

CAMBRIA, TASMANIA



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Amendment to the Glamorgan Spring Bay Interim Planning Scheme

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Author - Jen Welch

Reviewed - Irene Duckett

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TASMANIA

49 Tasma Street, North Hobart TAS 7000

Tel 03 6234 9281

Fax 03 6231 4727

Mob 0418 346 283

Email planning@ireneinc.com.au

EXECUTIVE SUMMARY

This report forms part of a request for amendment to the *Glamorgan Spring Bay Interim Planning Scheme* 2015 (GSBIPS 2015) under the former Section 33 provisions of the Land Use Planning and Approvals Act 1993, relating to land on the northern perimeter of Swansea, forming the farm estate of Cambria.

The amendment has been drafted to allow for a range of uses and development on the site, to support the ongoing heritage restoration and adaptive reuse of the historic Cambria homestead, intensive agricultural use of prime and productive agricultural land, and ecological restoration and protection of important ecosystems. To support these activities economically, a range of complimentary tourist facilities and activities will be facilitated by the amendment.

A Masterplan concept for future potential development of the site informed the proposed amendment. The Masterplan is based on intensive investigations into the site's potential with respect to heritage, agricultural capability, inundation risk, aboriginal heritage, and natural values. The Masterplan also responds to the relevant state and national policies, regional land use strategies, and the local structure plan.

The amendment is in the form of a Specific Area Plan, the purpose of which is to:

1. Provide for use and development of the site that utilises the agricultural, natural, and historic heritage assets as the basis for regionally significant economic tourism development.
2. Identify precincts that recognise the specific land characteristics, and manages use and development that is appropriate to the features of the landscape.
3. Reinststate and protect the importance of the Cambria Homestead as a historic focal point for the community and visitors.
4. Protect the most productive agricultural land and ensure that adjoining land uses conflicts are minimised or integrated with agricultural activities.

The land has been divided into four distinct precincts that enable fine grain planning responses to investigations of the site's features. The precincts have further objectives to manage use and development that meet the specific qualities of the area, but are integrated with the overarching vision for the site.

The structure and wording of the amendment has been drafted where possible, in accordance with the State Planning Provisions so that it can be easily incorporated into a future scheme, however in the interim it is capable of being included within the existing scheme.

A review of relevant strategic documentation is included in this document, as well as documentation of various desired outcomes for the overall urban design and the development of the site. Assessment of the various site opportunities and constraints has been informed by a number of background reports forming the basis of a detailed site analysis. The impact of development options has then been compared within the existing and scheduled changes to the planning scheme in order to establish the framework for the

amendment. Finally, the resulting proposal has been assessed in accordance with the requirements of the Act including consideration of the State Policies.

This report has concluded that all existing natural values can be maintained, protected or enhanced; potential hazards can be mitigated or avoided; and the potential outcome can produce a high level of amenity and social and economic investment for the region, and users of future development of the land.

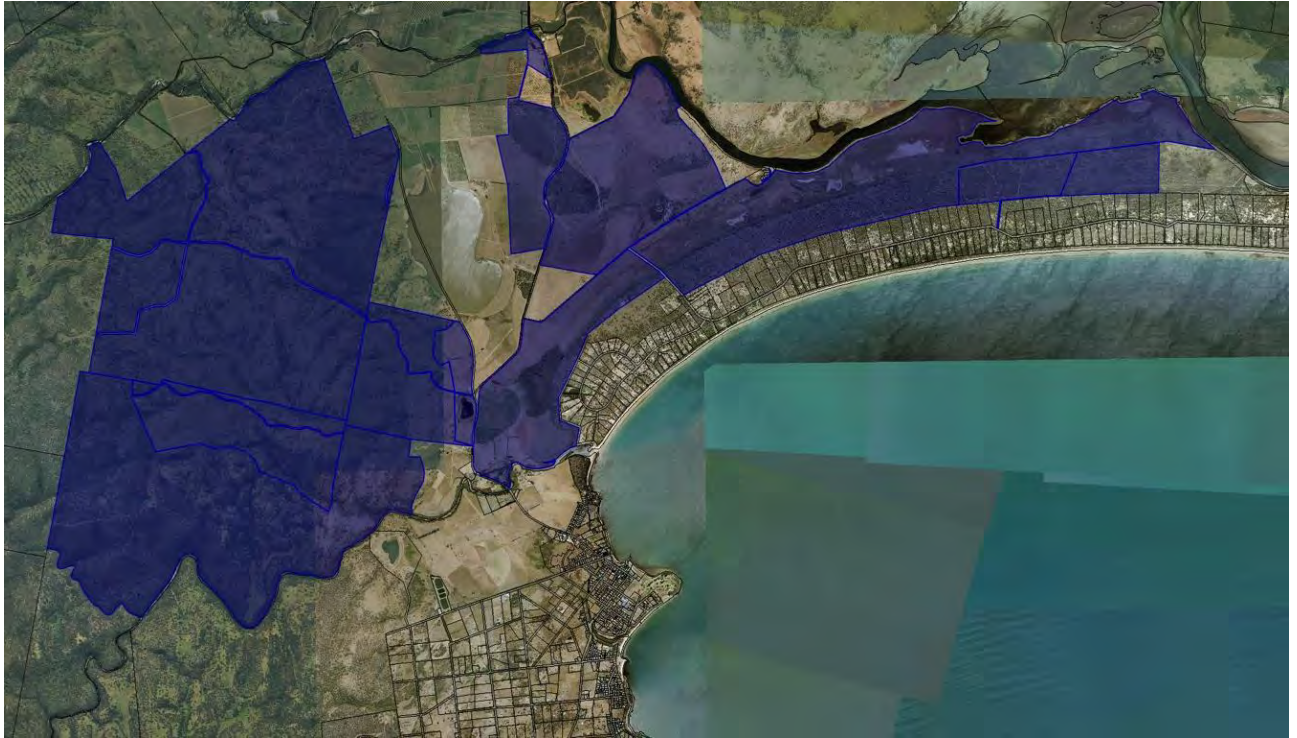


Figure 1: Aerial Image showing the extents of the Cambria Estate (Source: The LIST)

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1. BACKGROUND

Ireneinc Planning & Urban Design has been engaged by Cambria Green Agriculture and Tourism Management Pty. Ltd. to prepare a masterplan for development of various properties located around 2-10km north of Swansea on the east coast of Tasmania. The brief provided to us by Mr Ronald Hu was to undertake a preliminary assessment of the feasibility of the land in relation to the following development options:

- Agriculture (Organic Farming) - orchards, crops, grazing and hay production, and vineyards
- Tourism Development - resort, motel, International conference facilities, and dwellings
- Health Retreats - recuperation holiday accommodation
- Retail / Commercial - shops, restaurants, recreation centre, service station, clinics and consulting rooms
- Golf course - including club rooms
- Light Aircraft Landing Strip - scenic flight facilities, Royal Flying Doctors Service facilities

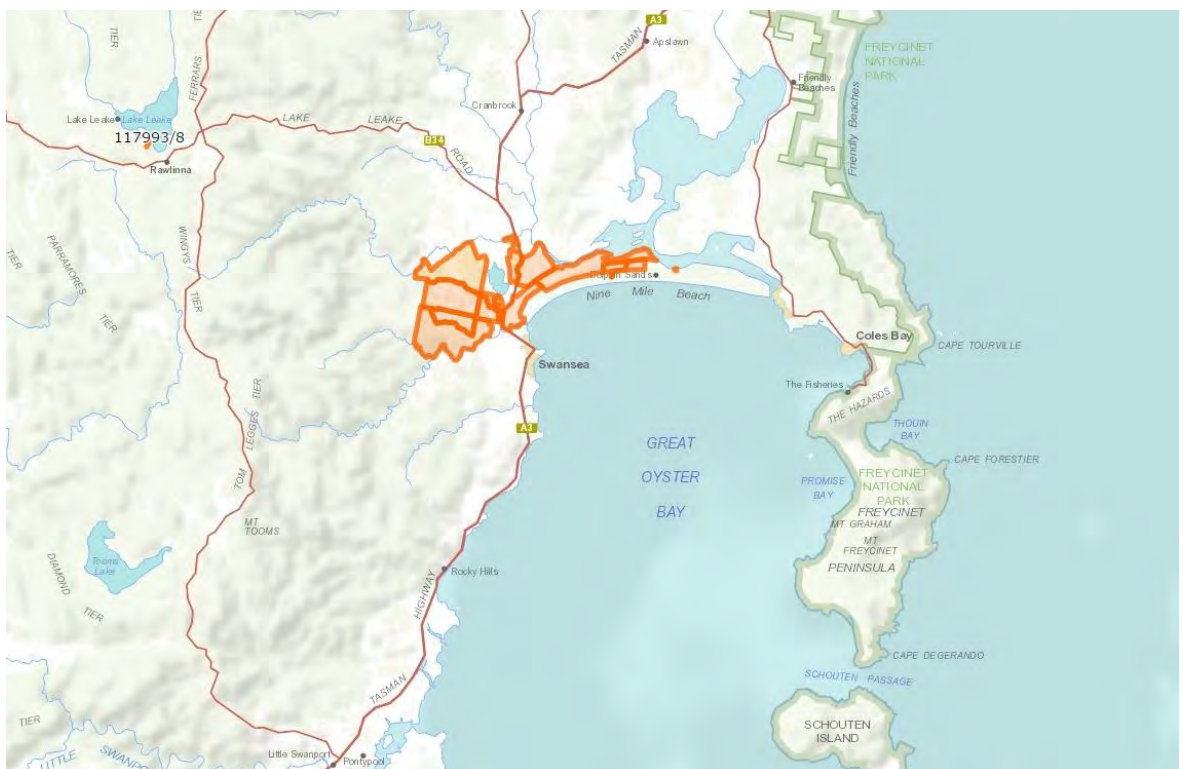


Figure 2: Location Plan (source: The LIST)

The feasibility recommended a Masterplan for the site with reference to relevant strategic and statutory documents, and identified the necessity to amend the planning scheme to facilitate the best use of the natural and built resources on the land.

This report forms part of a request for an amendment to the *Glamorgan Spring Bay Interim Planning Scheme 2015* (the Scheme) under the S8C and the Savings and Transitional Provisions of Schedule 6 of the *Land Use Planning and Approval Act 1993 (LUPAA)*, which requires amendments to interim planning schemes to be considered in accordance with the former requirements of LUPAA.

The proposed amendment has been prepared with reference to the *Southern Tasmanian Regional Land Use Strategy 2013 (STRLUS)*, the provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2013 (GSBIPS)*, the *Tasmanian Planning Scheme: State Planning Provisions (SPP)* and other applicable provisions of national, state, regional and local policies.

1.1 PROJECT TEAM & REPORTS

This project has been informed and guided by the outcomes of a number of investigations undertaken by a range of specialist consultants with the following documentation prepared:

- Aboriginal Heritage Assessment, Cultural Heritage Management Australia
- Agronomic Suitability Report, Ag Logic
- Ecological Assessment, Environmental Consulting Options Tasmania
- Coastal Vulnerability Assessment, Geo-Environmental Solutions
- Conservation Management Plan, and Heritage Design Guidelines, Trethowan
- Architectural Plans, Life Design Architecture
- Golf Course Masterplan, Crafter + Mogford
- Traffic Impact Assessment, Milan Prodanovic
- Visual Impact Assessment, Another Perspective

2. STRATEGIC ANALYSIS

2.1 PLANNING POLICY FRAMEWORK

The following section reviews the strategic land use planning policy contained within the following relevant documents, *Southern Tasmania Regional Land Use Strategy 2013*, and *Swansea Structure Plan: 4 February 2016*. The policies and objectives of the current Interim Planning Scheme and State Planning Provisions have also been considered, as well as a number of other relevant documents that may impact the strategic framework.

2.2 TOURISM

Tasmania is becoming an increasingly popular destination for interstate and overseas visitors. Visitor numbers to Tasmania were up 8% in 2017 from the previous year, with 1.28 million visitors coming to the state¹. There was a net 19% growth in international tourism arrival numbers from the year 2012 to 2015, notably a 281.6% increase in tourist numbers from China, resulting in the largest number of overseas tourists in that year².

Tourism Tasmania data shows that there was a 10% increase in visitor numbers arriving at the East Coast during 2017 from the previous year, with 377,600 visitors visiting the region from interstate and overseas³.

The most popular activities and experiences which visitors to the state participated in during the 12 months to September 2017 include (in total visits); bushwalking (587,422) visiting historic sites and attractions (532,697), visiting National Parks (530,688), visiting museums (411,962), visiting craft shops (399,451) and visiting local food producers (377,465)⁴.

¹ Tasmanian Tourism Snapshot (2017: p1)

² Tourism Tasmania Asian Engagement Marketing Strategy (2016: p 5)

³ Tourism Tasmania Snapshot (2017: p 4, Table 2)

⁴ Tasmanian Visitor Survey data (<https://tourismtasmania.com.au/research/tvs>)

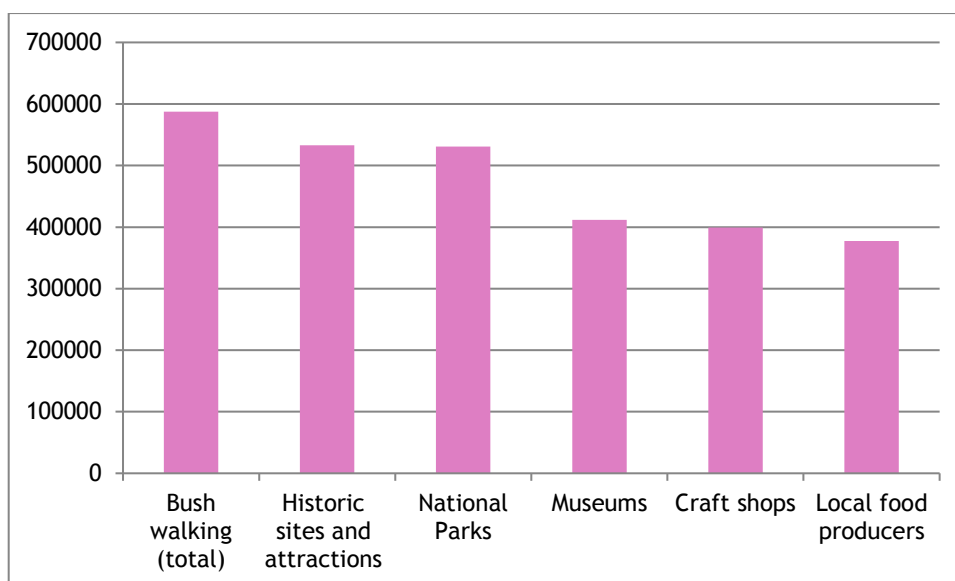


Figure 3: Most popular activities for visitors to Tasmania over 12 months to September 2017. Source: TVS data

The Freycinet Peninsula and Wineglass Bay are key destinations for tourists to the area⁵. The Freycinet Peninsula is seeing a significant growth in tourist numbers each year. In the year 2016-17 Freycinet National Park was the most visited National Park site in Tasmania, with 292,000 visitors, up 7% from the previous year⁶.

Coles Bay and surrounds offer a range of accommodation options for visitors to Freycinet, but large demands during the peak season see high occupancy rates for accommodation, and there is also increased demand on other infrastructure such as car parking in the National Park during peak times⁷.

ABS census data from 2016 illustrates the following employment data for the top responses for 'Industry of employment':

INDUSTRY	% GLAMORGAN SPRING BAY	% BREAK O'DAY	% TASMANIA
Accommodation	12.4	6.4	1.8
Cafes and Restaurants	3.7	—	2.4
Supermarkets and Grocery stores	3.6	4.7	3.0

These numbers illustrate that visitor accommodation is one of the highest employers in Glamorgan/Spring Bay, and is substantially greater in the region than across the state generally. The next two highest employers in the municipality are cafes and restaurants, supermarkets and grocery stores, showing the importance of tourism to a number of different employment sectors.

Tourism is clearly an integral part of the economy of the region.

2.2.1 Tourism 2020

Tourism 2020 is an Australian and state government policy direction to respond to opportunities in the tourism industry. The following are the policies that were agreed upon⁸:

⁵ Freycinet National Park Draft Management Plan (2015: p 6)

⁶ Parks and Wildlife Service, Visitor Numbers to Selected Reference Sites

⁷ *The East Coast Destination Management Plan*, The Stafford Group (2013: p 64)

⁸ <https://www.austrade.gov.au/Australian/Tourism/Policy-and-Strategy/tourism-2020>

- *encourage high-quality tourism experiences, including Indigenous tourism*
- *limit the tax, red tape and other regulatory burden industry faces*
- *undertake coordinated and effective marketing campaigns to drive demand*
- *work with industry to support the development of tourism infrastructure that can drive demand.*

These were further elaborated on in 2014 with the *Tourism 2020 Implementation Plan (2015-2020)*. Targets were identified for the growth of the tourism industry to between \$115 and \$140 Billion. Of relevance is a substantial increase in the number of rooms, aviation capacity, and skilled tourism workforce.

The education and training of tourism skills is an important component of ensuring that the tourism industry is competitive globally, along with an emphasis on the ‘integration and implementation of destination management planning processes and actions into local government planning’ (p. 2).

2.2.2 Asian Tourism Market

The Australian government has strengthened cooperation with the signing of a Memorandum of Understanding⁹ with the Chinese Government to increasing tourism cooperation through the Approved Destination Status scheme, which facilitates a greater number of Chinese tourists through guided groups.

Subsequently, at a state level Tourism Tasmania has recognised China and Hong Kong as two independent core priority markets in the Asian region for the growth of the tourism market, with spending far exceeding other identified priority markets. The emergence of this market has required Tourism Tasmania to assess these emerging markets and respond strategically. The current marketing position and approach is as follows:

Tourism Tasmania’s targeted position in the Asian region is as a premium destination and is focused on affluent, high yield visitors, rather than volume. This strategy is focussed towards small group tourism and Free Independent Travellers and is underpinned by the destination’s core appeals of nature, wildlife, produce and people.¹⁰

Tourism Tasmania identifies that China represents a total 16% of total international leisure visitation to the state, and that these arrival numbers are anticipated to rise.

⁹ <https://www.austrade.gov.au/Australian/Tourism/Working-with-China/china-policies>

¹⁰ p. 7, Tourism Tasmania, June 2016, Asia Engagement Marketing Strategy

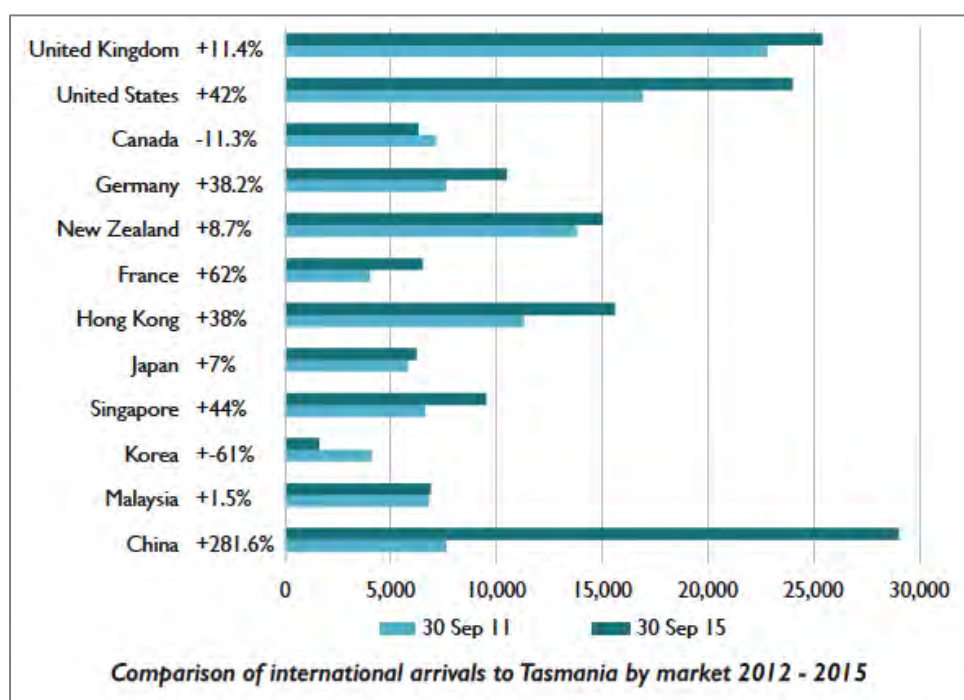


Figure 4: The number of all international visitors has increased to Tasmania, with China rapidly surpassing other countries¹¹

2.2.3 Regional Tourism

In addition to Tourism 2020, Tourism Australia and Austrade have established the *Regional Tourism Infrastructure Investment Attraction Strategy 2016-2021* (the strategy). The strategy is a five-year commitment between the two agencies to work with state, territory and local governments to create an environment conducive to attracting foreign direct investment (FDI) into regional tourism infrastructure.

The strategy has selected iconic tourism regions ‘where the visitor economy is showing signs of health, but has witnessed lower levels of investment (i.e. evidence of market failure)’¹². The strategy has identified the East Coast of Tasmania as one its target destinations and is focused on growing demand for distinctive and authentic experiences that are often found in regional areas. The East Coast is acknowledged as suiting tourism demand for culture and heritage, nature and wildlife, and aquatic and coastal activities .

In some respects regional planning strategies for tourism development and infrastructure are not keeping pace with the substantial growth of tourism, however they are still important in illustrating some of the issues and necessary responses. *The East Coast Destination Management Plan*¹³ was prepared in 2013 for the East Coast Regional Tourism Organisation Inc. and looks at management of existing and future tourism opportunities in the Break O’Day and Glamorgan/Spring Bay municipalities. The report identified the following limitations on tourism development:

Stakeholder feedback and overall analysis highlights the following in relation to these issues in the matrix as they affect the East Coast:

¹¹ p. 5

¹² <https://www.austrade.gov.au/Australian/Tourism/Policy-and-Strategy/Infrastructure-and-Investment/regional-tourism>

¹³ *The East Coast Destination Management Plan*, The Stafford Group (2013)

- Access to the East Coast and no direct air access is noted as a limitation which creates heavy reliance on tagging on to the strategic gateways of Hobart and Launceston;
- Limited telecommunications coverage in some areas is a limitation for operators and visitors;
- Lack of available skilled labour and the cost of securing and retaining it on the East Coast are noted as limitations affecting service delivery and front of house standards etc. Variable food and beverage quality is noted as a problem needing to be addressed; and
- Lack of investment and mediocre returns on investment are limiting opportunities for innovation and associated investment.

The STRLUS includes the following Regional Policy to manage the growth in Tourism:

T 1 Provide for innovative and sustainable tourism for the region

T 1.1 Protect and enhance authentic and distinctive local features and landscapes throughout the region.

T 1.2 Identify and protect regional landscapes, which contribute to the region's sense of place, through planning schemes.

T 1.3 Allow for tourism use in the rural and significant agriculture zones where it supports the use of the land for primary production.

T 1.4 Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation.

T 1.5 Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development. T 1.6 Recognise, planning schemes may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.

T 1.7 Allow for objective site suitability assessment of proposed tourism use and development through existing non-planning scheme based approval processes (43A application).

While there are not specific objectives within the GSBIPS for tourism, local objectives for the various specific areas of interest often refer to tourism particularly for the Activity Centres (clause 3.0.3):

Desired Outcomes:

- (a) Vibrant town and village centres that provide for the needs of locals and visitors.*
- (b) Commercial operations outside of town and village centres to provide for the needs of locals and visitors where isolation makes them necessary and viable.*

Outcomes to be achieved by:

- (a) Providing visitor services within towns to enhance the visitor experience.*
- (b) Strengthening the commercial and tourism roles of the activity centres to meet the needs of residents and visitors.*
- (c) Protecting and enhancing the historic heritage of the towns and villages.*

In terms of Local objectives for Competitiveness the STRLUS includes the following (clause 3.0.9):

Objective: To make the municipal area competitive on a State, national and international basis.

Desired outcomes:

(a) The Glamorgan Spring Bay municipal area is a destination to visit providing cultural, historic and natural attractions.

Outcomes to be achieved by:

(b) Applying Heritage Code to protect the heritage significance of the area and stimulate appreciation of the area.

(d) Providing for innovative and environmentally sound tourism projects in all zones that respond to market need and reflect the unique qualities of the locality

The Swansea Structure Plan (p. 40) recognises that some of the current weaknesses in Swansea are that:

- *Some tourist facilities are aging and a lack of new offerings may affect appeal of Swansea as a tourist destination.*
- *Does not have a strong identity and lacks “anchor” attractions that draw people to the town.*

Further it is recognised that the existing golf course is underutilised. There is also a concern that Excessive tourism of residential development may lose the existing community culture of the township (p. 46).

2.3 POPULATION

The Tasmanian Government has a policy to increase the state’s population to 650,000 by 2050 by encouraging and facilitating interstate and overseas migration and encouraging expats to return to Tasmania¹⁴. However, Tasmania’s population has continued to positively increase since around 2012. Overall, Tasmania’s population is estimated to have increased by 3,289 people from June 2016 to June 2017 at a growth rate of 0.64%, which is lower than the Australian average of 1.6%¹⁵.

In terms of the population of towns within proximity to the site, the Census data indicates populations for the years 2016 (866 people), 2011 (771 people) and 2006 (840 people) based on State Suburbs data. As can be seen in the figure below, the MapData provided on the ABS the geographical boundary for Swansea varied over this period at all locations. Regardless of discrepancies in mapping, what the graph in Figure 6 does show is that all East Coast towns have a relatively small permanent population and a minimal growth rate.

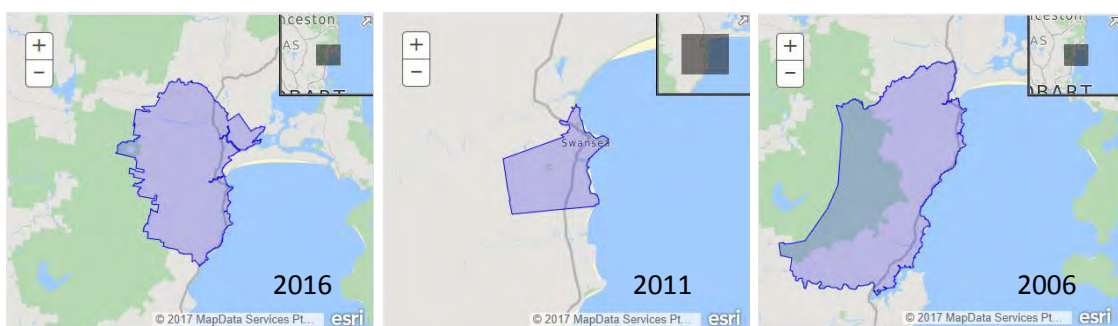


Figure 5: Swansea State Suburbs Geographic boundary (Source: ABS)

Of the towns mapped below Triabunna shows declining population while all other towns are increasing somewhat. It is possible that the decline is indicative of the changes from the closure of the Pulp Mill, however recent changes to tourism infrastructure and options to access Maria Island National Park; and changes to the salmon industry will potentially result in changes to the town.

¹⁴ https://www.stategrowth.tas.gov.au/policies_and_strategies/populationstrategy

¹⁵ Tasmanian Government, Release date 14 December 2017, *Population (ABS Cat No 31010.0)*.

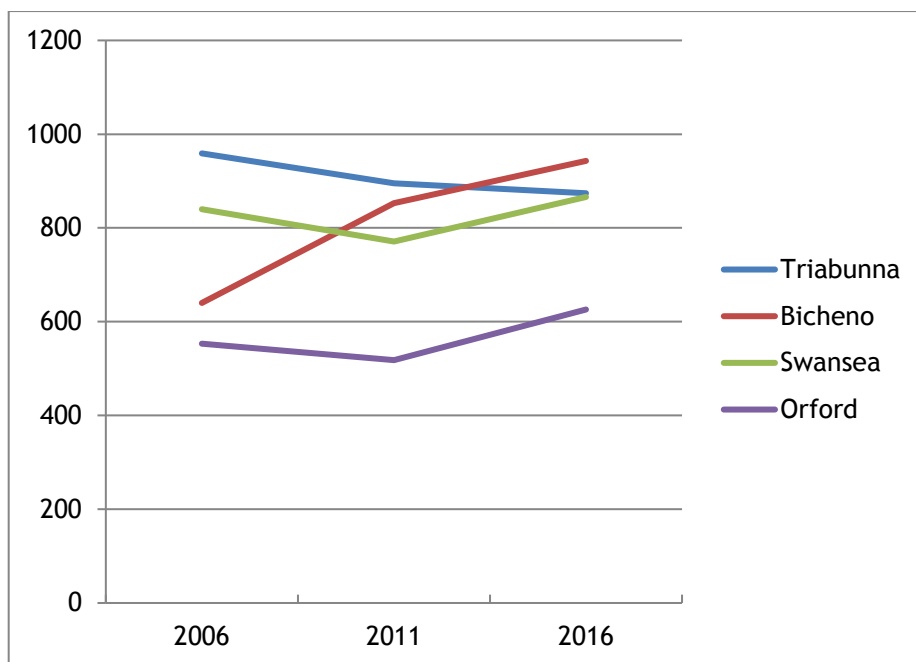


Figure 6: Population of four Glamorgan/Spring Bay Towns 2006-2016 census data Source: ABS Census

The population of the Glamorgan/Spring Bay Municipality is more indicative of the overall population trends for the region, as at the 2016 census at approximately 4,400. In 2015-16 Glamorgan/Spring Bay saw an increase of 30 people, which is an increase of 0.7% between 2015-16. In contrast to this 13 municipalities had negative growth including the neighbouring Break O'Day Municipality¹⁶.

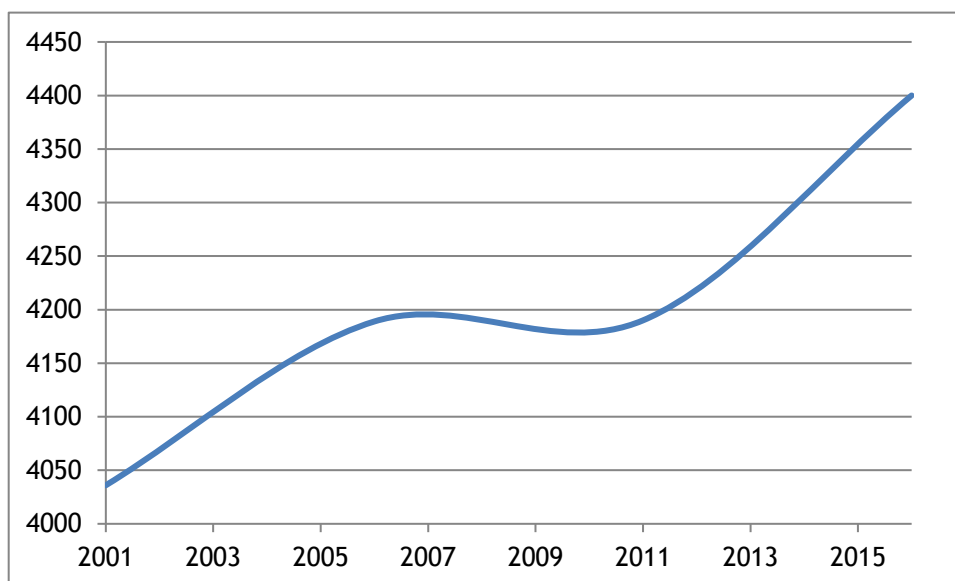


Figure 7: Population of Glamorgan/Spring Bay Municipality 2001-2016 Census data Source: ABS Census

Like the rest of Tasmania, the population of the Glamorgan/Spring Bay LGA continues to age. The median age for the municipality increased from 49 years in 2006 to 56 years in 2016. The median age for Tasmania as a whole was 42 years in 2016, while towns within the Glamorgan Spring Bay municipality feature some of the oldest populations in the state. Swansea has a median age of 64; Dolphin Sands 62; Orford 59; Bicheno 54; and Coles Bay 53¹⁷. As identified in the Regional Strategy

¹⁶ Regional Population Growth ABS Cat No 3218, Department of Treasury and Finance

¹⁷ ABS Quickstats 2016

(GSBIPS clause 2.2.4) the municipality has a higher than average median age in part due to the attractiveness of the area to retirees.

