

1. CAMBRIA SPECIFIC AREA PLAN

1.1 Plan Purpose

1.1.1 The purpose of the Cambria Specific Area Plan is to:

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

1.2 Application of this Plan

1.2.1 This specific area plan applies to the area of land designated as the Cambria Specific Area Plan on the overlay maps and in Figure 1.

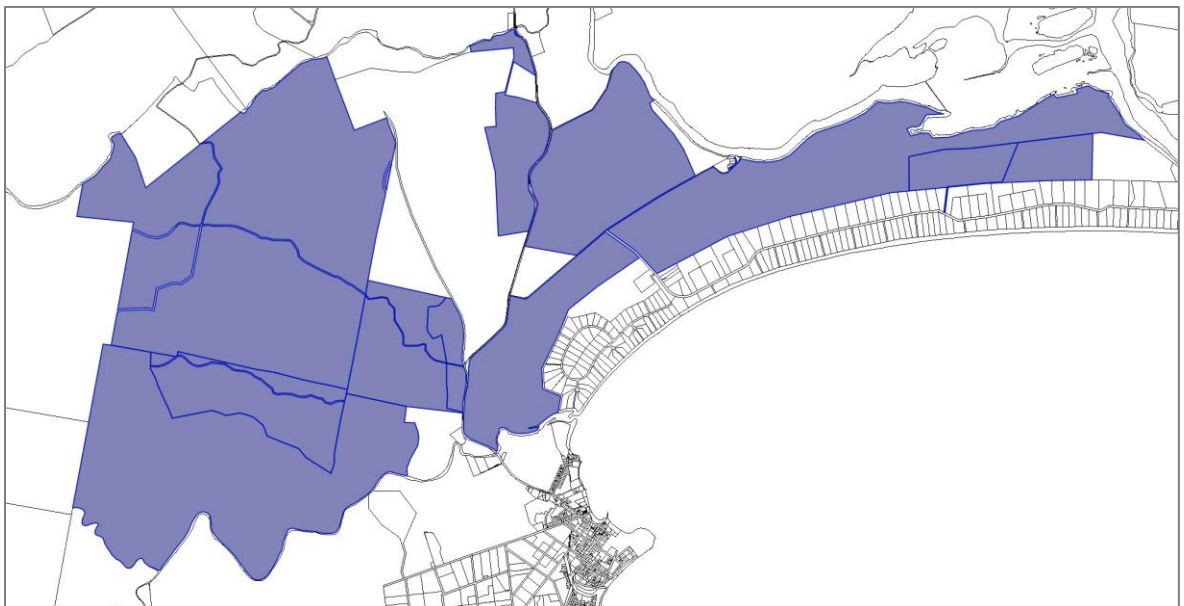


Figure 1: Cambria Specific Area Plan

1.3 Local Area Objectives

1.3.1 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
1.3.1.1	Cambria Homestead Precinct, shown in Local Area Map as 1	<p>The local area objectives for the Cambria Homestead Precinct are to:</p> <ul style="list-style-type: none"> a) recognise and protect the cultural heritage values of the buildings and landscape. b) facilitate development that is sympathetic to the cultural heritage values of the place. c) provide facilities for visitors to the region, particularly event facilities and accommodation. d) encourage vibrant and diverse agricultural activities that benefit both local residents and visitors e) minimise fettering of adjacent agricultural land. f) enable innovation and integration between tourism operations and agricultural activities.
1.3.1.2	Golf and Conservation Precinct, shown in Local Area Map as 2	<p>The Local Area Objectives for the Golf and Conservation Precinct are to:</p> <ul style="list-style-type: none"> a) Provide for a golf course and clubrooms. b) protect and enhance the identified natural values of the place. c) Accommodate uses that foster an appreciation for the unique environmental values of the land and surrounds. d) Provide a skills training centre and accommodation for Cambria staff that would also benefit other activities in the region. e) Recognise the limitations from inundation and biodiversity with appropriate use and development.
1.3.1.3	Agricultural Precinct, shown in Local Area Map as 3	<p>The Local Area Objectives for the Agricultural Precinct are to:</p> <ul style="list-style-type: none"> a) Maintain use of the land for agricultural activities. b) Facilitate the development of an airstrip for tourism and emergency purposes. c) Improve connectivity to Swan River Road.
1.3.1.4	Hills Resort Precinct, shown in Local Area Map as 4	<p>The Local Area Objectives for the Hills Resort Precinct are to:</p> <ul style="list-style-type: none"> a) Provide for resort accommodation, central facilities and clusters of smaller villas within a landscaped setting. b) provide facilities for visitors to the region, particularly event facilities and accommodation. c) Retain native vegetation where possible. d) Facilitate a network of cycle and walking trails and associated tourism infrastructure.

