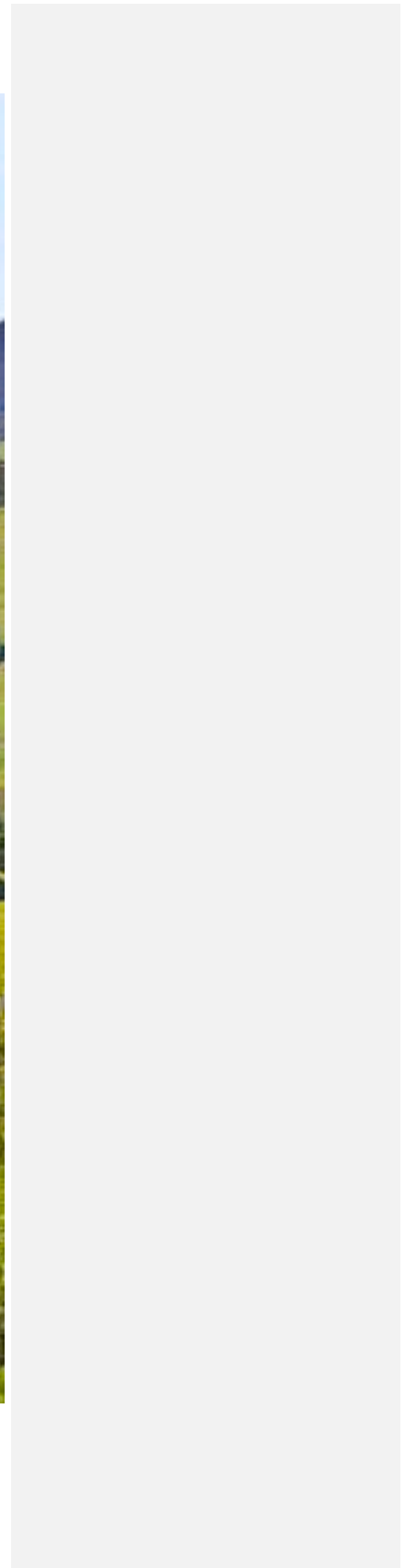




Cygnet  
Tasmania

development proposal





# the Cygnet Association (Inc)

ABN 43 850 150 304

[www.cygnet.org.au](http://www.cygnet.org.au)

## Old School Farm Development Project Cygnet, Tasmania

*"It always seems impossible until it's done" - Nelson Mandela*

### 1. Executive summary

Cygnet, a thriving small town in Southern Tasmania, and the Huon Valley Council share a problem.

***How to make the best use of 4ha of currently vacant and unused, Council owned, land at the centre of the township?***

***How should it be developed for the best long-term benefit of the community and Council?***

Both Council and the community have explored many options over the last 20 years.

To answer these questions the Cygnet Association (Inc) has, since 2018, canvassed and consulted extensively with the Cygnet community, with the Huon Valley Council, with planners, real estate practitioners, developers and environmental consultants.

This document is a distillation of that process and hopefully helps to clarify the issue and may provide some answers that help us move forward.

### 2. Introduction

Huon Valley Council (HVC) owns approximately 4 ha of largely open space in what could reasonably be considered the geographic centre of Cygnet.

Over the last 20 years there has been considerable discussion, both at community level and within Council, about how this site should be developed to deliver the best possible long term outcomes for both Council as a "business" and the Cygnet community.

Various options have been proposed by Council but none has yet been acceptable to the local community. The Cygnet Association (CA) hopes to advance this "stalemate" by putting forward a proposal that has been formulated after years of consultation and consideration. Currently this valuable land sits vacant which is not a realistic long term solution though it does find favour with local dog owners and neighbouring households.

The CA (see Appendix 1 ) has consulted extensively with the local community, with Council staff and individual Councillors. Using the information gathered we have developed a staged

plan that we believe should deliver an acceptable financial return to HVC while offering the local community valuable mixed housing and recreational options that would bring significant long term benefits not only to the future residents of the site but to the entire community.

