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Sent: Tue, 31 May 2022 14:24:38 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Cc: "Patrick Synge" <patricksynge@gmail.com>
Subject: Huon Valley LPS Submission for Cygnet Association
Attachments: Huon-LPS_Cygnet_RedSealPlanningSubmission_Cygnet-Association_31-May-2022.pdf

For the General Manager,

Please find attached a submission on the Tasmanian Planning Scheme – Huon Valley Local Provisions Schedule (LPS) in relation to two sites within the township of Cygnet:

- Site 1 – “Road Corridor” on land to the east of the commercial retail area of Mary Street Cygnet, identified and associated with:
 - Thorp Street, Cygnet PID: 325083 with CT: 165368/1 and CT: 182001/1,
 - Lot 7 Mary Street Cygnet PID: 3238313 with CT: 165335/7, and
 - Lot 6 Mary Street Cygnet PID: 3238321 with CT: 165335/6.

- Site 2 – “Mixed use development” on land associated with the former Cygnet Old School Farm and former Cygnet Council Works Depot:
 - 14 George Street Cygnet PID: 7830242 with CT: 179328/2 (former school) and
 - 20 Golden Valley Road Cygnet PID: 2036840 with CT: 135234/1 (former depot)
 - The area includes two associated internal reserved roads.

Pursuant to Section 35E of the Land Use Planning and Approvals Act 1993 (LUPAA), the following representation is made to assist Council and the Tasmanian Planning Commission (TPC) in implementing the LPS by providing onsite clarification for the sites of concern.

Kind regards,

Trent J. Henderson

BA(Hons) GCUrbDgn MEP RPIA

RED SEAL Urban & Regional PLANNING

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nipaluna / Hobart, Tasmania

Red Seal Planning respectfully acknowledge the Traditional Owners of the land, the Muwinina band of the South-East Nation, on which we work and learn, and pay respect to the First Nations Peoples of lutruwita (Tasmania), the Palawa, and their elders, past, present and future.

This message and its attachments may contain legally privileged or confidential information. It is intended solely for the named addressee. If you are not the intended recipient please let me know.



RED SEAL
Urban & Regional Planning

Huon Valley Local Planning Schedule (LPS)
Submission Section 35E – Land Use Planning and
Approvals Act 1993:

Future Road Corridor & Former School and Council Depot Site

For: Cygnet Association (Inc)

BY: TRENT J. HENDERSON

BA(Hons) GCUrbDgn MEP RPIA

Principal Planner

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Appendix A – A Future Road Corridor for Cygnet, by Cygnet Association Inc.

Appendix B – Cygnet Road Corridor Specific Area Plan

Appendix C – Cygnet Affordable Housing Specific Area Plan

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Summary

Project: Huon Valley Local Provision Schedule Planning Submission relating to the land at:

- East of Mary Street Cygnet,
- Former School and Council Depot Site

Planning Authority: Huon Valley Council

Planning Policy: Section 35E - *Land Use Planning and Approvals Act 1993*

Date of Assessment: April 2022

1 Introduction

Red Seal Urban & Regional Planning has been engaged on behalf of the Cygnet Association (Inc) to review the exhibition documents of the Tasmanian Planning Scheme – Huon Valley Local Provisions Schedule (LPS) in relation to two sites within the township of Cygnet:

- Site 1 – “Road Corridor” on land to the east of the commercial retail area of Mary Street Cygnet, identified and associated with:
 - Thorp Street, Cygnet PID: 325083 with CT: 165368/1 and CT: 182001/1,
 - Lot 7 Mary Street Cygnet PID: 3238313 with CT: 165335/7, and
 - Lot 6 Mary Street Cygnet PID: 3238321 with CT: 165335/6.

- Site 2 – “Mixed use development” on land associated with the former Cygnet Old School Farm and former Cygnet Council Works Depot:
 - 14 George Street Cygnet PID: 7830242 with CT: 179328/2 (former school) and
 - 20 Golden Valley Road Cygnet PID: 2036840 with CT: 135234/1 (former depot)
 - The area includes two associate internal reserved roads.

As part of the review of this specific property, context with other surrounding properties is to be undertaken.

Pursuant to Section 35E of the *Land Use Planning and Approvals Act 1993* (LUPAA), the following representation is made to assist Council and the Tasmanian Planning Commission (TPC) in implementing the LPS by providing onsite clarification for the sites of concern.

1.1 Context of Concern

The Cygnet Association Inc. is a local community organisation of residents with an interest in shaping how the township of Cygnet develops. Originating from the time Cygnet Council amalgamated with Huon and Esperance Councils, the Association is a means to liaise with Huon Valley Council and community the needs, aspirations, and/or concerns for the area.

There is no specific issue with the proposed zoning of the sites; however, it is our position that pursuant to Section 35E (3)c of the Act,

the draft LPS should... contain a provision that an LPS is permitted under section 32 to contain.

Therefore, it is proposed that both sites in question should have their own Specific Area Plans (SAPs) as permitted within the LPS pursuant to section 32 (4) of the Act:

To assist Council, this submission will provide site-specific analysis for each property and associated parcels, drawing on publicly available documentation plus information available on the LIST Maps, in addition to the extensive strategic work the Cygnet Association has undertaken itself: as seen within Appendix A attached but also via their website <https://cygnet.org.au/old-school-farm/> .

2 Mary Street Traffic

2.1 Background

Improved vehicle circulation in Mary Street has been a priority for Cygnet for several years and was a focus of the Council's *Priority Projects 2021*, which made the case for removing some of the traffic flow and creating more parking by a new service street to the east of Mary Street. This project is consistent with the recommended actions from the *Cygnet Township Plan 2010*¹. State Government funding has been committed to the project and in 2021 Cygnet Association conducted its own community engagement to assist Council with design and community support (Appendix A).

