

7.4 REGIONAL IMPACT

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

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

SD10: Creating Liveable Communities

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

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

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

T 1 Provide for innovative and sustainable tourism for the region

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

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

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

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

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

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

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

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

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

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

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

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

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

SD6: Increasing responsiveness to our Natural Environment.

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

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

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

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

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

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

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

7.5 SCHEDULE 1 OBJECTIVES OF LUPAA

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

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

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

relevant standards at the development stage of the application.

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

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

7.6 STATE POLICIES

7.6.1 Tasmanian State Coastal Policy 1996

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

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

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

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

1.1 NATURAL RESOURCES AND ECOSYSTEMS

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

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

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

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

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

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

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

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

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

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

1.1.11

1.2. CULTURAL AND HISTORIC RESOURCES

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

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

1.3 CULTURAL HERITAGE

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

1.4 COASTAL HAZARDS

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

1.4.2

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

2.3. TOURISM

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

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

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

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

2.4. URBAN AND RESIDENTIAL DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

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

Clause 2.4.2 provides that:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7.7 THE STATE POLICY ON WATER QUALITY MANAGEMENT 1997

The purpose of this Policy is:

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

The Policy applies to:

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

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

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

The objectives of this policy are to:

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

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

7.8 THE STATE POLICY ON THE PROTECTION OF AGRICULTURAL LAND 2009

The purpose of this Policy is:

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

The Objectives of the Policy are:

To enable the sustainable development of agriculture by minimising:

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

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

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

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

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

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

7.9 NATIONAL ENVIRONMENT PROTECTION MEASURES (NEPMS)

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

The current NEPMs are:

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

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

APPENDIX A - TITLES

SEARCH OF TORRENS TITLE

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

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 12.17 PM

DESCRIPTION OF LAND

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

SCHEDULE 1

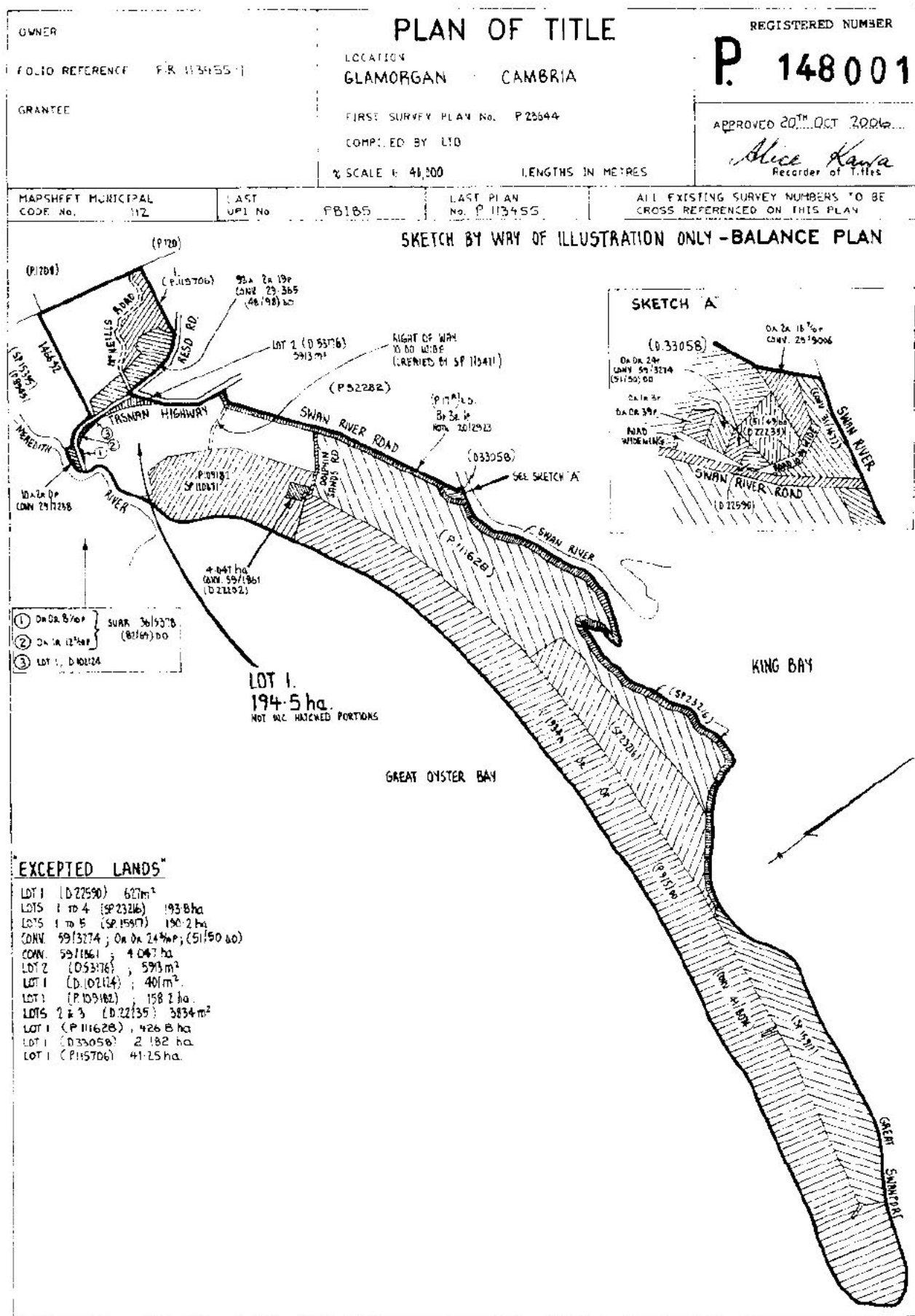
M509809 TRANSFER to SUN GREEN AGRICULTURE DEVELOPMENT LTD
 Registered 27-Apr-2015 at 12.02 PM

