

Report to Support a Rezoning Application Swanwick Road, Swanwick

transport | community | mining | industrial | food & beverage | energy



Prepared for:

COOROOLINA PTY. LTD.

Client representative:

Robert Frost

Date:

**06 June 2018
Rev00**

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Appendices

Appendix A: Title of Subject Site



Prepared by:
Ian Abernethy

Date: 06 June 2018

Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date

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1. Introduction

This is a report to support a rezoning and an amendment to a Planning Scheme under Section 33 of the Land Use Planning and Approval Act 1993.

The subject site is within the Swanwick township.

2. Applicant

The Applicant is “Cooroolina Pty Ltd” PO Box 744, Launceston, TAS 7250

Agent acting for applicant – Ian Abernethy, pitt&sherry – iabernethy@pittsh.com.au

3. Proposal

It is proposed to rezone part of a title from Low Density Residential to Local Business use and to introduce Storage Use into the Table of Uses applicable to the Local Business zone. The current situation is graphically presented below:

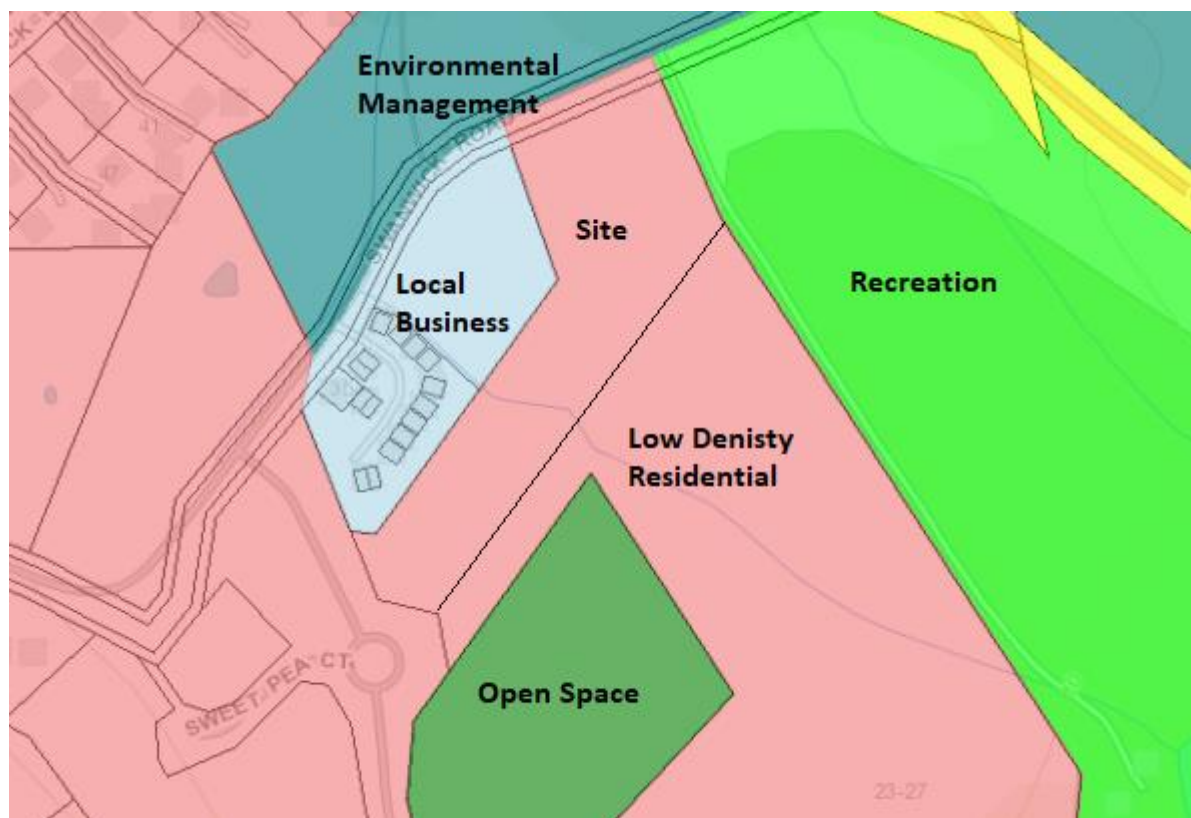


Figure 1 – Current Zoning

The proposal is about creating the environment to see a true commercial centre developing in Swanwick – something which is currently lacking.

The nearest local retail services are located in Coles Bay, a substantial drive away. Allowing a commercial/retail centre develop will allow Swanwick to be more than a dormitory/tourist centre – it will allow patrons to walk to shops and other services.

The inclusion of storage in the use table will allow the boat storage to be expanded to meet the known demand. More boat storage in this area will take the pressure of areas like Coles Bay where land/space is at a premium.

Other types of development which could be attracted as a result of this proposal could be – boat servicing, local shops, café/food services and bottle shop.

