

**From:** Lisa Litjens  
**Sent:** Mon, 16 Nov 2020 13:53:25 +1100  
**To:** Huon Valley Council  
**Subject:** Att: Emilio Reale, General Manager

Dear General Manager & Planning Committee,

### **Lot 1, Channel Hwy, Cygnet (Section 43 A Application Draft Amendment)**

We would like to draw the Council's attention to the proposed **reduction of the Scenic Overlay in the Channel Hwy, Cygnet development**. This reduction is not welcome by the *many* Cygnet residents we have spoken to, and we ask that the Council—our elected representatives— and the Planning Commission **significantly increase the scenic overlay** in the proposal.

Cygnet, as you will all be aware, is growing in popularity faster than anywhere in the Huon Valley. With its great natural beauty and the charm of Cygnet township, our population, visitors and tourists have been increasing steadily for the past 3 years. We choose to live in—and visit—Cygnet because of its beautiful landscape and vibrant community with people who care about the environment.

It is in everyone's interest, including the Council's, that the natural beauty and sense of space around Cygnet is maintained. The construction of houses (or any building) right up to a main road—ie.reducing the scenic overlay— is not only unsafe but is aesthetically unattractive, and unsuited to the natural landscape.

#### **A Better Plan:**

We request that the proposal leave the cherry trees planted alongside the highway, and indeed, include more plantings of fruit or local trees, and that a walk and cycleway be built on the southern (waterside) edge of the vegetation. This would be far more attractive from both the road and from residents' perspective. It will also be more amenable, and facilitate walking and cycling into town rather than using a car.

We also advocate allowing for a communal space in the development—an area of parkland, for instance—where people could gather and children can play, and where there might be a small community garden.

#### **Climate Change**

If the Council is serious about mitigating climate change, as it suggests its literature and on its website's statement of intent, it will ensure this development is built sustainably:

- >No black roofs or grey walls (limestone for eg. is a carbon sink)
- >Sufficient eaves/verandahs
- >Grey water systems
- >Rainwater tanks

>Abundant green spaces, including street trees

Wouldn't it be an outstanding effort by the Council to consider these points when developing any site in the Huon Valley? Houses that are eco/solar passive; are attractive, and part of the natural landscape.

We would like to point out also that it was very difficult to find this draft amendment on the HV website. I had to ring the Council. Surely it is far more consultative to put these sorts of developments clearly on the main page? It would also be much more professional, and allow for due diligence, if a submission form were provided with clear outlines of the proposal.

We would like a return 'receipt of email' from the Council, and an indication of the Planning Commission receiving our concerns and suggestions.

Thank you.

Sincerely,

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'There is nothing more difficult to take in hand, more perilous to conduct, or more uncertain in its success, than to take the lead in the introduction of a new order of things.' Niccolo Machiavelli