

From: sodafarrell@westnet.com.au
Sent: Sun, 15 Nov 2020 11:17:23 +1100
To: Huon Valley Council
Subject: Submission re: Draft Amendment PSA-2/2017

We wish to submit the following submission with regard to the Draft Amendment PSA-2/2017 concerning the proposed subdivision of the land behind our house which is situated at 35 Esplanade Road, Cygnet:-

1. The proposal's plan appears to allow for two(2) blocks to adjoin the rear of our property at 35 Esplanade Road (shown incorrectly on the drawings as No. 37 ??). We submit that it is unnecessary to have two blocks adjoining our rear fence line (potentially complicating any future issues regarding fencing, etc. and increasing the overall negative impacts to the quiet enjoyment of our property including noise) when only a relatively minor adjustment would be needed to the plan to have just one block adjoining.
2. Notwithstanding item 1, the proposed development should in any event allow for a green buffer/corridor of at least 10 metres between all of the existing properties situated along Esplanade Road and the proposed building blocks to mitigate the sudden and unanticipated negative impact upon the quiet enjoyment by the current residents of both our own and the other impacted Esplanade Road properties.
3. The proposed density of the development is unnecessarily high and will impose unacceptable pressure upon the traffic management of the Cygnet township, the Channel Highway and the general services and amenities of the area. Over the past few years there have been a number of much smaller housing developments in and around Cygnet with a very noticeable resultant increase in traffic flow through Cygnet resulting in difficulty for particularly older pedestrians crossing the main street and difficulty finding suitable car parking in the town. The proposed high density of additional dwellings would add considerably to this already growing problem.

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