

13 MAY 2022

File No:

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12/5/2022

The General Manager
Huon Valley Council
Main Road
Huonville Tas 7113

11th May 2022

Dear General Manager

REF: DRAFT HUON VALLEY LOCAL PROVISIONS SCHEDULE

Please find attached four individually headed and signed copies of a submission to the Draft
Local Provisions Schedule

ON BEHALF OF

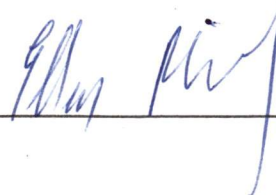
- Declan & Ellen Pickering
- Helen Stewart Chari Jolly
- Anthony & Josephine McIntyre
- Andrew Nandan

SUBMITTED BY Ellen Pickering, PH: 0448324177 lenapick10@gmail.com

Date:

11/05/2022

Signed:



Declan and Ellen Pickering
10 Connors Road
Cygnet Tas 7112

We, Declan and Ellen Pickering, the owner occupiers of 10 Connors Rd, Cygnet make application for the rezoning to Low Density Residential that area of land between the Channel Highway and Connors Rd/Dances Rd North as shown in Figure 1, and enlarged view Figure 2, containing properties at

7609 Channel Highway, Cygnet.....CT 121852/3.....PID 1589726.....(1.093 ha).....Figure 3
15 Dances Road North, Cygnet.....CT 121852/1.....PID 1589697.....(0.590ha).....Figure 4
9 Dances Road North, Cygnet.....CT 148253/1.....PID 5854320..... (1.028ha).....Figure 5 & 6
10 Connors Road, Cygnet.....CT 121854/1.....PID 5854347..... (0.310ha).....Figure 7

The land in question is zoned Rural Living D under the existing Huon Valley Interim Planning Scheme 2015 and is proposed to be zoned Rural Living A under the Huon Valley Local Provisions Schedule (LPS). Each property contains one inhabited dwelling and one property contains an additional vacant historical cottage which, under its current and proposed zoning, is unable to be sold or rented.

Proposal: This submission proposes that an extension of the low residential area of Cygnet to the north is warranted and feasible by rezoning this Area of land, 3.022 hectares in total, to Low Density Residential.

Zoning Potential

	Rural Living D Existing Interim Scheme		Rural Living A LPS		Low Density Residential Proposed	
	AS	PC	AS	PC	AS	PC
Minimum Lot Size	4ha	N/A	1ha	8,000m ²	1/1500m ²	1/1200m ²
Multiple Dwellings	X	X	X	X	1/1500m ²	1/1200m ²
Visitor Accommodation	P	D	P	D	P	D
Development Potential	Visitor	X	Visitor	X	P	P

AS: Acceptable Solution, PC: Performance Criteria, P: Permitted, D: Discretionary, X: Prohibited

Increased conformity and consistency in the township's planning: Standard planning practice usually demonstrates a clear gradation from General Residential to Low Density Residential. This is the case with the zoning of Cygnet under the LPS and the Interim Scheme and is clearly evident on the south west of the Cygnet township where gradation from General Residential to Low Density Residential occurs out to 62 Kings Hill Rd. Figure 8. However, the zoning of the area of land which is the subject of this submission and which abuts the General Residential zone on the northern side of the township (Figure 9) does not demonstrate a clear gradation to Low Density Residential as one would expect. Rezoning this land to Low Density Residential would increase conformity and consistency in the township's planning. Fig 10.

Already within the accepted residential boundary: The 60km speed limit is generally seen as the demarcation of the residential boundary of a township. This Area of land is wholly contained within the 60km speed limit approach to Cygnet from the north. Figure 11.

Overall benefit to the community: Zoning this area Low Density Residential would be a decided benefit to the Cygnet community in that it would increase availability of land for housing by infill, in proximity to the activity centre and on a public transport and pedestrian corridor, rather than by satellite or dormitory suburbs. Additionally, low density infill housing is likely to retain the character of the region more strongly than satellite developments.

There is no doubt Cygnet and the wider State are experiencing major housing supply issues. Demand is growing faster than both Treasury and STRLUS predictions (*SGS Economics and Planning report Cygnet Residential Demand and Supply Analysis*). SGS concluded that "an expansion of the (Cygnet) residential

zone may be required" and the Minister for Planning in his *2020 Roadmap for Review of the Regional Strategy* states "there are also ongoing calls for adjustments to the Urban Growth Boundary set out in the STRLUS". These statements recognise some of the constraints to adequate land for housing not only in Cygnet but in the wider State.

Opportunities for housing that are further inland and at higher elevations than the lower lying estuary and Mary Street regions should be given a high priority given future flooding potential from rising sea levels and extreme weather events.

Increasing opportunities for housing within walking distance of schools, shops and medical centres provides incentives to exercise. Promoting physically active communities is a stated aim of the Huon Valley Council.

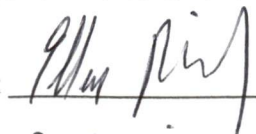
Public transport opportunities are becoming increasingly important in light of the increased cost of petrol, and the pressure to reduce carbon emissions is highlighting the need to reduce reliance on cars. Importantly also, positioning community members close to existing transport options can improve use, cost effectiveness and efficiency of transport services and increase easy access to, and use of community services.

The Cygnet population is shifting to an older demographic as described in the '*Huon Valley Land Use and Development Strategy/The Huon Valley Community*', and with older people staying healthier longer and remaining independently in their own homes, this puts additional pressure on housing availability. For a thriving community, both socially and economically, it is essential to balance the age profile of the area and therefore essential to retain and attract young families to the area. SGS Economics advises in its report that detached housing is more attractive to young families, and this would be especially so within walking distance of schools, employment, services and on a public bus and school bus corridor as this land, rezoned, would offer.

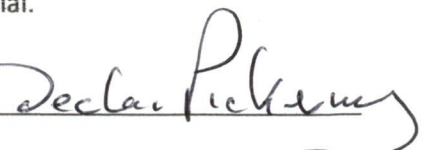
Greater consideration could be given to the Infill housing potential of this Area of land than the proposed Rural Living zoning allows because:

- it abuts the General Residential zone
- is within the 60 km town speed limit to the north of the township
- is on a public transport route providing a car free linkage between Cygnet, Huonville, Geeveston, Dover, Ranelagh, Kingston and Hobart
- has bus stops on its boundary on the Channel Highway Figure 12
- has a footpath connecting to the Cygnet township
- is within walking distance of schools, shops and services
- has existing infrastructure and telecommunications connections
- has potential to add to the housing supply of the township
- is shaped and locked together between two roads Channel Highway and Connors Rd/Dances Rd Nth creating generous and unique setbacks from surrounding properties.
- has access options other than the Channel Highway for future lots, as with current properties via Connors Rd and Dances Road North
- has an egress from Connors Road to the Channel Highway Figure 13

Huon Valley Council specifically states in its *Land Use and Development Strategy* it "will generally promote choice in housing alternatives" (P13); and in its *Local Provisions Schedule Supporting Report* will "actively encourage people to walk, cycle and use public transport to access Activity Centres" (P122); will "maximise the efficiency of existing physical infrastructure" (P107); and will provide appropriate options and flexibility within the planning scheme" (P105). With this background in mind; and with regard to the potential outlined above; as well as the opportunity to demonstrate more consistency in the township planning we wish to make application for the zoning of this Parcel of land to Low Density Residential.

Date: 27/04/2022 Signed: 
Page | 2

ELLEN PICKERING

Signed: 
DECLAN PICKERING

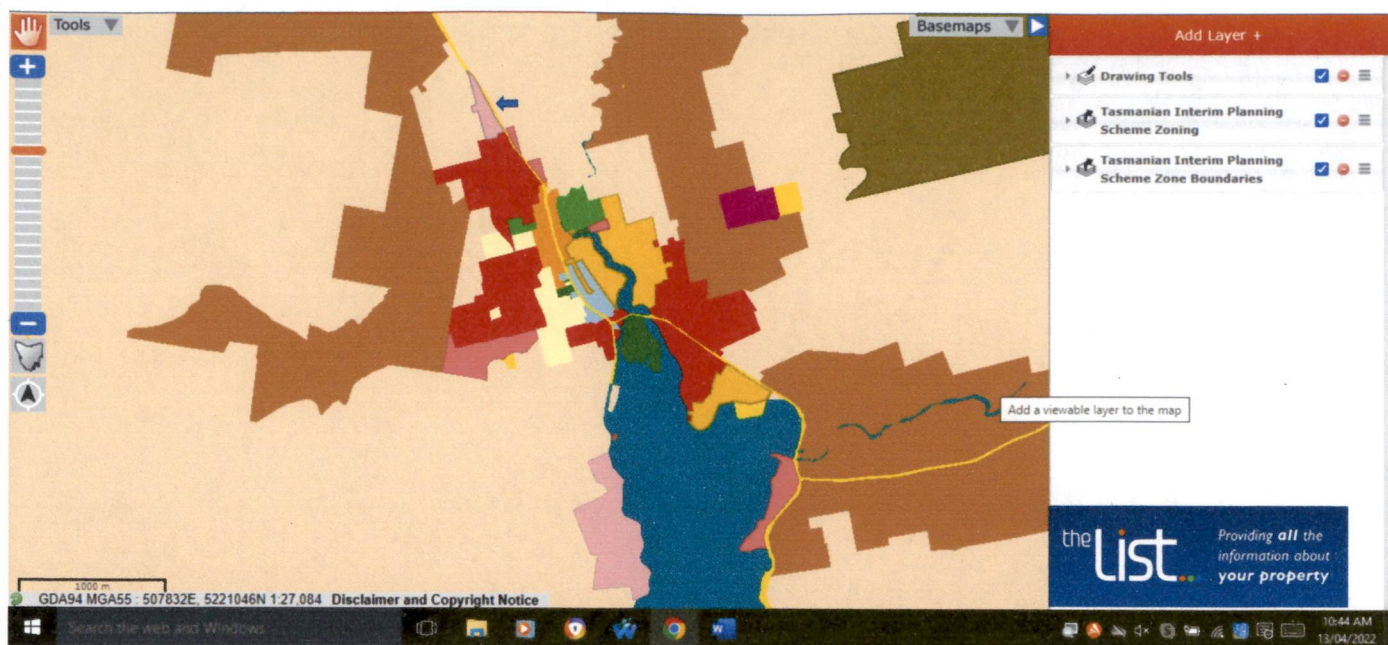


Figure 1: (←) points to parcel of land in question (coloured light pink), currently zoned Rural Living D.

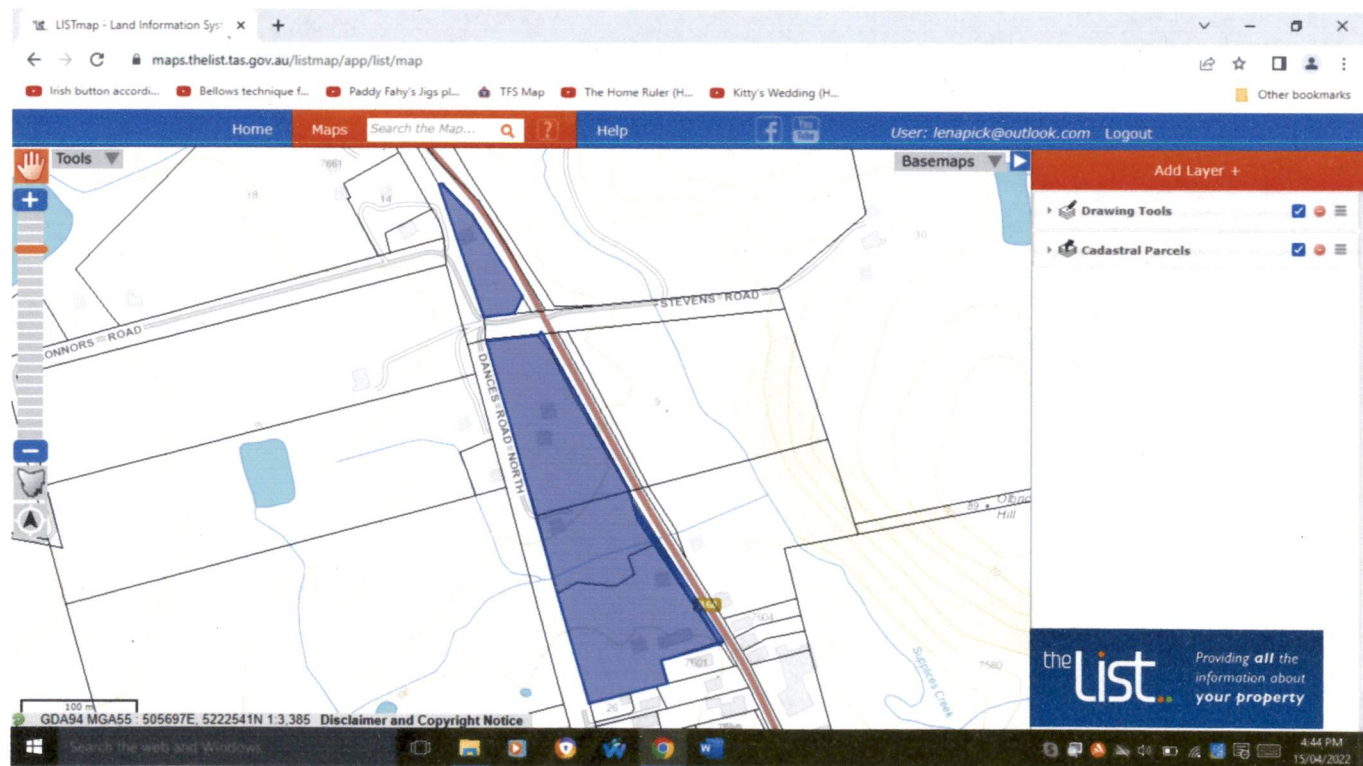


Figure 2: Enlarged view of the parcel of land in question shaded in blue totalling 3.022ha

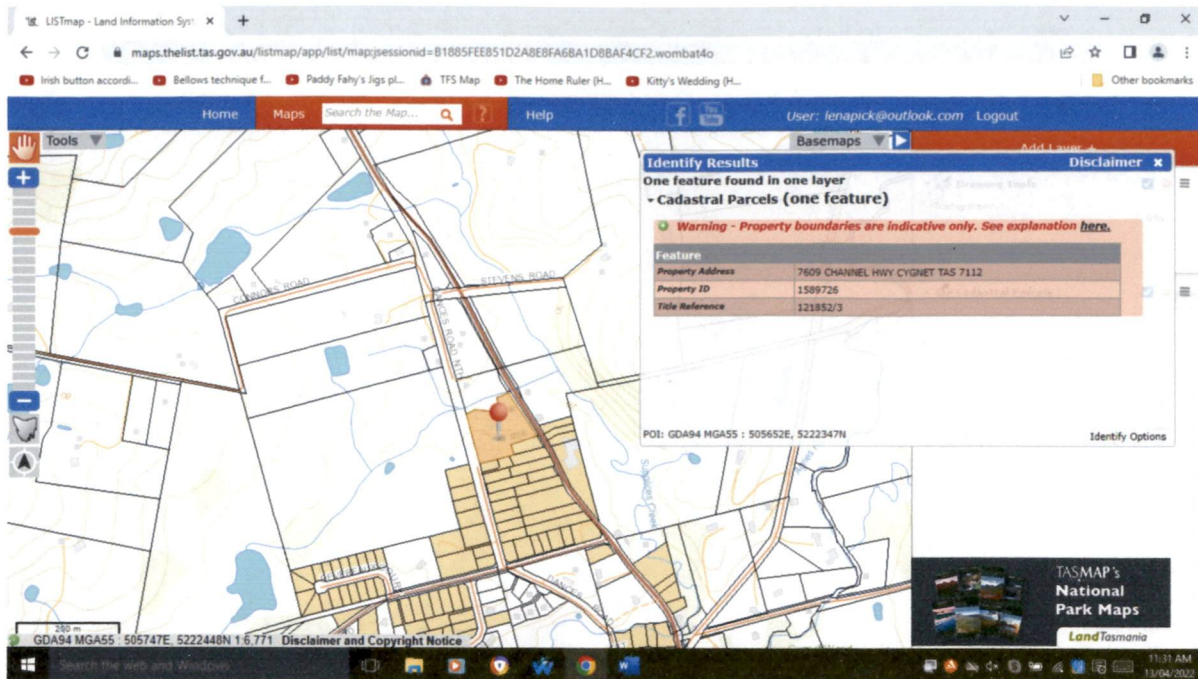


Figure 3: 7609 Channel Hwy, Cygnet Tas 7112. (1.093ha)

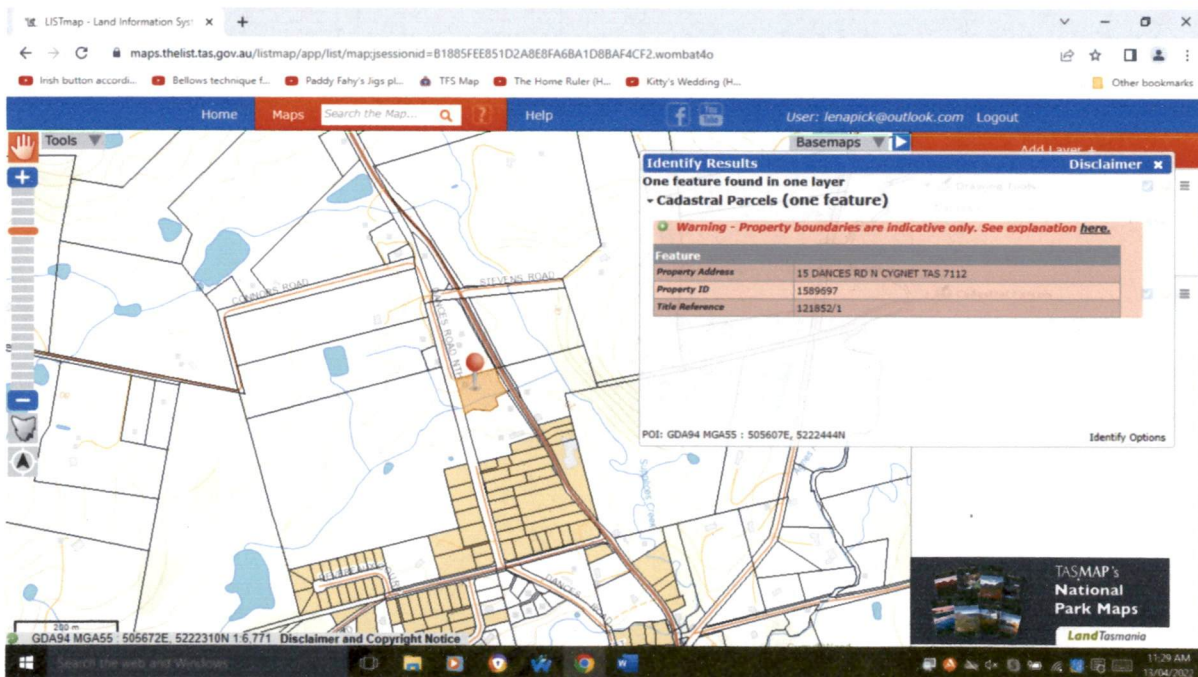


Figure 4: 15 Dances Road North, Cygnet Tasmania. (0.5905ha)

