

Re: DA 0506 Rezoning Amendment 68, L'ton Golf Club (LGC), Kings Meadows
Representation: Helen Tait, 67 Bourke St., Launceston
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It is of concern that the recreation zoning of some of the land belonging to the Launceston Golf club would be changed to residential for subdivision and housing.

I write to make representation against such a rezoning because;

- The area includes remnant bushland
- Is close to other remnant bushland
- The golf club as open semi wooded recreational land acts to provide some buffer and contribution to the integrity of remnant bushland reserved in the nearby Carr Villa and Punchbowl reserves.

A DA recently approved for a driving range will already bring development of access, car parking, hard surfaces etc into the more naturally intact land of the golf course. Any further loss would be disappointing.

I query if;

- when the LGC was first developed did provisions require a commitment to protect the more intact bushland areas of the site?
- the loss of environmental protection by a change of zoning now would be have any offset provisions.

The subdivision proposed would;

- put a rectangular wedge right into a significant area of vegetated open space
- bring hard surfaces and human activity and consequent impacts (cats and weeds, noise, hard surface and garden chemical run off, an interference with soil microbiology important to native vegetation.
- change the nature of the area and erode the amenity of the current residential area afforded by proximity to the open breathing space of the golf course.

Natural values in this suburb are;

- loved, valued and appreciated for their own sake and for the satisfaction of humans who care for biodiversity to exist and to be protected.
- deserve some credence both for their intrinsic value, and the fundamental need for us to be responsible to care for nature.
- could quite legitimately call up a need for special area recognitions and provisions

While the environmental report for this DA says that no specifically threatened species would be at risk we know from the Natural Values Atlas, Australian Plant Society surveys etc that many less rare native species are still found here and their future existence on site is tenuous under relentless pressure.

In regard to dismissing degraded remnant bushland we know that;

- seed banks persist in the soil
- restoration of remnant bushland is possible and sometimes swift and spectacularly successful with the right attention to rehabilitation.

We also know of the outstanding situation where extremely rare orchids remain valued and protected in the grasslands of the Campbell Town golf course

In general:

As much as the LGC might like apply for rezoning to allow it to sell land for subdivision and intensification of housing there is no clear indication of why this land needs rezoning within the strategies and directions of LCC.

In fact the opposite more responsibly applies in that LCC is required to broadly and specifically respect the character, protect biodiversity and protect the provisions of open space and special

areas. In fact the Punchbowl, Car Villa and the LGC could be recommended for SPA zoning to protect its special qualities of suburban open space in its own right.

In summary I call the DA for rezoning be assessed at very least against the planning scheme amendment requirements for consideration of :

The strategic basis of the change from existing provisions and objectives

The features of any of the subject site being of cultural, or historical and environmental value