

Council Meeting - Agenda Item 9.1 - Attachment 3 - Amendment 68
Representations - 27-99 Opossum Road, Kings Meadows - 24 February 2022

From: "Roy Pallett" [REDACTED]
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 [REDACTED] (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, [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

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
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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?
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The subdivision proposed would;

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- 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.
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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

Roy Pallett



From: "Peter Taylor" [REDACTED]
Sent: Fri, 21 Jan 2022 16:13:56 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Building Objection
Attachments: Launceston City Council and others.docx

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Hello,
Please find attached my objection to the Negara St (O'Possum Rd Launceston Golf Club) proposed subdivision.
REF: SF7239 - DA0506/2021 Amendment 68.
Regards,
Peter and Fran Taylor
[REDACTED]

Launceston City Council and others

RE NEGARA St EXTENSION/ SUBDIVISION/ REZONING

I want to lodge my **OBJECTION** to this proposal for the following reasons.

TRAFFIC

As a resident of [REDACTED] I witness the significant traffic flow that currently exists.

There are 2 peak times caused by school drop off and pick up times.

This includes

- speed as some vehicles don't seem to be aware of local residents' young families as well as school children.
- Narrowing of the roadway to single lane when cars are parked opposite each other
- Bus traffic as they use Warragul as a convenient way of turning the bus around so they approach the school on the correct side and in the correct direction.

PRIVACY

Some residents will lose their privacy much more than currently exists, especially if they elevate the new 6th Tee.

BALL DAMAGE

We currently have had 2 instances of broken glass by wayward balls. We get countless balls appearing on our garden/lawns. The new alignment of the 6th Tee will increase dramatically this problem as there will have to be some clearing of bush/trees which currently afford us some protection. We will become within driving range off the tee.

PROPERTY VALUES

- The homes backing onto the golf course were purchased and valued with the bush behind them and this development will impact their value.
- The proposed subdivision also allows for a road behind the Warragul St properties. I believe the golf club states that they have no intention of further extending this subdivision, however there is no provision (caveat/?) to enforce this which threatens the future of all the properties on the west side of Warragul Street.

IMPACT ON WILDLIFE

- The golf club were denied a native animal cull recently because of residents' objections. There is significant clearing of native bush in Carr Villa and the Punchbowl which is making the golf course a Haven.
- When playing golf at LGC it is wonderful to admire the wildlife as your game proceeds. The black Cockatoos and Kookaburras are a great example of this environment.

NOISE

- Noise will permanently increase with the extra traffic which will be generated.
- During construction the noise and dust will be much greater and this could extend for many years as there will be significant clearing of bush as well as construction traffic such as tradies' traffic and materials' traffic such as lorries and concrete trucks.

- The problem will also increase as the golf course needs to reposition Tees and the alignment of existing holes.

Peter and Fran Taylor



From: "Marissa Saville" [REDACTED]
Sent: Fri, 21 Jan 2022 14:21:07 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Objection to Planning Application
Attachments: LGC Council Letter.docx

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,
Please find attached my letter of objection regarding SF7239-DA0506/2021 – amendment 68 (O'Possum Rd/Negara St, Launceston Golf Club Rezoning and Development application).
Thank you,
Marissa.

Marissa Saville
[REDACTED]
[REDACTED]
[REDACTED]

To whom it may concern,

We are writing to you in regard to the partial rezoning and subdivision of 27-99 O'Possum Rd where Negara St would be extended.

We have reviewed the plans and documents provided and have put together the following summary of my concerns:

- The proposed development will result in a substantial negative impact on the privacy of several houses already existing along Warragul St, into back windows into numerous rooms, washing lines, as well as a swimming pool.
- Many of these houses have been purchased and developed knowing they backed onto a golf course with the privacy of a bush area behind, so the impact is quite substantial. One in particular has a swimming pool that was completely private, but will now have golfers teeing off with a direct line of sight to swimmers in and around the pool. These houses will also have mowers/workers directly over their back fence for years, which was not the case when they purchased their properties with native bushland directly behind them.
- The proposed development would cause substantial noise pollution, as well as dirt and dust pollution, resulting from the clearing of the bushland, as well as the construction of 16 dwellings that people purchasing the subdivided blocks would build. This would impact on the local neighbourhood, as well as golfers (members and visitors) enjoying a quiet game of golf.
- The traffic in the area is significant during school morning and collection times as Warragul St/Negara St are used as a round thoroughfare by parents at these times. Increased housing in this area would increase this issue.
- Although there are only 3 houses currently on the left of the Negara St/Warragul St t-junction, I have witnessed many close calls with cars not giving away at this point. I have lived in [REDACTED] for nearly 20 years, with several of these in the house on the corner of Negara and Warragul St, so know how dangerous that corner is. I am very concerned that extra traffic through there going to the proposed new subdivision would increase this risk significantly.
- The high number of tradespeople that would be required to facilitate this proposed subdivision and dwellings construction will add to the increased traffic issue substantially. Recently, a house in Negara St was renovated (beautifully), but the impact on traffic flow with the tradespeople and their vehicles for this was much larger than I had anticipated. It became a single car tight squeeze on a daily basis. Parking is an issue around this area due to the 2 x t-junctions in such a short space, so fitting in all the anticipated tradespeople and their vehicles is going to be hugely problematic to traffic flow, to the tradespeople themselves, as well as the locals who may like to have a visitor every now and then!
- The residents of Negara and Warragul Streets have chosen to live here due to the life style and golf course outlook. The proposed development will result in substantial noise levels for long periods of time (probably over several years) on a daily basis to get through 15 dwelling constructions and landscaping, which is clearly detrimental to our residences.

- Over the years, the golf course has been aware of the need to live alongside the native inhabitants of this area. Relatively recently, they were denied a duck culling operation. The removal of existing bushland and significant trees will result in the loss of habitat for numerous native animal, insect and bird species, including black cockatoos, rosella parrots, possums and pademelon, all of which I see every day from my back windows overlooking at the golf course. Carr Villa is also removing a great deal of existing bushland, as has the Punch Bowl development, so these three habitat losses combined pose a serious environment loss for these species. The regularity of bushfires in the PunchBowl region and burning off in Carr Villa causes ongoing loss of habitat for the animal and birdlife, means the nearest safe haven for them is the lush protected greenbelt of the golf club. A reduction in this available environment is detrimental to these species and puts extra pressure on the little bushland that is available.
- By selling off this section of land, the golf club will need to change several of the existing golf holes. This, in itself, will also add to the additional dirt, dust and noise pollution.
- The repositioning of the 6th tee in particular increases the likelihood of more golf balls striking houses as the bushland protecting them will be gone, and with the tee moved to alongside their fences, it is more likely that houses and people will be hit. Quite a few residents are families with young children. Obviously children playing in their back yard and others doing regular gardening duties will be at increased risk.
- Property value will also be impacted by this proposed subdivision. The loss of privacy and increased risk, as well as less parking availability, and loss of golf club view/access, is another very substantial issue.

Thank you for your consideration.

Marissa.

Marissa Saville

[REDACTED]

[REDACTED]

21/January 2022

Department of Planning
LCC.

Dear Sir/Madam.

I am strongly opposed to the proposed works relating to the extension of Negara street by the Faunceston Golf Club.

The vast majority of the Negara and nearby Naraguel residents living on the golf club side are older and retired.

The extension will remove a buffer between residents and golf club machinery noise.

also that area is a habitat for
wildlife. Paddymelons, rabbits, native
hens and birds such as the white
swan with yellow beaks, plus
many other breeding birds, and echidnas,
the long beak one.
It is a haven surrounded by
modern, noisy civilization.

also the development will be over
many years (the building of various
houses on the blocks of land.)

as we (in the 70's,) having
bought on the golf club side of
newwood and enjoying a quiet
peaceful retirement are now faced
with many years of noise, dust
dirt and disruption to our
lives, after having put into

society during our working lives,
we are now faced with all this
disruption.

Its worrying that this could go
ahead, purely for the sake of
monetary reward.

