
From: John Beattie <jbeat5@bigpond.net.au>
Sent: Tuesday, 16 May 2023 8:21 AM
To: TPC Enquiry
Subject: Draft amendment AM2022.01 and permit PA2022.0024, 133 Middle Road, Miandetta
Attachments: Response Draft Amendment AM2022.01 and permit PA2022.0024.docx

Categories:

Good morning

here is my response to the above draft amendment

Regards

Karen Beattie

Responder: Karen Beattie

jbeat5@bigpond.net.au

Tasmanian Planning Commission

sent by email: tpc@planning.tas.gov.au

Re: Draft Amendment AM20022.01 and Permit PA2022.0024 – 133 Middle Road

I am writing a response to the above submissions, including that written to you from Tom Reilly, GHD dated 27/4/2023. I have read Petra Wilden's and Julia Butler-Ross' responses and agree with their well thought out responses to his response and the Draft Amendment., especially point 3 about the habitat assessment.

I am pleased that you have received a digital copy of *A Ton of Pennies*, however myself and Di Kennedy as authors and copyright owners would have appreciated a request for written permission as per the inside cover of that book. We are both aware of Devonfields' amazing past and that their transitioning to a new system may require more funding for improving existing infrastructure and we would have given such permission. If we had known the reason behind the request may have even been able to provide further information as I still have all the interview notes and research used. During our research many of the people we interviewed told us that the extra land covering the bush areas was purchased in the 1960's; 2 large blocks from the Littler family (who donated the original 5 acres) and a smaller linking block from another person, and was a valuable addition to working with their clients. It was used as an area for peaceful interaction with nature, calming influence and good for clients, their families, volunteers, and members of the community, also as a safer walking path down Stoney Rise Rd to Spreyton. This is still the case from conversations other responders have had with people currently involved at Devonfield.

Covenants are recommended to stop any further degradation of the land that houses the burrowing crayfish and eucalyptus ovata stand that are within Lot 7. While covenants are a good idea, assuming they are followed before clearing starts, there are other concerns even if they are followed. Building of any subdivision requires stormwater drainage, and, should it be wetland/bog such as is needed for the survival of teatree and crayfish in their exclusion zone, extra drainage (I know this from purchasing our block in Dana Drive 15 years ago). This dries out not just the land drained but surrounding areas too, again from experience with trees that used to grow on the Highway side of our block that had to be removed due to them losing limbs (a common response to drought), falling over or just dying. Drainage works over the last few years from Coles Beach through to Don along the walking paths has resulted in teatree stands dying due to drying ground as the flood mitigation plans around new paths and subdivisions drained water into stormwater drains, not the wetland habitats.

Petra and Julia have covered many concerns over these plans as they have been involved longer, but I agree with them. If Devonport is going to be a Living City, the environment needs to live for us too. There are a lot of options for Devonfield to raise money - many people love the idea of a native seed/plant nursery as it is a growing industry with farmers and other people replanting habitat for water and soil conservation on their properties so that the food they grow is of higher quality. We all know there is a shortage of housing for a variety of reasons and everyone wishes to improve this, but it needs to be done with consideration to the health and wellbeing of ecosystems and the environment we live in as this contributes to the health and well-being of people.

Thank you, Karen Beattie