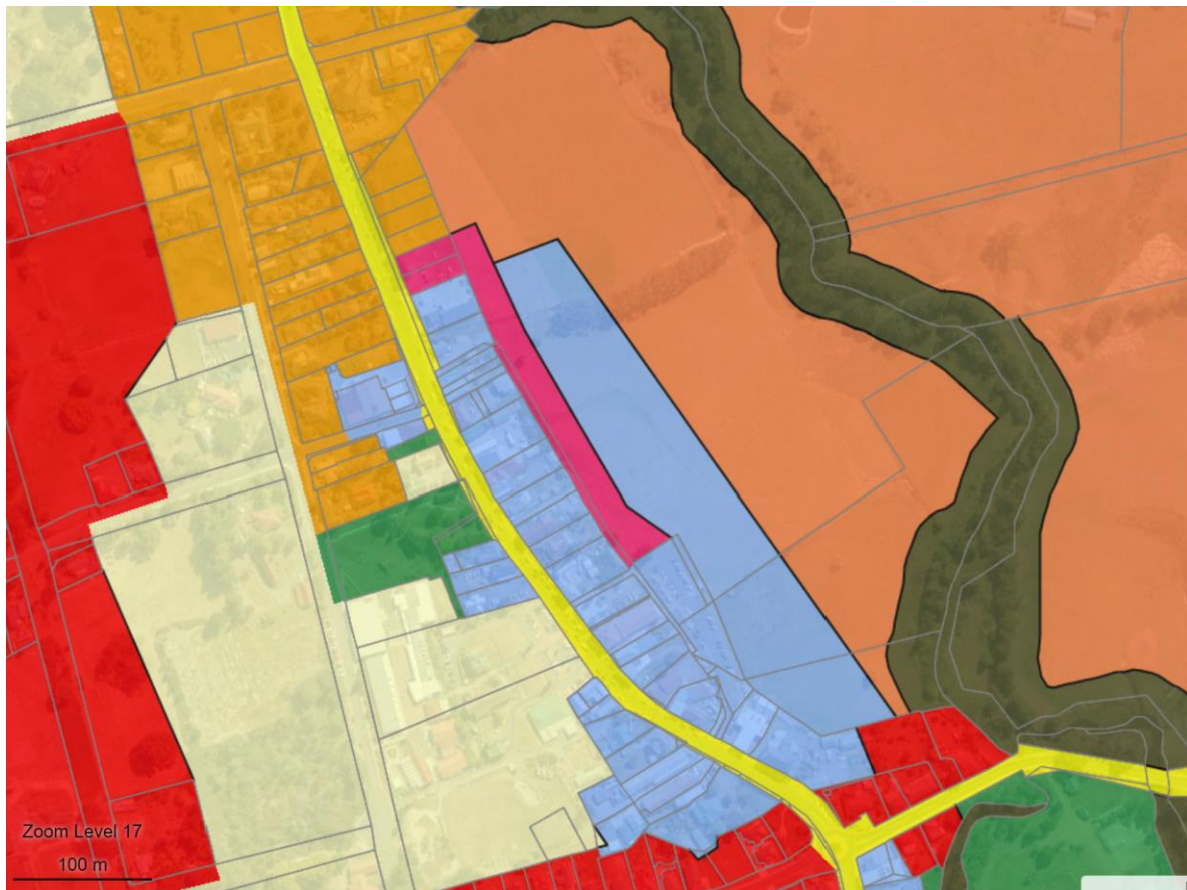


Figure 2.1.1a – coloured pink in the centre of the image is proposed under the Tasmanian Planning Scheme – Huon Valley LPS to be Particular Purpose Zone – Future Road Corridor (HUO-P1). Blue is Local Business Zone, and the orange/brown is future urban. (Source LIST Map)

The proposed zoning within the LPS is Particular Purpose Zone – Future Road Corridor (HUO-P1), with the land to the east of that initially Local Business (Part 14), and beyond being Future Urban Zone (Part 30). Based on the information publicly available, the proposed zoning in the LPS is consistent with the *Guidelines No.1 – Local Provisions Schedule LPS zone and code application*. As such, the service street remains within the transition as desired.

¹ Inspiring Place, "Cygnet Township Plan," (Hobart, Tasmania2010).

2.1.1 Concern

The principle of the service street is supported by the Cygnet community: it has been identified as a “stop gap measure” as, given the growth rate in both the township and the region, it will not be a long-term solution. A matter that has only become more evident with the expansion of the residential zone along Channel Highway and the strong population growth for Cygnet as outlined by SGS Economics and Planning, plus Huon Valley Council². Additionally recent analysis, 'Cygnet Residential Supply and Demands Analysis' prepared in 2020 for Huon Valley Council by SGS Economics and Planning states that:

*'Strong population growth has been evident in Cygnet over the past decade (Figure 2). Between 2010 and 2019 the average annual growth rate was 1.7 per cent per annum. This has increased to 2.4 per cent over the past five years, and 2.9 per cent in the past three. As a result, the figure below also reveals that the population forecast for Cygnet in 2021, using the Treasury growth rates for the Huon Valley (Table 1), has already been met by 2019, even under the high scenario.'*³

Such growing pressures has raised concern and a desire for the exploration of other solutions was considered beyond the scope and capacity of the Association for the timeframe of submission for the LPS. It does highlight a concern regarding future-proofing development and growth for Cygnet.

What is suggested, based on the feedback from community consultation, is that the LPS should be drafted so that it keeps options open, and in a way that does not impinge on the property owner(s)' ability to develop the site.

Concern is expressed that whilst the Particular Purpose Zone – Future Road Corridor, may facilitate a service route and help ease parking on Mary Street, the provisions within the Future Urban Zone do not assist in guiding the specific design of the area. Similarly, it is appreciated that zoning a pathway through the site is equally restrictive and thus not appropriate for a flexible and sustainable design, being too restrictive and outside the scope of the LPS submission requirements.

2.1.2 Proposal

What is proposed is an overarching statement that allows flexibility in design and implementation at a future date.

The Cygnet Association proposes that this be in the form of a specific area plan (SAP). The SAP would encompass the Future Urban zone and potentially adjacent sites and facilitate the development of a road between Garthfield Avenue and a location on the Channel Highway near where it crosses Agnes Rivulet.

The alignment, size and dimensions of the road does not need to be determined at this time, and potentially such a route could be constructed in stages. What is essential is that it is flagged now so that any development of this landforms part of a master plan that includes a road that could act as a second route through Cygnet.

² Huon Valley Council (2021) *Amendment to the Southern Tasmanian Regional Land Use Strategy (2010-2035)* Ordinary Council Meeting Minute No. 17.007/21.

³ SGS Economics & Planning (2020) *“Cygnet Residential Demand and Supply Analysis: Prepared for Huon Valley Council”*. Ordinary Council Meeting Minute No. 17.020/20. P.6.

As Agnes Rivulet is subject to flooding, the location of this road could potentially be a flood mitigation point and of a hierarchy that allows for through traffic whilst promoting interaction with the commercial area nearby. The essential purpose of the SAP would be to ensure and assist any future development of the land to be integrated with the Cygnet commercial area.

The advantage of a SAP is that it would assist in providing consideration under the current Future Urban Growth Zone provisions yet still remain in place when the land is rezoned.

2.1.3 Location of proposed SAP

The specific site covered by the “Road Corridor SAP” involved land to the east of the commercial retail area of Mary Street Cygnet (see Figures 2.1.3 a & b), identified and associated with:

- Thorp Street, Cygnet PID: 325083 with CT: 165368/1 and CT: 182001/1,
- Lot 7 Mary Street Cygnet PID: 3238313 with CT: 165335/7, and
- Lot 6 Mary Street Cygnet PID: 3238321 with CT: 165335/6.

