

Figure 13: Swan irrigation Scheme infrastructure<sup>20</sup>

## 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.

<sup>20</sup> 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

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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.

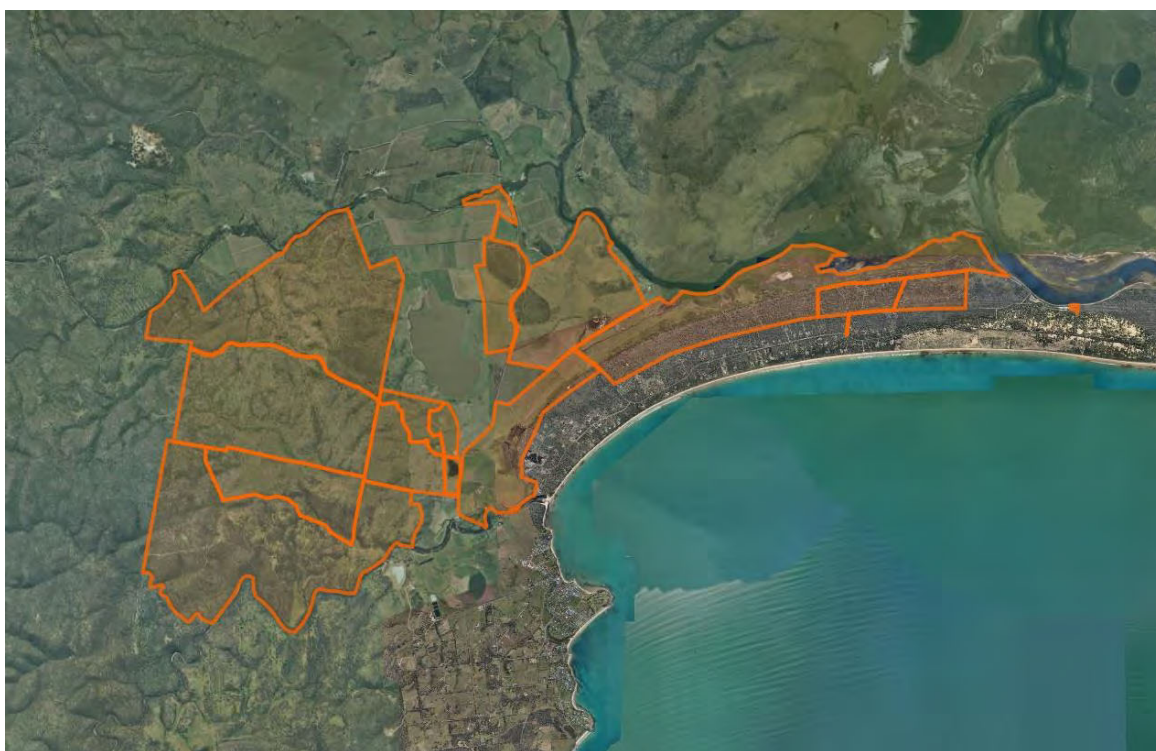


Figure 4: Aerial Photo

#### 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.

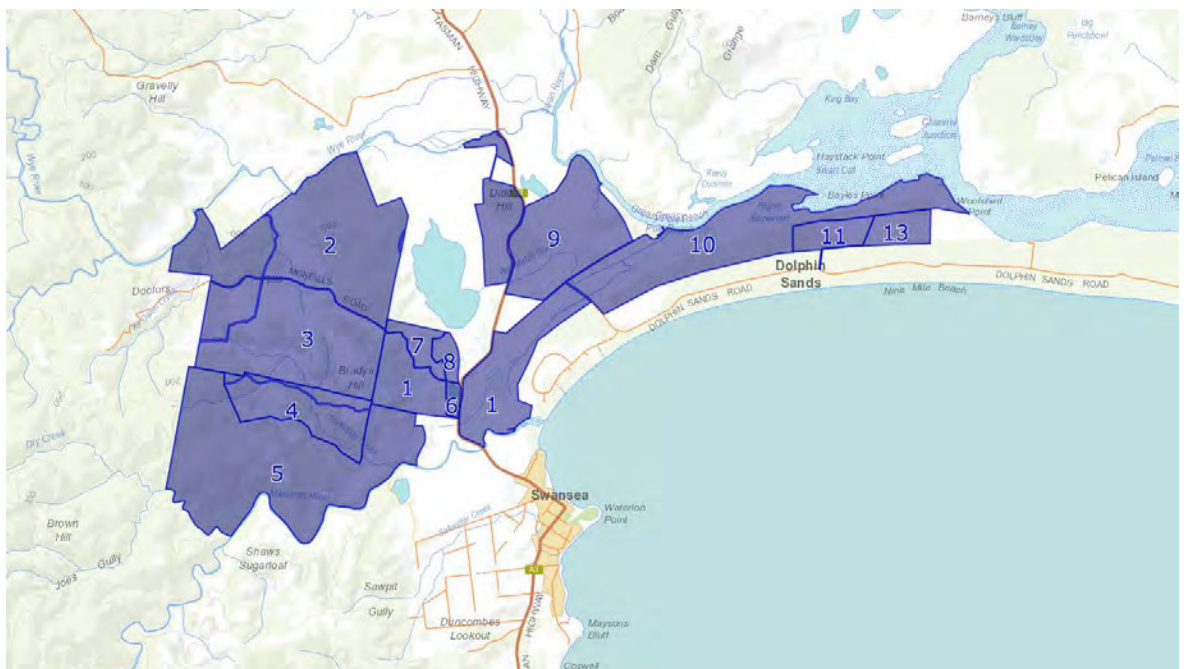
The site and associated lots have frontage and access from Tasman Highway, McNeils Road, Swan River Road, Dolphin Sands Road, Yellow Sandbanks Road, and two through another lot (CT148001/1).

