

From: "Roy Pallett" <rfbpallett@gmail.com>
Sent: Fri, 21 Jan 2022 16:23:44 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: DA 0506 Rezoning Amendment 68, L'ton Golf Club (LGC), Kings Meadows

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In response to the Development Application DA 0506 Rezoning Amendment 68, L'ton Golf Club (LGC), Kings Meadows may we respectfully offer our full support for the concerns expressed in the representation submitted by Ms Helen Tait, 67 Bourke Street, Launceston. (Below)

We are concerned that while it seems to be a small unused, unimportant piece of land and that overall land for suburban housing is in short supply, building on this spot will be probably more ecologically harmful than building on some of the more degraded land in outer parts of the suburb. This is part of a ever reducing bit of green area in the middle of a congested suburb. We must protect all land but in inner city areas it has become crucial. The scraps of land are part of the corridor, they provide refuge, not just for animals but also for an indeterminant number of plants including rare and possibly threatened plant species.

The tendency is to say it is just a small patch, but the loss of each small patch disproportionately weakens each other small patch in the area, all parts of a wildlife corridor. We are living in a time when we should be doing our very best to strengthen, not weaken every patch of dry vegetation. Having listened to Kathryn Pugh describe the small reserves in the Launceston area and having been inspired to look more closely at the treasures both botanical and biological we would ask the council to reject a development application which does not fit in a world that today is struggling so much environmentally.

Kay and Roy Pallett

Re: DA 0506 Rezoning Amendment 68, L'ton Golf Club (LGC), Kings Meadows
Representation: Helen Tait, 67 Bourke St., Launceston
Phone: 0429 293 647
Email: htait@bigpond.net.au

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 for 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

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