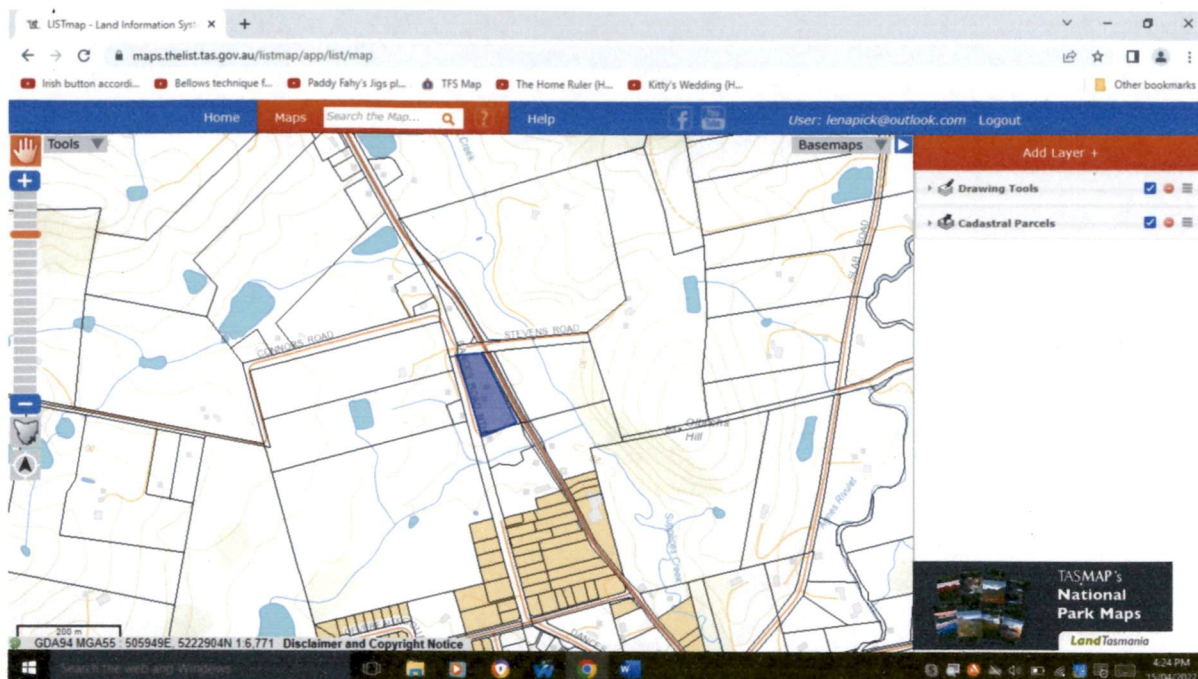


Figure 5: 9 Dances Road, Cygnet, Tasmania (coloured blue). (1.028ha)

This is the portion of CT 148253/1 included as part of this application for rezoning. It is situated on the western side of the Channel Highway. (The remaining larger section of Title 148253/1 is situated on the eastern side of the Channel Highway off Stevens Road and does not form part of this rezoning application). This title is already split-zoned both in the Interim Scheme and in the Draft LPS and the zoning has been defined by the intersecting highway see Figure 6 below.

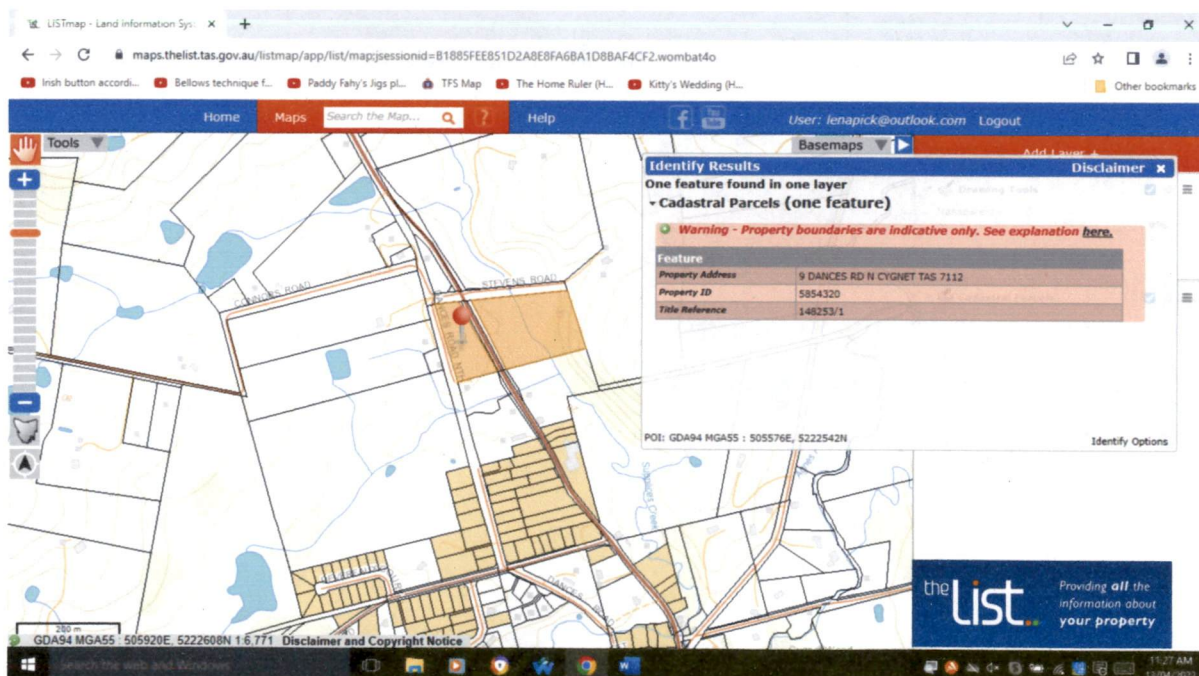


Figure 6: CT 148253/1 in its entirety. However only the part on the western side of the highway, with its residence at 9 Dances Road North, forms part of this application.

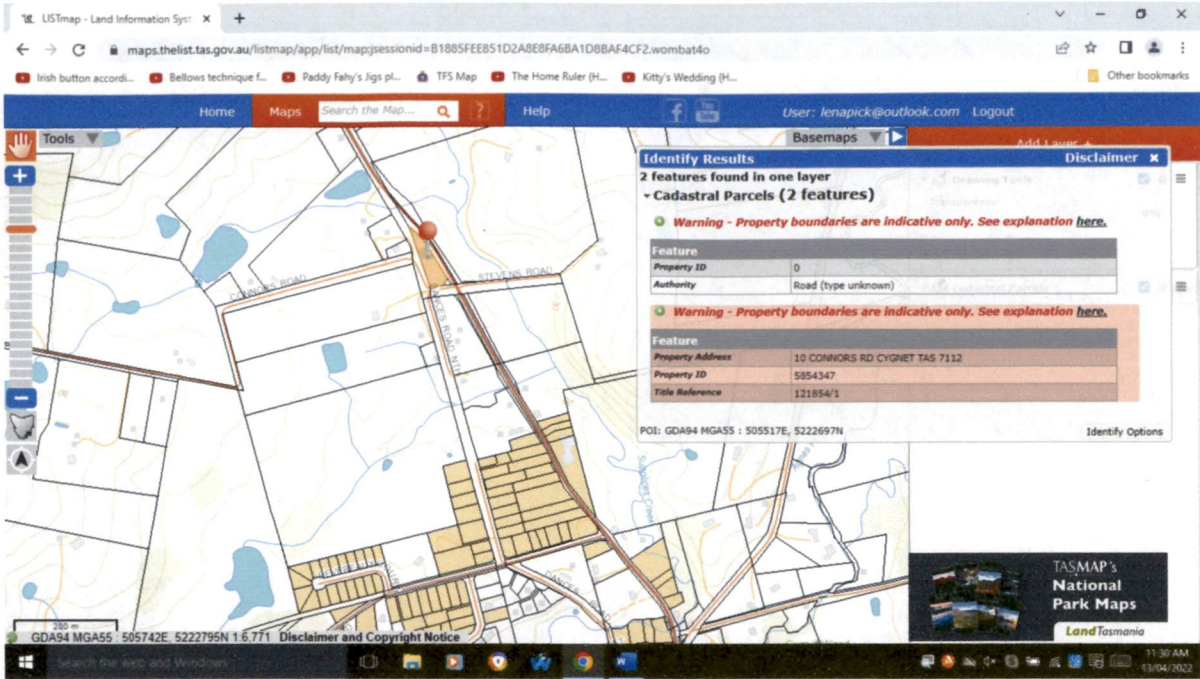


Figure 7: 10 Connors Road, Cygnet Tasmania. (0.3105ha)

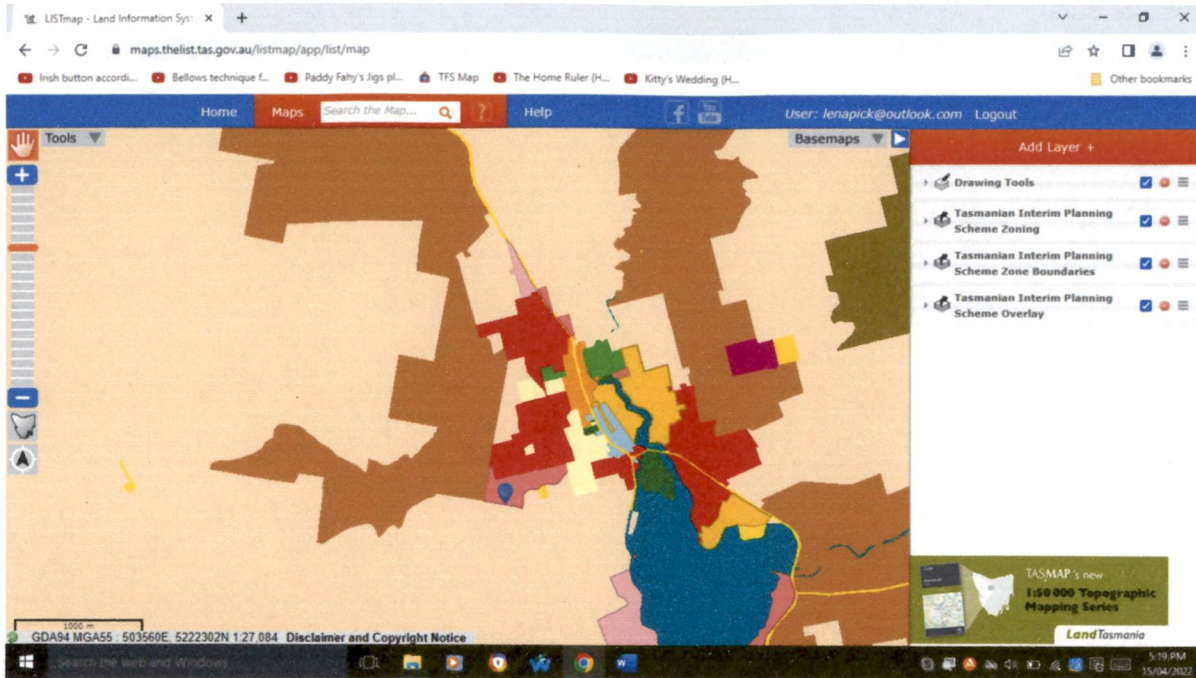


Figure 8: Blue marker at the location of 62 Kings Hill Rd indicates the boundary of Low Density Residential zoning to the south of the Cygnet township, and clearly shows the gradation one would expect from General Residential to Low Density Residential south of the township

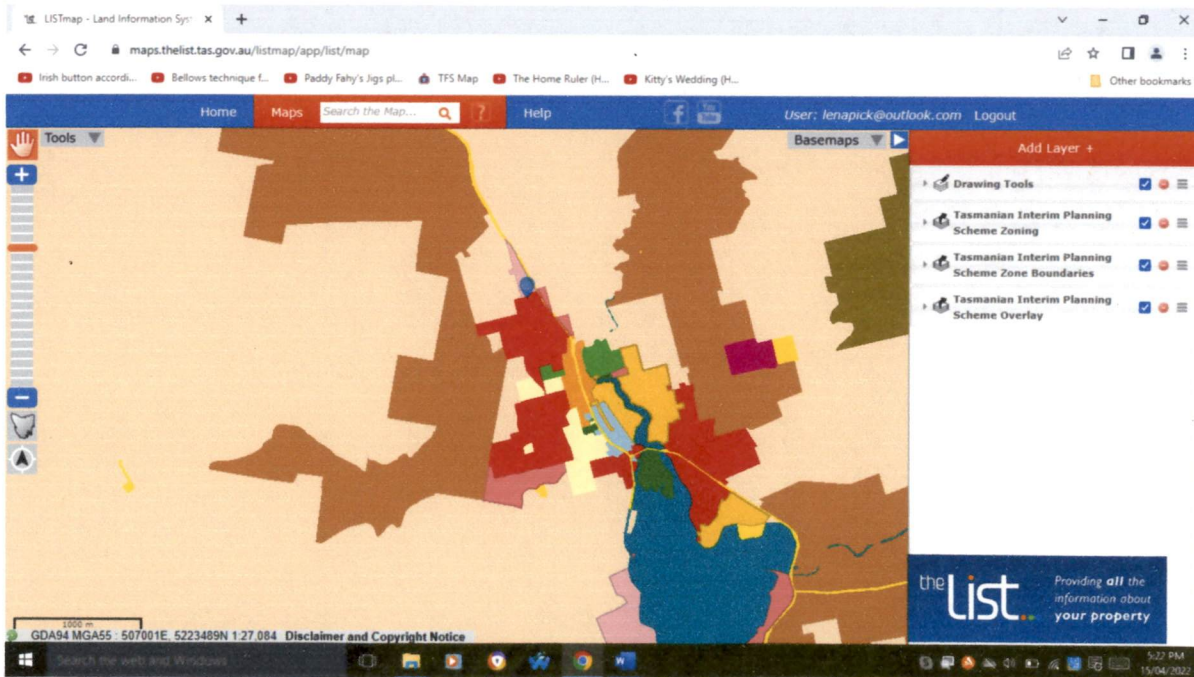


Figure 9: Blue marker indicates where the southern boundary of this land parcel (coloured light pink) meets the northern boundary of Cygnet's northern General Residential zone (coloured red).

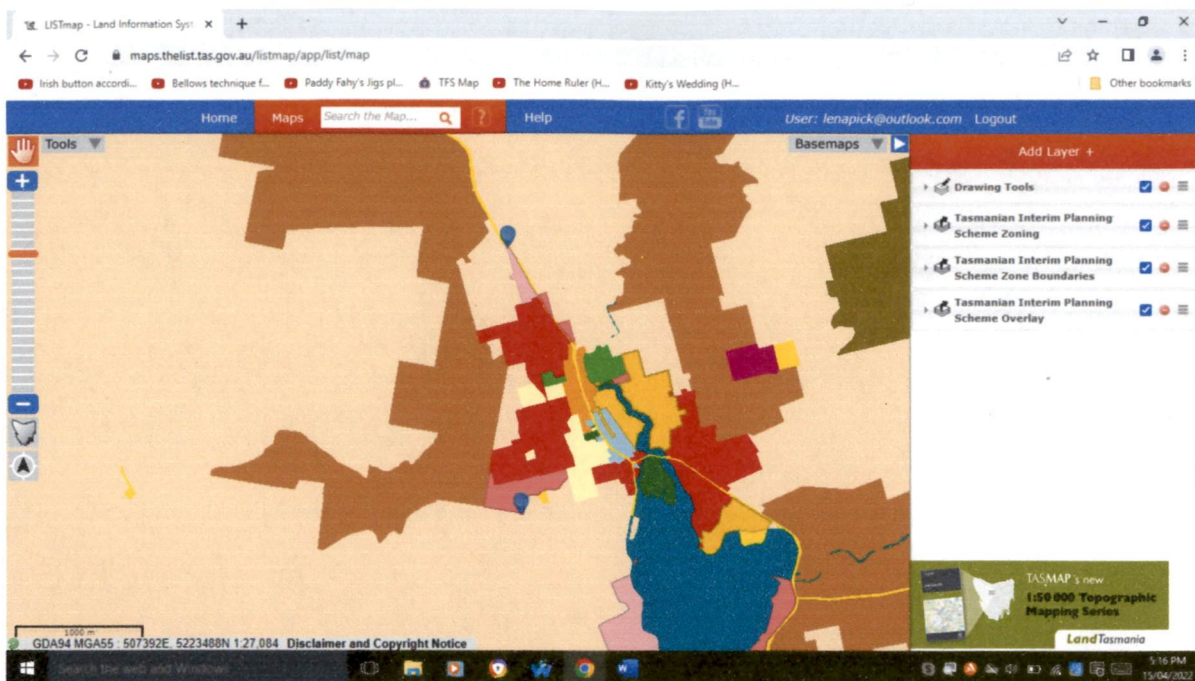


Figure 10. A uniform and consistent planning approach would see Low Density Residential gradation from General Residential on the northern side (to blue marker) as it currently does on the Southern side to blue marker.