### 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
<b>TOTAL</b>		<b>3074.44 Hectares</b>	



**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.

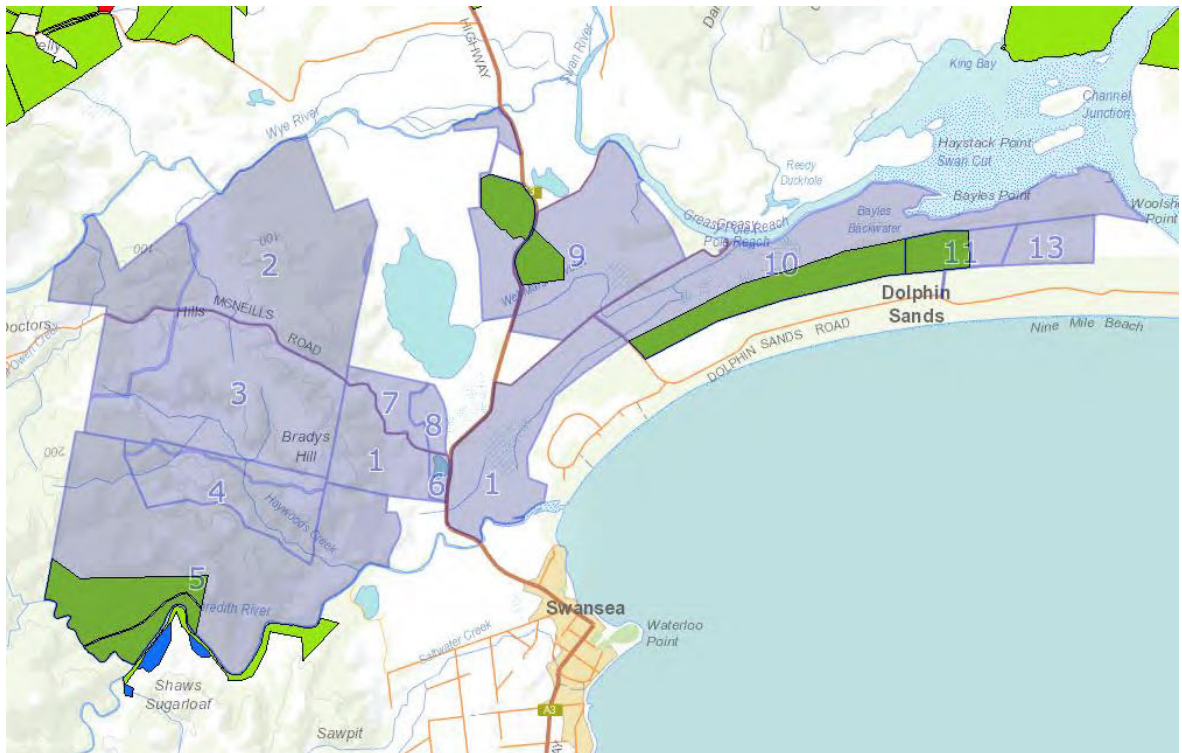


Figure 10: Conservation covenants (source: LIST)

### 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.<sup>21</sup>

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.

<sup>21</sup> 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.

