

From: David Bennett <waterskiaustralia@gmail.com>
Sent: Monday, 8 June 2020 8:37 PM
To: Devonport City Council
Subject: Draft Devonport Local Provisions Schedule

Dear Sir.

Below is a submission for your consideration regarding proposed zoning.

Best Regards
David Bennett

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Re: 179 Winspears Rd. East Devonport

It is proposed that the property at 179 Winspears Rd be zoned as Rural Living.

The proposed zone of Agriculture would seem inappropriate.

The land immediately adjacent to 179 Winspears Rd to the North, East and South is some of the best farming land available, being beautiful red chocolate soil (or Ferrosols) and should rightly be preserved as a high level rural zone for agriculture.

179 Winspears Rd, however, is composed of a variety of soils of much lower quality and its topography drastically reduces its suitability for cropping.

It was one of the last properties in this immediate vicinity to be cleared of trees and one can only assume that experienced farmers over the many decades prior to 1970 considered this particular land was not worth clearing due to its soil quality.

For 50 years since then, the land has been used simply to grow grass and run cattle. Stocking rates have always been low due to the poor soil quality and resultant low quality pasture.

Despite the installation of numerous agricultural drains, much of the soil remains sodden during winter months making it unsuitable for cropping.

In recent years an effort has been made to cultivate crops (with minimal success) and only then on a small proportion of the land area.

Given the current scarcity of Rural Living lots available within the Devonport Municipality, it seems that many buyers seeking small rural lots are forced to purchase properties in locations outside of the Devonport Municipal boundaries.

It would seem that 179 Winspears Rd. is of reduced significance for agriculture and would appear to fit the majority (if not all) of the objectives listed for Rural Living.

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