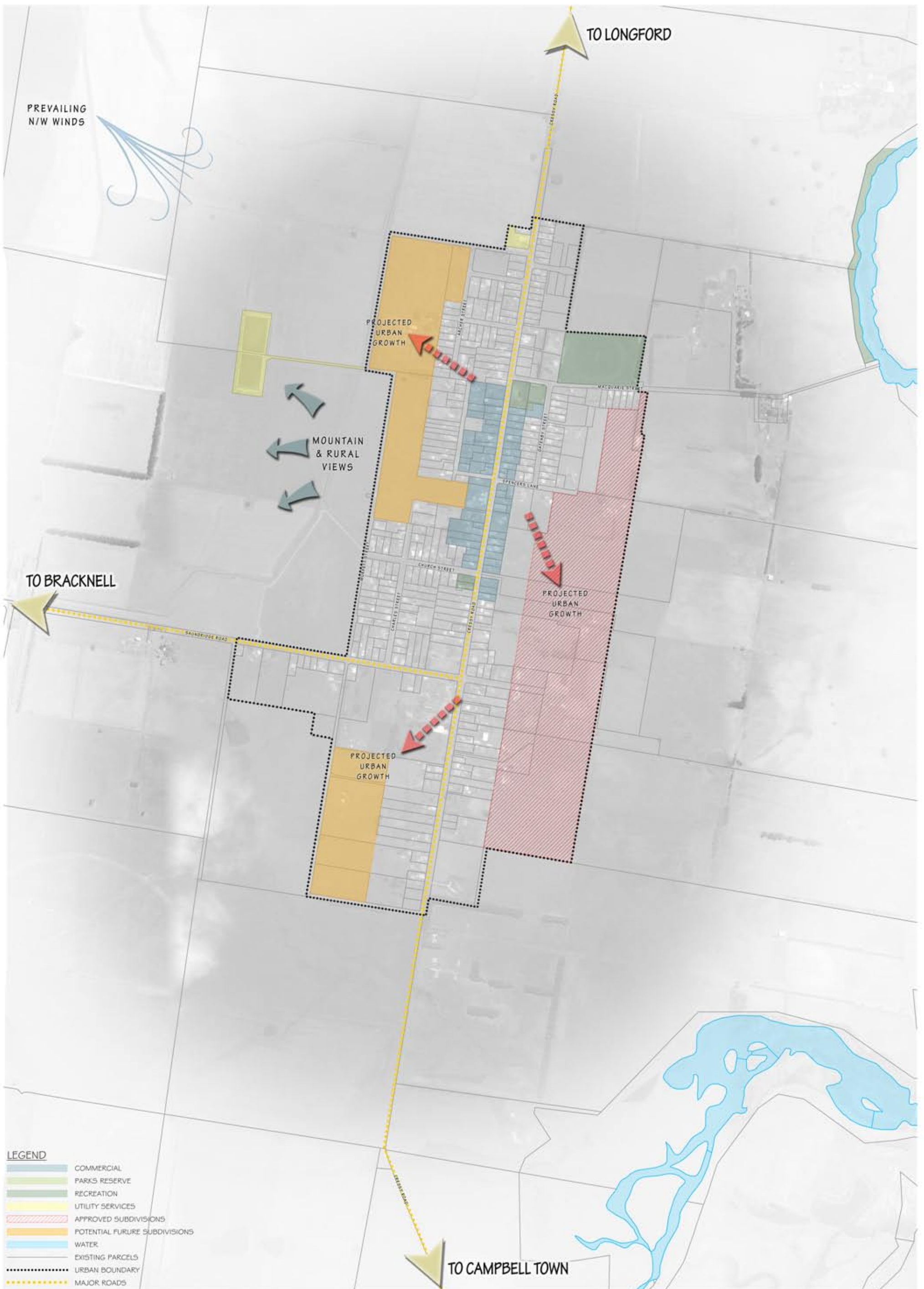
It is clear then that the development of this strategy is in line with current Regional Planning thinking. Development plans are recognised as a method of successfully influencing the growth of a particular area, in accordance with an overall regional vision.

## 5. Study Area

The following map was prepared to assist the process of community and council consultations.

This map shows the proximity of the town to important features such as the river networks. The map also depicts the urban growth opportunities within the town boundary and its relationship to the intensive agricultural area.





- LEGEND**
- COMMERCIAL
  - PARKS RESERVE
  - RECREATION
  - UTILITY SERVICES
  - APPROVED SUBDIVISIONS
  - POTENTIAL FUTURE SUBDIVISIONS
  - WATER
  - EXISTING PARCELS
  - URBAN BOUNDARY
  - MAJOR ROADS

## 6. Purpose of the Development Plan

The preparation of Development Plans is one of the first steps in progressing proposals for the development of urban areas. Development Plans are a method of indicating the way in which an area is proposed for development as well as providing a broad framework to guide Council when it considers subdivision and development proposals.

Development plans are mentioned in clause 14.10.1 of the *Northern Midlands Planning Scheme 1995* as being required when a development or use is deemed to be significant within a local context. It is not the purpose of this development plan to remove the need for detailed analysis of each site at the time of planning a development – more it is about giving a broad indication of the matters that are important to each site and the degree of further investigation required with a formal proposal to develop.

## 7. Community Consultation

To ensure a sound collaborative and transparent process, numerous opportunities were provided for the community to participate in the project, including:

- A traders drop in
- A walk the beat
- A planning 'By Design Workshop'
- On site visitations took place with various interested members of the community
- Survey questions were placed on the NMC website and stakeholders were able to electronically lodge responses to the survey questions or to provide additional information. A number of people took up this opportunity other information which has helped shape this development plan.
- Workshops were also held with the NMC and their involvement and interest in the project has been vital

The community of Cressy are very proud of their small rural town and enjoy the many features the town has to offer. In particular the community expressed their appreciation of:-

- Wonderful rural views
- A safe and encompassing community
- The ability to walk to all destinations in the town
- A small town which the community say is just perfect for a great lifestyle
- Large blocks which have the opportunities that people want
- Nice facilities including a lovely pool
- A highly regarded primary and secondary school with good facilities, play grounds and open space

The community would welcome:

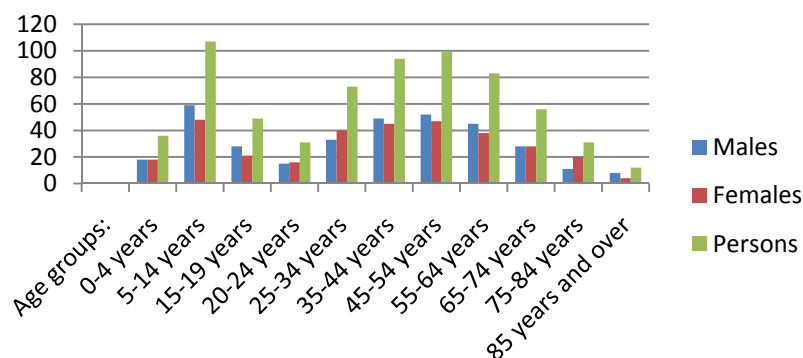
- More spaces to walk, ride a bike, walk the dog, kick a ball
- Better walking tracks
- More tree plantings
- A cleanup – a hard rubbish day to remove (especially) the old car bodies and the like that are around the town

- A larger park in the middle of town
- Story boards and interpretive signage
- More seating and shade trees around the town
- A coin operated barbeque facility
- Improved control of the trucks which travel through the town at all hours and at all speeds

## 8. Demographics

Cressy has a population of around 670 persons based on the 2006 Census. The Census data suggests that between the years 1981 to 2006 the population of Cressy increased from 640 persons to 670 persons.

The median age is 38 years which is the same as the state average.



