

Christine Valentine and Nick Day,
902E Cygnet Coast Road,
Wattle Grove TAS 7109

28th June 2023

The Manager,
Tasmanian Planning Commission,
GPO Box 1691
Hobart Tas 7001

TPC Enquiry – tpc@planning.tas.gov.au
CC: hvc@huonvalley.tas.gov.au

Re Huon Valley LPS – Submission Valentine & Day 902E Cygnet Coast Road Wattle Grove

Dear Sir/Madam,

Further to our previous presentation to yourselves in the required format 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 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 ridgeline above our property that would be applicable to the proposed zoning and, as being vacant for in excess of 10 years, would not provide 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. In fact, both my husband Nick Day and I are volunteer members of the Wattle Grove branch of the Tasmania Fire Service. During the fires which began on the 15 January 2019, my husband Nick Day was the first responder to the fire caused by lightning strike in the vicinity of Fitzpatrick's Hill above our property (902e Cygnet Coast Road). Nick attended every morning and afternoon to monitor the fire until it was declared safe. The fire was also attended by Tenders from Wattle Grove, Cradoc and Cygnet Brigades.
- When we purchased the property, we did so with the intention that this would be our end-of-life residence. We had thought that in accordance with the government stating it is beneficial for the aged to remain in their home as long as possible we would be able to obtain permission to build a small dwelling into which a person or persons who would

provide care to us would be able to use as their residence. This would provide much needed further accommodation with the added benefit of providing us with care at close quarters. 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 us to move into end-of-life care, 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 a rental housing opportunity for other people, especially in our case, those in the aged or health care industries.
- 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 on unutilised bushland properties that provides the required idyllic scenic value which has been stated as required without any unnecessary zone changes.
- As landholders we are currently providing much required land management in a positive manner that the Council can’t provide and that restrictive zoning changes from Rural Living to LCZ 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.

Our submission above covers the major salient points for our property at 902e Cygnet Coast Road, Wattle Grove to maintain the current Rural Living Zone. We trust the above information 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,

Christine Valentine & Nick Day