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9th June 2020

General Manager
Devonport City Council
PO Box 604
DEVONPORT TAS 7310

Dear Sir

Re: Draft Devonport Local Provisions Schedule

This representation is made on behalf of the eleven landowners as listed at the end of this submission together with each property I. D. no.

It is the concern and consideration of all the landowners listed that the retention of the land as Rural Resource Zone is erroneous and does not reflect the optimum use of the land.

In the 1990's the whole of the land east of Tugrah Road was owned by a Forestry Co. who had a full Forest Practices Report carried out by an accredited Forester prior to logging. Nothing of significance was found in both flora and fauna and as a result the total area together with the land to the north, (Forest Heights Drive). Following this action, it was assessed that the harvest was so poor that a decision was made to sell the land off. As the size of the land was of no interest to any farming sector due to its poor quality, in conjunction with this office it was subdivided to the standard allowed at the time. Basically all the allotments created at the time were taken up and occupied as rural living except that occupied by the writer P.I.D. 3549875 & 3549867 where an attempt was made to create a small rural holding by clearing a total of only 6 ha to create a stud of Dexter cattle. This was not successful as grass growth could not be achieved.

Referring to the report that was received prior to logging it is quite a puzzlement that an overlay has been proposed. Natural Assets Code - Priority vegetation Area Overlay. It is to be further noted that P.I.D. 7740554 has a Private Forests Registration in existence.

It should further be noted that the western portions of P.I.D's 7126888, 7586235, 7259672 are all subject to intermittent flooding making them unsuitable for farming.

When the land to the north was developed it was a requirement that access be provided to the land to the south as it was seen then 20 years ago the eventual and logical conversion to rural living.

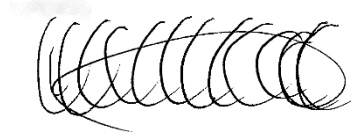
In a small-scale subdivision of the northern portion of P.I.D.7740554 a condition of the development was to provide full width road access to the balance land to allow for future further Rural Living development.

These extra access points together with new through roads will allow for the land the subject of this submission to link with the existing Rural Living Zone related to Wrenswood Drive.

Finally, the supply of Rural Living land has almost been exhausted in the Devonport City Council Area and the conversion of the subject land to Rural Living will allow for the further development almost immediately by several of the owners.

On behalf of the listed owners we look forward to a positive response to this submission.

Yours sincerely



KENNETH R MICHELL

Consultant

Encl.

KRM:tr

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Land Owners

	NAME	ADDRESS	PID
1	WW BUTTRESS	44-48 GREENWOOD LANE	2031396
2	SA MILLER	372 TUGRAH ROAD	7126888
3	GJ & HJ MAHONEY	381 TUGRAH ROAD	7586235
4	DJ & BJ MOTT	405 TUGRAH ROAD	7259672
5	DJ & LE KARAFILIS	373 TUGRAH ROAD	3449225
6	EST. S B MICHELL	59 NEILSON ROAD	1972936
7	SRS & ST CAIRNS	259 TUGRAH ROAD	1972944
8	KD LYND	78 NEILSON ROAD	7740546
9	S & SF KROMKAMP	203 WRENSWOOD DRIVE	7740594
10	KR & SM MICHELL	349 TUGRAH ROAD	8549875
11	A SONG	351 TUGRAH ROAD	8549867

Head Office

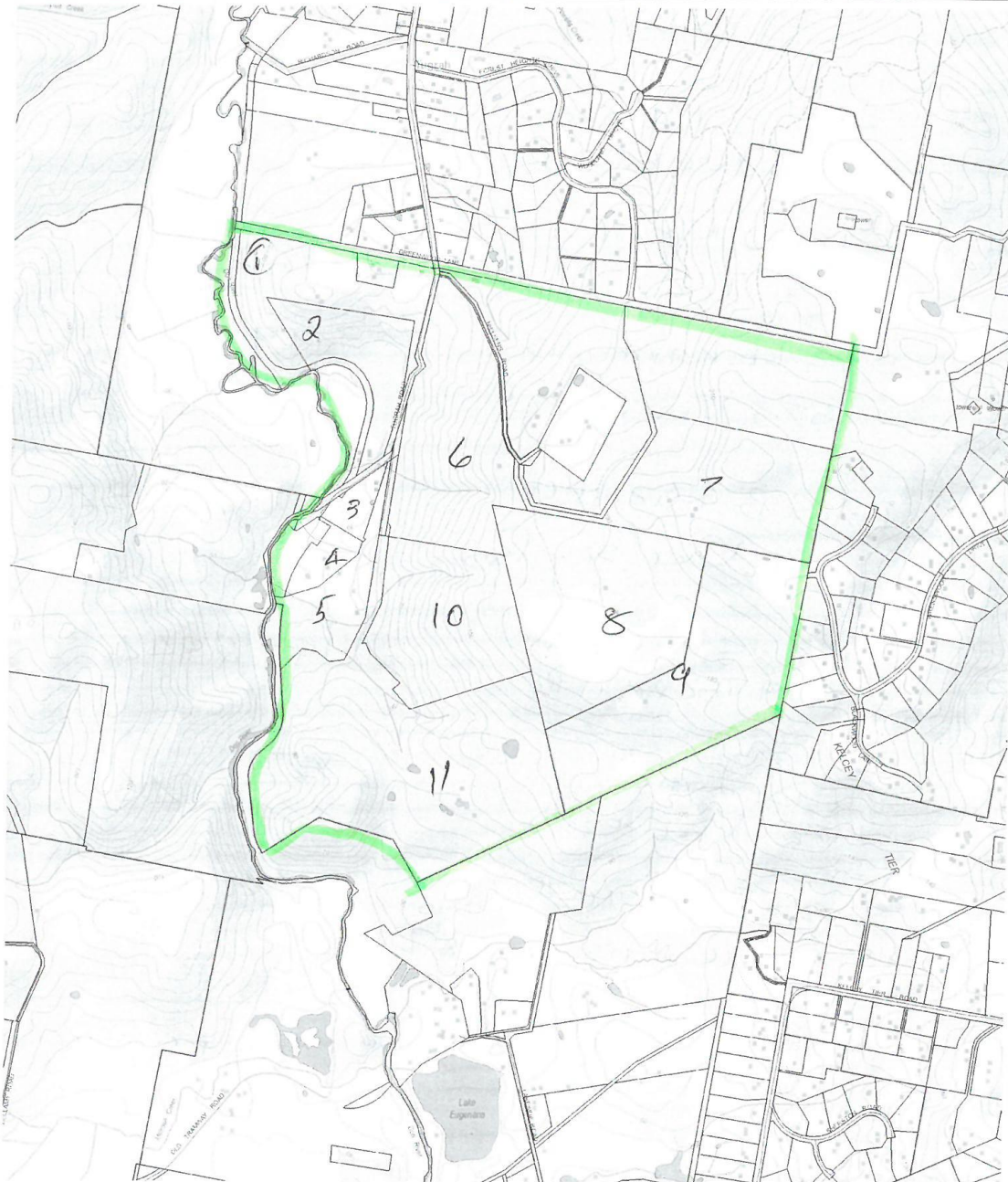
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www.thelist.tas.gov.au

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