

From: [Dean Downham](#)
To: [Caroline Lindus](#)
Cc: [Shayla Nowakowski](#); [Sorell Council](#)
Subject: RE: [EXT] RE: Dunalley meeting
Date: Wednesday, 14 July 2021 11:29:08 AM
Attachments: [image001.jpg](#)
[image002.gif](#)
[Submission 465 KELLEVE ROAD.docx](#)

Hi Caroline/all

Re the meeting at Dunalley on 08/07/21.

Please find the following submission as per that meeting. Could I please get a response that it has been received, no further information is required at this stage and that I will be informed of upcoming events/meetings relating to this submission..

Regards

Dean Downham

Area Manager-NT/Tas/Western Vic/AAT Area 953
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Email: ddownham@repco.com.au



IT IS THE RESPONSIBILITY OF ALL MANAGERS IN AREA 953 TO IDENTIFY, REPORT AND MANAGE THREATS TO TEAM SAFETY AS THEY OCCUR.
MANAGING THE HEALTH AND SAFETY OF OUR TEAM IS OUR CORE PROFESSIONAL, LEGAL AND MORAL OBLIGATION.

From: Caroline Lindus <caroline.lindus@sorell.tas.gov.au>

Sent: Monday, 12 July 2021 3:22 PM

To: Dean Downham <DDownham@repco.com.au>

Cc: Shayla Nowakowski <Shayla.Nowakowski@sorell.tas.gov.au>

Subject: [EXT] RE: Dunalley meeting

WARNING: This is an EXTERNAL email. Please think before RESPONDING or CLICKING on links/attachments.

Good afternoon Dean,

We are keeping a representation list which we were going to use as our mailing list in terms of updating people but I'm happy to establish a further list for those that are interested. I will stress that if you have concerns, you really need to put those in writing to us so that you have an opportunity to speak to those at the Commission.

Regards

Caroline



Caroline Lindus

Consultant

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T: 03 6269 0053 | F: 03 6269 0014

From: Dean Downham <DDownham@repco.com.au>

Sent: Friday, 9 July 2021 1:45 PM

To: Caroline Lindus <caroline.lindus@sorell.tas.gov.au>

Subject: Dunalley meeting

Hi Caroline

Re yesterday's meeting in Dunalley.

Thanks for taking time to present to the group in such detail, is there a way we can go on a mailing/alert list as the project progresses so we don't miss council meeting etc?

Please advise

Dean Downham

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PROPOSED ZONE AMMENDMENT SUBMISSION (14/07/21)

D H and LM Downham

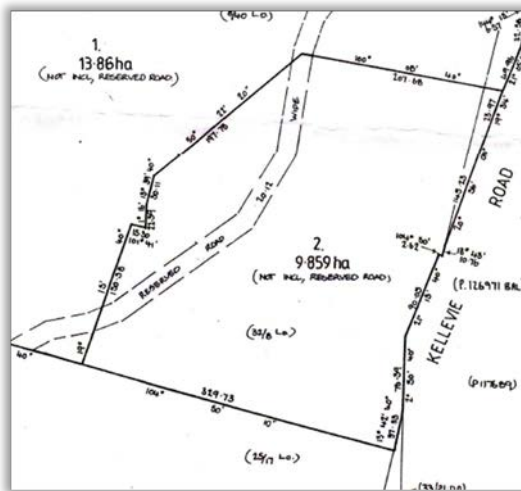
465 Kellevie Road

Kellevie Tas 7176

Property ID 7667991

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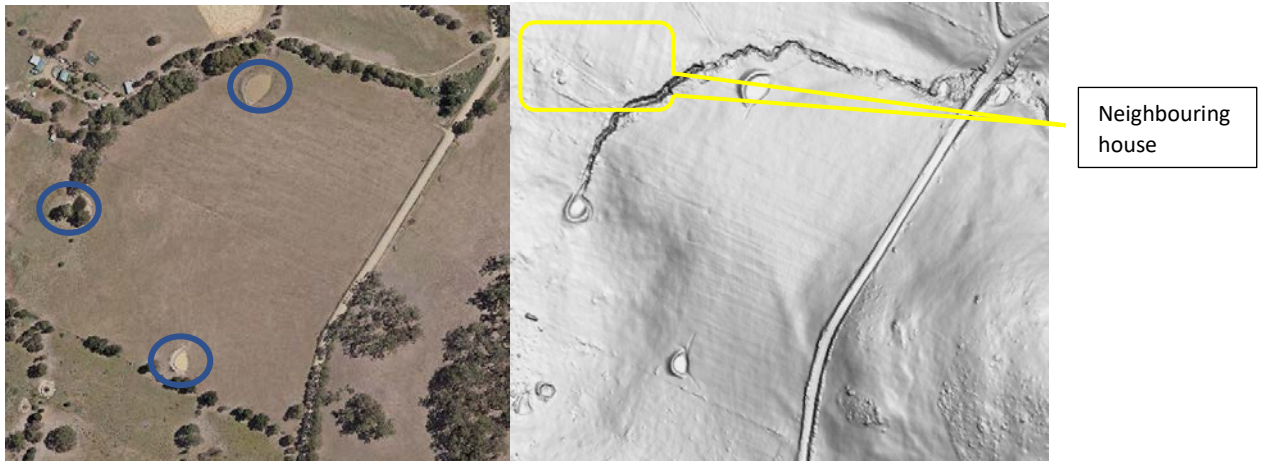
Summary of Representation