The HVC Land Strategy makes these comments about the Old School Farm land:

<p>"Memorial Drive" 58 Kent Street, Geeveston (PID: 2208956)</p>	<p>Some of this land is used by Scrubby Hill Farm (GeCo) and Tasmanian Trails, the remainder being vacant. Possibility of securing tenure for Scrubby Hill Farm, a better site for Tasmanian Trails, while also developing private lots, housing affordability initiative, and public open space.</p>	<p>Undertake community engagement at involve level to evaluate in principal support, or otherwise, to identify development proposals for the land. This will happen later in 2021.</p>
<p>"Old School Farm" 14 George Street, Cygnet  8 George Street, Cygnet  20 Golden Valley Road, Cygnet  (PID: 7830242, 7672344 &amp; 2036840)</p>	<p>Currently vacant land. Possibility, similar to above, of a flexible approach to developing the land to reflect community's interest in the outcomes as shown in the Cygnet Association's 2018 engagement on the land's future.</p>	<p>Undertake community engagement at involve level to evaluate in principal support, or otherwise, to identify development proposals for the land. This will happen later in 2021.</p>

**This site is strategically located at the heart of our township  
The Cygnet community wants to see it developed  
to create long term community benefits**

### 3. Property Description and locality

#### 4.1 Real Property description

- The "Old School Farm" (OSF) and the adjoining former Council Depot occupies approximately 4ha of Council owned, mainly open space close to the centre of Cygnet.
- The former Council Depot (SW corner) has various industrial style sheds and formed access from Golden Valley Road



- The land is gently sloping to the north and north-east.
- It is located within easy walking distance of the primary and secondary schools, and adjacent to a childcare centre and a medical centre.
- It is set one block back from the busy main road through the town
- It is close to the commercial centre of the township where there are supermarkets, a pharmacy, Post Office, galleries, library, cafés, allied health practitioners, hardware store and the like.



*Viewed to the south west from George Street*



*Viewed to SE from the top NW corner*





#### 4.2 Property and development planning history

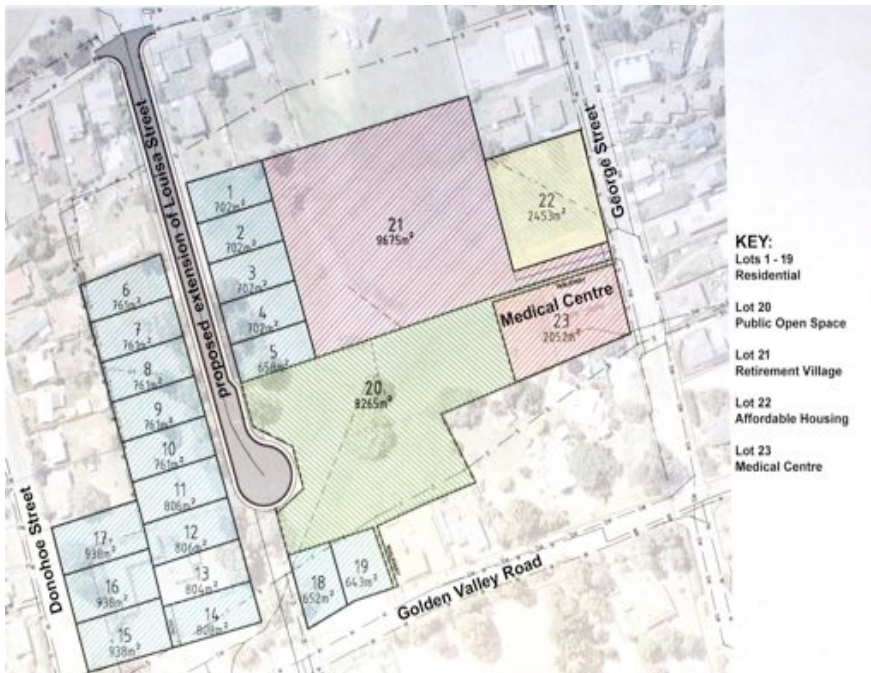
- The OSF property itself formerly belonged to the education department and was used as an educational farm when the old state run primary school (now the Play Centre) was active.
- It was sold for a nominal sum (~\$90,000) to HVC in 1997.
- The HVC Depot was formerly the Cygnet Council Depot and transferred to HVC upon amalgamation in 1993.
- In 2003 HVC proposed to subdivide the combined properties into 31 housing lots. For a variety of reasons this did not eventuate.
- In 2009 HVC prepared plans to subdivide to create 13 housing lots and 18 pairs of conjoined Independent Living Units. While the prospect of the ILU's appealed to many in the community the overall design was deemed inappropriate and the project was shelved.
- In 2018 the then HVC Commissioner Adriana Taylor and General Manager Emilio Reale, while participating in a Community Consultation Forum, were asked whether HVC had any current plans for development of the OSF. Mr Reale noted that previous plans prepared by HVC had not been well received by the community and suggested that it might be better if the Cygnet community consider all options and present the outcome to Council for consideration.
- Taking up this suggestion the Cygnet Association (CA) conducted a thorough, and fully documented, community consultation and presented HVC with the results. (see below: 8. Community Consultation)
- The CA proposed that the next step might be to use the information collected to brief the award-winning professional planners who had prepared the two previous Township Development Plans (Inspiring Place Pty Ltd) to conduct further consultation and prepare a draft plan. The General Manager expressed the view that this might "raise unrealistic expectations" and indicated that HVC would not join in funding. Without the support of the owners of the land this option had to be abandoned.
- In November 2018 the HVC planning department prepared a concept plan based on its interpretation of the outcomes of the CA consultation. Many of those involved in the community consultation found that this plan lacks detail and is little better than previous Council plans though this plan does include a significant amount of open recreational space.



