

**From:** Lukas M  
**Sent:** Tue, 17 Nov 2020 13:06:28 +1100  
**To:** Huon Valley Council  
**Subject:** Representation to PSA-2/2017  
**Attachments:** Alternative Zoning Plan.pdf

To the General Manager of the Huon Valley Council

Representation to PSA-2/2017

I, Lukas Mrosek of 29 Igglesden Road, Garden Island Creek, Tasmania 7112, ph: 03 6297 8399, email: [lukasmrosek@gmx.de](mailto:lukasmrosek@gmx.de) make the following representation in respect of the application for planning approval to the Huon Valley Council for a planning scheme amendment and subdivision at LOT1 Channel Highway, Cygnet, (CT: 167891/1), Application No: PSA-2/2017

I'm objecting the proposed development based on the information provided with the development application prepared by PDA Surveyors and attached Annexures for a variety of reasons as follows:

**+ Objection of the re-zoning of the land from Particular Purpose Zone1 - Urban Growth Zone to General Residential in the west and Utilities in the east**

It is my understanding that the Waste Water Treatment Plant (WWTP) is currently running at a design capacity of 240kL/day and has a maximum licensed flow of 400kL/day. 240kL/day equates to 60% of the maximum licensed flow of 400kL/day.

If the current capacity at 240kL/day is servicing 434 dwellings I'm wondering how the WWTP is going to cope with the estimated 417 new dwellings - increase of 96% - to be developed until 2036. The increase in dwellings would exceed the capacity of the existing WWTP and therefore make an expansion/upgrade of the existing WWTP necessary. Where in or close to Cygnet is any land available to accommodate for an expansion/upgrade of the current WWTP?

Rather than re-zoning the land as proposed my suggestion would be for council to acquire the eastern part of LOT1 Channel Highway, Cygnet, (CT: 167891/1), re-zone it to Utilities and in that way secure land that will be necessary to accommodate for services and infrastructure necessary to facilitate Cygnet's estimated growth. The eastern part of the remainder of LOT1 could be re-zoned to a strip of Open Space as a buffer to the Utilities Zone and the western part of LOT1 to be re-zoned to Low Density Residential to allow for a gradual increase in housing density as approaching Cygnet. Please refer to the attached Alternative Zoning Plan for further information.

**+ Objection of General Residential zoned development and its inherent density at the fringe of Cygnets outer Urban Growth Zone**

Coming into Cygnet via the Channel Highway from the south-east the current aspect is an open rural landscape with views across paddocks down to Port Cygnet. A re-zoning to General Residential allowing for the proposed subdivision and its inherent density would block of these

views and make the entrance into Cygnet a very different experience which contradicts the feel and appeal of a small rural township.

As explained above, a potential re-zoning of the western part of LOT1 into Low Density Residential would allow for a smoother transition of density at the outer fringe of Cygnet and therefore be more consistent with the character of a small rural township.

**+ Objection of the proposed subdivision plan and its inherent density at this time, without any proof that Cygnet's infrastructure is able to cope with such a development**

Part 7. Conclusion (page 37) of the S43A Submission prepared by PDA Surveyors states that "Cygnet has the social physical infrastructure to provide new residents with opportunities for healthy, educated, supported and well connected lifestyles."

Whilst the submission is quite detailed on the 'technical' side of things, such as reports and assessments prepared by Pitt&Sherry, Seam Environmental, GES, Midson traffic, SGS Economics & Planning and PDA Surveyors, it does not provide any information on the capacities of the Medical Centres and local public and private schools and their ability to accommodate for the expected increase in population. Therefore I'd like to request the applicant to provide such information to substantially support the above claims in regards of a healthy and educated lifestyle for Cygnet's new residents.

Kind Regards  
Lukas Mrosek

# ALTERNATIVE ZONING MAP

SCALE 1:2500

## LEGEND:

-  10.0 GENERAL RESIDENTIAL
-  12.0 LOW DENSITY RESIDENTIAL
-  19.0 OPEN SPACE
-  26.0 RURAL RESOURCE
-  27.0 SIGNIFICANT AGRICULTURE
-  28.0 UTILITIES
-  29.0 ENVIRONMENTAL MANAGEMENT