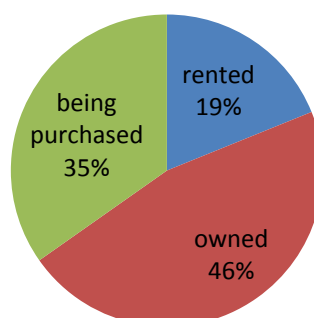
Of the 177 families, 67 have no children. The average householder size is 2.7 persons per dwelling.

Grouping the above:

The 0 – 19 age bracket is represented by 5% of the population  
 Those aged between 20 – 44 years represent 30 % of the population  
 Those aged between 45 and 64 years represent 27% of the population  
 Those aged 65 years or over represent 15% of the population

### Home ownership

Of the 233 dwellings, 108 are fully owned by the occupants, 81 are being purchased and 44 are rented.



*Employment statistics*

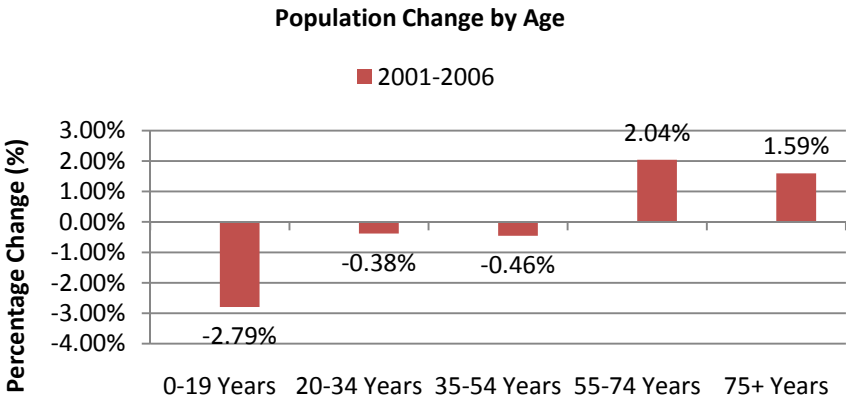
Employment is generated by the agricultural and forestry industry, the manufacturing industry, tourism industry and service industries, including education.

*Median family weekly income*

The median family weekly income (in 2006 census year) was \$919.

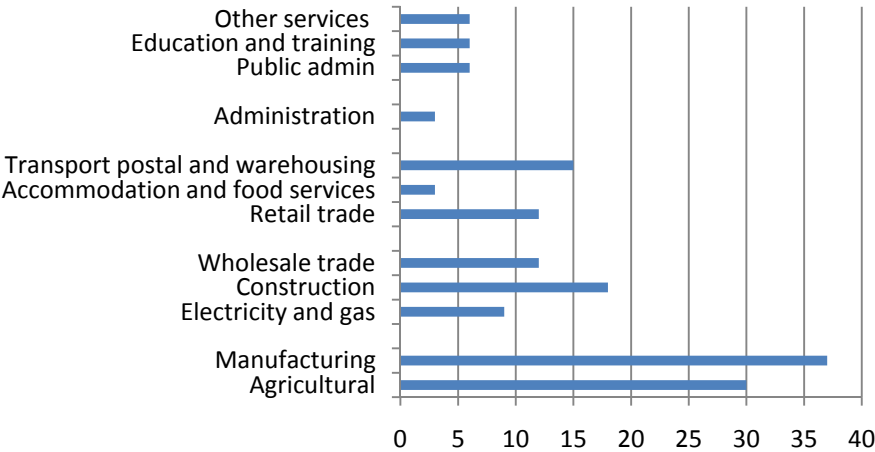
*Demographic Change*

The population change by age from 2001 – 2006 for Cressy indicates that there is a 2.04% increase in the people aged 55 to 74 years and a 1.59% change in the over 75 age bracket. Simultaneously there has been a decrease in the number of people aged less than 55 years.



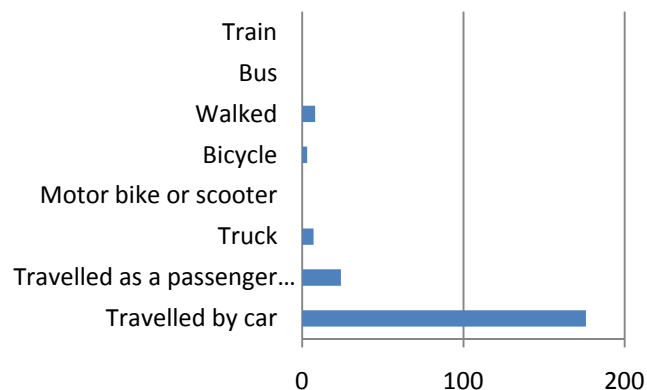
*Employment*

According to the 2006 census data the community outlined their professions as outlined in the table below. It is noted that a significant proportion of employment is generated by the manufacturing and agricultural sectors.



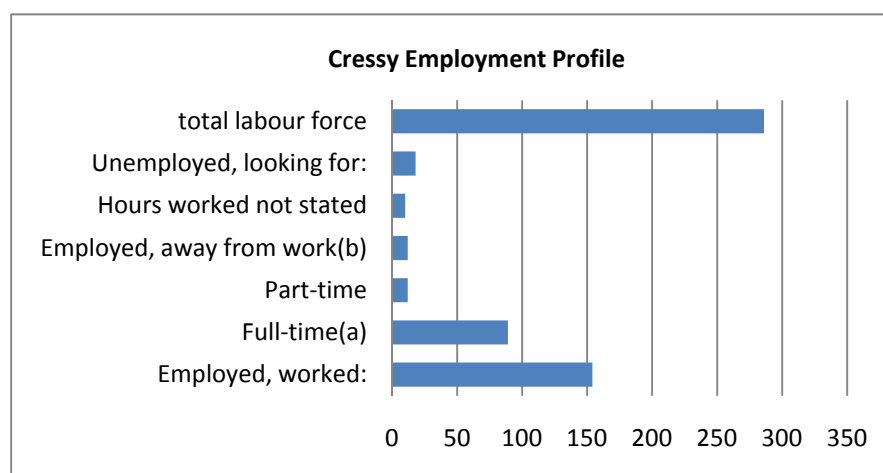
### Travel to work

Travelling by car is the predominant mode of transport in Cressy.



### Work Force Statistics

More than fifty percent of the work force is working in either a part time, full time or casual position.



### Analysis and discussions

Unemployment in Cressy is 6.29 % using the 2006 census figures; Tasmanian average is 5.8 with the national unemployment figure for March 2011 being 4.9%. This would indicate that the figure for Cressy is higher than the national average and the Tasmanian average.

As there are 143 or 21% of young people aged less than 14 years, there is an opportunity to provide activities and places for youth in the town, especially if it was desired to attract more families with young children to the area. This would help to offset the aging population. As the Cressy High School is well recognised for its academic achievement and offers an attractive rural environment this is an added incentive to develop the town as an alternative site for young families looking for a safe and affordable living environment.

There were 297 people aged between 20 and 54 according to the 2006 census, representing a significant portion of the population of the town at 44%.

This would indicate that Cressy is representing a liveable option for people in this age bracket. A high proportion of residents, 46% own their own home.

The median family weekly income of \$919 is higher than Longford and Campbell Town.



| Town          | Median Family weekly Income |
|---------------|-----------------------------|
| Longford      | \$887                       |
| Perth         | \$1054                      |
| Evandale      | \$1048                      |
| Cressy        | \$919                       |
| Campbell Town | \$667                       |

The highest percentages of people work in the agricultural and manufacturing industry; followed by the construction, transport and trade sectors. This is consistent with the agricultural environment which surrounds Cressy. It may be argued that as the agricultural sector continues to increase productivity that Cressy will continue to expand. Additionally farmers retiring from their local properties may relocate to Cressy placing further demand on the small town.