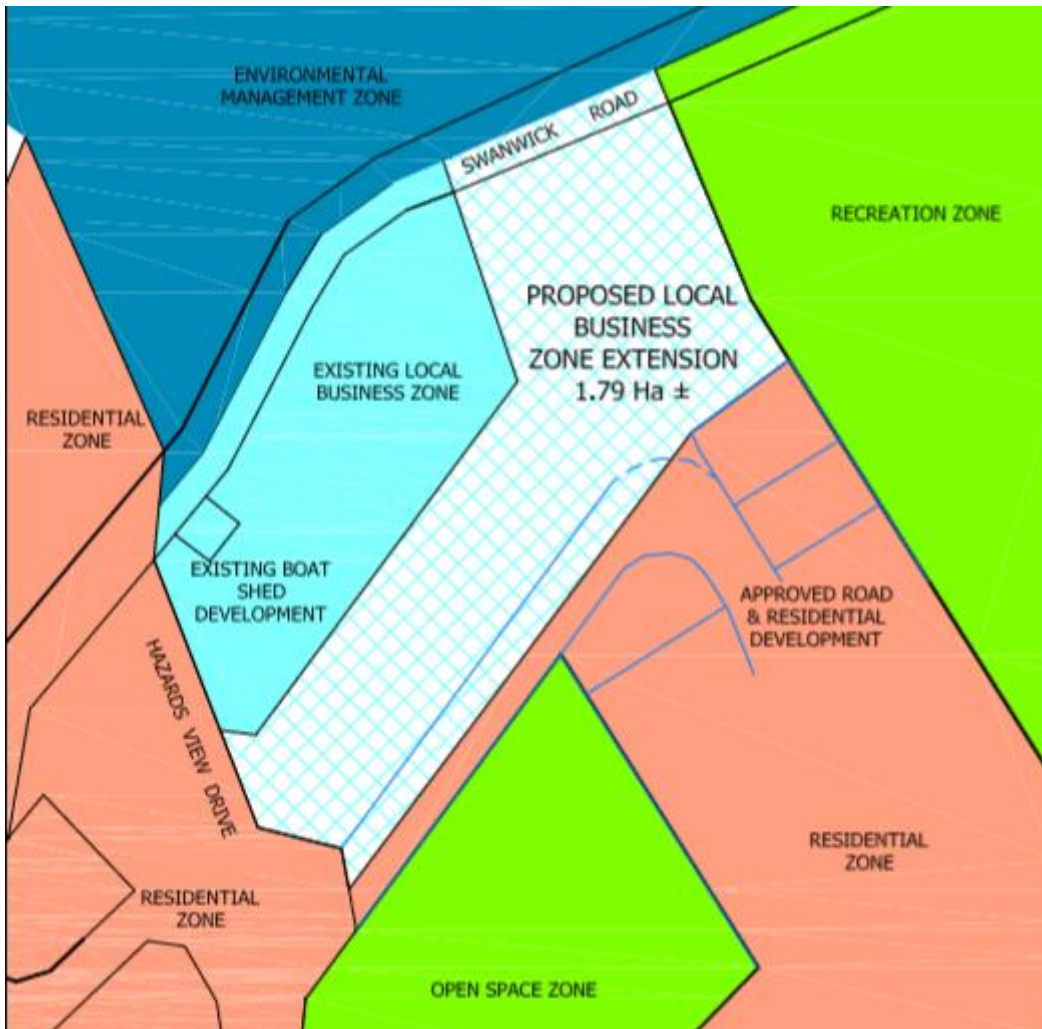


Figure 2 – Proposed Zoning to Local Business use

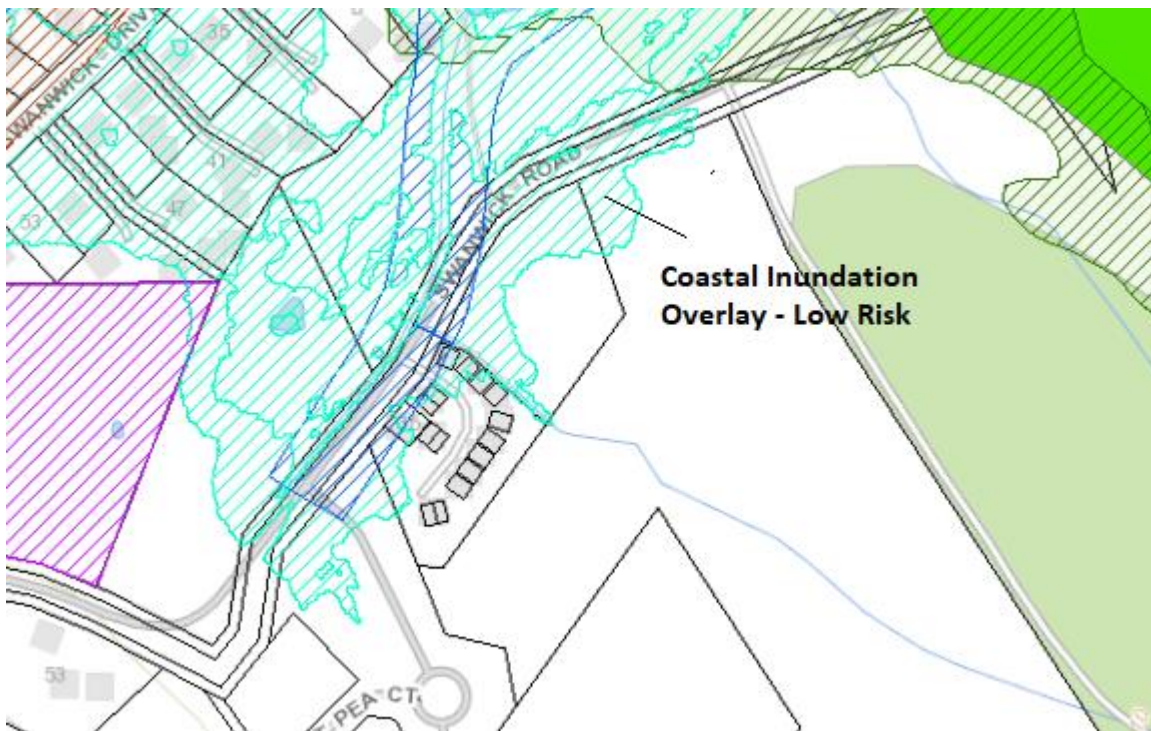


Figure 3 – Existing Planning Overlays – no proposed changes

4. Site and Title

The site is made up of a single title:

Property Address	23-27 SWANWICK RD COLES BAY TAS 7215
Property ID	3175260
Title Reference	163520/302

In total the site has an area of approx. 8.3 ha. The subject site has an area of 1.4ha. The title is attached at **Appendix A**

5. Use of Site and Surrounding Land uses

There is little to suggest that the subject site has been used for anything other than grazing. Approval to subdivide the whole site and surrounding titles was granted in 2009.

