

31 MAY 2022

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CUSTOMER SERVICE

Mrs S. Doyle
 Huon Valley Council
 40 Main St, Huonville

File No:.....

Set ID:.....

I wish to object to object to part of my property at 39 Bolton road, Raminea Title reference 235763/1 being rezoned to Landscape Conservation.

The Zone Application guidelines state that at table 22.0 LCZ 2 The Landscape Conservation Zone may be applied to:

- (a) **large** areas of bushland or large areas of native vegetation which are not otherwise reserved, **but contains** threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation:
- (b) land that has significant constraints on development through the application of the natural Assets Code or Scenic Protection Code; or
- (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

The block of land

The vegetation is predominately stringbark (*Eucalyptus obliqua*), silver wattle and dogwood. None of these species are listed in Schedule 3A of the Nature Conservation Act 2002. No species listed under Schedule 3A of the Nature Conservation Act 2002 are present on this block of land.

Huon Valley Councils Priority vegetation report for 39 Bolton road, Raminea title reference 235763/1 lists Threatened Fauna Habitat for

Eastern barred bandicoot

Spotted tailed quoll and

Tasmanian devil.

Interrogation of the Tasmanian natural Values Atlas Search Map reveals

1. That there are no verified sightings of the Eastern barred bandicoot in the Raminea area although there have been numerous sightings in the Dover area.
2. There has been 1 verified sighting of a Tasmania devil west of 39 Bolton road, Raminea in a region controlled by Forestry Tasmania.
3. There is no data available for the Spotted-tail quoll.
4. The Eastern quoll is recorded as being within 5km of 39 Bolton road, Raminea with a verified sighting on the southern side of the Esperance River approx 6.8Km northwest of 39 Bolton road, Raminea.

This particular block has no special significance as habitat for this fauna as it adjoins properties with suitable habitat and large swathes of forestry with numerous reserves imposed by the Forest Practices Act. The Zone Application Guidelines table 22.0 LCZ 2 do not include do not include suitable habitat. The guideline only mention **large** areas that **contains** threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation. The South West National Park is located 5.5Km west.

This is not a **large** block of land and does not **contain** any threatened species of Flora or Fauna and does not contain significant habitat for threatened Fauna.

The property does not have any of the Key landscape features mentioned in the Zone Application guidelines.

There are no Landform features, No vegetation features, No Waterform features, No Cultural Heritage features and No Wildlife features.

The property at 39 Bolton road, Ramea is located at the end of Bolton road, a dead end road. The block is only visible from the last half of Bolton road and is not visible from elsewhere in the Municipality.

Bolton road provides access to 5 properties. There is No through traffic, No recreation traffic and No recreation usage.

The area has a sensitivity Level of 3 (Low) and a Scenic Value Area Matrix of SVA2 (Moderate)

The block falls within the South-East Coastal Hills Scenic Quality frame of reference.

It contains none of the features listed in the High or Moderate Scenic Quality class and very few of the features listed in the low quality class.

I reside on and have owned the property at 39 Bolton road, Ramea since July 1967.

During that time till the present I have farmed cattle on the property. The block Title reference 235763/1 has been and is used for firewood, timber posts, storage and cutting up of firewood and vehicle parking/storage and loading/unloading ramp for heavy machinery.

During the last 55yrs of driving and walking Bolton road, Ramea I have never seen a Tasmanian Devil, Quoll of any species or Eastern barred bandicoot on this block or Bolton road.

In the event that the block is rezoned to Landscape Conservation it will be of no value to me and will significantly reduce the value of the block in the event that I wished to sell it.

Rezoning the block to Landscape Conservation would also likely reduce or eliminate any possible carbon payments that I could apply for for preserving the native vegetation.

I have previously applied for a Government grant for the purpose of reserving some of the property in its natural state. Following my application for the grant an on ground assessment was made and I was subsequently advised that none of the native bush on the property was assessed as being of sufficient value to be preserved.

The block was completely burnt out by uncontrolled bushfire approx. 20yrs ago.