We are looking to amend the proposed Planning Scheme change for 465 Kellevie Road from a proposed "Agriculture Zone" to a "Rural Zone". We believe that a large scale intensive agricultural business is not viable on the current title and the title could not reasonably be zoned an "Agriculture Zone". The submission is made on 5 keys elements;

1. Water
2. Cropping
3. Animal husbandry
4. Feasibility of expansion
5. Good faith

Water

- The title is 9.859 ha and contains 3 small dams only (see below)
- A larger dam suitable for irrigation is not possible due to the topography and a residence on a nearby property below the title (see below)



- The title is not part of the Stage 3 South East Irrigation scheme
- The road neighbouring the property is a gravel road and the prevention of continued irrigation overspray from damaging the infrastructure is not practicable.
- The above stated neighbouring home is 60 metres from the boundary making the continued prevention of water and chemical overspray not practicable.
- All present ground water is declared 'salty' and cannot be utilised.

Cropping

- The W/SW aspect of the property and surrounding topography dramatically shortens the growing season making flowering vegetable cropping unsustainable.
- The short drying season (due to the above) makes profitable grain cropping unsustainable.
- The presence of Kellevie Road on the immediate boundary and a residential neighbour 60m away makes profitable and safe vermin control impossible.
- The continued presence of Corbie grubs in the title and neighbouring titles makes sustainable cropping unprofitable as pest control measure for the Corbie grub include;
 - Continued resowing of pastures to break cycle. This is not possible without irrigation and described as uneconomical in small concerns by DPWIE
 - Pesticides are required in intense quantities to treat in-ground pests like Corbie grubs. Intensive use of pesticides at the title is not practical due to the local native water course (North boundary of title) feeding both dams on site and neighbouring properties. Intensive use of pesticides is not practical due to topography and a neighbouring house within 60m of the NE boundary and the danger of overspray and contamination. The intensive use of pesticides prevents any reasonable use of the property as a "farm to table" or "organic" viable concern.
 - Direct drilling is ineffective in Corbie grubs without follow up pesticides
 - While it can damage the soil due to compaction, heavy grazing/trampling is an effective, non-chemical, treatment but the title cannot support large herds without feed/rotation and irrigation.
 - Long fallow period can deprive pests of nutrition but would again radically diminish the profitability of the title.
 - Changing the planting cycle (Autumn sow) is mildly effective in areas with long growing seasons, but this is not applicable to this title.

Data source: Tasmanian Pasture and Forage Pests Identification, biology and control Peter McQuillan, University of Tasmania John Ireson, Tasmanian Institute of Agricultural Research (TIAR) Lionel Hill, Department of Primary Industries and Water (DPIW) Catherine Young, Department of Primary Industries and Water (DPIW)

Animal husbandry

- The title is 9.859 ha only and due to the inability to sustain large herds by grain cropping or stock rotation, the title is not viable as a livestock concern.

Feasibility of expansion

- The title is bordered on all sides by other properties (including a domestic residence) and Kellevie Road. This makes the ability to expand the property into a feasible agricultural concern, impractical.

Good faith

- The title was bought in good faith and the rates paid in good faith. The assurance from Sorell Council in 1997 was that the property was able to be built on.
- A provision of the purchase in 1997 was that an entrance had to be developed as to be of a standard to be later subdivided. This Council requirement was compiled to in good faith.

General arguments for the zoning amendment;

- A key communication from the Planning Reform communication on 27/11/19 and directly from the Justice Tas website was as per the below and we feel that the above title meets that requirement.

Where the agricultural potential of the land is limited, some areas within the Rural Resource Zone will be reallocated to the new Rural Zone.

- As per the “State Planning Scheme- State Planning Provision 19/02/20”, we feel that the title clearly more reflects a Rural Zone than an Agricultural Zone.

Meets listed purpose

Does not meet listed purpose

20.0 Rural Zone

20.1 Zone Purpose

The purpose of the Rural Zone is:

20.1.1 To provide for a range of use or development in a rural location:

(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;

(b) that requires a rural location for operational reasons;

(c) is compatible with agricultural use if occurring on agricultural land;

(d) minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

21.0 Agriculture Zone

21.1 Zone Purpose

The purpose of the Agriculture Zone is:

21.1.1 To provide for the use or development of land for agricultural use.

21.1.2 To protect land for the use or development of agricultural use by minimising:

(a) conflict with or interference from non-agricultural uses;

(b) non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) use of land for non-agricultural use in irrigation districts.

21.1.3 To provide for use or development that supports the use of the land for agricultural use.