

From: Dallas Winspear
Sent: Mon, 16 Nov 2020 22:11:54 +1100
To: Huon Valley Council
Subject: Cygnet development proposal

Hi there,

My name is Dallas Winspear, I am the owner of 7381 Channel Hwy, Cygnet. My property is immediately adjacent to the proposed development currently under rezoning review, so I am the one of the most directly affected parties.

Let me say from the outset, that I am not entirely opposed to development of the site. I, myself am planning to subdivide my own land to build a house for my family and I to live in. But there are big differences in the scope of our plans, and there are several issues that I feel I need to raise.

The first of which is the fact that the development will significantly devalue my property, and make it a far less desirable place to raise my family. My current vista of bucolic fields and cows will be replaced with really quite dense suburbia and cars. This has forced us to rethink whether we want to be in the area at all into the future. One can't halt progress, and I am not trying to, but I do hope that it happens in a manner that is in keeping with the look and feel of the town.

Another issue for me is that when it rains, a significant amount of water flows across the highway onto my property, where it pools against the foundations of the house. There is a gravel ditch at the border of the two properties that becomes a bog for much of the year, as there seems to be no storm water drain in the area. My fear is that with the adjacent field becoming mostly road, dwellings and paving, there will be a significantly increased volume of water runoff onto my property. I was wondering if storm water evacuation has been properly considered.

The density of the development really does seem to be out of place, and I know I am not the only one to think so. Seeing those houses packed onto Lordes Rise, I don't think anyone was expecting to see the same thing repeated, and on an even bigger scale.

Will there be appearance standards that the houses built on those blocks will have to adhere to?

My mother currently resides at the property, and often has trouble reversing out of the drive. With all the extra traffic, I do fear for her safety. Are there plans to widen the road? People do tend to speed along that stretch of the highway. It should perhaps be made a 50 zone right up to the rise at 7356-7.

So I am not trying to obstruct development, but if this does go ahead, I stand to lose more than most people, so I believe my concerns are reasonable ones.

Thanks for the opportunity to raise these matters, but I did only learn of these plans on Thursday.

Kind regards,
Dallas