

EJ Brown & S Tighe  
Hillside Park  
40580 Tasman Highway  
St Leonards TAS 7250  
e: [contactsared@gmail.com](mailto:contactsared@gmail.com)

28 February 2020

Executive Officer  
PO Box 396  
LAUNCESTON TAS 7250  
[contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Dear Sir/Madam

Reference: Planning Application DA0472/2019 - 40520 Tasman Highway, St Leonards TAS 7250

Proposed rezoning of land from Rural Resource to Rural Living and approval for a 30 lot rural living subdivision, new road, drainage and electricity infrastructure at 40520 Tasman Highway, St Leonards (CT164745/1).

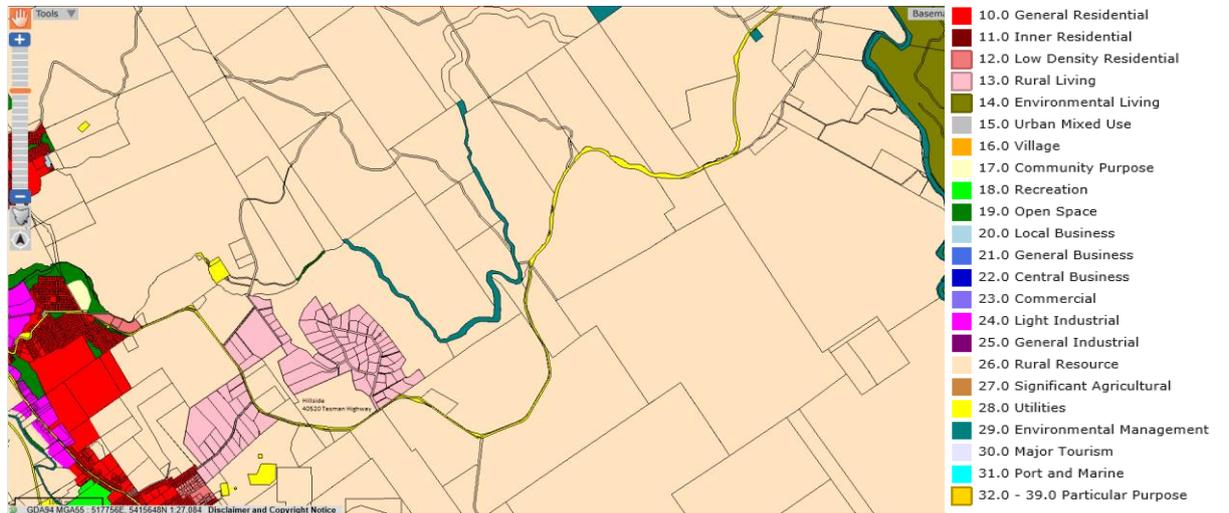
We write in connection to the above planning application. We have examined the planning submission and related documentation. We wish to object to the rezoning and the 30-lot sub-division in its current submission.

Our property 40580 Tasman Highway, St Leonards TAS, is adjacent to the subject site. From what we have read and understand, our property was not specifically discussed as part of the 6ty° Planning Submission. 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.

Our concerns about the subject site are that due to its proximity to our property this submission does not:

- Protect current farming operations,
- Minimise impacts to the water supply,
- Provide considerations to protect against contamination to dam water from onsite waste management and stormwater run-off,
- Define a solution for the southern boundary of the subject site and our property, as a buffer between agricultural activities (e.g. spraying of grass crops, livestock, vermon control and dust).
- Consider small scale farming innovation.

The area of St Leonards moving out from Launceston towards the village of Nunamara, is predominately zoned as Rural Resource (refer to map1), with only a small area zoned as Rural Residential. The protection of this area, for its agricultural diversity, visual and landscape value should be carefully considered before overpowering the area with multiple developments that isolate and restrict the use and innovation of small-scale farming and rural resource areas.



Map 1: Map of area, showing current zones.

<https://maps.thelist.tas.gov.au/listmap/app/list/map>

When preparing our representation we refer to the *Northern Tasmania Regional Land Use Plan (2018)*, *Launceston Interim Planning Scheme (2015)* and the *Land Use Planning Approvals Act 1993 (Section 33(1) and 43A(1))*. Although this proposal aligns with some criteria. There are a notable number of criteria that the subject site does not adhere to as outlined in the *Key Principle D.2.2 Rural Areas - Northern Tasmania Regional Land Use Strategy. (Page 19-20)*.