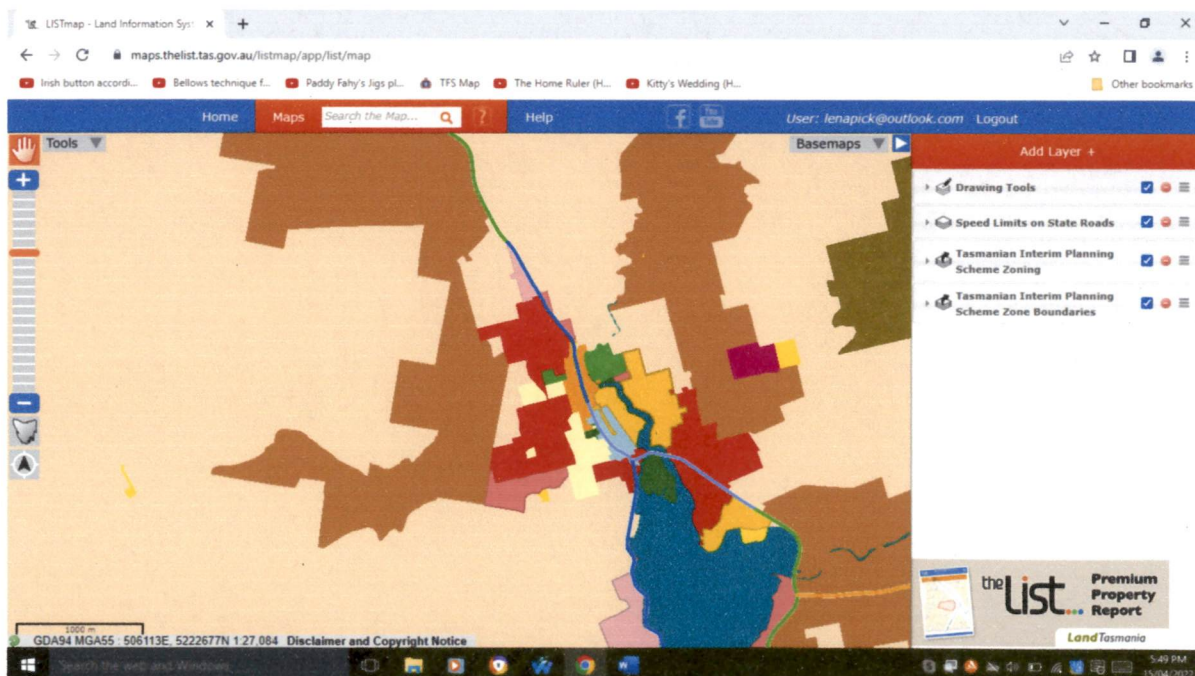


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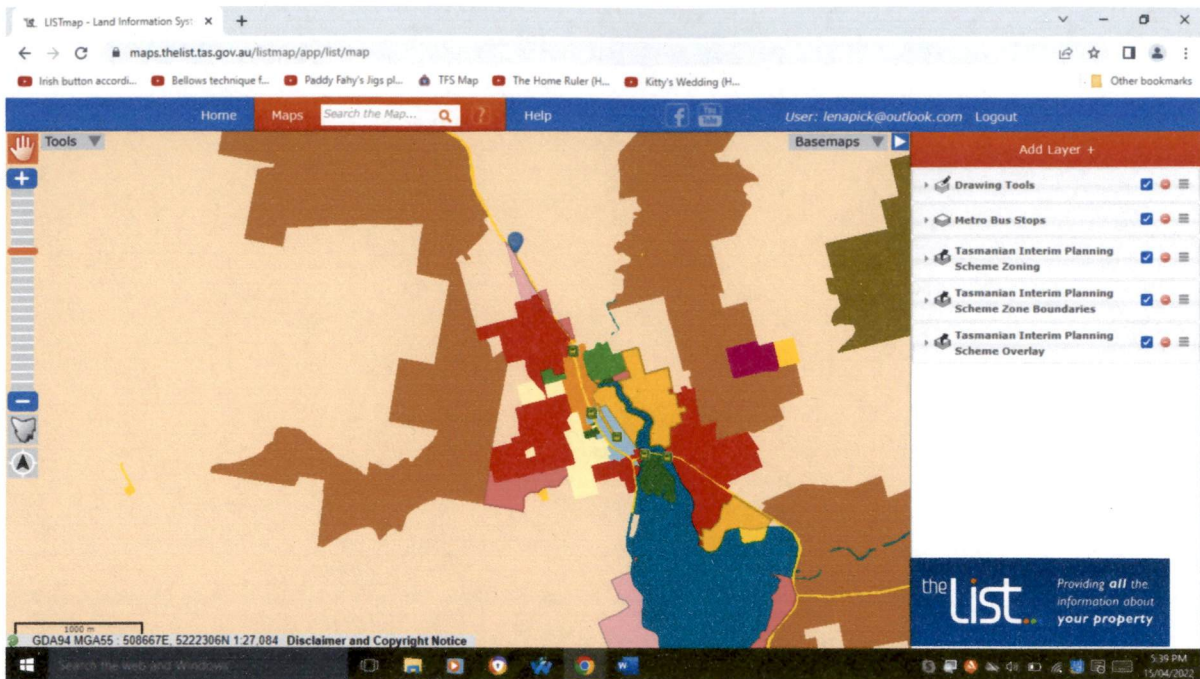


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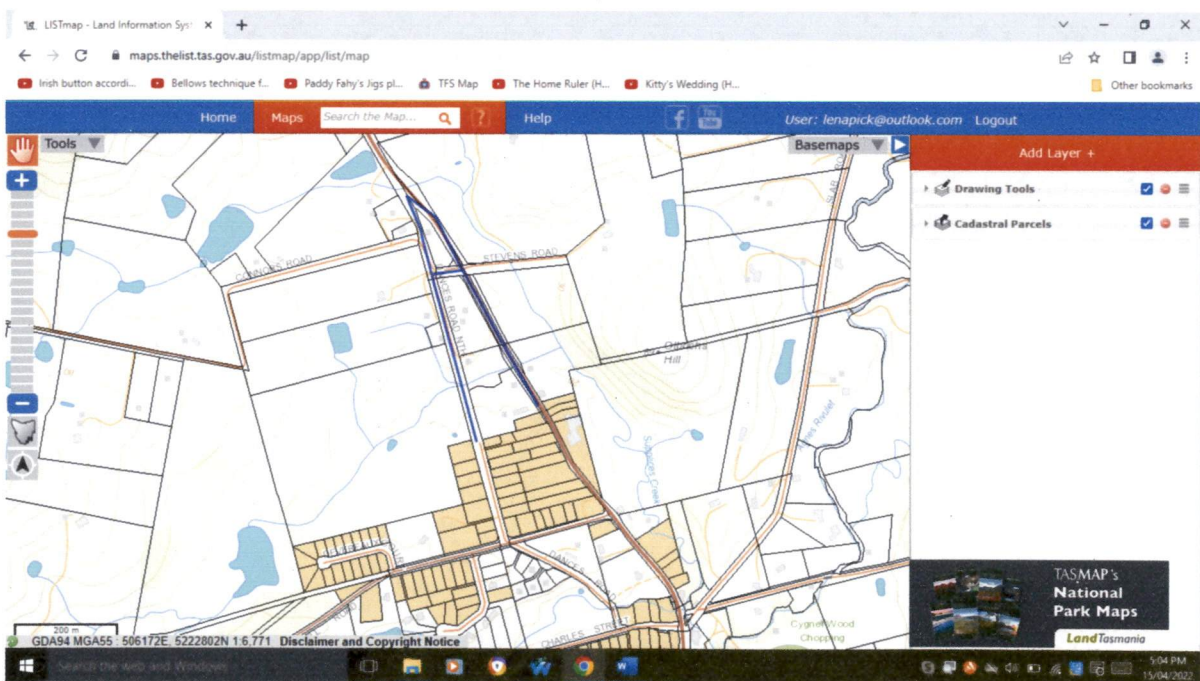


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These roads create a generous setback from other zonings and provide alternate access options.

A portion of Connors Road provides an egress to the Channel Highway from the land's western boundary.

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- Map Sources – The List
- Source of Land area, Title No's, PID's – The List

Helen Stewart Chari Jolly
15 Dances Road North
Cygnet Tas 7112

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Date: 25/4/22 Signed: 



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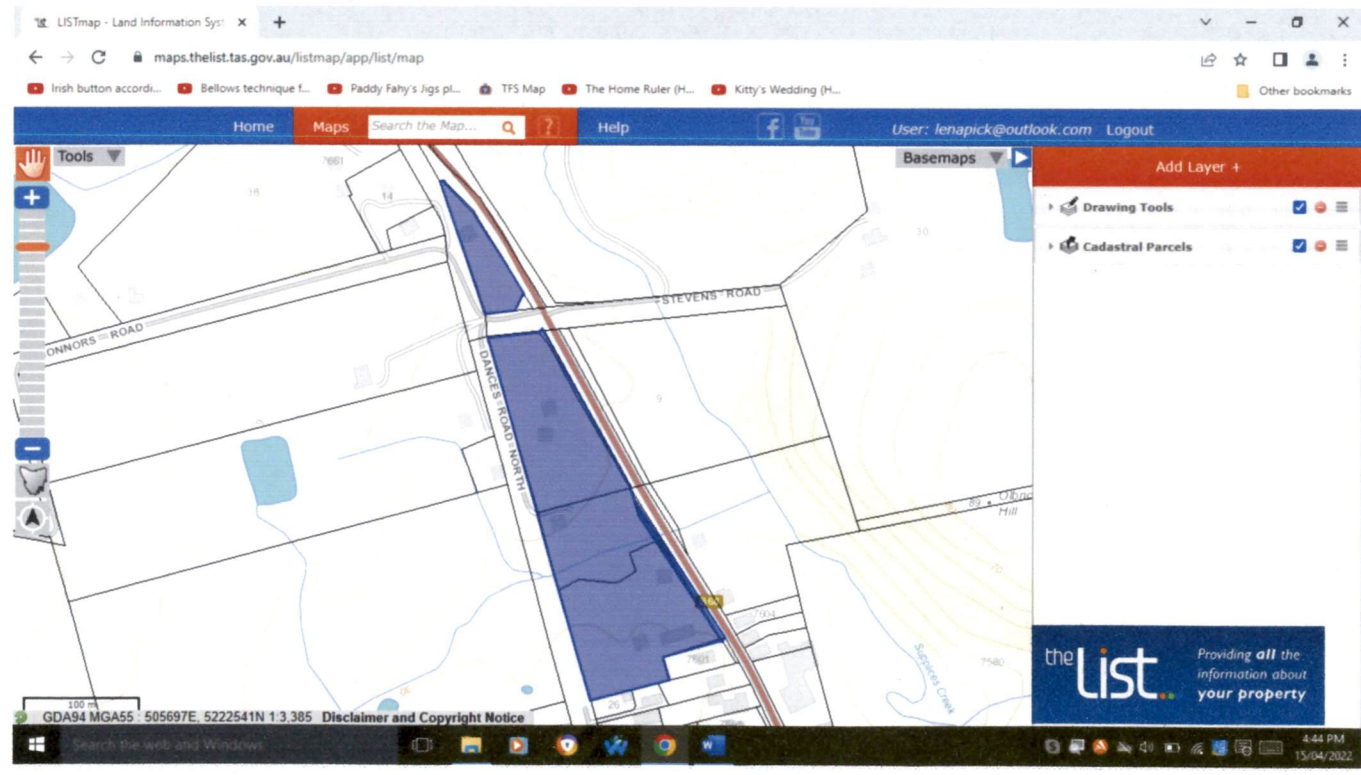
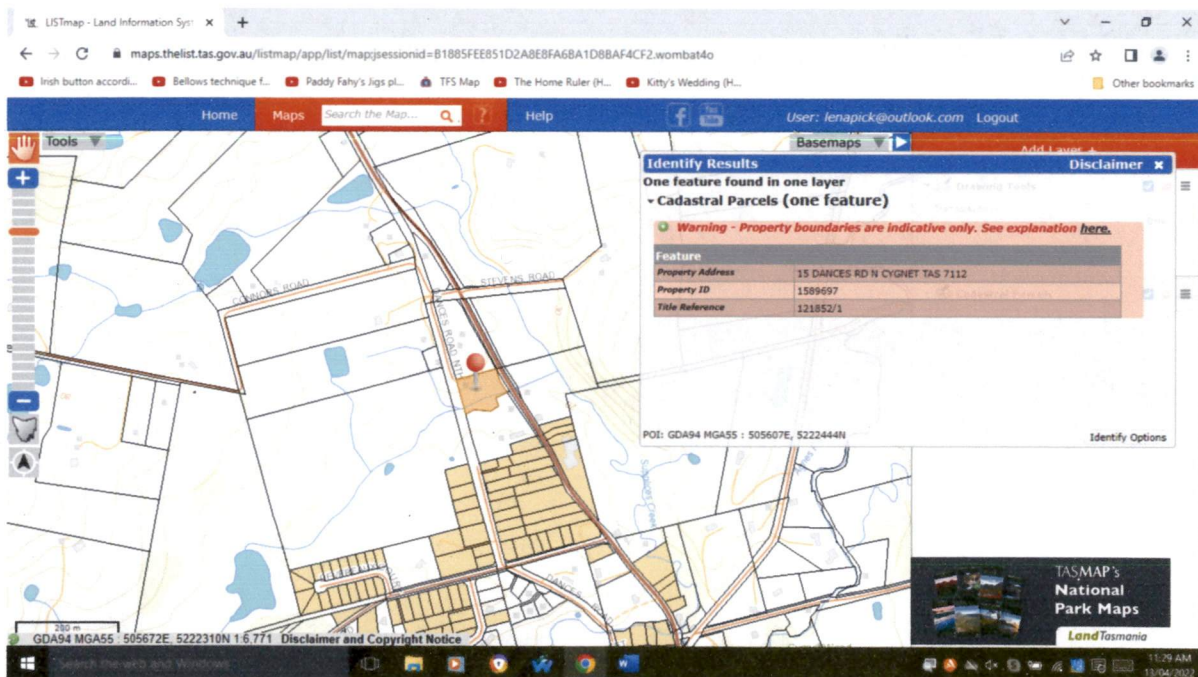
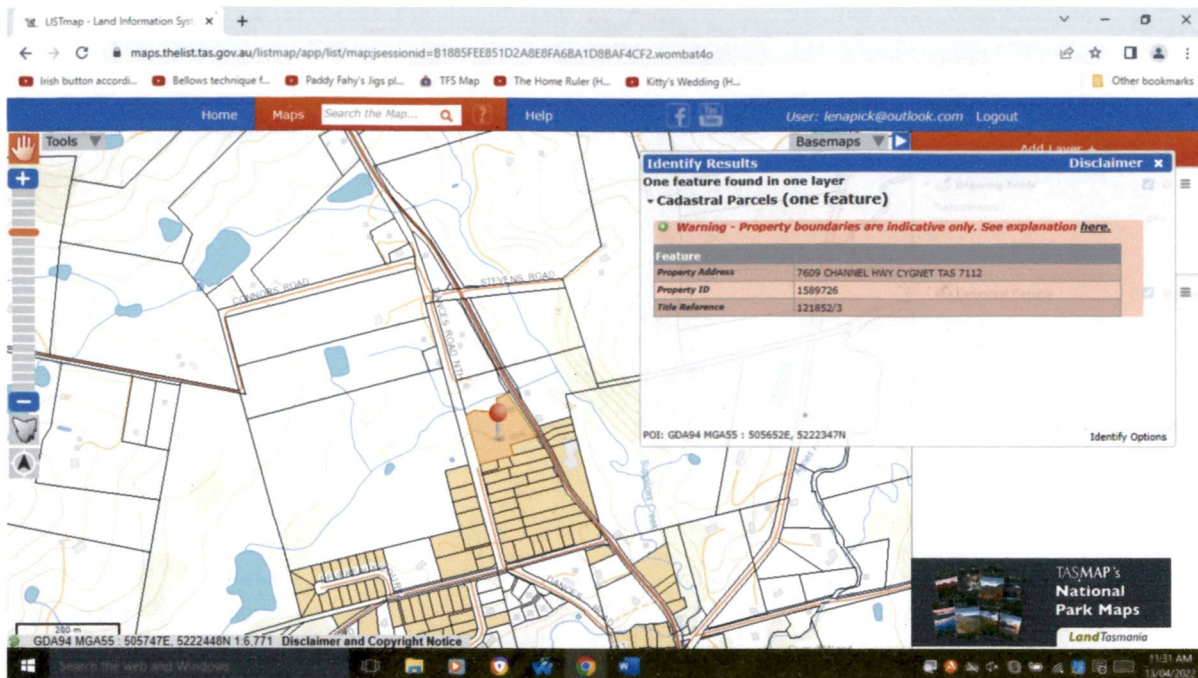


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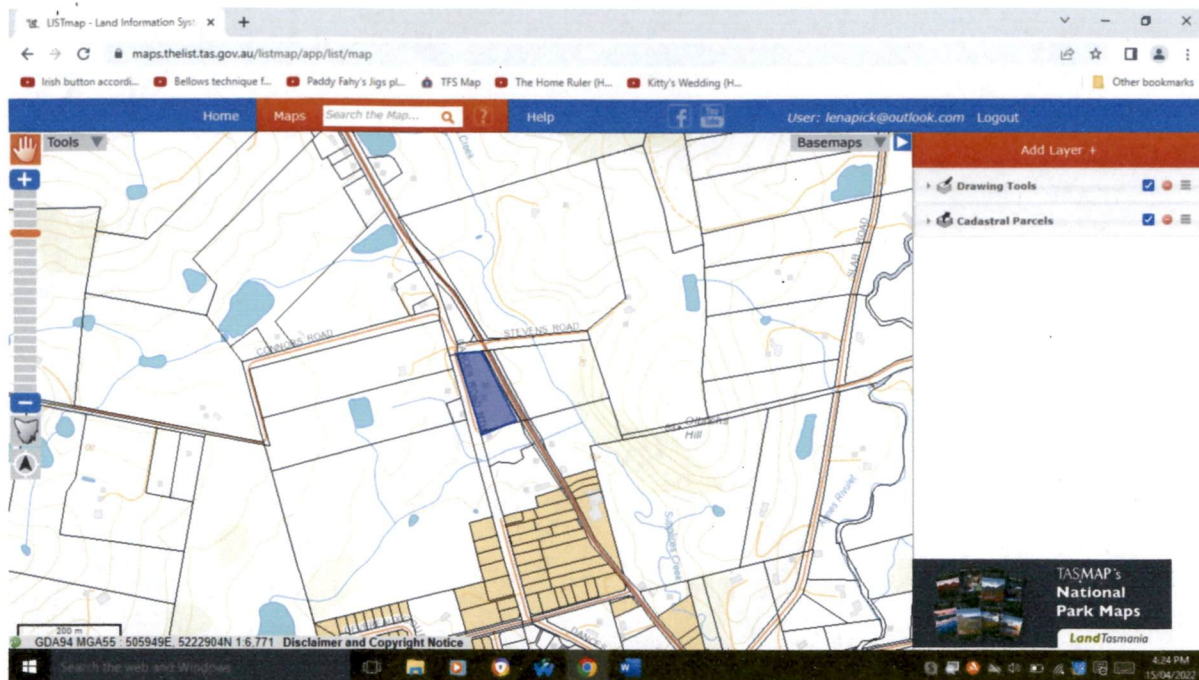