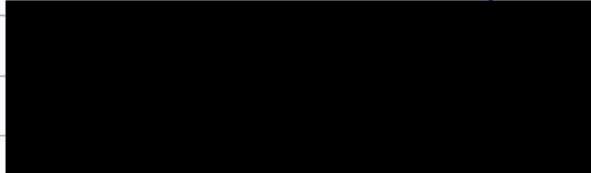
also once this small parcel of
bush is removed, it can never
be replaced, thus the buffer and
the animal habitat is gone forever.

I implore the council to
reject the application for
development as if it is approved
it will be most detrimental
to this ~~small~~ area.

There is an unmeted group
deeply opposed to this

development, and I the writer
am one.

Yours Sincerely



Philip. NEILSON



FILE No.	SF7379/DA0506/2021		
EO	OD	Box	
RCVD 21 JAN 2022 COL			
Doc ID.			
Action Officer	Noted	Replied	
J. MORE			

From: "James Stewart" [REDACTED]
Sent: Fri, 21 Jan 2022 11:03:28 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>

[REDACTED]

Subject: Planning Representation - Draft Amendment 68 - DA0506/2021 - Launceston Golf Club - Woolcott Surveys Representation.
Attachments: Proposal Plan - Representation Update.pdf, Representation - DA056-2021 - Woolcott Surveys.pdf

Good Morning

Please find attached submission in relation to the above mentioned proposal.

Happy to discuss any of the matters raised in the representation further.

Regards

James Stewart
Senior Town Planner | Accredited Bushfire Practitioner

[REDACTED]

In response to the Coronavirus (COVID-19) pandemic we have implemented Social Distancing policies and guidelines. Where possible we are limiting face to face office meetings with alternative options such as zoom/skype/teams or onsite meetings. Please attend our offices by appointment only. We are closely monitoring the situation and our business is operating in strict accordance with government guidelines. We are currently all working in our offices and it is business as usual.



WOOLCOTT SURVEYS



EAST COAST
SURVEYING
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& LAND PLANNERS

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THIS PLAN WAS PREPARED AS A PRELIMINARY PROPOSAL PLAN FOR DISCUSSION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. LOT SIZE AND LAYOUT SUBJECT TO SURVEY AND COUNCIL

Notes:
 • DIMENSIONS ARE IN METRES

CONCEPT 12 LOT (PLUS ROAD) SUBDIVISION
 OWNER: LAUNCESTON GOLF CLUB
 27-99 OPOSSUM ROAD, KINGS MEADOWS
 C.T. 198059-1, C.T. 16/4964



 WOOLCOTT SURVEYS		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: office@woolcottsurveys.com.au		Job Number L191207	
		Drawn GLM	File name L191207-PROP LAYOUT280121	Date 13/01/22	Scale 1:750@A3

Date 20/01/2021

Planning Department
Launceston City Council

Via Email: contactus@launceston.tas.gov.au

**RE: DRAFT AMENDMENT 68 – DA0506/2021 – REZONE AND SUBDIVISION,
LAUNCESTON GOLF CLUB – 27-99 OPOSSUM ROAD, NORWOOD.**

To the Chief Executive Officer

Please find our submission in relation to the above-mentioned development application, currently on advertising until January 21, 2022.

First off, we thank the Council for its support of the application to date and initiation of the draft amendment.

Modification of Proposal Plan

In discussions with the client, we wish to request a minor change be made to the proposal plan.

The change relates to lot 1 on the proposal plan, and would see a minor truncation proposed in the south eastern corner of this lot. This would reduce the size of the lot from 775m², to 729m², still well within the size requirements for land within the General Residential zone.

I have included a new proposal plan, which is attached to this representation.

Draft Permit

In reviewing the draft permit, we wish to make the following comments:

1. Condition 16

b) Roads,

i) – The condition requires a fully constructed road 15.25m wide. This is an error and I assume should refer to the road *reserve*, as opposed to the road. Obviously, the intention from Council is not to have a pavement width of 15.25m.

iii) Provision of a singular vehicle crossover for each lot. We note lot 6 has the potential for a multiple dwelling development, and therefore should have a crossover constructed as per its potential use. This avoids unnecessary upgrades later on.

c) Public Open Space

i) The application contains no public open space. This condition can be deleted to avoid any unnecessary confusion.

d) Electricity, Communications and Other Utilities

iv) Provision of reticulated gas. We consider this an onerous requirement. It is not required under the planning scheme, and not an expectation that all general residential land provide for reticulated gas. Individual owners can still provide their own gas should they so choose.

