

# *Complete Agricultural Consulting Services*

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20<sup>th</sup> November, 2020

General Manager  
Brighton Council  
1 Tivoli Road  
Old Beach  
Tas. 7017

Dear Sir

**Re 2020/03  
Representation Concerning the Draft Amendment**

I wish to make the following points re the Brighton West Specific Area Plan and associated matters.

### **Significant Agricultural Zone Matters**

This zone only applies in Southern Regional Council Planning Schemes and thus is out of kilter with other Tasmanian Council Planning Schemes.

The Tasmanian Planning Commission has noted (Ref 1) in future planning schemes agricultural land is to be zoned either as Rural or Agriculture. Council needs to reconsider the intended Significant Zoning and leave it as Rural Resource to be adjusted later to Rural/Agriculture when the Brighton Municipal Planning Scheme is finalised.

In so doing, Council should consider only allowing/applying residential use on the 17 allotments if an effective Farm Plan depicting sound use of the particular land form on each allotment can be applied and maintained.

It is noted some land forms within Significant Agriculture Zones in Southern Tasmania is not well suited to intensive/irrigated/farming enterprises such as that now proposed within the Brighton West Map, notably the land portion in the South East (SE) sector that includes the hill country and an old quarry area. It appears much of this higher land is mainly Class 5 possibly running to Class 5/6.

### **Land Classes**

The DPIWE Land Capability Survey reports eg. Derwent Report (Ref2) with maps showing Land Classes are only indicative and the particular Class for a sector needs to be confirmed with onsite assessments.

Generally land within Significant Agriculture Zones in Southern Tasmania is Class 4. While it is essential productive agricultural land is reserved for agricultural use, the higher/uphill SE country depicted in the Brighton West map is hardly Significant Agriculture quality.

## **Extent of the Brighton West Specific Area Zone**

It is noted the extent of the zone specifically encompasses a number of small allotments with agricultural merit which is endorsed.

## **Intent of the Brighton West Specific Area Plan**

The intent of the Plan as described in F3.1 Plan Purpose, and described in points F3.1.1, F3.1.2 and F3.1.3 is fully endorsed.

## **Intensive Agriculture on small allotments**

It is necessary for small allotments to have access to reliable water supply to successfully undertake intensive agriculture. Presently owners rely on drawing from the TasWater regional supply with summer limitations. It follows an extension of the SE Irrigation Scheme is necessary for the agricultural production potential of the area to be realised.



Frank W Walker. HDA, GDE, FAIAST.  
Manager

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### References:

1. Tasmanian Planning Commission June 2018 Guideline No.1 Local Provisions Schedule (LPS) zone and code application.
2. Musk R, and De Rose R. (2000), Land Capability Survey of Tasmania. Derwent Report. Department of Primary industries, Water and Environment, Tasmania, Australia.