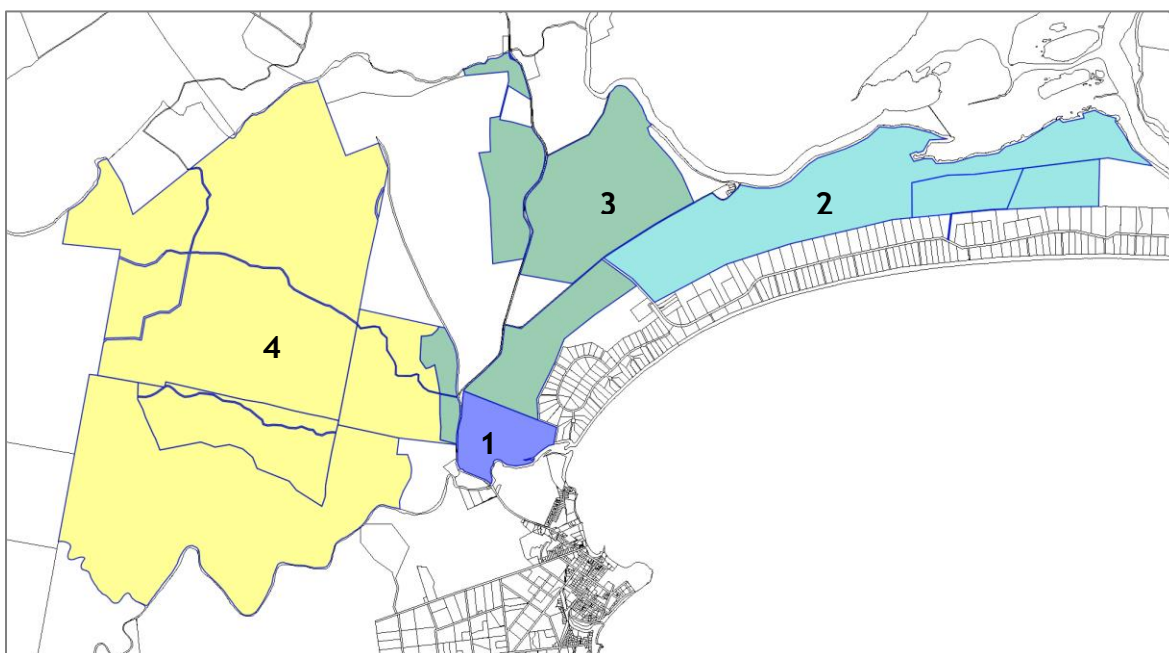


Figure 2: Local Areas Map

1.4 Definition of Terms

1.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definitions
Suitably qualified person	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience in a recognised field of knowledge, expertise or practice with direct relevance to the matter under consideration.

1.5 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	Only if in Precinct 1, 2, or 4.
Resource Development	If in Precinct 3; only if: for agriculture use, except controlled environment agriculture, forest operations, intensive animal husbandry, tree farming and plantation forestry. If in Precinct 1, 2 or 4; only if agriculture, bee keeping, crop production, forest operations in accordance with a Forest Practices Plan, horse stud or tree farming and plantation forestry in accordance with a Forest Practices Plan.
Utilities	Only if minor utilities
Permitted	
Educational and Occasional Care	Only if for home-based child care in accordance with a licence under the Child Care Act 2001
Residential	Only if home-based business or an extension or replacement of an existing dwelling.