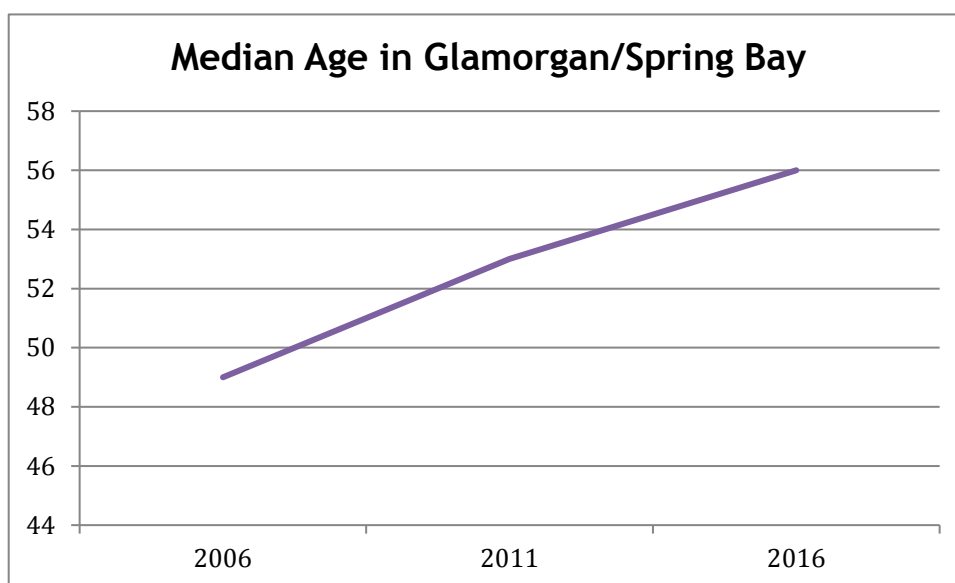


Figure 8: Median Age of Glamorgan/Spring Bay Municipality Source: ABS Census

Under the Regional Land Use Strategy, Triabunna is identified as a ‘district town’ with a moderate growth strategy. The settlements of Bicheno, Orford and Swansea are all identified as ‘townships’; Swansea and Bicheno with moderate growth strategies and Orford with a low growth strategy. Buckland and Coles Bay are identified as ‘villages’ with low growth strategies. The overarching strategic direction related to residential growth is as follows:

SD2: Holistically Managing Residential Growth

The Strategy presents a timely opportunity to plan for residential growth on a regional basis. Planning for residential growth at this level is critical to ensuring a sustainable pattern of development and land release, protection of productive resources and natural and cultural values, as well as providing the opportunity for infrastructure providers to identify future infrastructure needs...

Of specific interest to this assessment is that the STRLUS identifies Swansea as a ‘Township’ with a ‘Moderate’ growth strategy and ‘Consolidation’ growth scenario.

TOWNSHIP	
Description	Townships are residential settlements with prominent town centres providing a number of facilities, some local employment opportunities and convenience shopping.
Population*	500 to 1500 (excluding any surrounding rural living areas)
Utility Connections	Electricity. May have reticulated water and sewerage if existing
Services	See Activity Centre Network: Town Centre

Figure 9: The Settlement Network (Source: STRLUS, p. 87)

The Local Objectives of the GSBIPS include the following Local Objectives to manage Residential Growth (3.0.2):

Objective: To manage residential growth holistically.

Desired Outcomes:

(a) Efficient and attractive areas and orderly growth that supports the corresponding town and village centres.

Outcomes to be achieved by:

(a) Ensuring available infill opportunities are taken up within settlements prior to significant rezonings.

The 2016 ABS data shows there is an existing permanent population of 866 in Swansea, an average dwelling size of 1.9, with a total of 545 dwellings, 66% of which are occupied. Allowing for a population of up to the 1500 from the STRLUS definition this would allow for growth in population of 634, at the average occupancy and dwelling size this would require an additional 333 dwellings. However, this does not take into account the actual population growth rate over the past 8 years for Swansea and the municipality, which is not as substantial as this.

A reasonable growth rate would be anticipated to be consistent with the municipalities of around 5%, over four years this would be in the order of around 27 new dwellings over four years in Swansea. This figure does not reflect a proportional increase in the number of vacant dwellings.

Table 1: Population change for Swansea (Source: ABS)

	2006	2011	Change	% Change	2016	Change	% Change
Triabunna	959	895	-64	-6.67%	874	-21	-2.40%
Bicheno	640	853	213	33%	943	90	10.55%
Swansea	840	771	-69	-8.21%	866	95	12.32%
Orford	553	518	-35	-4.16%	626	108	20.84%

Table 2: Population change for Glamorgan/Spring Bay Municipality (Source: ABS)

	2001	2006	±	%	2011	±	%	2016	±	%
Glamorgan/ Spring Bay	4036	4189	153	3.79%	4190	1	0.02%	4400	210	5.01%

In addition to the townships is the small coastal hamlet of Dolphin Sands is also in proximity to the Cambria land and would use Swansea as the nearest township. Recent Census data illustrates that the suburb has a population of 126, a median age of 62 and 73.8% of private dwellings are unoccupied.

2.3.1 Land Supply

The following diagrams illustrate the extent of developed land within settled sites within proximity to the Cambria land, relative to the respective zoning.



Figure 10: An overlay of building points and zoning illustrates the extent of vacant land within the existing settled land in Dolphin Sands (Source: The LIST)

Dolphin Sands has an area of Rural Living (pale pink) land at the Western end that is potentially developable for minimum lot sizes of 1 ha. With around 40ha, this would yield roughly 26 lots¹⁸. A number of centrally located lots within the Particular Purpose Zone 3 - Dolphin Sands (PPZ = yellow) are undeveloped; approximately 34 lots. There is also further scope for some lots within the PPZ to be subdivided to an absolute minimum of 1ha.

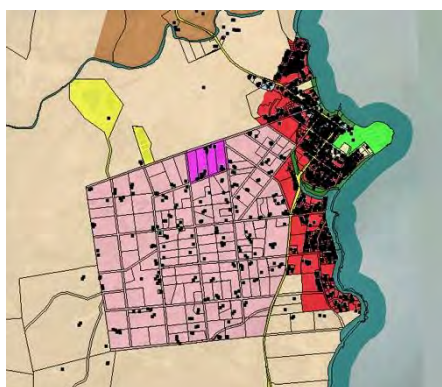


Figure 11: An overlay of building points and zoning illustrates the extent of vacant land within the existing settled land in Swansea (Source: The LIST)

Swansea itself has around 26 lots in the Rural Living Zone that are currently vacant. Most significantly there is roughly 36ha of General Residential Zone land that could be further subdivided for lot sizes of between 450-1,000m² or around 25-50 lots¹. While greater density is permitted the pattern of development in the suburb is for lots that are around 700m².

The Swansea Structure Plan (p. 50) identifies 31ha of vacant land zoned residential, excluding the area zoned Rural Living and Particular Purpose in proximity to Cambria and predates the most recent census data. The plan identifies that there is sufficient land supply for the next 10 years.

It is clear that there is an existing surplus of land available either to be developed or capable of being further subdivided to enable low to very low densities of residential development within proximity to the Cambria land.

¹⁸ Allowing for 10% open space, 25% road network.

2.3.2 Liveability and Community

Any changes to the Cambria land need to be prepared in consideration of the existing characteristics and likely growth of the residential population of Swansea. The STRLUS includes the following Strategic direction:

SD10: Creating Liveable Communities

...Ensuring that our land use planning responses contribute to making the region 'liveable' will be a key competitive strength for Southern Tasmania into the future in increasing migration, visitation, trade and investment.

Use and development of land in proximity to the Swansea Township needs to consider the impact on the 'liveability' of the township, and the existing community.

Greater detail of improving the community specific to the municipality is included *Glamorgan Spring Bay Community Strategic Plan 2013*. This plan identifies the future aspirations for the municipal community. The plan acknowledges that is very 'big picture', and focuses more on the ambitions and goals rather than the detail of how to get there.

- *The Strategic Plan identifies five major external trends likely to influence the future:*
- *The ageing of the population*
- *Economic and political influences on forestry and fishing*
- *Changing education resources*
- *Value adding opportunities in agriculture*
- *Changes in environmental conditions*

These trends defined the future directions embedded in the Strategic Plan.

Public consultation undertaken during the Swansea Structure Plan (p31) found the following key issues relevant to this assessment:

- *Need for increased population to secure viability of town services.*
- *Visitor accommodation should be encouraged in rural living areas.*
- *Diversify economy to keep young families.*
- *Training facilities required for hospitality workers; include suitable accommodation for a range of student training related to university and TAFE education.*
- *Industrial land required for small scale, niche activities related to aquaculture, food processing, furniture making, construction industrial, mechanical among others.*
- *Population should increase by 300 - 400 people to secure viable community services.*
- *Need for motor home and caravan site.*
- *Support relocation of golf course, but suggest not in an area suitable for residential development.*
- *Support large-scale, high quality sporting and golf course precinct.*
- *Need for viable community services.*
- *Town should focus on becoming a retirement town supported by high quality, diverse accommodation and community facilities such as a large scale botanical gardens funded by developer contributions.*

- *Attracting a conference facility would be a point of difference to other east coast towns; the current golf course area could be appropriate.*
- *Support for relocated golf course; Cambria and Coswell properties could be other viable locations.*
- *Support for relocation of industrial land.*
- *Golf course land is attractive and this shouldn't be lost in any redevelopment; the walkway must be retained.*
- *Bike trails are required as roads are unsafe.*

The proximity of the Cambria land to Swansea enables it to target some of these aspirations without compromising the township as the focal point for the area.

2.4 ACTIVITY CENTRES AND ECONOMIC DEVELOPMENT

The major economic activities of the municipality are tourism, agriculture, fishing and aquaculture (GSBIPS 2.2.4). Regional objectives that are relevant are particular to tourism and agriculture and have been discussed in sections with applicable headings. This section is concerned with the importance of townships and their role in providing services for economic activities, and as an attraction in themselves. The STRLUS refers to them as Activity Centres and defines them as follows:

Activity Centres: Are mixed use areas that provide a focus for services, employment, retail and commercial activity and social interaction in cities and towns. They also include community meeting places, community and government services, education facilities, settings for recreation, leisure and entertainment and may include in larger activity centre residential development in mixed land use settings.

The STRLUS includes the following policy:

SD3: Creating a Network of Vibrant and Attractive Activity Centres

... The Activity Centre Network demonstrates how activity centres can logically form a complementary network providing the population with reasonable access to necessary facilities and services.

AC 1 Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.

The planning scheme identifies that it will achieve this by applying the Local Business Zone to Swansea (3.0.3 - R Activity Centres: Regional Objectives).

The STRLUS *Map 8: The Activity Centre Network* show that Swansea is not contained within any 'Zones of influence', and the nearest activity centre (other than the Specialist Activity Centre of Coles Bay) is either Sorell or Oatlands, over 100km away. However *Map 9: Regional Settlement Strategy*, shows Triabunna and Bicheno as the nearest centres (District Towns). Swansea is centrally located between Hobart (1:52hr drive) and Launceston (1:47hr drive) yet relatively isolated from the services that these Activity Centres provide.

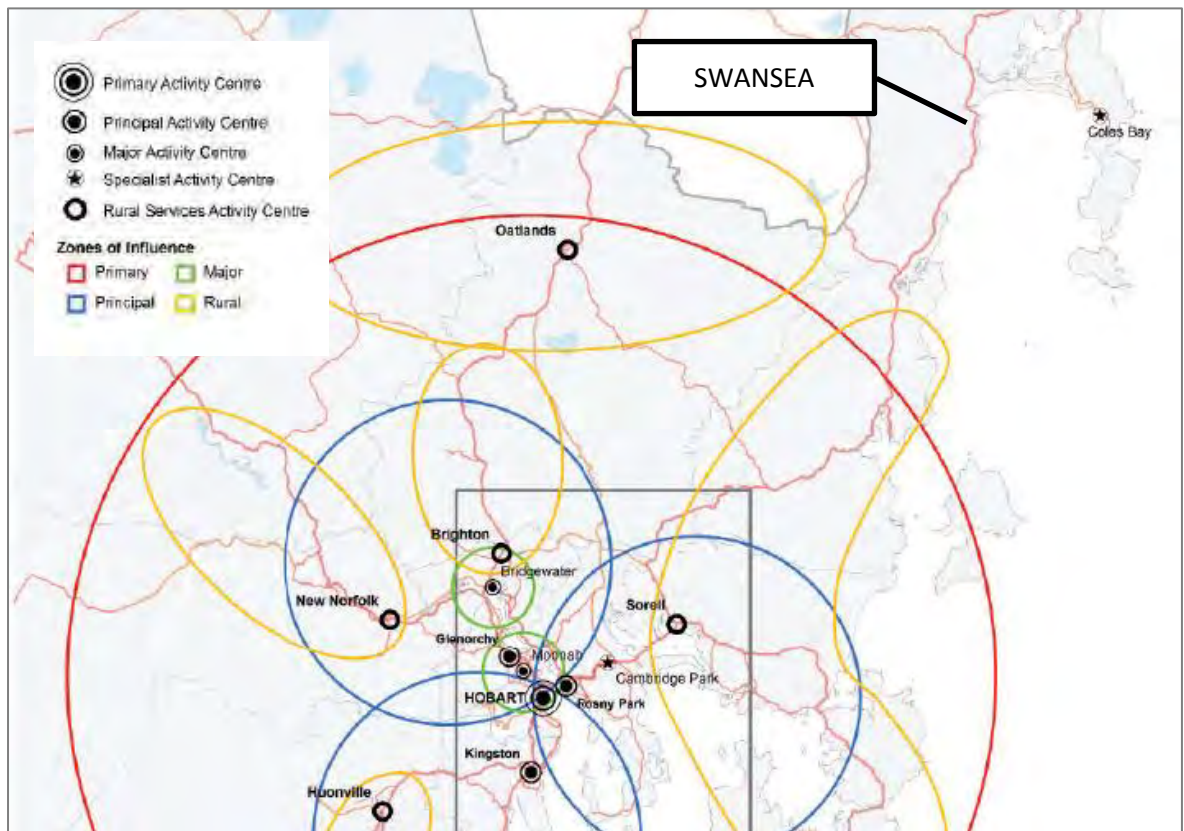


Figure 12: Activity Centre Network illustrating the relationship of Swansea to existing centres¹⁹

While the permanent population of the region is not great, the visiting and transient population is substantial. As discussed in Section 2.2 of this report tourism in the region is growing rapidly and Swansea plays an important role in the attraction and facilities for visitors, and temporary population.

The Swansea Structure plan has some recommendations for improvements to the town centre. These include relocating the golf course, providing conference facilities, and urban design improvements to the main street. It has highlighted that there is just over 7ha of commercially zoned land and that there may be scope for an increase in commercial activity.

It is important that future use and development of Cambria should not compete with the commercial activities of Swansea. The location of identified development including training facilities, golf course, conference centre, and other tourism infrastructure, while located outside the boundaries of the Swansea Structure Plan, are still proximate and convenient. Increased attractions and employment for these activities would increase the opportunities for existing and future residents of the township.

2.5 INFRASTRUCTURE

Infrastructure covers numerous areas including physical services such as water, sewerage, telecommunications and stormwater. In the past, the location and delivery of essential infrastructure on the east coast has been relatively ad-hoc, and has placed pressure on existing infrastructure and generated a need for new infrastructure (STRLUS: page 50). Current reticulated sewage services are limited to the Swansea township, whilst neighbouring areas such as Dolphin Sands are completely un-serviced. In regard to water, current infrastructure overlays indicate that areas directly north of Swansea are restricted to limited service availability, and the Swansea

¹⁹ Source: Map 8, p. 83 STRLUS

Water Treatment Plant was upgraded in 2011 to further secure the townships water supply (Swansea Structure Plan, 2016: 18).

The limited service availability in the area presents issues in regard to the provision of water and how to effectively manage waste disposal. In response to these issues, according to the Annual Report on Dam Works of the Water Management Act (1999), a total of 47 dams were approved and constructed in rural areas across the state. These dams were utilised for a number of purposes including irrigation and stock and domestic use, with a total capacity of approximately 24,802 Megalitres. (Annual report of dam works: page 1) In addition to this, in 2014 a new irrigation scheme was developed for the area, which will be capable of providing additional water supply to Swansea and surrounding areas over a nominal 120-day summer irrigation season. There may also be options for holders of water entitlements to access this supply outside of the irrigation season (Swan Valley Irrigation Scheme Overview, page 2).

The water resources to the region are important and as such planning needs to ensure that dynamic environments such as waterways and wetlands which are susceptible to damage, are protected from poorly planned or managed development (STRLUS Background report No.5, 2010: 6).

The STRLUS outlines the following relevant policies specifically in regard to infrastructure:

PI 2.2 Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network (STRLUS, 2016: 51).

PI 2.4 Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery. (STRLUS, 2016: 51).

Despite the limited availability of water and sewerage services in the outer areas of Swansea, the construction of various dams and the implementation of the Swan Valley Irrigation Scheme will provide additional water supply and connection points for rural properties. This will support existing and potential new tourism and agricultural development in the area

2.6 AGRICULTURE

Much of Southern Tasmania lacks prime agricultural land, identified as land with a capability rating between 1 and 3. However, there is still productive land evident within the region, generally land mapped between class 4, 5 and 6, which provides agricultural options for grazing, pastoral and cropping use. Despite the limited availability of class 1, 2 and 3 lands, many of Tasmania's premier wineries are situated on the East Coast.

According to the STRLUS, existing irrigation districts are also being expanded and a new irrigation scheme is under development for the Swansea district in the form of the Swan/Apsley Irrigation Scheme (STRLUS, 2016: 63). Figure 13 illustrates the extents of the irrigation scheme and the extents of the infrastructure.

The STRLUS outlines the following policies that provide avenues for alternate use and development on significant agricultural land:

PR 1.3 Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production. (STRLUS, 2016: 66)

PR 2.5 Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land. (STRLUS, 2016: 67)

T1.3 Allow for tourism use in the rural and significant agricultural zones where it supports the use of land for primary production. (STRLUS, 2016: 59)

T1.7 Allow for objective site suitability assessment of proposed tourism use and development through existing non-planning scheme based approval processes (43A application) (STRLUS, 2016: 59)

This has been incorporated into the following objectives in the GSBIPS for Productive Resources (clause 3.0.5):

To support the region's productive resources and ensure they provide broad benefits to locals and visitors alike.

Desired Outcomes:

(a) A vibrant and diverse agricultural industry that contributes to the economy and increased visitation numbers.

Outcomes to be achieved by:

- (a) Utilise the Rural Resource Zone and ensure standards provide for:*
 - (i) on farm sale of primary produce and products for local and tourist purchase; and*
 - (ii) food services and specialty shops that specifically target tourism.*

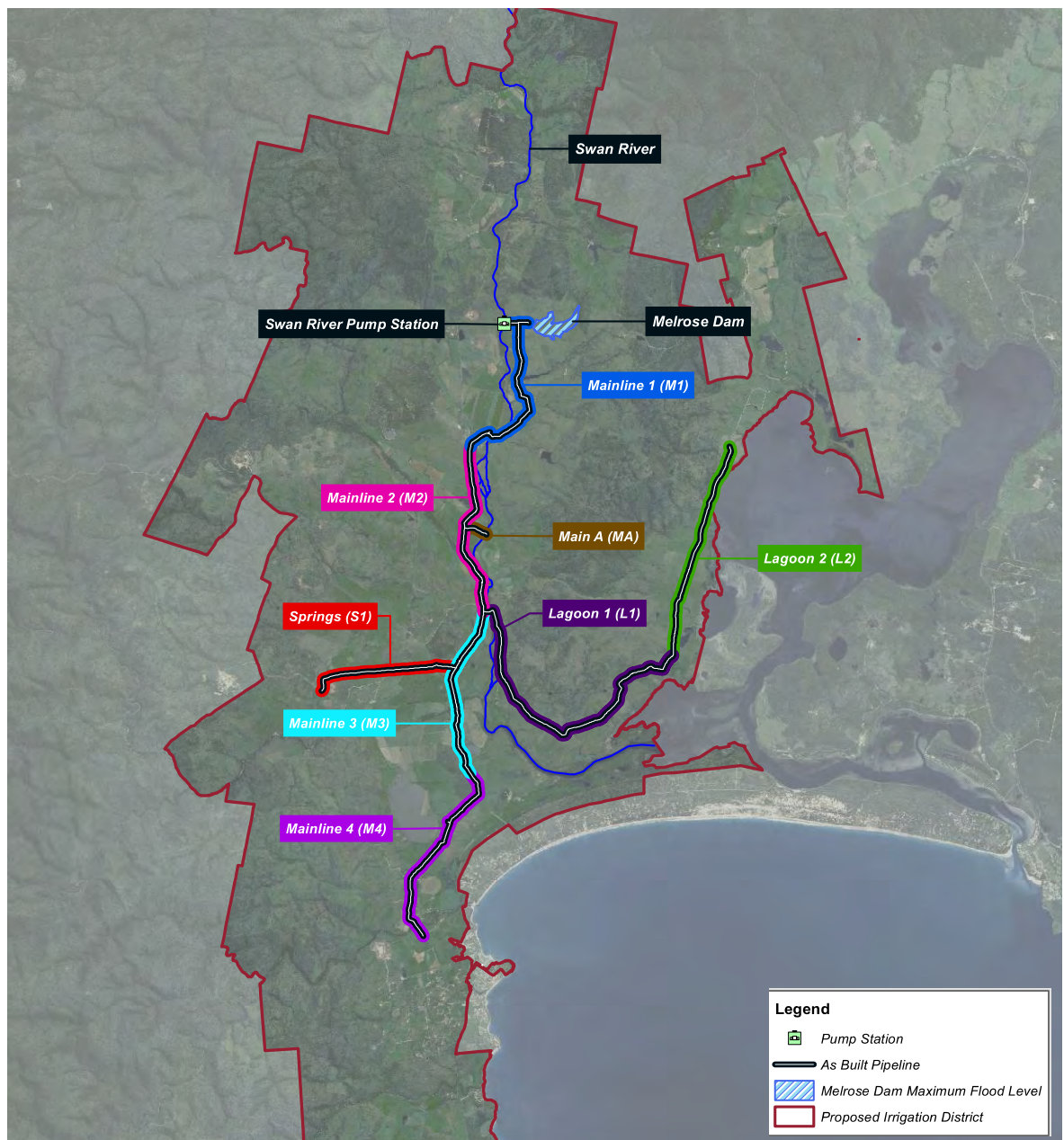


Figure 13: Swan irrigation Scheme infrastructure²⁰

2.7 BIODIVERSITY

The east coast of Tasmania contains several major biological and naturally diverse areas, which have become some of the most visited locations in the state. These areas primarily include the Freycinet National Park, Wye River State Reserve and the Moulting Lagoon Game Reserve. The Moulting Lagoon Reserve is one of Tasmania's ten listed RAMSAR Wetlands, and provides ideal breeding and foraging habitat for several threatened and endangered species. The reserve contains thirteen plant species listed under the Threatened Species Protection Act 1995, and is important for cultural heritage conservation due to its extensive use by Aboriginal tribes prior to European settlement and because of its early European occupation (Moulting Lagoon RMP, 2003: 1). The Lagoon is managed under the Moulting Lagoon Reserve Management Plan administered by the Tasmania Parks & Wildlife Service.

²⁰ SWAN Trading Zones, Tasmanian Irrigation, 29/08/2017.

The Southern Regional Land Use Strategy identifies similar areas across Southern Tasmania and considers such areas as under pressure from land use changes and urban development, thus restricting ecosystem connectivity, biodiversity and habitat. The STRLUS report suggests that:

A pro-active planning approach to the recognition and protection of biodiversity values, habitat, and native vegetation is needed. This will only occur if recognised natural values such as threatened vegetation communities, threatened species sites and habitat, EPBC listed ecological communities and biodiversity vegetation corridors are taken into account in the planning of urban growth and land use zoning (STRLUS, 2016: 23).

The STRLUS also provides the following regional policies to guide management and growth in these areas:

BNV 2.1 Avoid the clearance of threatened vegetation communities except:

- a. where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and*
- b. where the clearance will not significantly detract from the conservation of that native vegetation community (STRLUS, 2016: 26)*

In addition to achieving the regional objectives for the Natural Environment, the objectives of the GSBIPS also adopts the following Local Objectives (3.0.6):

Objective: To ensure benefit to the Glamorgan Spring Bay area due to the area's world class nature and wilderness reserves.

Desired Outcomes:

- (a) Natural assets provide wide ranging benefits to locals and visitors alike.*

Outcomes to be achieved by:

- (a) Applying the Environmental Management Zone to all formal reserves.*
- (b) Providing for appropriate development within villages and in isolated areas to provide for the needs of visitors to the reserves.*

2.8 NATURAL HAZARDS

Natural hazards potentially affecting various parts of the site include landslip, bushfire,; sea level rise and inundation, and coastal erosion. These require careful consideration in the planning and design phases.

In coastal areas, sea-level rise and inundation from storm surges and flooding events can impact on development and in 2013 and 2017 several bushfires threatened and destroyed properties in Bicheno and St Helens respectively. These hazards are acknowledged in the STRLUS and measures put forward to mitigate the effects:

Sea level rise, inundation and shoreline recession are significant issues not only for buildings and infrastructure, but for biodiversity, native vegetation, and native fauna. Greater responsiveness to this hazard is essential to ensure that prospective development opportunities are carefully considered against these issues (STRLUS, 2016: 30).

In response to this, the STRLUS outlines the following strategic direction for managing natural risks and hazards:

SD6: Increasing responsiveness to our Natural Environment.

As urban development has expanded, there has been increasing evidence of conflict between residential uses and natural values and hazards. Settlement planning should

factor in the presence of natural values and underlying natural hazards in the process of identifying suitable areas for further development...

Bushfire hazard management is an effective measure in combating the threat of bushfire and will form an integral part of the design and planning phase. Australian Building Standards, specifically AS 3959 provide specific standards for development within bushfire prone areas. Vegetation hazard management needs to be prepared in consideration the any respective natural values.

Sea level rise is another natural hazard that will cause issues now and into the future. However, it is not necessarily rising of sea levels that will have the most impact, it is the more frequent storms and resulting storm surges that will continue to have an increasing impact on low lying coastal developments and increase the risk from coastal erosion and inundation.

The STRLUS also provides the following regional policies in regard to coastal hazards:

C2 - Ensure use and development in coastal areas is responsive to effects of climate change including sea level rise, coastal inundation and shoreline recession.

C2.1 - Include provisions in planning schemes relating to minimising risk from sea level rise, storm surge inundation and shoreline recession and identify areas at high risk through the use of overlays.

In response to this, the GSBIPS 2015, includes development codes, that apply specific planning provisions to combat risk associated with such hazards. These codes are informed by detailed state-wide mapping that provide information indicating areas at risk of bushfire, coastal erosion and inundation, from rising sea levels and storm surges. Development in these areas must adhere to specific planning provisions under the following codes of the planning scheme:

- Bushfire Prone Areas Code
- Landslide Code
- Waterway and Coastal Protection Code
- Inundation Prone Areas Code
- Coastal Erosion Hazard Code

These codes ensure that development within areas at risk of natural hazards, are appropriately sited, designed and built to ensure the risks to life, property and natural values are minimised.

3. SITE ANALYSIS

The following section provides specific detail about the features of the land with a summary of investigations undertaken by specialist consultants. An assessment of the various constraints and opportunities from the site has been undertaken to inform the options for future use and development of the site.

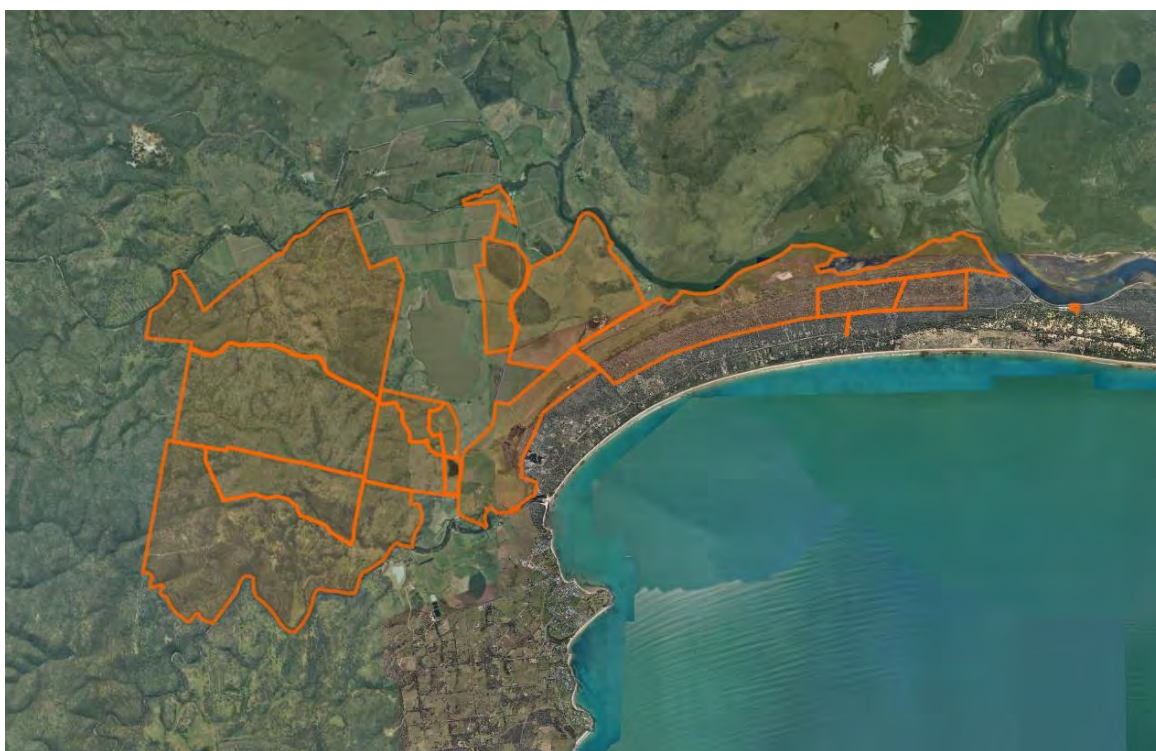


Figure 4: Aerial Photo

3.1 SUBJECT LAND

The land that is the subject of this application is located within the Glamorgan Spring Bay municipality, on Tasmania's East Coast, to the north of Swansea. The subject land for this application is expansive. It incorporates a variety of landscape typologies including vegetated hills to the West, rolling agricultural land on either side of Tasman Highway, river frontage along the northern edges and south, and the low lying estuarine area feeding into Moulting Lagoon Ramsar wetland.

The site and associated lots have frontage and access from Tasman Highway, McNeils Road, Swan River Road, Dolphin Sands Road, Yellow Sandbanks Road, and two through another lot (CT148001/1).

3.1.1 Certificate of Titles

The site is comprised of 12 titles, as detailed in the table and diagram below that form the ‘Cambria Estate’, with a single title that is inclusive of the ‘Cambria Homestead’. The title documents are included in the appendices to this report, which illustrate the various right of ways and road ways that the titles are subject to.