We consider a Council requirement to connect to what is purely a commercial enterprise, (as opposed to a government supported essential service), as unusual. The requirement results in Council directly supporting a private business by creating new customers. Our experience in Tasmania is that the uptake of gas is limited, and is in many instances more of a liability than an asset.

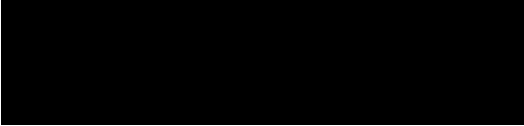
If none of the lots get an account with TasGas, the gas company would still be responsible for maintaining systems with no customers. It is not the same as TasWater, who simply charge the land owner if the infrastructure runs past the property.

Installation and provision of gas infrastructure would come with considerable expense for the developer. We therefore request that this condition on the permit be removed.

We thank the Council for the opportunity to make this submission, and are happy to discuss the above should there be any questions.

We request the Councils continued support for the rezone and development, allowing the application to proceed to TPC hearings and a final decision.

Kind regards
Woolcott Surveys



James Stewart
Senior Town Planner

From: "Rachel Baker" [REDACTED]
Sent: Wed, 19 Jan 2022 22:02:27 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Ref SF7239 - DA0506/2021 objection

You don't often get email from rachjanebaker@gmail.com. [Learn why this is important](#)

Good evening Chief Executive Officer,

I wish to put forward my concerns about the potential development and rezoning of land belonging to the Launceston Golf Club. As per council application DAO506/2021.

As residents of number [REDACTED] we would be subject to dust and dirt polluting our property and cars, I expect our young children would not be able to play outside at times during construction due to dust in the air they breathe. This air pollution is not only concerning for asthma and breathing difficulties but also will require a lot of extra cleaning and maintenance on our property.

Warragul Street is used as a thoroughfare at school drop off and pick up times by road users trying to avoid the school zone on Norwood Avenue, from 8 to 9am and 2.30 to 3.30pm there is a steady flow of traffic on the street, adding residential developments to the end of Negara Street which is currently a dead end could greatly impact on the heavy traffic at that time of day. I am always home around 3pm and there is a steady stream of cars on weekdays crawling up Negara St to find a park at Norwood Primary School or continue on having avoided the school zone.

I would also hate to see the disruption to wildlife this development would cause. The bushland in question is home to many wallabies and hundreds of birds can be heard from the trees in the area. What measures are in place to protect and rehome wildlife that live in the area?

The noise from construction in Negara Street would greatly impact our lives for a long time, potentially years as buyers build their homes. Many of the residents of Warragul Street are retired and enjoy the peacefulness during the day, others like us have a young family including a baby who naps during the day.

Warragul Street has long been known for its wildlife, peacefulness, proximity to bushland and as a safe place for children to walk and ride through, I fear all this is in jeopardy.

The style of Negara and Warragul streets is older with most houses having been built in the 1960s and 70s the area does not lend itself to a modern subdivision.

Many, if not all, residents of Warragul and Negara Streets are very much against the rezoning of land and development.

Please consider our objection.

Kind regards,
Rachel Baker

[REDACTED]

From: "Helen Tait" [REDACTED]
Sent: Thu, 20 Jan 2022 01:37:02 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Representation DA 0506 HTait
Attachments: DA 0506 Rezoning L'ton Golf Course Helen Tait representation.odt

Presentation in the body of this email in precaution that the attached file is in an unsuitable format

Re: DA 0506 Rezoning Amendment 68, L'ton Golf Club (LGC), Kings Meadows

Representation: Helen Tait [REDACTED]
[REDACTED]
[REDACTED]

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[REDACTED]
[REDACTED]

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Chief Executive Officer,
City Council
P.O. Box 396, Haunston.

