


R1

Submission to Planning Authority Notice

Council Planning Permit No.	2018/03	Council notice date	22/03/2018	
TasWater details				
TasWater Reference No.	TWDA 2018/00438-GSB		Date of response	29/03/2018
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246	
Response issued to				
Council name	GLAMORGAN/SPRING BAY COUNCIL			
Contact details	admin@freycinet.tas.gov.au			
Development details				
Address	13566 TASMAN HIGHWAY, SWANSEA	Property ID (PID)	3362795	
Description of development	Planning Scheme Amendment - Specific area plan - Cambria Estate, Swansea			
Schedule of drawings/documents				
Prepared by	Drawing/document No.	Revision No.	Date of Issue	
Ireneinc	Planning Amendment Report	--	19/03/2018	
Conditions				
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):</p> <p>TasWater does not object and makes the following comments for the Tasmanian Planning Commission in relation to this matter but does not require to be notified of nor attend any subsequent hearings.</p> <p>a. TasWater notes that it is the intention of the proponent to develop four dams on the site to service future development for water.</p> <p>b. TasWater notes that it is the intention of the proponent to consult with TasWater regarding the feasibility of a portion of the southern part of the subject land be connected to TasWater's sewerage infrastructure whilst further investigation would need to be undertaken into the feasibility and capacity of surrounding land to provide on site sewerage servicing facilities for future development.</p> <p>TasWater is willing to work closely with the proponent to explore any feasible opportunities to service future developmet by extending, upgrading or augmenting TasWater's existing water and sewerage network in the area.</p>				
Advice				
Nil				
Declaration				
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.				
Authorised by				
				
Jason Taylor Development Assessment Manager				
TasWater Contact Details				

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Shane Wells

From: Coney, Peter (Heritage) <Peter.Coney@heritage.tas.gov.au>
Sent: Wednesday, 28 March 2018 5:01 PM
To: Jane Wing
Cc: GSBC Admin
Subject: Cambria Specific Area Plan

R2

Good morning Jane,

Thank you for the referral of the Planning Scheme amendment.

We cannot assess a planning scheme amendment as there is no development. As such we will not be providing a notice of interest. We do however welcome the opportunity to provide comment that such amendments, if approved, would not negate the requirement for Heritage approval for works at a THR place, regardless of the provisions of a planning scheme. I note there are development standards with acceptable solutions regarding building height and setback. Notwithstanding these acceptable solutions, a discretionary permit may still be required even if a proposal complied with these acceptable solutions, unless the works can be approved via an exemption issued under the Historic Cultural Heritage Act 1995.

If you have any questions please let me know.

Peter Coney
61653716

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PCAB advice to Glamorgan Spring-Bay Council re proposed Cambria Green Specific Area Plan

10 September 2018

General comments:

- As noted in the ecological assessments, there are a number of natural values that may be impacted by the proposed Cambria project.
- In general, the strategies outlined in the document *"CAMBRIA – strategy to conserve natural values, avoid impacts and/or provide a mitigation/offset strategy"* are supported. The concept of having areas of high natural values protected through some mechanism such as a conservation covenant or Part V Agreement is supported in principle, noting different mechanisms provide different levels of protection of, and activity within, such areas. If any conservation covenants under the *Nature Conservation Act 2002* are proposed, discussions will need to be undertaken with the Private Land Conservation Program (PLCP) before any such conditions are put in place as such proposals would need to meet covenanting criteria and be supported by the PLCP.
- As noted in the document *"CAMBRIA – issues in relation to the golf links design and recommended actions"* further information is required from the proponent or their designated representatives before the golf course proposal can be assessed in more detail.
- One area that has not yet been well discussed is the potential for impacts on wetland birds. It is highly likely that the Bayles Backwater area is utilised as a breeding area for species such as red capped plovers and would be seasonal foraging habitat for a range of other species, some of which are likely to be listed under various acts and/or international migratory species agreements/treaties. This is also the case with the saltmarsh edge that bounds the property on the shore of Moulting Lagoon.
- Another area that does not appear to have been considered as yet is potential impacts to geoconservation/scientific values.