It is acknowledged that there may be need for the following properties represented to also be involved, but as these are already developed or would only be involved in a minor works capacity, they are not included as part of this submission. They are represented as the following Property Index PID 7511671, PID 7695036, PID 5848887, PID 3193688, PID 5851381 and PID 2901283.

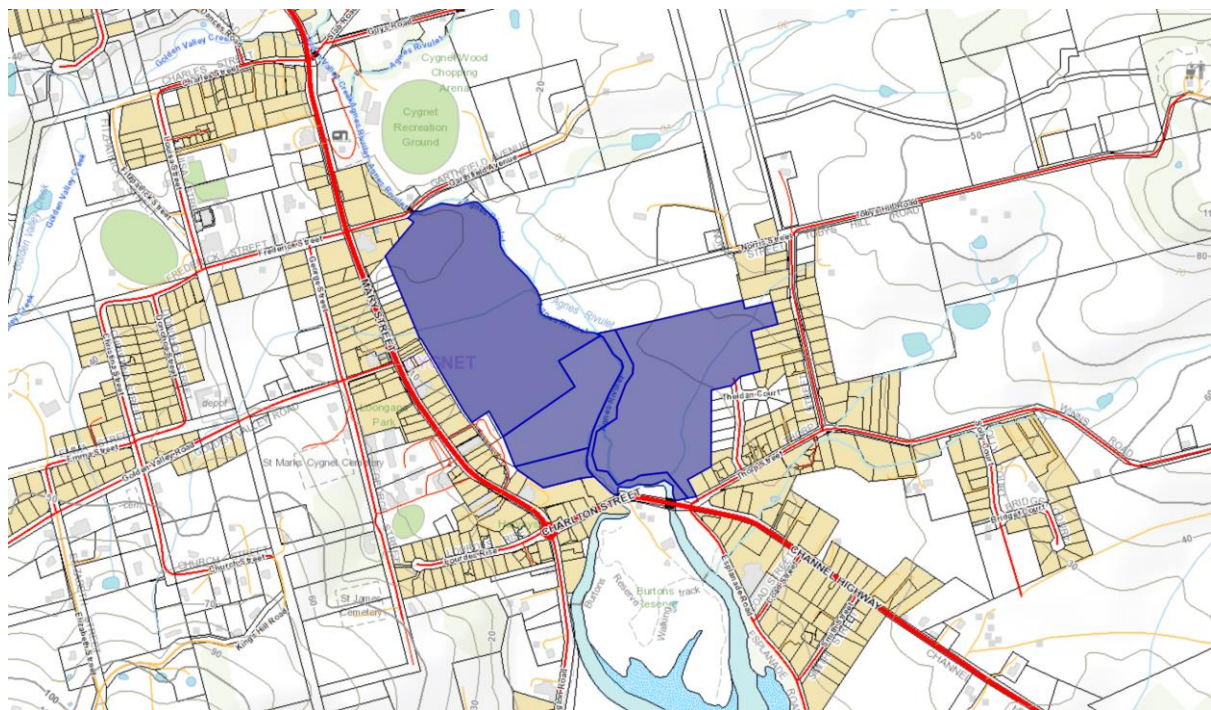


Figure 2.1.3a –The location of the subject lots as referenced within Site 1 (Source LIST Maps)

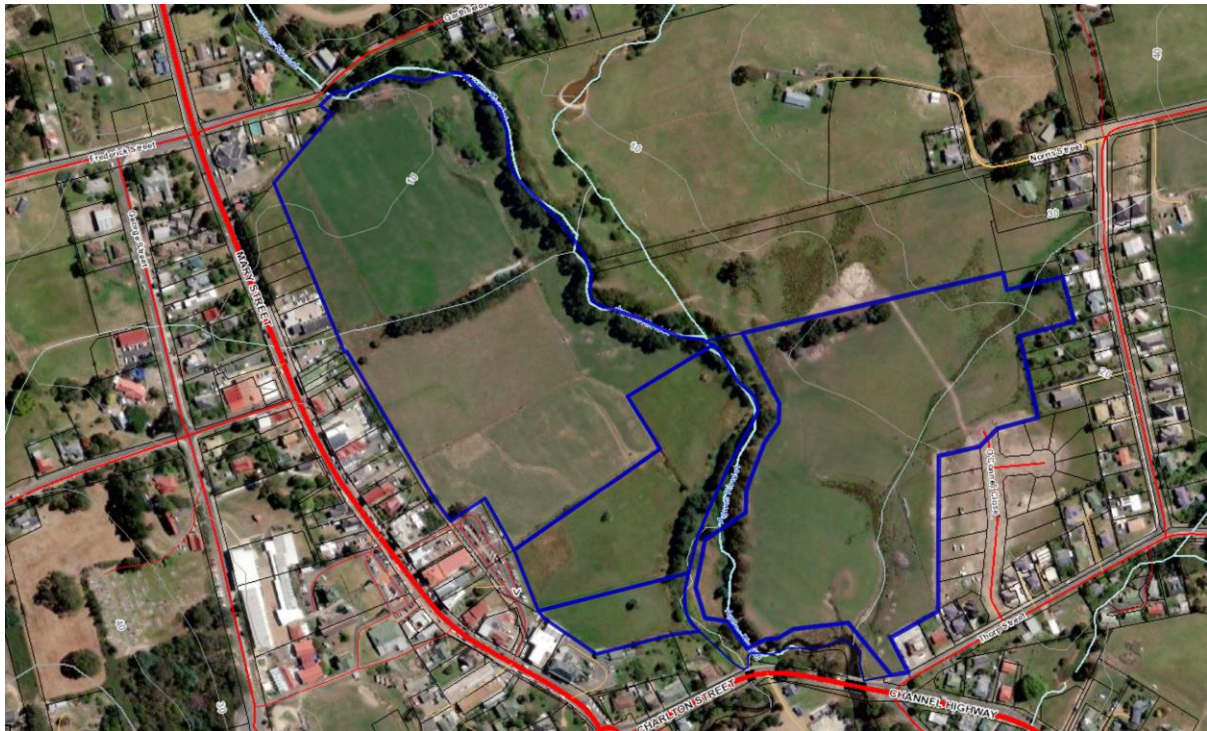


Figure 2.1.3b – Subject lots with Satellite Aerial base image. (Source LIST Maps)

2.2 Proposed Planning Provisions

The SAP will have two clauses, one for development and works and the other for subdivisions. As the area covers several zones, the SAP provisions are in addition to a number of clauses in the applicable reference zones.