Table 3: Detailed site CT locations and size

Site No.	Title	Size	Address
1	148001/1	194.5 hectares	‘Cambria’ 13566 Tasman Highway, Swansea
2	100097/1	536.9 hectares	Lot 1 Tasman Highway, Swansea
3	100096/1	449.8 hectares	Lot 1 Tasman Highway, Swansea
4	233262/1	174 hectares	Lot 1 Tasman Highway, Swansea
5	251306/1	709.1 hectares	Lot 1 Tasman Highway, Swansea
6	148927/1	12.43 hectares	Tasman Highway, Swansea
7	115706/1	41.25 hectares	Lot 1 Tasman Highway, Swansea
8	115706/2	25.38 hectares	Tasman Highway, Swansea
9	149607/1	390.74 hectares	‘Belmont’, 14079 Tasman Highway, Swansea
10	111628/1	426.8 hectares	Lot 1 Dolphin Sands Road, Dolphin Sands
11	23216/3	58.36 hectares	485 Dolphin Sands Road, Dolphin Sands
12	23216/2	55.18 hectares	Dolphin Sands Road, Dolphin Sands
TOTAL		3074.44 Hectares	

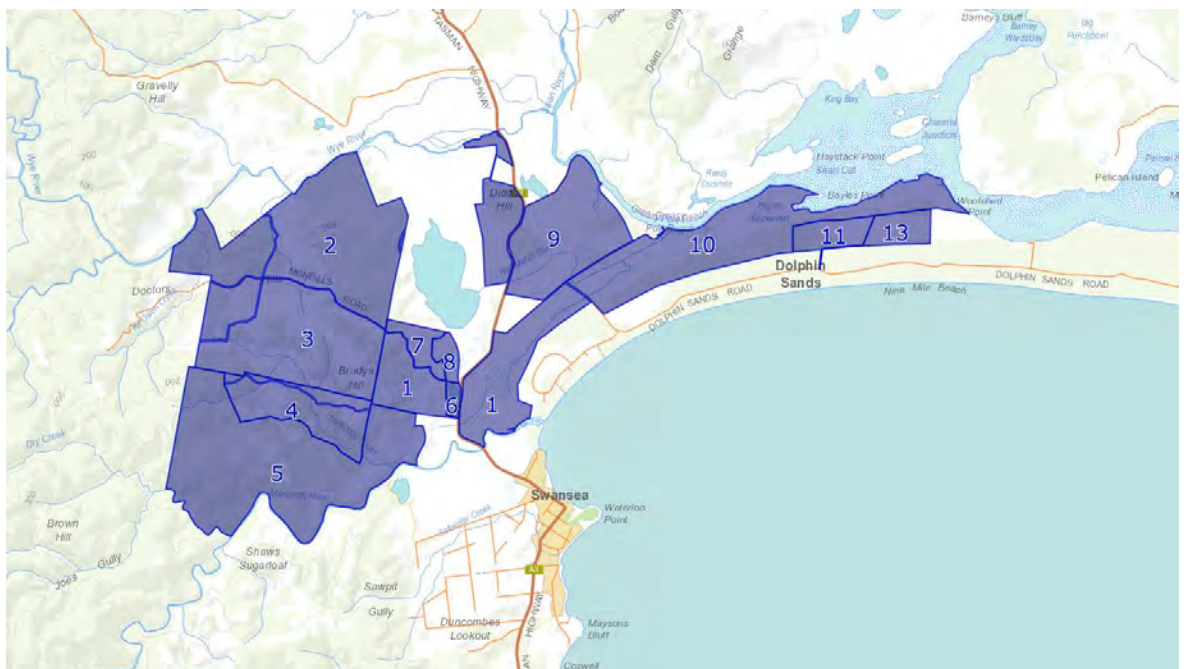


Figure 3: Site location detail (source: The LIST) (site numbers refer to Table 3)

3.1.2 Covenants

There are three Conservation Covenants present on site. In the southwest corner of the site on lot 251306/1 is covenant 10081 associated with the *Eucalyptus globulus dry forest and woodland* threatened community. In the central north of the site, either side of the highway in lot 149607/1 is covenant 10128, associated with the threatened community *Eucalyptus amygdalina inland forest and woodland on cainozoic deposits*. Running along the coastal dunes of Dolphin Sands, in lots 111628/1 & 23216/3 is the covenant 10081 associated with the *Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland* threatened community.

Any use and development in these areas would need to be undertaken consistent with the detail of the covenants. Preferably use and development would be minimised and adjoining land activities would be prepared with respect to maintaining the natural values of these areas.

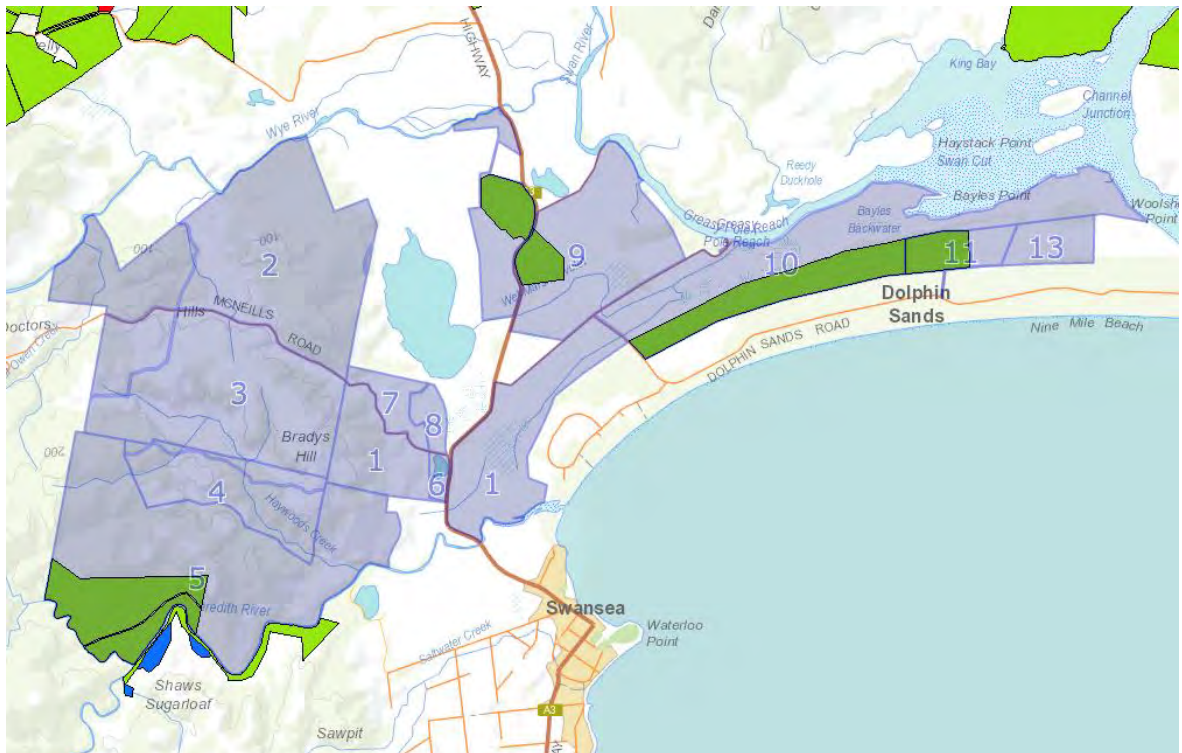


Figure 10: Conservation covenants (source: LIST)

3.2 ABORIGINAL HERITAGE

An Aboriginal Cultural Desktop Assessment was conducted and prepared by Cultural Heritage Management Australia in 2016. According to the report, a total of 31 registered Aboriginal sites were documented in a 2km radius of the study area. Of these 31 registered sites, a total of 19 are situated within subject land.

A predictive model of Aboriginal site type distribution was compiled to take into account the extent of previously registered Aboriginal sites in the study area and the landscape setting. This was undertaken to determine the potential for additional unrecorded Aboriginal sites that may be present within the Cambria study area. It was generally found that coastal and riverine areas were likely to have a greater potential for sites to be present.

The following is a list of recommendations established as a result of the Aboriginal Heritage Report.

- *The preliminary planning for the proposed Cambria development should take into account the location of the Aboriginal Heritage Sites, and where possible the development footprint should be designed so as to avoid impacting these sites.*
- *The predictive modelling of Aboriginal site type distribution identified general locations where there is an elevated potential for Aboriginal Sites to be present. This information should be taken into account in the planning phase of the development, and where possible the development footprint should avoid areas of elevated sensitivity.*
- *Aboriginal Heritage Tasmania should be contacted to seek advice regarding further Aboriginal heritage assessments.*

Due to the sensitivities of the identified sites the Aboriginal Assessment does not form part of this application. Any development or works would need to be undertaken in accordance with the requirements of the *Aboriginal Heritage Act 1975*.

3.3 EXISTING DEVELOPMENT

There are a number of existing buildings on the site predominantly on the central ‘Cambria’ site which includes eight buildings (site 1), one in the far northern part of the site adjoining Tasman Highway (site 9), and a further two buildings near the junction of McNeills Road and Tasman Highway (site 8). The existing developments on the site are associated with the current agricultural use; dwellings, sheds, stables, fences, and dams, with various tracks providing access across titles. An airstrip, quarry, and pivot are also located on the ‘Cambria’ title (site 1), the former associated with the agricultural use.

3.3.1 European Heritage

Located in the south east of the site with access from the Tasman Highway, Building 1 is the existing Cambria Homestead (site 1), and building 2 and 5 are listed as outbuildings associated with the Homestead. These buildings include the main Cambria Homestead, Stables & coach house, Barn & Woolshed, shearing shed and sheep yards and Conservatory. The Cambria Homestead is listed on the Tasmanian Heritage Register and in the heritage code of the planning scheme, and is considered arguably the most important building in terms of historical and heritage values on the East Coast of Tasmania.²¹

A *Conservation Management Plan* (CMP) has been undertaken by Trethowan Architecture to further investigate the values of the heritage place, which has informed the *Heritage Design Guidelines Report*.

A brief summary of the history as detailed in the CMP is that the estate was established in 1821 by George Meredith, described as ‘the King of Great Swanport’, who constructed many of the buildings and formally planned the surrounding land. The land was sold by the Meredith family trustees to be farmed by the Bayles family in 1927. The Bayles family left much of the homestead intact while focusing on the agricultural production of the land. Subsequent to this, the land has been owned by various others who have seen the break up of the land parcel, until more recent use for more intensive agricultural industries.

²¹ A Historical study of the Cambria Estate, (GSBHS, 2017: 1)



Figure 5: Primary buildings on site (source: LIST)

The Cambria estate is assessed in the CMP (section 6.3) to be of significance to the state of Tasmania for its historic, aesthetic, scientific and technological, and social significance. The following is an outline of those aspects of significance that will have particular relevance to the broader land use planning issues associated with the land:

- The estate demonstrates the evolution or pattern of Tasmanian's history regarding land grants system, implemented by the colonial authorities, and the indentured labour scheme serviced by the transportation of convicts from Great Britain from colonisation to the cessation of transportation.
- The design of house and planning of the homestead complex is of significance as an example of the dissemination of West-Indian colonial architecture within the State of Tasmania.
- The estate's association with the life and work of George Meredith, a colonial-period industrialist with interests in agriculture, meat wholesale, whaling, sealing, ship building, shipping and publishing. Meredith also represented a major force behind political and social reform during the early colonial period in Tasmania. There are also further associations between Cambria and its influence on the Meredith family and their role within colonial Tasmania.
- The main house has notable design features, particularly as an example of British West Indies architecture within the State of Tasmania.

In addition to the built significance, the gardens and orchards of Cambria are also recognised as important (section 6.7) as they 'exhibit a layering of European occupation from its initial 19th century settlement through to the early 20th century in the type of species of trees, shrubs and plants contained within', and as one of the 'earliest planned landscapes in the state of Tasmania'.

The CMP provides a number of policies in order to protect the heritage values of the place and a statement of significance that will provide guidance for future development of the site if adopted by the Tasmanian Heritage Council in the listing for the property.

Subsequent to the CMP Trethowan Architecture have prepared Heritage Design Guidelines that outline the recommended 'Homestead' precinct for Cambria, with specific guidelines for development zones within the precinct.

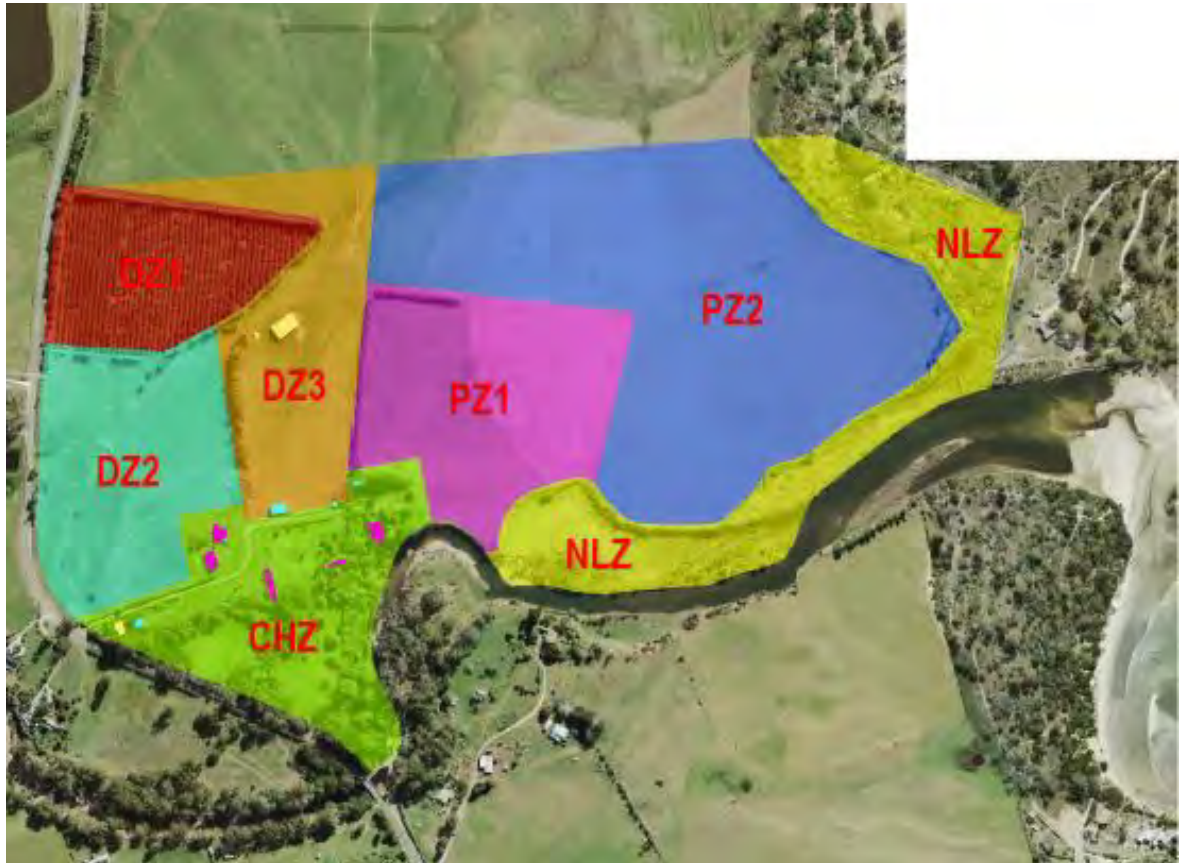


Figure 14: 'Homestead Precinct', illustrating the extent of proposed development and conservation zones²²

The following is a summary of the heritage considerations that are relevant to the future statutory controls for the site:

Proposed Conservation Zones

1. *Core Heritage Zone (CHZ) - The CHZ is the most heritage sensitive site within the study area, incorporating multiple facets of significance including physical structures, plantings, landscaping elements and view corridors.*
2. *Pastoral Zone 1 (PZ1) - The appropriate use of the zone for non-intensive pastoral uses*
3. *Pastoral Zone 2 (PZ2) - The area has been previously utilised for intensive broadacre agricultural enterprises, including the growing of crops and grazing of livestock. This area is identified as suitable for the continuation of this use in the long term.*

²² Figure 4, Trethowan, 2017, Heritage Design Guidelines

Natural Landscape Zone (NLZ) - This area is recommended for remediation works.

Proposed Development Zones

6. Development Zone 1 (DZ1) - Currently occupied by a commercial walnut orchard. No heritage value was identified in the orchard. And no specific heritage controls

7. Development Zone 2 (DZ2) - the zone has been identified for more intensive development on account of its ability to be screened from view in all significant sight lines and view corridors. Recommendations are provided for the planning and landscaping, for new buildings and for materials of the area.

8. Development Zone 3 (DZ3) - The zone is important view corridor as part of the internal progression through the Homestead complex. New buildings or additions to existing buildings are not recommended.

A permit application to the Tasmanian Heritage Council will be required for works to the heritage place in accordance with the requirements of the *Historic Cultural Heritage Act 1995*.

3.3.2 Landscape Conservation Management Plan

A *Landscape Conservation Management Plan (LCMP)* was prepared by Catriona McLeod in September 2016, to accompany the CMP undertaken by Trethowan Architecture. The purpose of the LCMP is to guide and inform development options on the site, and provide management recommendations in the form of a Landscape Conservation Policy:

The report consists of three main sections:

- Landscape Conservation Policy (primary component)

The is section outlines management priorities such as:

All topographical and landscape elements, such as contours, terraces, stonewalls and gravel paths should be retained and managed appropriately.

The property boundaries should be maintained and managed in accordance with the CMP, ensuring that existing view corridors are unimpeded, and that the Hawthorn Hedges are maintained, whilst intrusive elements such as sheds and outbuildings not of the same period are removed.

Visual boundaries should be established and maintained between zones identified in the CMP, through the retention of stonewalls and terraces. The Natural Landscape Zone should be visually separated from the Pastoral Zones.

This section includes recommendations for Vegetation, River and Water Quality, trees and landscape reconstruction.

- Management of Users and Threats

This section provides detailed objectives for managing paths and roads, outdoor seating and lighting, signage, weed and animal management, water quality and noise. The section also provides details of the existing state of each zone identified by in the CMP.

- Management Systems

This section recommends a number of management strategies and policies for protection and preservation of values.

3.4 INFRASTRUCTURE

3.4.1 Water

As illustrated in the figure below Titles 1 and 9 along Tasman Highway have access to limited service from a water main that crosses through the Cambria land in relative proximity to Tasman Highway (refer titles). The water is described as either 'untreated, or are directly connected to bulk transfer main or are currently connected but do not receive the minimum flow or pressure'. The majority of land to the east and west is currently unserved and it is the intention of the proponent to develop 4 dams on this land for future agricultural irrigation and to service the site's needs. The dams are to be filled by combination of surface water, and water purchased from the Swan Valley Irrigation Scheme.

There is an existing dam on title 6 that would appear to irrigate land in proximity to the farmstead, and a number of smaller dams on other titles. The construction of, and works to dams would be assessed in accordance with the *Water Management Act 1999*.

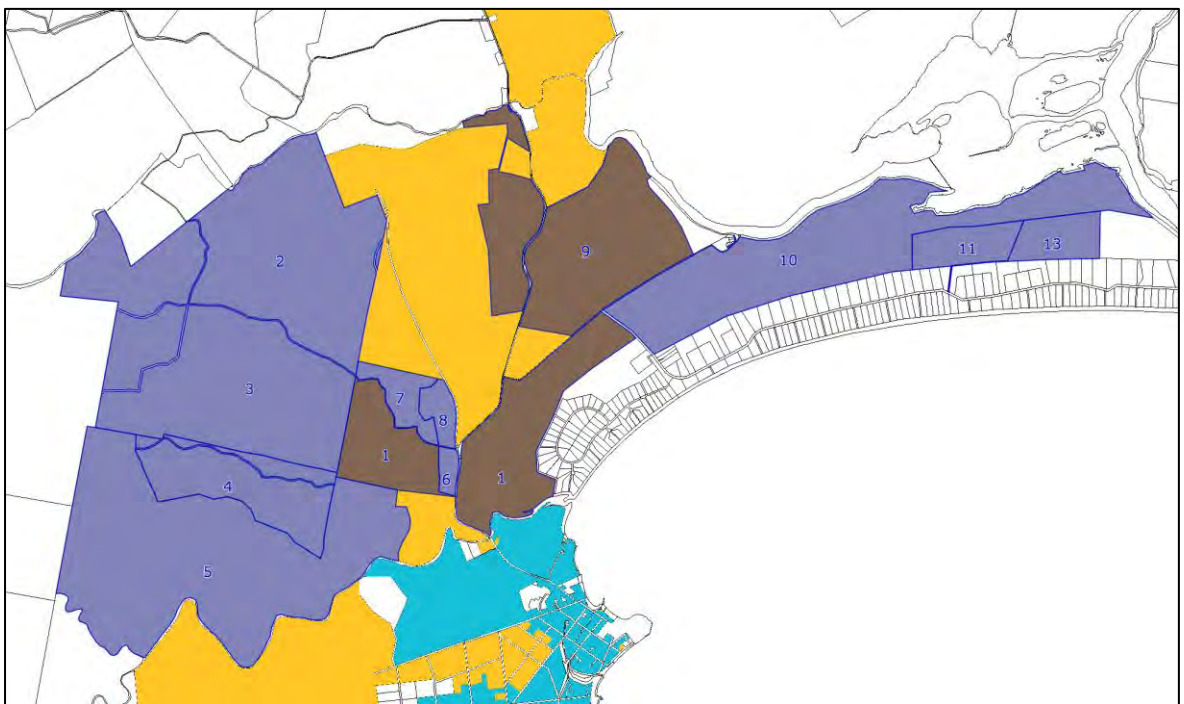


Figure 15: Water serviced land yellow = limited service, cyan = full service (source: The LIST)

3.4.2 Sewer

The southern boundary adjoining the Cambria Homestead adjoins the fully serviced land of Swansea. This part of the site may be able to be connected to the sewerage infrastructure in consultation with TasWater. Further investigations would need to be undertaken into the feasibility and capacity of surrounding land to provide sewerage facilities.

3.4.3 Stormwater

The site is not serviced by reticulated stormwater infrastructure. Future use and development would need to be designed for the harvesting, storage and reuse of any stormwater from impervious surfaces, this would assist with the shortfall in water infrastructure on site. Outflows would need to be designed with respect to Water Sensitive Urban Design Principles and to meet Water Quality targets, and would be designed in detail in consideration of existing dam infrastructure.

3.5 TOPOGRAPHY, COASTAL VULNERABILITY, AND INUNDATION

The topography varies across the sites, with the eastern half along the Dolphin Sands spit consisting of low lying coastal dunes and wetland areas between 0-10m with areas of 20m+, and the western half characterised by a coastal plain at around 10m of elevation that rises into moderately steep hills to the west that rise to high points of 120-150m, with a maximum height exceeding 180m above sea level. Native vegetation is associated with the steeper hill areas, and also the coastal dune and wetland areas. The coastal plain areas around Tasman Highway are characterised by cleared agricultural land.

The topography of the western part of the subject land contribute to the views and vistas extending to the views and vistas over Great Oyster Bay to the Hazards and Freycinet National Park in the East.



Figure 16: The topography of the western part of the subject land allows for views over Great Oyster Bay towards Freycinet National Park.

A Coastal Vulnerability Assessment was undertaken by Geo-Environmental Solutions in May, 2016 in order to provide advice for stage 1 of the Cambria project. The findings were that all parts of the site are protected from direct swell and wave activity by the Dolphin Sands spit. Despite this, the report outlines the following coastal processes that the coastal areas of the site are subject to.

- Localised flash flooding within lower lying catchment areas
- Regional inundation around Moulting Lagoon as a result of sea level rise and storm events.
- Increased wave activity and erosion as a result of sea level rise

The report provides the following findings and recommendations:

- The Waterways and Coastal Protection Area Overlays are unlikely to pose major restrictions on development within these areas, provided that soil and water management plans are put in place to protect the existing nature of the area.
- Site surveys should be undertaken to determine erosion potential and determine stable foundations for development, particularly in low-lying areas that may be susceptible to wave run up and sea level rise.

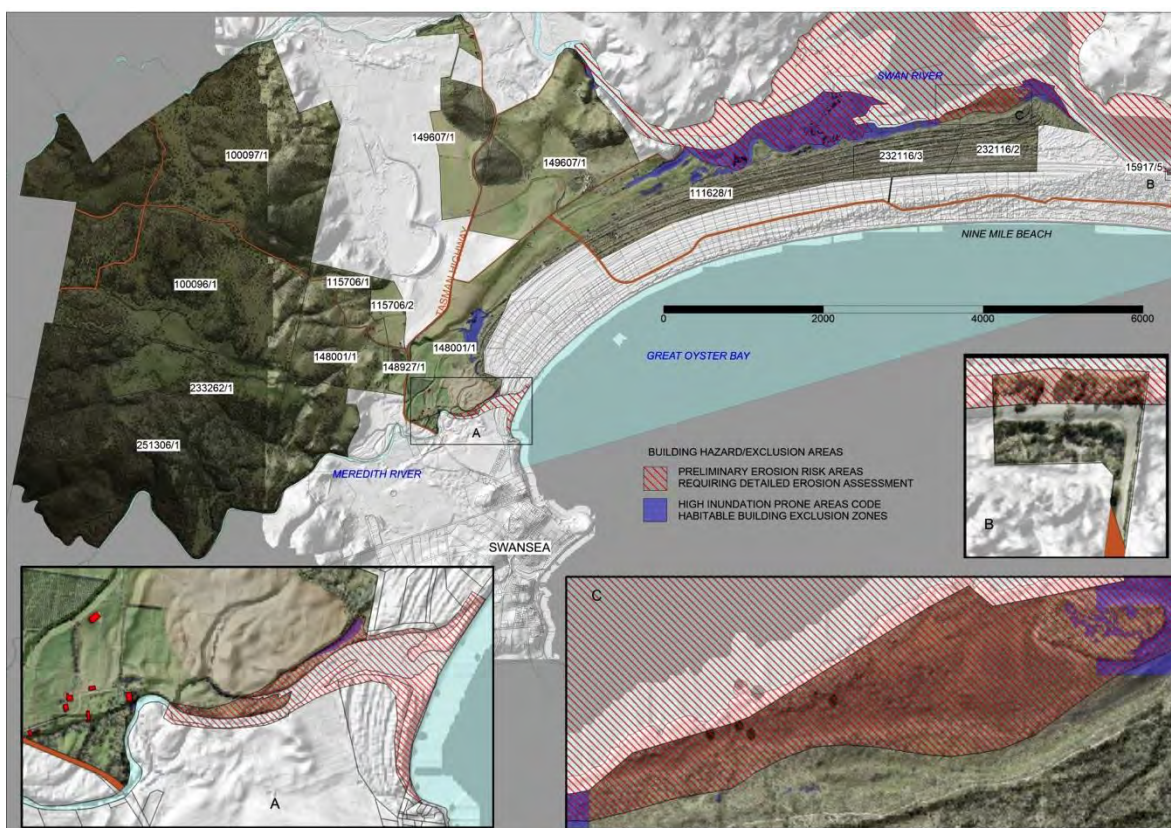


Figure 17: LIDAR Shaded Relief Model & Aerial Photography Illustrating Inferred Erosion Areas and High Risk IPAC (Habitable Building Exclusion) Zones²³

3.6 ECOLOGICAL ASSESSMENT

An ecological assessment was undertaken for the site (ECOtas 2016), consolidated with a further three addendum for extension surveys. As the subject land is of substantial scale a number of findings were made in relation to the ecological values, these do not apply to the site in its entirety. There are a number of existing conservation covenants that apply to parts of the land already identified in this report (refer section 3.1.2).

The following is an outline of those findings relative to the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBCA) and the *Tasmanian Threatened Species Protection Act* (TSPA)

Flora

- Two listed threatened species from the EPBCA and TSPA. *Callitris oblonga*, South Esk Pine; and *Pterostylis ziegeleri*, grassland greenhood.
- Five species listed as threatened from the TSPA. *Carex longibrachiata*, drooping sedge; *Eucalyptus barberi*, barbers gum; *Haloragis heterophylla*, variable raspwort; *Melaleuca pustulata*, warty paperbark; and *Teucrium corymbosum*, forest germander.

Fauna

- Three eagle nesting sites have been observed for either the wedge-tailed eagle, or white-bellied sea-eagle, both listed on the EPBCA and the TSPA.
- The property supports a nest site for the Tasmanian masked owl. Listed as threatened on both the EPBCA and the TSPA.

²³ Figure 7, GES , Coastal Vulnerability Assessment

- The site also supports the Tasmanian devil, eastern barred bandicoot and Australian grayling, all listed as threatened on the EPBCA and the TSPA.
- There is also potential habitat for the following species that are variously listed on the EPBCA and the TSPA: Tasmanian Devil, Spotted tailed Quoll, Eastern Quoll, Green and Golden Frog, Australian Grayling, and Swift Parrot.

Vegetation Communities

Conservation covenants are mapped as picking up many of the identified threatened communities, although there are smaller isolated areas in the western hills of a number of communities.

- The subject land is mapped for the eight communities that are threatened under the Tasmanian *Nature Conservation Act 2002*.
- Two communities are listed as vulnerable on the EPBCA.
- Four of the native grassland communities found can equate to threatened ecological community *Lowland Temperate Grasslands of Tasmania*, listed as critically endangered on the EPBCA

Weeds and disease

- Eight declared weed species under the Tasmanian *Weed Management Act 1999*, are known on the property, as well as a number of environmental weeds.
- No evidence of plant disease was identified.
- The study area is not known to support animal disease (chytrid).

The Ecological assessment provides the following recommendations:

- Project level ecological assessments should be undertaken to inform decisions on specific development sites across the Cambria property.
- Areas containing threatened vegetation should be avoided if possible.
- Management buffers should be provided around the identified Eagles Nest on the North-east aspect of the property.
- Development of a property-level weed and hygiene management plan, to prioritise actions related to weeds and the potential impacts on primary production, visual amenity and conservation values. Such a management plan would also minimise the risk of introducing of flora and fauna diseases to the area.
- It is recommended that the proposed golf course be designed to incorporate the small patches of the threatened *Eucalyptus viminalis-Eucalyptus globulus* coastal forest and woodland (DVC) identified in the area proposed for the golf course.

The extension survey found a dense population of the *Pterostylis ziegeleri* (grassland greenhood), included further recommendations for the management of the species in relation to the respective applicable Acts.

The addendum for Sea-eagle nests includes recommendations for construction restrictions, access, establishment of a reserve, and future monitoring, and site management to minimise disturbance of nesting sites.

The Addendum with the survey of terrestrial mammals is related to the land at Bayles Bay. It includes recommendations to manage loss of Tasmanian Devils from roadkill, and potential for educational opportunities with the construction of dens. Management of the site should include feral cat numbers; dog access; induction of contractors at development stages, and providing for

browsing species. Further recommendations include the identification and conservation of wombat burrows.

3.7 AGRICULTURE AND LAND SUITABILITY

An Agronomic Suitability Report prepared by Ag Logic accompanies this report, which assesses the land capability of the site to harbour vineyards and other forms of agricultural development and use. Two surveys were conducted on site, which provided detailed information regarding the various soils on site. These surveys were focussed on the eastern areas of the site, where the potential for agricultural use was considered higher. According to the report, approximately 510ha across the site has been cleared for agricultural purposes.

The primary risks associated with agricultural use in the area are predominantly frost and rooting depth of soil associated with poor soil drainage. It has been recommended that a frost study be undertaken in areas identified in the Masterplan for agricultural use (vineyards).

The report determined that the eastern aspects of the site have relatively high soil suitability for vineyards and other perennial horticulture. This is particularly evident around the old Cambria Homestead where rocky red soils were identified. These soils are considered to be suitable for vineyards and wine production. The report identified further areas that are suitable for vineyards and other perennial horticultural use; these areas are located further east adjacent to the Swan River.

The report recommends that detailed frost and soil surveys be conducted prior to the staging and development of any agricultural/horticultural use.

Figure 18 illustrates the overlay of the most viable land for agricultural activity excluding the dam located on CT148927/1, which is a necessary part of agricultural use of the land.