Threatened flora and fauna:

- In general, threatened flora and fauna values appear to have been addressed in the consultants reports undertaken to date, noting that further and targeted surveys may be required as concepts for the project are developed and more information becomes available on proposed footprints and activities.
- The generally recommended distance between a development and eagles nest is a minimum 500 m or 1 km line of sight; however this does depend somewhat on the proposed development/activity and likely level of disturbance.
- In relation to the buffer area around the recently located eagles nest near the proposed golf course and access road, it is noted that the distance between the nest and proposed road appears to be considerably less than the stated 200 m in the *"CAMBRIA – issues in relation to the golf links design and recommended actions"* document. Proposed mitigation approaches outlined in the various documents provided are supported in principle (e.g. maximising distance between nest and road and between nest and carpark and club facilities, making buffer areas "no go zones"

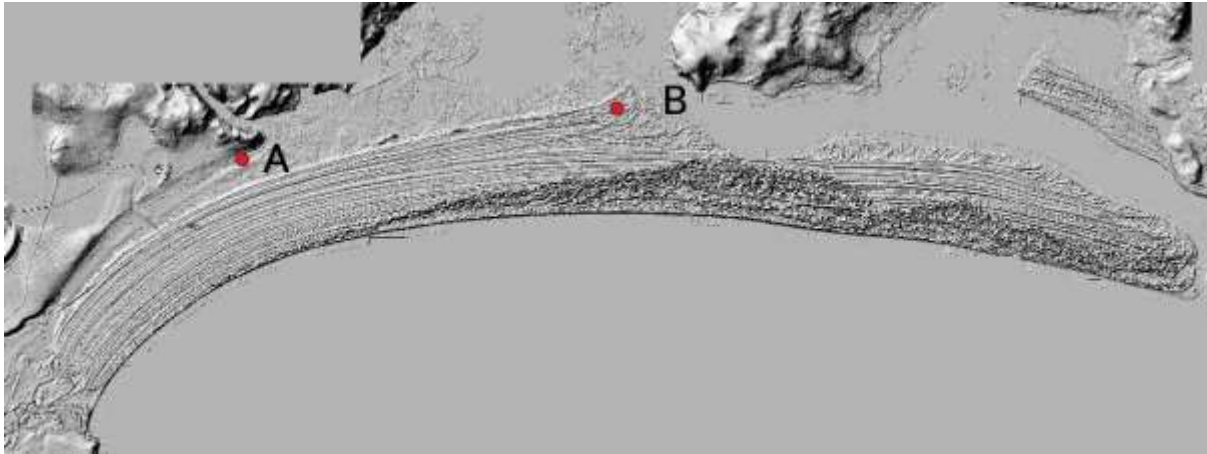
during the breeding season, etc.). It is recommended that a distance of at least 500 m (or 1 km line of sight) is maintained between nests and areas where people may congregate. More specific advice on proposed buffers and mitigation of eagle nests can be provided as details of the proposed developments become available.

Threatened native vegetation communities:

- Advice for minimum patch size has been updated in the online version of Kitchener and Harris (2013) in relation to cartographic standards and in relation to how they are found on the ground. *“Regardless of whether they have been captured by TASVEG mapping, it is recognised that native vegetation communities can occur naturally or as remnants in a cleared or disturbed landscape in patches smaller than 1 ha. Patches (or contiguous patches) of vegetation as small as 0.1 ha may be valid for forest and woodland communities of high conservation significance where they are assessed as viable” and “Important non-forest vegetation communities can be viable as patches of less than 0.1 ha in area.”* (Forest to Fjaeldmark (revised - January 2016)).
- The TASVEG code for *Eucalyptus viminalis-Eucalyptus globulus* coastal forest and woodland is DVC rather than DVG.
- Review of both TASVEG Live and TASVEG 3.0 does not indicate any mapped extent of Lowland grassland complex (TASVEG GCL) within the covenant with reserve identification number 20260. There is a current mapped extent of Lowland grassy sedgeland (TASVEG GSL), which has a tree canopy exceeding 5% cover and which would appear to be better mapped as *Eucalyptus viminalis-Eucalyptus globulus* coastal forest and woodland” (TASVEG DVC).
- It is recommended that references to GCL and GSL throughout the consultants report are reviewed to ensure that the correct code is being referred to. Noting that GSL is not listed in Table 1 p 29.
- While the suggestion that restoration by planting *Eucalyptus globulus* seedlings in areas of vegetation now lacking a eucalypt canopy where blue gum was probably the original canopy tree species has merit, its adequacy as an offset against potential clearing of DGL in (potentially) good condition would require further consideration.

