

Rob Legge & Carolyn Demaine,
902B Cygnet Coast Road,
Wattle Grove TAS 7109
2 June, 2023.

The Manager,
Tasmanian Planning Commission,
GPO Box 1691
Hobart TAS 7001
TPC Enquiry - tpc@planning.tas.gov.au
BCC: hvc@huonvalley.tas.gov.au

RE: Huon Valley LPS – Submission Legge & Demaine, 902B Cygnet Coast Road Wattle Grove

Dear Sir / Madam,

Further to our previous full representation to yourselves in the required format dated 14 May, 2022, which you acknowledged and allocated us a hearing date of 18 July, 2023, with attendance allowed but no verbal presentation to be provided, we would like to submit the below review and summary of our position in lieu of the verbal presentation.

Our position is that we are requesting the review of our proposed rezoning for the following reasons:

- We meet the Rural Living zone criteria but not the proposed LCZ criteria;
- We are located on a private road, off Cygnet Coast Road, and three of the seven properties located on this road are to continue to be zoned Rural Living while ours and three others are proposed to be rezoned LCZ. Consistent zoning for all properties on the same private road, should be the ideal.
- Our property corresponds with the land characteristics of, surrounding Rural Living zoned properties, historical use and recognised land improvements of the Rural Living zoning.
- We have actively managed our land, in conjunction with council requirements to ensure the best outcome for flora and fauna in the area
- There are vacant land blocks above our property, running along the noted ridgeline, that would be applicable to the proposed zoning and, as being vacant for in excess of 10 years, would not provide for the immediate consternation that applies to the habited blocks being considered.
- During previous bushfire episodes we were advised that the best and only practical management of the properties in question, in a bush fire scenario, is by the actual landholder, through satisfactory land management practises. This does not include the restrictive practises of the proposed LCZ zoning.
- When we purchased the property, we did so knowing that the Council had provided pre-approval for development of a number of eco dwelling pods on our property, and we saw this as an option for us to derive a retirement income stream from our property, as self-funded retirees. This option would now be taken away from us.

- This then decreases the value of our property which we saw as an increasing asset into our retirement years which would provide us with the realisation factor to enable movement to assisted living, as and when required
- Another consideration for us in the development of our land, which has become more of an apparent need currently, was to provide rental housing opportunities for other people.
- We also saw this property as an opportunity for us to become more involved in food production lines within the somewhat restricted areas of our property but being a sustainable situation for ourselves and in conjunction with our local community.
- The proposed guidelines would not only severely restrict any variation to our current residence, which may be required in the future to assist with our support of elderly relatives, but, just as importantly, would restrict our ability to replace “like for like” of our current residence in the case of bushfire destruction, and be at the whim of the Council at the time.
- While the proposed zoning is aimed at the “protection of important scenic hill views” it should be noted that the area behind our properties is in fact bush covered along a broad hillside range that provides the required idyllic scenic value required without any unnecessary zone changes on unutilised bushland properties
- As landholders we are currently providing much required land management in a positive fashion that the Council can’t provide and that restrictive zoning changes would negatively affect this mutually beneficial relationship. Continuing as a managed rural living property would continue to provide ongoing protection to the natural assets of the area.

While this is merely a summary of our full submission, we thought it may be beneficial to reiterate some of the more major salient points and information contained therein and trust this is helpful to you.

Thank you for your time and diligence in the review of our lodged proposal and we look forward to your feedback in due course.

Regards

Rob Legge & Carolyn Demaine.