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C/- Mr Ashley Brooks, 6ty°  
Via email; [abrook@6ty.com.au](mailto:abrook@6ty.com.au)

1<sup>st</sup> April 2020

To Whom it May Concern,



**Addendum of Agricultural Report for CT 164745/1, 40520 Tasman Highway, St Leonards**

Based on new information provided to AK Consultants by 6ty° regarding the existing land use on CT 110442/1 (40580 Tasman Hwy), which is directly to the west of the subject title we have made an addendum to our Agricultural Report dated 16<sup>th</sup> August 2019.

The land use on CT 110442/1 has been described through a representation from the landowner against the proposed rezoning and future subdivision of the subject title as; *"We are a small-scale 6.269 ha cropping farm that produces rye grass and clover hay and although we are a small producer, we are among a handful of farmers in the Launceston region who still provide high-quality small bails for horses and other small-scale livestock holders"*.

From an agricultural perspective, the proposed development does pose some risk of constraining this enterprise. Because of this, we are of the opinion that a 50m buffer as a minimum, is required between the boundary of CT 110442/1 and any future dwelling located on any of the proposed adjacent lots on CT 164745/1. This is an amendment to our previous advice which states that no setback is required for agricultural purposes. Please see attached an updated version of Figure 7 from our report which shows the recommended 50m buffer.

Yours Sincerely,

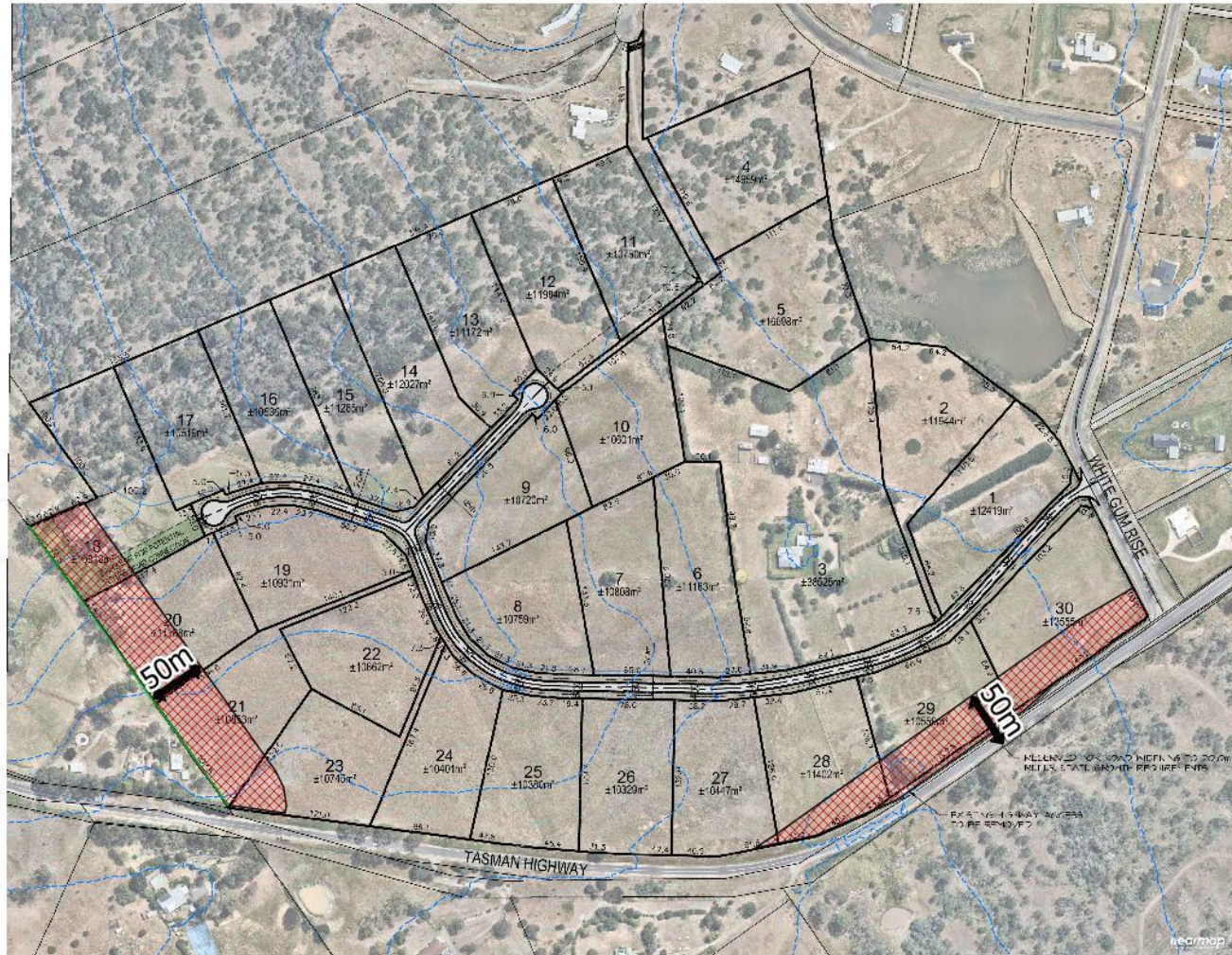
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 TAS 7260  
 AUSTRALIA

APPROVED COMPANY  
 ISO 9001  
 QMS

| NO. | DATE     | DESCRIPTION      | BY |
|-----|----------|------------------|----|
| 1   | 10/08/20 | PRELIMINARY PLAN | A  |
| 2   | 10/08/20 | FINAL PLAN       | A  |
| 3   | 20/08/20 | AMENDMENT        | A  |

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PROJECT: SUBDIVISION CONCEPT  
 ADDRESS: 40520 TASMAN HIGHWAY  
 ST. LEONARDS, TAS, 7260  
 CLIENT: JCBGP PTY LTD  
 DRAWING: SUBDIVISION PROPOSAL PLAN  
 DRAWN BY: M.C.V.  
 CHECKED BY: M.C.V.  
 DATE: 10/08/20  
 SCALE: 1:2000 @ A1  
 PROJECT NO: 19.060  
 PLAN NO: P01  
 SHEET NO: B

## Legend

 Buffer

Amended Figure 7 from Agricultural Report showing proposed 50m buffer from western boundary of proposed development.