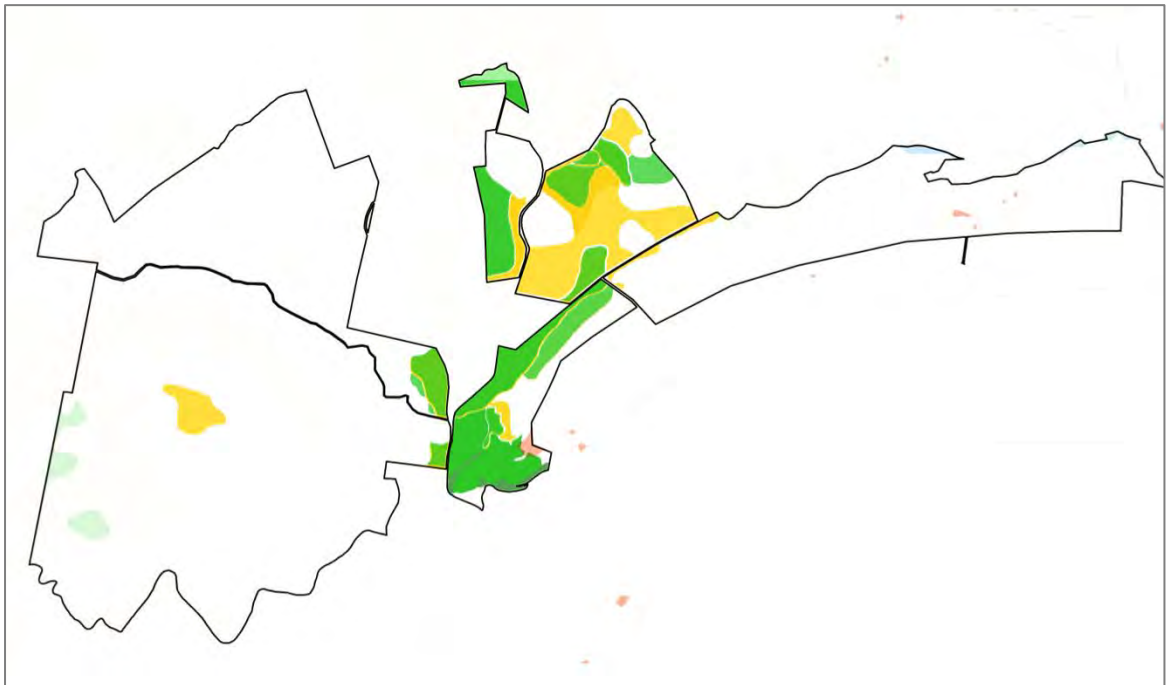


Figure 18: Land of greatest agricultural potential (source: adapted from Ag Logic)

3.8 LANDSCAPE ASSESSMENT

As part of the feasibility investigations for the site an assessment of the landscape values of the site was undertaken, with respect to the constraints identified in a desktop assessment of the subject land. The Visual Landscape was distinguished into six main character types as illustrated in the figure below.

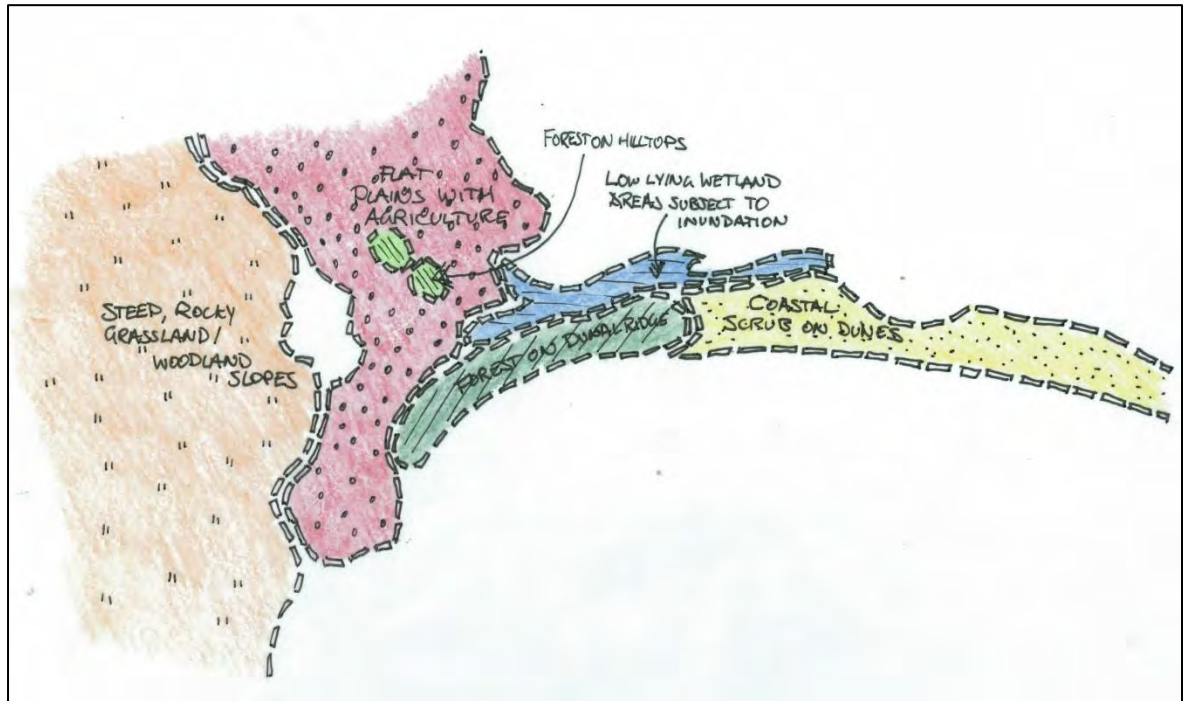


Figure 19: Landscape character types

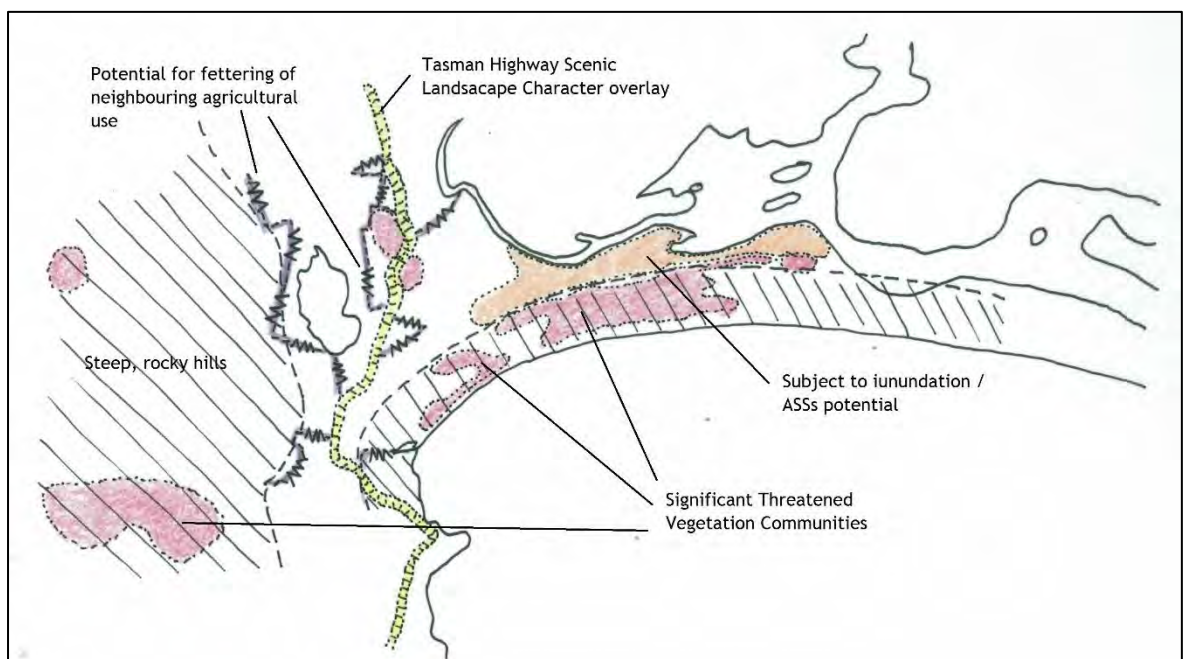


Figure 20: Landscape constraints mapping

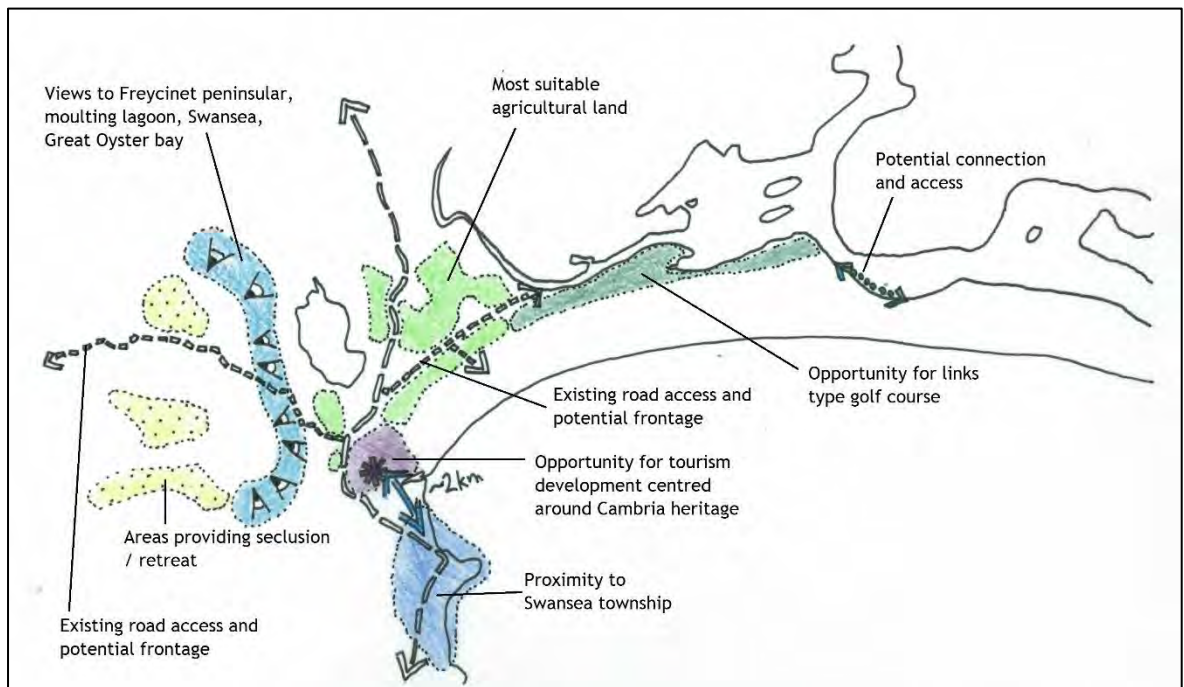


Figure 21: Opportunities Mapping

The site has been divided into the broad landscape character types as depicted in Figure 19. One of the strengths of the site is the range and diversity of landscape character types across it, and these broadly define areas of similar development potential with similar constraints and opportunities within each. The following discusses the development potential of each landscape character type, with regard to the opportunities and constraints shown in Figure 20 and Figure 21.

3.8.1 Landscape Character Types

Steep, Rocky Grassland / Woodland Slopes

This area is defined by elevated and undulating terrain, incised by many gullies and creeks predominantly on the western side of Tasman Highway (sites, 5, 4, 3, 2, and the western portion of 1). The steep, undulating and rocky terrain, make this land unsuitable to most cropping, and only suitable to partial grazing. The terrain and vegetation cover also limits the scale of development in this area from a bushfire and access point of view.

The hills rising up from the plains provide fantastic views over the Freycinet Peninsula, as well as Moulting lagoon to the northeast and back over Swansea and Great Oyster Bay to the southeast. Going further west over the top of these hills, the various gullies and valleys provide opportunities for seclusion and retreat. McNeills Road, cutting through this area heading west-northwest off the Tasman Highway, provides access and potential frontage for lots (sites 3, 2; and 6 8 and 7 on the plains below).



Figure 22: View of Freycinet Peninsula from the Hills

The land is in close proximity to other agricultural operations and needs to consider the relationship and minimisation of potential fettering of agricultural uses, in particular those in the better agricultural areas of the plains to the east. The southern end of this area, as well as the northwestern tip, host a range of threatened native vegetation communities and localities of observation points of threatened flora and fauna species.

Flat Plains with Agriculture

This land represents some of the best agricultural land across the site. The lots encompassed by the plains are generally located between the Tasman Highway and the hills (site 6, 7, and 9) with a portion to the east of Tasman Highway (site 1). The future use and activities of this land are based on the agricultural assessment of the land.

Bisecting the plains is the Tasman Highway, which is recognised under the planning scheme as a scenic landscape corridor for 100m either side of the road. The Highway represents an opportunity for greater visual exposure for use and development of the site but is constrained in terms of preserving the scenic landscape qualities.



Figure 23: The Heritage Listed 'Cambria' Homestead

The heritage listed buildings of Cambria provides the site with a unique feature and focal point, with the surrounding landscape values as discussed with respect to the heritage of the site (refer section 3.3.1 and 3.3.2). The historic values contribute to the qualities and attraction of the site, while also requiring retention and preservation of fabric that contributes to the identified values.

Forest on Hilltops

The forested areas either side of the Tasman Highway at Didos Hill consist of a threatened vegetation community, specifically *Eucalyptus amygdalina* inland forest and woodland on cainozoic deposits. The area is also the subject of conservation covenants. Any use or development of these areas needs to be in accordance with the requirements to maintain these values.

Low-Lying Wetland Areas Subject to Inundation

The area along the northern edge of the Dolphin Sands spit (site 10) consists of rivulets draining into wetlands and grasslands. It is characterised by expanses of grasses, with isolated hummocks of higher land and shrub vegetation. The low-lying nature of this area, and its adjacency to the Swan River, make it subject to inundation from storm events and sea level rise, as well as the potential for acid sulphate soils, with limited scope for agriculture.



Figure 24: Wetland & Grassland Areas at 'Greasy Pole Reach'

Forest on Dunal Ridge

As with the Forest on Hilltops landscape character type, this area is dominated by a threatened vegetation community in the *Eucalyptus viminalis* - *Eucalyptus globulus* coastal forest and woodland. As noted above, development around *Eucalyptus globulus* triggers the EPBC Act. Likewise some of these areas are subject of conservation covenants. Any use or development of these areas needs to be in accordance with the requirements to maintain these values.



Figure 25: *Eucalyptus viminalis* - *Eucalyptus globulus* Forest on Dunal Ridge

3.9 MOVEMENT NETWORK

The following assesses the opportunities for a variety of transportation types to, from and through the site.

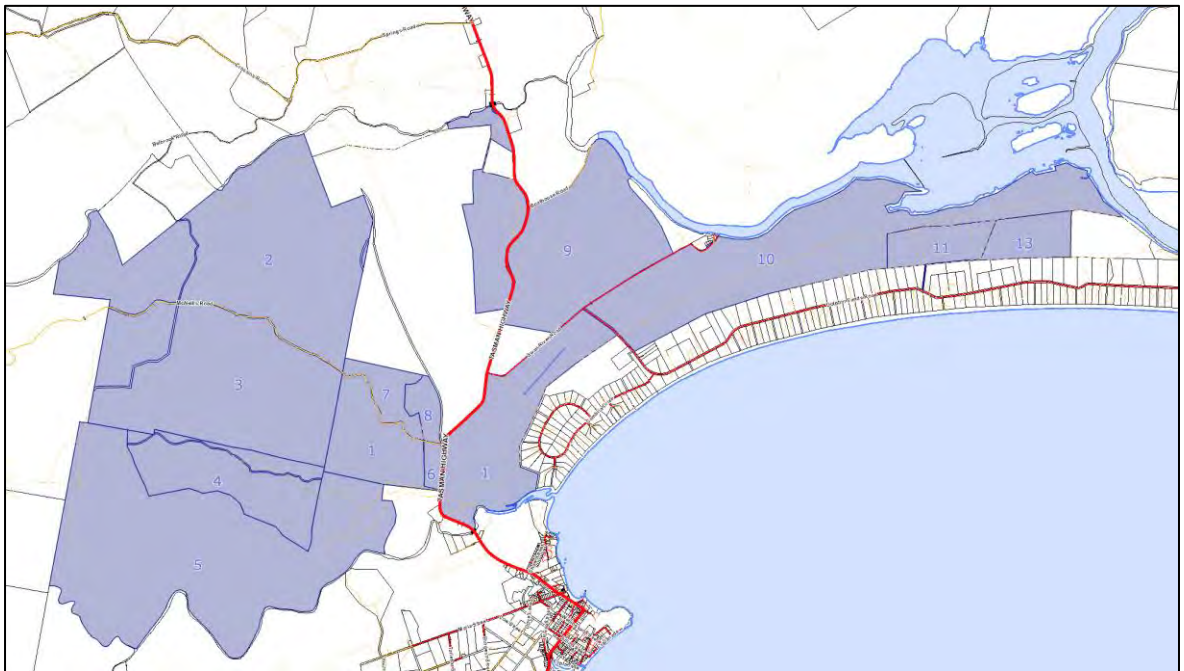


Figure 26: Movement Network (Source: The LIST)

3.9.1 Walking

The location and scale of the site means that it is predominantly accessed via vehicles. The most southern point of the site along Tasman Highway is around 850m from the edge of the urban development of Swansea, or approximately 20min walk. There are no formal walking trails and accesses to and through the site do not have pedestrian infrastructure. Walking across the bridge over the Meredith River could be particularly hazardous as it is quite narrow. There are a number of access points between lots to Nine Mile Beach that would connect with the eastern part of the subject land.

3.9.2 Cycling

‘The Great Eastern Drive’ is promoted as one of Australia’s great cycling adventures²⁴, and relies on access along Tasman Highway that passes centrally within the site. There is no specific cycling infrastructure in place.

While mountain biking has recently shown substantial growth within many regions of Tasmania there is limited expansion on the East Coast, and no formally recognised trails within proximity to the coast.

3.9.3 Bus

There is an existing Tassielink bus route along Tasman Highway that connects Hobart to Bicheno, the departure point for the bus is in Swansea for pre-booked passengers.

²⁴ East Coast Tasmania, <https://eastcoasttasmania.com/to-do/adventure/itinerary/cycling/>

3.9.4 Boat

The site has water frontage to the Meredith River in the south, and the Swan River in the north looks to have limited access from Boathouse Road. Much of the Dolphin Sands land is separated from the water by Crown land, and the estuary is under the authority of Parks and Wildlife Services (PWS). Any development or use for access to the water would require the consent of the Crown, or PWS where they administer the land.

There are currently no boating facilities connecting the subject land and the coastal areas in proximity. While coastal access is a desirable asset to the site development of this as a form of transport is somewhat constrained by the shallow waters in proximity to the site and natural values of those areas.

Jetty Road in Swansea has a boat ramp and jetty that provides limited facilities for private boats and operators.

3.9.5 Plane

There is a small private air strip located on the Cambria title (site 1). The condition and suitability is not known and any use or development would need to be in accordance with the relevant aviation authority. There is an existing private airstrip located at 109 Friendly Beaches Road, Friendly Beaches, no other airstrips are known of within proximity to the subject land.

3.9.6 Private Vehicle

The subject land is predominantly accessed by private vehicle. Parts of the land has frontage to Tasman Highway, which is a Category 4 road north of Swansea with a speed limit of 100km/hr. The site has frontage to a number of smaller roads including Swan River Road and Dolphin Sands Road that are both sealed; and Boathouse and McNeills Road that are both unsealed. There are also a number of four wheel drive tracks around the subject land, that are generally informal, although some are subject to right of ways as detailed in the titles (refer appendix).

A Traffic Impact Assessment was undertaken by Milan Traffic Engineering & Road Safety to provide advice and recommendations regarding the potential impacts of the proposed development on the existing road network. The report finds that with respect to concepts for development of the land that they would not cause operational issues to the public roads or intersections. Recommendations have been provided for upgrades that would be necessary to address in an application for a permit for the land.

Of the subject lands access and junctions, the junction between the Tasman Highway and the access road to the Cambria Homestead is given particular attention as this will likely become one of several primary access points. It is also recommended that accesses and junctions onto the Tasman Highway be limited to the existing number associated with the Cambria Property.

4. CONCEPT DEVELOPMENT

4.1 FOUNDATION STATEMENT

The proponent has provided the following statement by way of background to their vision for the project:

Cambria Green Agriculture and Tourism Management Pty Ltd is the developer of the Cambria Green project. The project contains approximately 3185 hectares on multiple titles located around 2-10 kms from Swansea on the central east coast of Tasmania.

The owners of the property wish to sensitively yet ambitiously develop an integrated, exciting, commercial and iconic development that will complement the beauty and uniqueness of the area, and add significantly to the commercial and general well-being of residents and businesses in the region.

A stunning blend of stylish and iconic elements: rural, historic, resort, commercial, agricultural and lifestyle - spread over 3185 hectares of unique landscape.

The Cambria development involves the establishment of a world class 5 star eco-tourism resort that preserves and protects the unique flora and fauna of the magnificent eastern Tasmanian coastal region. It is considered that the Cambria Project will establish the benchmark in luxury eco-tourism in Tasmania by virtue of its location, design and operation. The development is 'built' around three core themes and contains multiple elements, including:

Cambria historical precinct - restoring and maintaining the past for the future

Crystal Church - not only a stunning iconic landmark, but also an operational facility

Cambria Sky hotel - 100 - 120 room luxury accommodation, unique views, exquisite facilities, organic cuisine - the 'Wow' factor on the east coast

Cambria Sky Health - a unique get-away to recuperate and 'restore' one's essence, with views that will inspire, revive and refresh

Cambria Sky Conference - the best conference environment in the country - stunning conference facilities, overwhelming view, wonderful environment to think, reflect, discuss and enhance

Cambria Organic Bistro - open to the public restaurant - organic food focus, spectacular views, memorable experience

Cambria tourist accommodation - 70 villas and 240 units set below the Cambria Sky hotel, yet with wonderful views

Golf Course - championship-standard 18-hole golf course

A Cambria-oriented training facility for local and regional future and existing employees - luxury hotel, conferences, food and beverages, golf, marine activities, hiking and nature activities

Cambria Village - uniquely set around a man-made lake, a range of facilities to serve guest of the Cambria tourist accommodation, hotel, health and conference centre, a mix of: Shops, Cafes, restaurants, Pharmacy, Convenience store, Medical & Dental, Personal services, Public Art Gallery, Gym, Children's play area. It is the project's intention to invite existing Swansea business operators to take up any relevant commercial opportunities before any external operators are sought.

Cambria sports tourism accommodation - set on the river, 80 apartments to cater for golf, water activity and other sporting visitors

Airstrip - improved airstrip to service fly-in guests, provide scenic flights, and to better service Swansea community

Organic commercial agricultural - activities

Artist precinct - creating, teaching, demonstrating, exhibiting

Exploring nature - experience the diversity of walks and bicycle trails: Coastal, Bush, Heritage, Air Walk, Bike Trail, Hikers Hut

Bay-based activities - passive and competitive events and activities

4.2 CONCEPT MASTERPLAN

As a result of preliminary investigations, a Masterplan for development of the site has been established and further design work has been undertaken investigating the detail of various components of the site. Subsequently, development options have been determined that are respectful of the identified constraints and limitations. These include addressing the respective landscape character types, which have informed the proposed precincts of the site.

The proposed Masterplan forms the basis for the structure of amendment to the planning scheme, and illustrates some of the fine grain planning that can be achieved. The amendment will facilitate future applications in accordance with amended provisions allowing for the following use and development:

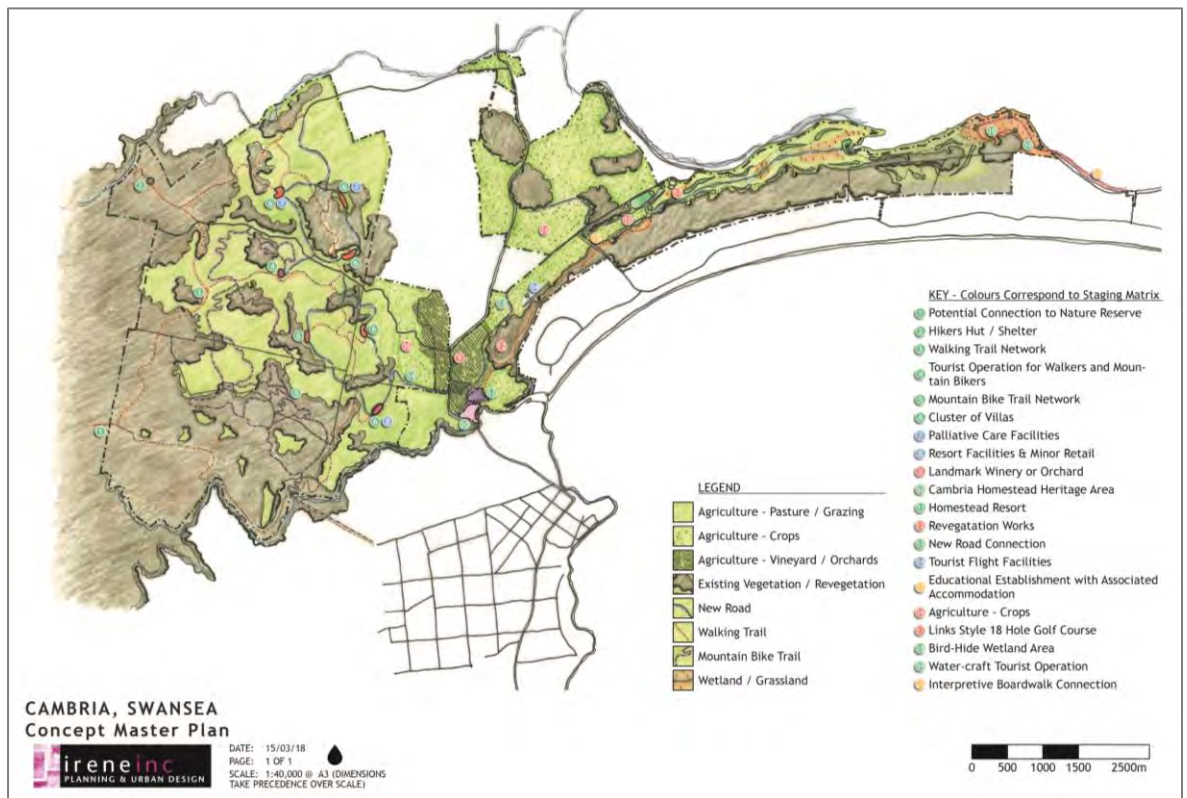


Figure 27: Concept Masterplan

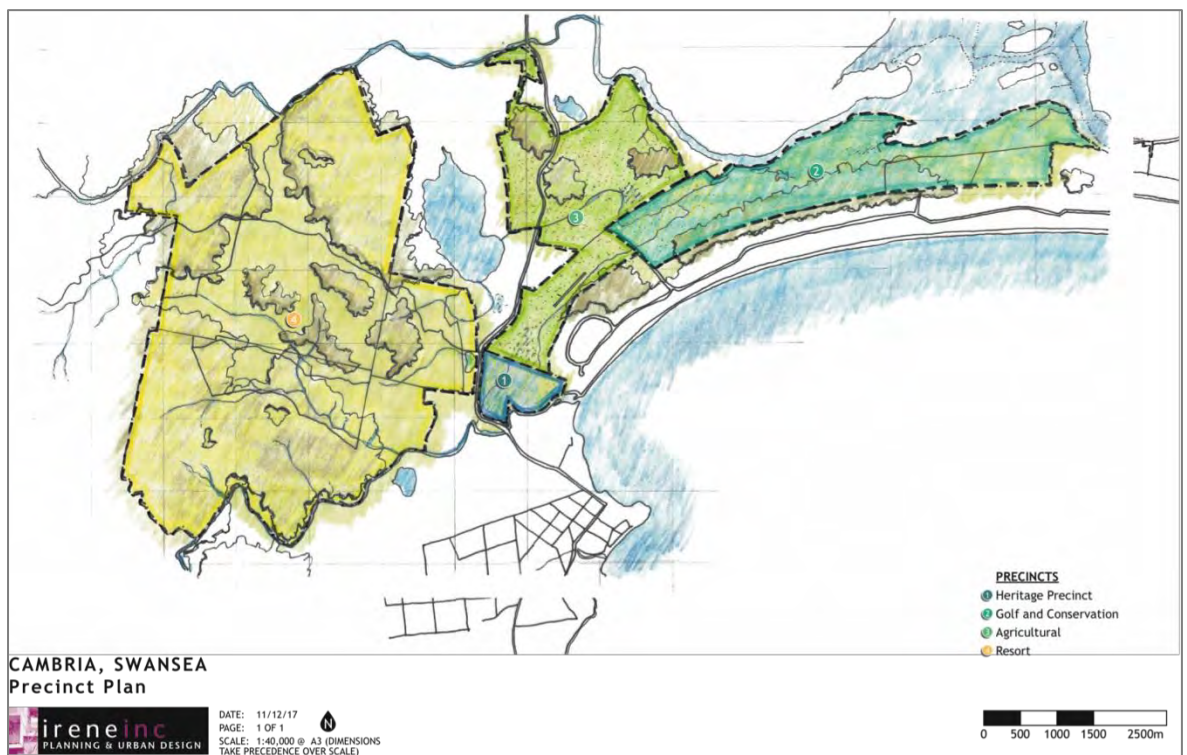


Figure 28: Precinct Plan

The Concept Masterplan has found that there is potential to facilitate the following development of the land.

- Cambria Homestead Precinct - 139 villas and units, and wedding and function facilities.
- Along the river - 161 villas and units
- Hills Resort Precinct - 80 unit health retreat (near sky resort)
- 20 accommodation units on golf range
- Resort - 150 rooms
- Golf course 18 hole plus 9 hole par 3

This report is part of an application to amend the current planning scheme, a separate development application will be required subsequent to approval of the amendment.

5. PLANNING SCHEME PROVISIONS

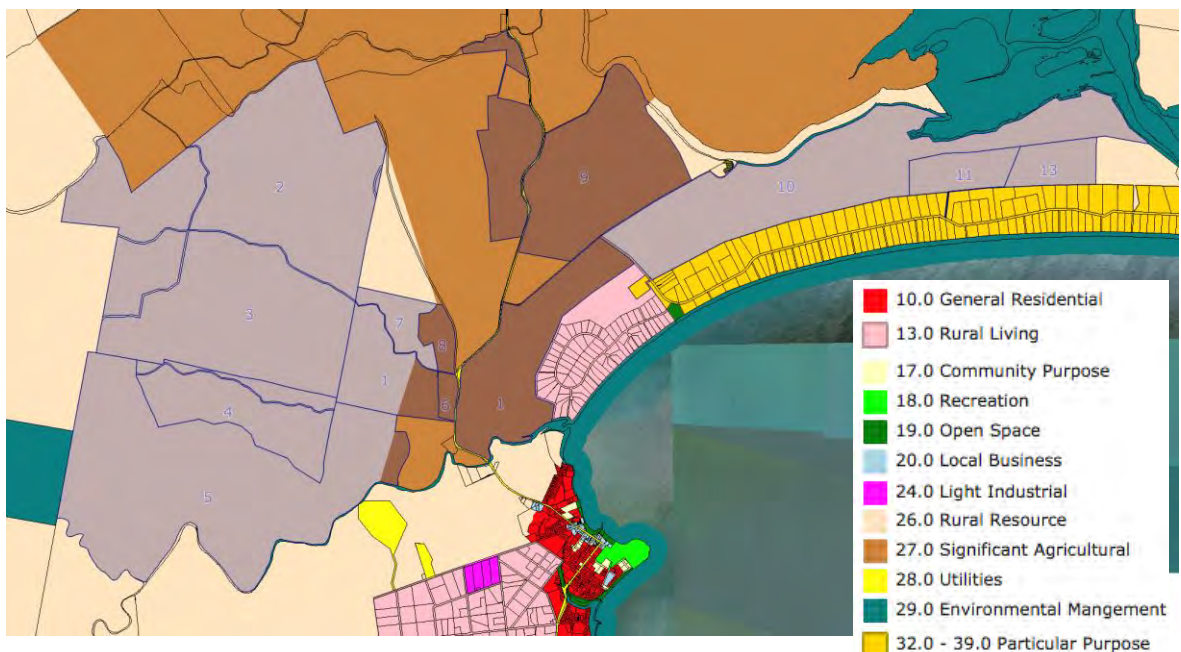
The *Glamorgan - Spring Bay Interim Planning Scheme 2015* applies to the sites. The following is a consideration of the proposed development against the scheme provisions, highlighting areas of concern or further investigation.

5.2 ZONING

The following figure illustrates the zoning of the subject land and its surrounds.

The land around Tasman Highway and on the northern edge is Significant Agriculture. The western hills and land along the Dolphin Sands spit is within the Rural Resource Zone.

The site adjoins the Rural Living and Particular Purpose 3 - Dolphin Sands Zones, of Dolphin Sands. The adjoining Ramsar wetlands around Moulting Lagoon to the east are in the Environmental Management Zone, as is a parcel of Parks and Wildlife Services land on the western edge of the site. Meredith River on the southern edge is also largely zoned Environmental Management, with the adjoining bank zoned Rural Resource. There are also various surrounding parcels that are in the Rural Resource Zone.



5.3 PROPOSED DEVELOPMENT & USE CLASSIFICATIONS

The following are some of the respective uses that are proposed as part of the Masterplan for the subject land, and their associated use classes as defined by the planning scheme.

