

Cygnets Old School Farm

“What would you like to see here?”

I would suggest that posing this question without considerable additional information is premature to say the least. The presumption that the land can be used for various purposes presumes that any and all interested parties will accede to providing unfettered capital and ongoing financial input.

The outstanding information needs to be provided not in detail but with a cursory agreement for the relevant parties. A preliminary telephone call to the “providers” could provide direction as to possible/probable usage.

Questions

Huon Valley Council

- What is the current zoning of the land?
- What will be the process, if the land needs re-zoning? Hopefully this will not be a rubber stamping without due process,
- What are the Council’s financial drivers? Are the Council seeking maximum financial return on the land with minimal or no ongoing operating and maintenance costs?
- What are the Council’s financial drivers in respect of maintenance of any developed infrastructure? This could include Council controlled roads, kerb and guttering, stormwater systems, street lighting, etc.
- What will be the Council’s financial input should the current infrastructure require upgrading, not just local to the Old School Farm site?
- If the selected development is medium or high density housing with the nominal two (2) cars per dwelling what will the Council provide in respect of parking and driver/pedestrian safety in an already congested Mary Street?

State Government

- Will the State Government need to support the re-zoning of the Old School Farm site, if required?
- Will the State Government facilitate the planning and development process?
- Will the State Government support all and any proposed development on the site?
- Will the State Government provide financial support to the provision of additional infrastructure, maintenance of this additional infrastructure and additional services? This could include State controlled roads, law enforcement, etc,
- Will the State Government look to upgrade the current volunteer Fire Service to a permanent full time Fire Service depending on the style of development?
- Will the State Government provide a permanent full time, 24/7, Ambulance Station and paramedics depending on the style of development,

- Does the State Government have an economic development plan for the Cygnet and Huon Valley region? This could include development of employment opportunities, relocation of government services to the area, encouragement for businesses to relocate to the area, etc,
- Will the State Government provide financial input to the development of and support to the provision of public housing, aged care facilities, etc?
- Do the local and regional public and private schools have the capacity to support a medium or high density housing development? Should there be a shortfall will the State Government make provision of additional school facilities and staff?
- Depending on the style of development there may be a need for additional and enhanced public transport on the Cygnet, Huonville and Hobart route, this would need to include any additional senior school students having to travel to Hobart.

Services Providers

Taswater

- Will Taswater provide financial support to any and all proposed development on the site?
- Is the current water supply system capable of providing additional water?
- If the current water supply system is inadequate and the pressure in the system needs boosting to provide supply will the existing aging infrastructure be capable of withstanding the increased pressure?
- Will Taswater provide financial input to the development and meet ongoing operating and maintenance costs of the water supply system?
- Will any development be connected to the Cygnet sewage reticulation system and treatment plant? Is the existing reticulation system and treatment plant capable of handling any and all styles of development?
- Will Taswater provide financial input to the development and meet ongoing operating and maintenance costs of the sewage treatment system?

TasNetworks

- Is the current electricity supply system capable of providing power to any and all styles of development?
- Will TasNetworks provide financial input to the development and meet ongoing operating and maintenance costs of the electrical reticulation system?
- I would assume that any style of development would specify that the electrical reticulation to the development would be underground with the significant costs being borne by the developer!

Telecom and Internet Service Providers

- Is the telephone and internet system capable of servicing any and all styles of development?

- Will the current NBN system cope with any and all styles of development?
- Does the Federal Government need input in respect of the provision of NBN services?

Local Service Providers and Businesses

- The local service providers and businesses need to be asked to provide their input in respect of their capacity to support the various styles of development. This must include the provision of medical services within the Cygnet region,
- Australia Post should be asked as to their capacity to support a medium or high density residential development with postal delivery services or mail boxes,

Environment

- Has the site been inspected for protected flora and fauna?
- Will the various significant trees on the site be maintained?

Without a response to the questions posed above it is impossible to provide a reasonable response to “What would you like to see here?”

The line of least resistance for all parties would be for the Council to sell the land for a single dwelling construction with the purchaser to meet all development costs.