Private car transport is the preferred method of transport with some people taking the option to travel in another's vehicle. This is consistent with the rural environment the lack of other options and the necessity to commute.

Cressy is a desirable place to live for a variety of people in differing age brackets. There appears to be opportunities to increase the population based on the high community satisfaction rates. In Cressy 81% of the population either own or are purchasing their homes.

These together with the satisfaction levels verbally expressed by the community during the consultation process suggest that Cressy is enjoyed by the people who reside there.

## 9. Target Population

With a current population of 670 people and no recent significant growth it is hard to see Cressy experiencing any significant growth within the duration of this plan (estimated to be ten years). The 1 house start recorded in 2010 seems to be the norm over the past few years. Taking an average occupancy of 2.7 persons per dwelling in ten years it could be expected the population would increase to 700 persons. This is significantly higher than the actual population increase based around Census data which would suggest that the historic increase has been 1 person per annum. Using this method the population of Cressy would be 680 persons at the end of this plan's life.

The target population for the purposes of this plan will be 700 persons.

## 10. Existing Land Use Pattern of Town

Cressy has a grid iron pattern of road layout. Realistically, there is only one major road through the town and a limited number of side streets off that road. Side streets running parallel to the main road are limited. Any commercial development is contained to the main road, as are community type services.

## 11. Residential Density

The land area of Cressy is approximately 110 hectares with a population of 670, and 233 dwellings.<sup>2</sup> The current population density is 6 persons per hectare or 2 dwellings per hectare. This is consistent with a small country town.

A desk top review was conducted to establish the density ratio on 'typical' land area within the town, this study indicates that the density ratio is low when compared to state averages.

Normally density is characterised by the number of dwellings per hectare. Often development in Tasmania is around 10 – 12 dwellings per hectare. Net density is portrayed in the examples below (the examples do not include roads or non residential land).

### *Example One*

|                  |                                                                                                                                                                                                        |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description      | Land bounded by Church, Murfett, Charles and Saundridge Streets - this area is an oblong block of normal dimensions for Cressy. It appears to represent an example of low density housing in the town. |
| Land area        | 3.1 hectares                                                                                                                                                                                           |
| Dwellings        | 27                                                                                                                                                                                                     |
| Dwelling density | 8.7 dwellings per ha                                                                                                                                                                                   |
| Analysis         | This density appears consistent with development in Cressy.                                                                                                                                            |

### *Example Two*

|                  |                                                                                                                                                                                                        |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description      | Land bounded by Main, Gatenby, Spencer and Macquarie Streets - this area is a piece of land fairly central in the town. It appears to represent an example of higher density housing area in the town. |
| Land area        | 3 hectares or 30,000sqm                                                                                                                                                                                |
| Dwellings        | 24                                                                                                                                                                                                     |
| Dwelling density | 8 dwellings per ha                                                                                                                                                                                     |
| Analysis         | This density is lower than the state average and is consistent with development density in Cressy.                                                                                                     |

Both these examples give a higher density of development than the average for Cressy. There are a number of opportunities for urban expansion in Cressy.

One of the proposed developments outlined in the plan depicts an approximate area of 5.4 hectares and catering for around 56 lots, this represents a density of approximately 10.3 dwellings per hectare. Other proposed developments to the south west depict a lower density ratio of 4.2 dwellings per hectare, offering a variety of options for new residents.

## 12. Supply and Demand for Housing

Historically, there appears to be little demand for housing in Cressy. The expected approval for new houses is 1 per annum. The vacant land currently zoned for residential serviced or residential reserved uses equates to in excess of 800 years supply of zoned land within Cressy. Using the theoretical layout as shown in the development plan there are 108 lots. This is still over 100 years supply and doesn't take into account the large blocks with a single house where there is potential to cut off a further lot.

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<sup>2</sup> 2006 ABS data



## 13. Possible Drivers for Change

Cressy is really well positioned for two drivers for change – a major push in terms of tourism and trout fishing and advantages to come from any development in the Cressy-Longford irrigation schemes. The proximity to Longford and then Launceston will always be a negative factor in Cressy attracting any new community type services – and hence become more desirable as a residential location for say retirement type developments.

## 14. Parks and Facilities

Healthy and sustainable communities are those that are well designed and safe, with local facilities. Open spaces are places where community gatherings can occur. Open spaces provide the places for activities and places for people of all ages and ability to be active.

Good street design ensures the provision for active transport options and ensures that walking and cycling are options for safe, accessible and legible travel. Parks and public spaces for people to meet and interact are available and there are places for people to experience art and culture.

Open space is defined as parks and recreational space, children's playgrounds, community meeting space, playgroup facilities, walking tracks, playgrounds and visitor parks, spaces for animals including, pets off leash areas, toilets and rest rooms.

The Heart Foundation's guide to planning and designing environments for active living in Tasmania states; 'population health underpins the social and economic welling of a community', and that 'Tasmania ranks poorly against the national average on many measures of health, having higher rates of cardiovascular disease than the Australian average'.

Physical activity reduces the risk of the disease and being engaged in physical or community activities and social connectedness creates a sense of community safety, lowers the risk of depression and anxiety and also helps to reduce climate change by reducing the dependency on private motor vehicles'. Alarmingly their research also indicates that 71.7% of Tasmanians aged 15 years and older are not sufficiently physically active.

Most people need open space, for example:

- Parents and small children - to access play equipment and other open space areas
- Younger people – for passive and active recreational needs
- Visitors – for toilet breaks, rest and relaxation and for physical activity opportunities
- The elderly – passive recreational needs
- Walkers including pet owners – requiring safe routes of interest
- Cyclists - requiring safe, connected transport routes to destinations
- Residents - for sporting opportunities such as swimming, tennis, football, soccer and lawn bowls
- Community groups - venues for activities such as festivals, art and culture activities and markets

This plan considers the current availability of open space and its ability to meet the needs of residents.

Cressy has 13.5 hectares of open space.

## 15. Utility Services and Infrastructure

### *Drainage and Watercourses*

There are no permanent water courses within the town boundary, but several watercourses drain away from the town near its perimeter.

Because of its elevated position Cressy is generally well drained. Although some parts of the town are quite flat, there are reasonable drainage grades available within a short distance of all residential areas.

Underground stormwater pipes drain the gully pits which serve the residential streets and discharge towards the adjacent water courses. Gully pits are very sparsely located in Main Street and would therefore not drain the kerb and channel effectively. More stormwater mains would be required in order to increase the number of gully pits to match industry standards and minimise flow of water onto road pavements.

The back streets of the town are better provided with underground stormwater system and most of these streets appear well drained.

The lowest part of town is 15 metres above both the normal level of Brumbies Creek and the Macquarie River and therefore the town is well clear of any conceivable extreme flood event rising in the adjacent valleys.

### *Water Supply*

A recent capital works project to supply the Cressy Water Supply System with treated water from the Longford Water Treatment Plant was completed in the 2010/11 financial year.

The impact of this project will be that the Cressy water supply will change from a disinfected supply to a fully treated, chlorinated and fluoridated water supply.

Current system consumption is 0.36 ML/day during summer period (Oct-Mar); and peak day consumption of the order of 0.86 ML/day.

The Longford Water Treatment Plant has a capacity of 12 ML/day and is nearing treatment capacity; Ben Lomond Water is investigating upgrade/supplementation for the Longford system to alleviate capacity concerns.

Within the town the reticulated supply is fed from the Cressy Reservoir (TWL: 169.8, Capacity: 0.73 ML); There is a booster pump station immediately downstream of the reservoir that boosts pressure on the pump discharge to 275 kPa.

The majority of the reticulation network is made up of 100 mm diameter pipes - pipelines on edge of system tend to drop to 50 mm diameter.

