

**From:** no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>  
**Sent:** Tue, 17 Nov 2020 13:56:38 +1100  
**To:** Huon Valley Council;boden08@internode.on.net  
**Subject:** Planning Representation - Angela Boden - PSA-2/2017

Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

<b>I/We (name)</b>
Angela Boden
<b>Of Address</b>
55 Garthfield Ave
<b>Town or Suburb</b>
Cygnets
<b>Postcode</b>
7112
<b>Email</b>
<a href="mailto:boden08@internode.on.net">boden08@internode.on.net</a>
<b>Phone Number</b>
0427353344
<b>Description of Development</b>
Partially rezone part of Lot 1 Channel Highway, Cygnets, (CT: 167891/1)("Property") from Particular Purpose Zone 1 – Urban Growth Zone to General Residential; Partially rezone part of the Property from Particular Purpose Zone 1 – Urban Growth Zone to Utilities; Partially rezone part of 7368 Channel Highway, Cygnets (CT: 136624/1) from General Residential to Utilities; and Partially amend the application of the Scenic Landscapes Corridor Overlay over part of the Property. The Section 43A Application was also for: The issue of a draft Planning Permit under former Section 43C(1) of the Act for the subdivision of: Part of the Property; and Part of 7368 Channel Highway, Cygnets (CT: 136624/1), Subdivision related works as set out in the application.
<b>At</b>
Part of 7368 Channel Highway, Cygnets /Lot 1, Channel Highway, Cygnets (CT-167891/1)
<b>Application No</b>
PSA-2/2017
<b>Details of representations</b>
My main objection is to the rezoning of the property to General Residential. I believe that rezoning to Rural Living or Low Density is more in keeping with the area. The town already has multiple areas zoned General Residential which are currently in development or are about to be developed. Allowing for the potential development of more land into multiple tiny little lots, is not in the towns best interest.

Cygnets does not have the infrastructure or social services to support more intensive development. In addition further intensive development will fundamentally and permanently alter the character of the town and impact upon the tourism that supports much of the small business in the town.

I also object to the subdivision proposed in relation to the property at 7368 Channel highway. The density is completely inappropriate and fails to take into account the character of the town of Cygnets. It also makes provision for plots of land that are so small they hinder privacy and quality of life.