Geoconservation/scientific values:

- A proposed golf course is shown in different locations on the documents titled ‘*Concept Master Plan*’ and ‘*Cambria Golf Course Plan*’. Point A, behind the beach ridge system (the location shown in the Concept Master Plan), is very strongly preferred over Point B (the location shown in the Course Plan) in regards to conservation of geoconservation values. This is based on interpretation of available lidar data which suggests that landforms at Point B are critical to understanding the evolution of the entire system.



Lidar derived hillshaded digital elevation model of the Nine Mile Beach ridge system, data sourced from The LIST. The points marked A and B show the two different areas proposed for golf course development.

- Landscaping for golf course or other development at Point B could destroy or obscure much geoscientific information relevant to understanding the important issue of coastal response to climate change. Also, the construction of a causeway to 'Ronalds Island' capable of supporting ground-keeping machinery could disrupt the hydrodynamics of saltmarsh maintenance depending on what is proposed. Without further study and information the potential effects remain unpredictable.
- It is recommended that targeted geoscientific surveys be undertaken prior to further plans being developed or any significant works in this area being undertaken to collect important geoscientific information (further advice should be sought from PCAB regarding this matter). If appropriate, it is recommended that the rezoning the easternmost area of the Cambria property (i.e. east of the existing covenant) to a zoning which has nature conservation and the preservation of scientific values as primary objectives be considered.
- Despite its somewhat degraded condition, it is recommended that consideration be given to protecting the saltmarsh on the property by zoning it for nature conservation and allowing only limited development (e.g. walking tracks).
- The Wye River is a fairly typical east coast stream in that its channel is considerably oversized for baseflow, because it conveys much greater flow during occasional rainstorms. Wildfire or forestry operations in the catchment and climate change may all substantially increase peak flood discharge and sediment delivery to the alluvial fan during rainstorm events. These processes need to be recognised by the landholder and should be accommodated in the SAP. In particular, areas prone to flooding or likely to become prone to flooding should be identified as suitable for only limited development.
- PCAB can provide further detail regarding geoconservation/scientific values, if required.

Conservation covenants:

- It is recommended that the proponent and/or their designated representative contact the PLCP regarding any planned developments or activities within covenanted areas so that an assessment can be undertaken of what is permitted under the terms of covenant before plans are progressed much further.
- Access to the currently proposed golf course is through a conservation covenant along an existing track. Upgrade of this track may not be possible within the existing covenant terms (depending on the specific details of what is proposed). Further information should be provided for assessment by the PLCP.
- Any proposed activities within covenanted areas will also need to take account of the nearby recently found eagle nests. Standard covenant management prescriptions for eagle nests restrict activities (including passive recreational activities) within 500 m of a nest during the breeding season.

Other comments:

- For staged developments, it is preferable if proponents can provide details of the whole proposal (including footprints and activities) to allow for a single assessment of impacts on natural values, wherever possible.
- Targeted surveys may be required associated with particular development proposals. If required, some such surveys can only be undertaken at certain times of the year (due to flowering seasons, breeding seasons, etc).
- If any onsite offsets are required, conservation actions (such as an existing conservation covenant under the *Nature Conservation Act 2002*) that have received funding from other sources will generally not be considered as an offset for impacts on natural values related to a development proposal.
- Ground-truthed vegetation mapping and threatened flora and fauna records should be submitted to DPIPWE to inform natural values tools including TASVEG and the Natural Values Atlas, if any such records have not yet been provided.

