

Park Grove, Burnie, land release

This fact sheet provides information about a new subdivision planned for 32 West Mooreville Road, Park Grove.

Where is the proposed subdivision?

The proposed subdivision is at 32 West Mooreville Road, Park Grove, behind the former UTAS Cradle Coast Campus building. Access to the new subdivision will be via West Mooreville Road and Mills Road.

How many homes will there be in the subdivision?

The 6.25 ha site has capacity for around 55 lots. Burnie City Council approved a development application for the subdivision in September 2023.

Several lots to be developed will be suitable for multiple dwellings. The land is zoned general residential. This is same zone as the surrounding residential area, so the density and size of new dwellings will be similar to those in the established neighbourhood.

How many lots will be available to buy and who can buy them?

Around 85 per cent of the developed lots will be available for sale once the subdivision is complete.

These lots will be quarantined for the first 30 days for affordable home purchase with the MyHome shared equity program.

After the 30-day period, unsold lots will be put on the open market. Some lots may still be kept aside to be made available for sale with MyHome at a later time.

Homes Tasmania will keep around 15 per cent of the subdivision for social housing development.

What lot sizes will be available?

Lots will range in size. Smaller lots from 420m² - 600m² will be available for townhouses and units providing affordable, easily maintainable smaller homes.

Larger lots up to 1 400m² will be available for multiple dwellings and larger family homes.

What is MyHome?

MyHome is Homes Tasmania's shared equity program that helps people get into their own home sooner.

With MyHome you share the cost of buying your home with Homes Tasmania.

With MyHome you only need a deposit of 2 per cent of the purchase price.

Assistance also includes up to a maximum of \$300 000 or 40 per cent (whichever is the lesser amount) of the purchase price for purchases of new homes or house and land packages.

What is social and affordable housing?

Social housing is provided by the government (public housing) and non-government (community housing) with rent generally set around 25 per cent of income (excluding Commonwealth Rent Assistance where applicable).

Affordable housing is rental homes or land and/or home purchases that are affordable to households on low incomes, ie housing costs are low enough that the household is not in housing stress.

Why does Homes Tasmania subdivide land?

The role of Homes Tasmania is to increase social and affordable housing.

Preparing residential subdivisions provides a supply of land for housing for Tasmanians on low to moderate incomes.

This land was previously owned by the Department for Education, Children and Young People and was transferred to Homes Tasmania under a Housing Land Supply Order in 2022.

Who will build the subdivision?

Now that the detailed design phase of the project is completed, a tender for a civil construction contractor to build the estimated \$5.9 million development has been released.

Construction is scheduled to start in late-2024 after the Council approvals process is complete and the civil contract is awarded.

When will land be available to buy?

It is expected that the first lots will be available for sale in 2025.

What recreational area is available near the proposed subdivision?

The subdivision is sited next to the Janet Drive Reserve. The development is also a short walk away from the Hillfarm Drive playground.

What impact will the development have on the environment?

This subdivision is an infill development. This means the land is available in an already developed area.

Flora and fauna assessments have been carried out to ensure the development meets planning regulations.

There are several large trees on the land. An assessment from an arborist has advised that the trees are a safety risk and will be removed.

How will water and sewer infrastructure be affected?

Current capacity exists to service the proposed lots as well as other current and future developments.

Extensions to the existing infrastructure will be constructed to connect the subdivision.

How will the subdivision help the community?

The subdivision aims to increase housing in areas with high demand for social and affordable housing.

Construction will be completed by a local contractor who employs local staff.

The construction of the subdivision will result in more than \$14 million in economic benefit to the region.

More economic benefits, including job creation, will result from the construction of the new homes on the subdivided lots.

How will nice houses and good tenancy management be assured?

New residential developments are based on mixed-tenure arrangements.

Modern social housing uses contemporary design and allocation processes.

In this subdivision, most of the land will go to home ownership.

Homes Tasmania will maintain around 15 per cent of lots for social housing in partnership with non-government community housing providers.

Community housing providers are critical to increasing and maintaining social housing because they have more ways of funding new supply and housing services, including more maintenance, housing support and community programs.

More information

If you would like more information, please email HousingProjects@homes.tas.gov.au