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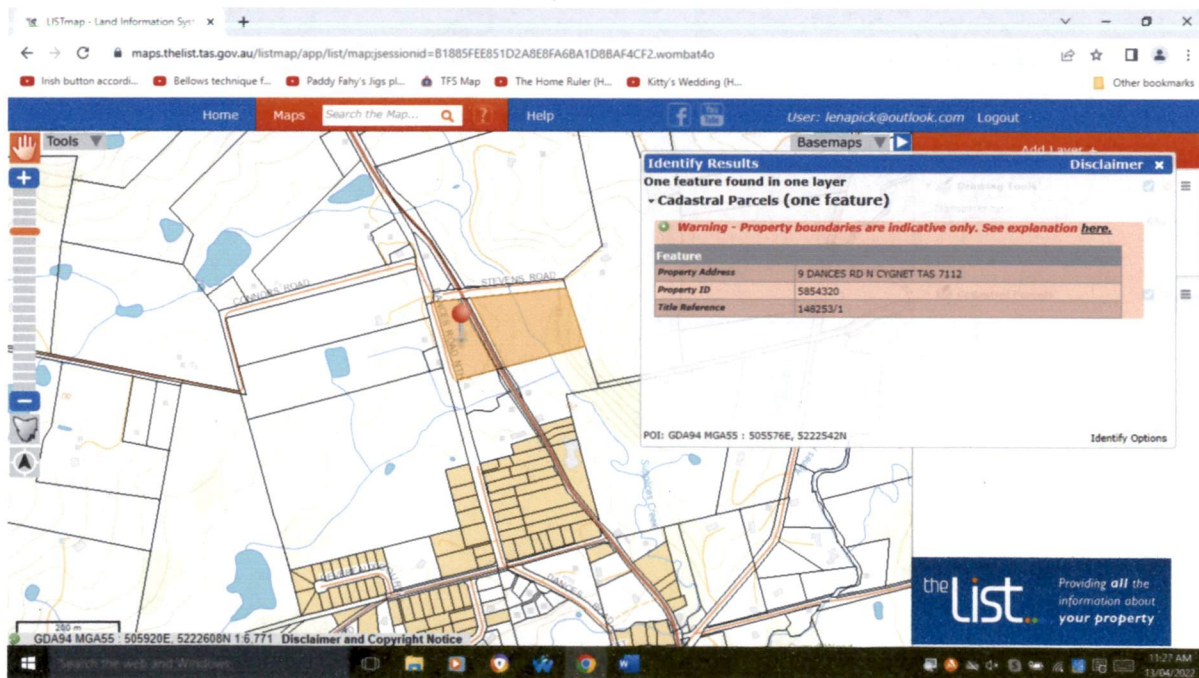
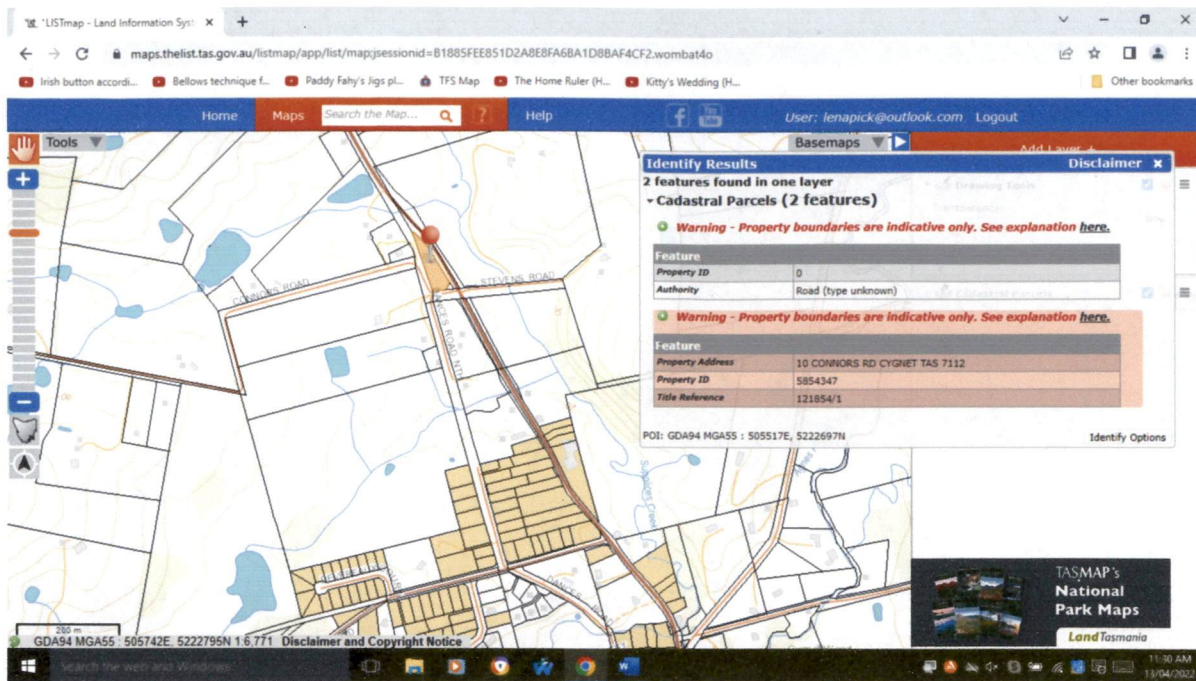


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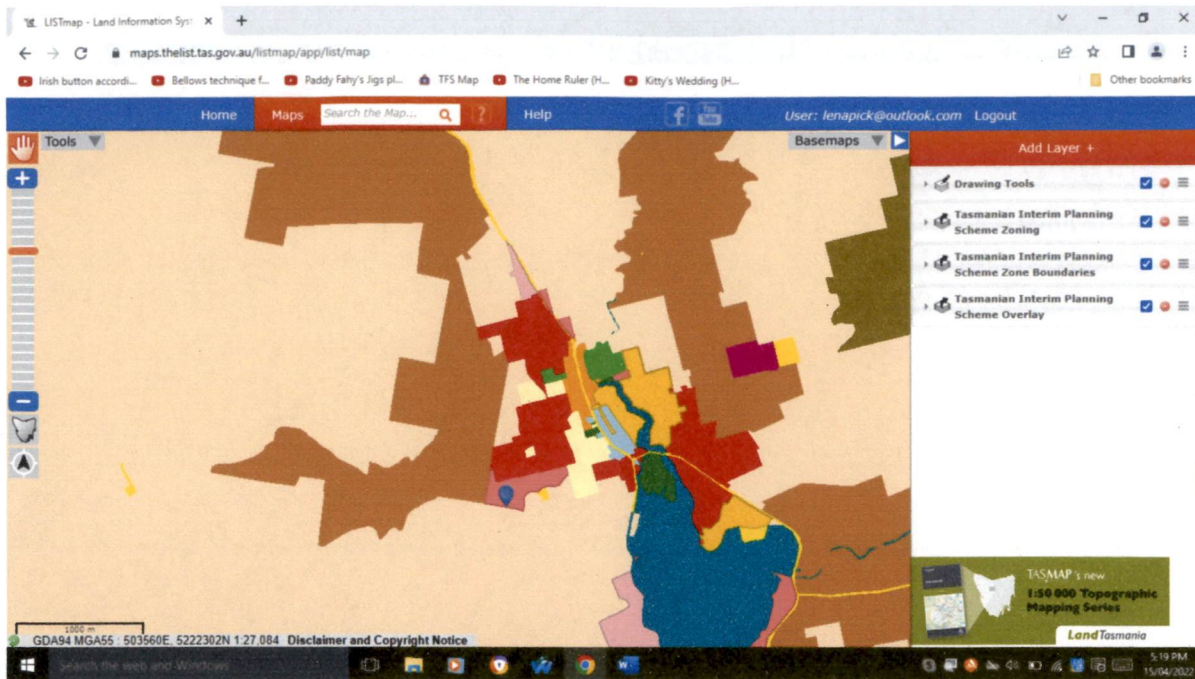


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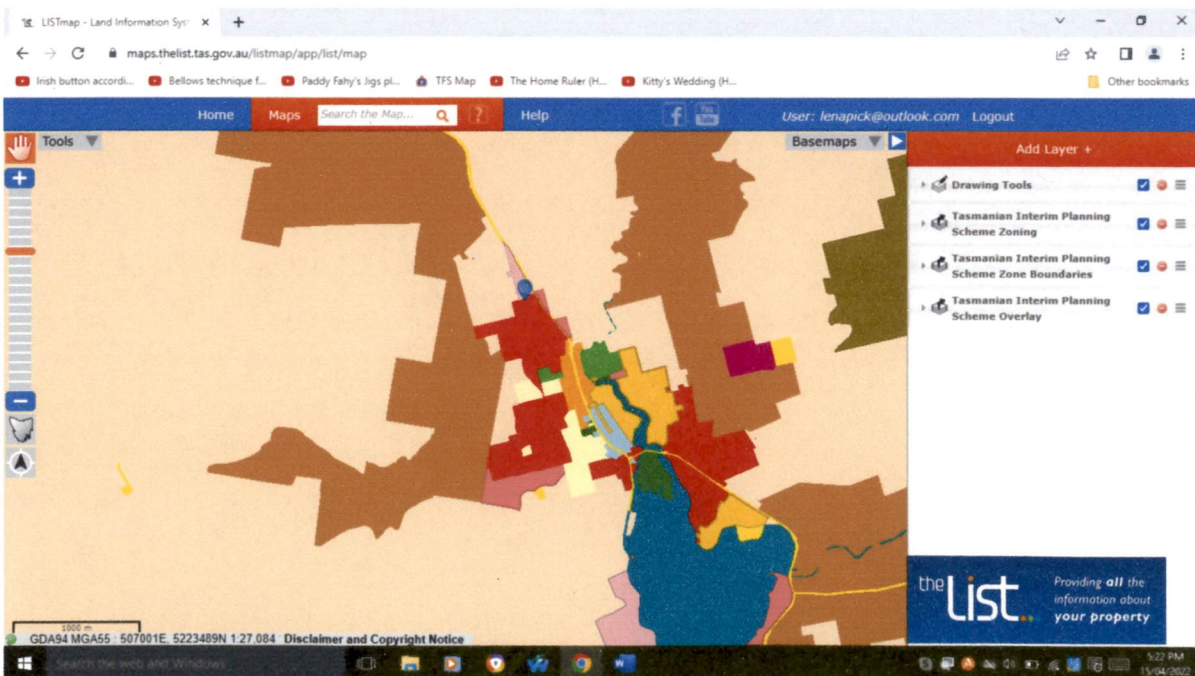


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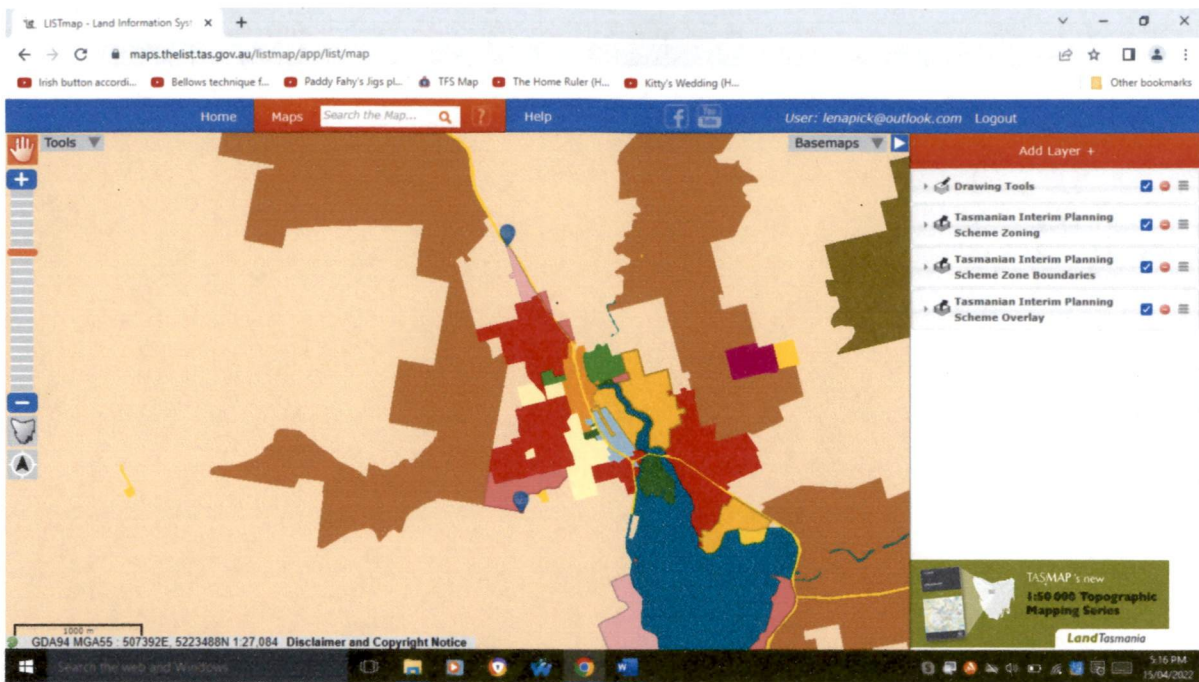


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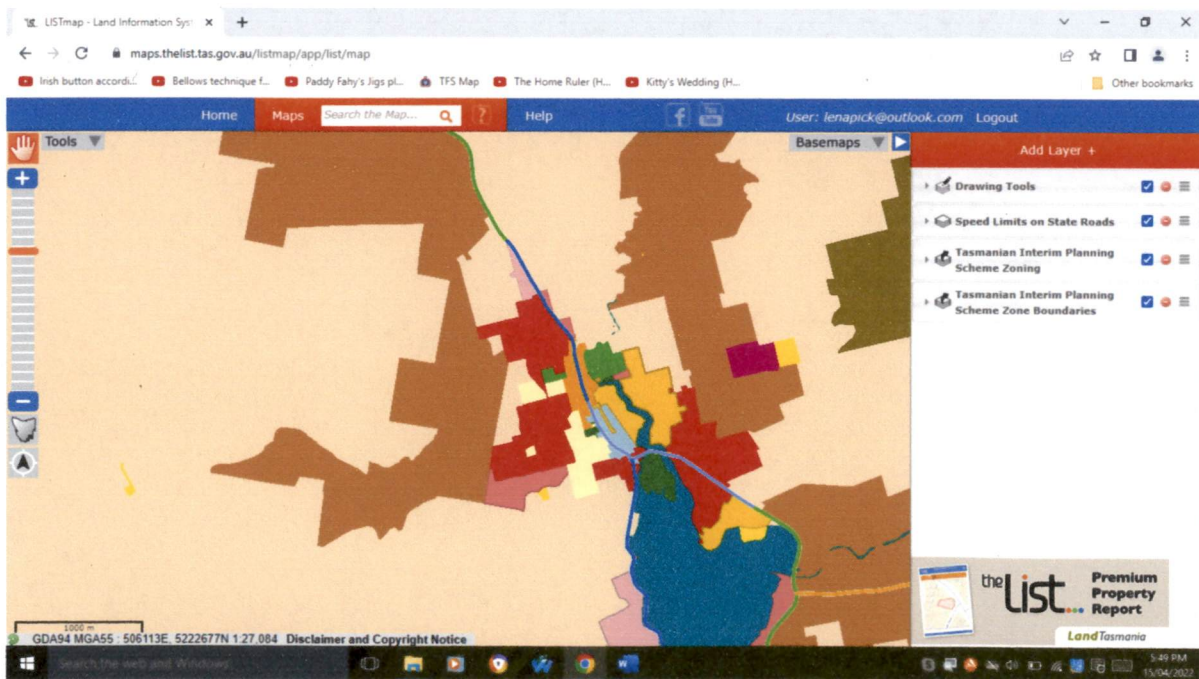


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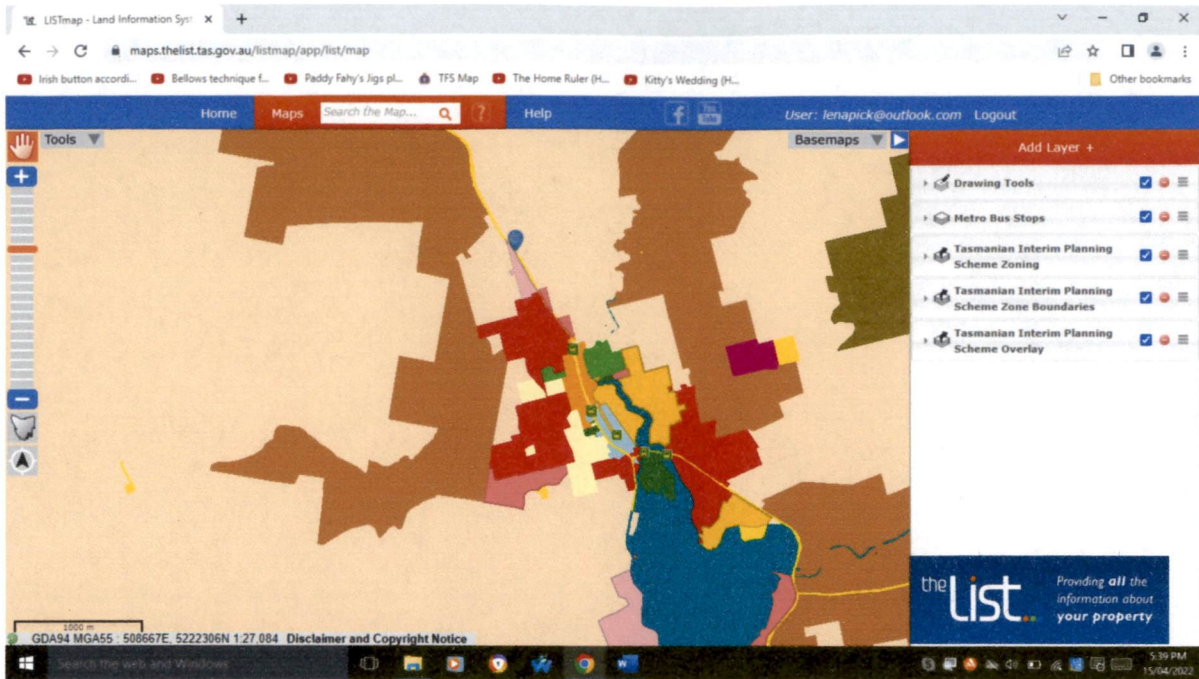


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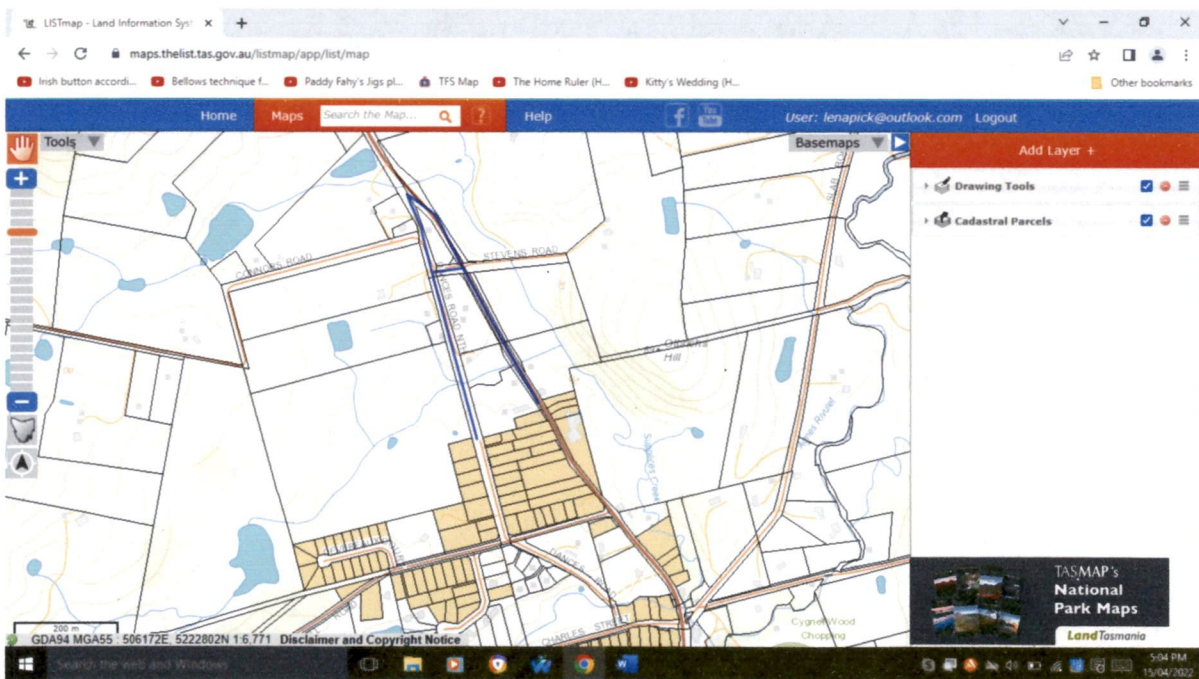


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Anthony and Josephine McIntyre
Email: tony331safety@hotmail.com

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Development Potential	Visitor	X	Visitor	X	P	P

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Opportunities for housing that are further inland and at higher elevations than the lower lying estuary and Mary Street regions should be given a high priority given future flooding potential from rising sea levels and extreme weather events.