CAMBRIA – strategy to conserve natural values, avoid impacts and/or provide a mitigation/offset strategy

This is a suggested strategy (conditions?) to be incorporated somehow into the SAP. The aim of this strategy is to deal with the main issues in relation to the natural values of the property BEFORE they become problems or hurdles at the Development Application stage. Such hurdles would likely include referrals under the EPBC Act, permits under the TSP Act and the NC Act and requirements for Forest Practices Plans.

Many of the suggestions below were recommendations provided in the Ecological Assessment of Cambria by ECOTas and they also reflect a number of concerns raised in public representations.

1. Reserved areas

Design a reserve (or reserves) within the property, with the aid of an environmental consultant and to the satisfaction of the Council's NRM staff, in order to mitigate for the environmental impacts of any future developments. The reserve(s) would be an exclusion zone(s) for development with the possible exception of sensitively located walking trails. Ideally the reserve(s) should be covered by a conservation covenant, or at the minimum, a Part 5 agreement with Council.

The reserve(s) should incorporate the elements listed below that, where feasible, should be connected to form wildlife corridors.

- Threatened vegetation communities including a buffer around each.
- Threatened flora species, most notably:
 - South Esk Pine (*Callitris oblonga* subsp. *oblonga*) population near the Wye River
 - Grassland Greenhood (*Pterostylis ziegeleri*) in and near the Conservation Covenant at Dolphin Sands.
- Threatened fauna habitat, notably:
 - Den sites and potential den sites of Tasmanian Devil, Spotted Tailed Quoll & Eastern Quoll
 - Known and potential nest trees for masked owl and swift parrot
 - All potential foraging trees for swift parrot i.e. mature *Eucalyptus globulus* and *E. ovata* trees.
 - High quality wetlands, which include potential habitat for green and gold frog.
 - Rivers that are habitat of the Australian grayling
- The Waterway and Coastal Protection area of the Interim Planning Scheme 2015. This includes the three main rivers, the Meredith, Swan and Wye, other class 1, 2 and 3 stream and the perimeter of Moulting Lagoon.
- Other areas of quality habitat that may provide linkages in a wildlife corridor.

2. Management Plans

The following management plans to be drawn up that guides sustainable development.

- A WATER MANAGEMENT PLAN. The aim is to avoid direct and indirect impacts on the water quality of the Dolphin Sands Aquifer, the rivers and streams that flow through and adjacent to the Cambria property and the Ramsar listed Moulting Lagoon during and following any development. Such a plan would include a water monitoring regime at various locations.
- A SEA-EAGLE NEST MANAGEMENT PLAN. The outline of such a plan are provided in the Addendum report by ECOTas.
- A WEED AND HYGIENE MANAGEMENT PLAN. Of note in this regard is the large infestation of serrated tussock on the property, which has been subject to significant control effort over the past few years.
- A VEGETATION REHABILITATION PLAN. The aim is to improve the quality of threatened vegetation communities and fauna habitat (includes: planting white gums in coastal scrub communities in the Dolphin Sands area, and planting blue gums in scrub communities on the western slopes of the property.)

3. Further ecological assessments

With each development application site-specific ecological assessments will be required as recommended in the ECOTas report. Obviously exceptions will be made where sites have already been thoroughly surveyed within the past two years.

CAMBRIA – issues in relation to the golf links design and recommended actions.