**HVC's 2003 subdivision plan**



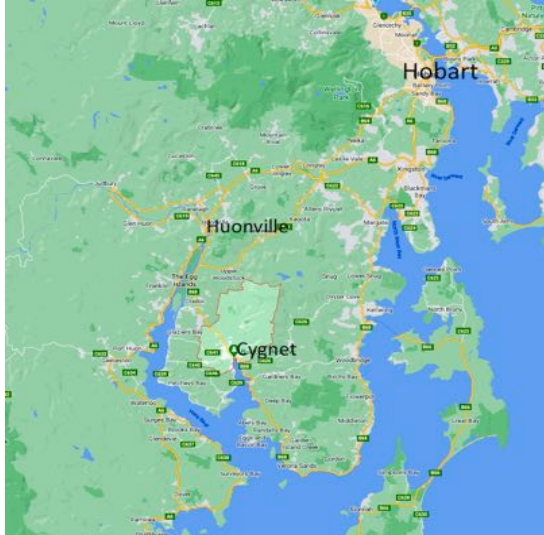
**HVC's 2012 ILU development plan**



**HVC's 2018 concept plan**

### 4.3 Locality description

- Cygnet is situated at the head of a north/south inlet off the Huon River estuary: Port Cygnet.
- It is 36km SW of Hobart (about a 55km/45 minute drive on good roads)
- Historically it was an apple producing area and apples were exported direct from Cygnet to London and elsewhere. This was significantly disrupted when the UK joined the Common Market (as it was then known) in 1975. Many orchards were taken out of production.
- There is still an active fruit growing industry with cherries, strawberries, blueberries and apples being some of the main crops, with a grape growing and wine-making industry developing.
- With the township being such an easy drive from Hobart, and with so many scenic routes options it has become a popular destination for both tourists and day visitors from Greater Hobart
- Tourism has also become an important element of the local economy.
- The many cafes, galleries and hotels are complemented by a new cultural function centre <https://www.portcygnetcannery.com/> and culinary events (<https://fatpig.farm/>)
- Port Cygnet had its own local Council until Tasmania's three southernmost councils were obliged to amalgamate in 1993. It is now in the Huon Valley municipality.
- In the 1980s and '90s it became a popular destination for “alternative lifestylers” attracted by the low cost of land, the picturesque surroundings, the good climate and proximity to Hobart. This led to it gaining a reputation that it still maintains as being an artistic and generally creative community.
- Over the last 20 years Cygnet has become a popular relocation area for retirees, “climate refugees” and others from interstate and overseas.
- This influx of new residents with varied backgrounds, skills and life experience has also led to a significant increase in house prices, cost of rentals, subdivisions, land sales and building in general.



#### 4.4 Services and Infrastructure

- There are three good roads leading to Hobart (54km via Huonville) and it is normally about a 50 minute drive to the CBD and another 15 minutes on to the airport.
- The main road to Hobart is via Huonville (18km). A Huonville bypass is proposed and this will allow through traffic to avoid any congestion in Huonville.
- There are secondary roads to Hobart: one via Nichols Rivulet and another via Woodbridge.
- There is a longer but very scenic coastal route via Randalls Bay and Gordon which follows the coastline of the D'Entrecasteaux Channel.
- The main street of Cygnet, Mary Street, is the only through road. It is becoming increasingly congested, especially at weekends. A new street is planned to take pressure off Mary Street but HVC has yet to allocate funding towards its realisation.
- Parking in the centre of town is also becoming difficult: again most particularly at weekends. The planned new street should alleviate this.
- Water is supplied to the township by TasWater from the Huon Valley Regional Water Scheme which was built at a cost of \$30m in 2012. Since this was developed there have been no summertime water restrictions.
- Currently there are no regular marine services to and from Cygnet but an upgrade of the Public Jetty is planned and charter vessels are available.
- Wireless and optic fibre NBN are available in the township and surrounding district
- Mobile phone reception is good in the township but coverage is patchy in the surrounding area due to the topography.
- Taswater maintain that the water supply and sewage treatment is adequate for the projected population increase and can be upgraded as and when required.
- There are two schools: the State Primary Prep - 6) and St James Catholic (Kind - 10) plus a nearby private school, Peregrine at Nichols Rivulet, ( Prep – 6) and Huonville (Prep – 12).
- Two medical practices + physio and allied health practitioners.