Agriculture - Organic Farming

Pasture, grazing, vineyards, crops and orchards, these are all consistent with the definition 'Agricultural Use', which falls into the use class 'Resource Development':

Agricultural Use - means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture, intensive tree farming and plantation forestry.

Resource Development - use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.

Resource processing: use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.

Landscape Management

Inclusive of vegetation protection areas, and further vegetation:

Natural and cultural values management: use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.

Recreation activities

Works for walking trails are more likely to be reasonably informal and would fall within the following definition.

Passive recreation: use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.

Mountain bike trails used relatively informally would fall within this definition too, however if further infrastructure is required or it is to be used for organised or competitive recreation then it would fall within the following definition, as would a golf course.

Sports and recreation: use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.

Where the following is relevant:

Outdoor recreation facility; means use of land for outdoor leisure, recreation, or sport.

Tourism Development

Development options include the following tourism development; a resort with minor retail, motel, administrative facilities, health retreat, and some residential development with potential use as accommodation. These uses would predominantly fall into the following use definition:

Visitor Accommodation - use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers

hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.

Any dwellings not to be used for visitor accommodation would fall within the following if not ancillary to other uses:

Residential - use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

If the above dwelling units were anticipated to provide for visitors and tourists, then they would be classified as 'Visitor Accommodation' above.

Any administration facilities associated with the Visitor Accommodation would be ancillary to that use, and hence classified under that use definition.

Further uses that are likely to be necessary for proposed tourism facilities includes restaurants, some retail, and potential meeting/conference facilities; which would fall within the following definitions:

General Retail & Hire - use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, commercial art gallery, department store, hairdresser, market, primary produce sales, shop, shop front dry cleaner, supermarket and video shop.

Food Services - use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises.

Community meeting and entertainment: use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.

Tour operations and their facilities would fall within the following definition:

Tourist operation: use of land specifically to attract tourists, other than for accommodation. Examples include a theme park, visitors centre, wildlife park and zoo.

Air Strip

The development of a landing strip and associated facilities for scenic flights and emergency medical services would be classed in the following to Tourist operation as per above or the following:

Emergency services: use of land for police, fire, ambulance and other emergency services including storage and deployment of emergency vehicles and equipment. Examples include ambulance station, fire station and police station.

If the air strip is used as a landing strip to bring visitors who were then proceeding elsewhere, it could be classified as ancillary or as the following:

Transport Depot and Distribution - use of land for distributing goods or passengers, or to park or garage vehicles associated with those activities, other than Port and shipping. Examples include an airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal and taxi depot.

5.3.1 Comparative Use Table

Appendix B includes a comparative use table of the anticipated and existing uses and their status within the respective zones. Some changes are necessary to facilitate the uses from the underlying zones, and some uses are not consistent with the surrounds or the qualities of the Cambria land. Comments have been included within the table with regard to the proposed changes that are necessary to the use status and qualification.

5.3.2 Special Provisions for Use

The Special Provisions of the scheme includes the following clauses that are relevant to the categorisation of use.

In terms of access to a site the scheme disregards the use in accordance with the following:

9.6 Access Across Land In Another Zone

9.6.1 If an application for use of land includes access that runs through a different zone to the land upon which the use is proposed to take place, the use status of the application is to be determined disregarding the use status of the access in the different zone.

The scheme also makes allowances for the facilitation of the continued use of heritage buildings in the following standards:

9.5.1 An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.

9.5.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.

General Provisions within the SPP include comparable clauses.

5.4 SIGNIFICANT AGRICULTURAL ZONE

Land around the Tasman Highway is zoned in the Significant Agricultural Zone, this includes the Cambria Homestead, a shed, and the dwelling in the north. The mapping of the zone is relatively consistent with the opportunities identified in the Agricultural assessment as illustrated in Figure 18, except that land protected by conservation covenants is included, as is some land on the western side of Tasman Highway that has limited agricultural potential.

The Cambria Homestead is identified in the Ag Logic report as having good agricultural opportunities, however the special provisions enable use that facilitates the restoration, conservation and future maintenance of the historic place (refer section 5.3.2). As such, the maintenance of heritage values of the site takes precedence over the Zone, although the agricultural activities are integral to these heritage values.

27.1.1 Zone Purpose Statements

27.1.1.1 To provide for the use or development of land for higher productivity value agriculture dependent on soil as a growth medium.

27.1.1.2 To protect the most productive agricultural land and ensure that non-agricultural use or development does not adversely affect the use or development of that land for agriculture.

27.1.1.3 To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

27.1.1.4 To provide for limited non-agricultural uses that support the continued use of the land for agricultural use.

27.1.1.5 To protect regionally significant areas of significant agricultural land identified in the Regional Land Use Strategy, including areas subject to existing or proposed irrigation schemes, from conversion to non-agricultural use.

27.1.1.6 To protect areas used for reuse water irrigation.

27.1.1.7 To ensure that new residential use is only established where necessary to facilitate the management of the land for agricultural purposes and does not fetter existing or potential agricultural use on other land.

It is anticipated that land within the Significant Agricultural Zone will be translated to the Agricultural Zone under the SPP.

5.4.1 Use Standards

The GSBIPS 2015 has a number of use standards that are primarily concerned with preventing fettering of agricultural activities. These controls are consistent with the requirements of the Protection of Agricultural Land Policy.

5.4.2 Development Standards

The development standards from the GSBIPS vary substantially from the SPP, particularly with respect to setbacks. Building heights are lesser, and absolute values are provided for setbacks in the current scheme. The setback standards would locate development within useable paddock space reducing the efficiency of agricultural activities, or completely prohibiting the ability to develop smaller or awkward shaped titles. The existing scheme also includes design standards to minimise impact on the rural landscape; and for Plantation forestry, these are removed under the SPP.

5.4.3 Subdivision Standards

Subdivision standards under the SPP are more rigorous than the existing scheme. Both are drafted consistent with the Agricultural policy to prevent the fragmentation and fettering of agricultural land. Further discussion on subdivision is made in section 5.5.3.

5.5 RURAL RESOURCE ZONE

26.1.1 Zone Purpose Statements

26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 To provide for non-agricultural use or development, such as recreation, conservation, tourism and retailing, where it supports existing agriculture, aquaculture, forestry, mining and other primary industries.

26.1.1.4 To allow for residential uses not necessary to support agriculture, aquaculture and other primary industries provided that such uses do not:

- a) fetter existing or potential rural resource use and development on other land;*
- b) add to the need to provide services or infrastructure or to upgrade existing infrastructure;*

c) contribute to the incremental loss of productive rural resources.

26.1.1.5 To provide for protection of rural land so future resource development opportunities are not lost.

It is anticipated that land within the Rural Resource Zone will be within the Rural Zone under the SPP.

5.5.1 Use Standards

The Rural Resource Zone has Use Standards for Sensitive Use, Visitor Accommodation, and discretionary use, which are concerned with protection of land resource activities. The standards have been altered somewhat within the SPP, which deals specifically with Discretionary use.

5.5.2 Development standards

The development standards from the GSBIPS vary from the SPP, particularly with respect to setbacks. Building heights are lesser, and substantial boundary setbacks are required in the current scheme. Setbacks also include controls for the protection of Significant Agricultural and Environmental Management land. The existing scheme also includes design standards to minimise adverse impact on the rural landscape; and for Plantation forestry, these are removed under the SPP.

5.5.3 Subdivision Standards

The current standards for subdivision in the Rural Resource Zone has a discretionary minimum lot size of 80ha, and includes a range of further Performance Criteria to prevent the fragmentation and fettering of rural land. Likewise, the SPP have controls to prevent fragmentation.

It is not anticipated that subdivision will be necessary as part of the Masterplan, however the configuration of lots, existing subminimum lots (5 in total of 12 lots), location of roads and accesses, and heritage listings mean that it is possible that further adjustment of boundaries, consolidation of lots, or subdivision may occur in the future.

Minor changes for boundary adjustments are dealt with in the special provisions of the scheme (clause 9.3). Substantial change would need to be considered with respect to the Performance Criteria of the zone.

The subdivision standards also include provisions to enable subdivision of a heritage place (clause 26.5.3). With the significance of the Cambria Homestead, it may be reasonable for the land to be subdivided into the future.

5.6 BUSHFIRE PRONE AREAS CODE

Much if not all of the site would fall within the definition of a Bushfire Prone Area. The provisions of the code only apply where an application is to be made for subdivision, or for a vulnerable use. A vulnerable use is defined as follows in the code:

means a use that is within one of the following Use Classes:

- (a) Custodial Facility;*
- (b) Educational and Occasional Care;*
- (c) Hospital Services;*
- (d) Residential if for respite centre, residential aged care home, retirement home, and group home.*

There is potential under the Masterplan that we would be required to be assessed as a Vulnerable Use. An application would be dealt with under the following mandatory discretion under *E1.5.1 Vulnerable Use P1*:

A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:

- (a) the location, characteristics, nature and scale of the use;*
- (b) whether there is an overriding benefit to the community;*
- (c) whether there is no suitable alternative lower-risk site;*
- (d) the emergency management strategy and bushfire hazard management plan; and*
- (e) other advice, if any, from the TFS.*

This would need to be assessed at DA stage, however mapping on the The LIST shows that there are few sites along the East Coast that are not subject to risk of bushfire.

Any development would need to be designed with careful consideration of the risk in order to satisfy further building requirements at building application stage. Planning for hazard management areas, fire fighting access, water supply, and BAL rating will need to be integrated with flora and fauna and traffic considerations prior to making a permit application.

5.7 POTENTIALLY CONTAMINATED LAND CODE

There is potential that some of the intended activities may require assessment at Development Application stage for Potentially Contaminating Activities. The code includes *Petroleum product or oil storage*, and *Spray storage and mixing sites (eg for orchards)*, as potentially contaminating activities. These would be designed and contained in accordance with scheme requirements in isolated locations at Development Application stage.

5.8 LANDSLIDE CODE

As illustrated in the following figure some of the western extents of the site are mapped within Landslide Hazard Areas. Masterplan concepts for development generally avoids these areas as it is also preferable for ease of construction, and to avoid code requirements for Vulnerable Uses. The location of development relative to Hazardous areas is capable of being assessed with respect to scheme standards at Development Application stage.

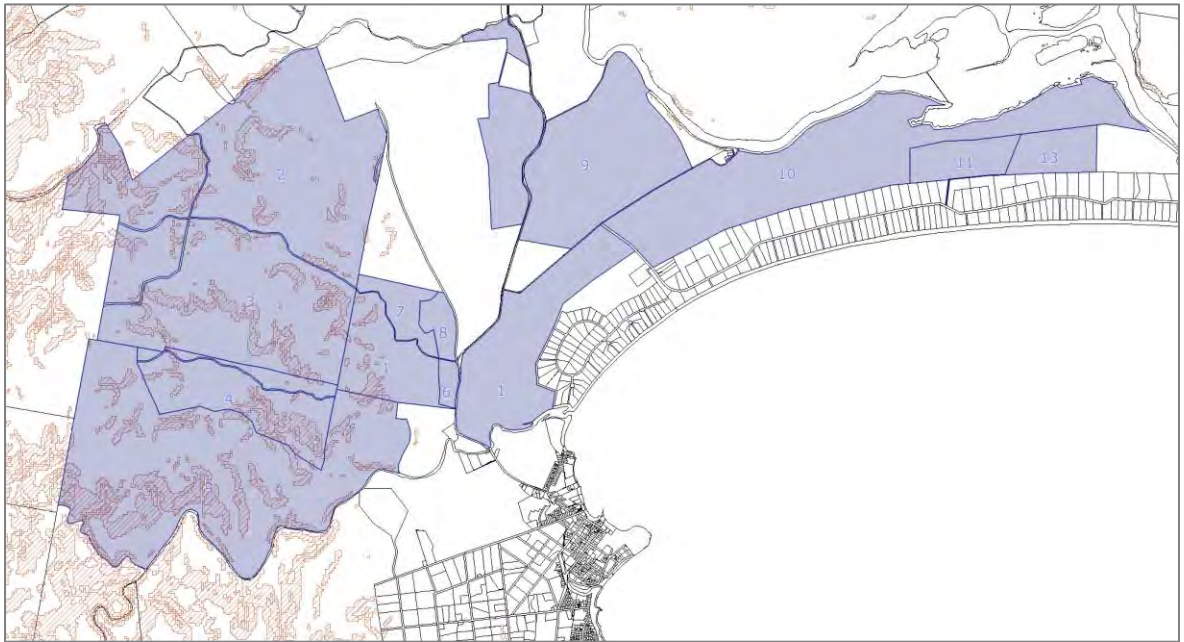


Figure 30: Landslide Hazard Areas (source: The LIST)

5.9 ROAD AND RAILWAY ASSETS CODE, & PARKING AND ACCESS CODE

As part of the initial investigations for concepts for the site a Traffic Impact Assessment (TIA) was undertaken and has been summarised in Section 3.9.6 of this report. The detail of new accesses and/or substantial intensification of use of an access will need to be assessed at Development Application stage, however it is evident from the TIA that concepts from the Masterplan are capable of being implemented in accordance with the provisions of the Code.

The detailed design and configuration of movement networks will be established at Development Application stage to ensure that it is in accordance with the purpose of the Parking and Access Code.

5.10 STORMWATER MANAGEMENT CODE

The purpose of the Stormwater Management Code is as follows:

E7.1.1 The purpose of this provision is to ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy.

As discussed in section 3.4 of this report, as much of the site is not connected to water mains initiatives will need to be explored in order to harvest as much stormwater on site as possible in order to provide for any proposed uses. The subsequent management of any overflows will be detailed at Development Application stage and is capable of meeting with the requirements of the Planning Scheme.

5.11 BIODIVERSITY CODE

Large areas of the site are subject to the provisions of the Biodiversity Code, further to this there are areas that are further protected through the application of conservation covenants as illustrated in section 3.1.2 of this report. The areas where the covenants apply have not been mapped within the Biodiversity Overlay, and the respective zoning is consecutive with the surrounding Significant Agricultural, and Rural Resource Zoning.

E10.2.1 This code applies to development involving clearance and conversion or disturbance of native vegetation within a Biodiversity Protection Area.

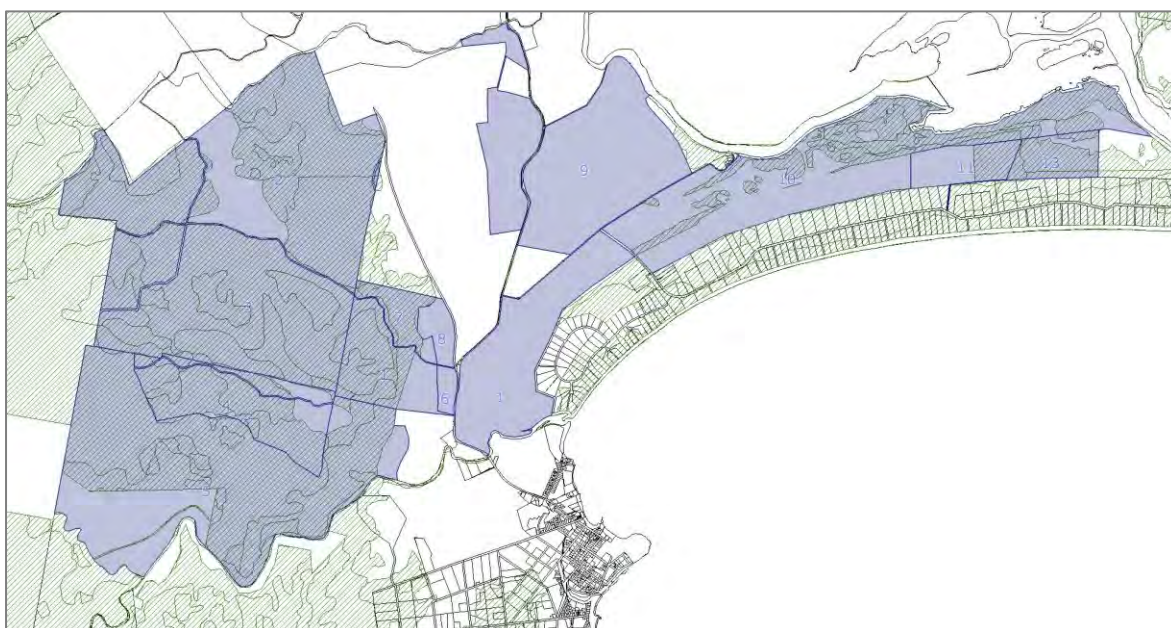


Figure 31: Biodiversity Protection Area (Source: The LIST)

The Concept Masterplan has been prepared with respect to the intensive survey work that has been undertaken by EcoTAS, and has been designed in order to protect and enhance natural values, while still facilitating development. It is recognised that any development will need to proceed in accordance with the recommendations that have also been summarised in section 3.6 of this report.

Subsequently a review has been undertaken of the Masterplan concept by to ensure that the outcomes would be capable of meeting with scheme requirements as well as relevant state and national legislation for the protection of threatened species.

5.12 WATERWAY AND COASTAL PROTECTION CODE

As can be seen in the figure below, large areas of the site are subject to the Waterway and Coastal Protection Code, the Purpose of which is as follows:

E11.1.1 The purpose of this provision is to manage vegetation and soil disturbance in the vicinity of wetlands, watercourses and the coastline in order to:

- (a) minimise impact on water quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes;*
- (b) minimise impact on coastal and foreshore values, native littoral vegetation, natural coastal processes and the natural ecological function of the coast;*
- (c) protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.*
- (d) minimise impact on water quality in potable water supply catchment areas.*

Standards for works, development and subdivision located in mapped areas will be required, and are more than likely result in a mandatory discretion so that they will not have an unnecessary or unacceptable impact on natural values. The concept Masterplan has been prepared with respect to the mapped areas, and further to this with respect to identified natural values in excess of those identified in the Biodiversity Code.

Development proposed by the Concept Masterplan is generally located where it will be capable of minimising works within the Code, with the exception of those in the northeastern corner of the site. Concepts include the golf course, wetland area, and tourism operation; any commercial development for these uses have a vested interest in ensuring that they retain any identified values, and will be subject to assessment when a development application is lodged.

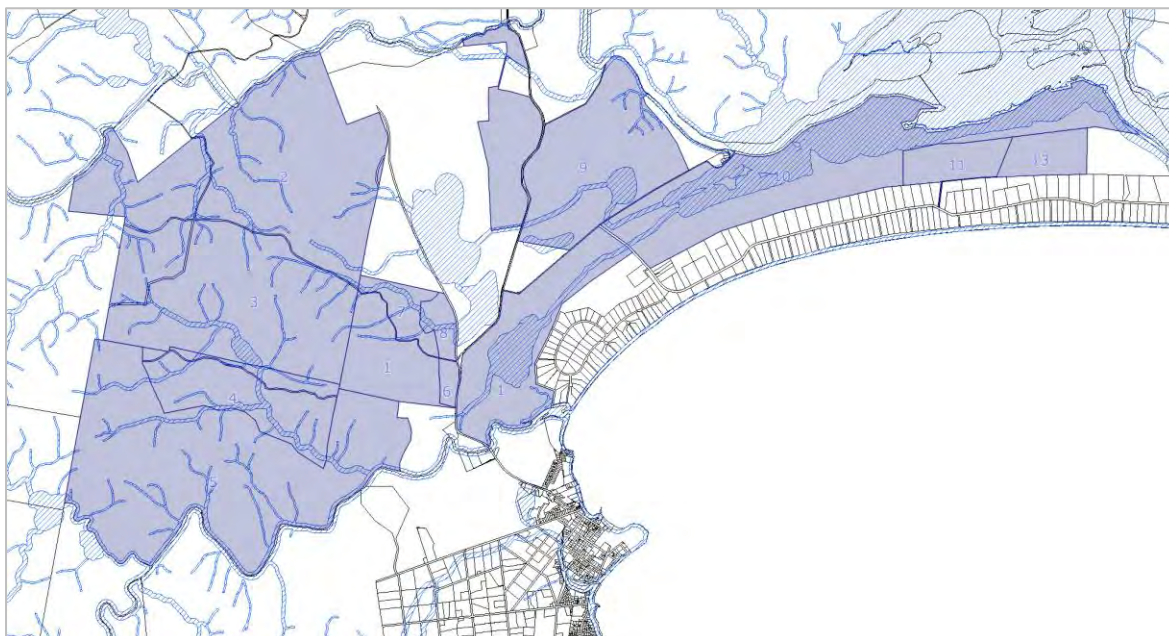


Figure 32: Waterway and Coastal Protection Areas (Source: The LIST)

5.13 HISTORIC HERITAGE CODE

The Historic Heritage Code includes the entry in *Table E13.1 Heritage Places*, below that applies to the subject site.

Ref no.	Name, Location and/or Address	C.T.	Specific Extent
59	Belmont 14106 Tasman Highway Swansea	CT100096/1	Tasmanian Heritage Register ID 1558
60	Cambria 13566 Tasman Highway Swansea	CT111628/1	Tasmanian Heritage Register ID 1559

The entry for Belmont is inaccurate, and should be located at CT149053/50, which is not part of the subject land. The entry for Cambria is also inaccurate as the title reference should be CT148001/1. The mapped areas of the Scheme are incorrect as shown in the following figure, although the Application of the Code in E13.2 does not have provisions to recognise the mapped areas as being Heritage Places. Both highlighted titles are the incorrect referenced titles included within Table 13.1.

As discussed in section 3.3.1 the land that is of greatest significance is the Cambria Homestead centrally located to the east of Tasman Highway.

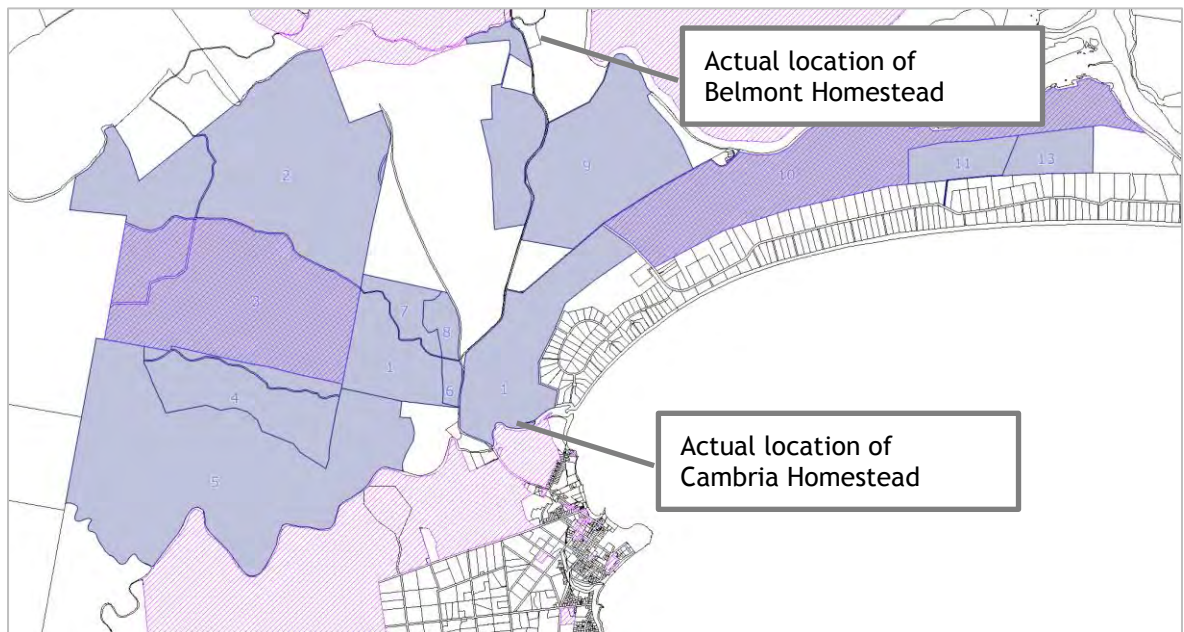


Figure 33: Historic Heritage Code (Source: The LIST)

The SPP includes a Local Historic Heritage Code, which does not apply to a place on the Tasmanian Heritage Register, as such development would be assessed by Heritage Tasmania in accordance with the *Historic Cultural Heritage Act 1995*.

A conservation management plan has been prepared for that part of the site that is recognised as having heritage values, and how they should be managed. The Concept Masterplan has been prepared in accordance with the recommendations. Future buildings and works would be assessed in accordance with the development standards of the Code at the time of making a development application.

5.14 SCENIC LANDSCAPES CODE

Development within approximately 100m of Tasman Highway is subject to the Scenic Landscapes Code that has the following purpose:

E14.1.1 The purpose of this provision is to recognise and protect landscapes that are important for their scenic values.

The Code has controls with regard to the removal of bushland, and the appearance of buildings and work to protect the landscape values of the Scenic Landscape Corridor.

The Concept Masterplan minimises works within proximity to the Highway as this is also within the significant agricultural areas. The landscaped area around the Cambria Homestead has the most significant values that have been researched as part of the Landscape Conservation Management Plan as they also contribute to the Historic Cultural Heritage Values of the site. Any development within this area would also be discretionary with respect to the heritage values; which from the accompanying investigations, has include the importance of the landscape.



Figure 34: Scenic Landscape Corridor along Tasman Highway (Source: The LIST)

5.15 INUNDATION PRONE AREAS CODE

Parts of the eastern side of the site are subject to the risk of inundation of varying levels between low-high.

Use standards of the code require that habitable rooms of buildings be above the height where they are at risk of inundation. High Risk areas are required to demonstrate that they are 'development dependent on a coastal location', which is defined as:

means buildings and works for which there is a demonstrated need to be located at a coastal location, including boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves.

Dwellings, except for a caretakers dwelling associated with any of the above, are not included.

Detailed investigations have been undertaken to confirm the levels and hazard risk relative to the subject land; these include LIDAR mapping that includes some variations to the areas mapped in the planning scheme. Figure 6 of the accompanying Coastal assessment include areas on the north eastern tip of the site, and a connection between inundation areas on the eastern side of the site and the area at risk to the north of the Cambria Homestead.

The Concept Masterplan has been prepared with respect to detailed topographical investigations and minimises habitable development from areas at risk of inundation, or in the case of development adjoining Moulting Lagoon it would be dependent on its coastal location. The site is of a sufficient scale that any clubhouse facilities for the potential golf course is capable of being located where that risk of inundation is capable of being minimised. Areas at risk of inundation in proximity to the Cambria Homestead have been identified as opportunities for revegetation works.

Controls within the existing planning scheme are sufficient to manage potential risk if mapping were updated to match current areas that are unmapped.

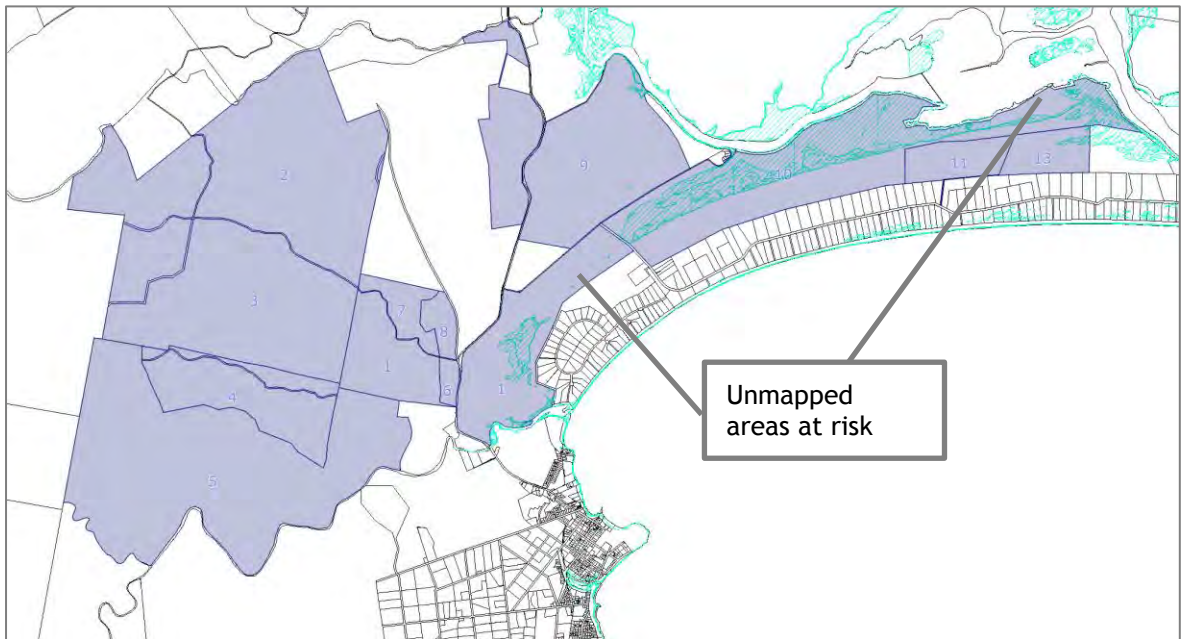


Figure 35: Inundation Hazard Areas (Source: The LIST)

5.16 COASTAL EROSION HAZARD CODE

Coastal edges of the property along Moulting Lagoon and Meredith River down stream of the Tasman Highway bridge are mapped as being subject to Coastal Erosion Hazard. The code deals with land that is vulnerable to erosion, recession, and/or wave run-up. The areas at risk are generally similar to those that have been identified as high inundation risk and there are parallels in the respective planning controls.

Detailed investigations as illustrated in Figure 7 of the accompanying coastal assessment have found that the boundaries of the erosion risk areas vary from those mapped under the scheme. As these are also areas subject to inundation significant the Concept Masterplan has responded similarly to the Inundation Prone Areas Code as described in the section above.

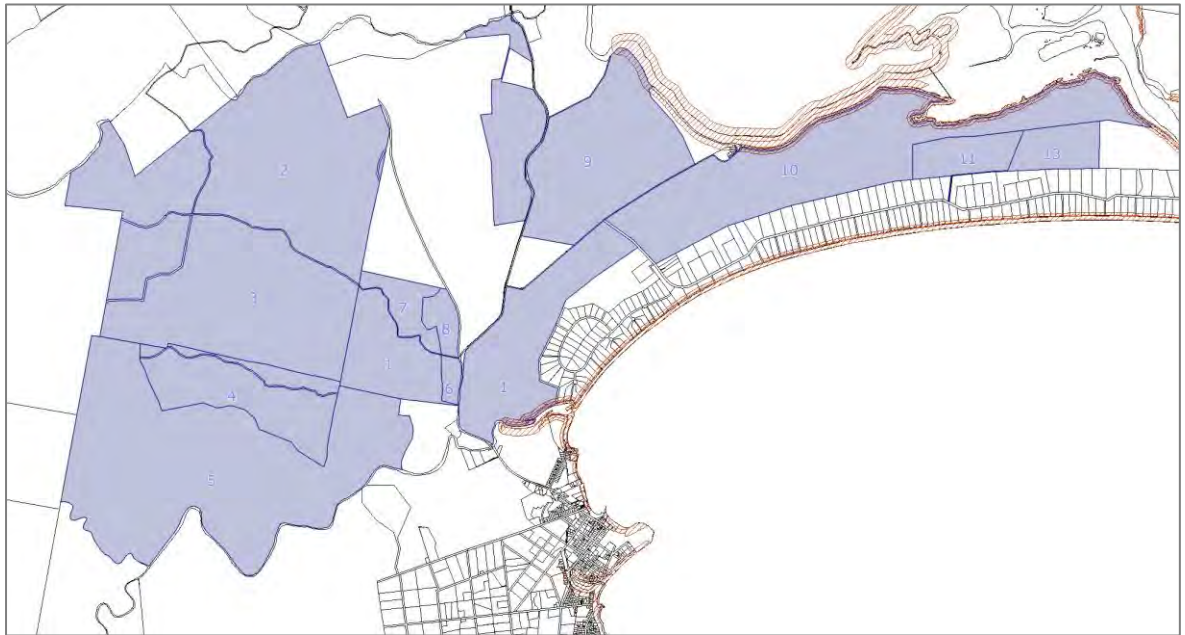


Figure 36: Coastal Erosion Hazard Area (Source: The LIST)

5.17 FURTHER CODES

The Signs Code, and Wind and Solar Energy Code, may be applicable to future development of the subject land. The Use and Development standards of these codes are consistent with the anticipated future development of the subject land.