An acceptable solution and performance criteria have been drafted for both with the aim that a more in-depth proposal that looks at covering the entire site has a permitted pathway, whilst a smaller minor proposal that does not warrant the larger plan would be discretionary and not generate the additional cost of broader and more in-depth plans. The approach would still show that the minor development was clear of any future road alignment with the submission of a site plan that is required as part of the development application regardless.

Therefore, the implications of the SAP would not be too restrictive and costly for a developer to comply with, being relative to the scale of the proposal.

The SAP is seen as Appendix C.

3 Old School Farm

3.1 Cygnet Old School Farm Site & Council Depot Background

Historically, the lots formed part of the Cygnet School Farm and the former Cygnet Council Depot.

The Old School Farm property itself formerly belonged to the education department and was used as an educational farm when the old state-run primary school (now the Play Centre) was active. Additionally, the site:

- was sold for a nominal sum (~\$90,000) to Huon Valley Council in 1997.
- The Depot site was formerly the Cygnet Council Depot and transferred to Huon Valley Council upon amalgamation in 1993.
- In 2003 Huon Valley Council proposed to subdivide the combined properties into 31 housing lots. For a variety of reasons this did not eventuate.
- In 2009 Huon Valley Council prepared plans to subdivide to create 13 housing lots and 18 pairs of conjoined Independent Living Units. While the prospect of the Independent Living Units appealed to many in the community the overall design was deemed inappropriate, and the project was shelved.

3.1.1 Description

The subject site covers nearly 4-hectares within a 350m direct line from the centre of the commercial area of Cygnet.

The site is an attractive location, having frontage to a council-maintained road on all four sides while the north-easterly aspect means that it has good solar access, all within close walking distance to the central commercial area of Cygnet.

There is a seasonal watercourse through the southern sector of the site, but this could be seen as a natural landscaping asset. Native vegetation is minimal too.

The site has a history of the former Cygnet Area School and the teaching of agriculture as implied by name 'Old School Farm'; additionally, the 'Old Council Depot' is reputed to have been the first coal-fired power station in Tasmania providing electricity to the township using locally mined coal. The shed that housed it is still present onsite and considered to be in good condition.

Although, it is recognised that the site is not formally listed on a heritage register; such a listing is potentially warranted, but beyond the scope of this submission.

3.1.2 Proposed Planning Provisions

Currently the Interim Planning Scheme has the site primarily zoned General Residential (Part D.10) except for a small triangle zoned Community Purposes. The LPS is to keep the current zoning as well as the current provisions.

Both the Interim Scheme's and the LPS provisions allow for multiple dwelling density of 325m² per dwelling under the Acceptable Solution. This density could be increased to a greater level subject to a discretionary assessment (Clause 10.4.1 P1 - HVIPS2015), in summary the test being:

- can infrastructure accommodate the density,
- is it consistent with surrounding density, or
- it is addressing a significant social or community benefit.

The Zone subdivision standards are set within a matrix that ranges between 400m² to 550m² as an Acceptable Solution Clause 10.6.1 Lot Design. The lot size is dependent on location and positioning to services and public facilities.

The LPS will set a minimum lot size of 450m², which provides 88 lots for the site; however, this does not factor in the need for each of these lots to have their own direct frontage to a council-maintained road to comply with the Scheme requirements. Therefore, the lot yield may be further reduced.

For multiple residential dwellings the entire area is seen as the base lot, and internal roads are not factored into the calculation. Each dwelling requires a density that equates to one dwelling per 325m²; it does not require that same area to be allocated to the individual dwelling.

Therefore, as a multiple dwelling development, dwelling units could have less allocated land. And if it is associated with significant social or community benefit then the density of the multiple dwellings can be significantly higher than one dwelling per 325m², for example it could be one dwelling per 200m² (compatible with Inner-residential Zone) as the acceptable solution figure is not a determiner.

3.1.3 Options for the Site

The Cygnet Association (in its various forms) has been involved with the strategic work for this site since purchased by Council in 1997. In its most recent consultation regarding the site, the Association received over fifty submissions⁴.

Essentially the central theme seeks to use the site for a mix of the following:

- affordable housing,
- independent living units,
- apartments homes
- respite or age care facilities,
- recreational opportunities such as walking, swimming and gardening, plus
- a central community meeting/coworking space focused on residents but supporting the broader cygnet community.

Development projects such as the Devonport Showground redevelopment or like Barossa Park Wellness Centre in Glenorchy, are established examples that with variation could potentially work in Cygnet.

3.2 Concerns with the site and the LPS

The LPS does not propose any changes to the zoning or provisions that are currently in place and, as such, nothing prevents the mixed-residential, community-focused development desired by the Cygnet Association and worked through various versions of master plans.

⁴ Cygnet Association, "The "Old School Farm" project: Consultation," Cygnet Association, <https://cygnet.org.au/old-school-farm/>.

The concerns are that whilst extensive strategic work has occurred over the last couple of decades, there is really nothing within the LPS provisions that require development on the site to be for the social and community benefit of Cygnet. It is also appreciated that the complete drafting of provisions within the SPP to facilitate a greater master plan is outside the scope of section 35 of LUPAA, and the current capacity of the Cygnet Association.

The Cygnet Association is concerned that the site could be sold or developed - for the Cygnet area as high density - yet still comply with the acceptable solution provisions of the scheme with no social benefit to the local community. This would miss a unique opportunity to provide affordable housing and services needed by the community within a central location for Cygnet.

3.2.1 Current Planning Provisions

A simple solution envisaged by the Cygnet Association is for a specific area plan (SAP). Ideally a SAP would consist of a master plan for the site detailing specific development criteria such as building design, location, landscaping, materials used, as well as the specific use for each area; however, this is outside of the scope and timeframe of this process of reviewing the LPS.

Regardless, a SAP in its simplest form could ensure that any development at the very least flags to the planning authority and the developer that the site requires significant social and community benefit – not as a possible requirement but as an essential criterion of development.

Later, subject to funding, further details of the specific area plan could be developed but at the very least an opportunity has not been lost. Therefore, the SAP is intended to be an initial means of implementing strategic planning of the site that Council has already committed to with its “Land Strategy Implementation”⁵ and subsequently with Council approval of “Allocation of funds to action planning projects for incorporation into the Huon Valley Local Provision Schedule”⁶. However, whilst greater detailed master planning may be developed at a future date, concern is that in the intervening period there is nothing to at minimum flag within the Scheme provisions that regard should be given for specific matters: hence the need for the SAP.

⁵ HVC (2021) Land Strategy Implementation. Ordinary Council Meeting Minute No. 15.010/2 p.27.

⁶ HVC (2022) Allocation of funds to action planning projects for incorporation into the Huon Valley Local Provision Schedule. Ordinary Council Meeting Minute No. 17.002/22 p77.

