

From: [Andrew Sinclair](#)
To: [Sorell Council](#)
Subject: LPS representation
Date: Monday, 16 August 2021 7:33:08 PM

Hi,

I am writing in regard to the Sorell draft LPS <https://www.sorell.tas.gov.au/sorell-draft-local-provisions-schedule-lps-are-on-exhibition/>

In particular I would like to comment on the zoning of our region of Bream Creek as agriculture.

As one of a small number of businesses in the area conducting intensive agriculture (vineyard horticulture) I would suggest that much if not all of the area is not suitable for such purposes. While we understand the importance of protecting prime agricultural land, our experience has been that this region is not entirely suitable in comparison to other regions that would have previously been zoned under the prior zoning scheme.

Key items I know from experience are:

- Weather in the south east particularly on the coast is too variable to sustain consistent profitable yields
- Much of the terrain is steep with approximately 50% of it having an aspect that makes it unsuitable to high value agriculture
- There is very limited access to water compared to other areas as there are no irrigation schemes, rivers or lakes. Where there is access the terrain can make it uneconomical to transfer
- The soil is either rocky slopes or heavy clay with high magnesium to calcium, and low boron to calcium ratios, that is, not suitable for horticulture

Compared to other prime areas of agriculture in Tasmania this area does not compare. As such I feel it should remain zoned as rural which more accurately describes the area.

Regards
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