

From: [Iain More](#)
To: [Barlund, Paola](#)
Subject: RE: Final representation for TPC Hearing for rezoning and DA for Launceston Golf Course
Date: Thursday, 23 June 2022 1:11:42 PM
Attachments: [image001.jpg](#)
[image002.png](#)

Hi Paola,

The Planning Authority have no further comments from the points raised by Ms Tait.

The further comments received by Ms Tait have already been discussed in the planning assessment and at the hearings.

Kind Regards,

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From: Barlund, Paola <Paola.Barlund@planning.tas.gov.au>
Sent: Wednesday, 15 June 2022 3:53 PM
To: Iain More <Iain.More@launceston.tas.gov.au>
Subject: FW: Final representation for TPC Hearing for rezoning and DA for Launceston Golf Course

Good afternoon Ian,

Please see the final submission from Ms Tait.

Does the planning authority have any comments to provide for the Commission in relation to Ms Tait's submission?

Kind regards,

Paola Barlund
Planning Adviser



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From: Helen Tait <htait@bigpond.net.au>

Sent: Wednesday, 15 June 2022 2:54 PM

To: Barlund, Paola <Paola.Barlund@planning.tas.gov.au>

Subject: Final representation for TPC Hearing for rezoning and DA for Launceston Golf Course

Connectivity: Point of clarification (There is a simple definition of connectivity in one of the Council documents. ?The GLSP (Greater Launceston Strategy Plan). Its location eludes me atm.....) In quotes and footnotes there is a paragraph from pg 17 of Launceston Residential Strategy 2009 – 2029 which perhaps will suffice to develop an insight into what connectivity means in the context of residents of nature reserves

In referring to the definition of Connectivity for people, I note however that birds, beetles, echidnas, frogs, lizards, fungi and pollen spores rarely have long legs, bicycles or cars to get about on.

We need a nuanced view to appreciate what other life forms requires to be able to stay critically connected; leaf litter, native grasses, low shrubs, adjacent branches, tall trees etc

I have further explored the bushland remnants on and nearby to the LGC. I have spoken further to representors and other people who live in Warragul St.

I am fully of the opinion that, apart from a small part of the fenced-off Carr Villa reserve, the most significant/intact bushland community in this area of reserves is on the GC in the area proposed for rezoning, clearing and development.

On aerial map images, other areas on the GC show patches of thick canopy cover. However it is the area in question for this DA which predominantly has the most thick and protective lower vegetation communities suitable for nesting and sheltering. It is where birds and insects are breeding to provide recruitment of new individuals for the Carr Villa and Punch Bowl reserves.

The consultant ecologist for the Applicant was not tasked to explore that whole picture. And LCC planning officers have not done so.

Prescriptions for successful inter-connectivity and support of the viability of the nearby reserves are not provided by the Developer or LCC, and in my opinion should be.

Other Prescriptions

It is highly problematic as to where a variety of '2 for 1' replacement trees can be successfully established in a bushland like community on the LGC grounds.

This is especially relevant when the club is already in the process of further subdivision DA advertised Saturday 11/6/2022

New plantings are notoriously vulnerable. A bond covering 3-5 years rather than 1 year would be much more realistic to ensure that the plantings become suitably established.

The proposition to leave stand-alone old habitat trees is also a stage set for disaster as, in that isolated the big old trees become much more vulnerable to wind damage and to the dropping of large branches.

Conditions on Drainage for proposed residential development:

Prescriptions for drainage would take all water that moves in vital trickles and seasonal flows through the bushland to be will be diverted elsewhere. Probably eventually into the LGC dam and then into the Kings Meadows rivulet. The rivulet is already over-carrying

increased run off from the hard surfaces of the new subdivision around the edges of its lower basin adjoining Penquite Rd.

Aboriginal Heritage Values

Particularly because the land in question has largely retained its original condition pre 1800s and has been well protected as a wildlife sanctuary since 1930s, it is important to recognise and accommodate its special values.

The area **is** important to Aboriginal history and culture

Aboriginal Elders tell me that like the Cataract Gorge, the Trevallyn reserve bushland, the natural ecosystems of Carr Villa and the Punchbowl are important Aboriginal landscape icons. They are recognised, with various authorities, as having 'intangible' Aboriginal Heritage values rather than having specific found and registered artifacts.

I understand that no formal study or assessment has been requested, or registered, with Aboriginal Heritage Tasmania for this area

I contend strongly that it would be prudent, and an rightful expression of due diligence, for the council and/or the TPC to require an application asap to AHT for assessment for this area and the surrounded interconnected areas.

Rezoning

I still do not have any clear picture from LCC that supports an alteration of zoning from Recreational to Residential land in the first place.