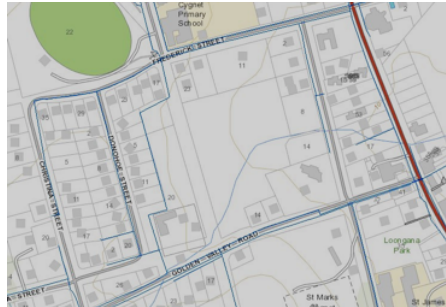
- Comprehensive shopping with 2 x supermarkets, pharmacy, hardware, garages, speciality shops etc.
- Many and varied sporting, recreational and cultural clubs and associations including football, cricket, bowls, tennis, arts, rowing and a very active sailing club.

- **4.5 Site Analysis**

- The site is approximately 4ha in size and comprises the OSF property and the adjoining former Cygnet Council Depot that is no longer used as such by HVC. Due to the historical use of the Council Depot this area may be contaminated and further investigation is required.
- It is bounded on the four sides by residential streets
- There is potential for direct access to/from each of the streets and an unformed reserve road exists between Golden Valley Road and Frederick Street.



*Entrance to Council Depot from Golden Valley Road*



*Water mains and and natural drainage shown in blue*

- All services are available to the site.
- There are currently no roads formed on site
- The predominant winds are from the NW. The site is fairly well protected from this direction with shelter provided by the topography and the housing to the west and north west.
- The western portion of land slopes gently towards the NE with the southern portion towards the N. It gets good sun.
- There is a natural water drainage down the shallow valley that is formed by the layout of the land.
- The soil is rich dark loam with clay subsoil.
- There is no history of land slides or subsidence.
- The views from the western (higher) portion of the land are unobstructed over the township and across the valley towards the wooded hills to the north and east of Cygnet. From the bottom of the land (along the George Street boundary) views to the east are partly obstructed by the housing on the other side of the street.

## 5 Land Use and Zoning

### 5.1 Current Zoning and Allowable Uses

Under the Huon Valley Interim Planning Scheme most of the OSF land is zoned as General Residential with a small portion adjoining George Street zoned as Particular Purpose.



### 5.2 Overview of the Local Area Planning Scheme

The HVC endorsed Cygnet Township Development Plan 2010 (CTDP 2010) is the most recent local area plan (Appendix 2).

This report makes little reference to the OSF land other than to identify it as having “potential for future Health Centre development” and recognising it as also being an appropriate area for residential development.

In 2012 HVC received Commonwealth Government funding for the construction of a Medical Centre and this was constructed at the George Street entrance to the site. It is currently still owned by HVC.

By way of overview the report commented that *“Cygnet is set amongst a diverse landscape, the township is surrounded by rural farmlands and rural-residential developments, these in turn are framed by the forested hillsides of Grey Mountain, Galleries Hill and Balfes Hill. While the riverside setting of Cygnet is not evident from the town centre, this setting and proximity of the town’s surrounding hills are important elements of Cygnet’s landscape character that should inform land use planning and development. Similarly, the larger a lot size of the surround(ing) rural-residential housing development contributes to the rural character of the Town.”*

### 5.3 Proposed Specific Area Plan

Most of this site is currently zoned as General Residential which constrains its development as an integrated multi-function development by specifying housing densities, vehicle access etc.

The 2018 CA community consultation indicated that a mixed development would be more appropriate on this site and would deliver better long term benefits for the entire community rather than simply providing more undifferentiated housing lots. There are currently plans for significant conventional subdivisions of land in Cygnet for those who prefer this type of development.

**We suggest that consideration should be given to the creation of a Specific Area Plan (SAP) for this land.**

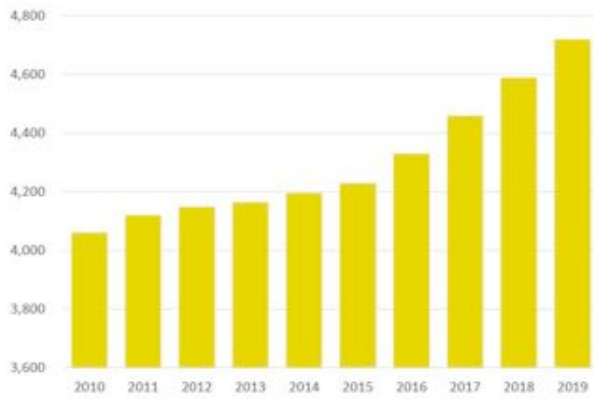
*“A SAP might be established where the qualities of the area require special provisions. The underlying zone provisions will still apply, however they will be modified, added to, or substituted by the SAP Provisions. A SAP can apply over one or multiple zones. New PPZs, SAPs, SSQs, can be included in an LPS if they meet tests listed in the Act about significant benefits to a State region or municipal area, or are required because land in the municipal area, has particular qualities that require unique provisions.”* Break O’Day Council