The Coastal Development Code is not currently applicable to the subject land but applies to neighbouring land within the Rural Living Zone that adjoins the coast or adjoins crown land on the coast. The provision is to protect the visual amenity and established character near the coast and provides alternative building height and setback standards. The standards would only be applicable to those Rural Living lots neighbouring the site that have frontage to the Meredith River. The Concept Masterplan has located little development within proximity to lots affected by the Code, consistent with the CMP.

6. PROPOSED AMENDMENT

6.2 INTENT OF THE AMENDMENT

It is intended to amend the current *Glamorgan Spring Bay Interim Planning Scheme 2015* to improve the consistency of the planning scheme with intensive investigations into the qualities of the subject land and to apply the Specific Area Plan (SAP).

The primary intent of the amendment is to facilitate future development of the land to improve the capacity and experience for tourism activities within the region, and improve economic and employment opportunities without diminishing existing commercial establishments. The suggested wording for the plan purpose to achieve these outcomes is as outlined in the following points, further to this specific Local Area Objectives have been included within the amendment to respond to the specific qualities of the precincts of the site.

1. Provide for use and development of the site that utilises the agricultural, natural, and historic heritage assets as the basis for regionally significant economic development.
2. Identify precincts that recognise the specific land characteristics and manages use and development that is appropriate to the features of the landscape.
3. Reinstate the importance of the Cambria Homestead as a focal point for the community and visitors.
4. Protect the most productive agricultural land and ensure that adjoining land uses conflicts are minimised or integrated with agricultural activities.

The proposed amendments also improve the accuracy and efficacy of mapping for natural values, hazards, and heritage values.

6.2.1 Application of the SAP

In order to implement an integrated vision for the future of Cambria it is considered that a Specific Area Plan would ensure the most consistency, whilst recognising the specific conditions of the land. The use of a precinct plan enables identification of the qualities of the various parts of the site and allowing for more specific regulation than is managed through the existing zone provisions.

The SAP changes the scope of uses from the underlying zones while applying the plan purpose and local area objectives that will provide a framework for the anticipated activities on the site. The precincts have been established based on the landscape qualities of the site with respect to the various constraints and opportunities that have been identified within the extensive site analysis that has been undertaken. The precincts that have been identified include the following:

1. Cambria Homestead
2. Golf and Conservation

3. Agricultural Precinct
4. Hills Resort

The objectives of the precincts have been stated within the Local Area Objectives of the SAP.

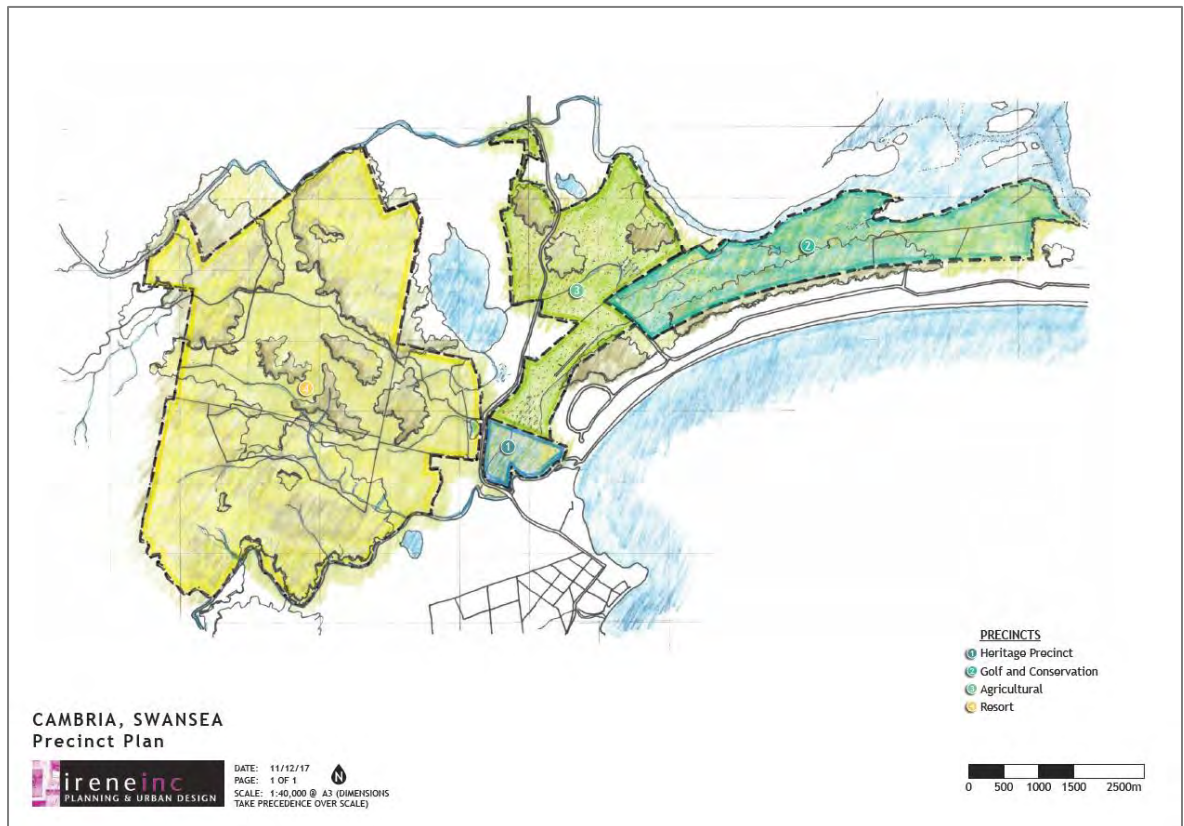


Figure 37: Precincts of Cambria

6.2.2 Zoning

The Special Provisions of the scheme places use that ‘facilitates the restoration, conservation and future maintenance of a heritage place’ (GBSBIPS 2015 clause 9.5.2) as of greater importance than any other underlying zone requirement. It is proposed to rezone the land that forms part of the Cambria Homestead from the Significant Agricultural Zone to Rural Resource Zone so that the agricultural values of the land do not overshadow the continued focus on the importance of Cambria within the region as a focal point for its cultural heritage values.

The site is subject to a number of conservation covenants, which are either in the Rural Resource, or Agricultural Zone, and are not necessarily subject to the Biodiversity Code. Subject to the Natural Values Assessment that has been undertaken as part of this assessment it is proposed that the Covenant Land (Plan Reverence CPR6351, and CPR5890), in proximity to the Tasman Highway, and in Dolphin Sands is rezoned to Environmental Management Zone. While the land will still be subject to the SAP the land will be recognisable as significant for its environmental values. Additionally, controls regarding setbacks from development within the Environmental Management Zone will be capable of being included which will enable improved buffers from the existing condition of the planning scheme.

The land on the western side of the site that is subject to covenants is not proposed to be rezoned as vegetation mapping is inconsistent with established mapping, access to these areas is limited, the biodiversity code provides controls for any potential use and development, and greater protection of values than is existing is not considered necessary.

6.2.3 Uses

Appendix B includes a Comparative Use Table that outlines the existing use status of all current uses within respective zones, and the anticipated uses as part of the concept Masterplan. Detailed comments have been included that clarify the rationale for changes or retention to the use status.

Of importance to changes to the status of uses within the SAP is the application of the plan purpose, the local area objectives, and the discretionary use standards.

The use table of the SAP has included qualifications to specify the status within the respective precinct. Use standards have also been drafted with respect to existing the standards within the rural and agricultural zones, of the GSBIPS2015 and the SPP.

6.2.4 Development and Subdivision Standards

Development standards have been drafted with respect to the GSBIPS and the SPP of the respective zones, while incorporating reference to the plan purpose and the local area objectives. The development standards have been drafted to facilitate development in accordance with the Masterplan, while still recognising the importance of agricultural activities of the land, and providing improved buffers for those areas of significant environmental values. The subdivision standards also recognises that subdivision should retain the historic heritage values of 'Cambria'.

6.2.5 Heritage

Changes have been proposed to the Historic Heritage Code to improve the accuracy of listed properties. This includes inaccuracies with the listed property 'Belmont'. This land is outside the scope of this application, and has not been included. However, it is recommended that Council consider initiating amendments to this land as part of the application.

That part of the Cambria Homestead that has been identified as of heritage significance has been located within a specific precinct within the SAP. The applicable title is of substantially greater size and any application would be subject to a discretionary application under the provisions of the Historic Heritage Code. As Cambria is listed on the Tasmanian Heritage register it will be subject to assessment by Heritage Tasmania in accordance with the HCHA. This listing will also mean that under the SPP the heritage code will not apply (clause C6.2.3), and the heritage values will only be assessed by Heritage Tasmania.

6.2.6 Mapping

Changes are proposed to the mapping of the Heritage Areas, Inundation Hazard Areas, and Biodiversity Protection areas to improve the accuracy and bring them into greater conformity with investigations that have been undertaken.

6.3 FORMAT OF THE AMENDMENT

The proposed amendment is to amend the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined.

6.3.1 Ordinance

Specific Area Plan

In Part F Specific Area Plans include:

- the Cambria Specific Area Plan accompanying this report, with numbering to correspond with the planning scheme.

Historic Heritage Code

The following changes are proposed to *Table E13.1 Heritage Places*:

Ref no.	Name, Location and/or Address	C.T.	Specific Extent
60	Cambria 13566 Tasman Highway Swansea	CT111628/1 <u>CT148001/1</u>	Tasmanian Heritage Register ID 1559

It is suggested that Council initiate the following changes to the table, however this listing is respective of land outside of the scope of this amendment, and does not form part of this request.

Ref no.	Name, Location and/or Address	C.T.	Specific Extent
59	Belmont 14106 Tasman Highway Swansea	CT100096/1 <u>CT149053/50</u>	Tasmanian Heritage Register ID 1558

6.3.2 Mapping

Zoning

Amend the Zoning mapping as follows:

- Partially Rezone CT148001/1 from Significant Agriculture Zone to Rural Resource Zone as illustrated in Figure 38.

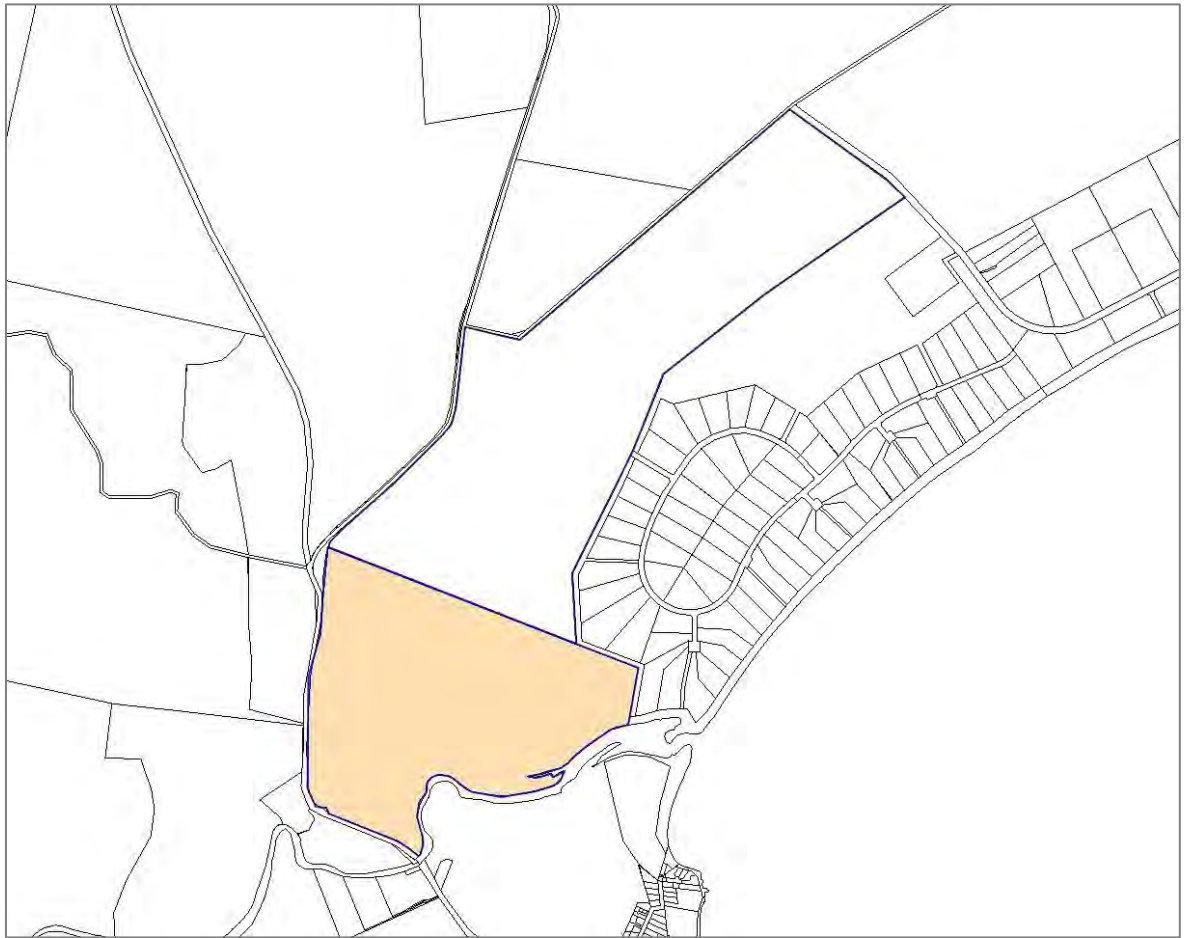


Figure 38: Proposed Rezoning of CT148001/1 (Source: The LIST)

- Those areas that are subject to Conservation covenants (CT 149607/1, 111628/1, and 23216/3) are rezoned to the Environmental Management Zone.



Specific Area Plan

Map the following titles as being included within the Cambria Specific Area Plan:

- 148001/1
- 100097/1
- 100096/1
- 233262/1
- 251306/1
- 148927/1
- 115706/1
- 115706/2
- 149607/1
- 111628/1
- 23216/3
- 23216/2

Heritage Areas

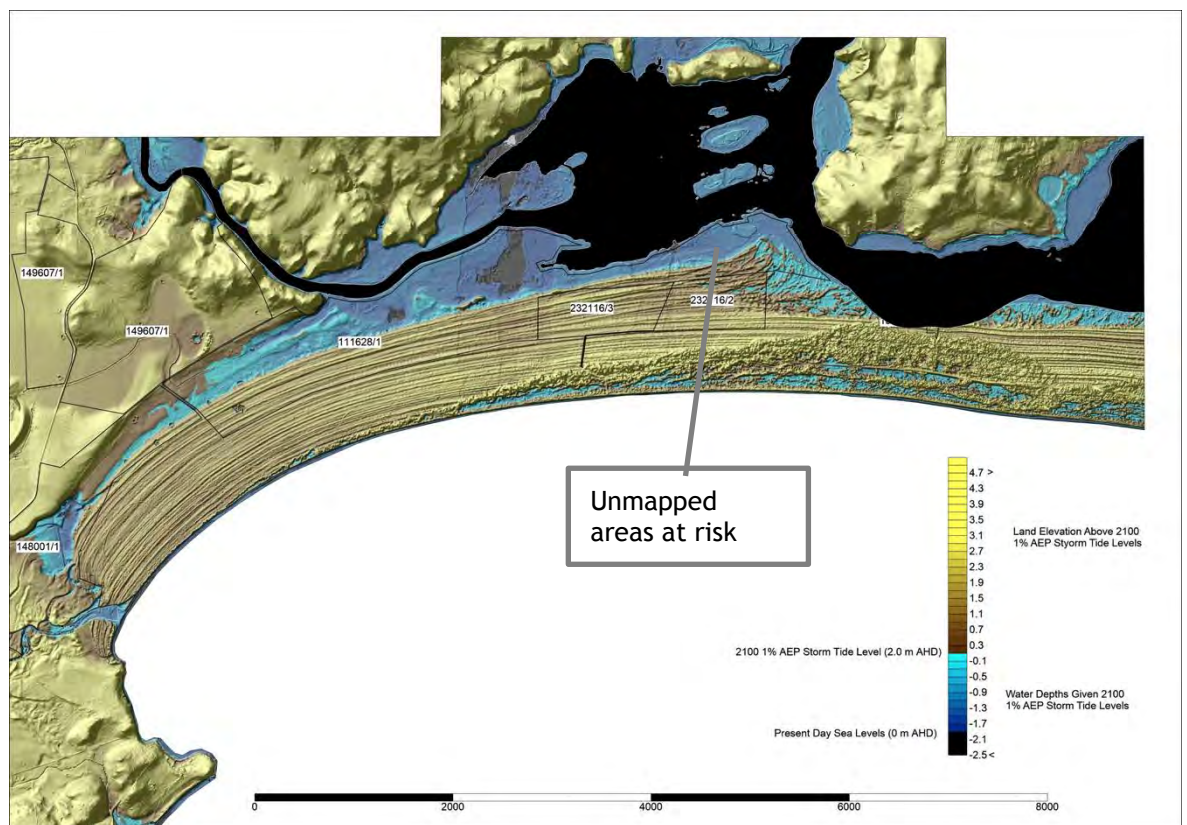
Make the following changes to the Heritage Areas mapping:

- Remove CT100096/1 and CT111628/1
- Include CT148001/1

It is suggested that Council include CT149053/50, however this land is outside the scope of this amendment, and does not form part of this request.

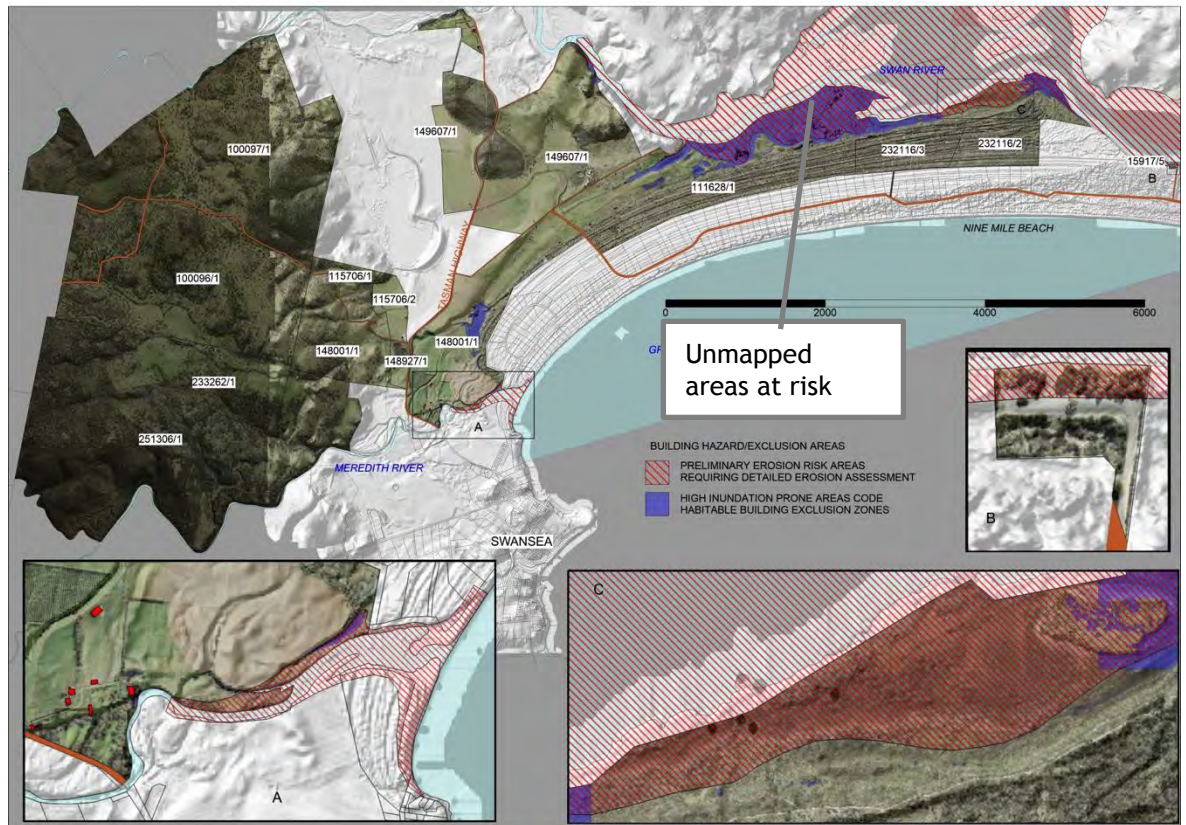
Inundation Prone Areas Code

Mapping of Inundation Hazard Areas should be updated to include areas that are at risk of inundation in the northern eastern part of CT111628/1.



Coastal Erosion Hazard Code

Mapping of Inundation Hazard Areas should be updated to include areas that are at risk.



Biodiversity Protection Area

Mapping should include those areas that are subject to Conservation covenants (CT 149607/1, 111628/1, and 23216/3)

7. ASSESSMENT UNDER THE LAND USE PLANNING AND APPROVALS ACT

Section 32 of the *Land Use Planning and Approvals Act 1993* (The Act) requires amendments to planning schemes meet and be considered against the following:

(1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) -

(a)

(b)

(c)

(d)

(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and

(ea) must not conflict with the requirements of section 300 ; and

(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

(2) The provisions of section 20 (2) , (3) , (4) , (5) , (6) , (7) , (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

Section 20 also includes the following:

(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and

(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993 ; and

(c)

The above provisions are considered in the following sections.

7.2 LAND USE CONFLICTS WITH ADJACENT USES - 32.1.E

The following is an assessment of the various zones that adjoin the proposed amendment area. Detail of the proposed changes to use status comparative to the existing underlying zones is illustrated in the Comparative Use Table in Appendix B.

Rural Living Zone

There is an area of Rural Living to the east of the Cambria Homestead. The Zone has no permit required for single dwellings, natural and cultural values management, and minor utilities; and permitted uses include resource development, and visitor accommodation.

The proposal would facilitate further development within the Cambria Precinct for visitor accommodation, tourism related uses and residential development. This is considered to be consistent with the Rural Living Zone. The existing landing ground is located 100m to the north of the zone, substantial intensification of the use would be subject to a discretionary application.

Particular Purpose Zone 3 - Dolphin Sands

Precinct 2 of the proposed SAP is located to the north of the PPZ. No permit required uses include natural and natural values management, and utilities; permitted uses include passive recreation and residential use.

The proposed activities are consistent with the purpose of the PPZ. The precinct is anticipated to facilitate a golf course development that would be desirable within proximity to dwellings in the zone. Restrictions from hazards and natural values management, and the recognition of these would result in improved controls from existing standards of the Rural Resource Zone.

Significant Agricultural Zone

The subject land adjoins the Significant Agricultural zone surrounding precinct 3 and parts of the northern and southern boundary of precinct 4. The Zone has no permit required for natural and cultural values management, Resource development for agricultural use; and is permitted for a home based childcare or residential home based-business.

Precinct 2 has retained use qualifications that are relatively consistent with the Significant Agricultural Zone as it is identified as having the greatest agricultural potential; it also shares the most extensive boundaries with land in the zone that is being used for agricultural use. The potential impact on fettering of agricultural land is further discussed in relation to the Rural Resource Zone as the issues are similar.

Rural Resource Zone

Much of the site borders on to varying size parcels of land within the Rural Resource Zone. No permit required uses in this zone include Natural and cultural values management, passive recreation, resource development, and utilities; and permitted uses are home-based child care, or business.

The site is currently either zoned Rural Resource, or Significant Agricultural so that the site investigations, and subsequent masterplan have been prepared with a clear understanding of the agricultural assets of the land. The subsequent plan purpose and local area objectives of the SAP have been drafted in consideration of the underlying zoning in order to be consistent with the *State Policy on the Protection of Agricultural land Policy 2009*. Changes proposed to the setback provisions for sensitive use provide suitable separation to minimise any potential conflict with neighbouring land within either zone.

Environmental Management Zone

Moulting Lagoon adjoining Precinct 2; Meredith River along the southern boundary; and a parcel of land on the western boundary are in the Environmental Management Zone. The land on the western boundary neighbours that part of the site that is subject to a conservation covenant. No

Permit required uses in these zones include Natural and cultural values management, and passive recreation; Permitted uses are to be in accordance with a reserve management plan. Moulting Lagoon is subject to the *Moulting Lagoon Game Reserve Ramsar Site: Management Plan 2003*.

The proposed amendment increases the area of land within the Environmental Management Zone and retains setbacks from the zone in order to protect the natural values of the area. The amendment is considered to have improved outcomes for environmental values for the land that forms part of the site and the neighbouring land.

7.3 REQUIREMENTS OF SECTION 30(O)

Section 30(0) provides as follows:

30(0). Amendments under Divisions 2 and 2A of interim planning schemes

- (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A) ,practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.*
- (2) An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if -*
 - (a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA , or an overriding local provision; and*
 - (b) the amendment does not revoke or amend an overriding local provision; and*
 - (c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.*
- (3) Subject to section 30EA , an amendment may be made to a local provision if -*
 - (a) the amendment is to the effect that a common provision is not to apply to an area of land; and*
 - (b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.*
- (4) An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.*
- (5) Subject to section 30EA , an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of -*
 - (a) taking an optional common provision out of the scheme; or*
 - (b) taking the provision out of the scheme and replacing it with another optional common provision.*

The amendment proposed is a Specific Area Plan to encompass all titles listed in section 6.3.2 of this report, and changes to the mapping on those titles. As such this is a local provision, which can be amended under Division 2 or 2A.

7.4 REGIONAL IMPACT

The *Southern Tasmanian Land Use Strategy 2010-2035* (STRLUS) and the *Swansea Structure Plan: 4 February 2016* are the most recent regional strategic documents that are relevant to this amendment application. While the Swansea Structure Plan does not apply to the subject land the issues raised in the plan are of relevance to this application.

The proposed amendment is consistent with the following strategic direction of the STRLUS:

SD10: Creating Liveable Communities

...Ensuring that our land use planning responses contribute to making the region 'liveable' will be a key competitive strength for Southern Tasmania into the future in increasing migration, visitation, trade and investment.

The proposed amendment will facilitate the implementation of the Masterplan that will consolidate existing business and residential areas on the east coast by providing increased expanded tourism opportunities. It is intended to increase economic returns and employment opportunities within the region.

The opportunities for the land have been prepared with respect to policies for Tourism from the STRLUS, of particular importance are the following. Facilitating improved tourism opportunities is consistent with broader Federal and State Government strategies to improve tourism infrastructure.

T 1 Provide for innovative and sustainable tourism for the region

T 1.3 Allow for tourism use in the rural and significant agriculture zones where it supports the use of the land for primary production.

T 1.7 Allow for objective site suitability assessment of proposed tourism use and development through existing non-planning scheme based approval processes (43A application).

The site has been through extensive assessment of the various values and the opportunities that exist. Retention of existing agricultural activities on the site are intended as a feature of the tourism activities that will be located with respect to ensuring continued operation. The existing heritage Cambria Homestead a local and regional asset that will be a focal point for the activities on the land. Other activities are to be situated where the values of the homestead and landscape are not impacted in consideration of the protection of other features including; agricultural activities, natural values and areas subject to hazards.

This application does not seek a 43A application because the substantial scale of the site area is greater than what could be feasibly prepared without greater certainty with the outcomes of the amendment. It has therefore been selected to proceed with the SAP, which provides Local Area Objectives that provide greater clarity for opportunities within the precincts, with respect to the intensive site suitability assessments that have been undertaken.

The tourism policies are further consolidated with policies for Productive Resources, particularly the following:

PR 2.5 Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land. (STRLUS, 2016: 67)

The STRLUS includes the following policy for Activity Centres that is relevant to future commercial activity within the subject land.

AC 1 Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.

The STRLUS does not define the 'regional activity centres'. The proposal is located in proximity to Swansea, which provides some of the essential services for the East Coast region and would be reasonably considered to provide the services for the region that do meet the definition of an activity centre. As discussed, in section 2.4 there is no identified activity centres within 100km of the Swansea and it is located a substantial distance from Hobart and Launceston.

The improved diversification of tourism and economic assets through the development of the Cambria site will assist in consolidating the permanent settlement of Swansea. Future development would not be within the township, but would depend on local services, and residential areas for its construction and ongoing employee base. The land is well located to access the agricultural, heritage, and natural values of its rural location, while being consolidated with the existing urban amenity of Swansea. The Masterplanning for the land and uses have been prepared in order to ensure that it does not undermine existing commercial activity within the township, but rather provides facilities that consistent with those suggested within the Swansea Structure Plan.

The amendment has been prepared in consideration of extensive investigations into the natural values of the land. The investigations have improved the knowledge and understanding of values and allows for future planning of the land to be undertaken with identified values. This is consistent with the STRLUS policies for Biodiversity and Geodiversity, particularly the following:

BNV 2.1 Avoid the clearance of threatened vegetation communities...

Natural hazards for the site have been investigated in detail and the current mapping has been consolidated as part of the amendment in order to achieve the following:

SD6: Increasing responsiveness to our Natural Environment.

The Masterplan has been prepared to illustrate that there is areas that are capable of being developed in accordance with the amendment that are free from natural hazards, which include; inundation, landslide, and coastal erosion.

In terms of cultural values the Masterplan has also been prepared in accordance with investigations that have been undertaken into Aboriginal heritage, in order to those sites that have been identified. Opportunities existing to incorporate cultural aspects into the activities on the site; this would be undertaken in consultation with the Aboriginal community. This is consistent with the STRLUS policy for Cultural Values:

CV 1 Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understating history and contribution to the region's competitive advantage.

Section 3.2 includes the recommendations of the Aboriginal Assessment, any future application would be required to comply with the *Aboriginal Heritage Act 1975*.

The Cambria Homestead is a focal point of the site that is recognised for its significance to the state with its inclusion on the Tasmanian Heritage Register. The maintenance, restoration, and conservation of the buildings and landscape are important to preserving the historic cultural heritage values. This is consistent with the following policy of the STRLUS:

CV 2 Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understating history and contribution to the region's competitive advantage.

The Cambria Homestead is the focus of Precinct 1 of the SAP, with the purpose and local area objectives recognising the importance of the site for its heritage significance to the region and more broadly. Facilitating more public use and development within the Precinct will assist in bringing greater recognition to the values of the homestead, and assist with works to protect the values of the site.

7.5 SCHEDULE 1 OBJECTIVES OF LUPAA

The objectives of The Act are considered in the following table:

PART 1 - OBJECTIVES	AMENDMENT RESPONSE
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	The proposed amendment has been prepared with respect to investigations to the natural and physical resources of the land and seeks to ensure that these are adequately protected. Future development and use will be subject to the recommendations of investigations at the development application stage.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water: and</i>	The proposed amendment facilitates development and use that is respectful of the features of the site, and is situated where it can consolidate the existing amenity of the Swansea township.
<i>(c) to encourage public involvement in resources management and planning; and</i>	The planning process provides for public involvement, and the amendment has been prepared with respect to the Public Consultation undertaken as part of the Swansea Structure Plan.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c): and</i>	The amendment will facilitate future use and development of the site is consistent with the land use strategy and broader tourism strategies for the state and nationally. The preparation of a Masterplan has been undertaken to ensure that the site is capable of accommodating these facilities with respect to the natural values of the land.
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The resulting amendment allows for discretion at a local level where the amendment has been through a consultation process at state government level. The Community will be engaged through the advertising period for the amendment and when any future development application is lodged.
PART 2 - OBJECTIVES	AMENDMENT RESPONSE
<i>(a) to require sound strategic planning and co-ordinated action by State and local government; and</i>	The amendment has been prepared based on the policies of the Southern Tasmanian Regional land Use Strategy at a regional level and the Swansea Structure Plan at a local level. Strategic documents that have been

	referenced have been endorsed through a community consultation processes and by relevant tiers of government.
<i>(b) to establish a system of planning instruments to be the principle way of setting objectives, policies and controls for the use, development and protection of land;</i>	The proposal is seeking to amend the planning scheme with the inclusion of a Specific Area Plan, which has been prepared with respect to the existing provisions and those of the State Planning Provisions, to achieve the strategic intents consistent with relevant objectives and policies.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;</i>	<p>The amendment has been prepared subsequent to intensive investigations into the environmental values of the land to ensure that there was capacity to accommodate the anticipated development.</p> <p>The amendment process has provided greater information about the environmental values of the land resulting in improved controls for their management.</p>
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;</i>	Not directly applicable to the amendment.
<i>(e) to provide for the consolidation of approvals for land use and development and related matters, and to co-ordinate planning approvals with related approvals;</i>	Not directly applicable to the amendment.
<i>(f) to secure a pleasant, efficient and safe working environment for all Tasmanians and visitors to Tasmania;</i>	The proposed amendment will facilitate tourism development that will consolidate and expand on the options for tourists to the region. The location is in a desirable location and is convenient for the employment of residents of Swansea.
<i>(g) to conserve those buildings and areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;</i>	<p>Through the process of preparing the amendment a greater understanding of the values of the heritage significance of the place through the preparation of a conservation management plan. The process has also highlighted inaccuracies in the listing of heritage places, and changes are recommended to ensure that the listings are resolved.</p> <p>The proposed amendment acknowledges and facilitates the conservation of the heritage place and assists in greater appreciation of the values of the place.</p>
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</i>	<p>The proposed development has been prepared in consideration to the utilities that are available to the subject land. Particularly focusing future potential development around that part of the site that is inclusive of services.</p> <p>Future development will need to comply with</p>

relevant standards at the development stage of the application.

