

From: Gill Alpine
Sent: Sun, 15 Nov 2020 08:49:37 +1100
To: Huon Valley Council
Subject: Alpine input re proposed Channel Highway Cygnet rezoning & subdivision submission
Attachments: A.& G.Alpine public input re PSA 2(2017)&SUB 36(2017) WPS Office.docx

Please find attached document setting out our concerns re this submission.

A.& G.Alpine

0455273382

Sent from Samsung tablet.

Re : Section 43A: Application for a Draft Amendment (PSA 2/2017) and Associated Development Application (SUB 36/2017), Channel Highway, Cygnet.

We wish to voice the following concerns and comments that we have relating to the above submission requesting the re-zoning of part of Lot 1 Channel Highway, Cygnet (CT: 167891/1) and other property as set out in the submission and the issuing of planning permission to the owner/s of this land for the subdivision of the land into 61 parcels designed to be use for residential building construction, together with additional road lots etc.

It is the size of this proposed residential development and its potential impact on a rural community that presents an immediate concern.

Whilst it is recognized that development of towns and their rural surrounds is inevitable, and often desirable, the context in which they occur needs to be carefully considered.

The rural township of Cygnet has become an increasingly desirable location in which to live for many Tasmanians, interstate arrivals and to a lesser extent new arrivals into Australia from overseas. The suggested number of new arrivals wanting to move into Cygnet has been quantified by the SGS reports. Facilitaing a large intake of new residents into any small rural township is not without its problems.

Cygnet's reputation as a diverse, artistic, ecologically concerned community together with its scenic marine and rural environment has fostered this desirability. It is important therefore that any approved future subdivisions reflect Cygnet's current ambience and do not result in destroying the very features of the township that make it so desirable.

An increased residential population could also have negative effects on Cygnet as a tourist destination. Tourists come to see Cygnet as Cygnet. Care needs to be taken to preserve that which already delights.

The submission states that the new residents of the proposed sub-division will result in "A stronger social network" "available to support local sporting & recreation clubs/associations." This statement is groundless and implies that Cygnet currently lacks a strong social cohesion and well supported community activities. Too many new arrivals might well upset the status quo.

Whilst the current infra-structure within Cygnet is well established, it is already showing signs of stress as it has been built to provide services to a smaller population. An example of this is the fact that it is now impossible to register with a medical practice in Cygnet as they are taking no more referrals. The statement that "Cygnet has the social physical infrastructure to provide new residents with opportunities for healthy, educated, supported and wellconnected lifestyles" is currently flawed.

The submission states that: "The re-zoning of the site to residential has no negative environmental impacts to the region." The fact that this submission is being so carefully considered by local and state authorities and is open to public considerations, at the very least challenges this definitive statement designed simply to support the submission.

The particulars in the submission relating to the treatment of sewerage and the dispersal of storm water raise concerns as to their effect on the marine environment close to this subdivision and further out into Port Cygnet Bay. The reduction of the attenuation area around the existing sewerage plant seems contrary, although convenient, given that the amount of sewerage dealt with by this plant will surely be increased by the new proposed residences. This issue needs clarification.

The provision of reticulated water to these new properties will put an increased load on Tas Water's ability to provide the increased amount of water needed. This has been acknowledged by Tas Water, but current infra structure is considered to be at least initially sufficient. However seasonal water restrictions already often apply. Increased demand on already limited supplies will be problematic. Water supply in general is likely to be also affected by climate change. A requirement of any new residence to include rainwater tanks as well as their connection to reticulated water, would go some way to mitigating this problem.

The provision of Public Open Space within this submission would appear to be minimalistic. Extension of existing walking tracks, an increased set back from Channel Highway to allow some community nature strip gardening could be included. The provision of more public open space would of course compromise the number of residential lots that could be achieved. However this dilution of the density of this proposed subdivision would assist it to blend more appropriately into the context of a rural township.

The rezoning to reduce some of the Scenic Landscape Corridor is regrettable. The views of Cygnet Bay, the marine conservation area, the surrounding countryside, vegetation, existing old style buildings within the rural landscape etc. all go towards the gestalt of what makes Cygnet Cygnet. A gentle transition from rural to urban is desirable. An extension of the Corridor along the Channel Highway edge of the proposed residential blocks would allow for this.

It would be regrettable if any aspect of this submission resulted in the destruction of the long established flowering trees along this stretch of road.

Whilst we agree that infill development within the Cygnet Urban Growth Boundary is a sound principal we feel that this subdivision should be decreased in size and density so that it is allowed to be more in keeping with the existing rural community of Cygnet. This amendment to the considered submission would help to successfully fulfill one of the principles of the Huon Valley Land Use and Development Strategy which states : "Ensure that new development is responsive to existing development and successfully integrates into settlements." (HVLUS)

Adrian & Gill Alpine, 410, Lymington Road, Lymington 7109

boating1215@hotmail.com