17.1.22

Dear Sir, Ref SF7239 - DA0506/2021 - Amendment 68

I have lived at [redacted] for the past 33 years and have been a member of the Haunston Golf Club for the past 37 years. I have seen several attempts by the Golf Club to sell Regera St land, and other golf club lands which on all occasions have been wisely rejected by members. I was part of 29% of members that voted against the sale and development of land mentioned.

My objections are for a number of reasons.

1/ The golf course has remained virtually untouched since the nineteen Sixties (60 odd years) and its greens (putting) and fairways need to be re-designed, relocated in some cases, lengthened and the land proposed for sale could be part of the refurbishment and modernisation of the course. It should be noted that the course was considered one of the leading inland "bush courses" in Australia at one stage (1950/60) but not any more.

2/ Due to the great number of birds, both sedentary and migratory the Haunston Golf Club Board in January 1936 resolved to take steps to have the course made a "Sanctuary for birds". The Animal + Birds Protection Board which at the time had responsibility for the matter was approached and eventually on the 14th December 1937 the appropriate notice was published in the Tasmanian Government Gazette and the whole of the Club's property was declared to be a "sanctuary for birds" (cont)



(It should be noted as late as 1992 an Ornithologist identified 55 species of birds living on the Lanneston Golf Course. A list of the birds is set out in the First Appendix of the book The History of the Lanneston Golf Club.)

The sanctuary for birds status of the Course continued until the 1st November 1971 when the National Parks and Wildlife Act of 1970 came into operation. Since that date the course has been a conservation area. The purpose has been and still is the protection of all of the fauna within the Club's property.

Since 1971 the property has been recognised and named the "Lanneston Golf Course Wildlife Sanctuary" by the Government Dept. which administers the Act.

As the instigator of the Sanctuary the Club had adapted a policy whereby it does all that is reasonably possible to protect all of the wild life on its property. (e.g. Wallabies, Possums, Bandicoots, Echidna's, Sholes etc)

The Council by allowing the proposed development of Regara St will mean the destruction of the only dense bushland and wildlife habitat on the Course (this is apart from a small section adjacent to the middle of the 7th fairway)

This will obviously mean the destruction of the habitat for the birds and other fauna which completely goes against the wishes and foresight of the previous boards and members.

You may contact me at the above address or on [REDACTED] or leave a sms message on [REDACTED]

Yours faithfully

[REDACTED]

N.S. RIST

FILE No.	SF7379/DAS06/2021			
EO	✓	OD	Box	✓
RCV'D 18 JAN 2022 COL				
Doc ID.				
	Action Officer	Noted	Replied	
	J. MOKE			

From: "Lisa Gramaccioni" [REDACTED]
Sent: Wed, 22 Dec 2021 10:36:21 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Ref: SF7239 - DA0506/2021 - Amendment 68
Attachments: 15th December 2021 (2).docx

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Dear Chief Executive Officer

Please find attached information regarding the Notification of application under Section 38 of the Land Use Planning and Approvals Act 1993

Ref: SF7239 - DA0506/2021 - Amendment 68.

[REDACTED]
Darren Smith
[REDACTED]

22nd December 2021

Chief Executive Officer
Launceston City Council
Town Hall
St John Street
LAUNCESTON TAS 7250

Dear Sir/Madam

Ref: SF7239 – DA0506/2021 – Amendment 68

I draw your attention to a letter dated 11th December 2021 from Launceston City Council that was received in the mail 14th December 2021 and would like to forward my concerns and opinion as a resident of Warragul Street, Norwood.

I have reviewed your documentation that is available on your website, listened to the Council meeting and have also visited the Launceston Council office on 15th December 2021 and would like to express the following.

Wildlife Habitat

I do note that after residing at this location for some time, we have witnessed numerous native wildlife that use the 'recreational land' including Wallabies, Echidnas, Possums, nesting birds, ducks and bees that have habitats on this land. I do hope that this development of land does not disturb this.

Additional Residential Expansion

After receiving your notice on the 14th December 2021, I came across an article from The Examiner newspaper dated 29th May 2021 that explains that this proposal above, to rezone land from recreational to residential may also include a 2nd phase project that included the removal of up to 100 trees and additional house lots, hence the opening between blocks 2 and 3 on the plan at Negara Street to possibly create a road for additional buildings backing onto Warragul Street.