The site is adjacent to an area zoned Local Business to the west. To the east is the golf course and their developing caravan/RV park. North of the site, over Swanwick Road is an area which has been developed as a park focussing on a lake – the work being carried out by the applicant for this rezoning.



Figure 4 – Uses around site

To the west is a set of existing boat sheds. To the south is vacant land approved for subdivision and a community park. On the west side of Hazards View Drive is a developing residential area.



Figure 5 – the boat sheds



Figure 6 – the subject site



Figure 7 – the golf course and camping/RV area

6. Traffic Matters (Road and Railway Assets Code)

Access to the subject site will be from Swanwick Road, Hazards View Drive and a yet to be constructed road off a roundabout on Hazard View Drive.



Figure 8 – Swanwick Road – looking towards Hazard View Drive

A rezoning in itself generally will not require a full Traffic Impact Assessment. It is prudent to give some commentary in regard to traffic matters which may arise from the rezoning.

The following points are deemed relevant:

- Based on the Planning Scheme requirements, a commercial development and/or subdivision could be accommodated on the land parcel
- The alignment of the subdivision road has been established by the previous subdivision approval in 2008.
- A footpath is only required on one side of the proposed subdivision road (off Hazards Views Drive).
- Sight distance on to Hazard Views Drive and Swanwick Road can or will meet AUSTROADS and Australian Standard requirements
- Likely traffic generation is low and is not expected to compromise the function or safety of the surrounding road network
- Should rezoning of the land be approved a Traffic Impact Assessment should be undertaken once a subdivision/development plan has been prepared.
- Consideration should be given to the provisions and details of the Code.

7. Servicing

Water for the subject site will be on-site tanks.

In terms of waste water, each lot can have septic tank or the like and effluent goes to a pump station and from there to a treatment plant – i.e. no need for on-site disposal/trenching, only the tank itself.

The whole site has been designed to direct stormwater into a detention basin formed as part of the open space reserve or to a watercourse within the subject site, below:

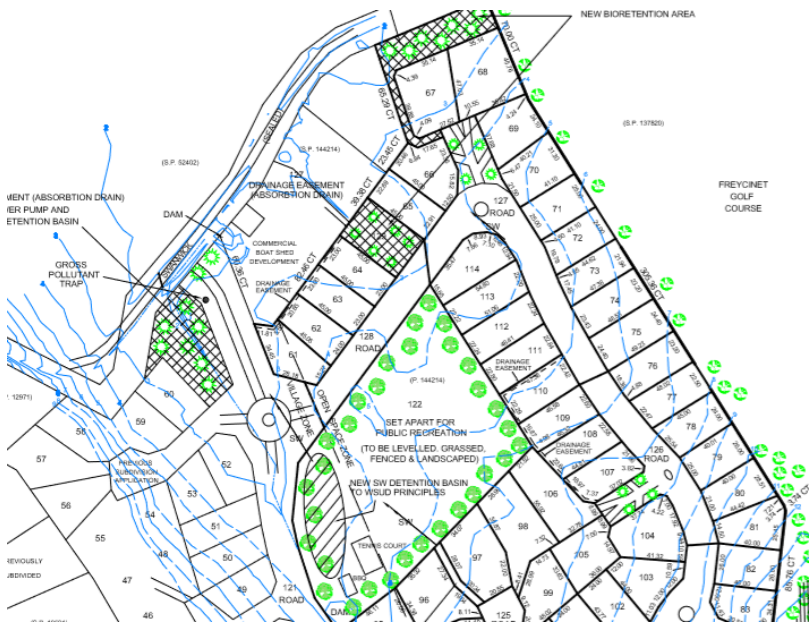


Figure 9 – stormwater drainage design

8. Bushfire Consideration

This section has been prepared by Ian Abernethy, an accredited bushfire practitioner – BFP 124.

In presenting this proposal the site has been assessed in terms of exposure to bushfire risk.

Factors to consider in assessing bushfire risk are:

- Access
- Water Supply
- Vegetation type
- Fuel load from the vegetation
- Slope of land

The assessment will make recommendations as to measures needed to reduce bushfire risk, if any.

8.1 Access

Access to the site is from Swanwick Road and Hazard View Drive two fully formed Council maintained roadways. Swanwick Road carriage way is an indicative 5m width adjacent to the site, set in a 20m road reserve. Hazard View Drive is an indicative 7.5m width adjacent to the site, set in a 45m road reserve¹.

¹ NOTE – this road reserve is close to a roundabout – hence the extra width.



Figure 10 and 11 – Hazard View Drive



Figure 12 Hazard View Drive – site to left



Figure 13 – Swanwick Road in area of subject site

As the subject site develops a new road will be formed off the roundabout which will serve the subject site.

8.2 Water Supply

There is no reticulated water supply within the township. Thus, domestic and fire fighting water supply on site will rely on water tanks fed from the roof of future buildings. This is a situation which would emerge whether the site is developed for commercial or residential buildings.

8.3 Vegetation Type

The Bushfire Code defines a bushfire prone area as:

- (a) land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or
- (b) where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.

As there is no overlay/mapping covering Swanick consideration falls to point b) above.

Applying a 100m radius to the subject site provides the following outcome:



Figure 14– determination of the extent of bushfire prone areas.

The application of the 100m radius includes land within the Golf Course and Parkland area.

The vegetation in this area is predominantly managed grassland with sparse gumtrees along the northern boundary of Swanwick Road adjacent to the site.

8.4 Fuel Load

Due to the managed nature of the land the fuel load from the Golf Course, Recreation Reserve and Parkland is low.

8.5 Slope of Land

The subject site is generally flat with a slight slope from SE to NW (2 degrees).

