

Rep #13

From: Richard Barnes <rwbarnes73@gmail.com>
Sent: Friday, 3 September 2021 12:48 PM
To: SMC Mail
Cc: richard@banticksfarm.com.au; Jeremy
Subject: Representation on DRAFT Southern Midlands LPS

Dear Sir

I write to lodge a Representation on behalf of Banticks Farm at 32 Banticks Road Mangalore (owners Richard Barnes and Jeremy Price) in relation to the DRAFT Southern Midlands LPS.

The representation relates to land located at **32 Banticks Road Mangalore (CT 152939/4; the Land)** owned and operated by Richard and Jeremy as a free-range pasture egg production farm and land around their land. The zoning of the land owned by Richard and Jeremy as Agriculture is noted, and supported given it is being actively used and can be used for such a purpose. Land adjoining is land capable of supporting Agriculture uses and hence that is the appropriate zoning.

I note the Attenuation Code applies a 500m attenuation distance around the land (32 Banticks Road Mangalore (CT 152939/4)) pursuant to the intensive animal husbandry use that is lawfully authorised to occur there. The attenuation area is not mapped, but need not be mapped as it applies regardless. Richard and Jeremy do not seek for the Attenuation Overlay to map the overlay related to the Code-relevant activity on the Land.

Other land located at Lot 6 Blackbrush Road, being CT152939/6, has sensibly been zoned Agriculture. That property has been the subject of several Scheme amendments to rural living which have been rejected by the Commission. Any attempt by Council or other person/entity to actively rezone the land at Lot 6 Blackbrush Road as part of the current LPS process must consider the adjacent lawful existing use being conducted by Richard Barnes and Jeremy Price and associated provisions of the Scheme (both current and TPS).

Land owned by Council, being CT 123830/1, on Blackbrush Rd was also proposed as rural living by the same amendments seemingly underpinned by the Bagdad - Mangalore Structure Plan. That Plan is out-of-date, being more than 11 years old, and is not reflective of the TPS and Southern Tasmanian Regional Land Use Strategy. The rural living zoning proposed by that Plan is not in keeping with current statutory plans that apply regionally. Indeed, the primary reason for the Plan's assertion to rezone both the properties was on the basis that Mangalore itself is not a Village zone - it now is a Village zone under the LPS and it is there where additional housing can be located, if any is to be developed.

Can you please acknowledge receipt of this representation.

regards
Richard Barnes

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