

Outlook

Objection - DA0140/2024 / PSA-LLP0021

From Bridget Freeman [REDACTED]

Date Wed 10/09/2025 15:45

To Contact Us <contactus@launceston.tas.gov.au>

📎 3 attachments (1 MB)

IMG_3431.jpg; IMG_3468.jpg; IMG_6464.jpg;

As a resident adjoining the land subject to this proposal, I wish to lodge a **strong objection** to the rezoning and subsequent subdivision of this area into 23 lots.

This pastoral landscape is not just beautiful and peaceful — it is a vital part of the wellbeing of our community. The rolling paddocks, majestic gum trees, native birdsong, and the gentle flow of Distillery Creek contribute to the serenity, biodiversity and rural character that residents have deliberately chosen to live amongst. This proposal threatens to irreversibly alter the environment and lifestyle we, and all the animals, value.

Environmental and Wildlife Impact

The area is home to a rich array of native wildlife, including wombats, echidnas, pademelons, bandicoots, possums, wallabies and native hens, and a variety of bird species such as wedge-tailed eagles, lorikeets, owls and superb fairy-wrens. I have personally observed all of these species, and heard others such as Tasmanian devils and quolls at night.

Subdivision would lead to:

- **Habitat fragmentation**, disrupting breeding and foraging patterns.
- **Increased roadkill**, with the Traffic Impact Assessment estimating 207 additional vehicle movements per day - PER DAY! I have personally had to transport native animals with fatal injuries to vets to be euthanised and it is a truly horrendous experience.
- **Light and noise pollution**, affecting nocturnal species and degrading the peaceful atmosphere.
- **Runoff and contamination** of Distillery Creek, which is a vital water source for wildlife and a treasured natural feature for residents.

Distillery Creek is protected by a Waterway and Coastal Protection overlay and the area includes Riparian Scrub, a threatened native community under the *Nature Conservation Act 2002*. The risk of erosion, sedimentation, and pollution from construction and residential activities is significant and unacceptable.

Community and Lifestyle Concerns

Residents have chosen this area for its quiet, rural character. Urban sprawl undermines the very qualities that attract people to Launceston — open space, clean air and natural beauty.

The proposed development would:

- Increase traffic, emissions and noise.
- Remove mature gum trees.
- Displace horses and other rural activities, pushing them further from town and increasing vehicle use.

Planning and Demand

There is no demonstrated urgent need for this subdivision. A subdivision has already been recently approved in nearby Waverley, and another subdivision on Abel's Hill Road has been for sale for quite some time but only one block has been sold. This suggests that further subdivision is premature and unnecessary.

Conclusion

I commend the Council's recent involvement in urban greening initiatives. Protecting existing green spaces like this one is a far more effective and sustainable approach than attempting to restore them after development.

Please consider the long-term environmental, social and aesthetic costs of this proposal. I urge you to **reject the rezoning and subdivision** to preserve the unique character and ecological integrity of our community.

Attached are photographs of the land in its current peaceful state. I hope they help convey what will be lost.

Kind regards,

Bridget Freeman

██████████, St Leonards

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