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SEARCH OF TORRENS TITLE

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

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 12.17 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN

Lot 1 on Diagram 100097

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

Prior CT 2704/35

SCHEDULE 1

M509684 TRANSFER to SHENGLONG HONG KONG INVESTMENT LTD
Registered 27-Apr-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 140707 BENEFITING EASEMENT: Right of Carriageway over the
Right of Way (Private) 12.00 wide shown on Sealed
Plan No.140707

SP 140707 BENEFITING EASEMENT: Right of Carriageway over the
Right of Way (Private) 20.00 wide shown on Sealed
Plan No.140707

SP 140707 BENEFITING EASEMENT: Right of Carriageway over the
Right of Way A (Private) shown on Sealed Plan No.
140707

SP 140707 BENEFITING EASEMENT: Pipeline Easement over the
Pipeline Easement 2.00 wide shown on Sealed Plan No.
140707

SP 140707 BENEFITING EASEMENT: Pipeline Easement over the
Pipeline Easement 6.00 wide shown on Sealed Plan No.
140707

C654180 BURDENING EASEMENT: A Pipeline Easement (appurtenant
to Lot 1 on P. 53936) over the Pipeline Easement 20.
00 wide shown passing through the said land within
described

C654180 BURDENING EASEMENT: A Water Supply Easement
(appurtenant to Lot 3 on SP 140707) over the Water
Supply Easement 20.00 wide shown passing through the
said land within described

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

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

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 12.18 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN

