

---

**From:** Scott Bell <scottbell1950@gmail.com>  
**Sent:** Tuesday, 9 May 2023 8:14 AM  
**To:** TPC Enquiry  
**Cc:** John Thompson  
**Subject:** Attn: Commissioner Ann Cunningham

**Categories:**

Dear Commissioner Cunningham,

Re: Esmeralda Enterprises Environmental  
177 Saltwood Road  
Pipers Brook 7254

Property ID: 6472076  
Title Ref: 221927/1

Thankyou for allowing me to present details about the above property, at the Tasmanian Planning Commission hearing, Georgetown, Thursday 23rd March , 2023.

The Georgetown planning authority proposes the application of Landscape Conservation Zone ( LCZ) to the above property. As the property owner, I also support this application. The recent submission, forwarded by Conservation Landholders Tasmania ( CLT), dated 4th May, 2023, likewise lends support.

I note the Department of State Growth ( DSG) holds an opposing view, based on a belief that this property is a potential commercial source of sand. I haven't seen any credible evidence from DSG, relating to the 177 Saltwood Road property that supports their contention. In fact, their argument appears to be based on a desktop analysis of existing geological maps , and as such lacks any site specific , ground truthed ,data.

The property has approximately 30 scattered exploration trenches, dug to a depth of two metres. Nowhere is there evidence of a significant sand resource. A pre existing sand pit, now decommissioned, shows sand to a depth of approximately two metres, below which is a hard pan.

The current owner has a soil analysis result, undertaken as part of a home construction venture, undertaken in approximately 2010. Sand depths vary from one to two metres at the construction site.

The property, when purchased in 2007, had approximately three licenced gravel pits. The licence has been cancelled by the current owner. There were no operating sand pits.

Since purchase in late 2007, a number of surveys have been undertaken, initially by the Tasmanian Land Conservancy, when the covenant was applied ( covering 97% of the property). In 2008 an independent 150 page Conservation Management Plan was produced by Trawmana Environmental Consultants. Subsequent surveys and reports have been undertaken by Threatened Species, DPIWWE, etc.

Additionally, the Save the Tasmanian Devil program operates a 50 acre bio secure devil breeding enclosure on the property, part of the National Captive Breeding program .

It appears that DSG, with an apparent disregard for the extensively recorded and reported natural values of this property, views an apparent commercial sand resource as a means of over riding the proposed Landscape Conservation classification . In a world which is facing a climate catastrophe, with species extinction, loss of habitat and biodiversity , and extensive environmental destruction, this attitude of DSG is shortsighted, destructive, and criminal. DSG appears to hold an opposing view to that provided in the extensive, peer reviewed, international literature, regarding the extractive industries and protection of the environment .

I need to make my position quite clear. I will firmly resist any attempts to denigrate the status of this property, or to damage, or threaten to damage, the natural values. I have extensive access to financial, legal, scientific, and media resources, and I will not hesitate to utilise those resources, if or when required. I would be grateful if you forward this response to the appropriate section of DSG please. And I look forward to your acknowledgment of my submission, and response to the issues raised. Thankyou .

Sincerely, Scott Bell

Dr. Scott Bell , FRACGP; FACRRM; ROF.  
Esmerelda Enterprises Environmental,  
2/23 Floreat Crescent,  
Trevallyn,  
Launceston  
Tasmania, 7250  
AUSTRALIA

Mobile 0419 527 354