8.6 Community Bushfire Protection Plan

Tasmania Fire Service and the local community have developed a Community Bushfire Protection Plan (CBPP) for Coles Bay and Swanwick Area. The Safer Place for Swanwick as identified in the CBPP is the Freycinet Golf Course adjacent to the subject site.

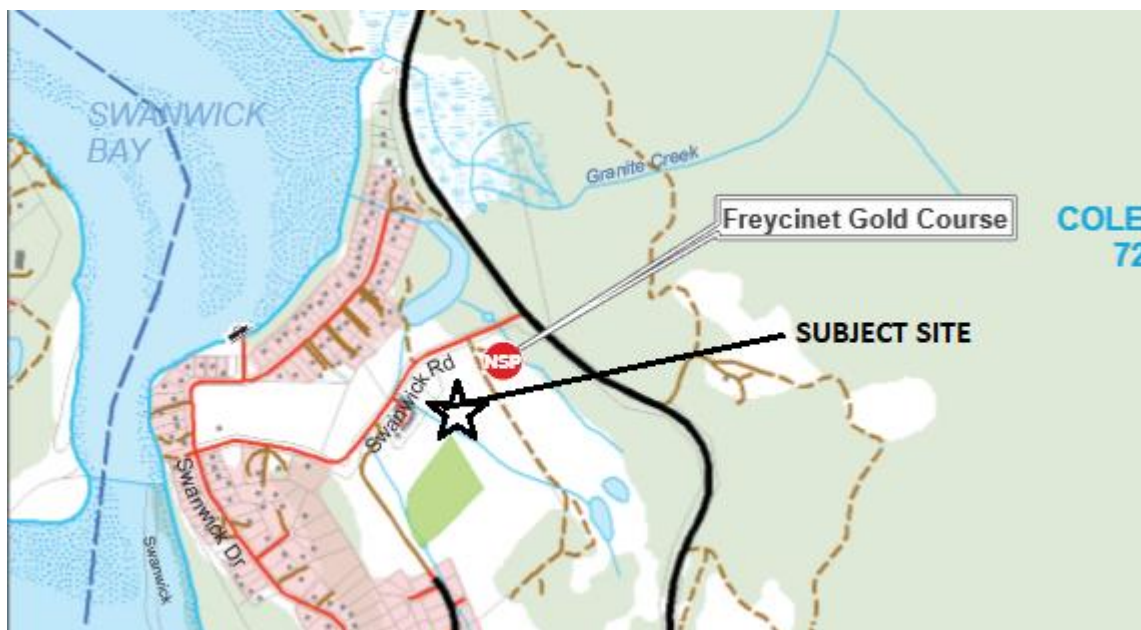


Figure 15 – Extract from Community Bushfire Protection Plan – Swanwick - TFS

8.7 Consequence

Having established the site is influenced by a bushfire prone area we turn to the definition of bushfire prone vegetation, as contained in the Planning Scheme, being:

means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.

The golf course is specifically mentioned as an exemption to being classed as bushfire prone vegetation. The parkland and reserve can be classed as maintained lawns, parks and gardens and takes on the characteristics of irrigated sports fields. As such the subject site can be classed as being excluded from further consideration under this Code as the adjoining land, for the reasons above, can be classed as not being a bushfire prone area.

9. Coastal Inundation Hazard Area Overlay

A small part of the site (NW section) is covered by the Coastal Inundation Hazard Area Code overlay.

The Code applies to development and change of use for sensitive uses/habitable buildings/rooms within the Hazard area.

Technically, this Code does not apply to rezoning. However, it is prudent to provide some commentary on this Code and how it will impact on the future development of this land.

It is noted that the area subject to this Code has approval for a lot suitable for a single dwelling under the current zoning. It is also noted that the Planning Scheme Mapping system defines this part of the subject site as low risk in terms of inundation.

Can the part of the site subject to the Code be developed? The answer is yes – subject to suitable design assessment to take into account the flood levels.

Will the change in zone add to the risk? Arguably, setting the site up for some commercial activity will reduce the impact of any potential flooding on this part of the site. Use of modern building techniques should see

the finished floor level of any building above the defined flood level and not impeding water flow in time of surface run off.