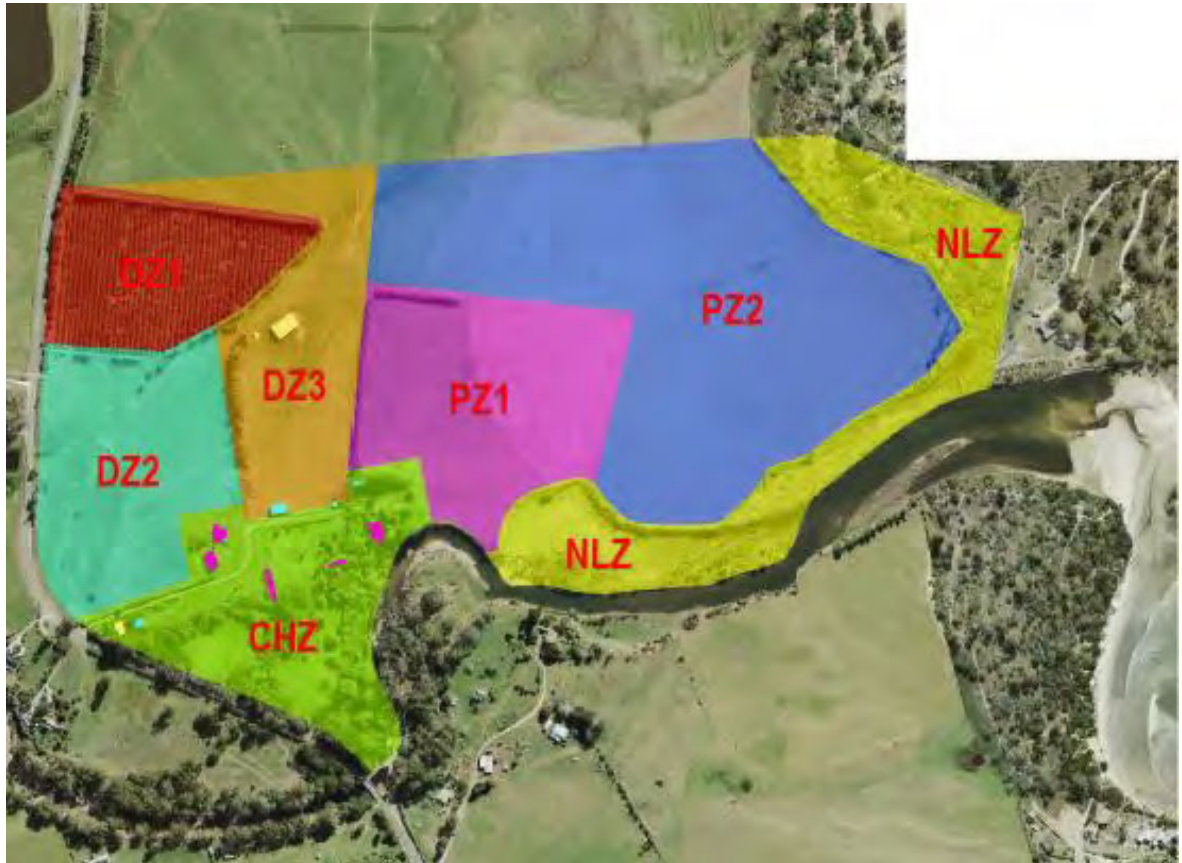


Figure 14: 'Homestead Precinct', illustrating the extent of proposed development and conservation zones<sup>22</sup>

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.*

<sup>22</sup> 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*.