Lot 1 on Plan 100096

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

Prior CT 2704/35

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

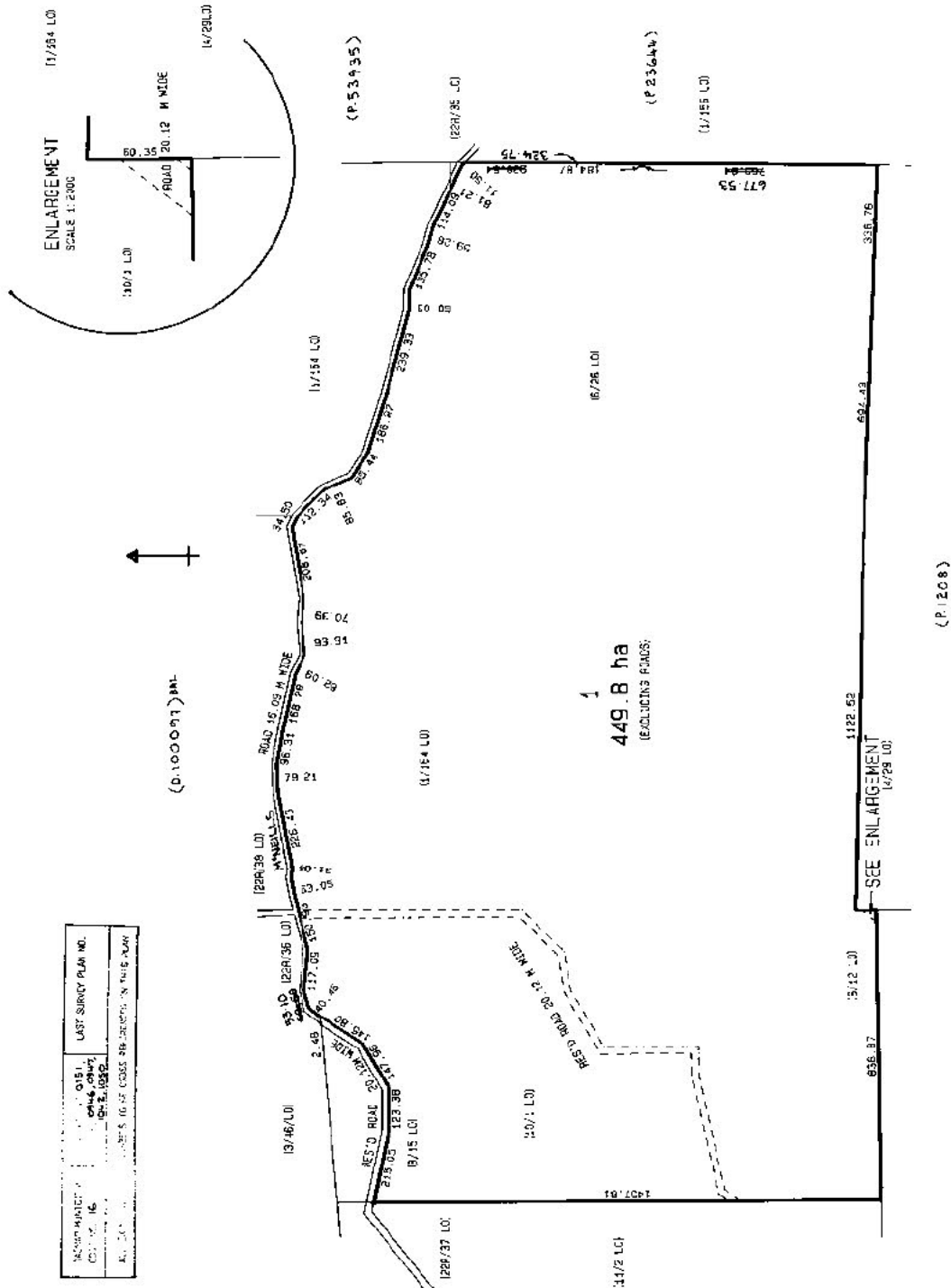
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner BELMONT PTY LTD	PLAN OF SURVEY COMPILED PLAN by Surveyor of land situated in the LAND DISTRICT OF GLAMORGAN PARISH OF CAMBRIA	REGISTERED NUMBER P100096 Approved Effective from: 18 JUN 1982 Recorder of Titles
Title Reference: C/T 2704/35	SCALE 1: 10000 MEASUREMENTS IN METRES	
Grantee: Part 389 0.0 M.J. Lyne Pur. & Part 641 2.0 G. Meredith Pur. & Part 319 1.30 A. Cotton Pur. & Part 381 0.0 G.L. Meredith & Part 287 0.0 A.L. Giblin Pur. LOT 989		

COMPILED PLAN



SEARCH OF TORRENS TITLE

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

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 12.18 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN

Lot 1 on Plan 233262

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

Prior CT 3157/94

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

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

100 102

ANNEXURE TO CERTIFICATE OF TITLE

VOL.

FOL.