In the studies, strategy and policies and documents referred to by the LCC planning officer there **are** significant clauses that support protection and enhancement of environmental and natural values where valid and appropriate to do so. Ie in an area already designated Private Sanctuary in Perpetuity under the Land Conservation Act of 2002 these clauses would be most relevant and appropriate to apply.

If we learnt but one thing in dealing with the Covid pandemic, I contend that increased recognition of local character, and values of localised people and place, in many ways brought out the best in people communally living.

We learnt that people's sanity, health and well being was well supported by the existence of, and access to nearby open spaces, recreation spaces, and access to the sights and sounds of living and local nature.

Prioritising residential development at all cost over recreational space seems to me like progressing, without prudence, backwards to nowhere.

There is another section of the LGC now advertised for rezoning for residential development.

Similarly for this DA I contend that new residential development on sanctuary land is in antithesis to our LCC PS and the Statewide PS. New residential development brings to a vulnerable area; Hard and hot surfaces, extra run-off, runoff lashed with herbicides and pesticides, an increase in razor blade claw assisted domestic and feral cats, barking dogs, noises, sights and sounds of human activity whereas currently the Golf Course provides a welcome buffer to most of that.

My constructive suggestion is that; instead of rezoning the bushland for DA 66 and DA .. newly advertised for Rezoning for residential, that that land could become an area for a worthy, creative joint project LGC, LCC Parks, UTAS, Community groups, providing responsible purpose and meaning for a Launceston in any future stressed and threatened times.

It could even be purchased as part of the finance pool of LCC requirement for public open space provision as part of other inner city developments.

Re-establishing an area as designated bird habitat, or natural history education area, even a community garden space could be viewed as an element supporting the good name and social licence values of an historic urban golf course in Launceston; Community and City Council supported and sanctioned.

Useful in any pending pandemics and hard times; a creative project important for human engagement that is proven to be so critical for health and well being. With an engagement like that the LGC could be widely recognised and admired over the next 240 years at least with its bespoke Private Sanctuary Status in Perpetuity.

In a compromised and depleting world – what an honour.

Public open space provision A question:

When a developer is charged an amount for open space provision in a joint rezone and DA, is the charge a percentage of the land value **before or after it is rezoned**? I contend that it rightly should be after.

Anecdote

When I emerged onto the fairway from the thick scrub of the remnant bushland, proposed for clearing, a scarlet Robin came with me. It alighted on a small branch beside me and stayed for a long time by, almost on, my right shoulder.

I feel compelled to speak for him and his family. I believed that it would be rightly honourable if I could evoke the honor of humans and their democratic processes in a way that he too retains a re-creational zone and viable home for his kinship on earth with us.

Quotes and footnotes

The Commissioners will be much more familiar with the clauses and clauses for environmental protection.

I apologise for my lack of ability to access and present them.

I apologise for my repetition of points throughout the process of the hearing.

I am grateful for the opportunity to put my deeply held concerns forward at all.

Launceston Residential Strategy 2009 - 2029

Encouraging 'walkable' neighbourhoods

Biodiversity and natural values: page ...

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Consideration of remnant vegetation in urban areas can increase both the amenity and the sustainability of new housing development. Retaining natural habitat and natural values, particularly natural patterns of drainage, are increasingly seen as desirable.

Consideration of how new development can respect, maintain or contribute to biodiversity should be a key

consideration for new development particularly subdivision of vacant land

pg 34 LRS

In determining the most appropriate locations Council must acknowledge that there are areas where significant new development is not desirable, and that achieving the goals of the settlement strategy must be complementary to Council's broader policy framework. Potential conflicts include:

- areas with heritage values, including precincts identified in the Launceston Heritage Study
- areas of high scenic quality including areas of 'scenic protection' and 'regional significance'
- scenic approaches to the city
- areas of significant conservation value

In the absence of the quote that I am looking for to describe the broad concept connectivity, include the following to evoke an analogy for good liveability and connectivity for animal communities.

Launceston Residential Strategy 2009-2029 pg 17

Recognising the benefits of good design:

Residential land use planning must go beyond deciding the number and location of houses. It must recognise the link between the environments we create through subdivision and planning approvals, and the broader social, economic and environmental outcomes for our communities.

Desirable attributes of a residential area include:

- a cafe or shops for local needs within walking distance
- a local restaurant
- a doctor's surgery, aged care and child care services
- a primary school
- a park with play equipment and sufficient space for ball games
- recreational trails (e.g. a jogging track)
- safe streets with low-speed traffic, pavements and easy crossing points
- street trees for shade, wildlife habitat and visual amenity
- choice of housing styles and price range.12

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