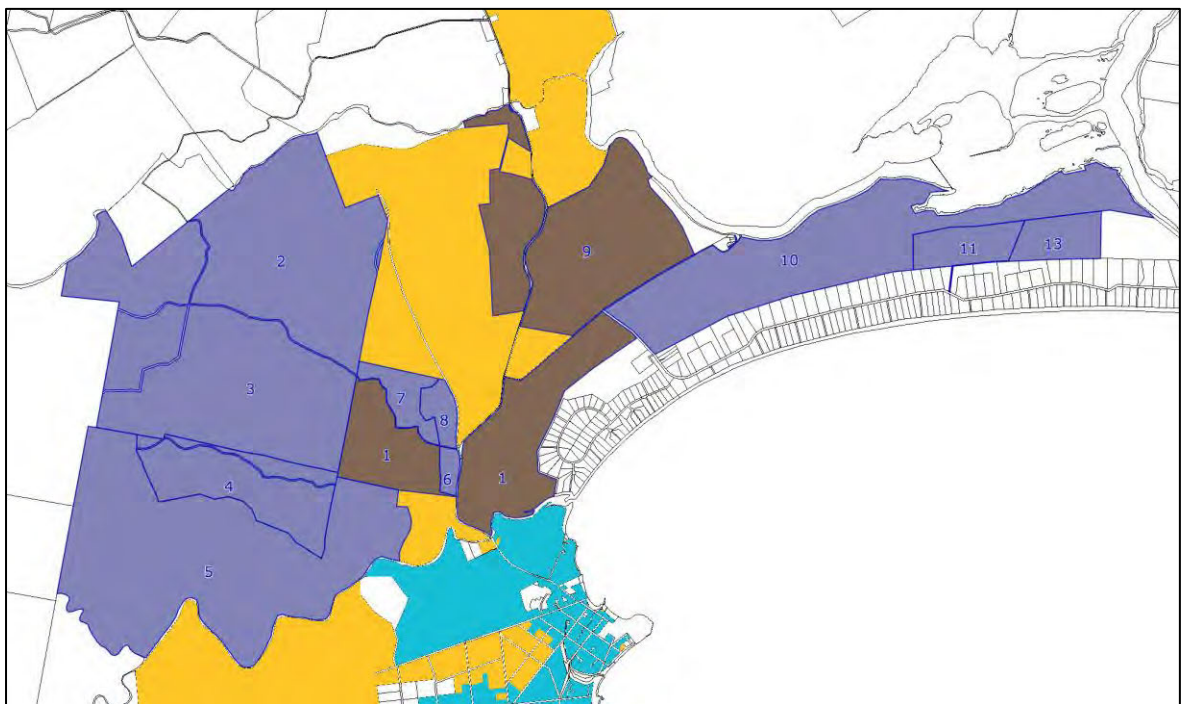


Figure 15: Water serviced land yellow = limited service, cyan = full service (source: The LIST)

### 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.

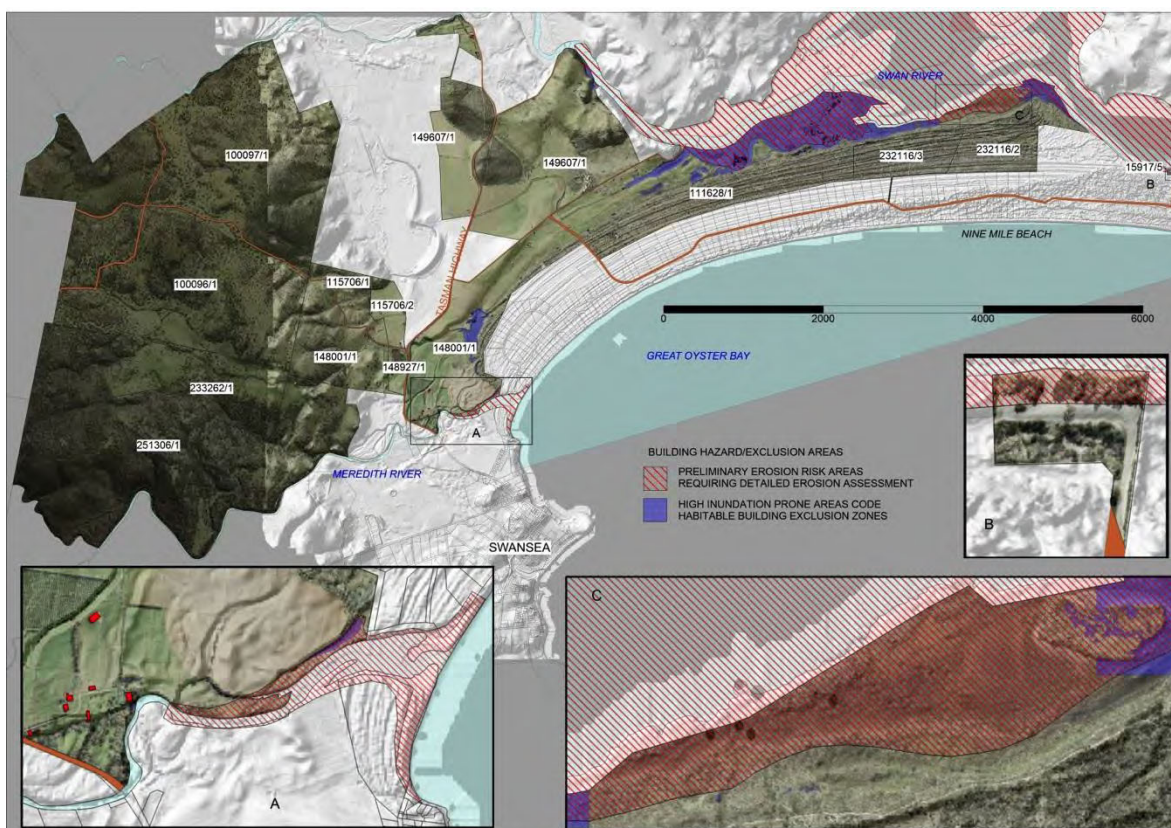


Figure 17: LIDAR Shaded Relief Model & Aerial Photography Illustrating Inferred Erosion Areas and High Risk IPAC (Habitable Building Exclusion) Zones<sup>23</sup>

### 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.

<sup>23</sup> 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.

