

From: "Moira Scott" <moira.scott55b@hotmail.com>
Sent: Sat, 18 Sep 2021 19:38:00 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: TPS - 194 Goullees Rd, Underwood (PID 1531997, TITLE REF 43810/1)

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I have been informed, this evening, that there has been an opportunity until today to have the zoning of my property re-considered. Half my 175 acre property is under a conservation covenent.

Some time ago I phoned and spoke to Richard Jamieson in your Planning Department and asked to be asdvised as the situation progressed. I have heard nothing about it from you. I feel very strongly about the fact that I have not previously received specific information from you alerting me to this matter and the opportunity to change the zoning to one more appropriate than the recently applied Rural Resource.

I hereby request the above mentioned property is rezoned to Landscape Conservation.

I am aware that you probably expect more than a one-line request, but that is far more than you have provided to me, despite my specificy having asked to be notified of the situation.

I shall be following this up on Monday, when your offices are open.

Regards,

Moira Scott

Mob 0414 915 432

Iain More

From: Moira Scott <moira.scott55b@hotmail.com>
Sent: Tuesday, 21 September 2021 3:01 PM
To: Local Provisions Schedule
Subject: RE : Zoning of 194 Goullees Rd, Underwood (PID 1531997, Title Ref 43810/1)

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Dear LPS,

I sent an email to Launceston City Council on 18th September, which was when I heard about the public exhibition period for the re-zoning of the property at 194 Goullees Road, Underwood (PID 1531997, Title Ref 43810/1). In this email I shall refer to this as 'my property'.

I followed up the email of 18th with a phone call yesterday morning, 20th, spoke with Catherine(?), and was relieved to hear that I could make my case, as long as I did so in the next couple of days. So here it is.

To start I should make it clear that I am not experienced in making planning requests, so I appreciate your understanding and consideration of any mistakes I make. Also, I am doing this under time pressure, so do not have time to do the thorough checking and consulting I would otherwise to do. I hope what is here is sufficient for the purpose.

My property is 70.2 hectares, 33.1 hectares (47%) of which is under a Conservation Covenant, The Goullees Road Reserve. To the North is State Forest, to the East is plantation forestry, to the South is a smallholding farm, to the West is another Conservation Covenant area. My property is not in the middle of agricultural enterprises. There are residential properties along Goullees Rd - we are the last before the forests. The Hollybank tourist attraction - with cycling tracks through the State Forest to our north, is also on Goullees Rd. People wishing to access the top of the cycle tracks on Mount Arthur drive out along Goullees Road, past our gate, and along the northern boundary of my property.

The whole of my property slopes, although very little is steep. The ground is rocky and what 'soil' exists is clay, typically pH 6.5. It is unsuitable for agricultural use.

When we bought the property in 2017 we decided to continue as the previous owner and allow those parts of the property not covered by the covenant to develop and become indistinguishable from the covenant areas — with the exception of the structures required for us to live there with a few chooks. These structures include the house & associated buildings, the gardens (veggies and some ornamentals), the solar system (we are off grid), water supply from the dam and rainwater tanks, the dam, the driveway, and tracks. The tracks are used for access for property management (weed management and fire management activities), as firebreaks, and for occasional walks by ourselves and select guests. I realise this is all quite fleeting in the great scheme, but it is somewhere to preserve and value for the Tasmanian natives it harbours and supports.

I believe the Tasmanian Planning Commission Guidelines make it clear that Landscape Conservation Zone should be applied to titles containing Private Reserves where the non-reserved part is not used for agriculture This is the case for my property.

I also understand that Conservation Landholders Tasmania has submitted a representation to Launceston Council on 24th August requesting that 19 of 32 properties containing Private

Reserves in the Launceston municipality, currently rezoned to Rural or Agriculture, should be fully or partly rezoned to Landscape Conservation subject to landowner agreement. My property is one of those 19 and now state that I do agree with the rezoning of my **entire** property to Landscape Conservation.

This property would most appropriately be zoned as Landscape Conservation, and I request that the whole property is rezoned to Landscape Conservation.

I hope this is sufficient to justify the rezoning of my property to Landscape Conservation.

Please advise me if there is more information required for you to approve of the rezoning. I undertake to respond promptly to any requests for further details.

Regards,

Moiria Scott.

Mob 0414 915 432