

21-3-22

**Submission for Property at 160 Parkersford Road, Port Sorell, title 132783/2, 8.1 hectares,
Latrobe Draft Local Provisions Schedule and the TPS**

Dear Sir/Madam,

We, the owners of the above property, request that it be changed from "*Rural*" to "*Rural Living*" in the new Tasmanian Planning Scheme for the following reasons:

1. It is the only property on the Port Sorell side of the bridge with direct access to Parkersford Road that has not been subdivided already. The entrance gate is only 2 kilometres from the CBD.
2. There is a subdivision on the northern boundary, namely Bush Haven Drive and subdivisions directly across the road. The Latrobe Council 2008 Port Sorell and Environs Strategic Plan identified fragmentation of development as a problem and this land should be part of the solution by providing continuity.
3. The first 70m of the single property entrance is already a council street – Rix Street. This may be an indication of council's original intentions for the area.
4. The property was originally 100 acres (40 hectares) but was subdivided by the previous owner approximately 22 years ago.
5. The quality of the sandy soil (see the Agricultural Suitability report for 200 Parkersford Road) is unsuitable for a farming enterprise as is the size of the property. While it is 8.1 hectares in size the useable land is much less. Since purchasing the land the owners have removed the boundary fences along the approximately 500m bank of the Panatana Rivulet and encouraged regrowth of native vegetation both by protection and actively planting local flora. This protects the waterway, provides a wildlife corridor and is consistent with the 30m environmental buffer zone now mandatory with any development.
6. The undulating topography of the land would also be a barrier to any rural enterprise.
7. There has been no livestock or farm animals on the property for approximately 18 years.
8. An out building close the main house has been developed into two self contained units with council approval to operate as short term accommodation. This business operated very successfully, with bookings from all over the world, until the onset of covid. This is the only meaningful income the property has produced. It would be more viable on one or two hectares given the burden of maintaining the 8.1 hectares and the extra cost of public liability insurance for the unproductive land.

Regards

Graeme Walker

PO Box 236

Port Sorell

TAS 7307