

17 NOV 2020

CUSTOMER SERVICE PSA -2/2017 and SUB36/2017 Channel highway, Cygnet

These are my concerns about the proposed changes and as my address is 7357 Channel Highway Cygnet and are affected by this development and would like answers to the items below

HUON VALLEY COUNCIL
Action Officer: Planning

PDA Surveyors

17 NOV 2020

Planning Scheme and subdivision Channel Highway Cygnet

File No: PSA-2/2017 SUB-36/2017

S43A Submission

Set ID:

#Page 2 List of Surveyors: which one of these moved the survey pegs at the bottom corner of my block to make it appear my boundary is 200metres from the fence of the Sewage Plant. The distance is actually 193 metres to the far edge of my property

#Page 5. Figure 2 Proposed multi-lot subdivision in 12 stages. The distance from the Sewage works fence to the edge of my property fence is not 200 metres as indicated. the actual distance is 193 metres, not the 200 metres that is shown on all the paperwork. I have looked at all the attachments and had measurements taken which are totally different to what is shown, none of them are to scale shown. Therefore, all this drawing document have a lot of figures that are inaccurate (PS I taught Technical Drawing for the past 25 years at Schools Colleges Trade Centres and Business)

2 Site and Settlement. Site Description: The site has a frontage to Channel Hwy of over 600 metres from site plan 5. Again using my trusty scale ruler gives me a measurement off the plans supplied, gives me a measurement of between 360 to 370 metres and them getting help with another person using a 30 metre tape, the distance between my boundary and the boundary of the last house before the paddocks is even less than what I calculated ?????

Attenuation Code. Our property is the closest to that figure as proposed 200 metre. On a nice day with a gentle wind from southerly plus the afternoon sea breeze the odour rolls up the hill and yes we do smell it. Where in this submission is a report from the E.P.A. about changing the distance from the sewage works, and what study has been done to see what affect the odour after it flows over the small rise in land goes up, but can't go up because there will be 72 houses in way. The proposal used one day to measure wind direction. But Geeveston where the wind direction and contours are totally different to Cygnet and were taken on one day. Cygnet has varying winds and as well as the afternoon sea breeze

Sewage Where is the details of the treatment plant to being able to cope with 72 extra houses. Where are the emergency storage plans and a start date for this project and who is paying for it, the developer or us house owners by increased water rates?

Stormwater: What erosion effect with all that extra stormwater entering the waterways and the effect on Burtons Reserve Bird Sanctuary? Where is the study on the effects of the Bird Sanctuary with regard to having an extra 71 houses storm water effecting the balance between salt water and storm water? This will change the ecosystem and environment of the Burton Reserve Bird Sanctuary. Where's the report that states what will happen?

#Scenic Landscape Corridor overlay Rationale: Why should we put up with a suggestion about reducing that area by 60 metres. What right does a developer have of removing part of the Scenic entrance to Cygnet. Also there is two Ridge/Crest from 7357 to the next existing house, both blind spots and we have witnessed an accident damaging our fence caused by the driver being unable to see over the crest, and then effect of sun glare at the time caused the vehicle caused it to smash into our front fence. Where is the traffic management survey into potential problems / accidents by placing the only entry to the development of a second crest in the road?

Cygnet Township Plan 2009

That 10 years ago Where is the latest one?? A lot has happened in Cygnet since 2009. ?? What happened to the meeting in each town about township planning, residents were able to ask questions and answers were given by council staff. This happened in each town

Number 3 Plan of Subdivision

Scale of subdivision drawings are not to scale. Example 14 metre Buffer measured by the scale at bottom is actually 20metres wide

Why does the Buffer zone stop halfway along my boundary on some plans and some show it going all the way in line with the reason for the Buffer zone in this application?

Midson: Report page 191 figure 6 shows buffer zone going all the way to the channel Highway. Not stopping halfway. Dated 30/09/2020

Other Plans of subdivision shows the buffer zone going all the way to the Channel Highway which makes sense of what the purpose of the buffer zone is there for as described in this application. Only one road into estate it makes sense to have a Buffer area that emergency vehicles can use to access to the back of the Subdivision is very necessary. How do emergency vehicles get to the outside boundaries /emergency/bushfire/SES/ police etc

My understanding is that Lot 11 with three houses on it cannot be built in front of the line of the front of my house past the front on my house.

Application for Planning Permit: Item 3 is not signed by all persons involved in this application

Page 104: Has Buffer zone going all the way to the road, under 2 site plan (SEAM Environmental) at least this has a fairly correct scale

SEAM Appendix B -Wind Row Data page 24

Using 2015 Data. More houses have been built in Smith street and no effort to look at the effect of Climate Changes. WE have lived at 7357 Channel Highway and have a windsock and over that period including the afternoon sea breeze and Appendix B is not right. All the data present was done on one day. 30/9/2020, at Geeveston. No sea breeze or the contours of the land were the measurements /direction were taken.

Boundaries Fences: The submission stats 1500 mm high, Australian Standards are 1800 mm high, fences can be less if the neighbouring property agree

Traffic on Channel Highway

I have done a traffic report myself while standing at our driveway. During the day at different times counting the vehicles passing by using 6 minutes on the hour 20-22 cars per 6 minutes. Traffic early in the morning as the tradies go to work is a busy time as well as the school buses in causing traffic to stop because they cannot see over the two crests in the road

From 2-30 pm we get the school bus making stops and more vehicles as well as heavy vehicles, log truck farm machinery, tractors and a build-up of more traffic on Thursday rubbish collection day

This subdivision looks like a 1970 Jennings project of getting as many lots as possible out of the land with little consideration to what it ends up looking like.

All houses in this subdivision should be single story and blend into the unique charm of Cygnet. Blending in with the character of building along that section of road and the township of Cygnet. Design of houses in the estate are /should be single story and blend in with the character of Cygnet

Glynn Shevels



7357 Channel Highway Cygnet

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