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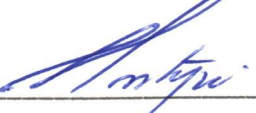
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The Cygnet population is shifting to an older demographic as described in the 'Huon Valley Land Use and Development Strategy/The Huon Valley Community', and with older people staying healthier longer and remaining independently in their own homes, this puts additional pressure on housing availability. For a thriving community, both socially and economically, it is essential to balance the age profile of the area and therefore essential to retain and attract young families to the area. SGS Economics advises in its report that detached housing is more attractive to young families, and this would be especially so within walking distance of schools, employment, services and on a public bus and school bus corridor as this land, rezoned, would offer.

Greater consideration could be given to the Infill housing potential of this Area of land than the proposed Rural Living zoning allows because:

- it abuts the General Residential zone
- is within the 60 km town speed limit to the north of the township
- is on a public transport route providing a car free linkage between Cygnet, Huonville, Geeveston, Dover, Ranelagh, Kingston and Hobart
- has bus stops on its boundary on the Channel Highway Figure 12
- has a footpath connecting to the Cygnet township
- is within walking distance of schools, shops and services
- has existing infrastructure and telecommunications connections
- has potential to add to the housing supply of the township
- is shaped and locked together between two roads Channel Highway and Connors Rd/Dances Rd Nth creating generous and unique setbacks from surrounding properties.
- has access options other than the Channel Highway for future lots, as with current properties via Connors Rd and Dances Road North
- has an egress from Connors Road to the Channel Highway Figure 13

Huon Valley Council specifically states in its *Land Use and Development Strategy* it "will generally promote choice in housing alternatives" (P13); and in its *Local Provisions Schedule Supporting Report* will "actively encourage people to walk, cycle and use public transport to access Activity Centres" (P122); will "maximise the efficiency of existing physical infrastructure" (P107); and will provide appropriate options and flexibility within the planning scheme" (P105). With this background in mind; and with regard to its potential outlined above; as well as the opportunity to demonstrate more consistency in the township planning, we wish to make application for the zoning of this Parcel of land to Low Density Residential.

Date: 23/4/22 Signed:  Signed: 

A. McIntyre

J. McIntyre

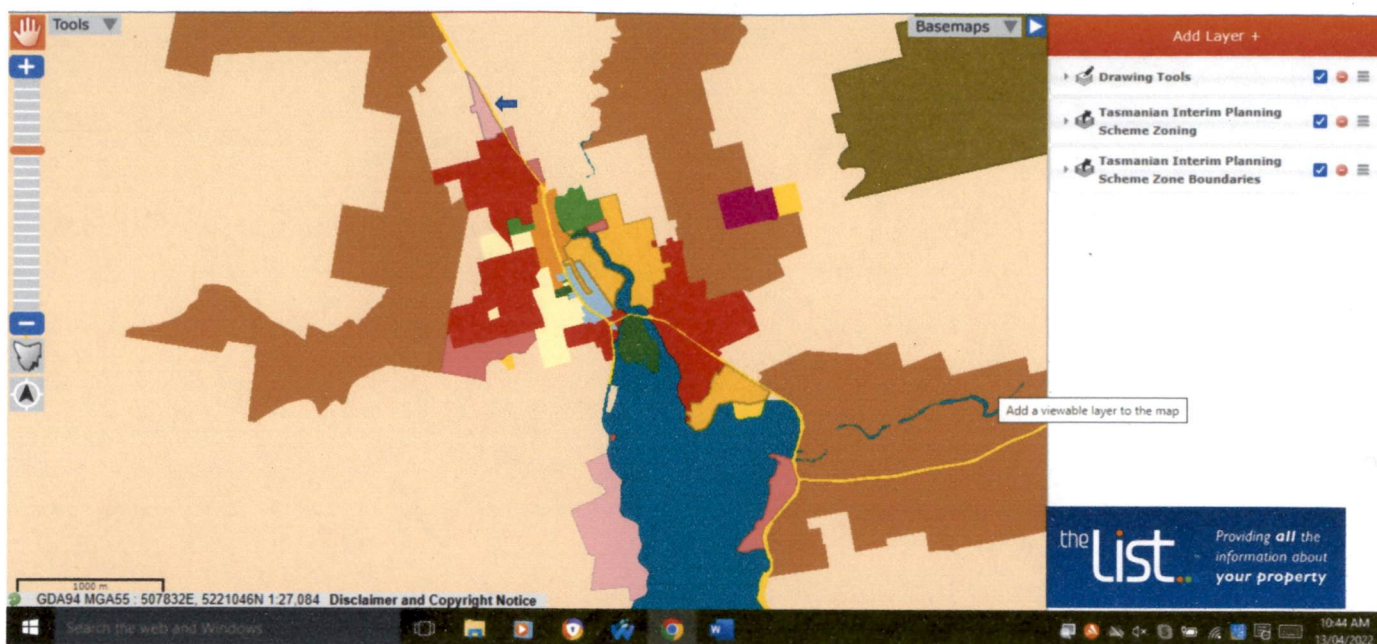


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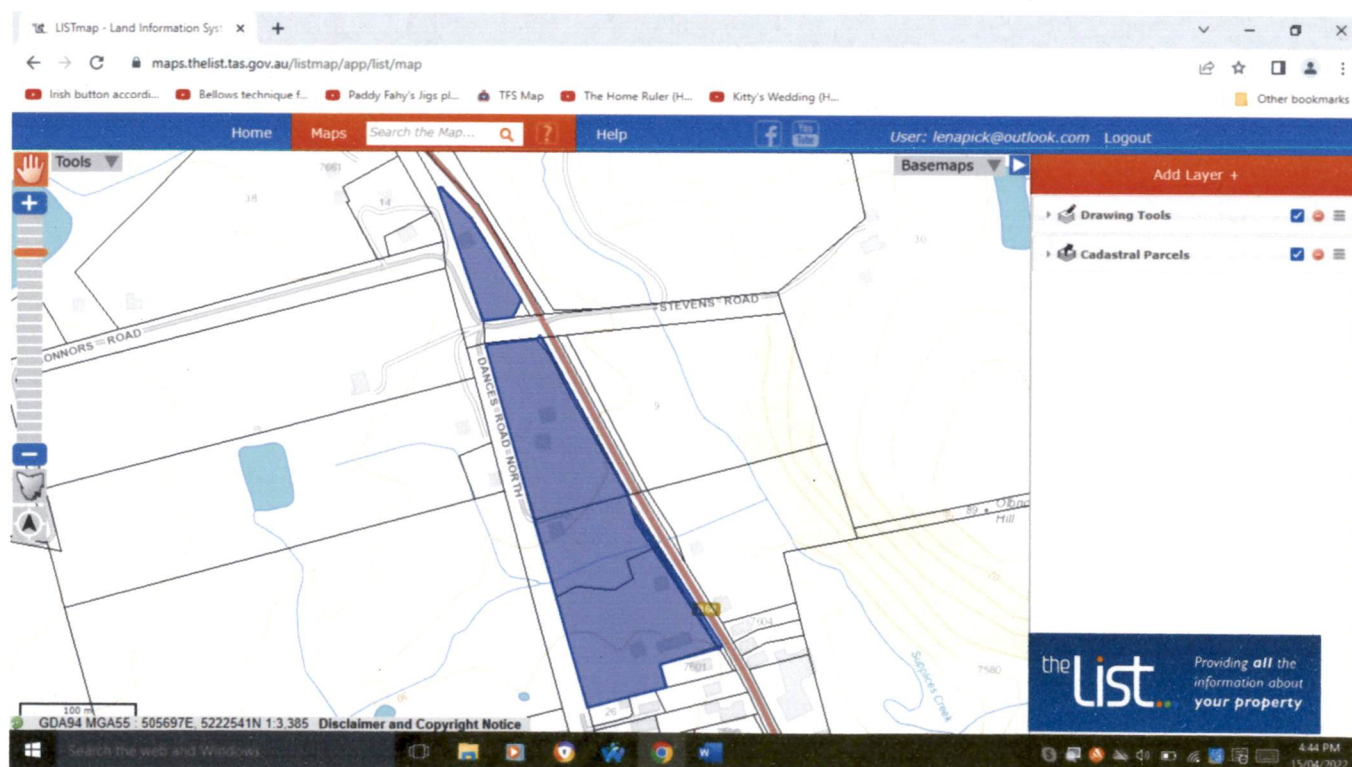


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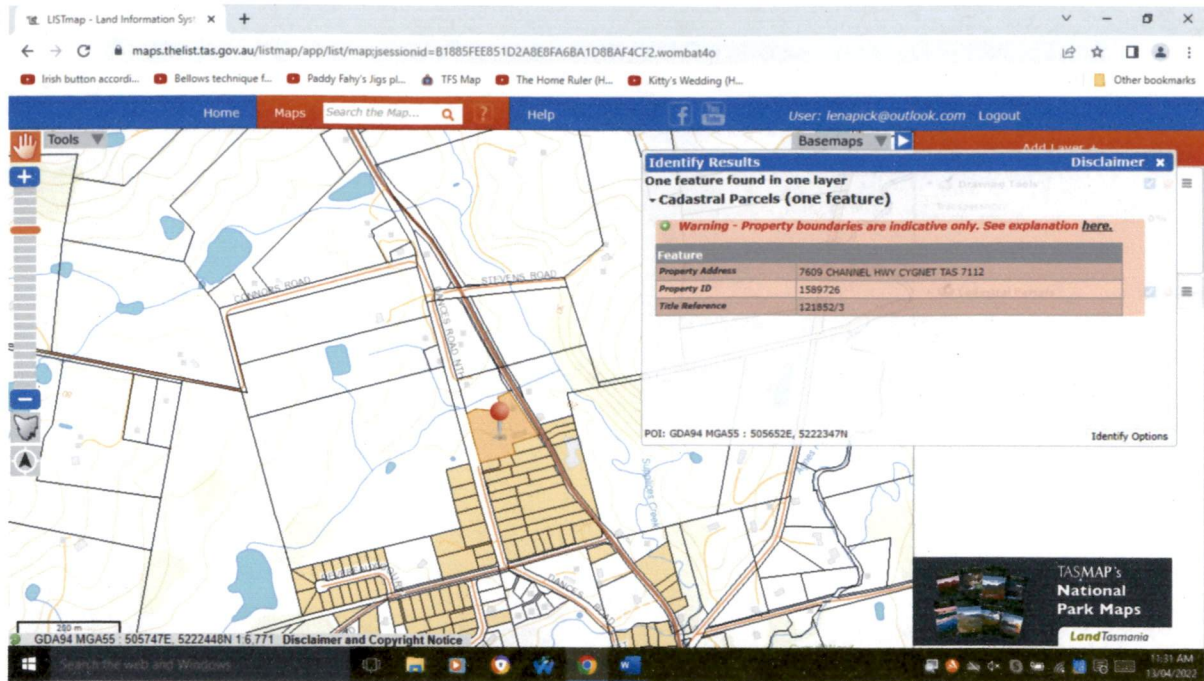


Figure 3: 7609 Channel Hwy, Cygnet Tas 7112. (1.093ha)

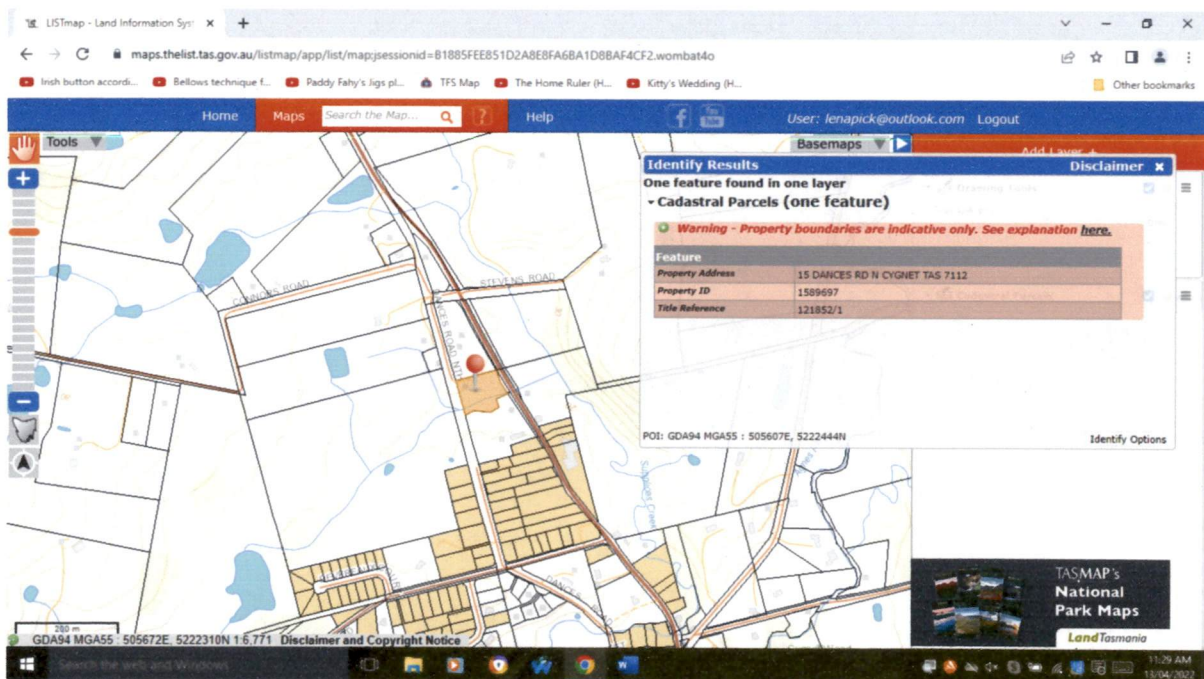


Figure 4: 15 Dances Road North, Cygnet Tasmania. (0.5905ha)

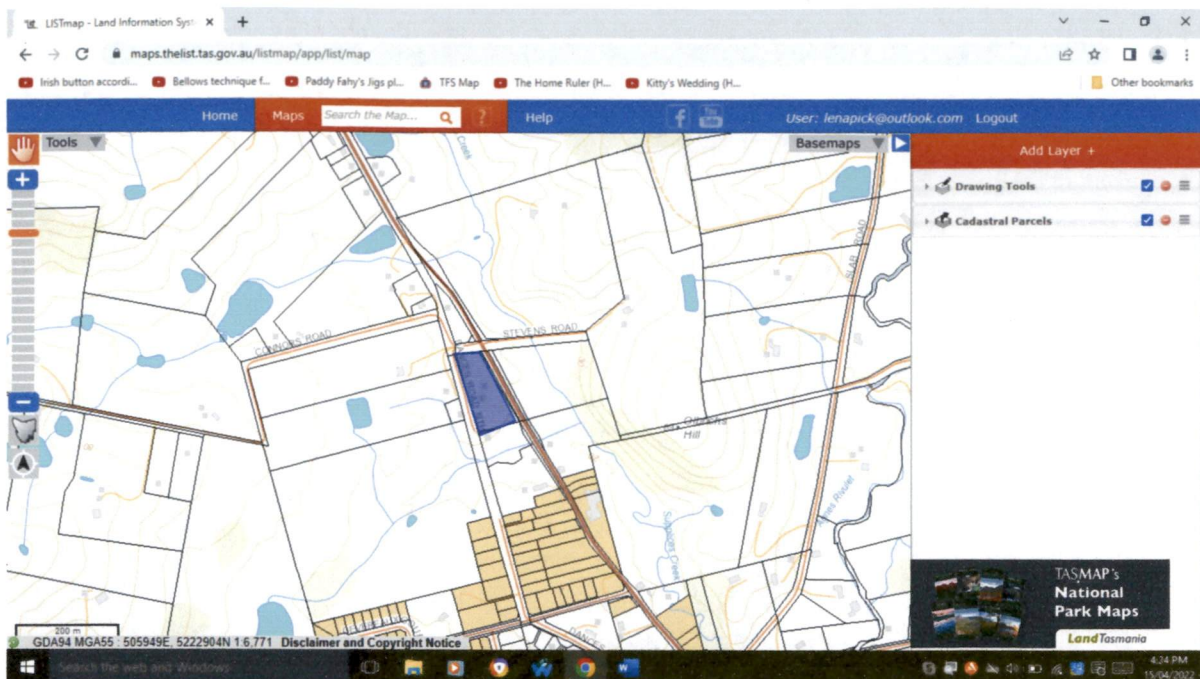


Figure 5: 9 Dances Road, Cygnet, Tasmania (coloured blue). (1.028ha)

This is the portion of **CT 148253/1** included as part of this application for rezoning. It is situated on the western side of the Channel Highway. (The remaining larger section of Title 148253/1 is situated on the eastern side of the Channel Highway off Stevens Road and does not form part of this rezoning application). This title is already split-zoned both in the Interim Scheme and in the Draft LPS and the zoning has been defined by the intersecting highway see Figure 6 below.

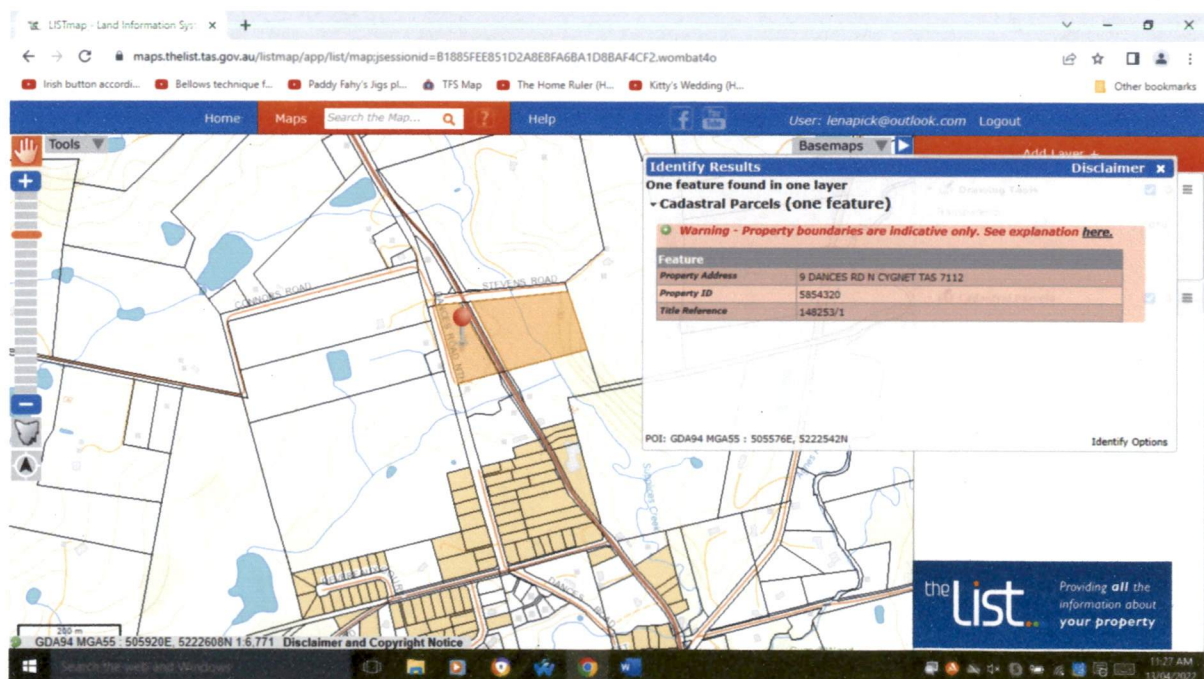


Figure 6: **CT 148253/1** in its entirety. However only the part on the western side of the highway, with its residence at **9 Dances Road North**, forms part of this application.

