

**Carolyn Rimmer**

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**From:** Debra Bellchambers  
**Sent:** Thursday, 13 July 2023 8:30 AM  
**To:** LPS submissions  
**Subject:** FW: Draft Kentish Local Provisions Schedule - Representation  
**Attachments:** Kentish Planning Scheme Representation.docx

**Debra Bellchambers**

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**From:** Elizabeth Dale <elizabeth5dale@hotmail.com>  
**Sent:** Friday, July 7, 2023 9:09 PM  
**To:** Kentish Council <council@kentish.tas.gov.au>  
**Subject:** Draft Kentish Local Provisions Schedule - Representation

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Please find my representation attached.

Regards,  
 Elizabeth Dale.

## **Re: Draft Kentish Local Provisions Schedule**

Thank you for considering my representation.

In the fact sheet on making a representation, it states that under the *Land Use Planning and Approvals Act 1993*, local planning rules are allowed for only if “it relates to use or development that is of significant social, economic, or environmental benefit to the State, region or municipal area; or the area of land has particular environmental, economic, social or spatial qualities that require provisions that are unique to that area of land.”

My representation concerns the highlighted point above. The lack of affordable housing is widely acknowledged as a serious problem throughout Tasmania. There are also emerging issues of affordable food and energy. These will only worsen with climate change. How are people to have homes, to afford food, and to afford heating? – these are crucial questions for the future of Tasmania.

I believe that part of the solution lies with a change to planning laws to allow for multiple occupancy/ownership of rural and semi-rural blocks. In other states, planning laws do provide for such a possibility, so that several dwellings can be built on a piece of land which is mutually shared, cared-for, and owned.

If such a thing were able to occur in Kentish it has the potential to provide enormous social, economic, and environmental benefits. This development could be termed a “regenerative agricultural community” or something similar. It would allow people – particularly young people – to obtain a home for much less than the current market rate for a single dwelling. It would allow for people to grow their own food in a sustainable manner. It would enable knowledge sharing so that older people can share their expertise on food-growing, building methods etc. with the younger members of the community. It would also facilitate a sense of connectedness so that people do not feel so isolated and hopeless.

Additionally, such a development need not be reliant on council-provided roads, water, sewage, or rubbish collection, as in a conventional sub-division. As a regenerative agricultural community it would have the requirement of being completely independent of council for these services. Further, the community would demonstrate best-practice energy-conserving and -generating techniques, as well as home building methods to optimise these aims. The planning scheme might even stipulate that such a development be wholly off-grid.

As someone who is not a planner, I am unsure how this might be achieved at a technical level with regard to the Kentish Local Provisions Schedule. I am certain, however, that these matters are of utmost importance to the future well-being of our community. I would be very grateful for any attention you can give to my suggestions.

Elizabeth Dale, West Kentish.