Some of the land identified as available for development west of William and Wilson Street is not serviced.

Developer charges are yet to be calculated for all service areas within the Longford Water Supply System.

### *Sewerage System*

Cressy Wastewater Treatment Plant has a licensed flow limit of 375 kL/day.

Current inflow at WWTP is estimated to be of the order of 150 - 160 kL/day. There is therefore adequate capacity in the waste water treatment plant to cater for any foreseeable development in Cressy.

Ben Lomond Water is currently investigating performance and capacity of the network as it is understood that some pump stations within the system are undersized and will be upgraded in future capital expenditure programmes

Some of the land identified as available for development west of William and Wilson Street is not serviced.

## 16. Other Services – Power, Telecommunications, Gas

### *Power & Telecommunications*

It is not expected that the town will grow at a rate at which the providers of telecommunications and electricity capacity in the town cannot cope with the expended demand.

### *Natural Gas*

The Tas Gas pipe line is located approximately 10 kilometres from Cressy. There is a pressure reducing station at Longford, approximately 12 kilometres north of Cressy.

Natural gas to the community would improve the quality and standard of living in Cressy and reduce the carbon footprint of dwellings in the town as well as reduce the cost of heating and cooking.

However the economic reality at this time suggests it would be unlikely to be made available to Cressy because of the lack of economic return for such an extension.

Never the less in the future as the town expands this situation may change. Such a pipe line connection to Cressy would cost between 2.4 million and 3.6 million depending on the piping and construction methods used. Final costings can be developed if this project becomes a priority.



Gas pipe route off take line at Cressy

## 17. Community and Neighbourhood Facilities

Cressy is predominately a rural community which is in an extensive irrigated agriculture district. It provides some services to the local and surrounding district including important schooling and community activities. It is also one of the main entry points to the important fishing and camping tourism industry on the Great Lake.

Cressy is located between the towns of Longford and Poatina. The town acts as the gateway to the high country and communities such as Bothwell. The high country has extensive tourism opportunities which are increasing due to the fishing, hunting and bush walking opportunities. A significant number of tourism vehicles pass through this town.

Cressy has a District High School with a capacity to hold 473 students. Currently the student numbers are 359 or 76% of capacity. The District High School has experienced a steady growth in student numbers since 2001 and this growth is expected to continue until 2016.

This is reflective of the School's role as a collector for educating over a wide rural area.

Cressy is serviced by the Midlands Rural and Remote Child Care Service with two days per week of long day care provided. Cressy is the home of Scouts for Longford and Cressy, which is a growing and strong community organization catering for boys and girls.

Cressy hosts the wide range of other community services including a range of shops, services station, swimming pool, Police Station, Fire Station, Community Centre, bowls club and other recreation facilities.

## 18. Trout

In the mid 2000's Cressy branded itself as Tasmania's Trout Capital, given its location to the Highland Lakes and the stocked waters of Brumby's Creek this branding is very pertinent to Cressy.

The "troutification" of Cressy venture won Council the National Strong and Resilient Communities Award as well as the National Award for Innovation at the National Awards for Local Government in 2005. The venture has resulted in the annual Tasmanian Trout Expo being held at Brumby's Creek, which attracts thousands each year.

The local toilet block and community park was given a "trout" make over in line with the theme. The street signs have been given a trout as a background to the street names.

This is a community strength which needs to be reinforced by both the community and council. It is from things like the trout theme that Cressy will become widely known and as a result new residents may be attracted to the town.

## 19. Heritage Values

Cressy is a small rural community which has examples of early cottages and commercial buildings around the town representing the 'art deco' era, or post Second World War settlement. A number of these buildings have character values for the community and these examples represent important visual and heritage backdrops to the town.

While much of the indigenous history is still to be interpreted the importance of this history is acknowledged.

The listed properties on the Tasmanian Heritage Register are; Pigeon Tower, Richmond Hill, Lake House, Fairfield, Mount Joy, Woodside, Saundridge, Palmerston, Saundridge Memorial Chapel, Darlington Park.

These appear to be predominately dwellings on local pastoral properties, rather than buildings within the town itself.

The views from the town are unique and are enjoyed by the community at large.

## 20. Roads, Traffic and Pedestrian Movement

The Cressy main road forms the backbone of the town - it is named Main Street within the town. There is kerb and channel on both sides with sealed pavement between. There is sufficient pavement width for two lanes of traffic and parking on both sides. The central 7.2 metres of the pavement is maintained by Department of Infrastructure, Energy and Resources while the shoulders and footpaths of Main Street are the responsibility of the Council to maintain. There are paved footpaths on both sides of Main Street.

Elsewhere in the town the side streets are sealed and there is kerb and channel in most streets, but footpaths are limited to a few sections. The condition of road surfaces is reasonable, but the condition of footpaths is variable.

## 21. Recommendations

### *New areas for zoning*

- Council should resist the temptation to rezone any further land in Cressy for residential use until such time as there has been a significant take up in the land already zoned for residential purposes

### *Reducing the land bank*

- If the land west of Wilson St and King St in the north of the town can't be developed as a whole, consider this as an area for backzoning in order to reduce the land bank in Cressy. This is the area which has the least available services at this stage. See site 1 in the section Site Selection in this report.

### *Working with landowners*

- Council should adopt a positive strategy of working with willing landowners to open up areas of Cressy for future development. Council will need to identify owners of land currently zoned for residential serviced use and develop scenarios for development which respect the current land use pattern. The first priority should be looking at large lots within the town with potential to create new lots with no extra burden on service providers.

### *Priority servicing*

- Having identified priority residential areas council needs to work with agencies like Ben Lomond Water to make sure the promised upgrades to services occur – otherwise development will be restricted in the township.

### *Respecting Heritage*

- Undertake a heritage study of the area to ensure heritage areas/places/trees and infrastructure are appropriately recognised, listed and protected
- Protect important vistas surrounding heritage places
- Ensure developments near heritage places are sympathetic to the needs of the heritage place
- Work to further protect as appropriate important heritage or cultural places and to ensure heritage listings take into account possible additions such as important trees, hedges and buildings such as the tennis club
- Encourage the uptake of digital tourism interpretation.

### *Developing and linking open spaces*

- Develop a specific plan for open space development and ways of linking these areas. Given the pattern of development in the town it is likely that street trees will be the main linking feature for these open spaces.
- Link open spaces with road reserve tree planting to create attractive walking corridors.
- Council to plant more street trees to complement the established plantings and improve the attractiveness of other parts of the town
- Plans for new developments should include road side reserve plantings
- Council to develop a suitable species (in keeping with existing streetscape) list to assist developers

### *Domestic Water use*

- Develop planning provisions that require water sensitive urban design (WSUD) in developments and subdivisions
- Develop an education program to encourage residents to incorporate WSUD in the re-development of their established gardens

### *Flooding*

- Define and map the 100 year ARI flood area and level
- Restrict development to land that can sustain development with a suitable clearance above this flood level
- Restrict developments that obstruct existing flood ways
- Do not permit any landfill in the floodplain
- Progressively upgrade the minor drainage system to a standard that provides at least 10 year ARI protection in accordance with Engineers Australia's Australian Rain fall and Runoff
- Delineate the major drainage system paths for the town and ensure these are protected from further encroachment by development

### *Working with Ben Lomond Water*

- Council will consult with Ben Lomond Water before amending development controls to ensure proper coordination between provision of necessary upgrades of head works with the growth of the town.



- Council will encourage Ben Lomond Water to complete its analysis of the adequacy of the existing sewerage system and to upgrade the elements that are currently substandard.
- Council consult with Ben Lomond Water before amending development controls to ensure proper coordination between provision of necessary upgrades of head works with the growth of the town.