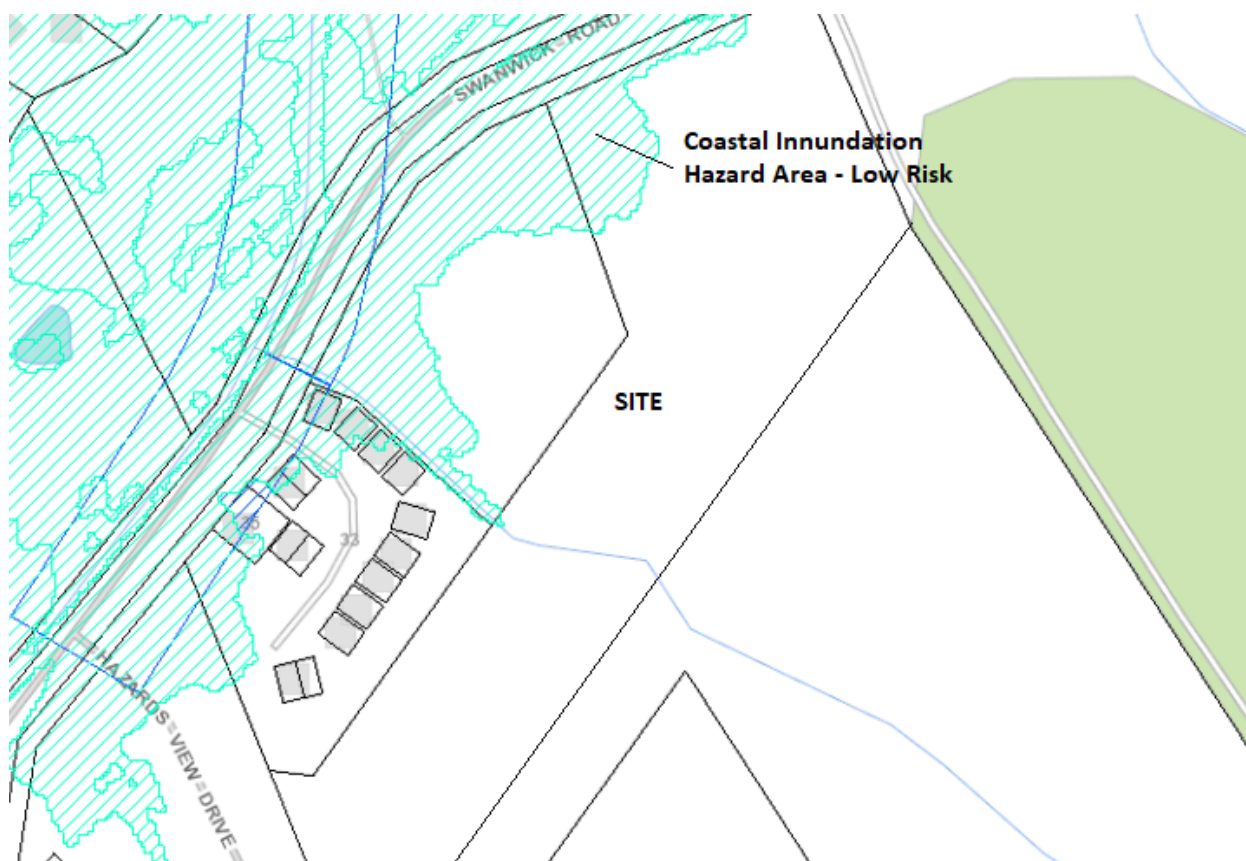


Figure 16 – Coastal Inundation Hazard Area Overlay - theLIST

10. Strategic Merit

10.1 Comparison to the State Planning Provisions (SPP)

The table below attempts to compare the current Local Business zone with the SPP and build in the proposed changes to the use table:

Current Local Business Zone	SPP Local Business Zone	Proposed Changes to Local Business Zone
No Permit Required		
Any permitted use - Only if replacing an existing use on the site and there is no associated development requiring a permit	Business and Professional Services	
Educational and occasional care - Only if for home-based child care in accordance with a license under the Child Care Act 2001	Food Service	
	General Retail and Hire	
Natural and cultural values management	Natural and Cultural Values Management	
Passive recreation	Passive Recreation	

Residential - Only if home-based business	Residential - If for home-based business	
Utilities - Only minor utilities	Utilities - If for minor utilities.	
Permitted		
Business and professional services - Only if consulting room, medical centre or post office	Bulky Goods Sales	
Community meeting & entertainment - Only if for art and craft centre, civic centre, community hall, museum, public art gallery or public hall.	Community Meeting and Entertainment	
Educational and occasional care - Only if an employment training facility and except if no permit required	Educational and Occasional Care	
Food services - Except if a take away food premises with a drive through facility	Emergency Services	
General retail and hire - Except if adult sex product shop or supermarket	Hotel Industry	
	Pleasure Boat Facility If for a boat ramp.	
	Research and Development	
Residential - Only if above ground floor level (except for access) or if more than 25 m from frontage, and except if no permit required	Residential If: (a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) not listed as No Permit Required	
	Visitor Accommodation If located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises.	
Discretionary		
Business and professional services - Except if permitted		
Community meeting and entertainment - Except if permitted		
Educational and occasional care - Except if no permit required or permitted		
Emergency services		
Equipment and machinery sales and hire	Equipment and Machinery Sales and Hire	
Food services - Except if permitted		
General retail and hire - Except if permitted		

Hotel industry - Except if adult entertainment venue		
	Manufacturing and Processing	
Residential - Except if permitted	Residential If not listed as No Permit Required or Permitted	
	Resource Processing If for food or beverage production	
Service industry - Only if addition or alteration to existing use.	Service Industry	
Sports and recreation	Sports and Recreation	
	Storage	Proposed to allow storage as a discretionary use and restrict to the subject site. Aligns with SPP. Storage – if on CT163520/302
Tourist operation	Tourist Operation	
Transport depot and distribution	Transport Depot and Distribution If for: (a) a public transport facility; or (b) distribution of goods to or from land within the zone.	
Utilities - Except if No Permit Required.	Utilities If not listed as No Permit Required.	
Vehicle fuel sales and service	Vehicle Fuel Sales and Service	
Vehicle parking	Vehicle Parking	
Visitor accommodation	Visitor Accommodation If not listed as Permitted.	
All Other Uses - Prohibited		

10.2 Regional Land Use Strategy (RLUS)

Consideration has to be given to the policies within the Southern Regional Land Use Strategy. Whilst this is a high-level document with little direct connection to the proposal at hand the following matters are relevant:

10.2.1 Creating Liveable Communities

Increasingly across Australia, liveability is acknowledged as an important element for cities and regions and a focus of decision making and policy development.

Liveability refers to the degree to which a place supports quality of life, health and wellbeing for the people who live, work or visit. While it can depend upon individual circumstances, liveable environments are generally characterised by areas which are attractive, safe, accessible to people with disabilities and provide a high standard of amenity through such things as public transport, well designed open spaces, access to education and health services, recreational opportunities, air and water quality. The unique identity of a community defined by cultural development, landmarks, urban design, the developing local economy and the natural landscape are also important to how liveable a place is.

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 current problem with Swanwick is that there is no defined commercial/retail/service centre in the township. The result is a car dependant community – both residents and visitors – who must travel a considerable distance to get even the most basic of services. The aim of the amendment is to create the environment where a local service/commercial centre can develop in Swanwick.

