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Sent: Tue, 31 May 2022 15:33:46 +1000
To: hvc@huonvalley.tas.gov.au
Subject: Representation Cockle Creek Road Recherche Duggan
Attachments: Duggan Cockle Creek Road Recherche Representation.pdf

Att: The General Manager

Our LPS representation attached to this email -
Kind Regards

Chris Duggan



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30 May 2022
The General Manager
Huon Valley Council
PO Box 210
Huonville TAS 7109

Dear Sir,

**RE: Draft Huon Valley Local Provisions Schedule
Representation for the Huon Valley Council's advertised zoning of Lot 49090/1 Cockle
Creek Road RECHERCHE PID 7869614
Original zone Rural, Current interim zone Environmental Living, Proposed zone Landscape
Conservation**

We, Christopher Wayne Duggan and Winsome Violet Duggan, are writing this submission/representation with regard to our property (Property ID 7869614) on Cockle Creek Road, Recherche.



We have two trains of thought to consider. Firstly, when we purchased the property way back in 1993 it was zoned Rural B in what was then the Esperance Council Planning Scheme.

Some time around 2015, without personal and proper notice, the property was assigned a new interim description zone of Environmental Living. This interim zone has continued until now and now the planning commission and council wish to, as we see it, impose a much more restrictive zone LCZ,

which would be in total conflict to the way we, as a large family, have been using this 11 acre lot since 1993. This property has been our family getaway by the sea for almost 30 years.

The property as it exists has an original 2 room settlers cabin, also another enclosed storeroom separate with an 8m x 4m covered outdoor kitchen cooking campfire area. Also a large 12m x 12m pole shed with no walls and a corrugated iron roof in which we keep 15 tons of firewood, a large old campervan, our tractor, slasher, backhoe and large aluminium runabout.

Away from the cabin, outdoor cooking and shed we also have a small ablution building hot shower and toilet connected to a concrete septic tank and trench.

As a large family with 5 children, 20 grandchildren and 9 great grandchildren we often go there to holiday, fish and cut firewood. Not only to use on site for cooking and heating but also return to our 10 plus family house with trailer loads of cut, split firewood. We seem to be able to achieve this harvesting of firewood in a very sustainable manner as after almost 30 years we have made little impact on the growth and regrowth of the treed areas as the page 1 satellite image shows.

Our wish and hope would be now that the environmental Living zone is null and void that the council and planning commission would consider reverting to the prior zoning of rural, which totally fits both our historical use of the last 30 years as well as our future planned use.

On the far South-East corner of this lot is the remains of an on-site spot mill that was operated by 3 men owned by Smith and his father Herbert Smith. This mill operated for around 8 years, cutting and shipping timber throughout Tasmania. Mr Smith Sr. the adjoining 5 lots to the North and West and also leased the two Crown land lots to the East with a license to take all timbers off those 2 lots.

By the late 1950's almost all usable tree were taken and sawn into usable timber. The entire point had almost no trees left standing. This historical story is just to explain that all of this 11 acre lot adjoining lots do not have any original old growth forest.

The suggestion that this and 5 or 6 other lots should now be rezoned LCZ rather than revert back to the original zone of Rural without a proven accurate or proper actual assessment of this property is very impactful and doesn't seem right that we should have to prove that this land doesn't meet the requirements of need to become LCZ.

We do hope that our submission will be looked at in our favour. To make the new zoning of this lot go back to Rural, as it was prior to the interim and dating back to the early 1900's. It probably should not have been proposed to go to Environmental Living back in 2015 and now the opportunity exists to revert back to Rural.

After reading through the guidelines of LCZ this is not the closest word for word or purpose zone to ELZ. The best match is actually Rural Living, which offers purpose to build a residence, same as ELZ.

The purpose of the LCZ is to protect the environment and doesn't even mention a residence in the zone purpose.

Of the Adjoining properties to our North is a 5-acre lot, 60% clear, with a permanent residence lived in year-round.

To our West a 4 acre lot with a caravan & outdoor cooking area and 1.5 acres clear.

Further West a 3-acre lot with a modern brick permanent residence and 2 acres of clear land.

Further North-West an 8-acre lot with a permanent home for the last 60 years and 6 acres of clear land.

Another lot to the North-West which is 7 acres, 3 acres cleared and a home that has been in place for 50 years.

And to the North a 5-acre lot with caravan & camping area. About 1 acre of clear land.

Our lot is 11 acres with cabin & outbuildings and just over 3.5 acres of clear, usable land. We do have the odd sheep or two and horse from neighbouring properties that wander in & out as none of our close neighbours so far have bothered to put up any substantial fencing.



Finally our appeal is to say that this and adjoining properties on Gagens Point have always been used for rural purposes and just because they have been burdened with an interim zoning of Environmental Living, doesn't mean that the council or planning commission should so blatantly endeavour to move this, our lot, and our neighbours to the almost totally opposite restrictive overbearing zone of Landscape Conservation rather than Rural at least, or even the better, closer match of Rural Living as only one of these 7 lots is not permanently or casually lived on.

Thank you and Regards

- Chris & Winsome Duggan

Property Photos