ISSUE	DETAIL	SOURCE OF INFO	ACTION REQUIRED
Golf Links - eagle nest adjacent to proposed golf links	It is proposed to reserve 10ha around the nest. The concern is that the nest is still only approximately 200m from entry road and fairways – i.e. much less than the no go zone in the breeding season of 500m or 1km line-of-sight as per Forest Practices Authority protocols. On a site visit on 5-6-18 two eagles were clearly visible in the tree from the west and north although they did not take flight. One was possibly sitting on the nest.	Golf Links Concept Plan (based on the ECOTas report) and observations by N Meeson, M Kelly & T Higgs 5/6/18	-Seek the opinion of PCAB and/or FPA as to the adequacy of the 10ha reserve.
Golf Links - Entry road	Proposed entry road goes through a Conservation Covenant. Currently the road is just a 4WD track and presumably this will require upgrading if it is to be the main entry road.	Golf Links Concept Plan	-Seek the opinion of PCAB / Helen Crawford - will DPIPWE allow an upgrade of road through the covenant? -Alternatively – find a different access to avoid the covenant and the eagle nest (possibly via adjacent landowner's (Melrose) easement off Dolphin Sands Road).
Golf Links - Fairway width	Not depicted on the Golf Links Concept Plan	Golf Links Concept Plan	-New Golf Links Concept Plan depicting actual fairways.
Golf Links – the use of fertilisers, pesticides, herbicides on golf courses	Although best practice is assumed, is there any regulation/guidelines about quantity, timing etc. of such inputs? How will these potentially impact upon water quality in the aquifer, river and Ramsar wetland?		-Seek advice from Water Management Branch of DPIPWE. -Request a Management Plan including details of input regime and regular water quality monitoring.
Golf Links - irrigation	It is not stated where irrigation water will be sourced.		-Ask the proponent where the water is to be sourced. -If it is to be sourced from the Swan River Irrigation Scheme check with Tas Irrigation (maybe also TFGA) if this would be acceptable (as presumably the original purpose of the Scheme was to further agricultural development – not to water golf courses).
Golf Links - Fairways 14 & 15	Fairways 14 & 15 on the Concept Plan are inappropriately located as many lost golf balls will end up as pollutants in the wetlands and EPBCA listed saltmarsh which, from observation, appear to be impenetrable by foot and should not be trampled anyway. See also next issue.	Golf Links Concept Plan	Re-design Golf Links to remove these fairways.

ISSUE	DETAIL	SOURCE OF INFO	ACTION REQUIRED
Golf Links – various IPS codes	Parts of the Golf Links, including fairways 14 & 15, are variously in the: <ul style="list-style-type: none"> - waterway and coastal protection area - coastal inundation hazard area - coastal erosion hazard area - area with high likelihood of acid sulphate soils 	-IPS 2015 -The List	Re-design Golf Links to avoid these areas.
Golf Links - Accommodation Units	Irene Inc. Planning Amendment Report, page 51, indicates plans for “20 accommodation units on the golf range”. These are not depicted on the Golf Links Concept Plan. Apart from the fact that we have obviously not been given the correct information, lots of issues here...e.g. fire protection clearing, water supply and sewerage etc. etc.	Golf Links Concept Plan and Planning Amendment Report, page 51	Ask for clarification
Golf Links – ‘Bird-Hide Wetland Area’ and ‘Water-craft Tourist Operation’	These are marked on the Concept Master Plan but are not depicted on the Golf Links Concept Plan – the Golf Links plan is therefore incomplete and confusing. Also having a bird hide and water based tourism in close proximity may not work – i.e. the boats will scare the birds.	Concept Master Plan and Golf Links Concept Plan	Ask for clarification
Golf Links – threatened vegetation DVC	ECOtas remapped areas of DVC (a threatened vegetation community) – while it is not easy to relate the golf links map with the vegetation map, it appears that an area of DVC has only been marked only as a “copse of significant eucalyptus trees to be retained” on the Concept Plan at the convergence of 3 fairways – this needs to be reviewed to determine if there is enough protection.	Ecological Assessment page 37 and Golf Links Concept Plan	Re-design Golf Links to provide more protection for this threatened vegetation community.

RE: ABORIGINAL HERITAGE DESKTOP REVIEW

AHDR1388 - AHTP2694 - Cambria Tourism Development Proposal

R5

Dear Jane,

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed Cambria Tourism Development Proposal at Swansea and can advise that there are multiple Aboriginal heritage sites recorded within or close to the proposed area. Once more information is known regarding the location and scale of activities please contact AHT for further advice.

Please be aware that all Aboriginal heritage is protected under the *Aboriginal Heritage Act 1975*.

If you have any queries please do not hesitate to contact AHT.

Kind Regards,

Cindy Thomas