3.2.2 Location of proposed SAP

Site: 14 George Street Cygnet and 20 Golden Valley Road Cygnet
 PID: 7830242, 2036840
 CT: 179328/2, 135234/1
 Plus: area includes two reserved roads.



Figure 2b – Subject lots with Satellite Aerial base image. (Source LIST Maps)

3.3 Draft Local Provisions Schedule (LPS)

The SAP will have two clauses, first associated with Multiple Dwellings, the other clause being for subdivisions.

Again, an acceptable solution and performance criteria have been drafted for both with the aim of a more in-depth proposal that looks at covering the entire site with a permitted pathway involving a Master Plan for the stie.

The Performance Criteria for both the density and subdivision must demonstrate that there is a significant social and community benefit to any development.

Therefore, the implications of the SAP would not be too restrictive and costly for compliance by the developer being relative to the scale of the proposal.

The SAP is seen as Appendix C.

4 Conclusion

The zoning as proposed within the LPS for the sites is consistent with the requirements of the *Guidelines No. 1 Local Provision Schedule* and therefore considered to be within the parameters of section 35E of the *Land Use Planning and Approvals Act 1993*. However, these two sites are special, requiring additional consideration of how development is designed and purposed.

The Specific Area Plan for the road corridor is simply aimed at ensuring that another vehicle route can, when required, be provided from north and south.

The Specific Area Plan for the centrally located Old School Farm site is to ensure that land that has historically been community focused remains dedicated to that purpose.

The Cygnet Association is concerned that opportunities will be missed, and that the best strategic potential of the sites will not be achieved. The inclusion of the two Specific Area Plans does not limit future development, nor is it the full extent of what could occur within a site-specific master plan; however, at this time it does provide a means of flagging the strategic considerations within the LPS now and is within the scope of the section 35 of LUPAA.

5 References

Association, Cygnet. "The "Old School Farm" Project: Consultation." Cygnet Association, <https://cygnet.org.au/old-school-farm/>.

Place, Inspiring. "Cygnet Township Plan." Hobart, Tasmania, 2010.

SGS Report

<https://cygnetassociation.files.wordpress.com/2021/02/sgs-report.pdf>

<p>"Memorial Drive" 58 Kent Street, Geeveston (PID: 2208956)</p>	<p>Some of this land is used by Scrubby Hill Farm (GeCo) and Tasmanian Trails, the remainder being vacant. Possibility of securing tenure for Scrubby Hill Farm, a better site for Tasmanian Trails, while also developing private lots, housing affordability initiative, and public open space.</p>	<p>Undertake community engagement at involve level to evaluate in principal support, or otherwise, to identify development proposals for the land. This will happen later in 2021.</p>
<p>"Old School Farm" 14 George Street, Cygnet 8 George Street, Cygnet 20 Golden Valley Road, Cygnet (PID: 7830242, 7672344 & 2036840)</p>	<p>Currently vacant land. Possibility, similar to above, of a flexible approach to developing the land to reflect community's interest in the outcomes as shown in the Cygnet Association's 2018 engagement on the land's future.</p>	<p>Undertake community engagement at involve level to evaluate in principal support, or otherwise, to identify development proposals for the land. This will happen later in 2021.</p>



www.cygnet.org.au

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Xx XXXX 2022

To the Council Planning Department

A Future Road Corridor for Cygnet

Introduction

The Cygnet Association (Inc) requests that portions of the properties PID 7511671, PID 7695036, PID 3250283, PID3238313, PID 3238321 and PID 5848887, PID 3193688, PID 5851381 and PID 2901283 - which are variously zoned: General Residential, Local Business, Future Urban, Village and Landscape Conservation - be rezoned 'Particular Purpose' to create a Future Road Corridor. This would allow for the eventual provision of an alternative route through the township of Cygnet which might then become the Channel Highway to take through traffic – and most particularly heavy vehicles - out of the centre of the township.

Guideline PPZ1 states:

A Particular Purpose Zone (PPZ) may be applied to a particular area of land where the intended planning outcomes cannot be achieved through the application of one or more State Planning Provision zones.

We note that any new PPZ must meet a requirement of section 32(4) of the Act and maintain that an alternative route for the Channel Highway through Cygnet will, when needed, be 'of significant social, economic or environmental benefit to the State, a region or a municipal area'.

- The Draft HVLPS has significant areas of land in Cygnet rezoned 'Future Urban' but no corresponding provision has been made for the increased traffic that will accompany such growth. Nor does it allow for the increased developments elsewhere in Cygnet SA2.
- It seems unlikely that this upgrade will be required within the next decade or two but if the land is not zoned PPZ1 as a 'Future Road Corridor' at this critical juncture it is most probable that further development will take place on these properties that would then make it both difficult and expensive to construct this modest alternative route through a township.
- Cygnet is growing rapidly and tourist visitation is increasing faster. As a result Mary Street is often congested and parking difficult to find. The planned new street to the east of Mary Street will help alleviate these problems in the short term but HVC consider it a Priority Project for the current population not the likely population in ten or twenty years time.
- Having an alternative route through the township will enable events such as the annual Folk Festival and Farmers Markets to operate more safely and potentially expand.

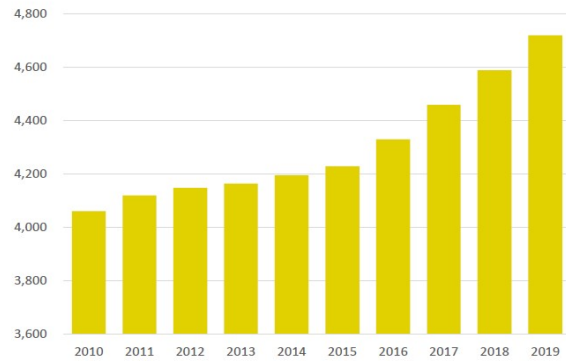
Background information

The population of the Huon Valley is increasing more rapidly than State Government predictions and the population growth of the Cygnet SA2 area exceeds the average for the HV municipality.

The 'Cygnet Residential Supply and Demands Analysis' prepared in 2020 for HVC by SGS

Economics and Planning states that:

'Strong population growth has been evident in Cygnet over the past decade (Figure 2). Between 2010 and 2019 the average annual growth rate was 1.7 per cent per annum. This has increased to 2.4 per cent over the past five years, and 2.9 per cent in the past three. As a result, the figure below also reveals that the population forecast for Cygnet in 2021, using the Treasury growth rates for the Huon Valley (Table 1), has already been met by 2019, even under the high scenario.'
(Page 6)



Source: ABS (2020) estimated residential population by components

Figure 2

<https://cygnetassociation.files.wordpress.com/2021/02/sgs-report.pdf>

There are a number of reasons to believe that this trend is likely to continue and perhaps even accelerate.