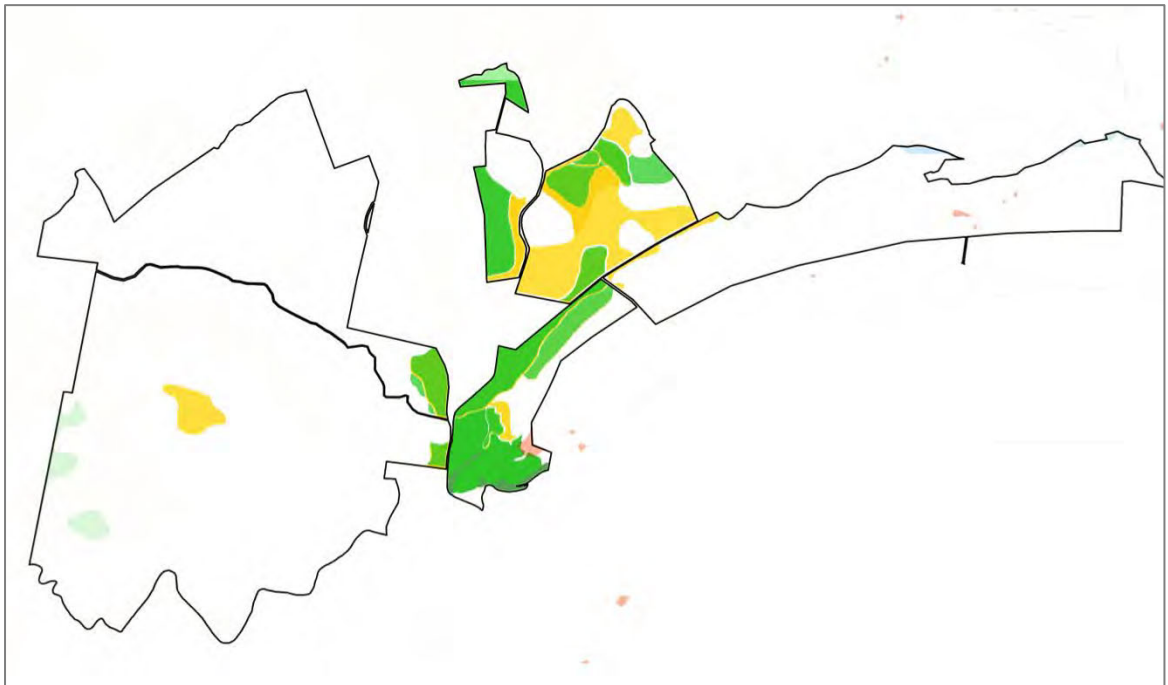


Figure 18: Land of greatest agricultural potential (source: adapted from Ag Logic)

