

1/8/22  
10:05am

**I, PETER CHARLES SIMS OAM MAIATSIS of 65 Durkins Road Quoiba Tasmania 7310**  
(Mobile 0408 556 012)

**SUBMISSION 1 August 2022 - A REPRESENTATION ON A DEVELOPMENT**

**TO:.....DEVONPORT COUNCIL .....Application No: PA2022.0024**

**Proposal:** 7 Lot Subdivision

**Address:** 133 Middle Road, Miandetta

**Amendment No:** AM2022.01

**Proposal:**

1. Remove the Devonport Reserved Residential Land Specific Area Plan from CT249880/1;
2. Introduce the Open Space Zone to CTs 249880/1 & 198366/1;
3. Realign the Community Purpose and General Residential Zones; and
4. Remove the Priority Vegetation Area Overlay (in whole or part) from CTs 15534/23, 104380/1, 69003/1 & 2 and 198366/1

As a long-time resident of Devonport with many years experience and past environmental official advisory roles at all levels of government, I do hope that this submission to this proposal with recommend modifications will be considered by enlightened Alderman so as to meet both environmental and community expectations in the longer term.

**I object to proposal Point 1.** Remove the Devonport Reserved Residential Land Specific Area Plan from CT249880/1 to be replaced with General Residential Zone and Bushfire Hazard Management Area;

**In agreeing to proposal Point 2.** Introduce the Open Space Zone to CTs 249880/1 & 198366/1; I recommend that the Open Space Zone be extended to include the whole CT 249880/1 as well as part of CT198366/1.

**In only agreeing to part of proposal Point 3.** Realign the Community Purpose and General Residential Zones; I only support that part of the proposal to realign part of CT198366/1 (Lot 1) to Community Purpose Zone, but I do strongly object to that part of CT249880/1 being rezoned General Residential.

**In objecting to proposal Point 4.** Remove the Priority Vegetation Area Overlay (in whole or part) from CTs 15534/23, 104380/1, 69003/1 & 2 and 198366/1, I do however, strongly recommend that the whole of CT 249880/1 as identified with 'priority vegetation' be retained and that part of CT198366/1 as identified with 'priority vegetation', also be retained. I make no recommendations for other parts of this proposal.

This proposed amendment AM2022.01 does represent an opportunity for the Devonport Council to consider and review the best use of this mostly remnant native bushland in the interests of the environment, the Devonport community, Devonfield as well as the wider community.

Whilst such a proposal may provide for Devonfield's long term sustainability, I do however, question the cost to the community with the loss of this hitherto protected well established native bushland, an intact landscape with its threatened flora and fauna, coupled with the loss of an existing established amenity for the adjacent residents of Penanbul Drive and Devonport residents in general.



As Devonport expands there are greater pressures to clear existing native bushland for more and more houses into dense residential areas. It will no longer be a ‘living city’ as badged, but a city without a soul caused by the *death by a thousand cuts* with the incremental loss of native bushland that leads to the loss of the natural landscape, snuffs out the lungs of the city and spells the death of a vital refuge for variety of native animals and plants.

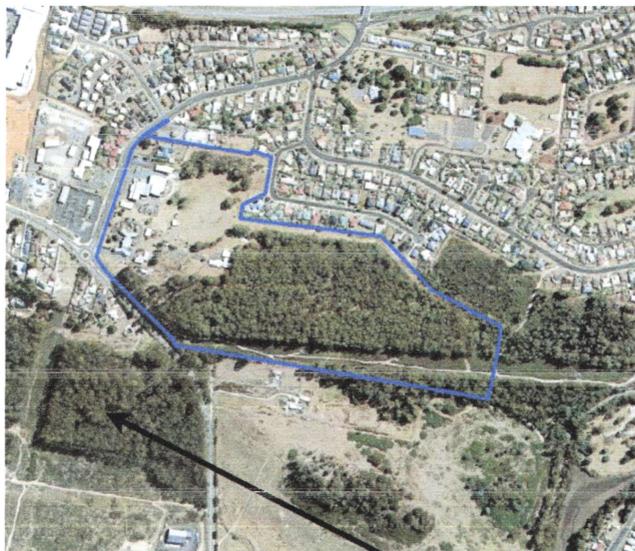
The proposed amendment does involve the retraction of the extent to which the *Natural Values Code* and the *Devonport Reserved Residential Land Specific Area Plan* would apply. The environmental impacts with such a proposed loss of these existing protection measures is considered unworthy and certainly not according to the above *Code* and *Plan* and not to community expectations. This is especially salient with the recent Australian Government’s *State of the Environment Report* that highlighted excessive land clearance, the loss of native vegetation and the critical impact on threatened species and such losses have already occurred at an alarming and unacceptable rate.

Furthermore, in the context of the claimed *positive social and economic benefits* associated with using the land in the manner as proposed, the amendment proposal may be seen by some as being consistent with the requirements of the regional land use strategy, State policies and Council’s Strategic Plan. However, it is considered that this proposal does **not** represent a positive social change for Devonport and it is therefore not in the community or environmental interests that it be approved.