Over the last few years Cygnet has established national recognition as a result of the SBS TV's popular 'Gourmet Farmer' program hosted by local 'celebrity' Matthew Evans. This has been reinforced by repeated screenings of the ABC show 'Backroads' featuring the township. A local real estate agent has mentioned an increase in enquiries as a direct result of these programs and it is clear that visitation has increased significantly despite the difficulties during the last 2 years due to Covid.

Being such a short distance from Hobart with a variety of scenic routes to choose from and with a wide variety of cafes, restaurants, galleries and other attractions Cygnet is now a popular day trip for locals and tourists alike.

While this is excellent for the local economy traffic congestion, parking availability and, sometimes, simply crossing the street are noticeably becoming more problematic.

Currently an eight-part series produced by Guesswork Television, OK Great Productions and Amazon Studios is being filmed on location in Cygnet. It will be streamed via Amazon Prime Video in 240 countries and territories worldwide which will lead to more visitation and traffic in the short term.

More visitation not only increases traffic and parking issues but inevitably leads to new settlers in the longer term.



10 /12 Cygnet, Tas

Quaint comes to mind as you roll into this hamlet set between Tasmania's Huon River and the D'Entrecasteaux Channel. Like many small towns in Tasmania, Cygnet is a contender for a setting most like a Jane Austen novel. It's orchard territory here in the heart of the Huon Valley, with cherries, berries and apple trees covering the hillsides. With such a growers' community comes a vibrant farmers' market, eateries and cafes, and cider cellar doors within easy reach. Matthew Evans' Fat Pig Farm is also close by. Prepare to be enraptured.

That the News Corps travel website has recently listed Cygnet as one the '12 under-the-radar Aussie towns to visit before everyone else does'. demonstrates how this kind of exposure 'snowballs'.

www.escape.com.au

Huon Valley Council Cygnet Township Plans 2004 & 2010

No strategic planning for Cygnet has been undertaken by HVC since the 2010 plan by Inspiring Place was endorsed by HVC in 2010. The planners did not recommend considering a bypass at that time but presented arguments for and against.

<https://cygnetassociation.files.wordpress.com/2021/04/2004-cygnet-township-plan.pdf>

<https://cygnetassociation.files.wordpress.com/2021/04/2010-ctdp.pdf>

The portion of the 2004 CTP relating to a possible alternative route through the township was transposed verbatim into the 2010 plan and so refers to the circumstances 18 years ago.

Recently the 'centre of gravity' of the township has shifted towards the north with the relocation of the busy Post Office to the junction of Frederick St, Garthfield Avenue and the Channel Highway which has led to this being used as an informal roundabout. The 2010 CTP did recommend the provision of a roundabout at this junction and this has now become more relevant.

If an eventual alternative through-route were to be created a portion of PID 5851381 might be required for the construction of an appropriately dimensioned roundabout.

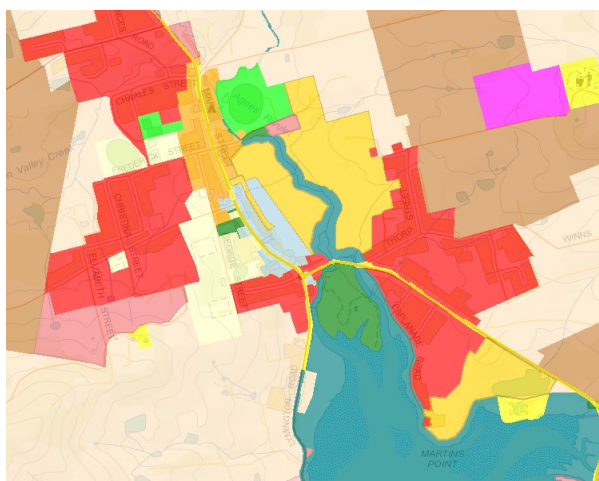
Another factor that has led to a growth in through traffic in recent years is that many dwellings to the south of Cygnet that were 'shacks' ten years ago have been upgraded and are now used as full time homes as people retire and/or find that they are able to work from home to some extent.

Residential growth potential

It should be noted that the draft LPS indicates that there are significant areas zoned General Residential that are currently vacant land.

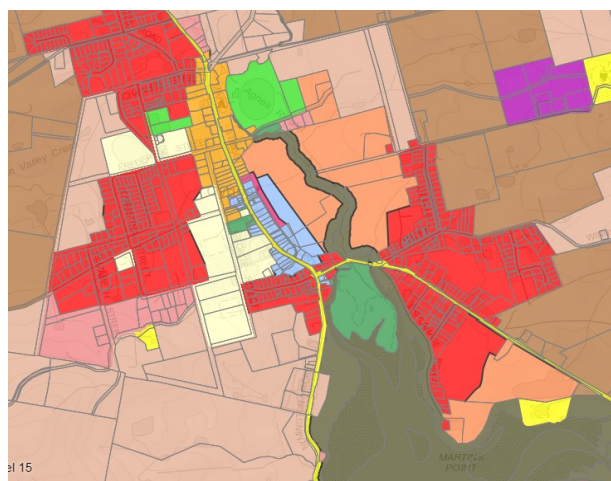
It is also noted that portions of the properties 3250283, 3238313, 3238321 that would be affected by the proposed PPZ rezoning were zoned Particular Purpose under the Interim Planning Scheme. They have now been rezoned as Future Urban in the draft HVLPS.

This change in zoning inevitably creates development expectations and consequent uplift in land value which would likely more than compensate the landowners for any loss they may experience through rezoning portions of this land to PPZ1. The eventual creation of any future Link Road might actually increase the development potential of the remaining land by providing good access thus providing '*economic benefit*'.



Interim Planning Scheme

Yellow corresponds to Particular Purpose



HVLPS

Most of the Particular Purpose zoned land in the IPS has been rezoned as Future Urban (Tan)

A total of more than 51 ha of land in Cygnet that was previously zoned Particular Purpose has been rezoned as Future Urban in the HVLPS. If developed for residential use this could represent well over 500 new lots and many more actual dwellings but there has been no concomitant zoning for the provision of adequate transport infrastructure such as the Future Road Corridor that we are proposing..

The only area zoned for future road infrastructure is for the new street to the east of Mary Street that has been recognised as a Priority Project by HVC at the current population level and has recently received a funding commitment of \$5m from the State Government.

Huon Valley Priority Projects 2021

Improvement of the vehicle circulation in Mary Street was a focus of the HVC Priority Projects 2021 document which made the case for removing some traffic flow and creating more parking by creating a short length of new street to the east of Mary Street.