3157

94

REGISTERED NUMBER

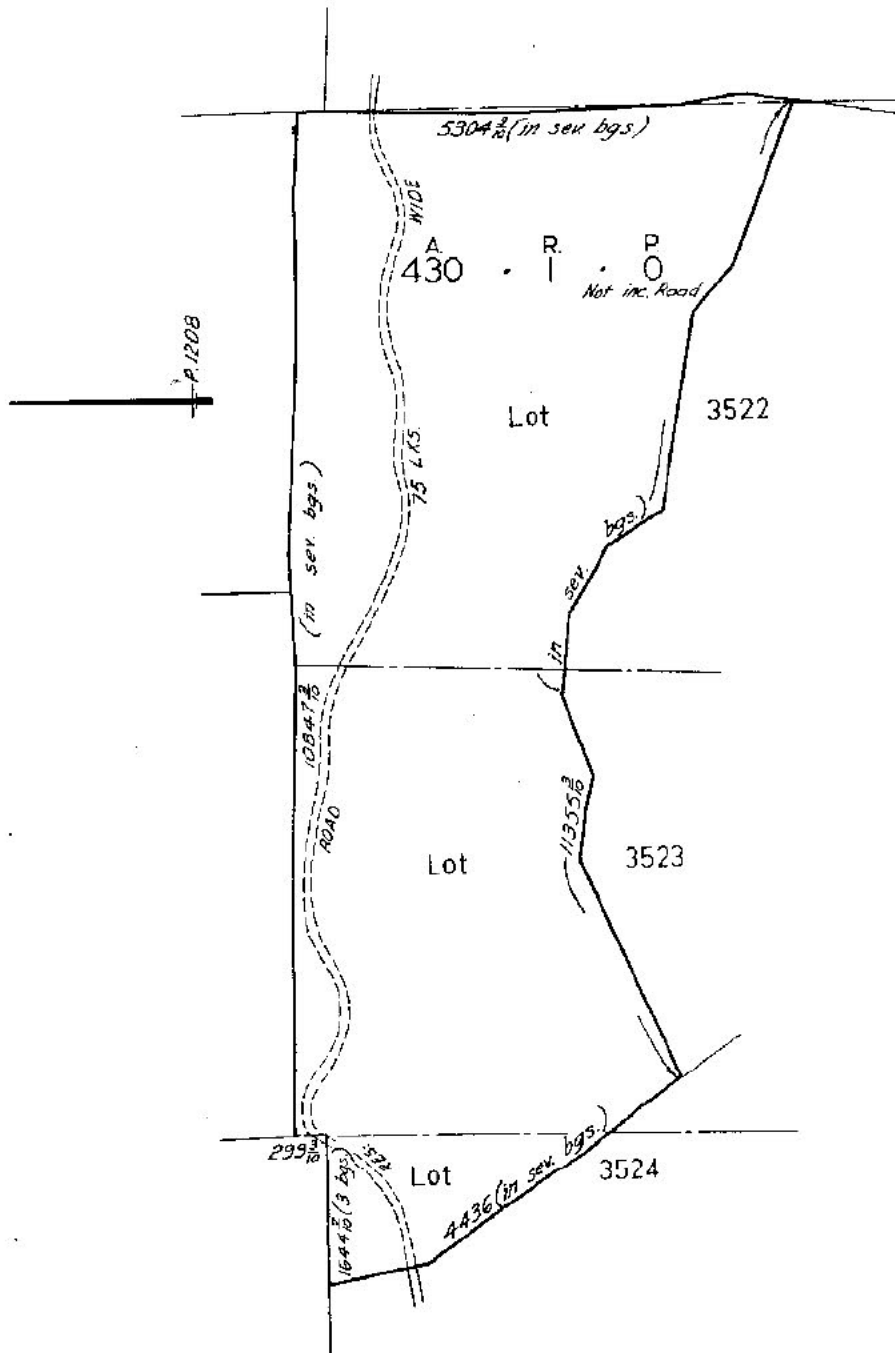
233262

P. M. Mayhew

Recorder of Titles



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



SEARCH OF TORRENS TITLE

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

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 01.59 PM

DESCRIPTION OF LAND

Parish of CAMBRIA, Land District of GLAMORGAN

Lot 1 on Plan 251306

Derivation : Part of Lot 3522 Gtd. to J. Meredith Part of
Lots 3523 and 3524 Gtd. to W.J. Lyne and Part of 940 Acres Gtd.
to G. Meredith.