I listened to the Council meeting where one of your councillors expressed their concern and raised the question if the council was aware of this opening between blocks for a future proposal of extending this parcel of land to extend from the Negara Street opening all the way through to Opossum Road and therefore allow future development of this land which was shutdown with a 'let's deal with what's on the table' reply.

Whilst the current plan above appears less detrimental to property surrounding it, can you guarantee that the approval of the rezoning of this area does not include a 2nd phase project to rezone further parcels of land which have not reached public scrutiny?

Selling off land to make money – for what?

I do note that the vote was not 100% of Launceston Golf Club members and I do wonder why some members did not see the value of selling off land and feel they must understand the importance of holding onto land and habitat for future generations instead of an immediate cash injection into the coffers that will be deposited into a bank account. That the pleasure of walking around the golf course as it is now, the reason why they became members in the first place.

Are there plans that show where hole 6 will be moved to? I do wonder if the board lived here if they would have voted to remove land and possibly have numerous houses built in their backyard?

Whilst I appreciate the term you can't slow progress and I am sure I am telling you information that you are already aware of, but for the sake of making money to remove land, trees, animal habitat and the possible intention to change the overall appearance of Norwood and the reasons behind it was it will keep membership costs down and Covid-19 doesn't sound like the best thing for Launceston but rather an accumulation of money at the detriment of the environment.

The comment that it had already moved from Newstead is also concerning regarding why it was raised in a council meeting. Is the intention to keep selling off land at this site and then who reaps the benefits of millions of dollars sitting in a private bank account?

I do hope you sit back and really think if the start of this development or at the completion of phase 1 that phase 2 does not occur, is really the best thing long term for Launceston and the environment other than from the profit side and to ensure there is a guarantee that no additional extension of housing on the current Launceston Golf Club site will come to fruition and to hold onto as much land as possible as a long-term benefit to Launceston. As they say they are not making any more of it.

Please consider how your decision today will affect tomorrow.

Thank you

Regards

Darren Smith

From: "Anne Lee" [REDACTED]
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 [REDACTED]
[REDACTED]

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

Teacher Librarian

Launceston Church Grammar School



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From: "Beckett Family" [REDACTED]
Sent: Sun, 13 Feb 2022 20:30:06 +1100
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Fwd: Development Proposal SF7239 - DA0506/2021

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Hi there

This message was originally sent on 14 January and I've heard nothing - was wondering if it had been received and actioned?

Thanks

Peter

Sent from my iPhone

Peter Beckett

Subject: Development Proposal SF7239 - DA0506/2021

The Chief Executive Officer

I write with regard to the proposal to subdivide part of the land currently used by the Launceston Golf Club near Negara St and wish for the development to be reviewed as an unnecessary intrusion to current neighbours and close proximity residents.

My reasons for this include:

A: Traffic increase both during construction and upon potential completion on Negara St, Warragul St and Norwood Ave will necessarily increase on already narrow roadways causing further potential danger to both young children and older residents, along with traffic increase in a residential area.

B: Harm to natural habitat of bird and animal life in a designated and well known and vibrant area of natural and adapted bush and grass land in an urban environment.

C: Destruction of skyline and lifestyle of close residents in Negara St, Warragul St and for users of the existing facility users of the Launceston Golf Club.

D: I note the provision in the proposed development for access and future development. This will directly impact on our residence in terms of privacy, scenery protection, noise and security. This is extremely concerning as this proposal and any future "unplanned developments" would greatly impact our property and that of our near neighbours in Warragul St.

E: The proposed buffer zone behind existing properties impacts greatly on the safety and privacy of those adjoining properties.

F: Should development go ahead as planned existing neighbours and near neighbours will have their property and lifestyle investments impacted greatly both aesthetically, financially, security wise and for quality of life reasons.

For the outlined reasons I ask that the proposed development be considered carefully to ensure it fully complies with current and future necessities and the developers fully and openly communicate effectively with all stakeholders regarding intentions - especially with future plans and progress.

Many thanks
Peter Beckett



Sent from my iPhone
Peter Beckett