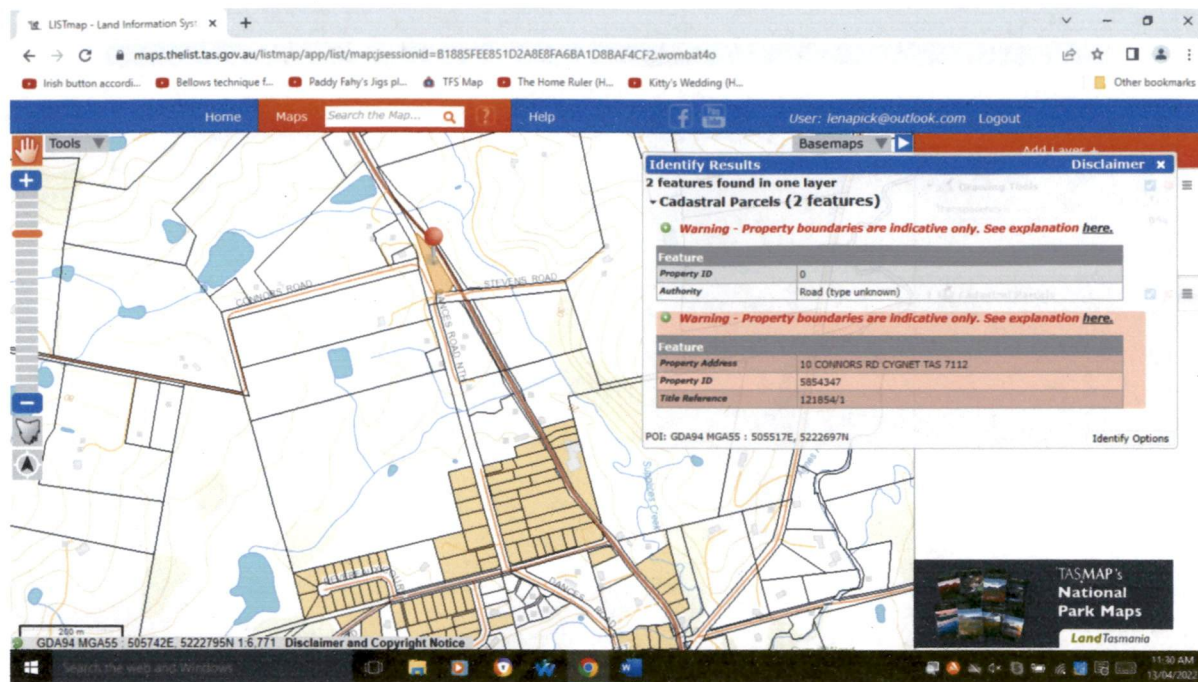


Figure 7: 10 Connors Road, Cygnet Tasmania. (0.3105ha)

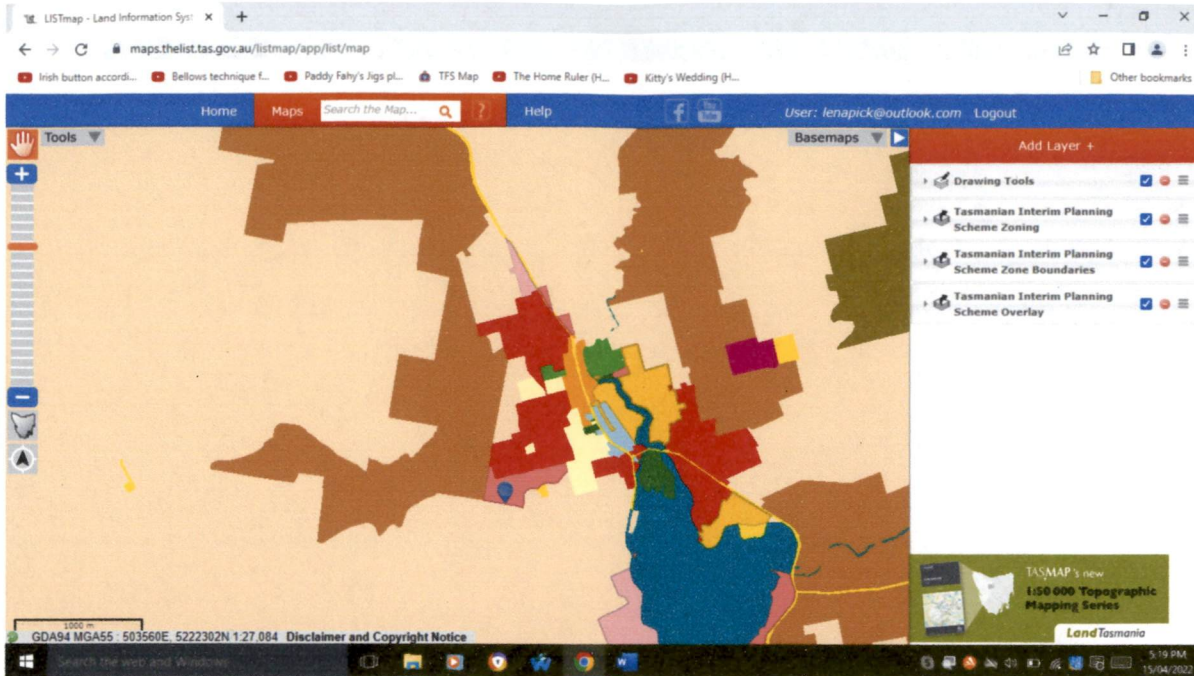


Figure 8: Blue marker at the location of 62 Kings Hill Rd indicates the boundary of Low Density Residential zoning to the south of the Cygnet township, and clearly shows the gradation one would expect from General Residential to Low Density Residential south of the township

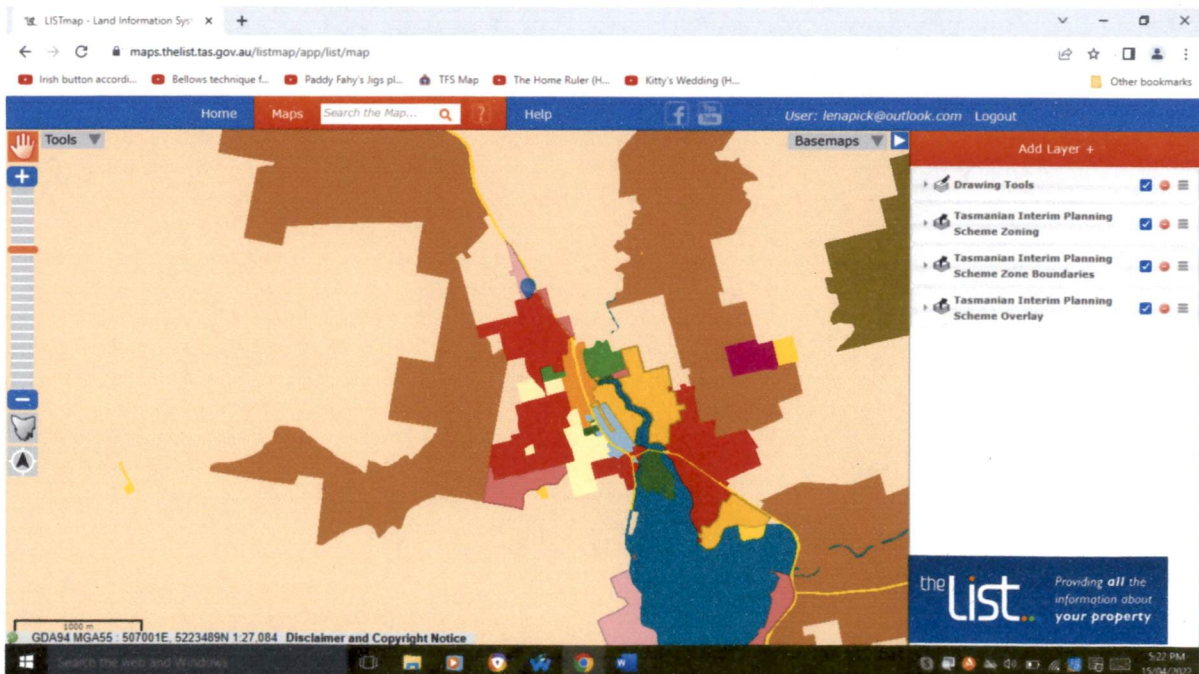


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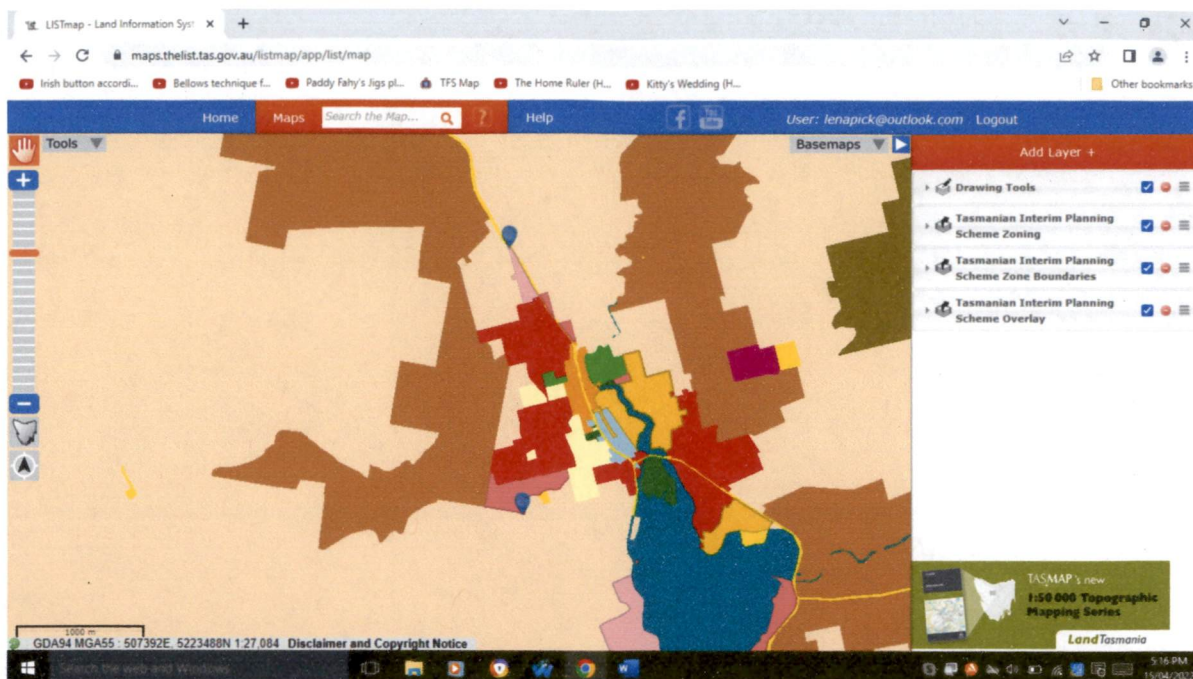


Figure 10. A uniform and consistent planning approach would see Low Density Residential gradation from General Residential on the northern side (to blue marker) as it currently does on the Southern side to blue marker.

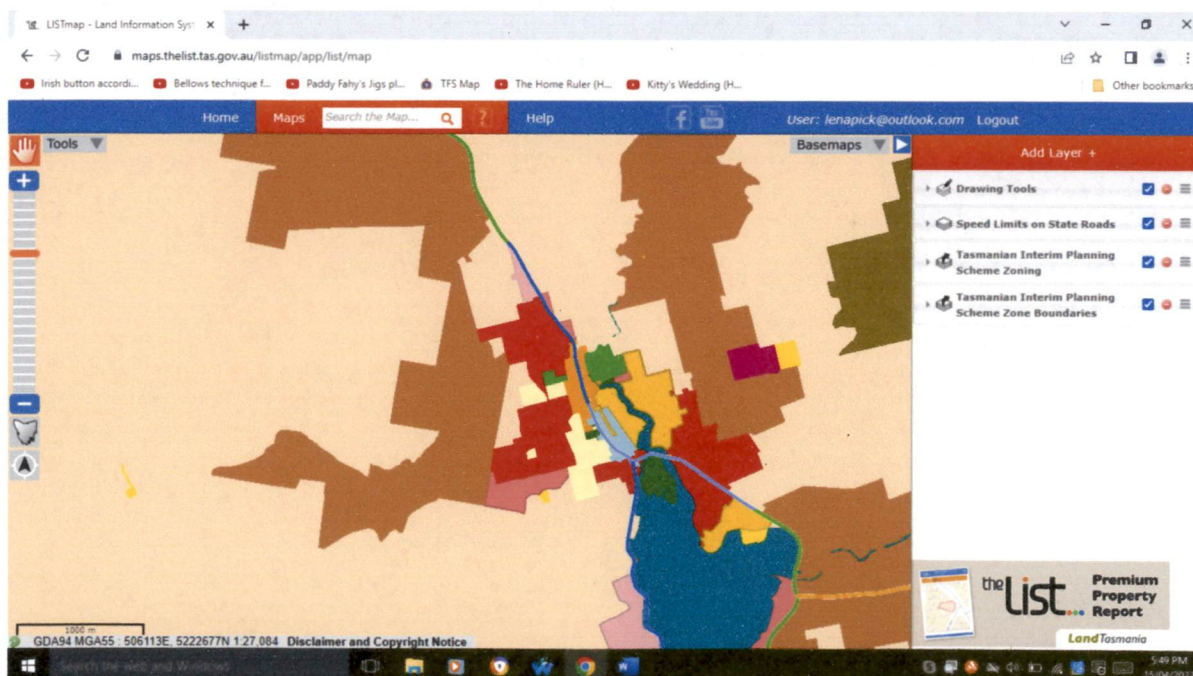


Figure 11: The 60km speed limit (dark blue line) commences just prior to this Parcel of land (shaded light pink) on the entry to Cygnet from Huonville.

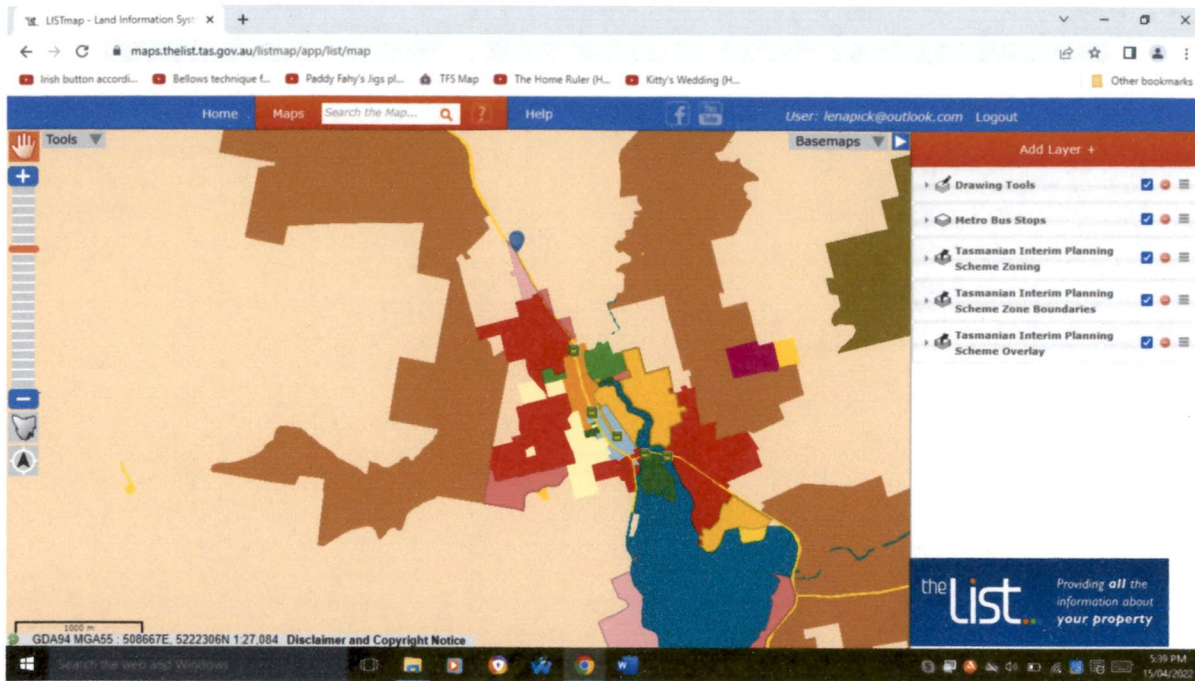


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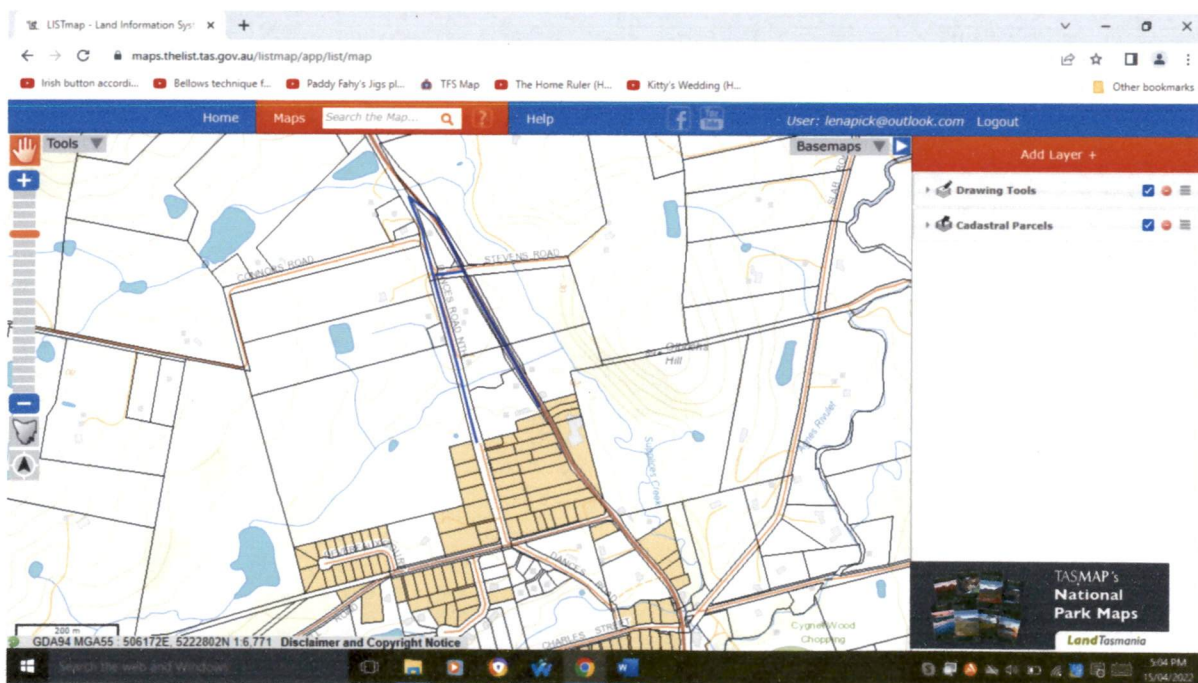


Figure 13. Blue line shows this Area of land located between two roads (1) Channel Highway and (2) Dances Road North/Connors Road.