(i) to provide a planning framework which fully considers land capability.

The agricultural assessment undertaken as part of the amendment into the land capability of the site improves knowledge of the capability of the subject land. Amendments proposed consolidate the existing planning framework for the protection of agricultural land.

7.6 STATE POLICIES

7.6.1 Tasmanian State Coastal Policy 1996

The *Tasmanian State Coastal Policy 1996* applies to all land within 1km of the high-water mark. As Moulting Lagoon is intertidal it is considered as having a coastal edge that would apply to the northern side of the site. As such, Precinct 1 and 2 are almost entirely in the coastal zone, and precinct 3 is partially in the coastal zone. Precinct 4 is not subject to the policy as it is not within the Coastal zone.

The policy includes principles, which must be addressed as part of a planning scheme amendment, with the following regarded as the core three:

- *Natural and Cultural values of the coast shall be protected.*
- *The Coast shall be used and developed in a sustainable manner.*
- *Integrated management and protection of the coastal zone is a shared responsibility.*

Specifically, in relation to the proposed development, the following provisions are relevant:

1.1 NATURAL RESOURCES AND ECOSYSTEMS

1.1.1 The coastal zone will be managed to ensure sustainability of major ecosystems and natural processes.

1.1.2 The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.

1.1.3 The coastal zone will be managed to conserve the diversity of all native flora and fauna and their habitats, including seagrass and seaweed beds, spawning and breeding areas. Appropriate conservation measures will be adopted for the protection of migratory species and the protection and recovery of rare, vulnerable and endangered species in accordance with this Policy and other relevant Acts and policies.

1.1.4. Exotic weeds within the coastal zone will be managed and controlled, where possible, and the use of native flora encouraged.

1.1.5. Water quality in the coastal zone will be improved, protected and enhanced to maintain coastal and marine ecosystems, and to support other values and uses, such as contact recreation, fishing and aquaculture in designated areas.

1.1.6. Appropriate monitoring programs and environmental studies will be conducted to improve knowledge, ensure guidelines and standards are met, deal with contaminants or introduced species and generally ensure sustainability of coastal ecosystems and processes and ensure that human health is not threatened.

1.1.7. Representative ecosystems and areas of special conservation value or special aesthetic quality will be identified and protected as appropriate.

1.1.8. An effective system of marine reserves will continue to be established to

protect marine ecosystems and fish nursery areas.1.1.9 Important coastal wetlands will be identified, protected, repaired and managed so that their full potential for nature conservation and public benefit is realised. Some wetlands will be managed for multiple use, such as recreation and aquaculture, provided conservation values are not compromised.

1.1.10. The design and siting of buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes.

1.1.11

1.2. CULTURAL AND HISTORIC RESOURCES

1.2.1. Areas within which Aboriginal sites and relics are identified will be legally protected and conserved where appropriate.

1.2.2. All Aboriginal sites and relics in the coastal zone are protected and will be identified and managed in consultation with Tasmanian Aboriginal people in accordance with relevant State and Commonwealth legislation.

1.3 CULTURAL HERITAGE

1.3.1 Places and items of cultural heritage will be identified, legally protected, managed and conserved where appropriate.

1.4 COASTAL HAZARDS

1.4.1 Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea-level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.

1.4.2

1.4.3 Policies will be developed to respond to the potential effects of climate change (including sea-level rise) on use and development in the coastal zone.

2.3. TOURISM

2.3.1. Tourism use and development in the coastal zone, including visitor accommodation and other facilities, will be directed to suitable locations based on the objectives, principles and outcomes of this Policy and subject to planning controls.

2.3.2. Tourism development proposals in the coastal zone will be subject to environmental impact assessment as required by State legislation including a 12 water safety assessment to indicate the level and type of lifesaving facilities and personnel required to protect people.

2.3.3. Opportunities for tourism development will be identified wherever strategic planning occurs for the coastal zone or any part of it.

2.3.4. Tourism development will be located where there is environmental capacity and where it does not significantly conflict with the natural and aesthetic qualities of the coastal zone.

2.4. URBAN AND RESIDENTIAL DEVELOPMENT

2.4.1. Care will be taken to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.

2.4.2. Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.

The application of these provisions has been central to the consideration of planning scheme amendments in the past. The manner in which it is applied has varied depending on the circumstances of each case. (Glamorgan Spring Bay Planning Scheme , 2009) (Cameron) saw that application refused on the basis that natural and cultural values of the coast were not being protected.

“The Delegates have concluded that, while there are some elements of the proposal that have merit in terms of conserving flora, fauna and habitats on the subject land, in the absence of an integrated management regime for the local coastal zone, those positive elements do not outweigh the likely negative impacts on threatened species that would result from the encouragement of human visitation to the foreshore.

It is therefore considered that this draft amendment is not consistent with the State Coastal Policy”

Similarly, a proposal for a golf course and integrated residential development on the outskirts of Hobart, at Seven Mile Beach, (Clarence Planning Scheme 2007, 2014) (Seven Mile Beach) was rejected on a number of grounds, including the following:

“For the reasons outlined above, the Delegates reject the Applicant’s submission that the draft amendment provides for an integrated development and therefore is not subject to the provisions of the STRLUS and State Coastal Policy.

It is the scale of residential and other permanent living, together with the commercial components that leads the Delegates to conclude that the intended use and development constitutes a new settlement. That future development will not be contiguous with any existing settlement is also considered relevant, since it cannot be considered the logical expansion of an existing settlement.

The draft amendment is inconsistent with the STRLUS to which weight is given, being the endorsed regional land use strategy representing a whole-of-region approach to settlement in the south of the State. SRD 2.2 of the STRLUS seeks to manage growth for greater Hobart through an urban growth boundary that provides for a 20-year supply of urban (including residential) land. The UGB, depicted in Map 10 of the Strategy, does not extend to the land that is the subject of the draft amendment.”

A similar proposal for the residential golf course redevelopment at Bicheno Golf Club was however approved under the same provisions;

*“Undeveloped parts of the site will also be managed to control weeds, and to protect threatened vegetation communities and potential wildlife habitat. The coastal wattle *Acacia sophorae* has expanded its coverage of the site at the expense of other native plant species. It can be regarded as both a pioneering species that colonises coastal sand dunes and as a native ‘woody weed’ that reduces heathland plant diversity...*

The Delegates are satisfied that the applicant appreciates the significant natural values present on the site and that the proposal has been designed to protect, as far as is reasonably possible, the retention of those values. The applicant’s commitments

towards conservation of natural values in the coastal zone will be incorporated into relevant permit conditions and the terms of a Part 5 Agreement.

Clause 2.4.2 provides that:

Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.

The proposal is for an extension of an existing recreational facility, the Bicheno golf course, based in an established township, albeit on the periphery of that township. The associated residential subdivision is planned, compact, contained, setback from the highway and the shoreline and is subject to planning controls that the Delegates find appropriate to those circumstances. It is considered that the proposal would not contribute to ribbon development.

On the above basis, it is considered that the application complies with the provisions of the State Coastal Policy.”

(Glamorgan Spring Bay Planning Scheme, 2012) (*Bicheno Golf Club*).

To satisfy the provisions of the State Coastal Policy, development should aim to address the following principles:

- Linear or ribbon development along coast or roads should be avoided. Development should be clustered.

In the proposed amendment development is intended to be focused around the existing Cambria Homestead buildings. It would be clustered within reasonable proximity of Swansea with access to the infrastructure of the township.

- Environmental benefits should outweigh costs. Revegetation, weed reduction, and offset planting; as well as protection of bird habitat and other identified areas of natural value to ensure that overall environmental gain is achieved.

The proposed amendment includes clear planning controls for land that is subject to conservation covenants with the accurate mapping of the biodiversity overlay and rezoning to the Environmental Management Zone. Agricultural potential of land has been identified, as has area at risk of inundation or coastal erosion so as to identify opportunities for sympathetic activities that can facilitate the rehabilitation and management of natural values of the land. For example, anticipated tourism operations in the coastal zone are setback from the coastal edge, and include a golf course that can be managed in accordance with the recommendations of the natural values assessment to improve native vegetation communities, and conditions for native fauna.

- Residential use must be integrated into the primary purpose of the sites, rather than standalone urban development (this also applies to the limitations of the Urban Growth Boundary);

Under the provisions of the SAP Residential use is discretionary and is required to be assessed in accordance with the Plan Purpose and Local Area Objectives, requiring it to be integrated with other development on the site.

- Where development occurs within the Coastal Zone, which extends 1 km inland from the coast, the provisions of the State Coastal Policy must be addressed.

The proposed amendment does not alter those provisions within codes related to the protection of the coastal environment. Proposed amendments include changes that will result in improved

outcomes for the natural assets within the coastal zone. The analysis of the site has identified the site has having sufficient environmental capacity for tourism development where it does not significantly conflict with the natural and aesthetic qualities of the coastal zone in accordance with the Policy.

7.7 THE STATE POLICY ON WATER QUALITY MANAGEMENT 1997

The purpose of this Policy is:

To achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.

The Policy applies to:

all surface waters, including coastal waters, and groundwaters, other than:

- (i) privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or*
- (ii) waters in any tank, pipe or cistern.*

The proposal is required to be considered against the relevant objectives of the Policy and consider the sustainable management of surface and ground water resources.

The objectives of this policy are to:

- (a) focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;*
- (b) ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;*
- (c) ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;*
- (d) facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and*
- (e) apply the precautionary principle to Part 4 of this Policy.*

The amendment proposed is consistent with the policy as it has identified and designed with respect to the proximity to coastal and river water, as well as considering potential impacts related to sea level rise and inundation to minimise impact on water quality. The amendment allows for the detailed consideration of infrastructure as part of future development application processes, in accordance with the respective codes of the planning scheme. Finally, the amendment provides for the retention of and encouraging the revegetation of, coastal or water front vegetation through the Masterplan.

7.8 THE STATE POLICY ON THE PROTECTION OF AGRICULTURAL LAND 2009

The purpose of this Policy is:

To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

The Objectives of the Policy are:

To enable the sustainable development of agriculture by minimising:

- (a) conflict with or interference from other land uses; and*
- (b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.*

The policy refers in many areas to Prime agricultural land. Prime agricultural land is defined as being agricultural land classified as Class 1, 2 or 3 land based on the class definitions and methodology from the *Land Capability Handbook, Second Edition*, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

As assessment of the capability of the land has been undertaken that accompanies this application. None of the subject land falls within the definition of prime agricultural land, however there are areas that are capable of accessing irrigation infrastructure which have been identified as having greater agricultural potential than other areas.

Non-agricultural uses proposed will need to be prepared in accordance with the objectives of the Policy. The principles of the State Policy on the protection of Agricultural Land 2009 which apply to non-prime agricultural land are considered below:

POLICY	RESPONSE
<i>1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.</i>	<p>The subject amendment has been prepared with respect to the agricultural capability of the land, as well as other planning considerations including natural assets, inundation risk, and heritage. The resulting Masterplan has subsequently been designed to minimise impacts on viable agricultural land, while also obtaining benefits for other planning considerations.</p> <p>Ensuring the ongoing sustainable agricultural use and development of the land has been clearly articulated in the objectives of the proposed amendment, and statutory controls have been based on those of the underlying agricultural zones.</p>
<i>5. Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.</i>	<p>It is the intent of the amendment to facilitate residential use of land where it is integrated with a broader activities on the site, which included the continued operation of agricultural activities as an attraction of the site</p> <p>Any residential use or development would be discretionary and would need to demonstrate that it is consistent with the Objectives of the SAP which includes the protection of agricultural</p>

	land.
<i>7. The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.</i>	The land is not identified within the regional strategy as significant agricultural land and the limitations created by the soil classification mean that significant agricultural use would not be feasible or appropriate.
<i>8. Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.</i>	The subject land is within the Swan River Irrigation Scheme area. Investigations has identified those parts of the site that have capability of improvement. These have been compared also to those areas that are at risk of inundation and those that have greater significance due to the native vegetation that exists.
<i>9. Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.</i>	The use status for Resource Development (the defined use class that is inclusive of Agricultural Use), is consistent with the existing zones.
<i>10. New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise...</i>	N/A
<i>11. Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.</i>	N/A

7.9 NATIONAL ENVIRONMENT PROTECTION MEASURES (NEPMS)

NEPMs are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation, and given effect in Tasmania through the State Policies and Projects Act.

The current NEPMs are:

- Air Toxics
- Ambient Air Quality
- Assessment of Site Contamination
- Diesel Vehicle Emissions
- Movement of Controlled Waster
- National Pollutant Inventory
- Used Packaging

The Codes within the Scheme deal in detail with the relevant matters (noise and air quality) and the assessment of the submitted application can be undertaken against the appropriate Use and Development Standards. The proposed amendment is not considered to be affected by the other NEPMS.

APPENDIX A - TITLES

SEARCH OF TORRENS TITLE

VOLUME 148001	FOLIO 1
EDITION 4	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 12.17 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN
 Lot 1 on Plan 148001
 Being part of the land described in Conveyance No.44/759
 Excepting thereout Conveyance 59/1861, Conveyance 59/3274
 (51/50D.O.), Lots 1 to 5 (S.P.15917), Lots 1 to 4 (S.P.23216),
 Lot 1 (D.22590), Lot 2 (D.53176), Lot 1 (D.102124), Lot 1 (P.
 109182), Lots 2 & 3 (D.22235), Lot 1 (P.111628)
 Part of 2674 acres Gtd. to George Meredith
 Prior CT 113455/1

SCHEDULE 1

M509809 TRANSFER to SUN GREEN AGRICULTURE DEVELOPMENT LTD
 Registered 27-Apr-2015 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP110471 BURDENING EASEMENT: Right of Carriageway (appurtenant
 to Lot 100 on Sealed Plan No 110471) over Right of
 Way 10.00 wide on P.148001
 C14687 CAVEAT by Webster Limited "against portion of the
 land as described therein" Registered 26-Jun-1997 at
 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER</p> <p>FOLIO REFERENCE F.R. 113455-1</p> <p>GRANTEE</p>	<p>PLAN OF TITLE</p> <p>LOCATION GLAMORGAN CAMBRIA</p> <p>FIRST SURVEY PLAN No. P23644</p> <p>COMPILED BY LTD</p> <p>% SCALE 1: 40,000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER P 148001</p> <p>APPROVED 20TH OCT 2006</p> <p><i>Alice Kawa</i> Recorder of Titles</p>
<p>MAPSHEET MUNICIPAL CODE No. 112</p>	<p>LAST UPI No FB185</p>	<p>LAST PLAN No. P 113455</p>
<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>		

SKETCH BY WAY OF ILLUSTRATION ONLY - BALANCE PLAN

EXCEPTED LANDS

- LOT 1 (D 22590) 627m²
- LOTS 1 to 4 (SP 23216) 193.8 ha
- LOTS 1 to 5 (SP 15917) 190.2 ha
- CONV. 5913274; On Ox 24 1/2p; (51150 do)
- CONV. 5911861; 4 047 ha
- LOT 2 (D 53176) 5913 m²
- LOT 1 (D 102124) 401 m²
- LOT 1 (P 109182) 158.2 ha
- LOTS 2 & 3 (D 22235) 3834 m²
- LOT 1 (P 111628) 426.8 ha
- LOT 1 (D 33050) 2 182 ha
- LOT 1 (P 115706) 41.25 ha

SEARCH OF TORRENS TITLE

VOLUME 100097	FOLIO 1
EDITION 13	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 12.17 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN

Lot 1 on Diagram 100097

Derivation : Part of Lots 311,541,898,3761,9894,& 14911 gtd to
G.L.Meredith, J.Meredith, G.Meredith, W.J.Lyne, A.L.Giblin & A.
Cotton respectively

Prior CT 2704/35

SCHEDULE 1M509684 TRANSFER to SHENGLONG HONG KONG INVESTMENT LTD
Registered 27-Apr-2015 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

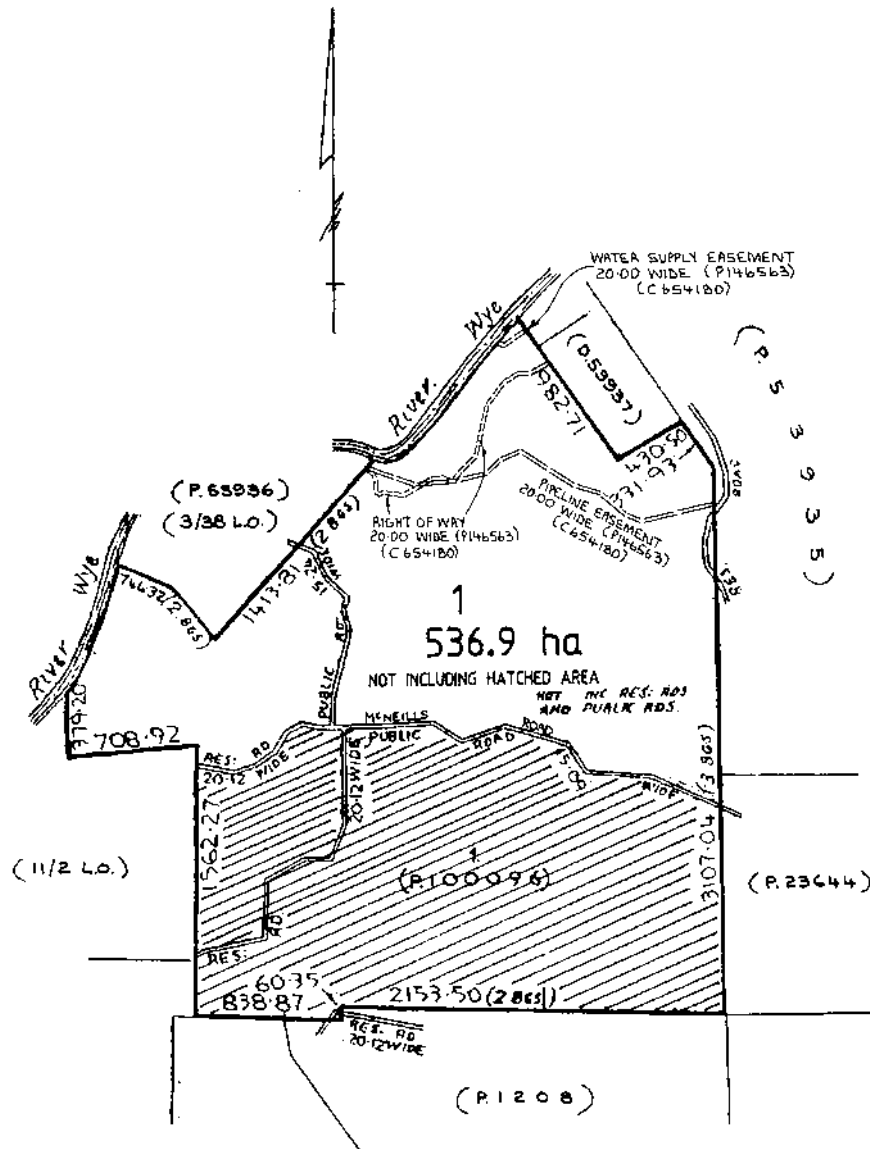
SP 140707 BENEFITING EASEMENT: Right of Carriageway over the
Right of Way (Private) 12.00 wide shown on Sealed
Plan No.140707SP 140707 BENEFITING EASEMENT: Right of Carriageway over the
Right of Way (Private) 20.00 wide shown on Sealed
Plan No.140707SP 140707 BENEFITING EASEMENT: Right of Carriageway over the
Right of Way A (Private) shown on Sealed Plan No.
140707SP 140707 BENEFITING EASEMENT: Pipeline Easement over the
Pipeline Easement 2.00 wide shown on Sealed Plan No.
140707SP 140707 BENEFITING EASEMENT: Pipeline Easement over the
Pipeline Easement 6.00 wide shown on Sealed Plan No.
140707C654180 BURDENING EASEMENT: A Pipeline Easement (appurtenant
to Lot 1 on P. 53936) over the Pipeline Easement 20.
00 wide shown passing through the said land within
describedC654180 BURDENING EASEMENT: A Water Supply Easement
(appurtenant to Lot 3 on SP 140707) over the Water
Supply Easement 20.00 wide shown passing through the
said land within described

C654180 BURDENING EASEMENT: A Right of Carriageway
(appurtenant to Lot 1 on P. 53936) over the Right of
Way (Private) 20.00 wide shown passing through the
said land within described Registered 02-Oct-2006
at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: BELMONT PTY. LTD.	PLAN OF TITLE of land situated in the	REGISTERED NUMBER D100097
Title Reference: C/T 2704/35	LAND DISTRICT OF GLAMORGAN PARISH OF CAMBRIA	Approved 18 JUN 1982 <i>Mr. J. J. J.</i> Recorder of Titles
Grantee: 565 Acres J. Meredith Pur. & Part 287.0.0 A.L. Giblin Pur. & Part 311.0.0 G.L. Meredith Pur. & Part 641.2.0 G. Meredith Pur. & Part 319.1.30 A. Colton Pur. & Part 329.0.0 W.J. Lyne Pur.	COMPILED FROM..... SCALE 1: 30000 MEASUREMENTS IN METRES	



TASMAP MUNICIPAL CODE NO. 16.	LAST TASMAP 0151, UPI NO. 0946, 0947, 0948, 1042, 1050	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

SEARCH OF TORRENS TITLE

VOLUME 100096	FOLIO 1
EDITION 11	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 12.18 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN

Lot 1 on Plan 100096

Derivation : Part of Lots 898,3761,9795,9894,& 14911 gtd to G.
Meredith, W.J.Lyne, G.L.Meredith, A.L.Giblin & A.Cotton
respectively

Prior CT 2704/35

SCHEDULE 1M509801 TRANSFER to EMPEROR YUE GREEN AGRICULTURE DEVELOPMENT
LTD Registered 27-Apr-2015 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 233262	FOLIO 1
EDITION 12	DATE OF ISSUE 26-May-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 12.18 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN

Lot 1 on Plan 233262

Derivation : Part of Lot 3522 Gtd to J Meredith, Parts of Lots
3523 and 3524 Gtd to W J Lyne and Part of 940 acres Gtd to G
Meredith

Prior CT 3157/94

SCHEDULE 1M520450 TRANSFER to LIU KEJING Registered 21-May-2015 at
noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RP 42

ANNEXURE TO CERTIFICATE OF TITLE

VOL.

FOL.

3157

94

REGISTERED NUMBER

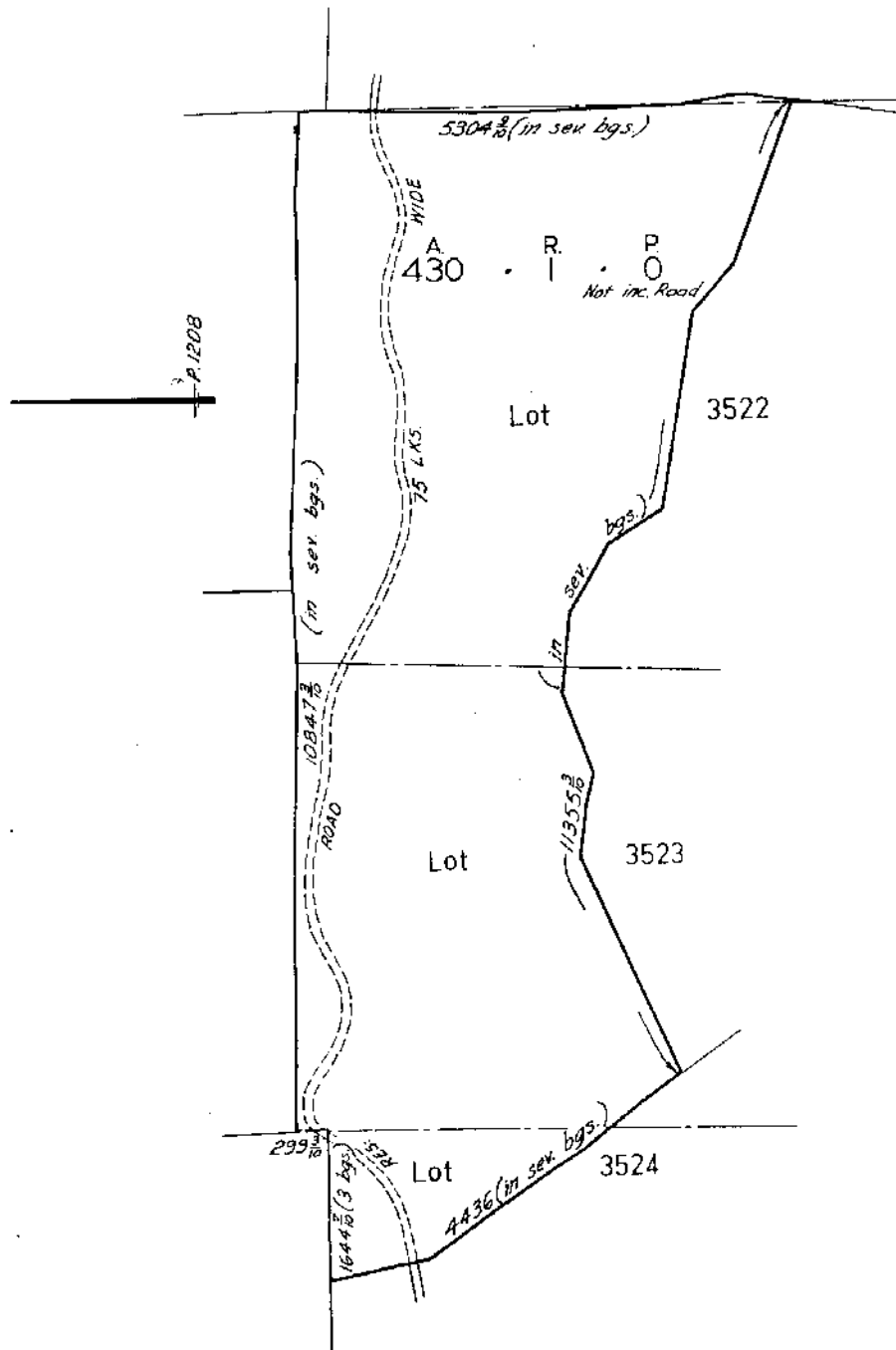
233262

W. Mayhew

Recorder of Titles



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



SEARCH OF TORRENS TITLE

VOLUME 251306	FOLIO 1
EDITION 6	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 01.59 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN
 Lot 1 on Plan 251306
 Derivation : Part of Lot 3522 Gtd. to J. Meredith Part of
 Lots 3523 and 3524 Gtd. to W.J. Lyne and Part of 940 Acres Gtd.
 to G. Meredith.
 Prior CT 3637/57

SCHEDULE 1

M509746 TRANSFER to MOON GREEN AGRICULTURE DEVELOPMENT LTD
 Registered 27-Apr-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: a right of carriage way over the Roadway
 shown on Diagram No. 8945

BURDENING EASEMENT: the right of Christopher Samuel Robinson
 and Francis Elizabeth Robinson their heirs assigns
 and successors in title of land comprised in Lot 1 on
 Diagram No. 8945 to cut for domestic purposes only
 all timber and other trees on the said land within
 described with free access to cut work and carry away
 the same respectively.

