

From: TPC Enquiry
Sent: Wed, 18 Nov 2020 09:32:40 +1100
To: Huon Valley Council
Cc: J Edwards
Subject: FW: Objection to Cygnet development between Channel Highway and the Esplanade
Attachments: development proposal cygnet 2020.docx

Good Morning

The below email and attachment seems to have been sent to us in error.
Please forward to Huon Valley Council planning section.

Kind regards

TASMANIAN PLANNING COMMISSION

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From: J Edwards <jedwtas@yahoo.com.au>
Sent: Tuesday, 17 November 2020 1:14 PM
To: TPC Enquiry <tpc@planning.tas.gov.au>
Subject: Objection to Cygnet development between Channel Highway and the Esplanade

I request that the attached submission objecting to the development of a suburb between the Channel Highway and the Esplanade in Cygnet be circulated at your earliest convenience to those involved, in any way at all, with the application for its approval.

Please confirm receipt of this email and that the objection has been distributed.

Thanks

Jane Edwards
LL B, M. Ed
Senior Lecturer in Law at the University of Melbourne (ret)

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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.

Request for information to council – 16 November Council have received your request, and created the request number 28378