These roads create a generous setback from other zonings and provide alternate access options.

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Andrew Nandan

Email: andrew.nandan@gmail.com

I, Andrew Nandan, part owner of 9 Dances Rd North, Cygnet make application for the rezoning to Low Density Residential that area of land between the Channel Highway and Connors Rd/Dances Rd North as shown in Figure 1, and enlarged view Figure 2, containing properties at

7609 Channel Highway, Cygnet.....CT 121852/3.....PID 1589726.....(1.093 ha).....Figure 3
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10 Connors Road, Cygnet.....CT 121854/1.....PID 5854347..... (0.310ha).....Figure 7

The land in question is zoned Rural Living D under the existing Huon Valley Interim Planning Scheme 2015 and is proposed to be zoned Rural Living A under the Huon Valley Local Provisions Schedule (LPS). Each property contains one inhabited dwelling and one property contains an additional vacant historical cottage which, under its current and proposed zoning, is unable to be sold or rented.

Proposal: This submission proposes that an extension of the low residential area of Cygnet to the north is warranted and feasible by rezoning this Area of land, 3.022 hectares in total, to Low Density Residential.

Zoning Potential

	Rural Living D Existing Interim Scheme		Rural Living A LPS		Low Density Residential Proposed	
	AS	PC	AS	PC	AS	PC
Minimum Lot Size	4ha	N/A	1ha	8,000m ²	1/1500m ²	1/1200m ²
Multiple Dwellings	X	X	X	X	1/1500m ²	1/1200m ²
Visitor Accommodation	P	D	P	D	P	D
Development Potential	Visitor	X	Visitor	X	P	P

AS: Acceptable Solution, PC: Performance Criteria, P: Permitted, D: Discretionary, X: Prohibited

Increased conformity and consistency in the township's planning: Standard planning practice usually demonstrates a clear gradation from General Residential to Low Density Residential. This is the case with the zoning of Cygnet under the LPS and the Interim Scheme and is clearly evident on the south west of the Cygnet township where gradation from General Residential to Low Density Residential occurs out to 62 Kings Hill Rd. Figure 8. However, the zoning of the area of land which is the subject of this submission and which abuts the General Residential zone on the northern side of the township (Figure 9) does not demonstrate a clear gradation to Low Density Residential as one would expect. Rezoning this land to Low Density Residential would increase conformity and consistency in the township's planning. Fig 10.

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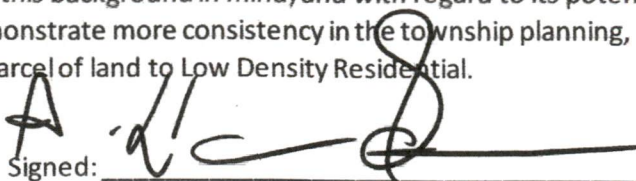
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Date: 26/04/2022

Signed: 

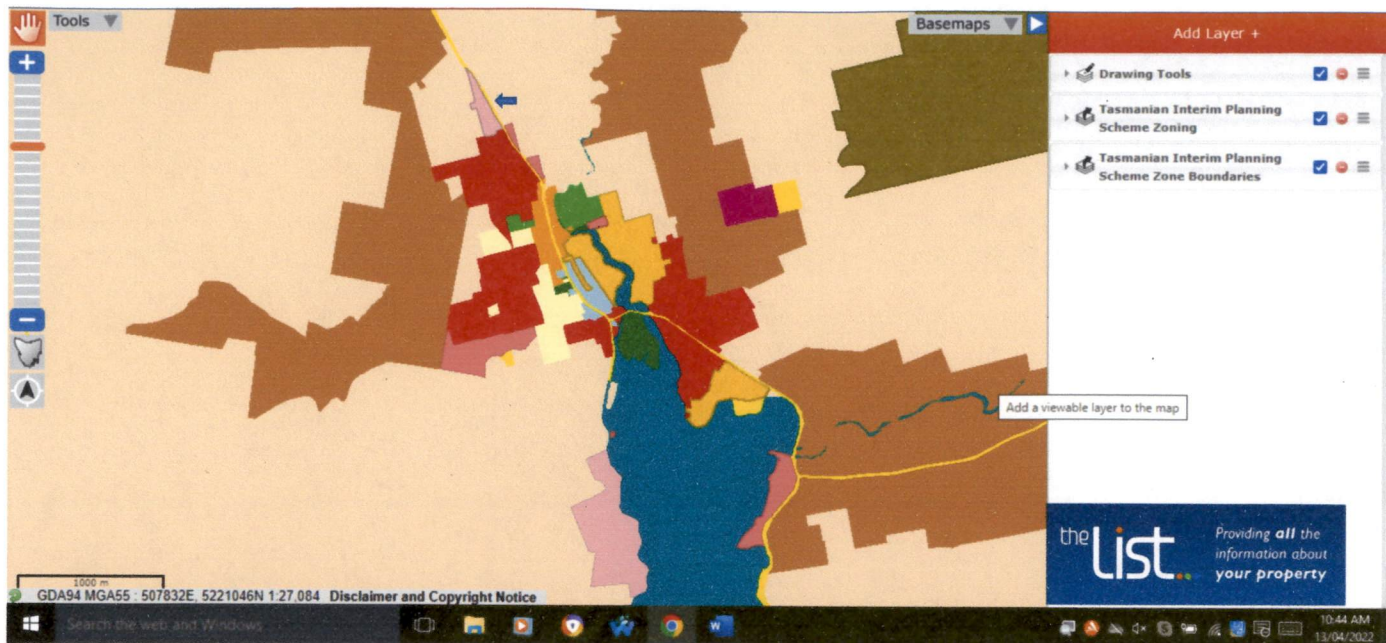


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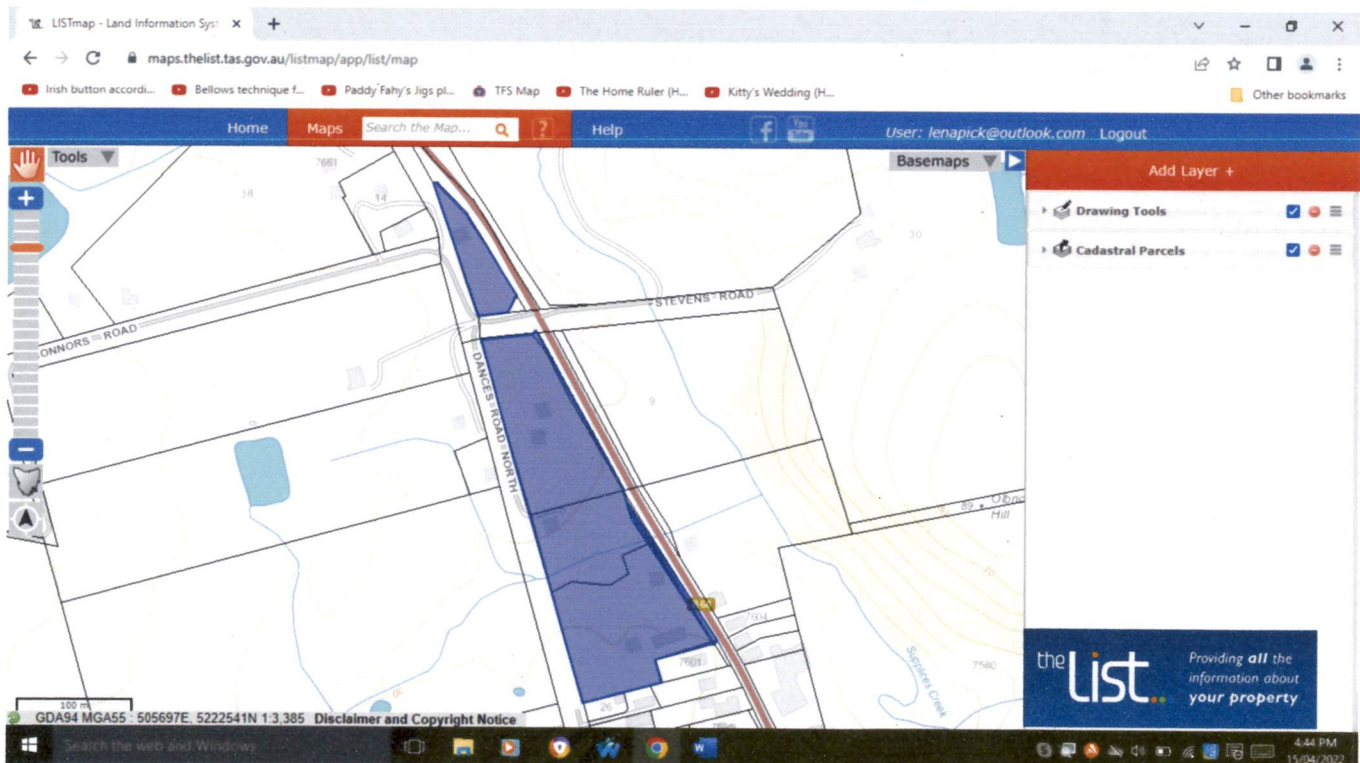
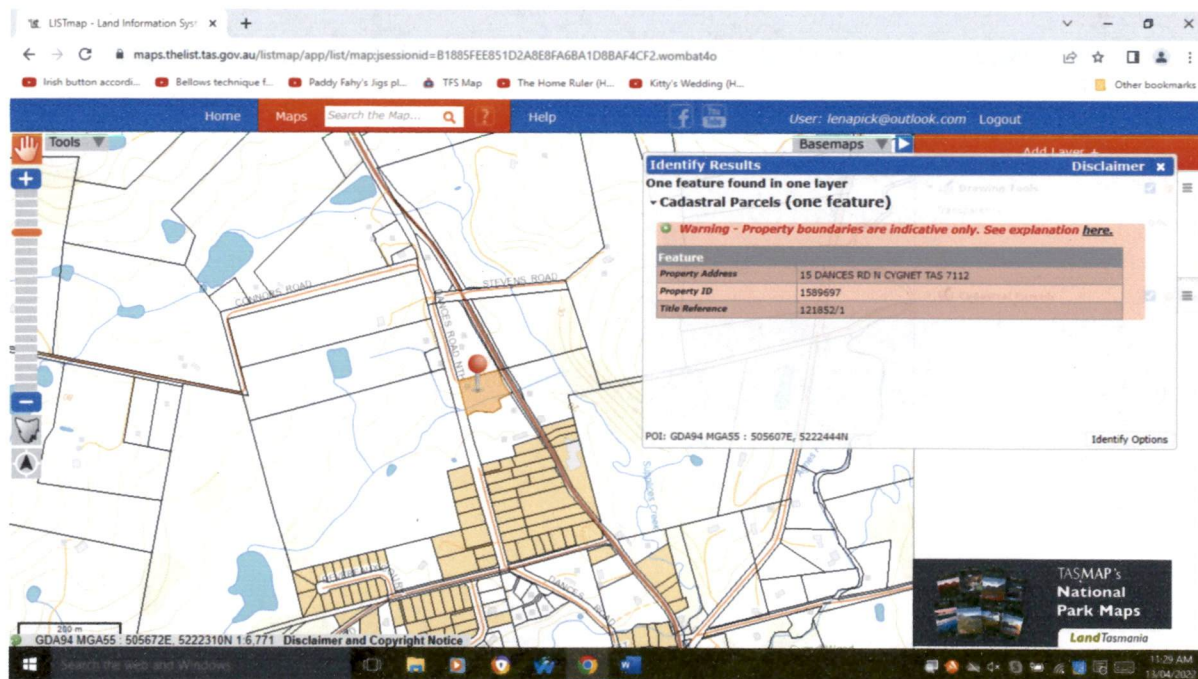
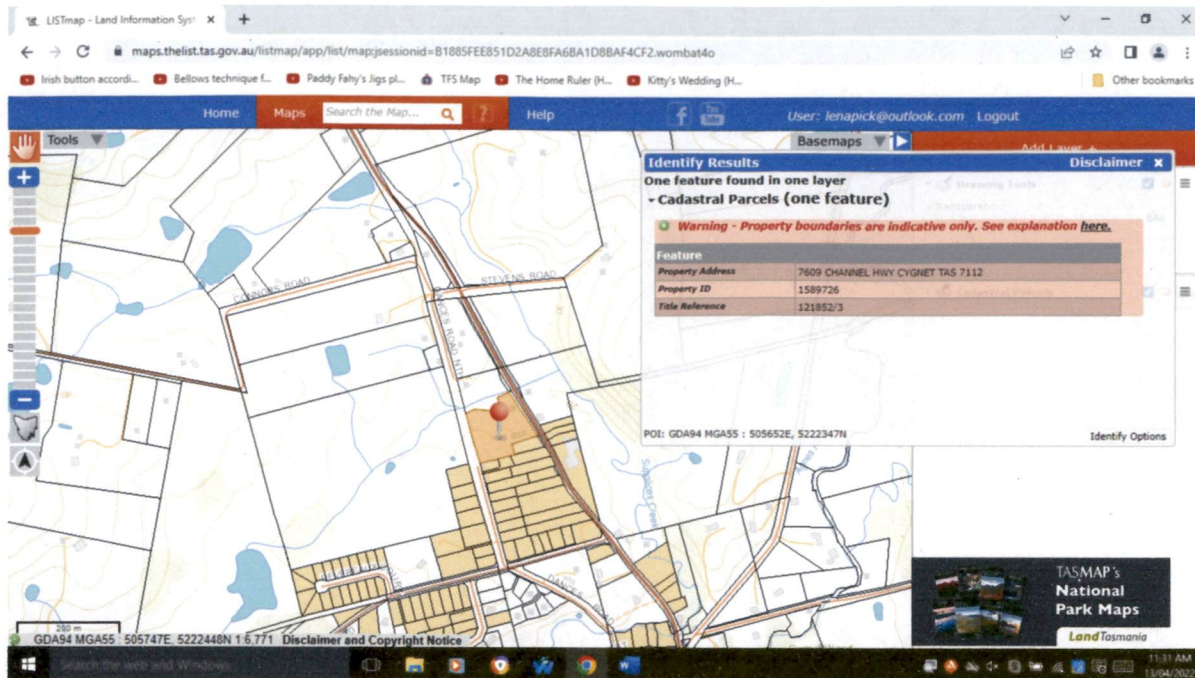


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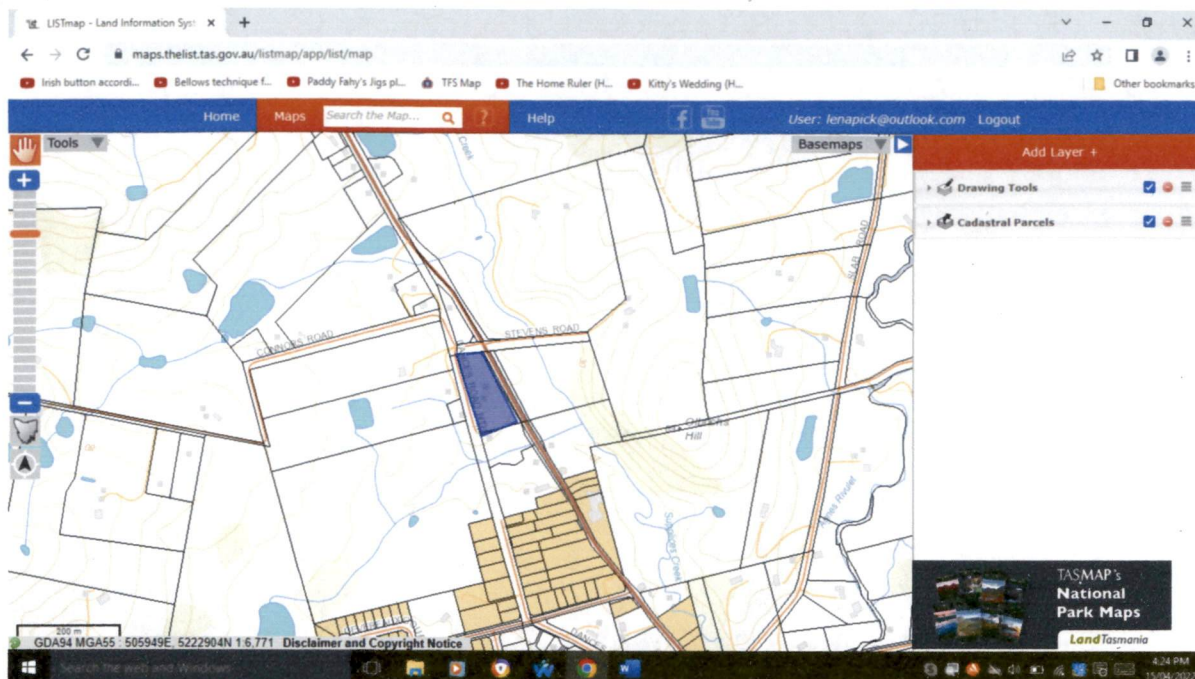


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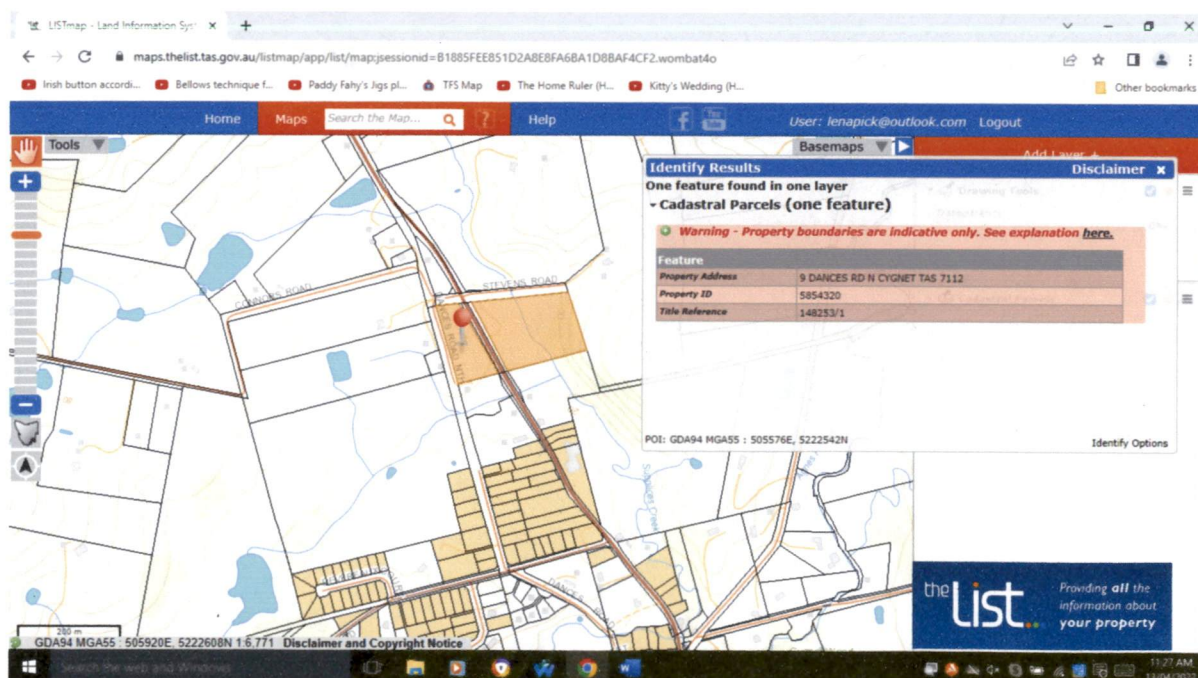