## 6 Cygnet demographics

### 6.1 General age and population

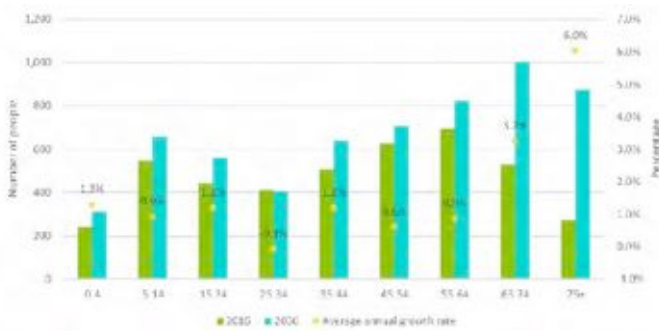
In 2020 SGS Economics and Planning were engaged by HVC to “undertake a residential land and supply study for the town of Cygnet” (see Appendix 1 for complete study).

In this study SGS reported that “strong population growth has been evident in Cygnet over the past decade. Between 2010 and 2019 the average annual growth rate was 1.7 per cent per annum. This has increased to 2.4% over the past five years, and 2.9% in the past three. (This) reveals that the population forecast for Cygnet in 2021, using the Treasury growth rates for the Huon Valley ... had already been met by 2019, even under the high (growth) scenario”.



Source: ABS (2020) estimated residential population by components

The SGS study and ABS data indicates that, like the rest of Tasmania, the population of Cygnet is ageing.



Source: ABS Census, Tasmanian Government 2019, and SGS Economics and Planning

POPULATION PROJECTION AND GROWTH RATE BY AGE (HIGH GROWTH), CYGNET SA2

### 6.2 Occupation

Cygnet has in the past been an area of relatively high unemployment but in recent years this has changed with the influx of better funded new settlers, the associated building and trade work, the increase in tourism and the development of the aquaculture industry.

The education, employment and occupation statistics are broadly similar to those of the wider Tasmanian community but the average income is approximately 10% lower. (Appendix 3)

### 6.3 Employment

*“The most common occupations in Cygnet include Technicians and Trades Workers 20.3%, Professionals 16.8%, Managers 13.1%, Clerical and Administrative Workers 12.1%, and Labourers 12.1%.” (ABS 2016)*

### 6.4 Family composition

Again, family composition is roughly in line with that of the rest of Tasmania  
*"Of the families in Cygnet, 37.2% were couple families with children, 42.9% were couple families without children and 19.2% were one parent families."* (ABS 2016)

#### 6.5 Trends

All relevant statistics tend to confirm that the population of Cygnet is growing faster than was anticipated in recent years.

It seems likely that this trend may be reinforced by the recent recognition of the advantages for both employers and employees, of working from home for all, or a proportion of, the week. What had been slowly becoming an acceptable option has been accelerated by the pandemic and is now fully integrated as part of working life.

With Cygnet a 50 minute drive from the Hobart CBD it had been considered a rather long daily commute, especially in winter, but this is less of an issue if it is only once or twice a week.

## 7 Preliminary market appraisal

### 7.1 National market

The Covid pandemic has seen many of the statistics and projections that were developed prior to 2020 become largely irrelevant.

Anticipated slumps in the national housing market have been reversed by various government stimulus packages.

The economic reverberations have led to the lowest interest rates in recent history and the Reserve Bank has clearly indicated that this is a situation that is likely to remain the case for the foreseeable future.

There has been a movement from the cities to regional areas with many professionals now working online.

Many young people are looking for a more nature-based way of life.

### 7.2 Local market

The local market is extremely buoyant with attractive house/land packages selling almost as soon as they are advertised. Developers have recognised this and rezoning applications and DAs have been lodged with HVC for the largest subdivisions in Cygnet's history.

### 7.3 Target market

The market we envisage for this development encompasses the entire range of the community from young families to ageing singles.

We see it as a priority that this development does not become an enclave catering to a single sector of the community.

We hope to be able to offer a mix of homes from apartments to family homes to Independent Living Units plus rentals and co-housing options, a Respite/Aged Care facility and recreational opportunities (walking, swimming, gardening).

