



LONGFORD EQUINE CLINIC

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Peter Fischer
Tasmanian Planning Commission
Your Ref: DOC/21/77045

16.7.21

Dear Peter,

Re: Northern Midlands Interim Planning Scheme 2013 Draft amendment 04-2020
Insert Domestic Animal Breeding, Boarding and Training (if not animal pound, cattery or kennel) and Veterinary Centre as permitted uses in the Low Density Residential Zone for titles in southern Longford

Thanks for your letter and the opportunity to respond to this draft amendment again. I note the response of the Northern Midlands Council (NMC) and feel they have missed the point entirely. My objection was never about a veterinary centre and animal boarding being permitted uses for the area. Rather my objection was about what allowing them would mean as a precedent for the rest of the area. Remembering of course how this came about. A developer has bought a significant portion of this land previously zoned particular purpose horse training and stabling. He had a subdivision proposal before council, with a local veterinarian committed to buying one of the subdivided lots. In order to progress this though a veterinary centre had to be a permitted use, hence the draft amendment from council, in order to facilitate this subdivision (since temporarily withdrawn over stormwater issues)

So, let me be clear about my objection. It is not about objecting to a veterinary centre or animal breeding per se. It is about the willingness of council to allow and in fact bend over backwards to facilitate the development of this land, thereby threatening the viability of the adjacent thoroughbred training centre. The reality is low residential is not a suitable zoning for this area and council needs to come up with a better alternative. As I've said previously the original intent for this land was to be a buffer zone between the training centre and surrounding residential areas. There is just as much a need for this buffer zone as there ever was, in fact more so as the town grows to the south. Having a low residential zone directly next to the training centre immediately sets up potential conflict between future residential owners and traditional thoroughbred industry people. Council has an obligation to both predict and prevent such conflicts in its decision making and is clearly abrogating its duty here.

Some examples of potential conflict are the following practices which are accepted and necessary within a particular purpose horse training zone, but would be legitimate causes for complaint within the low residential zone: Heavy vehicle movements in the early hours of the morning, powerful training track floodlights coming on from early morning, loud siren alarms from early morning whenever there is a loose horse on the training centre, excessive noise from horse treadmills at various stables, stable waste and manure in large heaps adjacent to stables, the ever attendant increased number of ambient flies in the area from the foregoing, increased traffic and roadside parking on trial days. These are just a few examples, and I'm sure there are more, of why low residential is not an appropriate zoning for the area. The permitted minimum lot size for low residential is also not appropriate for this area.

I would urge the commission to ask council to come up with a better zoning alternative for the area, which both values and protects our historic track and training centre.

Yours Sincerely
Michael Morris

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