B466687 APPLICATION Portion of the within right of
 Carriageway over the Roadway 15.00 wide has been
 extinguished by Notification No. B466687 (D. 33747)
 Registered 12-Nov-1991 at noon

NOTICE: This Folio is affected as to amended
 easements/covenants pursuant to Request to Amend No
 C459025 made under Section 103 of the Local
 Government (Building and Miscellaneous Provisions)
 Act 1993. Search Sealed Plan No 15395

C413209 Instrument Creating Restrictive Covenants pursuant to
 section 34 Nature Conservation Act 2002 (affecting
 part of the said land within described) Registered
 30-Aug-2004 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

01-0111

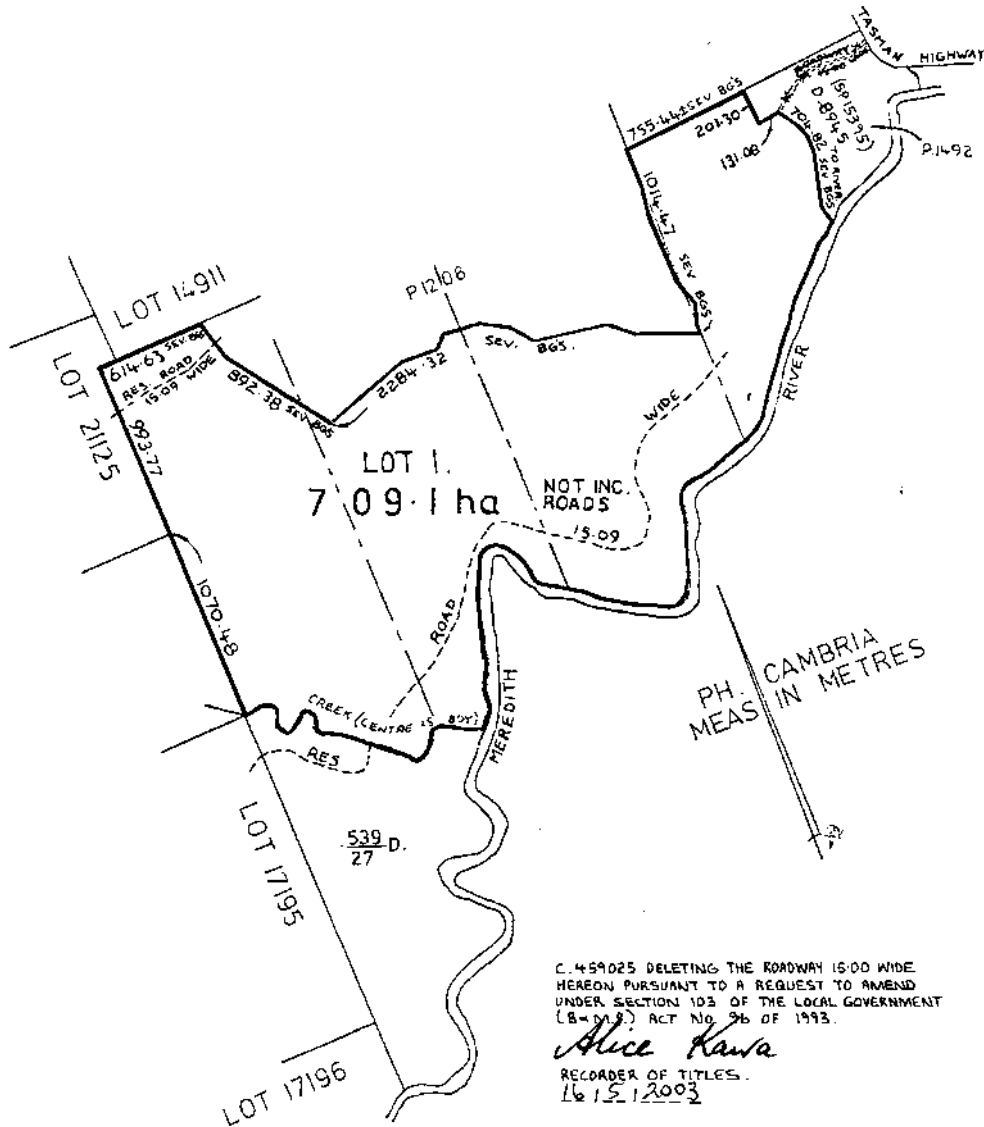
ANNEXURE TO CERTIFICATE OF TITLE VOL. 3637 FOL. 57

Matthew
Recorder of Titles

REGISTERED NUMBER

251306

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



SEARCH OF TORRENS TITLE

VOLUME 148927	FOLIO 1
EDITION 3	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.00 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN

Lot 1 on Plan 148927

Derivation : Part of 2674 Acres Gtd to George Meredith

Derived from Y18647

Prior CT 128101/1

SCHEDULE 1

M509814 TRANSFER to MR. LIU, KEJING Registered 27-Apr-2015
 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

55/3594 CONVEYANCE: BENEFITING EASEMENT: Right to pass and
 repass over the land marked ABCD on P.148927

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FOLIO REFERENCE F/A 128101-1 GRANTEE PART OF 2674Ac GTD TO GEORGE MEREDITH		PLAN OF TITLE LOCATION GLAMORGAN CAMBRIA FIRST SURVEY PLAN No. 48/98D.O. COMPILED BY L.T.O. SCALE 1: 6000 LENGTHS IN METRES		Registered Number P. 148927 APPROVED 23 RD OCT. 2006 <i>Slice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 112 (583322)	LAST UPI No. AQM88	LAST PLAN No. P.128101	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

(P.113455)

(P.23644)

(P.115706)

(S.P.15395)

PCD

SEARCH OF TORRENS TITLE

VOLUME 115706	FOLIO 1
EDITION 5	DATE OF ISSUE 25-Aug-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.01 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN
Lot 1 on Plan 115706
Being the land described in Conveyance No.44/759
Derivation : Part of 2674ac Gtd. to George Meredith
Prior CT 113455/1

SCHEDULE 1

M527491 TRANSFER to SIU LAM SUEN Registered 25-Aug-2015 at
noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 115706	FOLIO 2
EDITION 3	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.01 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN

Lot 2 on Plan 115706

Derivation : Part of 2674 Acres Gtd to George Meredith

Derived from Y18647

Prior CT 128101/1

SCHEDULE 1

M509814 TRANSFER to MR. LIU, KEJING Registered 27-Apr-2015
 at 12.01 PM

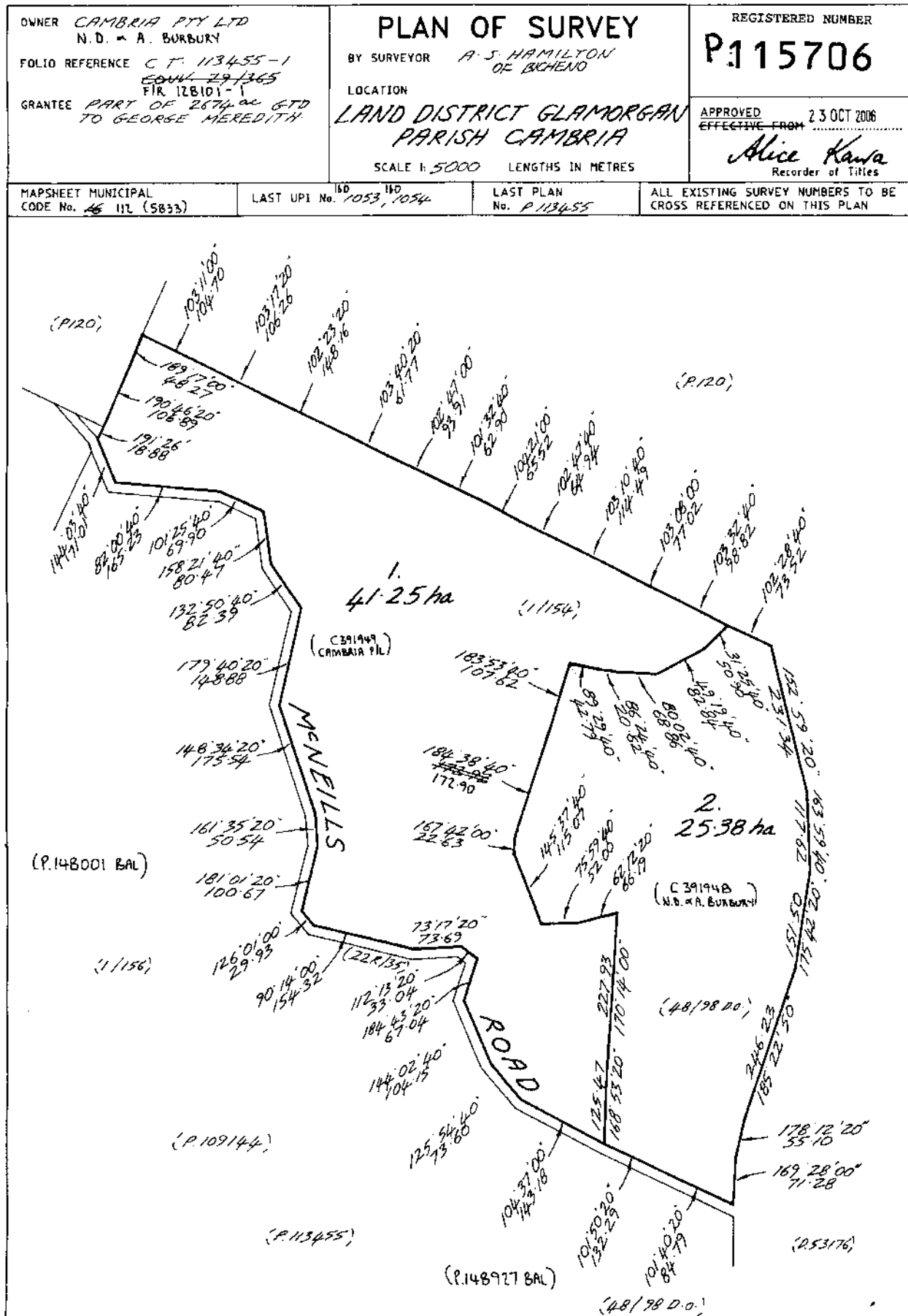
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

55/3594 CONVEYANCE: BENEFITING EASEMENT: Right to pass and
 repass over the land marked ABCD on P.148927

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



A-148

SEARCH OF TORRENS TITLE

VOLUME 149607	FOLIO 1
EDITION 5	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.02 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN

Lot 1 on Plan 149607

Derivation : Part of 633 Acres Gtd to J C Gregson & R P Adams,
Part of Lot 37 (1,030 Acres), 940 Acres and 2,674 Acres Gtd to
G Meredith, Whole of 100 Acres Gtd to E C McCarthy

Prior CTs 140707/2 and 140707/4

SCHEDULE 1M509798 TRANSFER to EMPEROR SHUN GREEN AGRICULTURE
DEVELOPMENT LIMITED Registered 27-Apr-2015 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 140707 BENEFITING EASEMENT:(appurtenant to the land
formerly comprised in Folio of the Register Volume
140707 Folio 2) a right of carriageway over the land
marked Right of Way 6.00 wide shown on Plan 149607SP 140707 BURDENING EASEMENT:a right of carriageway and
pipeline easement (more fully defined in
SP140707)(appurtenant to Lot 1 and 3 on SP 140707)
over the Right of Way and Pipeline Easement 12.53
wide shown on Plan 149607SP 140707 BENEFITING EASEMENT:(appurtenant to the land
formerly comprised in Folio of the Register Volume
140707 Folio 4) a right of carriageway over the land
marked Right of Way 12.00 wide AB shown on Plan 149607SP 140707 BENEFITING EASEMENT:a right of carriageway
(appurtenant to the land formerly comprised in Folio
of the Register Volume 140707 Folio 4) over the land
marked Right of Way 20.00 wide (SP140707) shown on
Plan 149607SP 140707 BENEFITING EASEMENT: a right of carriageway over the
land marked Right of Way "A" shown on Plan 149607SP 140707 BENEFITING EASEMENT: a right of carriageway over the
land marked Right of Way 12.00 wide BC shown on Plan
149067

SP 140707 BURDENING EASEMENT:a right of carriageway
(appurtenant to Lots 1,3 & 4 on SP 140707 and
Certificates of Title Volume 100097 Folio 1, Volume
129882 Folio 5 and Volume 53936 Folio 1) over the
Right of Way 20.00 wide (SP140707) shown on Plan
149607

SP 140707 BURDENING EASEMENT:a right of carriageway
(appurtenant to Lots 1,3 & 4 on SP 140707 and
Certificates of Title Volume 100097 Folio 1, Volume
129882 Folio 5 and Volume 53936 Folio 1) over the
Right of Way 12.00 wide (SP140707) shown on Plan
149607

SP 140707 BENEFITING EASEMENT:(appurtenant to the land
formerly comprised in Folio of the Register Volume
140707 Folio 2) a pipeline easement (more fully
defined in SP140707) over the lands marked Pipeline
Easement 2.00 wide (SP140707) shown on Plan 149607

SP 140707 FENCING PROVISION in Schedule of Easements

SP 140707 SEWERAGE AND/OR DRAINAGE RESTRICTION

C529839 INSTRUMENT creating Restrictive Covenants pursuant to
section 34 Nature Conservation Act 2002 affecting
part of the said land within described Registered
11-Dec-2003 at noon

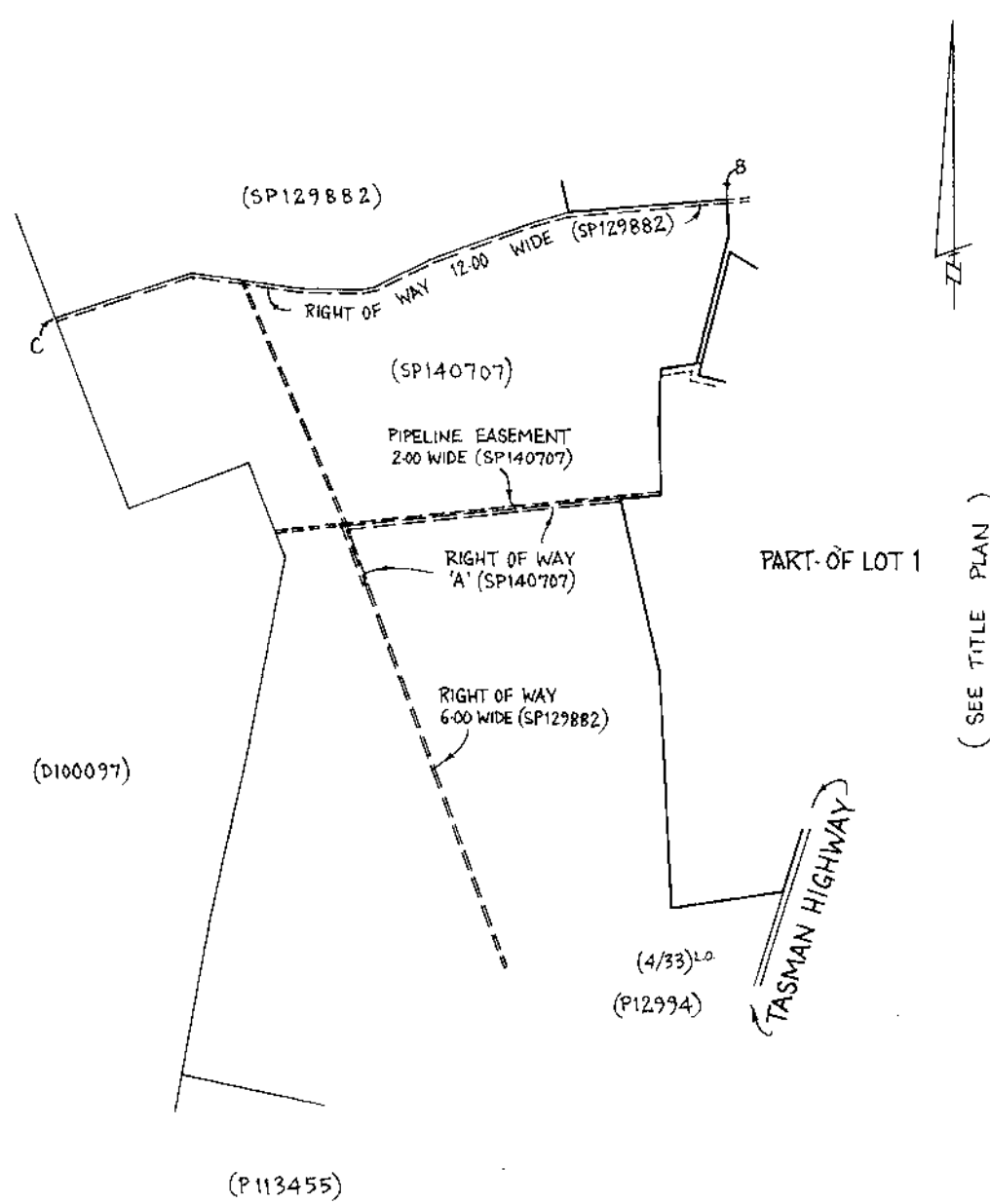
C734358 ADHESION ORDER under Section 110 of the Local
Government (Building and Miscellaneous Provisions)
Act 1993 Registered 03-Jan-2007 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

6-24

<p>PLAN OF TITLE SURVEY ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER CAMBRIA PTY. LTD. FOLIO REFERENCE FR140707-2 SCALE 1:15000 LENGTH IN METRES</p>	<p>Registered Number P149607</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p>_____ Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET</p> <p>_____ Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM _____</p> <p>_____ Recorder of Titles</p>



SEARCH OF TORRENS TITLE

VOLUME 111628	FOLIO 1
EDITION 7	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN

Lot 1 on Diagram 111628

Derivation : Part of 2674ac & 2715ac gtd. to George Meredith

Prior CT 109144/1

SCHEDULE 1

M509806 TRANSFER to STAR GREEN AGRICULTURE DEVELOPMENT LTD

Registered 27-Apr-2015 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C412613 INSTRUMENT creating Restrictive Covenant pursuant to
section 37B of the National Parks & Wildlife Act 1970
(of part of the said land within described as defined
therein) Registered 03-Feb-2003 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <i>CAMBRIA PTY LTD</i>	PLAN OF TITLE of land situated in the	REGISTERED NUMBER P 111628
Title Reference: <i>CT 109144-1</i>	LAND DISTRICT GLAMORGAN PARISH CAMBRIA	Approved 14 OCT 1994 <i>M. J. J. J.</i> Recorder of Titles
Granted: <i>PART OF 2674 & 2715 GTD TO GEORGE MEREDITH</i>	COMPILED FROM: <i>CT 109144-1</i> COMPILED BY: <i>HAMILTON SURVEYS, BRISBANE</i> SCALE 1: 17500 MEASUREMENTS IN METRES	

COMPILED PLAN

BALANCE PLAN

TASMANIAN MUNICIPAL CODE NO. 16	LAST TOWN UPD NO. 1757	LAST SURVEY PLAN NO. P 109144
---------------------------------------	---------------------------	----------------------------------

ALL TRISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

GREAT
SWANPORT

SWAN
RIVER

1. 426.8 ha.

(P 109144)

(D 33058)

(P 52282)

(P 109182)

(D 22202)

(P 109182)

(P 109182)

(P 109182)

(P 109182)

(P 109182)

(P 109182)

(P 109182)

AMENDMENTS MADE AT SURVEYORS REQUEST 21/9/94

P.111628

Sec. 90 Certificate
not required

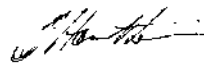


17/10/1994

REPORT.

- THERE ARE NO ROADS MAINTAINED BY
COUNCIL RUNNING THROUGH LOT 1
ON THIS PLAN.

- 12'12'40" WAS ADDED TO BRGS P17.RDS B.0'00'50" WAS SUBTRACTED
FOR PURPOSE OF CALCULATING E/C & AREA.
E/C exceeding 1:2000.

 REGISTERED
SURVEYOR 6/5/94.

SEARCH OF TORRENS TITLE

VOLUME 23216	FOLIO 3
EDITION 7	DATE OF ISSUE 27-Apr-2015

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.03 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN
Lot 3 on Sealed Plan 23216
Derivation : Part of 2715 Acres (Lot 36) Gtd. to George
Meredith
Prior CT 4126/80

SCHEDULE 1

M509825 TRANSFER to CAMBRIA GREEN AGRICULTURE DEVELOPMENT PTY.
LTD. Registered 27-Apr-2015 at 12.02 PM

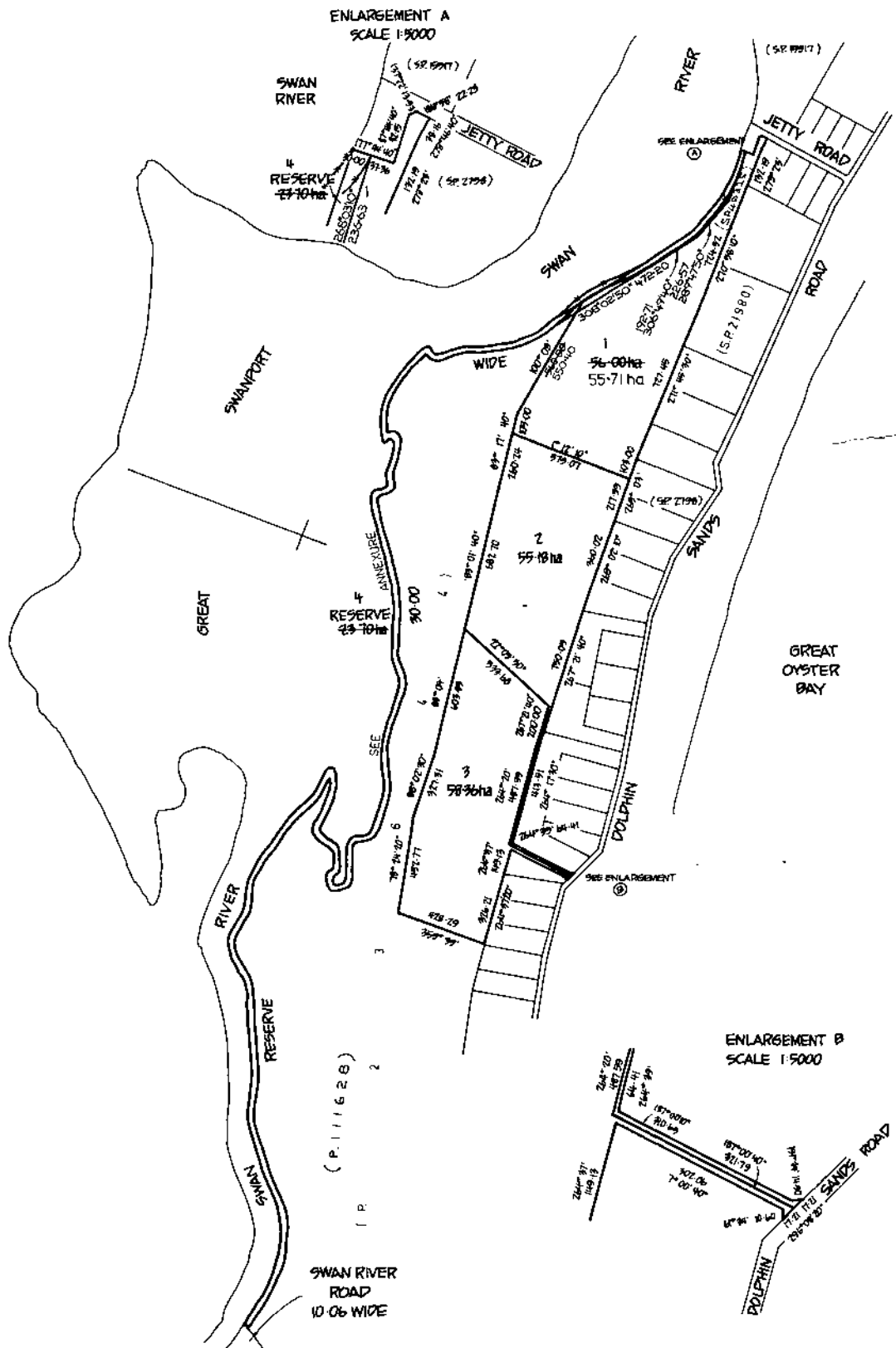
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 23216 FENCING COVENANT in Schedule of Easements
C412613 INSTRUMENT creating Restrictive Covenant pursuant to
section 37B of the National Parks & Wildlife Act 1970
(of part of the said land within described as defined
therein) Registered 03-Feb-2003 at noon

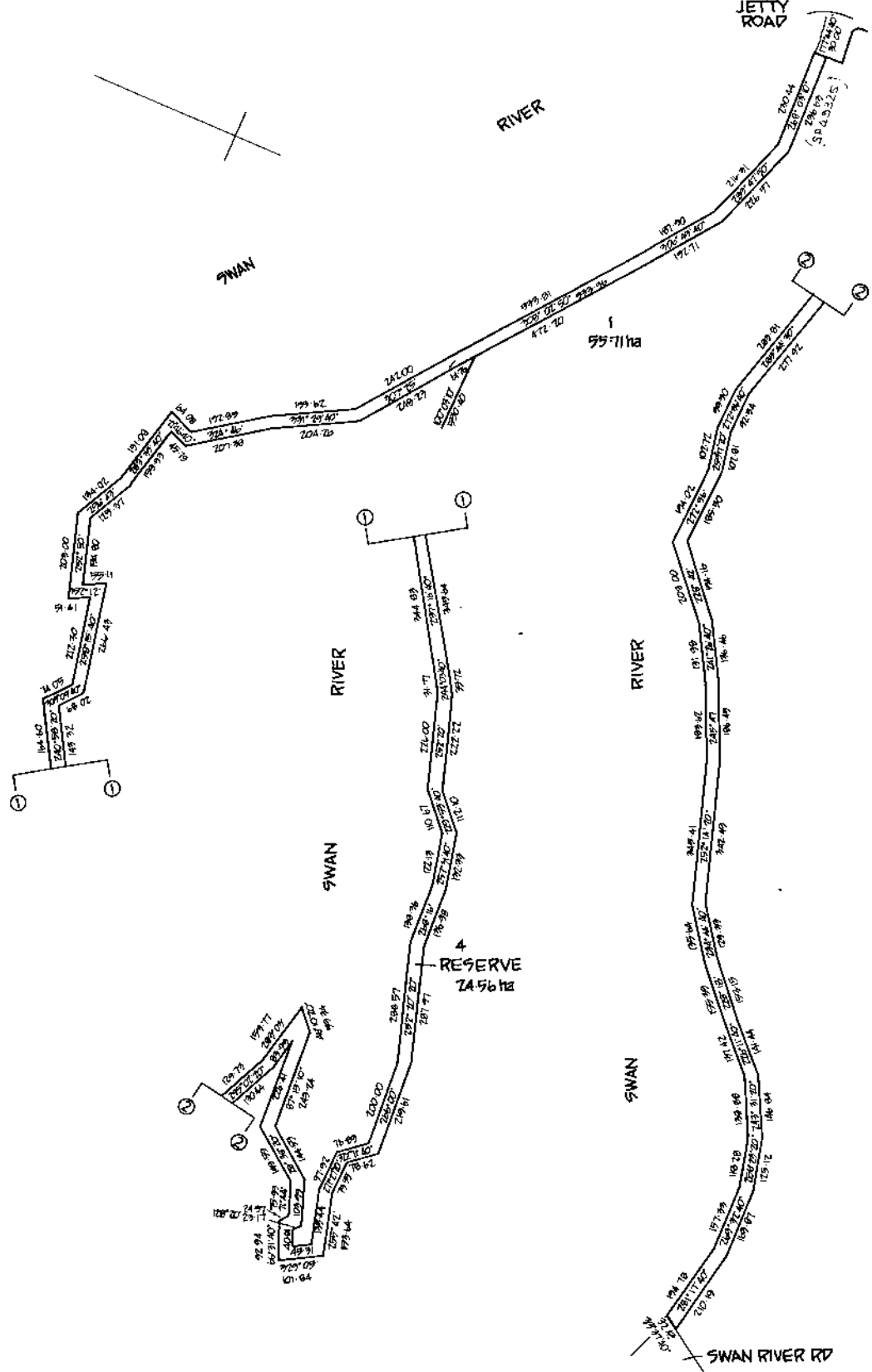
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: CAMBRIA PTY LTD	PLAN OF SURVEY by Surveyor: <u>TERENCE S. CROMER</u> of land situated in the LAND DISTRICT OF GLAMORGAN PARISH OF CAMBRIA SCALE 1:15000 MEASUREMENTS IN METRES	Registered Number: S. P23216
Title Reference: CONV 144/1999		Approved: <u>- 7 NOV 1984</u> Effective from:
Grantee: PART OF 2115 0-0 (LOT 96) GRANTED TO GEORGE MEREDITH		<u>E. R. Thayer</u> Recorder of Titles



<p>ANNEXURE SHEET No. 1 (of 1 annexures) to plan by Surveyor</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 23-8-84 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number: S.P23216</p>
<p>Signed for the purposes of identification Council Clerk <i>[Signature]</i></p>	<p>Surveyor: <u>TERENCE S. CROMER</u> Owner: <u>CAMBRIA PTY LTD</u> Title Reference: <u>CONV 44/159</u></p>	<p>SCALE 1:1500</p>



APPENDIX B - COMPARATIVE USE TABLE

COMPARATIVE USE TABLE

NPR = No Permit Required

P = Permitted

D= Discretionary (subject to discretionary use standards)

X = Prohibited

			EXISTING ZONING	PROPOSED AMENDMENT - SAP			COMMENTS
USES IDENTIFIED AS PART OF CAMBRIA CONCEPT MASTERPLAN	OTHER USES AS PER USE TABLES OF ZONES		SIGNIFICANT ZONE PRECINCT 1, 3 & PARTIALLY 4	AGRICULTURAL ZONE PRECINCT 2 & PARTIALLY 4	RURAL RESOURCE ZONE PRECINCT 3	RURAL RESOURCE ZONE PRECINCT 1, 2, & 4	
	Bulky goods sales		X	D - Only if rural suppliers, garden and landscape suppliers or timber yard	X	X	This use is not consistent with the vision for the Cambria land, and would not be capable of being appropriately located on the land.
	Community meeting and entertainment		X	D - Only if by the Council, an agency or a community organisation.	X	Precinct 1 or 4 - D Otherwise X	The land is privately owned, so that privately operated conference facilities would be otherwise prohibited. In order to accommodate facilities that would be of benefit to the region and integrated with accommodation facilities consistent with the Masterplan the Discretionary qualification has been modified.
	Crematoria and cemeteries		X	D	X	Precinct 1 - D	A crematoria can trigger provisions within the Attenuation code which would not be appropriate, however a cemetery could be consistent with the use of the land at the Cambria Homestead.
	Domestic Animal breeding, boarding and training		X	D	X	X	This use is not consistent with the vision for the Cambria land, and would not be capable of being appropriately located on the land.
	Emergency Services		X	D	Precinct 3 - D - Only if associated with the airstrip.	D	It would be appropriate for the airstrip to adequately service potential emergency use.
	Educational and Occasional Care		P - Only if for home-based child care in accordance with a licence under the Child Care Act 2001 D - Only if related to agriculture.	P - Only if for home-based child care in accordance with a licence under the Child Care Act 2001 D - Only if related to rural resource use	P - Only if for home-based child care in accordance with a licence under the Child Care Act 2001 D - Only if related to allowable uses of the site	P - Only if for home-based child care in accordance with a licence under the Child Care Act 2001 D - Only if related to allowable uses of the site	No change is proposed.
	Extractive Industry		D	D	D	D	No change is proposed.
	Food Services		D - Only if for the serving agricultural produce primarily from the property.	d	Precinct 3 - D - Only if for the serving agricultural produce primarily from the site.	Precinct 1, 2 & 4 - D	The status is consistent with the status within the amended underlying zone.
	General Retail & Hire		D - Only if for the sale of agricultural produce primarily from the property.	D - Only if for the sale of agricultural produce primarily from the property or for the hire of rural equipment.	Precinct 3 - Only if for the sale of agricultural produce primarily from the property.	D	The proposal would allow for retail associated with the broader Cambria development.
	Manufacturing and Processing		X	D - Only if manufacturing of rural equipment or processing rural products.	X	X	This use is not consistent with the vision for the Cambria land.
	Motor racing facility		X	D	X	X	This use is not consistent with the vision
	Pleasure Boat facility		X	D	X	Precinct 2 - D Precinct 1 & 4 - X	Precinct 2 is the only part of the site that has water frontage where any boating facilities would be possible.

Natural and cultural values management	NPR	NPR	NPR	NPR	No change is proposed.
Passive Recreation	X	NPR	X	NPR	No change is proposed, other than to the underlying zoning.
Recycling and waste disposal	X	D	X	X	This use is not consistent with the vision for the Cambria land.
Research development and	Only if for agricultural research	D	Precinct 3 - only if for agricultural research	All other precincts - D	This is consistent with the amended zoning.
Residential	D - Only if a single dwelling necessary to support agricultural use on the property. Permitted if home-based business or an extension or replacement of an existing dwelling.	D - Permitted if home-based business or an extension or replacement of an existing dwelling.	Precinct 3 - Only if a single dwelling necessary to support agricultural use on the property All precincts - Permitted if home-based business or an extension or replacement of an existing dwelling.	All other Precincts -D All precincts - Permitted if home-based business or an extension or replacement of an existing dwelling.	This is consistent with the amended zoning.
Resource Development	NPR - Only if for agriculture use. Except controlled environment agriculture, forest operations, intensive animal husbandry, tree farming and plantation forestry. Otherwise D.	NPR - only if agriculture, bee keeping, crop production, forest operations in accordance with a Forest Practices Plan, horse stud or tree farming and plantation forestry in accordance with a Forest Practices Plan. D - if intensive animal husbandry.	Precinct 3 - NPR - Only if for agriculture use, except controlled environment agriculture, forest operations, intensive animal husbandry, tree farming and plantation forestry. P- Except where No Permit Required or Discretionary. D - if intensive animal husbandry	Precincts 1, 2 & 4 - NPR - only if agriculture, bee keeping, crop production, forest operations in accordance with a Forest Practices Plan, horse stud or tree farming and plantation forestry in accordance with a Forest Practices Plan. P- Except where No Permit Required or Discretionary. D - if intensive animal husbandry.	The No Permit Required qualifications remain the same as the underlying zone. Any other Resource Development is permitted, except for Intensive animal husbandry, which is discretionary.
Resource Processing	D - Only if for the treating, processing and packing of produce from the area.	D	Precinct 3 - D - Only if for the treating, processing and packing of produce from the area.	Precinct 1 - Winery is permitted, otherwise D Precinct 2 and 4 - D	Permitting the winery use within Precinct 1 is consistent with the Masterplan vision. Otherwise the status is consistent with the amended zoning.
Service Industry	X	D - Only if primarily for vehicles and machinery used for resource development uses.	X	X	This use is not consistent with the vision for the Cambria land.
Sports and Recreation	D	D - Only if firing range, golf course or driving range; outdoor recreation facility; race course and sports ground.	All Precincts D	All Precincts D	Sports and Recreation is discretionary within all precincts and will be subject to discretionary use provisions.
Storage	X	D - Only if a contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot or woodyard...	X	X	This use is not consistent with the vision for the Cambria land.
Tourist Operation	D - Only if associated with agricultural use on the property.	d	Precinct 3 - D - Only if associated with agricultural use on the site, or associated with the airstrip.	All other precincts D	The qualification has been amended to allow for the use of the airstrip.
Transport Depot and Distribution	X	D - Only if for transport and distribution of rural equipment and products. Only if for transport and distribution of rural equipment and products.	Precinct 3 - D - Only if associated with the airstrip.	Precinct 2 & 4 - D - Only if for transport and distribution of rural equipment and products. Precinct 1 - X	The qualifications have been amended to allow for the use of the airstrip.
Visitor Accommodation	D - Only if backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation.	D	Precinct 3 - D - Only if backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation.	Precinct 1 - Permitted Precinct 2 & 4 - Discretionary	The change facilitates additional visitor accommodation in proximity to the Cambria Homestead.
Utilities	NPR - Only if no minor utilities D - except if no permit required.	NPR - Only if no minor utilities D - except if no permit required.	NPR - Only if for minor utilities D - except if no permit required.	NPR - Only if for minor utilities D - except if no permit required.	