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## 8 Community consultation (April 2018)

### **What the community wants**

This is always difficult to gauge and the more consultation one undertakes the more options one seems to receive. Sometimes the submissions seem at first glance to be contradictory (and sometimes they are) but careful analysis extracts general trends.

### **The CA conducted a comprehensive community consultation process in 2018.**

All households in Cygnet were letter-boxed and prominent advertisements were placed in the local paper informing readers of the consultation and inviting all to attend an onsite "Walk & Talk" and/or make submissions.

The response was positive and more than 50 coherent submissions demonstrated a real interest in the site and its future. They were posted online as they came in (in an anonymous format to avoid the personality considerations that are part and parcel of life in small communities). This allowed contributors to see what others had suggested and build on those ideas.

Towards the end of the 3 week submission period a consensus seemed to be emerging and the response at the subsequent exhibition of submissions in the Town Hall confirmed that this consensus was in many respects valid.

One of the significant (and unexpected) outcomes of the consultation process was the overwhelming desire for a swimming/hydrotherapy pool.

While the "wants" are varied, and not all may be realisable, it is very clear that the community expects this valuable land to provide long term community benefits.

### **It is essential that strong links with the wider Cygnet community are integrated into the Old School Farm development.**

This can be ensured by incorporating elements such as a community garden, the swimming pool, shared office facilities and public walking tracks (such as between the old headmaster's house on Golden Valley Road and the Primary School).

### **What the community doesn't want**

While there was considerable variety in the submissions there was a clear consensus that the community does not want this land to simply be another subdivision with high fences around each house (or a shopping centre).

**(For full details of the CA 2018 Consultation including methodology, outcomes and updates see Appendix 4).**

- Legend**
- 1 Self contained units @ 10m<sup>2</sup> / 1 bedroom / 1 carport
  - 2 Self contained units @ 10m<sup>2</sup> / 1 bedroom / 1 carport
  - 3 Self contained units @ 10m<sup>2</sup> / 1 bedroom / double storage
  - 4 Apartment blocks / total of 31 units @ 10m<sup>2</sup> / 1 bedroom / double storage
  - 5 Water accommodation 24 @ 10m<sup>2</sup> / 1 bedroom
  - 6 Commercial kitchen and security facilities room and 600 area @ 10m<sup>2</sup>
  - 7 Accessible office space @ 10m<sup>2</sup>
  - 8 Accessible workshop @ 10m<sup>2</sup>
  - 9 Commercial parking area @ 10m<sup>2</sup>
  - 10 Hospital / aged care facility @ 10m<sup>2</sup>
  - 11 Existing Medical Centre
  - 12 Commercial greenhouse @ 10m<sup>2</sup> / 1 bedroom garden @ 10m<sup>2</sup>
  - 13 One half (general) parking @ 10m<sup>2</sup> and one 1/2 off site lot
  - 14 Pedestrian / New site for Access / Planning Dept / Permissible surface
  - 15 Pedestrian Access / Permissible surface
  - 16 Pedestrian Link to Township Centre



*2021 concept plan based on outcomes of Cygnet Association  
community consultation and further discussion.*

*higher definition version of this plan at:*

*<https://cygnetassociation.files.wordpress.com/2021/07/old-school-farm-concept-plan-july-2021.pdf>*

## 9 Types of tenure

### 9.1 Owner/Occupier

This is the simplest and most common form of residential development.

Subdivide the land and sell individual lots to individuals, builders or investors to build on. a relatively simple and straightforward process.

### 9.2 Investment rental

The tax system encourages this and real estate has long been considered a good investment. We do not consider this as a model we would favour.

### 9.3 Community rental

There are Government sponsored schemes that encourage property owners to make their homes available for affordable rent to low income households with low or no support needs.

### 9.4 Strata Title

Under a 'Strata Title' you have individual ownership over your house or apartment (called a 'lot'), and shared ownership over the 'common property', such as the driveway, gardens and recreational spaces. The common property is then managed by a legal entity.

We see this as an option that might well suit this type of development.

It allows for individual home ownership and the tax/benefits that accrue while fostering community by having common ownership of some of the land.

This might be developed as part of a Community Development Scheme.

### 9.5 Community Title

This is another option that we are considering.

'Community Titles' are similar to strata titles in that they apply to properties that share a common area, such as driveways and gardens. However, in a community title scheme, each property usually has its own land allotments and clearly defined and surveyed boundaries, such as in a gated estate. Decisions made for properties under a community title are also through a body corporate or community corporation (or community association), but the insurance set up may be different from strata titles, as owners are generally responsible for their own lot, with the community corporation only being responsible for maintenance and insurance of common areas. This differs from strata titles where the buildings belonging to individual lot owners are also covered by this broader insurance

Some tenants could live onsite at reduced rent in return for work on the properties – or be paid – perhaps a points system.

