

From: J Edwards
Sent: Mon, 16 Nov 2020 13:34:08 +1100
To: Michael Bartlett
Subject: Re: PSA-2/2017 - Application information

Dear Michael

Thanks for your prompt reply. In view of the fact that submissions have to be made by tomorrow I have already submitted one.

I can see the outline of the documentation you have forwarded and this is probably sufficient at this stage.

You may like to see my submission so I include it below.

Sincerely

Jane Edwards

**RE : PLAN TO DEVELOP LAND BETWEEN CYGNET COAST ROAD AND THE
ESPLANADE CYGNET**

*See Sunday Tasmania 15 November 2020 "Town in flap
over land plan".*

I wish to oppose the development of the above area into a subdivision of 71 dwellings for the following reasons:

- **LACK OF CONSULTATION WITH CYGNET COMMUNITY**

The lack of publicity concerning this proposal is very concerning. Why have there been no notices in the Huon News, Hobart papers or The Classified? An internet search of both the Huon Valley Council and the Tasmanian Planning Commission has failed to locate (as at 15 November 2020) any information with regard to the proposal.

The lack of publicity (above) is confirmed by the fact that residents such as Pat Synge (Cygnet Association Secretary), Posie Graeme-Evans, Liz Smith and Dr Elizabeth Hawarth were unaware of the proposal. All of these residents keep up-to-date with all local decisions and represent the residents on various community organisations.

- **PREVIOUS ZONING OF AREA**

Any previous zoning of the area needs to be fully reconsidered. Over a period of time circumstances can change. A wise Council and Planning Commission needs to look at the issue comprehensively and, if appropriate, revise past decisions. I urge that this should have been done in this case for all the reasons given here.

- **DETRIMENTAL TO TOURISM**

Cygnet is a major tourist attraction for Tasmanian and overseas visitors because of its layout and the charm of its bushland areas. This development will detract from that image by creating an albeit small but very noticeable suburb on the entry to Cygnet from Woodbridge etc.

The above development will detrimentally impact on the current skyline on both sides of Port Cygnet - houses at Lymington and along that side of the bay together with those living above or adjacent to the planned subdivision. The subdivision will create a slab of housing. Some of the charm of Cygnet will be lost. This has not been the case with the Silver Hill Road etc developments because they are smaller and have generally fitted within the framework of the town

- **OVERLARGE DEVELOPMENT**

In the past decade Cygnet has seen smaller housing subdivisions created on Silver Hill Road, Lourdes Drive etc but none of these matches the scale of the above proposal. The Silver Hill development, for example, comprised about 27 lots - less than half the above proposal.

In addition, the fact that 61 lots are proposed with 71 dwellings (according to the Sunday Tasmania 15 November 2020) means that the blocks will be very small and certainly not in keeping with Cygnet-style blocks that allow for vegetable gardens, chooks etc.

- **INFRASTRUCTURE INADQUATE**

The Cygnet infrastructure will be greatly strained by the addition of the expected 200 new residents.

- a. There are barely enough doctors at present to meet the needs of Cygnet residents.
- b. Mary Street alone provides access to Huonville in one direction or Oyster Cove etc in the other. It is a narrow street and is frequently blocked. Accidents are common.
- c. Cygnet township currently struggles to provide parking for its inhabitants who are shopping or using other services such as banking, library and retail purchasing.
- d. Social services are already severely strained in the Cygnet area and the addition of some 200 residents will tax these Services further.

- **NO IMPACT STUDY**

The proposed subdivision will be the biggest in Cygnet's history. On that basis alone very serious concerns should be raised about its impact on Cygnet and surrounding areas.

1. Has an impact study been done?
2. If so, when was this done and by whom?
3. If so, what are its findings and where have they been published?

4. What consideration has been given to whether such a development is supported by adequate infrastructure?

- **LACK OF EMPLOYMENT**

Providing housing for young families is certainly desirable but what about employment opportunities for those families. Employment in Cygnet and indeed in the Huon Valley is very difficult to find. Are these families going to have to travel over an hour to Hobart to find work? Inevitably many of them will have to. An inevitable consequence is that Cygnet will find itself with latchkey children on the loose until parents get home. The potential for crime will increase with homes vacant during the day.