### 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.

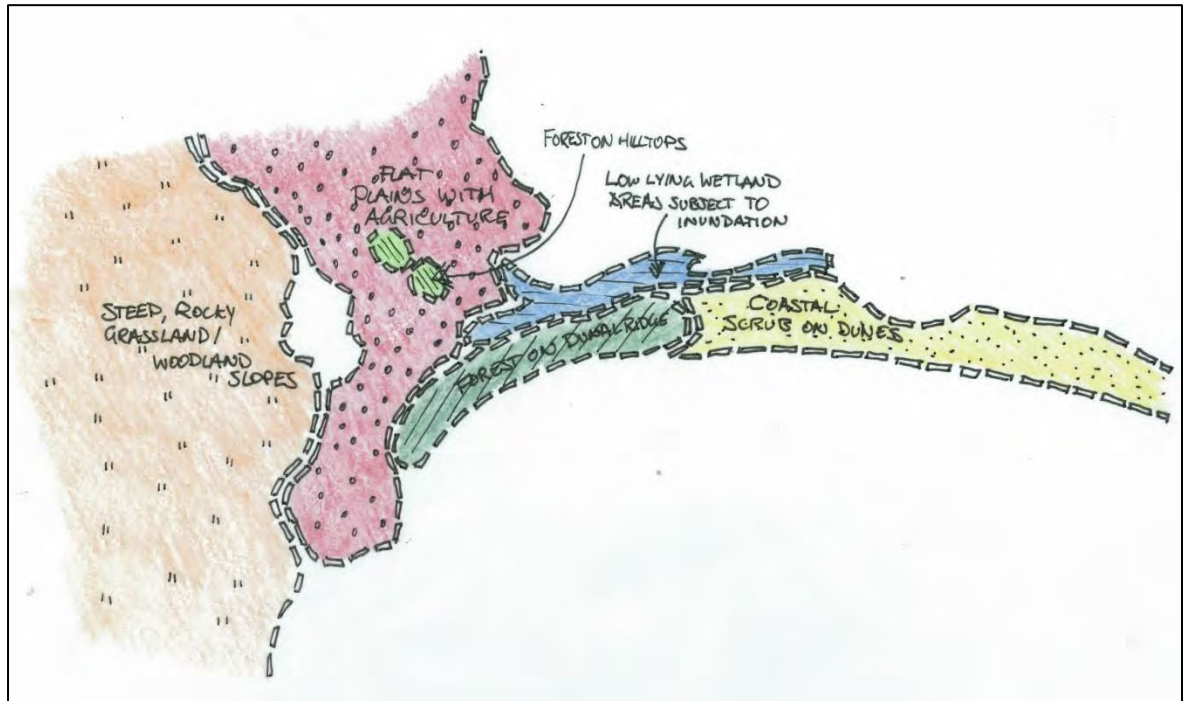


Figure 19: Landscape character types

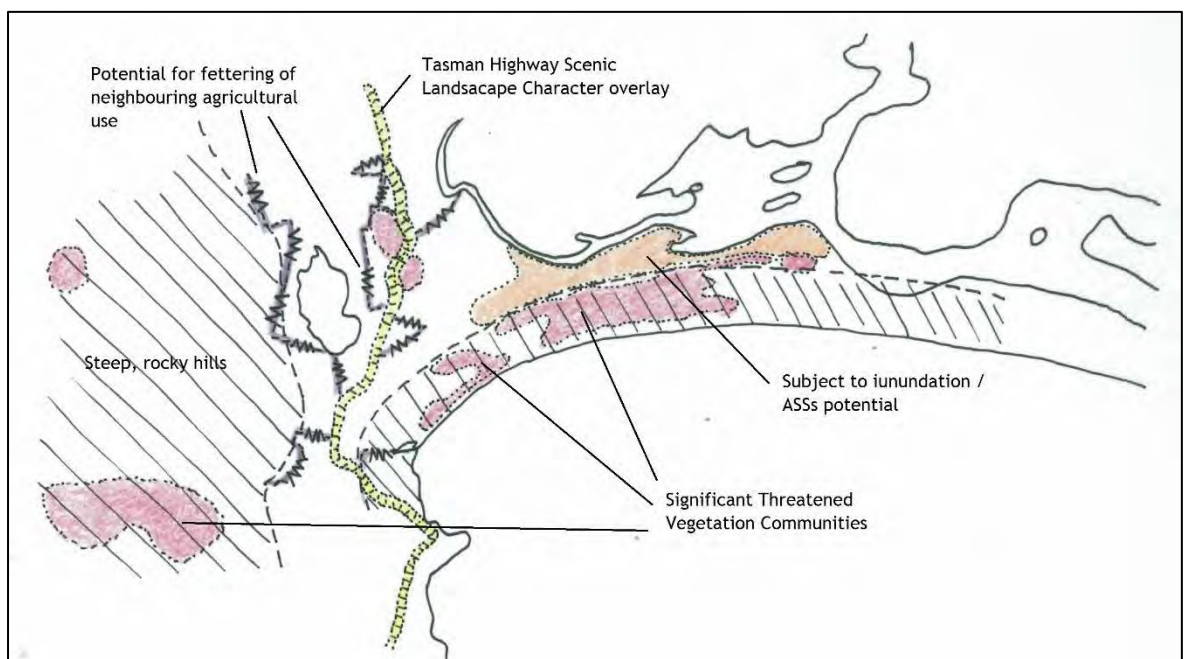
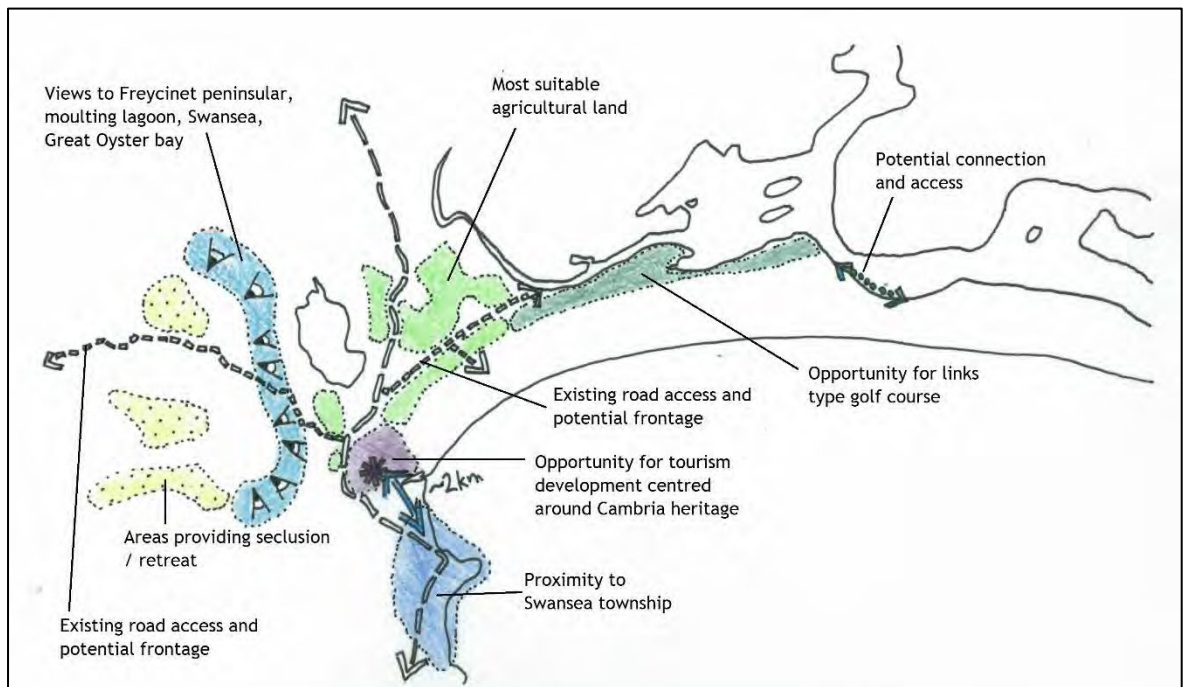