Prior CT 3637/57

SCHEDULE 1

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

SCHEDULE 2

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

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

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

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

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

01-0111

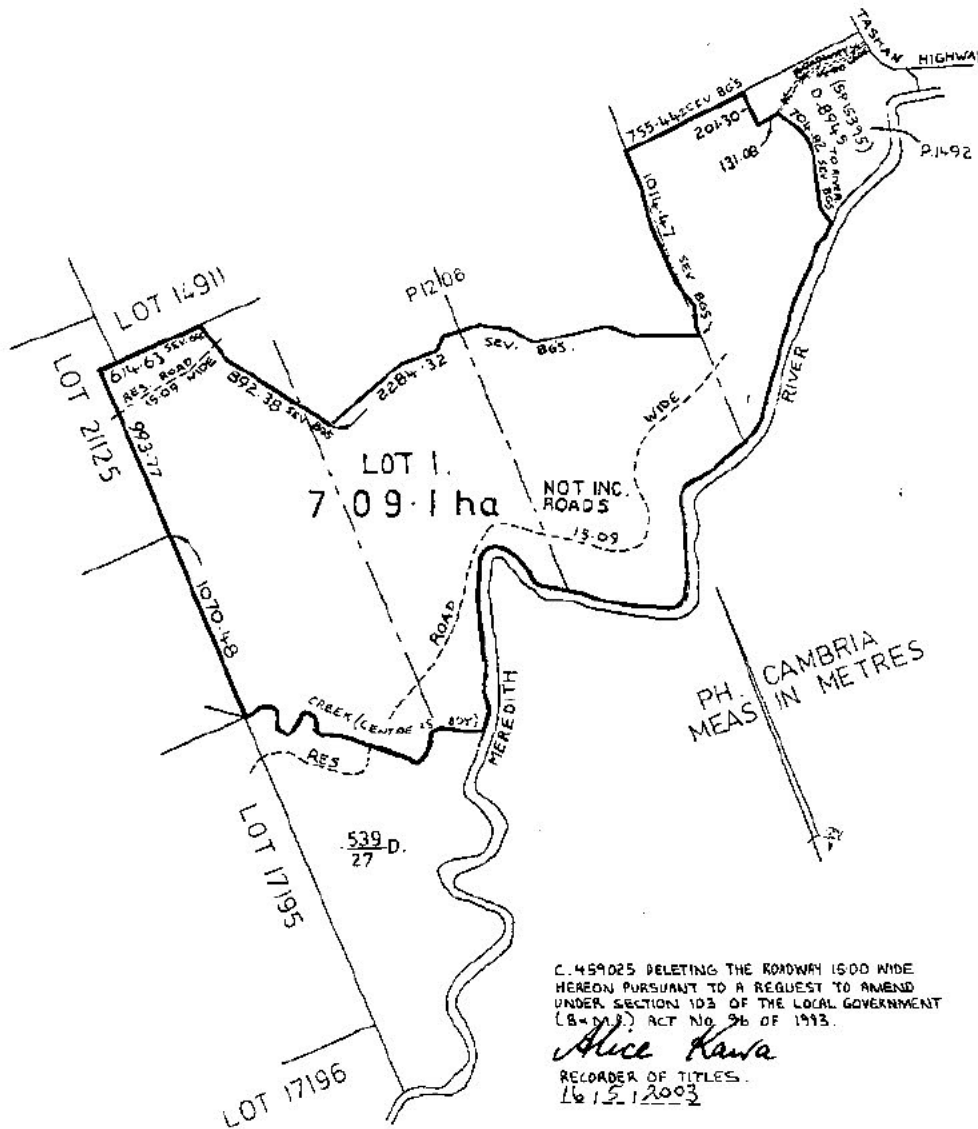
ANNEXURE TO CERTIFICATE OF TITLE VOL. 3637 FOL. 57

Recorder of Titles

REGISTERED NUMBER

251306

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



SEARCH OF TORRENS TITLE

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

SEARCH DATE : 16-Mar-2018

SEARCH TIME : 02.00 PM

DESCRIPTION OF LAND

Parish of CAMBRIA Land District of GLAMORGAN

Lot 1 on Plan 148927

Derivation : Part of 2674 Acres Gtd to George Meredith

Derived from Y18647

Prior CT 128101/1

SCHEDULE 1

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

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations