

From: Kerry & Nigel Harden
Sent: Thu, 12 Nov 2020 12:20:18 +1100
To: Huon Valley Council
Subject: Representations Re: Draft Amendment PSA 2-2017
Attachments: Representations in relation to Draft Amendment PSA.docx

Hello Huon Valley Council Planning

Please find attached my submission to representations on the above quoted development application.

Kind regards
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5 Smith Street
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Representations in relation to Draft Amendment PSA-2/2017

1. It is noted that the application is to create a sub-division of some 61 individual lots providing for 71 individual dwellings. This is not an appropriate development that matches the rural nature of the surrounding village of Cygnet. There should be little more than half the proposed dwellings for the following reasons:
 - A) There is no provision for the development of any access roads other than to the Channel Highway at a critical point of entry to the village from the east, from where considerable service, commuter and recreational travel arrives in the village, separate from rural vehicles frequently on this road. There is provision for some access (which is understood to be in the development stage, reverting to green space access thereafter) to the Esplanade, which is a road that is not fit for more than local residential traffic, and upon which there is no provision for pedestrian traffic. I would estimate that up to 150 vehicles a day will seek to use the area if the development continues in the current form, and cause harms that appear overlooked.
 - B) The proximity of the water treatment plant to the proposed development will severely affect the quality of life in the subdivision. Given that the pumping stations along the Esplanade and Lymington Roads barely cope with the current loads, causing distinct odour in their localities, the proposed development will have an adverse effect on the quality of treatment of effluent in Cygnet.
 - C) There has been no mention of extensions or upgrading of TasNetworks provision of electricity to the subdivision. Given that service for the area comes from the line extending through Nicholl's Rivulet, the extra services demanded by the subdivision will make the eastern part of Cygnet even more prone to service interruptions than is current.
2. The current position of the development has proceeded without any notice to or to my knowledge, other residents, and has been presented almost as a pre-determined decision by council. The resident at 3 Smith Street received no notice even of this application.
3. The development, in conjunction with others in the village, will place an intolerable strain on the infrastructure of the village. The plans and execution for upgrade of the village amenities should antedate or at least be contemporary with any such level of development, yet there are no moves other than a very gradual upgrade of public amenities in Burton's Reserve and redevelopment of the War Memorial. In addition, there is no apparent consideration of what provisions for additional health services, additional emergency services and ancillaries such as education would need to be in place as the population grows further.
4. There has been no detailed consideration of the effects of considerable additional water run-off. Already, developments by Hauglands on the hill and on Solly Court have increased the run-off over the lots on Smith Street. Such a development will only multiply the issues.
5. When I approached Council to finalise a subdivision of 5 Smith Street, now completed, I was advised that I could not subdivide a lot under 1000₂m. The proposed subdivision has many lots of far less extent, so appears contrary to policies applied elsewhere.

These issues have not been addressed by Council, and surely require resolution before approvals are made.

Mrs Kerry Harden

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