10.2.2 Settlement Strategy

VILLAGE

Description Predominantly residential settlements with a small often mixed use centre that provides for basic services and daily needs Population 200 to 600 (excluding any surrounding rural living areas) Utility Connections Electricity. May have reticulated water and sewerage if existing Services As a minimum local convenience shop, newsagent/post office agency, community hall*

OTHER SMALL SETTLEMENT

Description Residential settlements with limited or no services and commercial activity in a defined spatial area. Often shack settlements that have more recently established a more permanent population. Population Up to 200 (excluding any surrounding rural living areas) Utility Connections Electricity. Services May have local convenience shop or community hall*

** Permanent population as opposed to peak population during holiday months.*

Swanwick fits the description of either a Village or another small settlement. It does however lack any meaningful commercial/retail centre – the proposed amendment aims to address that situation.

10.3 Vision East 2030

The report - Vision East 2030 – East Coast Land Use Framework 2009 prepared for the east coast councils in 2009, outlines a vision for the area and each council as follows:

- *The East Coast vision is: “To enhance the community and economic potential of the East Coast, maintain its natural and cultural heritage assets and values as a living environment, and establish a hierarchy of service centres with appropriate transport linkages to the region and between the settlements”*
- *The Glamorgan Spring Bay vision is: “Increase diverse employment opportunities by encouraging appropriate development of key towns, whilst protecting residential amenity, unique environmental features and significant tourism assets”*

Swanwick, unlike many other settlements is covered by two “regional” strategies. The second strategy is Vision East – the proposed amendment fits the vision for the area as expressed in Vision East 2030 (above).

10.4 Coles Bay Township Structure Plan 2016

The Coles Bay Structure Plan will help guide the future development and growth of Coles Bay and the Swanwick area. The Structure Plan will provide a high level planning framework and guide how growth will occur in specific areas within the towns.

The Structure Plan sets directions for future land use to accommodate projected population growth. It maps where housing, retail, commercial, industrial and community uses of land will be located and what infrastructure (e.g. roads, water, sewerage, gas) and services (e.g. health, education) are needed to complement growth. The aim of the Structure Plan is to:

Create a framework for Coles Bay for future growth of residential, commercial and industrial land uses for the next 20 years.

- *Carry out the recommendations of the Southern Tasmania Regional Land Use Strategy 2010/2035 and other regional framework documents.*
- *Investigate and provide recommendations to revitalise existing commercial zones within the townships.*
- *Identify large-scale development opportunities around Coles Bay.*
- *Highlight gaps in community services and facilities and prepare recommendations to address these.*
- *Identify Urban Design principles to enhance the local centres and provide a high level of amenity for residents and tourists.*
- *Identify key tourist functions of the region and sustainable development to the tourism industry.*

The Structure Plan also identifies the following objectives:

- *Protect the natural environment and ensure that threatened flora and fauna are not impacted upon by development of land.*
- *Ensure infrastructure has the capacity to sustain future proposed growth.*
- *Provide for greater opportunities of employment services and retail.*
- *Identify key pedestrian and cycle links and improve access to alternative modes of transport.*
- *Provide recommendations for future planning scheme amendments to direct growth.*
- *Promote healthy and vibrant townships including access to community and recreation facilities and high quality urban design.*
- *Stage growth and development areas in a sustainable way to take full advantage of services and keep defined township boundaries.*

Character of Swanick

Swanwick is a residential / seasonal village with approximately 220 dwellings. Unlike Coles Bay there are no commercial facilities within Swanwick with only a small area of commercial zone containing a storage facility. Pursuant to the hierarchy of urban settlements identified in the Southern Tasmania Regional Land Use Strategy 2010-2035, Coles Bay and Swanwick are designated as Villages each with a low growth strategy and mixed growth scenario.

The proposal will not impede the character of Swanwick.

Economic Activity

Swanwick has limited economic activities apart from the tourist accommodation industry. With an increase in residential development or tourism growth, further development of the settlement's commercial facilities is needed to provide a higher level of amenity.

The proposal aligns well with this objective.

Retail

Swanwick contains a single area of commercial development of 0.64 hectares which is currently a long-term storage facility with no retail. Further small-scale retail development opportunities exist within Swanwick to provide supplies and services to the local community.

This is one of those opportunities.

Considerations for Structure Plan

- *Identify if current retail capacity and future land supply is sufficient and where could new development opportunities occur*

- Look at retaining the existing village atmosphere while increasing the retail viability of the townships.

The proposal aligns with these considerations for the Structure Plan.

Planning Actions

1. Extend the existing commercial zone area within Swanwick to encourage the development of a local commercial precinct servicing the neighbourhood.

This proposal directly aligns with the above Planning Action.

Local Character

A small local business precinct should be encouraged and designed to fit in with the local character, catering for residents and the holiday market however should not detract from the existing tourism market in Coles Bay. Further residential and holiday market development will continue to grow around the Freycinet Golf Club area with potential expansion areas to the south and east of the township.

The proposal sets the scene for a local business precinct which will enhance the retail/commercial experience in the township.

Master Plan

The Master plan for Swanwick reproduced below supports the proposed planning scheme amendment to rezone land to Local Business use.

The site is well located to capitalise on the adjoining open space reserve, the golf course and its developing camping/RV ground and the newly formed park on the north side of Swanwick Road.



