
From: Ian Day <ian@ihday.com.au>
Sent: Tuesday, 29 November 2022 4:53 PM
To: Devonport City Council
Subject: Planning Amendment No. AM2022.02 and Application No. PA2022.0092
Attachments: Woolworths Homemaker Centre Objection .doc.docx

Importance: High

Good Afternoon,

Please find attached my formal objection to the above town planning matters.

Kind regards

Ian H Day

Attention: - Matthew Atkins,
General Manager,
Devonport City Council,
P. O. Box 604,
DEVONPORT. 7310.

27th November 2022

Dear Sir,

re: - Draft Amendments to the Devonport Local Provision Schedule and
Concurrent Section 401 Permits – Amendment No. AM2022.02 and
Application No. PA2022.0092.

I am lodging my objections to the above Amendment and Application which I vehemently oppose on the basis of the concerns raised within the body of this item of correspondence. The Devonport City Council appears to be quickly trying to ruin the vibrancy and functionality of what is known as the Commercial Business District (CBD) by consistently rezoning land use on an ongoing basis to ensure future development can be located outside already correctly zoned areas. The City of Devonport has a population in excess of 26,000 persons, which is currently well serviced by existing supermarkets and retail establishments.

IMPACT OF “LIVING CITY” TO DEVONPORT CBD RETAILERS AND SHOPPING

– It has been widely recognised that during the duration of Covid-19, the construction of the multi-storey car park located on the corner of Best Street and Fenton Way, the Paraple Complex (housing the offices of the Devonport City Council together with Service Tasmania and Library Tasmania) and the recently opened Novotel Hotel retailers in close proximity to these sites suffered hard financial times. Although it is noted that the Devonport City Council has committed to spending \$200,000:00 to improve the Mall – I am assuming that it still strongly believes that the Mall forms part of the central part of our City. It is regrettable that the retailers in the CBD have to compete with the free parking already being offered in the Homemaker Centre as well as a proposed increase of a further 350+ car parking spaces in the proposed new supermarket, food services, business and professional services, bulky goods sales and service industry. It is unfortunate that CBD retailers and businesses have to continue to tolerate with fees for meters and car parking spaces in and near the Devonport CBD.

DISINTEGRATION OF COMMERCIAL BUSINESS DISTRICT – In recent times the residents of Devonport has seen the gradual movement and relocation of retailers from the CBD – some of which have relocated or preferred the Homemaker Centre to recognised CBD zone which offers more than ample free car parking spaces as opposed to the Council imposed parking meter and car park fees in the CBD. It is widely recognised that free car parking draws shopping patronage. Both Latrobe and Ulverstone don't have car parking fees and it has been quite noticeable the drift of residents out of the CBD towards the townships on the eastern and western side of Devonport.

SIGNIFICANT TRAFFIC ISSUES CAUSED IN STONY RISE ROAD AND MIDDLE ROAD – Since the establishment of the original Homemaker Centre and numerous further amendments approved by Council, the flow of traffic in Stony Rise Road - between the many roundabouts located on the eastern and western side of Friend Street – and the road network of Middle Road – between the junction with Stony Rise Road and William Street – has significantly increased causing traffic flow problems on an ongoing basis – seven (7) days a week. Vehicular movement particularly exiting the Bass Highway from the west can cause a bottle neck at peak hours during the day as traffic heading to or from Stony Rise Road travelling at excessively safe speeds preventing the easy access for vehicles wishing to travel north from the off ramp. Vehicles travelling south on Middle Road also experience significant delays in their endeavour to turn onto the Bass Highway – with this being again exacerbated by fast vehicles heading north on Middle Road at frustrating distances.

WATERING DOWN OF ORIGINAL HOMEMAKER CENTRE PLANNING APPROVAL CONDITIONS – It is the writer's understanding that the original approval granted by the Council was conditional that that development was to be solely a BIG BOX development. Numerous alterations to the original conditions have seen a watering down of these and a gradual "creep" away from those conditions that were seen as a protection ensuring continued vibrancy of retail establishments located in the CBD.

SUFFICIENT SUPERMARKETS ALREADY SERVICE THE CITIES POPULATION AS WELL AS OUTLYING AREAS - Within a very small radius of the proposed new Woolworths store there are eight (8) existing correctly zoned supermarkets – providing ample opportunities for Devonport residents – with a population in excess of 26,000 – to get their groceries - two (2) servicing East Devonport, one (1) servicing Spreyton and five (5) servicing Devonport.

LACK OF SUITABLE EGREE BETWEEN HOMEMAKER CENTRE AND BASS HIGHWAY LACK OF SUITABLE EGREE BETWEEN HOMEMAKER CENTRE AND BASS HIGHWAY – It is very obvious that the controllers of the State Highway system has not and will not allow egress from the Homemaker Centre onto a very busy dual highway system bisecting Devonport with its southern suburbs. As a ratepayer for many decades, I would not expect to fund any alterations/improvements to the traffic network within a two (2) kilometre radius – this must be borne significantly by the developers in the event that application approval was approved – God forbid.

Yours faithfully,

Ian H Day – Sole Director of Devon Estates P/L and ID Noms P/L
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