**I sincerely recommended that Council consider to not approve this application for subdivision in its present form.**

Examination of the GHD Pty Ltd (GHD) REPORT 2021 on Page 47, Figure 26 provides a view of Lot 4. 74,987 sq m that includes areas of the Central North Burrowing Crayfish (*Engaeus granulatus*) habitat and *Eucalyptus ovata* community within the priority vegetation zone (PVZ). This PVZ also extends into part of the adjoining Lot 3.

From this figure 26, the extent of the natural vegetation is more clearly represented in Figure 3 Aerial Image the LST on page 243 Appendix D Natural Values Report by *Livingstone Natural Resources Services* as Appendix D, as pictured opposite.



This image provides a clear picture of the extent of this remnant native vegetation in Lot 4 and part of Lot 3, and illustrates the important landscape values that also provide an existing established amenity to properties particularly those that border Penanbul Drive. Also this same area of native bushland has a direct linkage to the bushland block to the south-west (as indicated) that was previously set aside as an offset for the earlier vegetation clearance of *Eucalyptus ovata* on 57 Stony Rise Road.

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This linkage of remnant bushland as well as its linkage to the Kelcey Tier Council Greenbelt should not be overlooked, as collectively such inclusion would enhance the protection of landscape and natural values. For this reason alone, such a connection should be very carefully considered as once such an area is cleared for dense housing development, with associated paved access, increased stormwater, lawns and 'lollypop' trees would be a local environmental disaster.

**The opportunity for this remnant bushland area to be protected is now, as once it is lost it is lost forever and Devonport would be the poorer.**

**Referring to 4.4 AM2022.01 & PA2022.0024 - COMBINED AMENDMENT AND DEVELOPMENT APPLICATION - 133 MIDDLE ROAD MIANDETTA**

I wish to point out a relevant section **4.6 (Page 164)**

### **2.7 LandUse Policies for Conservation**

*h. Avoid fragmentation and bisection of areas of identified natural conservation value and retain appropriate connecting habitat corridors between individual areas of natural conservation value:*

**AND (Page 169) 4.7.3 4 (20 (f))** refers to the *Devonport Strategic Plan 2009-2030*. The instrument - has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 that applies in relation to the land to which the relevant planning instrument relates.

*The Devonport City Council Strategic Plan 2009-2030 (the Strategic Plan) provides a strategic framework which outlines how Council will achieve its vision for Devonport to become a thriving and welcoming regional City, living lightly by river and sea. The framework contemplated by the Strategic Plan sets out a series of goals with corresponding outcomes and strategies. Each relevant strategy is considered in turn below:*

#### **Goal 1. Living lightly on the environment**

*1.2.1 Support the conservation and maintenance of biodiversity including coastal landscapes and preservation of areas of remnant vegetation.*

#### **Conclusion**

I am very disappointed that Devonfield Enterprises Inc, that I have held in very high regard, has decided to clearfell some of what I consider to be an important intact stand of Devonport's ever diminishing native bushland remnants. The eventual disruption through fragmentation of this bushland landscape with its conservation values is sadly a pattern where these natural values are rapidly being overlooked to make way for housing or other developments.

This proposal is contrary to a major Goal of the *Devonport Council Strategic Plan* which is to "live lightly on the environment", to support conservation biodiversity, and for the "preservation of areas of remnant vegetation". Such a Plan as proposed is designed for the long term but this proposal has only a short term gain with the dumbing down of natural values, a rapidly diminishing resource that provides the lungs, wellbeing and soul of Devonport as a "living city".

This proposal is also contrary to community expectations where Council should maintain its previously designated areas of 'priority vegetation', particularly the whole area of CT 249880/1 and part of CT198366/1, as such retention would conform to the *Devonport Council Strategic Plan* by adhering to land use priorities for conservation, avoid fragmentation and retain connectivity.

It is vital that where these two very small areas within CT 249880/1 have been identified as significant to protect both the *Engaeus granulatas* and the *Eucalyptus ovata*, connectivity with the

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adjoining remnant native bushland as part of the existing *Priority Vegetation Area* of is not only against the **Devonport Council Strategic Plan** but is most unwise. As these small areas identified within CT249880/1 will be subject to nearby pressures directly associated with the proposed dense residential area, with associated access paving, walkways, lawns, introduced vegetation (weeds) and stormwater.

**Therefore this example of native vegetation fragmentation of these two small isolated areas will over time most likely fail to protect these already identified threatened species *Engaeus granulatas* and *Eucalyptus ovata* community.**

To reiterate, in view of the above:

**I object to proposal Point 1.** *Remove the Devonport Reserved Residential Land Specific Area Plan from CT249880/1* to be replaced with General Residential Zone and Bushfire Hazard Management Area;

**In agreeing to proposal Point 2.** *Introduce the Open Space Zone to CTs 249880/1 & 198366/1*; I recommend that the Open Space Zone be extended to include the whole CT 249880/1 as well as part of CT198366/1.

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**As a long-time resident I do hope that enlightened Aldermen will consider objections to this proposal and recommend modifications to meet both environmental and community expectations. Thank you.**

Yours sincerely,



Peter C. Sims OAM MAIATSIS

10 AUGUST 2022