## 12 Sustainable design preferences

### 12.1 Building materials

There is a strong wish within the community to see development of this property embody "low carbon" and "sustainable" principles wherever this is consistent with efficient and cost effective outcomes.

The majority of the materials used in the construction of the houses and other infrastructure should be sourced locally wherever possible and allow for highly energy efficient buildings.

### **Cross Laminated Timber Panel (CLTP)**

It might be possible to prefabricate many components using locally grown timber in the form of CLTPs and glue laminated timber beams. This would have the advantages of being a “low carbon” option and possibly even “carbon positive” while being highly insulating. Off-site preparation and finishing of the panels can offer significant savings in labour and on-site time by minimising weather disruptions. A CLTP production facility has recently been established in Devonport.

### **Cement Stabilised Rammed Earth (CSRE)**

Another locally available and relatively “low carbon” material is cement stabilised rammed earth. The bulk of the material (sandy soil) could be sourced locally and might require as little as 6% added cement. The skills required are easily transferable and much of the labour involved is unskilled. The form-work required can be prohibitively expensive for “one-off” building projects but, if a suitable design is chosen for a substantial number of buildings (ie conjoined ILUs), then this can readily be amortised. An advantage of this form of construction is the good acoustic insulation which is of particular value in conjoined buildings. The thermal insulation properties are not so good and some (or all) external walls might require a foam core within the walls.

### **Straw Bales**

These are also locally available. A well designed and built straw bale house is both low maintenance and durable but this is a labour intensive building material. The skills required are readily transferable and because of this, and its inherent characteristics, it is popular with owner-builders. Straw bale homes are extremely comfortable to live in thanks to the exceptional thermal insulation. The relatively thick walls increase the footprint for a given interior space but many consider this a small price to pay for the “feel” created by the deep reveals on doors and windows and the comfort and long term economy provided by the excellent insulation.

There is no suggestion that the same material be used throughout the development or even within individual dwellings. It might, for instance, be a good option to use highly thermally insulating CLTP for the external walls of conjoined dwellings and take advantage of the acoustic properties of CSRE for the common walls.

Ideally the majority of the actual building work will be able to be undertaken by local builders and tradespeople and, in some instances, by owner/builders. There may also be potential to source hardwood for building from local state-owned forests harvested by local woodworkers who use Lucas mills

## **12.2 Water**

As mentioned above (4.5 Site Analysis) there is a natural drainage line running from the Council Depot to the Medical Centre. For much of the year this is dry.

Our plan aims to attenuate storm-water runoff from the site (and from the land above) by creating swales and other forms of water retention and purification (reed beds, ponds etc).

Individual buildings and/or groups of houses would collect rainwater and use this where appropriate (flushing toilets, watering gardens etc) and the potential exists for separating black and grey water

Wherever possible permeable ground coverings would be favoured.

We would expect to embody the principles of water sensitive urban design (WSUD) as far as practicable in all aspects of the development (Appendix 5)

### 12.3 Energy

Energy efficiency is not just an environmental consideration but a long term economic imperative.

As we all know the cost of energy is increasing at what would appear to be an exponential rate and one of the biggest areas of community consumption is home heating and cooling followed by water heating.

This is a major consideration in our planning and the fact that this site has excellent exposure to the east and north makes the use of solar energy an obvious first choice.

All buildings would be designed to not only be thermally efficient in terms of insulation but also make the most use of both passive and active solar energy.

A development of this nature is well suited to micro-grid installation and this should be a consideration. (Appendix 6)

Potential for distributed heating using local mill waste as heat source. Combined heat and electricity generation (co generation) would also be suitable for heating a hydrotherapy pool and/or swimming pool as an adjunct to solar heating

### 12.4 Waste

- All biodegradable "waste" should ideally be used on site either by the residents or in the adjoining Community Garden in the production of compost and in worm farms.
- Reusable items would be offered within the local community (op shops, online marketplace, HV reuse shop etc).
- Recyclable items would be sorted for recycling.
- Any other waste would be disposed of by HVC in the normal manner.

## 13 Community facility preferences

### 13.1 Hospice/respice care/aged care

The 2018 CA community consultation made it very clear that there is considerable support for a Respite and/or Aged Care facility to be integrated into the development. The HVC owned Medical Centre has room for expansion to its west and this would seem to be an excellent use for this land.

It is recognised that ageing in the community is the best option for all and has significant economic and social benefits.

Anything that facilitates this (ie local respite care) will not only benefit the direct



recipients but their families and friends while also generating local employment.

### 13.2 Swimming Pool

The potential of including a public swimming pool in the development was not anticipated at the outset of the consultation but it was such a consistent suggestion that it would be remiss to reject it out of hand.

The closest public swimming pool is in Huonville and the closest public indoor pool is in Port Huon. There is a pool at Woodbridge Hill that can be hired for special events and a small private pool in Cygnet that can be hired informally on an occasional basis.

With two schools in Cygnet and a third nearby at Nichols Rivulet (Peregrine) it seems that it might be possible to create a partnership that might make such a project economically viable.

*Example.*

*When the Cygnet Sports Centre was built adjacent to the Cygnet Primary School (on the site of the former Cygnet Swimming Pool) it was financed jointly by the Education Department and HVC. The school has priority access during school hours and the public has access at other times. This has been a very good outcome for the community and has now been operating this way for over 20 years.*

Swimming is an excellent activity for all ages and the benefits quantified. For children it is fun, is good exercise and contributes to water safety. Adults of all ages can enjoy swimming simply as a recreation but it can also allow exercise for some who have constraints that prevent other physical activity.

**Hydrotherapy** is increasingly popular and recognised as a valuable physiotherapy activity. It is particularly in demand from an ageing population but can be useful for all age groups. Such a pool could be integrated into a swimming pool building and operate in conjunction with the Medical Centre and a Respite/Aged Care facility.

Again, this would have economic benefits for the community by creating local employment opportunities and by improving general health and well-being. (Appendix 7)

The current concept plan shows how a north-facing indoor pool. The building could be partially buried into the steepest part of the land with a "green roof" providing for good acoustic and thermal insulation while making the building far less conspicuous from Golden Valley Road (Appendix 8). The swimming pool would be relatively small and shallow to minimise running costs and could be heated by a combination of solar heating and a wood-fired combined heat and power generator that could potentially provide all the electricity requirements for the facility.

### Independent Living Units

There are many families living on larger properties outside the township.

Children grow up and leave home; parents age.

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

The 2018 CA community consultation indicated that it is probable that there is significant local demand for Independent Living Units (ILUs) for people who no longer want, or are able, to maintain a larger property. This accords with the 2012 HVC development plan. (4.2 History)

We envisage that a proportion of these ILUs would be single bedroom units with some nearby units kept available for short term use by visiting family and friends. There might also be an onsite storage facility to avoid building extra rooms simply for storing valued items that have no day to day usage.

## 14 Site layout preferences

### 14.1 Road Design

Ideally we envisage that the through roads would be generally reserved for emergency vehicle access.

Wherever practical and feasible we would favour permeable surfaces.

### 14.2 Parking

Most parking would be located at the entrance points. Electric vehicles might be made available for transport of shopping and heavy items from there to individual homes. The parking area would be equipped with garages, EV charging facilities and solar panels.

To reduce the need for parking it is suggested that some shared vehicles be provided as many people only have need for a vehicle on an occasional basis

## 15 Further community consultation

The results of the Expressions of Interest will be used for a presentation to the local community to discuss other options that may be available or desirable.

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## 16 Appendices

1. The Cygnet Association (Inc) - About.  
<https://cygnet.org.au/about/>
2. SGS Economics & Planning "Cygnet Residential Land Supply & Demand Analysis"  
<https://cygnetassociation.files.wordpress.com/2021/02/sgs-report.pdf>
3. Cygnet Township Development Plan 2009  
<https://cygnetassociation.files.wordpress.com/2021/02/2009-ctdp.pdf>
4. ABS statistics

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- [https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/SSC60142?opendocument](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC60142?opendocument)
5. For full details of the CA's consultation process and the outcomes visit <https://cygnet.org.au/old-school-farm/>
  6. WSUD  
<https://www.derwentestuary.org.au/water-sensitive-urban-design/>
  7. Micro-grids  
[https://www.energy.vic.gov.au/\\_\\_data/assets/pdf\\_file/0026/441566/Microgrids\\_Factsheet.pdf](https://www.energy.vic.gov.au/__data/assets/pdf_file/0026/441566/Microgrids_Factsheet.pdf)
  8. Hydrotherapy  
<http://physiotas.com.au/hydrotherapy-benefits-exercising-water/>
  9. Green roof information  
<https://www.sgaonline.org.au/green-roofs/>
  10. <https://www.healthdirect.gov.au/health-benefits-of-swimming>
  11. <https://en.wikipedia.org/wiki/Cogeneration>

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