- The subject site is not completely surrounded by rural residential properties and allowing the rezoning would not be able to:
  - *mitigate potential land use conflicts.*
  - *protect farming operations from conflict with rural/environmental living residents.*
  - *prevent inappropriate fragmentation of rural land.*
  
- The subject site would not be able to access services (reticulated water and sewerage) and does not:
  - *minimise impacts on water supply required for agricultural and environmental purposes.*
  - *provide and maintain appropriate levels of infrastructure and services to support Rural Residential Areas.*
  - *direct new development towards settlement areas that have been identified as having spare infrastructure capacity.*
  - *ensure land use and water management policies and regulations do not unreasonably constrain the development of agriculture, agribusiness, and appropriate ecotourism and recreation opportunities in Rural Areas.*

- *Constrain the expansion of Rural Residential Areas.*
- *Identify preferred future uses of unproductive lands, recognising that some forms of agricultural production are not necessarily constrained by soil type or fertility.*
- *Support well-planned communities with good access to public transport that links residential areas to employment, facilities and services.*
- *Accommodate regional growth in locations supported by public transport and other sustainable transport choices.*
- *Respond to local and regional environmental values and avoid unsustainable impacts on the natural environment, landscape, regional ecosystems, open spaces and productive agricultural and rural land.*

### Agricultural Conflict

We refer to the agriculture report prepared by AK Consulting that references the possible conflict between Rural Residential and Rural Resource properties. We have not been contacted by AK Consulting to provide information on how we use the property so the information provided in this report relating to our property, and in our opinion, is based on the author's perception.

As a Rural Resource property, we do carry out agricultural activities that will interfere with the expectations of buyers purchasing a Rural Residential lifestyle property. These activities include spraying, game control, seasonal livestock, odours, dust creation and machinery operation.

*"Potential for conflict between any proposed new dwellings and adjacent primary industry uses needs to also be considered. There are a range of activities associated with grazing and cropping. Learmonth et.al (2007) detail the common range of issues associated with sensitive uses such as residential use in the Rural Resource Zone which can constrain primary industry activities (see Appendix 5). Common conflict issues associated with residential use in the 'Rural Resource' Zone include spray drift from chemicals which would include fungicide, herbicide, and insecticide, noise from equipment (including shooting for game control), irrigation spray drift, odours and dust."*  
Agricultural Report. (2019, pg. 7) AK Consulting.

The recommendations in the AK Consulting report, based on Western Australian Department of Health (DOH,2012) guidelines, is to minimise conflict via the management of buffer areas.

Western Australian Government. (2012). Guidelines for Separation of Agricultural Land and Residential Land Uses. Department of Health, WA.

A 50m buffer zone setback has been included in the report for Lots 28, 29 and 30. (Refer to the map on Page 16 of the Agricultural Report) However, the same condition has not be recommended for Lots 18, 20, 21 and 23, which share a boundary fence with our property.

It is our preference that the developer installs a 50m vegetative buffer zone and building exclusion zone, be added as a condition on Lots 18,20, 21 and 23 to ensure this vegetation is not removed by future property owners to mitigate conflict of agricultural activities and restrict our ability to continue farming.

### Water Infrastructure and Supply

As this development will not be connected to a reticulated water supply, we have concerns that the planning submission does not consider or discuss long-term fit-for-purpose water provisions.

We do not believe there is enough data included in the submission that indicates if the catchment area can reasonably furnish ongoing water supply that meets the demands and expectations of the proposed development or discusses the ongoing costs or amenity issues for extra supply (water cartage) to meet the shortfall in periods of low rainfall and drought.

With each developed property having a minimum of 20KL, which we believe is underestimated, rainwater storage, it is concerning to us that the number of households proposed for the subject site will directly impact the water supply for agriculture and environmental purposes, as water in the catchment will be diverted to potable water storage.

Further investigation relating to the following should also be considered:

- *Average annual\monthly reliability of rainfall as sole source of domestic water.*
- *Projected annual\monthly rainfall patters and impacts on future water availability.*
- *Expected water requirements for households.*
- *Contamination risks to potable water from rural resource properties in close proximity.*
- *Possibility of using greywater as an alternate water source for use in garden areas, toilet flushing, etc.*
- *Expectations for future water supply and the cost and disruption this will incur for the new development and the community.*

Western Australia Planning Commission (2016, Pg.7) Rural Planning Guidelines (Version 3).