Figure 20: Landscape constraints mapping



**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.

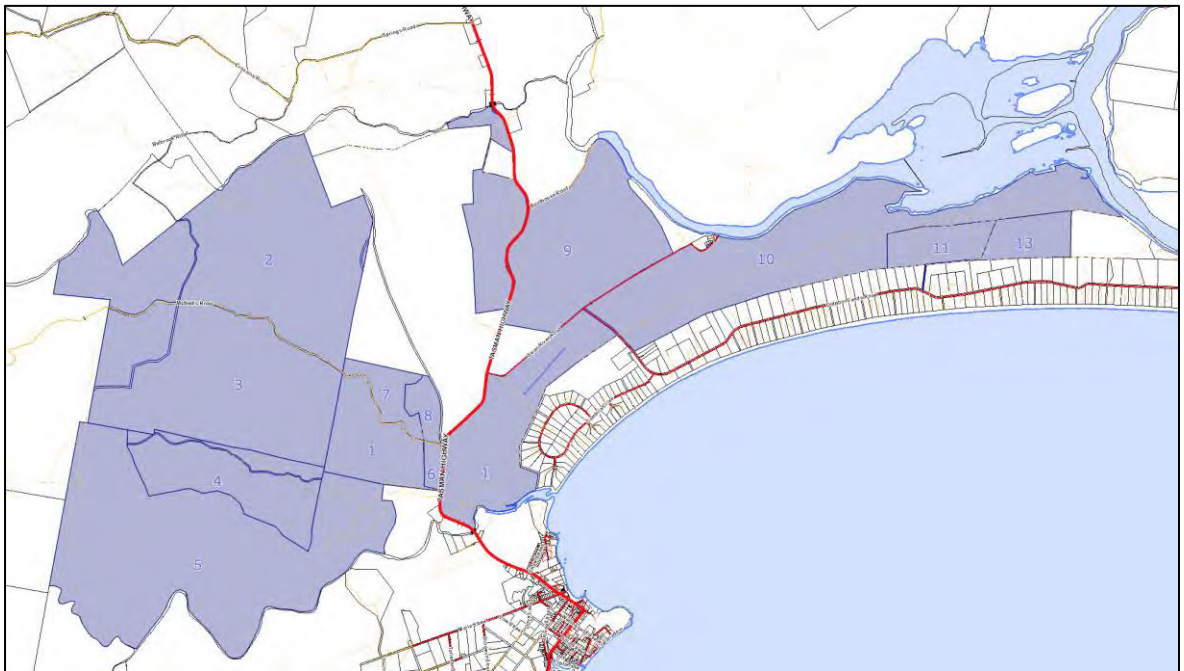


Figure 26: Movement Network (Source: The LIST)

#### 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 adventures<sup>24</sup>, 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.

<sup>24</sup> 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

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### 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:

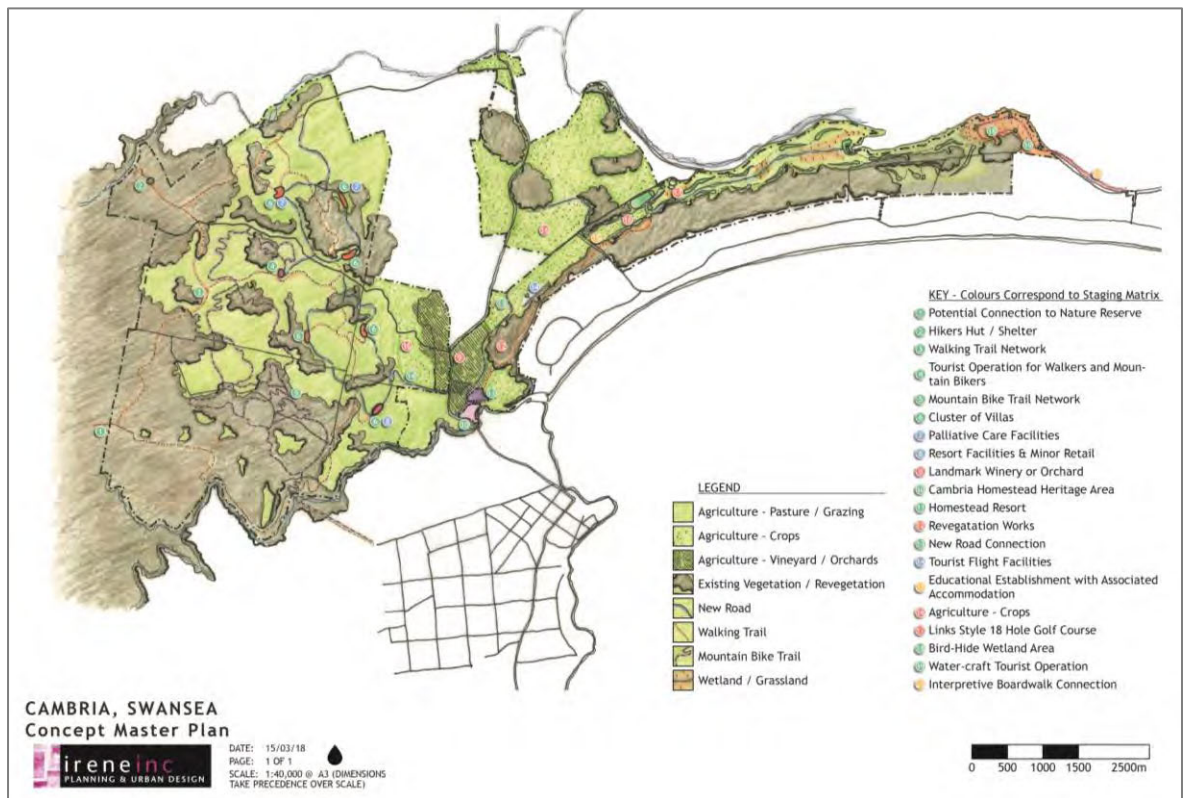


Figure 27: Concept Masterplan

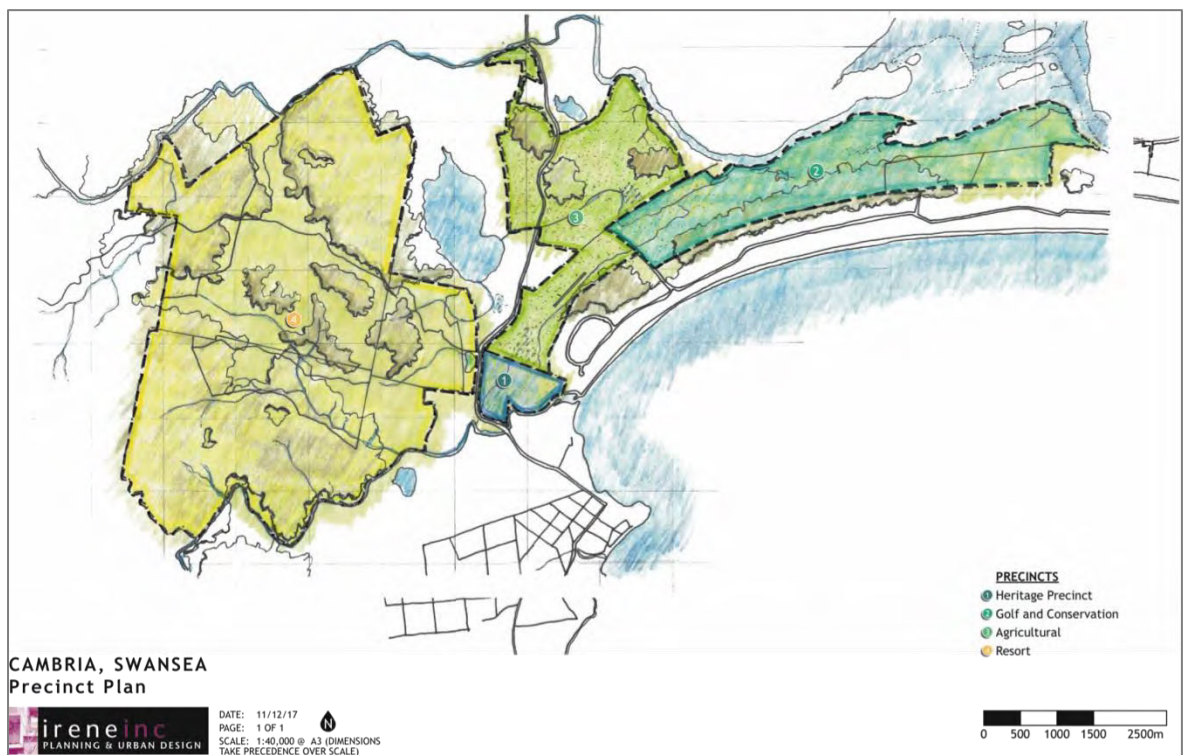


Figure 28: Precinct Plan