

From: Paul Thomas
Sent: Tue, 17 Nov 2020 07:57:21 +1100
To: Huon Valley Council
Subject: Objection to 61 lot subdivision
Attachments: Objection 61lot subdivision.docx

Paul Thomas
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Huon Valley Council
16 November 2020

Application to Amend Planning Scheme to accommodate 61 lot subdivision

I write to express concerns in relation to this proposed subdivision.

My objection is based on the size, associated increase in population, attendant vehicular traffic and infrastructure requirements.

Until Local and State governments are able to address the infrastructure shortfalls our small town is not able to accommodate another 200 people. Cygnet township's main street is currently choked much of every day. A service road behind the shopping centre is essential before such township expansion should be contemplated.

Council is not able to service the wider municipal area with a garbage collection. The coastal suburb of Eggs and Bacon Bay where 100 residents don't have a sealed road through their bayside village, suffer dust and potholes every day.

This subdivision proposal is far too dense with all blocks of minimum allowable size with very little room for a typical Aussie backyard and too closely imposed on next door neighbours.

The loss of this rural and waterfront viewscape will be a tragedy as the main town entry will become a crowded view of suburbia instead of a pleasant rural village. (the lovely cows will be gone!)

The closeness to the sewerage treatment plant (currently surrounded by gorse) creates the potential for future environmental hazards that should be of concern to any planning authority and to future residents.

The proposed subdivision will have a negative impact on the town, the local community, and tourists who come to appreciate the vistas of the estuary. Until there is better town infrastructure the town cannot accommodate the extra residents that will be added to it by this development. The negative impacts on the wider community should outweigh the interests of the property developers.



Paul Thomas