



## ONLINE FORM - SUBMIT A REPRESENTATION ON THE DRAFT DEVONPORT LOCAL PROVISIONS SCHEDULE

### Please note the following information regarding the public disclosure of representations:

All representations received in relation to the draft Devonport LPS will be made public and reproduced in full (including names and contact details) as part of:

- (a) the meeting agenda prepared for a meeting of the Council following the public exhibition period and reporting on any representations received. This agenda is a publicly available document for any interested party to access and view;
- (b) the report which Council provides to the Tasmanian Planning Commission following the exhibition period. Copies of all representations will be provided to the Tasmanian Planning Commission; and
- (c) the information shown on the Tasmanian Planning Commission's website ([www.ipan.tas.gov.au](http://www.ipan.tas.gov.au)) relating to the assessment of the draft Devonport LPS. Copies of representations will be published on this website.

Representations may also be discussed as part of any public hearing conducted by the Tasmanian Planning Commission in its assessment of the draft LPS.

### Submission Date

15/04/2020

### Contact Information for person(s) making the representation

#### Name

Lesley Hall

#### Contact Address (Postal)

120 North St  
Devonport, Tas 7310  
Australia

#### Email Address

[lesleyannehall2@gmail.com](mailto:lesleyannehall2@gmail.com)





Where an email address is provided in the space above, then Council will use this email address as the principal means of contacting you in relation to your submitted representation. Please ensure that the correct email address is supplied.

**Phone**

(040) 805-9366

**Details of Representation**

This relatively small piece of land is zoned as Rural Resource under the interim planning scheme. Would it be more appropriate to be zoned as Rural Living?

The land is bordered on the northern side by the Bass Highway, with no access to the land from this border.

On the western border, the land is already used as rural residential, and the adjacent blocks have dwellings and services to this boundary. This approach is through a mainly residential area, and is a school bus route.

On the eastern border, there is a large dam and farmland owned and used by a successful local farming family. The other surrounding property to the south is owned and operated as agricultural land by the same farmers. (I believe this comes under the Latrobe Council)

The only access to the land is via the road on the southern side, Winspears Road, which is very narrow, already making it difficult for two vehicles to pass without driving onto the verges. This is already an issue with the trucks and farming machinery from the few neighbouring farming operations. With businesses or other permitted uses under Rural Resource, access for larger vehicles would be very difficult. There are several sharp bends in this access road. Entry to the eastern end of it is only from the northward bound lane of the Bass Highway, a very busy road with 110km speed limit at this point, and exit from it is also only in one direction to the north. The increase in large vehicles trying to access this area if it is developed for rural resource could be problematic. (At times traffic is already seen disobeying the signage and making an illegal turn south towards Latrobe across several lanes of this busy highway).

There is already development of a hub for rural resources close by, near the corner of the Exeter Highway and Port Sorell Main Rd, would it not be more appropriate for any further development of rural services to be at this already established site with better access? There are several other areas of rural services in or close to, the Devonport area, including in Don Road, Quoiba and Spreyton.

The land concerned was swamp, and although still very wet in places, has been improved with some drainage, and is currently used for agricultural purposes, mainly for stock with some parts suitable for cropping. Parts of the piece of land are more elevated and would be suitable for dwellings. With appropriate infrastructure I believe this would be a very suitable place for rural living to be developed. In the past there have been plans for a subdivision of this land, and also a plan for the Devonport Agricultural and Pastoral Society to relocate there, with a motel and other amenities, although this is no longer a possibility of course. These developments did not proceed for various reasons.

There are power line towers placed on the block also, which could make some developments difficult.

There are not many blocks of small acreage available in the Devonport municipality for rural living, and I believe there is likely to be a demand in the future for this.

Thank you for considering this matter.

Please provide your written comments on the draft LPS in the space above. If the representation relates to a particular property or properties, please include details of that property address above.

**Consent and acknowledgement (required):**



*The City with Spirit*

1.

✓ I agree to the statement below

By providing an email address I consent to receiving any communication and notice in relation to this representation by email.

2.

✓ I agree to the statement below

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*The City with Spirit*

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**From:** Lesley Hall <lesleyannehall2@gmail.com>  
**Sent:** Thursday, 16 April 2020 10:59 AM  
**To:** Jennifer Broomhall  
**Subject:** Re: Query - Submission of Representation on the Draft Local Provisions Schedule

Sorry, the property is 179 Winspears Rd. I had a little difficulty saving and then returning to the submission, and must have left off the address. It is a block of approx 37ha.

Thank you  
Lesley Hall

Sent from my iPad

On 16 Apr 2020, at 10:18 am, Jennifer Broomhall

wrote:

Good morning

Thank you for your submission as attached.

Could you please provide me with an address of the property you are referring to in the Devonport municipality that your representation refers to?

Regards  
Jennifer

<image001.png>

**Jennifer Broomhall** | Planning Administration Officer

Devonport City Council  
<image002.png>  
137 Rooke Street, Devonport, TAS 7310  
<image003.png>

<image004.png>  
[www.devonport.tas.gov.au](http://www.devonport.tas.gov.au)  
<image005.png>  
+61 (3) 6424 0511

<image006.png>

<image007.png>

<image008.png>

<image009.png>

<image010.png>

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**From:** no-reply@mg.devonport.tas.gov.au <no-reply@mg.devonport.tas.gov.au>  
**Sent:** Wednesday, 15 April 2020 2:28 PM  
**To:** Devonport City Council <council@devonport.tas.gov.au>  
**Subject:** Submission of Representation on the Draft Local Provisions Schedule

Hello,

A new Submission of Representation on the Draft Local Provisions Schedule has been made and is ready to be registered by Planning.

Submitter: {I/We:3}

Thank You

Disclaimer: This e-mail including all attachments is intended solely for the named addressee. It is confidential and may be subject to legal or other professional privilege. If you receive this email in error, please destroy any copies and contact us to advise you have received the communication. The unauthorised use, disclosure, copying or alteration of this message is strictly prohibited by law without the express permission of the original sender. Any views expressed in this communication are those of the individual sender, except where the sender specifically states them to be the view of the Devonport City Council. The Devonport Council reserves the right to monitor and record e-mail messages to and from this address for the purposes of investigating or detecting any unauthorised usage of our system and ensuring its effective operation.

<Submission of a Representation for a Draft Local Provisions Schedule - {Development Application Number\_8}.pdf>