

**From:** "Anne Lee" <ALee@lcgs.tas.edu.au>  
**Sent:** Wed, 15 Dec 2021 15:59:48 +1100  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** Attn: Chief Executive Officer

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**Dear Sir /Madam ,**

I wish to address the following planning proposal :

**Ref: SF7239 - DA0506/2021 - Amendment 68**

Draft Amendment 68 proposes:

1. A partial rezoning of land from Recreation to General Residential at 27-99 Opossum Road, Kings Meadows (CT198059/1 and Unnamed Title); and
2. Pursuant to section 43A of the Land Use Planning and Approvals Act 1993, approve DA0506/2021 to subdivide two lots into 14 lots and associated works, road, drainage and electricity infrastructure at 27-99 Opossum Road, Kings Meadows (CT198059/1 and Unnamed Title)

Having been given notice via letter received 14/12/2021 of the above proposal , I have viewed plans for the above development in the area off Negara St , Norwood, Tas 7250.

I have several concerns about this proposal and wish to object strongly to any development for residential use of the Launceston Golf Club grounds.

I wish to object on the following grounds as a resident and ratepayer of 30 years at 40 Warragul St , Norwood.

1. The Golf Course is a very pleasant green "buffer zone " between Norwood and Kings Meadows. It is home to various species of wildlife , birds, insects and native flora and fauna , including rare orchids. For people living in Warragul St ,Negara St and some on Opossum Rd, this would have been a major influence when purchasing their property. Eco systems in a suburban setting also need to be preserved for biodiversity.
2. With added development for dwellings comes extra traffic concerns near Norwood Primary school and the immediate residential area. The area is already busy enough and Warragul St would become a thoroughfare for traffic onto Opossum Rd.
3. The above 2 points would no doubt affect property prices as houses on Warragul St would be less attractive to buyers seeking a more tranquil setting for their home.
4. The Golf Course needs to remain as is, a valuable recreational space for golfers within a suburban setting. The golf club membership appears strong from all appearances with usage daily.

5. The plans show a vacant block on the left which looks like a road going off to the left - what is this for ? It indicates to me that further additional development can then take place. Warragul St houses would then lose their beautiful view and be looking on to housing - again this would severely affect house prices in the future.
6. I also notice from the Ecotas report that this vacant block or "road " was not included in their plans and it just looked like another building block. So ,some inconsistencies there.

I would therefore like to propose that the rezoning of Launceston Golf Club land from recreational to residential be denied by the Launceston City Council.

Could you please confirm receipt of this email, thank you.

Kind regards

**Anne Lee**

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