Figure 17 – Swanick Master Plan – expanded commercial area

10.5 Glamorgan Spring Bay – Community Strategic Plan (July 2013)

In July 2013 Council released its Community Strategic Plan. The Vision set out in the Plan was:

In 2020 Glamorgan Spring Bay will

- *Be proud of our united inclusive community*
- *Be responsible for our environment, health, education, heritage and the arts with a diverse progressive and prosperous economy*
- *Offer an attractive lifestyle, in a beautiful place.*

The directions that Council aims to follow to achieve their vision are listed below:

- *Direction 1 Build our community infrastructure*
- *Direction 2 Age well in our communities*
- *Direction 3 Grow our economy and employment opportunities*
- *Direction 4 Protect and promote our natural beauty, environment and heritage*
- *Direction 5 Be visitor friendly*
- *Direction 6 Foster health and well-being*

The points relevant to this proposal are – growing the economy and employment outcomes; be visitor friendly (tourists can use commercial services) and foster health and well- being (by providing the opportunity for commercial/retail activity within the township people will become less car dependant and be encouraged to walk/cycle to buy basic supplies).

10.6 Matters to Consider Under the Land Use Planning and Approvals Act 1993 (LUPAA)

Any proposal to amend a Planning Scheme has to have regard to the Objectives of the Resource Management and Planning System of Tasmania and the Objectives of the Planning Process Established under LUPAA.

These objectives are expressed in Schedule 1 and 2 of LUPAA.

Objective	Comment
Objectives of the Resource Management and Planning System of Tasmania	
a) To promote the sustainable development of natural and physical resources and the maintenance for ecological processes and genetic diversity; and	There is little practical correlation between the proposal and this objective. There are few ecological processes or genetic diversity issues associated with this site/area.
b) To provide for the fair, orderly and sustainable use and development of air, land and water; and	The proposal is a sustainable outcome for the area in that it will reduce dependency on vehicles for purchasing basic supplies.
c) To encourage public involvement in resource management and planning; and	The proposal will be subject to the normal, statutory public consultation process for similar items.
d) To facilitate economic development in accordance with the objectives set out in paragraphs a), b) and c); and	The proposal as it stands will have little economic impact. Economic and employment outcomes will come with the final development of the site for a range of retail/commercial activities.
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.	In the planning process this proposal will be subject to, each party has their own role and responsibility.
Objectives of the Planning Process Established under LUPAA	
a) To require sound strategic planning and co-ordinated action by state and local government; and	This document will assist State and Local governments focus on any relevant strategic matters relative to the proposal.

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; and	This system is already well established and this proposal will be considered and processed within/against that system.
c) To ensure 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; and	There are no environmental matters impacting on this proposal. A fully developed site will present opportunities for good social and economic outcomes – making best use of established facilities and creating employment during construction.
d) To require land use and development planning policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal areas; and	The proposal is a natural extension of an existing Local Business area. Socially, development of the style proposed will add to the appeal of Swanick as a township. Economically, the proposal open up opportunity for job creation in this small settlement. There are no known environmental matters which would impede the approval of this proposal.
e) To provide for the consolidation of approvals for land use or development and related matters, and co-ordinate planning approvals with related approvals; and	The proposal will be considered against a well-established system. Any further development of the site will be subject to the same established planning and related approvals processes.
f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmanian.	The rezoning of this land is establishing the right conditions for the safe and pleasant development of the subject site. It is extending an existing small business area and presenting opportunities for new developments.
g) To conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and	There are no heritage buildings or other buildings on site which need to be protected.
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; and	The final development, by its nature, makes best use of existing public infrastructure. The proposal will not protect infrastructure – neither will it damage infrastructure. It is hard to see a straight rezoning doing either.
i) To provide a planning framework which fully considers land capability	This is a site in a developing (and approved) urban area. There are no land capability matters which need to be considered in this instance.

11. Conclusion

This is a simple rezoning of a land parcel which will create opportunities to build a commercial/retail centre in Swanwick. There are few strategic or practical reasons why this proposal should not be accepted.

Appendix A

Titles

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pitt&sherry

SEARCH OF TORRENS TITLE

VOLUME 163520	FOLIO 302
EDITION 1	DATE OF ISSUE 27-Feb-2012

SEARCH DATE : 19-Dec-2017

SEARCH TIME : 03.05 PM

DESCRIPTION OF LAND

Parish of MEREDITH Land District of GLAMORGAN
Lot 302 on Sealed Plan 163520
Derivation : Part of 665 Acres Gtd. to S W Roberts and Johnson
Sinclair
Prior CT 158901/4