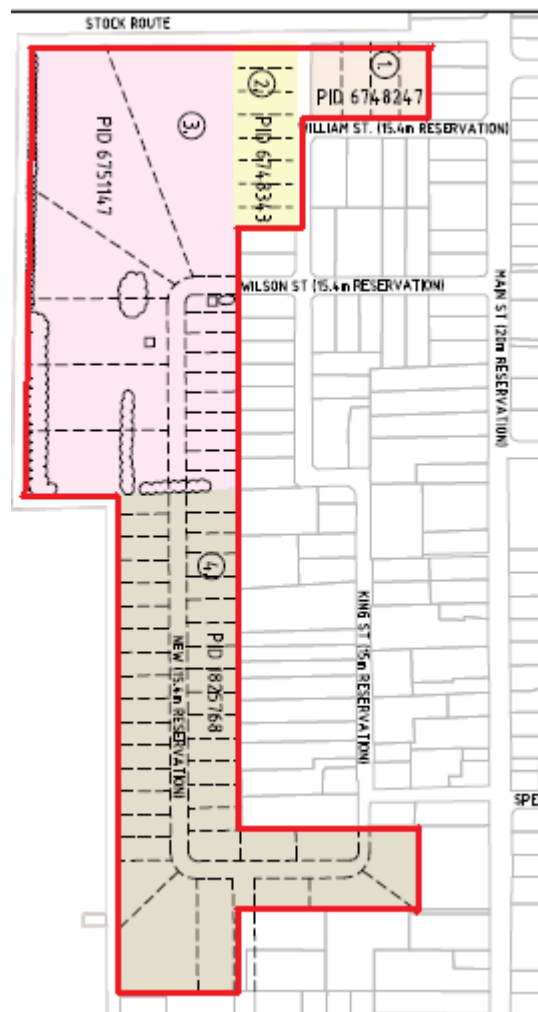
## 22. Site Selection

The following are list of sites which through application of the factors listed in the report and a site visit have been deemed as suitable for development.

Each site will be looked at as a single entity even though there might be more than one land owner. Opportunities for consolidated developments will be explored. Comments will be made around a range of factors – these comments will not negate the need for more detailed examination at the time of subdivision. The degree of detail needed will depend on the level of development proposed. A single house on an existing lot will require less detail than say a multi- lot subdivision covering a number of owners.

Given the current low level of demand for development in Cressy the first priority for new development should be the subdivision of blocks in town with existing houses to create new lots which do not rely on the extension of any services.

The areas identified below become longer tem priority areas for new subdivision.

*SITE 1 – North of Cressy – Wilson Street*

AREA – 15.4 ha

ZONING – Serviced Residential and Low Density Residential A

NUMBER OF OWNERS – 4 owners

LAND USE – The land is vacant – the surrounding development is of large lots with single houses – lots range from 750 to 5500 sqm. All surrounding roads are sealed with no kerb and channel drainage

BUILT AND SPATIAL FORM – Existing houses are set back 6.5m to 15m from the road frontage. All buildings are of low profile – single storey or have dormer type windows to give the second level.

TOPOGRAPHY – Generally flat

SOILS – Class 4

LANDFORMS – None

SLOPE – Gentle slope to west

STABILITY OF LAND – No evidence of land slip

DRAINAGE – Looks well drained but more detailed investigation required

DEGREE OF ERODABILITY – No evidence of erosion

VIEWS – Views to south and west

SOLAR ORIENTATION – Due to current lots size there is ample opportunity for good solar design

PREVAILING WINDS – Generally westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - A hedge to the west is worth protection

NATIVE AND EXOTIC FLORA – None noted

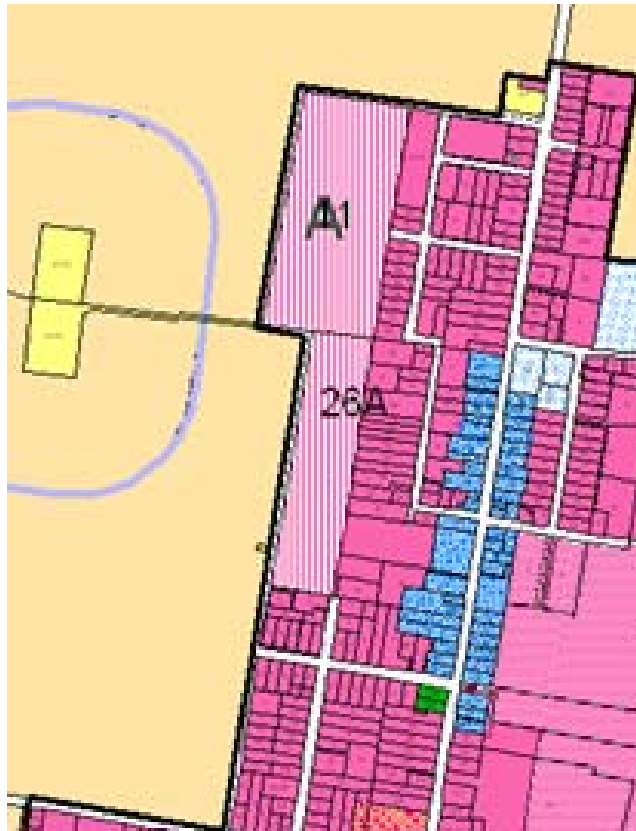
AREA OF HIGH ENVIRONMENTAL VALUE - None

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES – The land parcel is less than 200m from the Main St and the commercial centre of Cressy. The only public transport route is in Main St.

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY – The land parcel is close to the shopping centre and the range of community facilities.

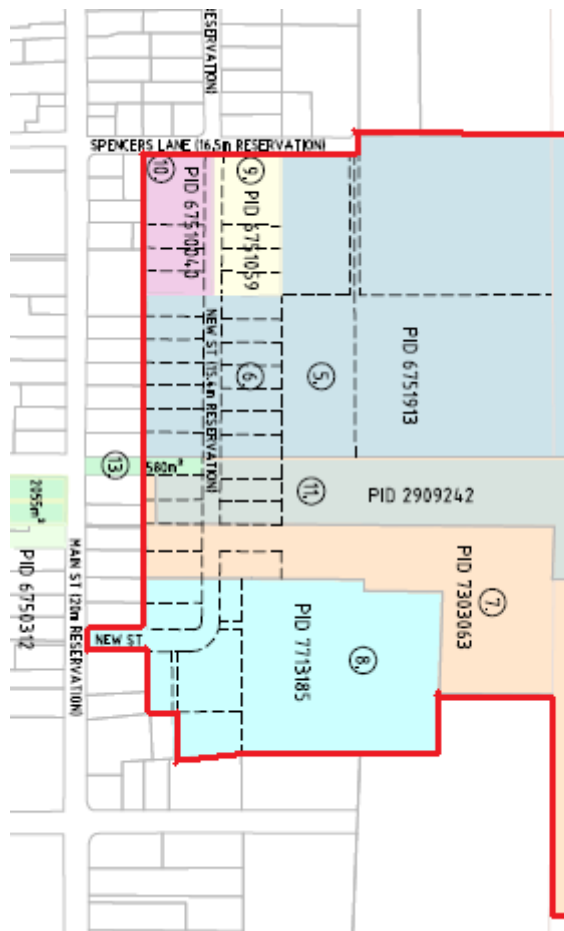
SUMMARY – The servicing limitations in regard to this site make it a very low priority for development at this stage. There is however an interesting mix of Low Density and Serviced Residential land which could create new residential products in the township.

If the land can't be set up for development as a whole it should be considered for back zoning given the supply of land in Cressy and the low demand.



Northern Midlands Planning Scheme – mapping “A” being the site under consideration.

## SITE 2 – South of Spencer's Lane – East of Main Street



AREA – 19.2 ha

ZONING – Reserved Residential

NUMBER OF OWNERS – 7 owners

LAND USE – The land suitable for development is vacant – the surrounding development is of large lots with single houses. All surrounding roads are sealed with no kerb and channel drainage

BUILT AND SPATIAL FORM – Existing houses are set back from 6.5m to 15m from the road frontage. All buildings are of low profile – single storey or have dormer type windows to give the second level.

TOPOGRAPHY – Generally flat, sloping to the east

SOILS – Generally class 4 or 5 capacity

LANDFORMS – None

SLOPE – Gentle slope to east

STABILITY OF LAND – No evidence of land slip

DRAINAGE – Looks well drained but more detailed investigation required

DEGREE OF ERODABILITY – No evidence of erosion

VIEWS – Views to east and north

SOLAR ORIENTATION – Due to current lots size there is ample opportunity for good solar design

PREVAILING WINDS – Generally westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE - None on site

NATIVE AND EXOTIC FLORA – None evident

AREA OF HIGH ENVIRONMENTAL VALUE - None

PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES – The land parcel is less than 100m from the Main St and the commercial centre of Cressy. The only public transport route is in Main St

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY – The land parcel is close to the Cressy town centre and the local shopping centre

SUMMARY – This is a good site for development. The subdivision is fairly simple for the large lots which should take advantage of the sealed roads. The benefit in forming new roads to service a denser development will allow better use of land close to the town centre. The diversity of land ownership would make the formation of a central road very difficult without council statutory intervention in the way of compulsory purchase of land for road purposes. The yield from this site could be 36 lots of a range of sizes.

*SITE 3 – South of Cressy District High School*

AREA – 13.8 ha

ZONING – Serviced Residential and Low Density Residential A

NUMBER OF OWNERS – 8 owners

LAND USE – The land suitable for development is vacant – the surrounding development is of large lots with single houses. All surrounding roads are sealed with no kerb and channel drainage

BUILT AND SPATIAL FORM – Set backs vary from 4.5m to 15m from the road frontage. All buildings are of low profile – single storey or have dormer type windows to give the second level.

TOPOGRAPHY – Generally flat, sloping to the east and west – Main St is the high point of the site

SOILS – Class 4

LANDFORMS – None

SLOPE – Gentle slope to east and west

STABILITY OF LAND – No evidence of land slip

DRAINAGE – Looks well drained but more detailed investigation required

DEGREE OF ERODABILITY – No evidence of erosion

VIEWS – Views to east, west and south

SOLAR ORIENTATION – Due to current lots size there is ample opportunity for good solar design

PREVAILING WINDS – Generally westerly

LOCATION OF SIGNIFICANT TREES EXISTING ON SITE – None on site

NATIVE AND EXOTIC FLORA – None evident

AREA OF HIGH ENVIRONMENTAL VALUE – None



PROXIMITY TO PUBLIC TRANSPORT ROUTES AND FACILITIES – The site fronts the Main St and the commercial centre of Cressy (some 300m north). The only public transport route is in Main St

PROXIMITY TO COMMUNITY FACILITIES AND CAPACITY – The land parcel is close to the Cressy town centre and the local shopping centre. It is directly south of the District High School.

SUMMARY – This is a good site for development. The subdivision is fairly simple for the large lots which should take advantage of the sealed roads. The benefit in forming new roads to service a denser development will allow better use of land close to the town centre. The diversity of land ownership would make the formation of shared road very difficult without council statutory intervention in the way of compulsory purchase of land for road purposes. The yield from this site could be 52 lots of a range of sizes.

## 23. Yield and Supply

Given that there are three sites discussed above with a total area of 15.4 ha there would appear to be an ample supply of Residential Serviced/ Reserved Residential land within the township. Applying the minimum lot size to this area represents some 350 lots or 350 years supply of land.

Applying the comments discussed in this study this excessive figure of lots can be cut down to around 108 lots – which still represents over 100 years supply of land. Selecting sites based around some priority is then important:

- No servicing requirements
- Willing landowners
- Sealed roads Create range of lots sizes
- Closer to Main St
- Demand for specialist development (like retirement village)

These are all things that could influence the setting of priorities for development sites. The site closest to the town centre (site 2 – south of Spencer's Lane) is seen as being the highest priority for development. However given the low level of demand and the inherent risk that goes with any development the timeframe for seeing this site developed is likely to be well past the life of this plan.

The simplest way to encourage development in Cressy is to focus on existing developed lots which can be subdivided to create two lots, without detracting from the character of the town – this strategy should yield around twenty lots with no extra burden on services – and spread development across the township.

## 24. Site Development Consideration

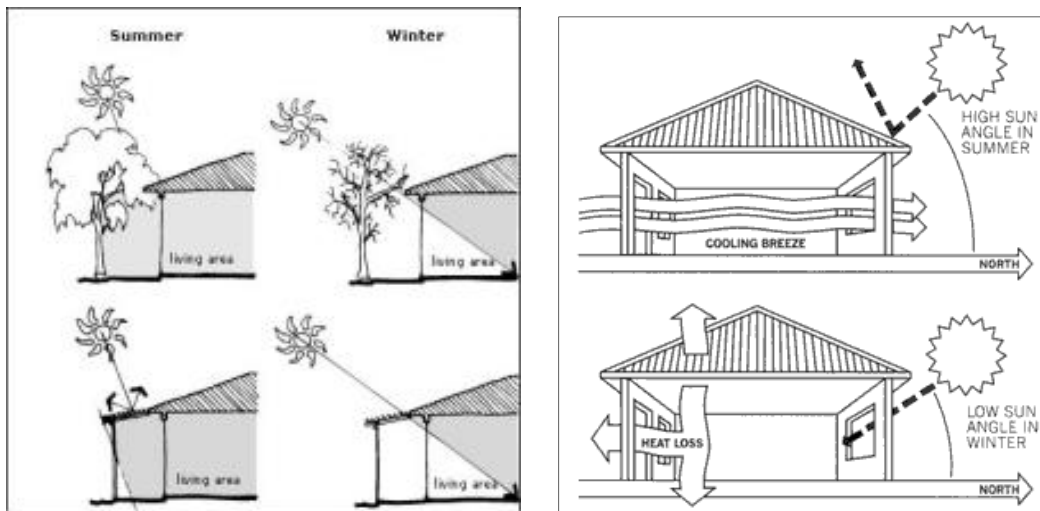
### *Energy efficient subdivision principles – (solar orientation)*

Good solar orientation increases the energy efficiency of a home, making it more comfortable to live in and cheaper to heat and/or cool.

Solar orientation can be achieved by facing a dwelling north. When living areas face north, these areas can be flooded with warming winter sun. During summer, when the sun sits higher in the sky, correctly designed eave-overhangs, and the use of vegetation will ensure north-facing windows are less exposed to direct sunlight and are therefore cooler.

Information on energy efficient principles is freely and readily available from many sources. It is also noted that amendments to the Building Code of Australia now require a higher level of energy efficiency for residential dwellings.

However, it remains desirable for Council to promote these principles during the design phase of any residential development.



Passive Solar Orientation: Energy Rant – showing solar benefits  
<http://www.energyrant.com/passive-solar-systems/>

### *Solar Principles*

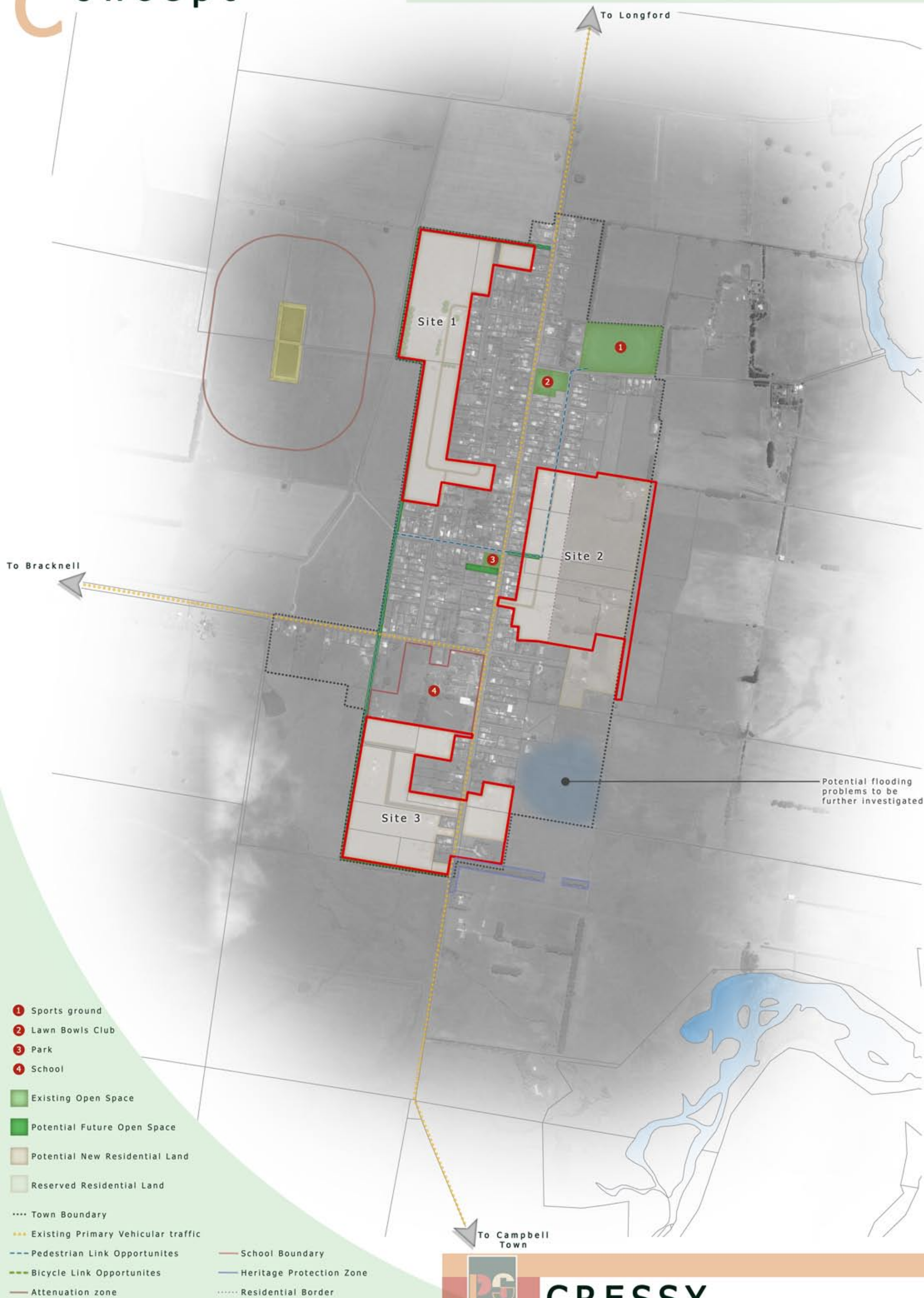
- Lot subdivisions should provide for the maximum number of dwellings to be orientated north
- Provide appropriate information to consumers on passive heating and cooling of homes, including;
  - The benefit of smaller, solar smart homes, smaller homes provide larger areas for outdoor activities including the opportunities for gardens, trees and or urban agriculture
  - The siting of living rooms to the north with larger windows, and smaller windows to the south for the bedroom provide maximum opportunities for passive heat control
  - Insulation to prevent heat entry in summer and heat loss in winter
  - Incorporate designs with windows and doors that allow important cross ventilations opportunities passively cooling the home
  - Double glazing to control heat entry and loss through windows

### *Summary and Conclusions*

- Layout of roads, footpaths, walking tracks, cycle ways – road layouts should follow the grid iron pattern of the town. Curved, flowing road design should be avoided. For sites off the Main St a footpath should be provided along one side of the public road. Walking tracks should link open space areas – unused road reserves with no obvious future use for development should be used as walkways to link other streets. Due to the low traffic volumes there is no need to plan for cycleways.
- Road plantings – street trees should be used to link open space areas and to present a preferred walking route into town from residential areas of Cressy. Either an existing town committee or a new committee should be examined with a view to advancing the street tree programme.

- Location and mix of medium density developments – given the low level of demand for development and the supply of available land there would appear to be little benefit in trying to change the density of development within Cressy. Generally sites on the urban – rural interface should be larger than lots closer to the town centre. The overall outcome should be to create a product that is not only desirable, but also respects the pattern of development in close proximity to the individual site.
- Building envelopes if required – building envelopes should be one of the issues considered when council takes its proactive role in the development of the town. There might be a case for establishing a building envelope on a site where an owner wants to build a house on a large lot and there is still development potential for the remaining land. That way a plan can be developed for the longer term use of the site, should demand for land increase.
- Staging – the first priority should always be for lots that are fully serviced and cause no burden on service providers. In Cressy these will generally be existing developed lots with further potential for subdivision. The second matter to consider in terms of staging is the willing land owner – that is someone who is prepared to work with council to achieve a good result and then prepared to invest in the plan. The third priority would be land which requires some infrastructure issues resolved and where there is an obvious pattern of development which will result – ie follow the sizes of surrounding lots. The final priority will be sites with multiple landowners, where there are servicing and physical constraints on development.
- Preferred location of neighbourhood facilities –The first priority should be to use existing capacity in shops, school and community facilities. The temptation to locate commercial facilities off the Main St should be resisted in the interest of creating a critical mass of shops and services which will make the town more sustainable.