I wish for the block to be zoned Rural Living as per its previous zoning.

Yours faithfully



G.C. Miller.

31 MAY 2022

HUON VALLEY COUNCIL

31 MAY 2022

CUSTOMER SERVICE

General Manager
Huon Valley Council File No:
40 Main road, Huonville Site:

39 Bolton road
Raminea. Tas. 7109.

I wish to object to object 39 Bolton road, Raminea Title reference 235763/1 being rezoned to Landscape Conservation.

The Zone Application guidelines state that at table 22.0 LCZ 2 The Landscape Conservation Zone may be applied to:

- (a) **large** areas of bushland or large areas of native vegetation which are not otherwise reserved, **but contains** threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;
- (b) land that has significant constraints on development through the application of the natural Assets Code or Scenic Protection Code; or
- (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

The block of land

The vegetation is predominately stringbark (Eucalyptus obliqua), silver wattle and dogwood. None of these species are listed in Schedule 3A of the Nature Conservation Act 2002. No species listed under Schedule 3A of the Nature Conservation Act 2002 are present on this block of land.

Huon Valley Councils Priority vegetation report for 39 Bolton road, Raminea title reference 235763/1 lists Threatened Fauna Habitat for

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Interrogation of the Tasmanian natural Values Atlas Search Map reveals

1. That there are no verified sightings of the Eastern barred bandicoot in the Raminea area although there have been numerous sightings in the Dover area.
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4. The Eastern quoll is recorded as being within 5km of 39 Bolton road, Raminea with a verified sighting on the southern side of the Esperance River approx 6.8Km northwest of 39 Bolton road, Raminea.

This particular block has no special significance as habitat for this fauna as it adjoins properties with suitable habitat and large swathes of forestry with numerous reserves imposed by the Forest Practices Act. The Zone Application Guidelines table 22.0 LCZ 2 do not include do not include suitable habitat. The guideline only mention **large** areas that **contains** threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation. The South West National Park is located 5.5Km west.

This is not a **large** block of land and does not **contain** any threatened species of Flora or Fauna and does not contain significant habitat for threatened Fauna.

The property does not have any of the Key landscape features mentioned in the Zone Application guidelines.

There are no Landform features, No vegetation features, No Waterform features, No Cultural Heritage features and No Wildlife features.

The property at 39 Bolton road, Rameina is located at the end of Bolton road, a dead end road. The block is only visible from the last half of Bolton road and is not visible from elsewhere in the Municipality.

Bolton road provides access to 5 properties. There is No through traffic, No recreation traffic and No recreation usage.

The area has a sensitivity Level of 3 (Low) and a Scenic Value Area Matrix of SVA2 (Moderate)

The block falls within the South-East Coastal Hills Scenic Quality frame of reference.

It contains none of the features listed in the High or Moderate Scenic Quality class and very few of the features listed in the low quality class.

I reside at 39 Bolton road, Rameina in a house I constructed in 1982.

From 1988 till the present I have farmed cattle on the property. The block Title reference 235763/1 has been and is used for firewood, timber posts, storage and cutting up of firewood and vehicle parking/storage and loading/unloading ramp for heavy machinery.

During the last 55yrs of driving and walking Bolton road, Rameina I have never seen a Tasmanian Devil, Quoll of any species or Eastern barred bandicoot on this block or Bolton road.

In the event that the block is rezoned to Landscape Conservation it will be of reduced value.

Rezoning the block to Landscape Conservation would also likely reduce or eliminate any possible carbon payments that the owner could apply for for preserving the native vegetation.

The present owner previously applied for a Government grant for the purpose of reserving some of the property in its natural state. Following his application for the grant an on ground assessment was made and he was subsequently advised that none of the native bush on the property was assessed as being of sufficient value to be preserved.

The block was completely burnt out by uncontrolled bushfire approx. 20yrs ago.

I wish this block to be zoned Rural Living and not zoned Landscape Conservation.

Yours faithfully.



M.A. Miller.