### Discharge of Stormwater

The report provided by Geoton Pty Ltd indicates that the subject site may not be able to support suitable absorption trenches for the collection and disbursement of stormwater and may possibly be diverted to '*the natural watercourse*'. The report provided by Hydrodynamica indicates that the "*exisiting creek flows approximately 1.4km northwest to Distillery Creek. It initially passes through paddocks containing two farm dams before marking its way to a culvert near the eastern extent of Whisky Road.*"

The Sydney Catchement Authority reports, "*Greater quantities and broader variety of pollutants are generated through replacement of vegetated ground by buildings, roads and other impervious surfaces during the Rural Residential subdivision. Stormwater*

*must be managed on-site to prevent these pollutants being washed into waterbodies and watercourses."*

Sydney Catchment Authority. (2011, pg 73). Water Sensitive Design Guide for Rural Residential Subdivisions. Sydney Catchment Authority, NSW.

One of the recommendations of the Sydney Catchment Authority report is *"adopting stormwater treatment measurements to control and trap pollution in runoff before discharging outside the subdivision site. These include a number of measures such as grassed swales, constructed wetlands and ponds, rainwater tanks, filtration devices and others."*

The planning submission indicates that storm water run-off will be diverted to existing discharge points and the creek, passing through two farm dams, in the north-west corner. From my understanding, it has not discussed the requirements of treatment measures to control and trap pollution to protect land or groundwater contamination before discharge to the Tasman Highway culverts, into farm dams, springs, and groundwater, then onto Distillery Creek.

It is our preference that treatment measures be included as part of the submission to protect the natural watercourses, groundwater, dams and springs that will be affected by the increased contamination from the subject site.

### Public Transport

A number of RLUS strategic goals are to connect community areas, including Rural Residential, with public transport networks for employment and social opportunities. The planning submission for the subject site, does not provide detail on how this development will provide for public transport to people re-locating to the area.

In a study completed by the University of Guelph, Ontario, Robert J. Patrick indicated that *"A consequence of rural residential population growth is an increasing dependence on automobile mobility and associated negative externalities such as increased greenhouse gas emissions, ground-level air emissions, road congestion, and mobility deprivation for those without access to an automobile."*

Western Geography. (2003/2004, p. 109 -131) [Re-]Designing Rural Residential Areas with Public Transit in Mind: Developing Indicators for Sustainable Transportation. Robert J. Patrick, University of Guelph, Ontario.

Currently public transport is not provided to the Driver's Run Estate and with the increase in properties and residents in the area from this proposed development, we believe it is important for a public transport plan be provided to connect these new communities with Launceston for employment opportunities and other services.

It is also a concern to us that the number of people walking and cycling along Tasman Highway has increased since the development of the Driver's Run estate. Without proper pedestrian easements or shared zones to protect people from traffic in a 100 klm, speed zone it is a safety concern that will require further consideration and planning to ensure the safety of people wanting to connect to public transport and services.

Planning Assessment - Relevant requirements of the Act  
Section 32(1) of the Act

*(e) must, as far as practicable, avoid the potential for land use conflicts with use and development applying to adjacent area; and*

It was stated in the submission supplied by 6ty° that the area is predominately rural residential in character already. We believe, this assumption was made without consultation with any current owners of Rural Resource properties who share a boundary with the subject site and is based on the perception that these properties are already *'rural residential in character'*.

Although we are small-scale farmers in the area, we are involved in agricultural activities and there is a *potential for land use conflicts* based on the expectations of people purchasing a Rural Residential lifestyle property.

Due to the close proximity to our property, it is highly likely there will be a level of conflict for Lots 18, 20, 21 and 23 and therefore does not comply with Section 31(1)e of the Act.

Overall, we are not adverse to the progression and changes to the Launceston landscape. We do believe that it is important to protect the current activities and environmental quality of surrounding properties to the subject site. Changes such as this need to be considered carefully and should be inclusive and consult with current residents who will be affected by the approval of this submission.

Please note that our submission is in respect of the proposed development. While we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

We thank you for your time and we are happy to discuss our representation in person and provide more detail if required.

Yours faithfully,



Ed Brown and Sarah Tighe