# C Concept

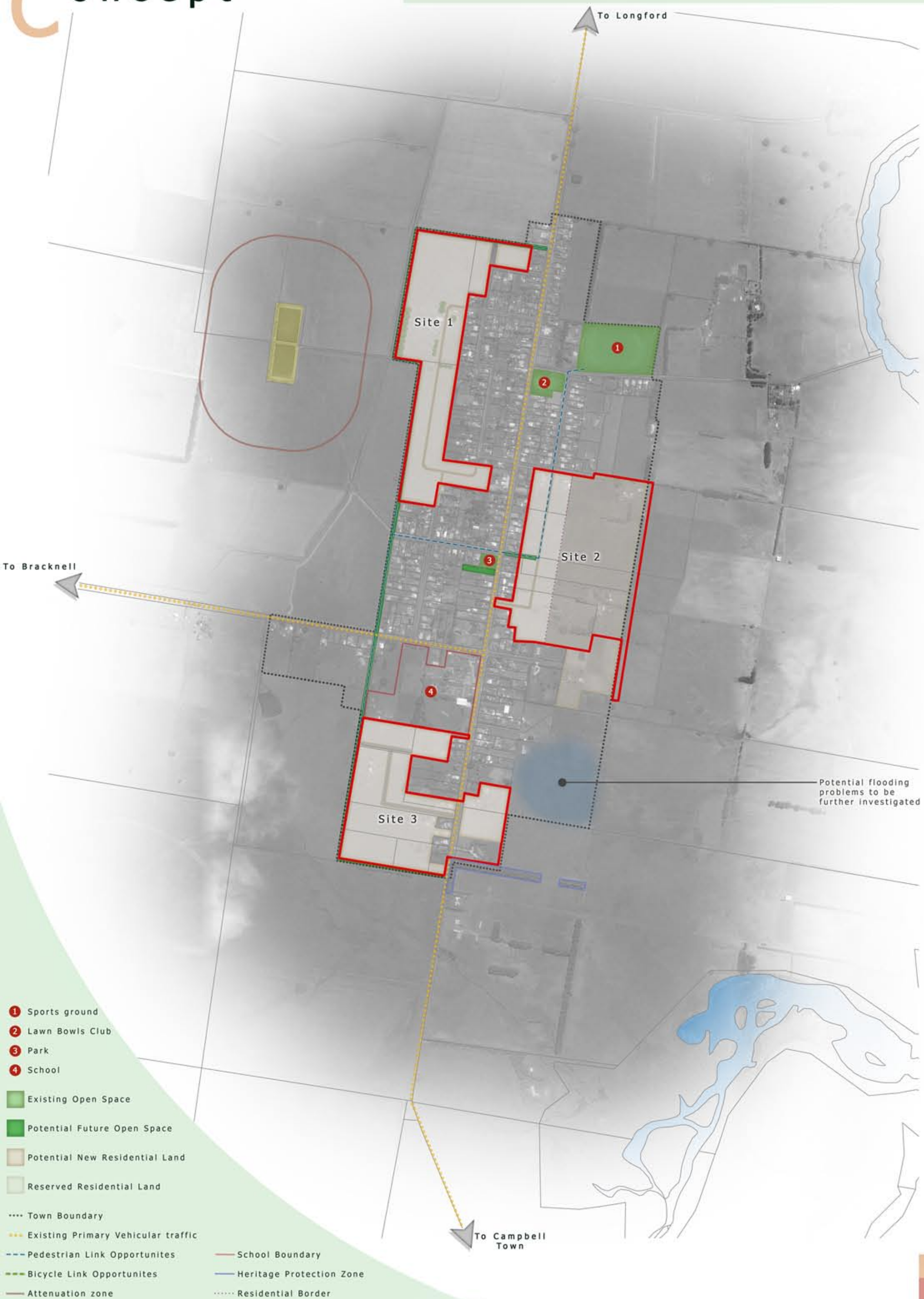


## CRESSY

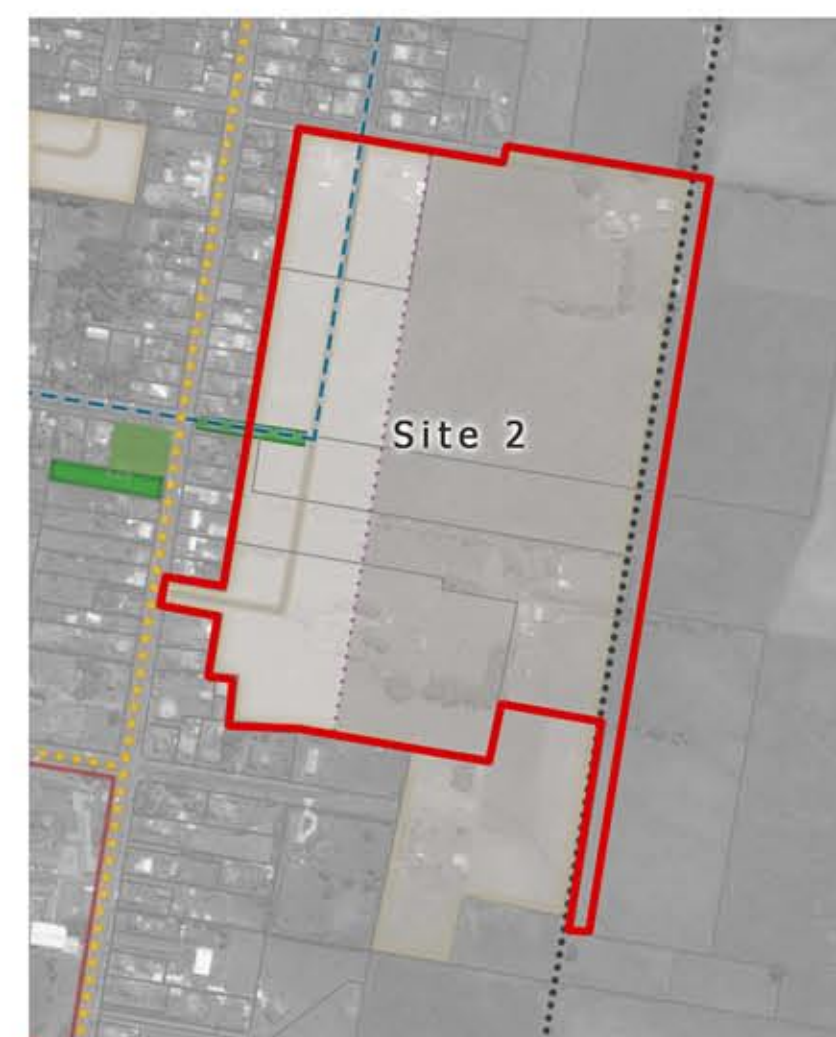
Concept for Community & Council Consultation - April 2011



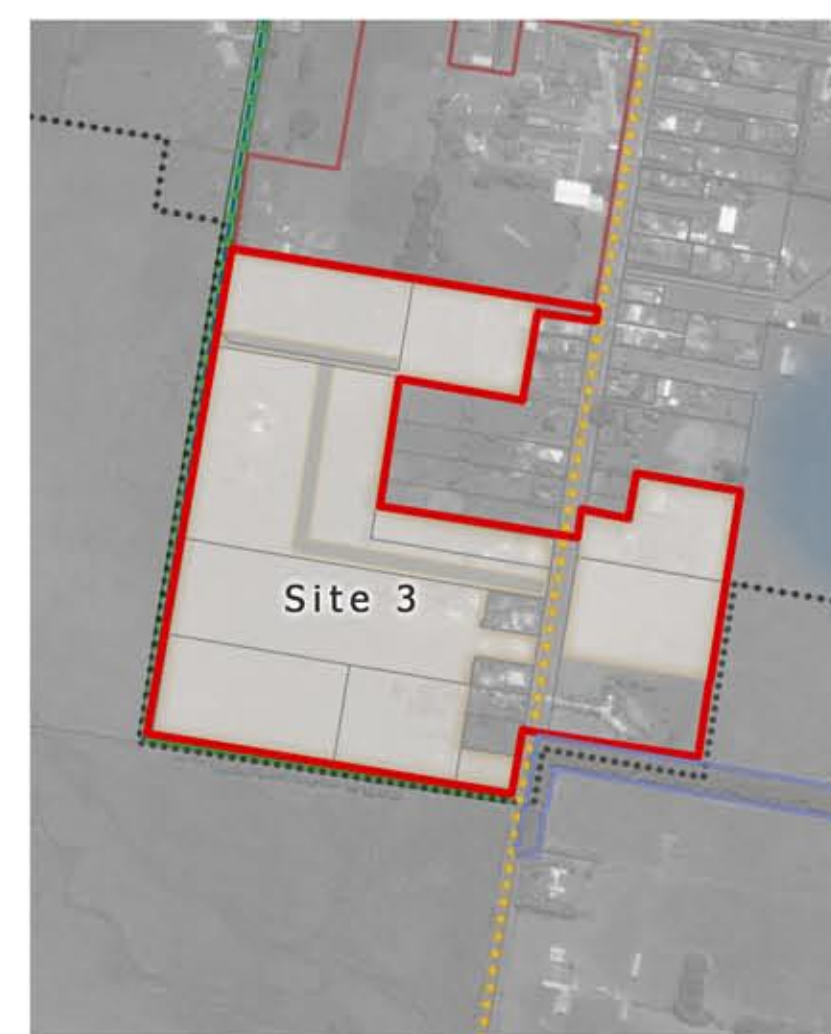




Site 1



Site 2



Site 3



transport infrastructure | community infrastructure | industrial infrastructure | climate change



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