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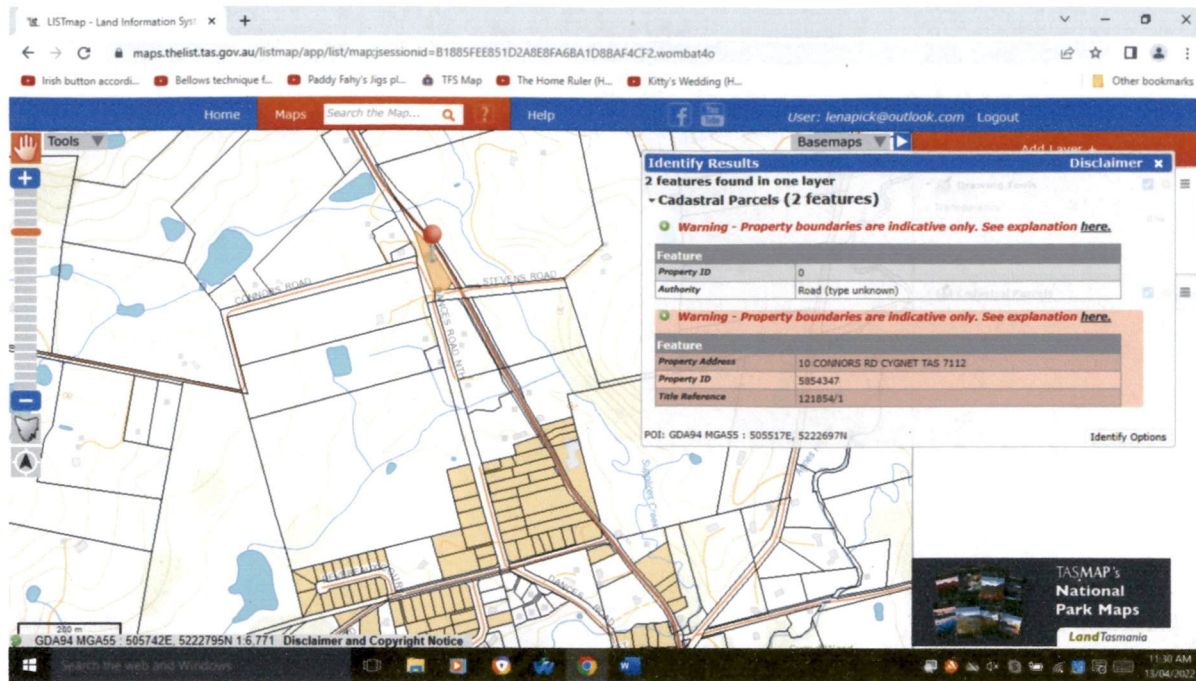


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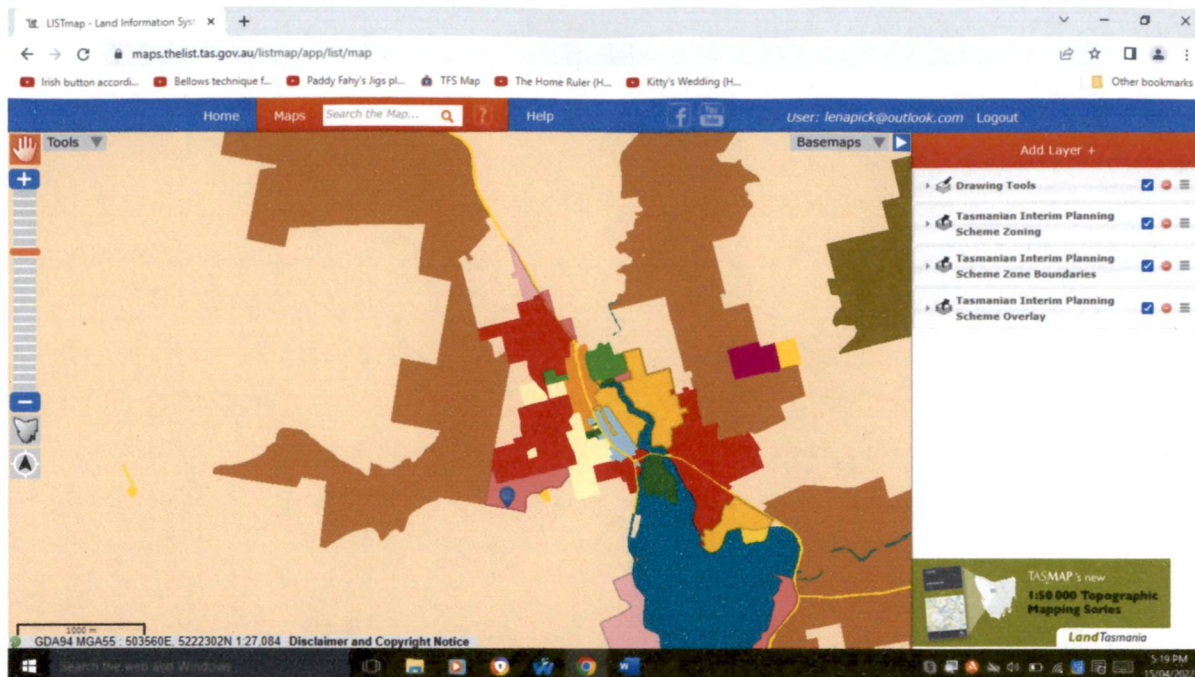


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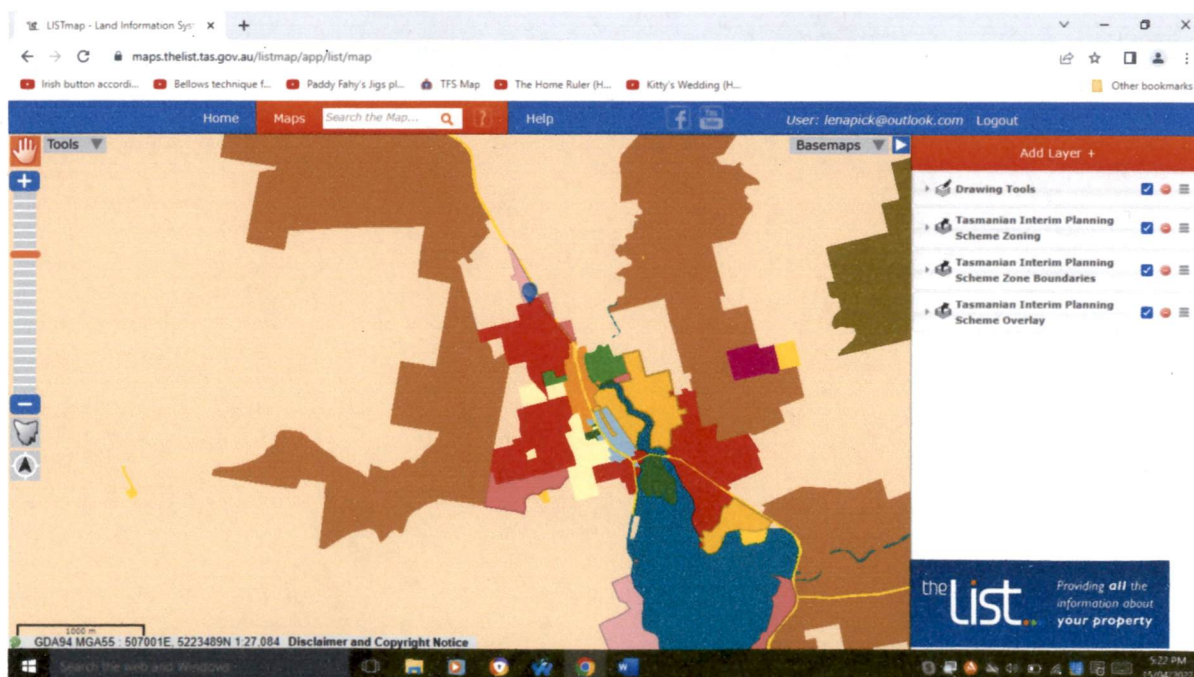


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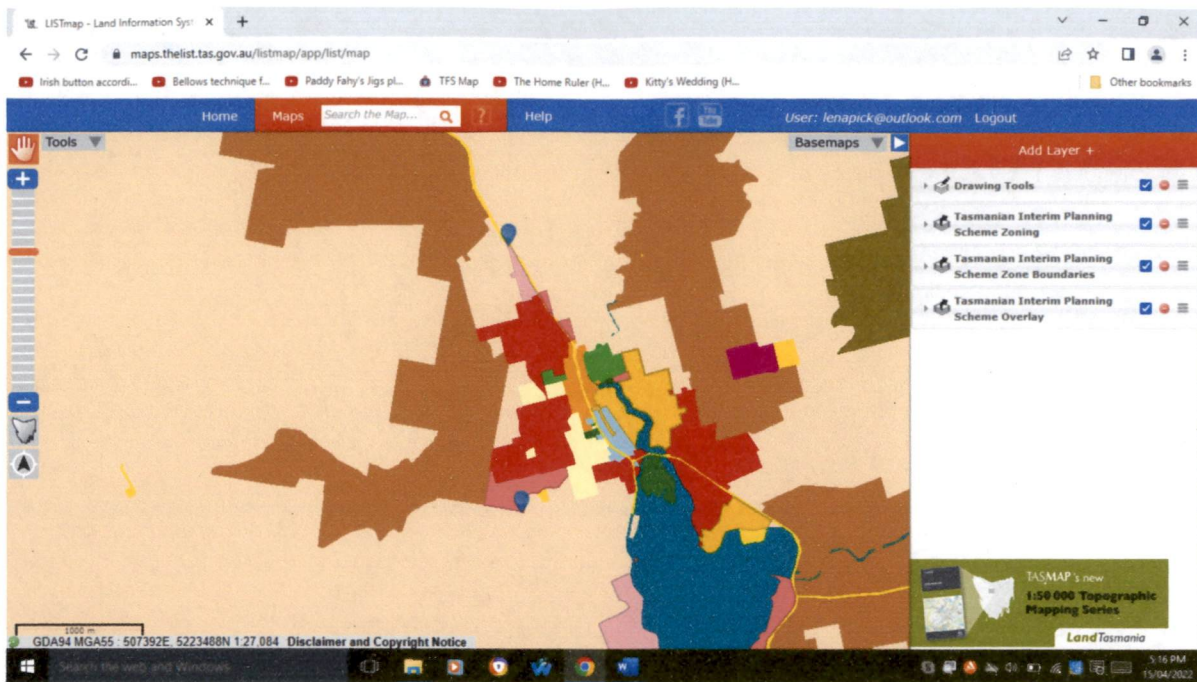


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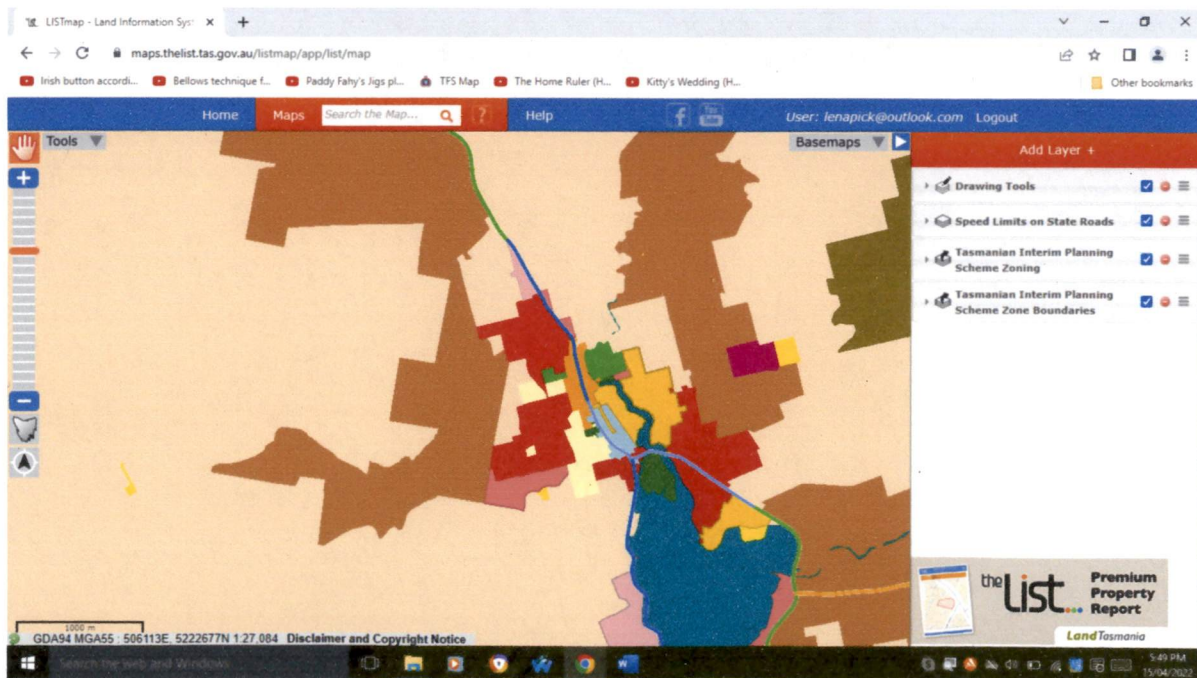


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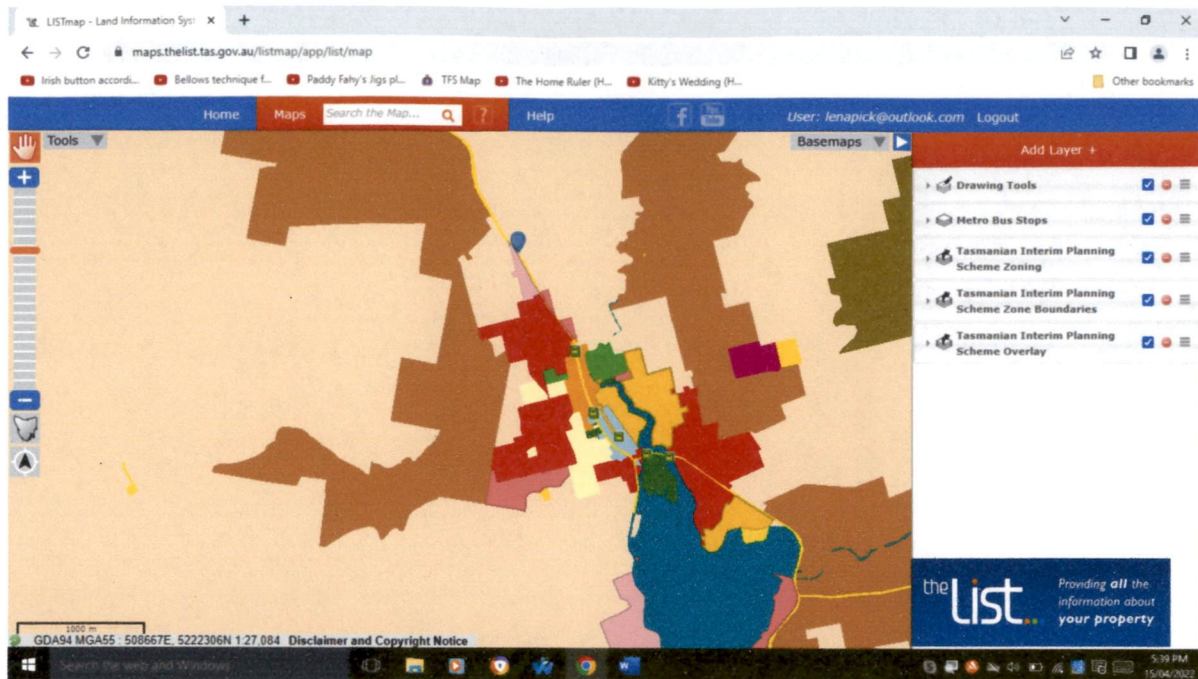


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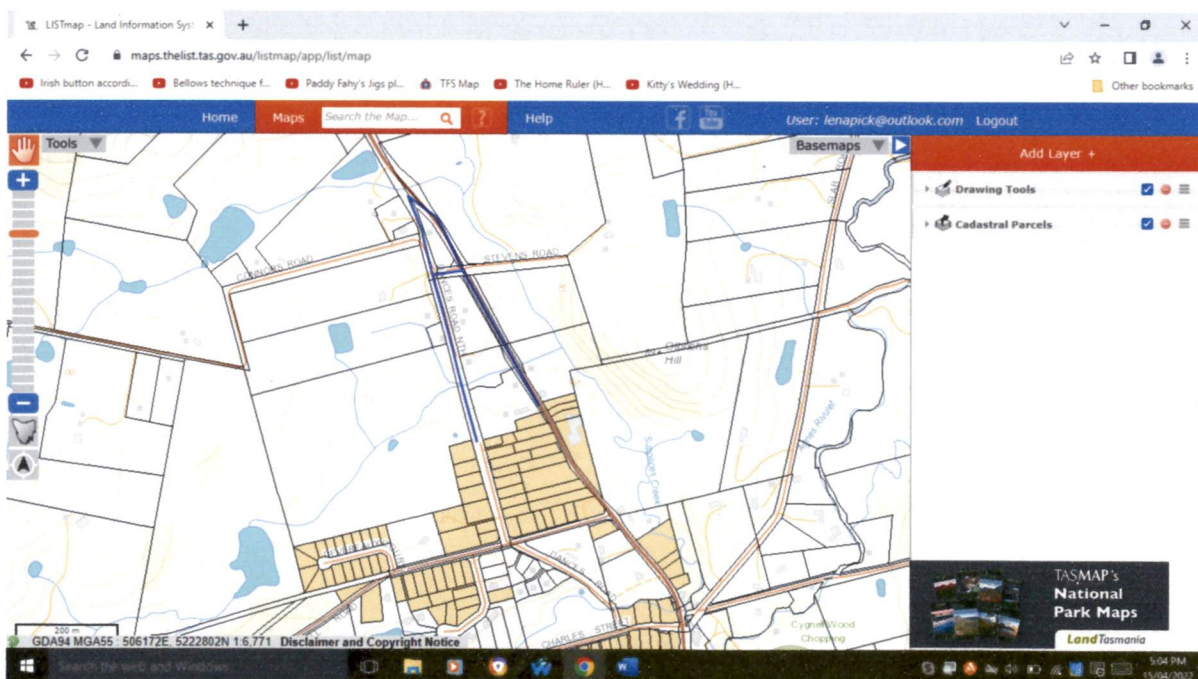


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