'growth to date has had significant impact upon the function of Mary Street, Cygnet which is the only thoroughfare through the township, particularly impacting upon the business area of the town Mary Street is considered to be at design capacity and, with the projected increase in population, will exceed its capacity in the very near future'

The State Government has committed to providing HVC with \$5m towards realising this project during this term of government. Having lobbied for this since its inception the Cygnet Association is very pleased that HVC has secured this funding and we look forward to seeing the project completed.

When this funding was announced in 2021 the Cygnet Association conducted a community consultation process to consider different possible options for this new street in order to provide community feedback to HVC and ensure that any design was generally supported by the community. Details of this consultation, the outcomes and the methodology employed are here:

<https://cygnet.org.au/new-street/>

An unexpected outcome of this consultation was that many respondents suggested that the proposed new street would be little more than a 'stop gap' measure. That an alternative through road should be considered.

This was beyond the scope of our consultation but indicated recognition within the community that planning should be undertaken now for when a significant growth in population makes it desirable that a portion of the through traffic bypass the town centre.

When developing the 2004 CTP discussion of a possible bypass led to quite heated exchanges with some main street business owners being vehemently opposed.

In 2021 there were no dissenting voices and some Mary Street business owners suggested that an alternative route would already be desirable.

The Cygnet Association is of the opinion that it is unlikely that such an inner bypass (or rerouting of the Channel Highway) will be considered necessary for at least another decade and probably more like two. We also acknowledge that the funds required to realise this will be significant but consider that this should not be a consideration at this stage. We feel that good planning for the future should recognise that this will, most likely, at some stage be an imperative if the township is to retain its liveability and 'village' character.

CONCLUSION

We request that sufficient land be zoned PPZ to allow for the eventual continuation of the proposed new street to the north as far as Garthfield Avenue, and to the south to join Charlton Street at an appropriate location close to the entrance to Burtons Reserve and the Esplanade.

Appendix B – Cygnet Road Corridor Specific Area Plan

HUO-S4.0 Cygnet Road Corridor Specific Area Plan

HUO-S4.1 Plan Purpose

The purpose of the Cygnet Road Corridor Specific Area Plan is:

- HUO-S4.1.1 To protect the ability of a future road between Garthfield Avenue and Channel Highway.
- HUO-S4.1.2 To ensure that future growth and development is provides an efficient and sustainable road network through Cygnet.
- HUO-S4.1.3 To provide well managed and suitably located facilities.

HUO-S4.2 Application of this Plan

HUO-S4.2.1 The specific area plan applies to the area of land designated as HUO-S4.0 Cygnet Road Corridor Specific Area Plan on the overlay maps and in Figure HUO-S4.2.1.

HUP-S4.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:

- (a) General Residential Zone,
 - (b) Local Business Zone,
 - (c) Environmental Management Zone: and
 - (d) Future Urban Zone,
- as specified in the relevant provision.

HUO-S4.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

HUO-S4.4 Definition of Terms

This sub-clause is not used in this specific area plan.

HUO-S4.5 Use Table

This clause is not used in this specific area plan.

HUO-S4.6 Use Standards

This sub-clause is not used in this specific area plan.

HUO-S4.7 Development Standards for Buildings and Works

HUO-S4.7.1 Location of works and development.

This clause is in addition to:

- General Residential Zone – clause 8.4 Development Standards for Buildings and Works,
- Local Business Zone – clause 14.4 Development Standards for Buildings and Works,
- Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works, and
- Future Urban Zone – clause 30.4 Development Standards for Buildings and Works.

Objective:	That the location of development does not prevent the future capacity for a through road.	
Acceptable Solutions	Performance Criteria	
A1 Buildings and works are part of a master plan for the entire site that includes a link road from Garthfield Avenue to Channel Highway near Agnes Rivulet.	P1 Works and development are positioned so as not to prejudice the efficient layout of any future link road between Garthfield Avenue and Channel Highway near Agnes Rivulet.	

HUO-S4.8 Development Standards for Subdivision

HUO-S4.8.1 Lot design

This clause is in addition to General Residential Zone – clause 8.6.1 Lot design

This clause is in addition to:

- General Residential Zone – clause 8.5.1 Lot design
- Local Business Zone – clause 14.5.1 Lot design,
- Environmental Management Zone – clause 23.5.1 Lot design, and
- Future Urban Zone – clause 30.5.1 Lot design.

Objective:	That each development precinct creates an efficient lot design that provides for a significant social or community benefit for Cygnet.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in masterplans that includes a	P1 Each lot, or a lot proposed in a plan of subdivision, must have regard to:	

link road from Garthfield Avenue to Channel Highway near Agnes Rivulet.

- (a) a future link road from Garthfield Avenue to Channel Highway near Agnes Rivulet.
- (b) the provision of public open spaces that facilitate pedestrian connectivity to Mary Street; and
- (c) creating connections between new and existing roads via pedestrian friendly public open spaces.

