

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: Sat, 28 May 2022 11:38:24 +1000
To: hvc@huonvalley.tas.gov.au;rejane.belanger@gmail.com
Subject: Planning Representation - Rejane Belanger - {Application No:7}

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.

I/We (name)
Rejane Belanger
Are you lodging as a Individual, Company or Organisation
Individual/s
Of Address
27 Lourdes Rise
Town or Suburb
Cygnets
Postcode
7112
Email
rejane.belanger@gmail.com
Phone Number
0498694324
Comments
Find letter attached. Thanks.
File
<ul style="list-style-type: none">• submissions-R-Belanger.pdf
Submit Application
<ul style="list-style-type: none">• Yes Submit

Réjane Bélanger

27 Lourdes Rise
Cygnet, TAS 7112

mob 0498 694 324
rejane.belanger@gmail.com

Date: 28th day of May 2022

General Manager
Huon Valley Council
PO Box 210
Huonville TAS 7109

Dear General Manager,

RE: Representation from Réjane Bélanger, 27 Lourdes Rise Cygnet

I would like to make the following representation:

1) Traffic Corridor in Cygnet

I've been living in Cygnet for 4 years, and as such I can attest to the increase in traffic on Mary Street in the last years. It is now sometimes quite difficult to cross the street. There are a lot of what seems to be through vehicles, such as locals going to work and, most intrusively, trucks and lorries of all sorts.

I would like to ask that the new LPS plans the possibility of a future bypass for through traffic. The obvious place would be from Thorp Street to Garthfield avenue. I know there is talk and money allocated to a new street behind Mary Street, but what I am talking about here is more of a bypass, further away from Mary Street, separate from that new street.

There is a lot of enthusiasm and hope in the community for this to happen, and it would make Cygnet a much nicer place to live. As more developments are being approved and old shacks along the Channel Highway going south are becoming permanent residences, the number of vehicles is forecast to increase. A traffic corridor would allow through traffic to move in a much more efficient manner without being slowed by all the activity on Mary Street (and the new street). A traffic corridor would also reduce the traffic on Mary Street (and the new street), allowing residents and visitors to enjoy Cygnet and its attractions without the inconvenience of extra traffic.

This is why I think it is important for the zoning to be done in such a way that would keep the possibility of a road corridor in mind when approving developments, so that when the time come when it is needed, it is possible to do it.

2) Preserving the Scenic Road Corridor at Channel Highway, Cygnet

There is one place where there is an amazing view of Port Cygnet, and that is on the road leaving Cygnet on the Channel Highway going south. I believe that the *Huon Valley Interim Planning Scheme 2015* mention the Scenic Corridor which protects that spectacular view. This spot is actually the only place with such a stunning and extensive view of Port Cygnet.

I would like to submit that whatever developments are permitted in this area (and I believe there is a big one in the pipeline) have a proviso that this fantastic unique view be preserved. It shouldn't be difficult for the developers to position the houses a bit further down from the road, and in doing so, protect this amazing asset.

3) The Old School Farm, Cygnet

The big block of land which was part of the Old School and its farm, behind the Medical Centre on George Street, will no doubt be developed within a few years. It will allow for a good number of residences, which are obviously needed. It is a premium place, being so close to town and all its services.

This area was gifted to the community by Elijah Hedditch in 1855 to build a school for "students of all denominations". As such, the community has always been involved in that area. Now that it will likely be developed, I would like to submit that the development be done in consultation with the Cygnet community, and that part of it be used for community activity. A swimming pool, for example, would be a great asset to the community.

And being so close to town, I would suggest that the development be done in a way that is sensitive to the environment and the general character of the town. Rather than, yet again, just a boring modern series of units and town houses, it should be done in a way which is pleasing to the community, with plenty of greenery to preserve the feel of the 'farm'.

4) The new Landscape Conservation Zoning

There is a lot of talk about this new zoning and how it will affect the properties concerned. I would like to submit that those properties, or part of those properties, which are already developed and which have less than 80% vegetation, be excluded from this zoning. Many of these properties already have scenic overlays to protect endangered species, plus often have waterways or steep slopes anyway.

The main reason for this being this zoning will make any further development more difficult and costly. Also, it might affect negatively the value of those properties. With climate change coming, and resilience being the way to deal with it, I believe many of these partly-developed properties will want to do more production with their land, and as such shouldn't be zoned LCZ, so they can more easily built whatever is needed to be productive and self sufficient.

Sincerely,