On Monday, 16 November 2020, 01:13:28 pm AEDT, Michael Bartlett <mbartlett@huonvalley.tas.gov.au> wrote:

Hi Jane

I refer to you message regarding the above application received today.

Please email me, as a matter of urgency, the submission for the sub-development of land running from the Channel Highway to the Esplanade, Cygnet. The announcement in today's Sunday Tasmanian was the first I, and many others, had of this proposal. I have searched your website but can find no details. Nor did a search of the Tasmanian Planning Commission website disclose anything. I am alarmed at the lack of publicity for what may be the biggest sub-development Cygnet has seen. Thank you Jane Edwards

As the overall size of the documents is large it would be more convenient to share an online link to them if that is convenient. A copy of the draft amendment for PSA-2/2017 is attached.

Can you please confirm you receive this email and whether you would like a shared link sent to you.

Website link

The following link to Council's website includes the application and other documentation that is currently exhibited until 17 November 2020.

<https://drive.google.com/drive/folders/1aw8Ag3hwtS1-gqqx7S7C9rM9arTZmJeZ>

Hardcopy documents

A hardcopy of the documentation can also be inspected at Council's offices, Huonville.

Huon Valley Council website information

Following the lodgement of an application with Council under former Section 43A of the Land Use Planning and Approvals Act 1993 ('Act'), at its meeting on 30 September 2020 the Council:

- *Initiated Draft Amendment, [PSA-2/2017](#), for amendments to be made to the Huon Valley Interim Planning Scheme 2015 in accordance with former Section 34(1)(a) of the Act; and*
- *Certified the Draft Amendment in accordance with former Section 35(2) of the Act.*

The Draft Amendment initiated and certified was to:

- *Partially rezone part of Lot 1 Channel Highway, Cygnet, (CT: 167891/1) ("Property") from Particular Purpose Zone 1 – Urban Growth Zone to General Residential;*
- *Partially rezone part of the Property from Particular Purpose Zone 1 – Urban Growth Zone to Utilities;*
- *Partially rezone part of 7368 Channel Highway, Cygnet (CT: 136624/1) from General Residential to Utilities; and*
- *Partially amend the application of the Scenic Landscapes Corridor Overlay over part of the Property.*

The Section 43A Application was also for:

- The issue of a draft Planning Permit under former Section 43C(1) of the Act for the subdivision of:
 - Part of the Property; and
 - Part of 7368 Channel Highway, Cygnet (CT: 136624/1),
- Subdivision related works as set out in the application.

Draft Amendment PSA-2/2017 may be inspected at the Council Offices, 40 Main Street, Huonville during normal office hours from 19 October 2020 until 17 November 2020. In accordance with former Section 39(1) of the Act any person may make a representation on the Draft Amendment during this period in writing to the General Manager, Huon Valley Council, 40 Main Street, Huonville 7109 or by email to hvc@huonvalley.tas.gov.au Representations must include the author's full name, contact number and postal address.

After the exhibition of the Draft Amendment, the Council will further consider the Draft Amendment as part of the statutory amendment process including any representations that are received. It will then provide a report to the Tasmanian Planning Commission, who will then arrange for a final decision to be made as to whether the Draft Amendment is approved.

If you have any queries please forward an email to hvc@huonvalley.tas.gov.au or call Council on (03) 6264 0300.

Regards

Michael Bartlett
 Manager Development Services

<p>☎ 03 6264 0353</p> <p>✉ mbartlett@huonvalley.tas.gov.au</p> <p>🌐 www.huonvalley.tas.gov.au</p> <p>📍 40 Main Street, Huonville, Tas, 7109 PO Box 210, Huonville, Tas, 7109</p>	 <p>HUON VALLEY COUNCIL</p> <p>We're here for you COVID-safe measures are in place at all Council locations to protect our community. Please call 03 6264 0300 for general enquiries or phone payments. For more information on our services, visit www.huonvalley.tas.gov.au.</p>
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