HUO-S4.2.1 Cygnet Road Corridor Specific Area Plan Map

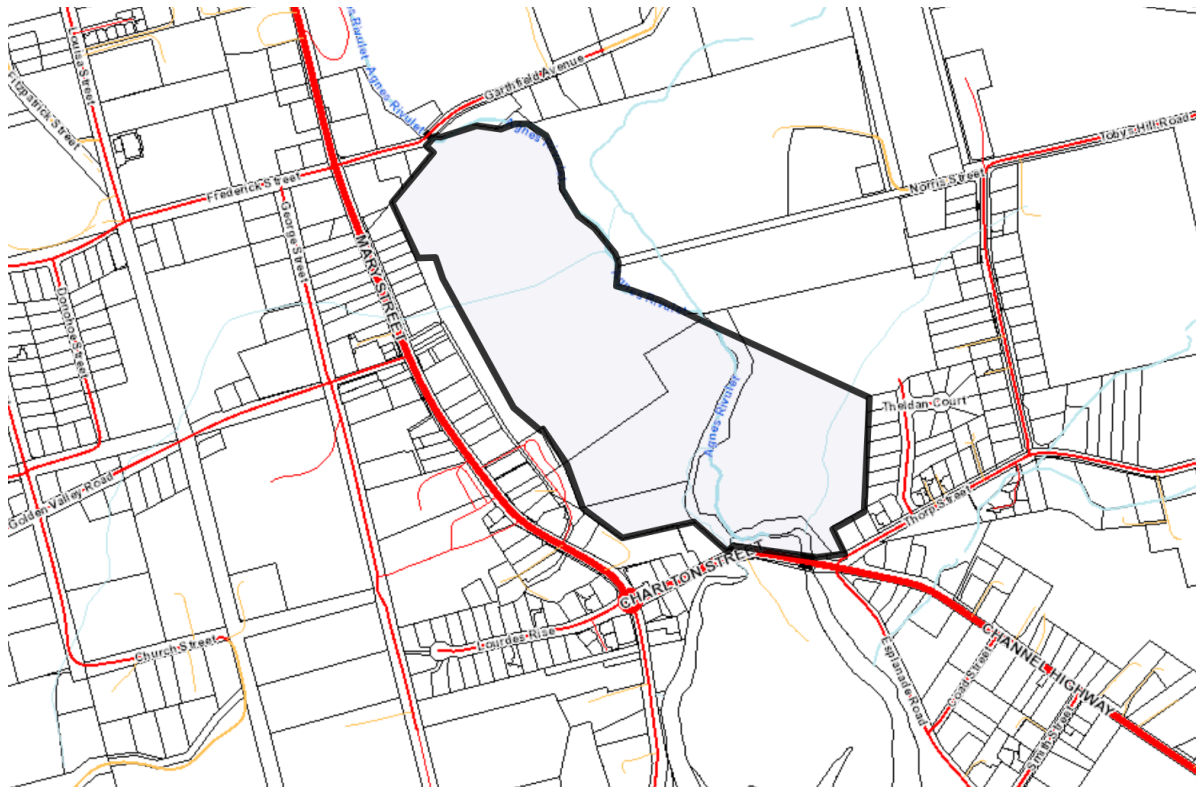


Figure HUO-S4.2.1 – the overlay map for HUO-S4.0 Cygnet Road Corridor Specific Area Plan: area shown in black.

HUO-S5.0 Cygnet Affordable Housing Specific Area Plan

HUO-S5.1 Plan Purpose

The purpose of the Cygnet Specific Area Plan is:

- HUO-S5.1.1 To protect the natural setting of Cygnet.
- HUO-S5.1.2 To ensure that future growth and development provides affordable housing within Cygnet.
- HUO-S5.1.3 To provide well managed and suitably located facilities for the Cygnet community.
- HUO-S5.1.4 To recognise and acknowledge the sites heritage values and the important cultural role the Old School Farm and the former Council Depot site has played in the broader Cygnet community.

HUO-S4.2 Application of this Plan

- HUO-S3.2.1 The specific area plan applies to the area of land designated as HUO-S5.0 Cygnet Affordable Housing Specific Area Plan on the overlay maps and in Figure HUO-S5.2.1.
- HUP-S3.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of:
 - (a) General Residential Zone; and
 - (b) Community Purposeas specified in the relevant provision.

HUO-S5.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

HUO-S5.4 Definition of Terms

This sub-clause is not used in this specific area plan.

HUO-S5.5 Use Table

This clause is not used in this specific area plan.

HUO-S5.6 Use Standards

This sub-clause is not used in this specific area plan.

HUO-S5.7 Development Standards for Buildings and Works

HUO-S5.7.1 Residential density for multiple dwellings.

This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 325m ² and provides for a significant social or community benefit.	P1 Multiple dwellings must only have a site area per dwelling that is less than 325m ² , if the development will not exceed the capacity of infrastructure services and provides for a significant social or community benefit: (a) is compatible with the density of existing development within 100m of the development site; or (b) is: (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.

HUO-S5.8 Development Standards for Subdivision

HUO-S5.8.1 Lot design

This clause is in addition to

- General Residential Zone – clause 8.5.1 Lot design
- Community Purpose Zone – clause 27.5.1 Lot design

Objective:	That each development precinct creates an efficient lot design that provides for a significant social or community benefit for Cygnet.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be in accordance a masterplan prepared with consultation by the Cygnet Community, Council and demonstrate a clear social and community benefit.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character and provide a substantial social and community benefit.</p>	

UO-S5.0 Cygnet Affordable Housing Specific Area Plan

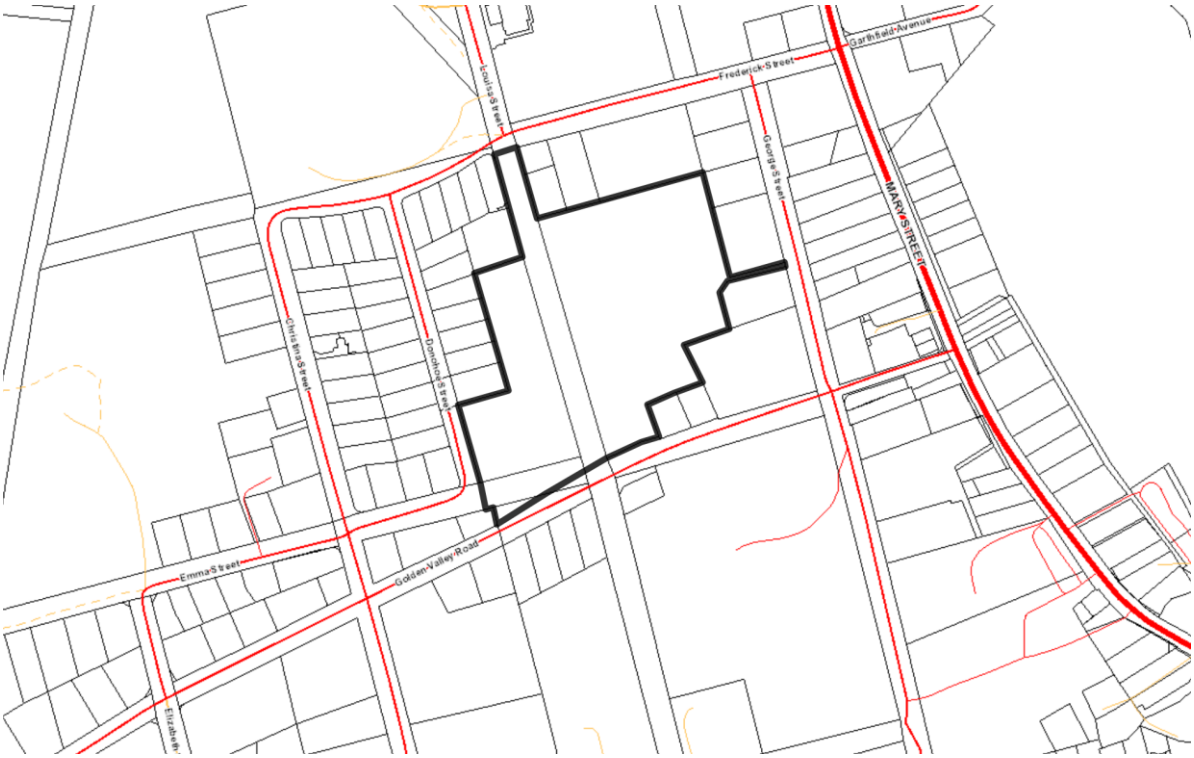


Figure HUU-S5.2.1 – the overlay map for HUU-S5.0 Cygnet Affordable Housing Specific Area Plan: area shown in black.



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