SCHEDULE 1

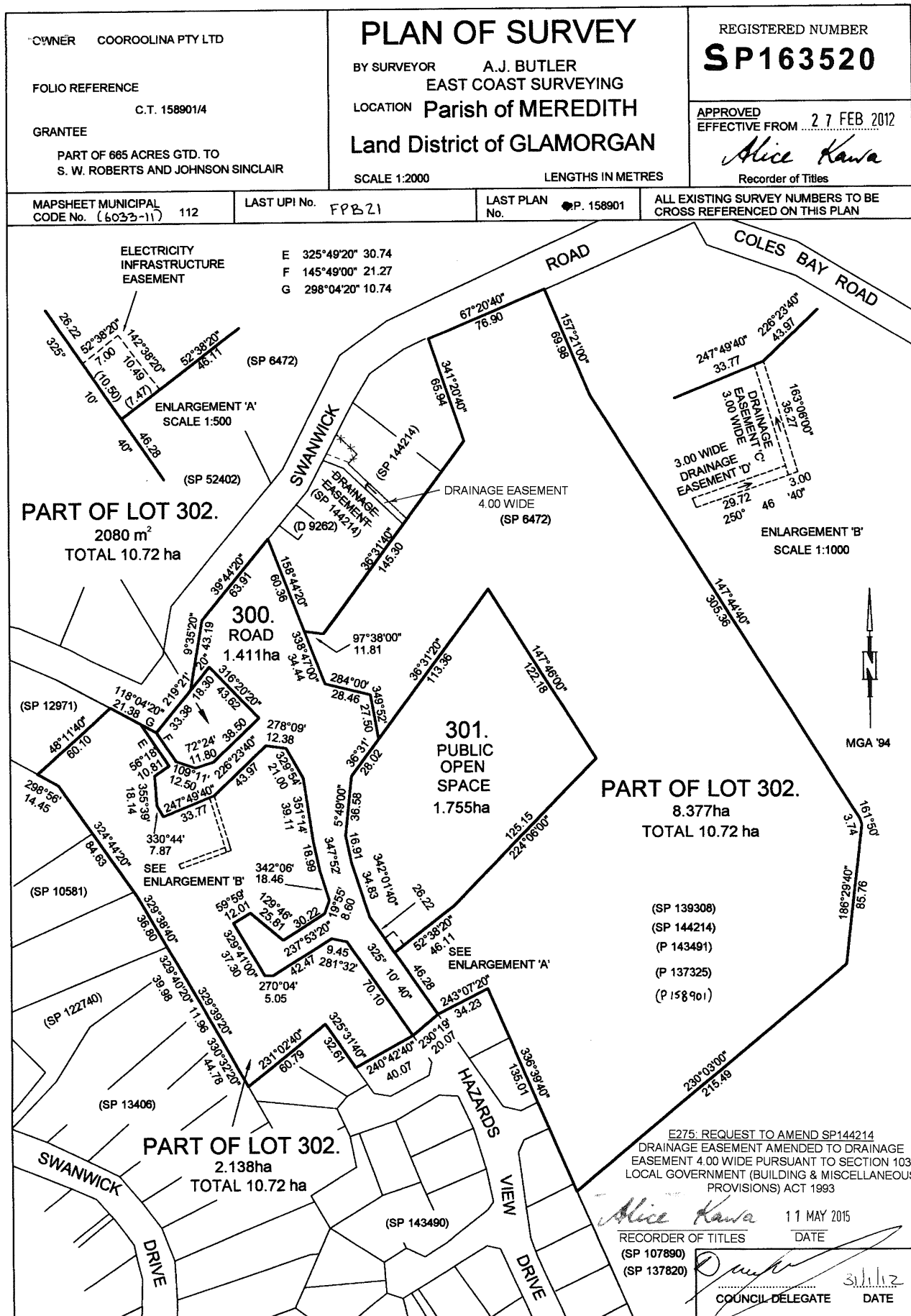
C250209 TRANSFER to COOROOLINA PTY. LTD. Registered
20-Apr-2001 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP163520 EASEMENTS in Schedule of Easements
SP107890, SP139308 & SP143490 FENCING COVENANT in Schedule of
Easements
SP 6472 FENCING PROVISION in Schedule of Easements
C434769 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
19-May-2003 at noon

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements
pursuant to Request to Amend No. E275 made under
Section 103 of the Local Government (Building and
Miscellaneous Provisions) Act 1993. Search Sealed
Plan No. 163520 Lodged by SHIELDS HERITAGE (H) on
16-Apr-2015 BP: E274



SCHEDULE OF EASEMENTS	Registered Number SP 163520
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lot 302 on the Plan is subject to a right of drainage in favour of the Glamorgan Spring Bay Council and Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited over the area marked "Drainage Easement 'C' 3.00 wide" as shown on the Plan.

Lot 302 on the Plan is subject to a right of drainage in favour of Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited over the area marked "Drainage Easement 'D' 3.00 wide" as shown on the Plan.

Lot 301 on the Plan is subject to an Electricity Infrastructure Easement (as more particularly described hereunder) in favour of Aurora Energy over the area marked "~~Wayleave Easement~~" as shown on the Plan.

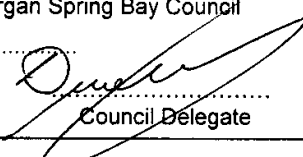
"ELECTRICITY INFRASTRUCTURE EASEMENT"

ELECTRICITY INFRASTRUCTURE EASEMENT means:

Firstly all the full and free right and liberty for Aurora and its successors and its and their servants agents and contractors (hereinafter called "Aurora") at all times hereafter:

- a) To maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as Aurora may determine above, on or under the land marked ELECTRICITY INFRASTRUCTURE EASEMENT on the Plan (hereinafter called the "servient land");
- b) To enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: COOROLINA PTY LTD FOLIO REF: C.T. 158901/4 SOLICITOR & REFERENCE: Douglas & Collins (G.W. Arnott)	PLAN SEALED BY: Glamorgan Spring Bay Council DATE: 31/11/17 54 06001 REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 163520
SUBDIVIDER: COOROOLINA PTY LTD FOLIO REFERENCE: C.T. 158901/4	

- c) To erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of Aurora these are necessary for reasons of safety;
- d) To cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- e) To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;
- f) Nothing herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of Aurora compromise the safe operation of Aurora electricity infrastructure located on, above or under the servient land.

Secondly the benefit of a covenant for Aurora and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the said easement without the prior written consent of Aurora to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

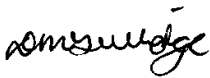
Signed by COOROOLINA PTY. LTD. (the registered proprietor of Certificate of Title Volume C.T. 158901/4) by its attorney GEOFFREY WILLIAM ARNOTT pursuant to Power of Attorney Registered Number 72/6549 (and the said Geoffrey William Arnott declares that he has received no notice of revocation of the said Power) in the presence of:

Witness

Full name

Address

Occupation


DEBBIE MAREE GULLIDGE
9 13 GEORGE STREET
LAUNCESTON TAS 7250
LAW CLERK

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

AMENDMENT XXXXX

Glamorgan Spring Bay Interim Planning Scheme 2015

Amend the Table of Uses within the Local Business Zone as follows:

Insert Storage into the Discretionary Uses with the qualification only if part of CT 163520/302

Use	Qualification
Discretionary Use	
Storage	only if part of CT 163520/302

MAPPING CHANGE

Glamorgan Spring Bay Interim Planning Scheme 2015

Change the zone of the subject site from Low Density Residential use to Local Business as shown below:

