

Dear Commissioner Mr. John Ramsey and Delegates Mr. Dan Ford and Mr. Nick Heath,

I am writing to express my satisfaction with the recent decision made by the planning authority to change the proposed zoning of land in Grove (specifically that in Turn creek road, and more precisely PID 7768477 at 106 Turn Creek Road) from Landscape Conservation to Rural Living. This decision was made in response to representation number 3 submitted by Tyler Duffield at 25 Turn Creek Road Grove, and I believe it was the right choice.

The zoning of Rural living is appropriate for this area, and more specifically the lot at 106 Turn Creek Road (PID 7768477 ), due to several factors. Firstly, the characteristics of the land in question fit well into rural living zone in terms of lot size and density. The lot sizes are too small for Landscape Conservation zone, and the buildings are not set back the required 20 metres from a boundary. This is consistent with RLZ, that provides opportunity for the Rural Living Zone to be applied to land if it is in the Environmental Living Zone in an interim planning scheme and the primary intention is for residential use and development within a rural setting; and a similar minimum allowable lot size is being applied.

Additionally, our lot (PID 7768477), as well as many other lots in question, borders Hansen's Orchard, a major agricultural producer, on two side boundaries. If zoned Landscape Conservation, there would be a vast inconsistency with the intensity of land use for adjoining properties.

As well as the above reasons, the majority of the land at 106 Turn Creek Road is cleared land with some non-native garden. The main purpose of the lot for the past 70 years has clearly been residential, as is the case with the other lots in Turn Creek Road. Our lot, as with others in the area, has often been home to a small number of grazing or hobby animals, as well as small scale crops for personal use.

As a resident of Grove, we understand the importance of preserving our natural landscapes and conserving our environment. However, we also recognise the need for responsible development and growth in our community. The change in proposed zoning from Landscape Conservation to Rural Living will allow for more flexibility in land use for landowners such as us.

Thank you for your time in considering this letter as support for our land, as well as other lots mentioned in the planning authority response to representation number 3 being moved to Rural Living Zone.

Yours Sincerely,

Jacqueline Moore, Jessica Smutny and Jenna Smutny.

*Land owners of PID 7768477 at 106 Turn Creek Road, Grove.*