Resource Development	Except where No Permit Required or Discretionary If in Precinct 1; except where no permit required, and Intensive Animal Husbandry.
Resource Processing	If in Precinct 1; only if for Winery.
Visitor Accommodation	Only if in Precinct 1.
Discretionary	
Community meeting and entertainment	Only if in Precinct 1 or 4.
Crematoria and cemeteries	Only if in Precinct 1.
Educational and Occasional Care	
Emergency Services	If In Precinct 3 only if associated with the use of the airstrip.
Extractive Industry	
Food Services	If in Precinct 3 only if for serving of agricultural produce primarily from the site.
General Retail and Hire	If in Precinct 3 only if for the sale of agricultural produce primarily from the site.
Pleasure Boat Facility	Only if in Precinct 2.
Research and Development	If in Precinct 3 only if for agricultural purposes.
Residential	If in Precinct 3 only if a single dwelling necessary to support agricultural use of the property.
Resource Development	If for Intensive animal husbandry
Resource Processing	If in Precinct 3 only if for the treating, processing and packing of produce from the area.
Sports and Recreation	
Tourist Operation	If in Precinct 3 only if associated with agricultural use on the site, or associated with the airstrip.
Transport depot and Distribution	Only if in Precinct 3 and associated with the airstrip. Only if in Precinct 2 or 4, and for transport and distribution of rural equipment and products. Otherwise prohibited.
Tourist Operation	If in Precinct 3 only if associated with agricultural use on the site, or associated with the airstrip.
Visitor Accommodation	If in Precinct 3 only if backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, overnight camping area or seasonal workers accommodation.
Prohibited	
All other uses	

1.6 Use Standards

1.6.1 Discretionary Use

Objective: To ensure that Use is consistent with the Plan Purpose	
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1 Discretionary General Retail and Hire or Food Services use must be of a scale and intensity that is appropriate to its location with regard to the following: <ul style="list-style-type: none"> a) an intensification of an existing approved discretionary use; or b) consistency with the Plan purpose and the Local Area Objectives; and c) maintains the existing retail hierarchy of the region.
A2 No Acceptable Solution	P2 A discretionary non-agricultural use must not conflict with or fetter agricultural use on the site or adjoining land having regard to all of the following: <ul style="list-style-type: none"> a) the characteristics of the proposed non-agricultural use; b) the characteristics of the existing or likely agricultural use; c) setback to site boundaries and separation distance between the proposed non-agricultural use and existing or likely agricultural use; d) any characteristics of the site and adjoining land that would buffer the proposed non-agricultural use from the adverse impacts on amenity from existing or likely agricultural use; and e) consistency with the Plan purpose and the Local Area Objectives.

1.7 Development Standards

1.7.1 Building Height

Objective: To ensure that building height contributes positively to the rural landscape.	
Acceptable Solution	Performance Criteria
A1 Building height must be: no more than 12m, in Precinct 1 no greater than 10m.	P1 Building height must satisfy the following: <ul style="list-style-type: none"> a) not have unreasonable impact on adjoining properties having regard to the following: <ul style="list-style-type: none"> (i.) the topography and constraints of the site; (ii.) the separation from existing uses

	<ul style="list-style-type: none"> on adjoining properties; (iii.) the bulk and form of the building; (iv.) not result in adverse impacts on residential amenity on adjoining lots by overlooking and loss of privacy; and (v.) any buffers created by natural or other features; b) the visual impact when seen from Tasman Highway; c) if in Precinct 1 the height must be compatible with the historic heritage significance of the place with regard to a statement prepared by a suitably qualified person; and d) be consistent with the Plan Purpose and relevant Local Area Objectives.
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1.7.2 Setback provisions for relevant precincts

<p>Objective: The siting of buildings should minimise land use conflict with use of adjoining properties.</p>	
Acceptable Solution	Performance Criteria
<p>A1 Buildings must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> a) not less than 5m; or b) if the setback of an existing building is within 5m, not less than the existing building. 	<p>P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> a) the bulk and form of the building; b) the nature of existing use on the adjoining properties; c) separation from existing use on the adjoining properties; d) any buffers created by natural or other features; and e) the Plan Purpose and relevant Local Area Objectives.
<p>A2 Building setback for buildings for a sensitive use including visitor accommodation must comply with one of the following:</p> <ul style="list-style-type: none"> a) not less than 200m from adjoining land in the Significant Agriculture Zone; b) not less than 100m from adjoining land in the Rural Resource Zone; or c) If an existing building for a sensitive use on the site, not less than the existing building. 	<p>P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use of land, having regard to:</p> <ul style="list-style-type: none"> a) the size, shape and topography of the site; b) the setbacks of any existing buildings for sensitive uses on adjoining properties; c) the location of existing buildings on the site; d) the nature of existing use on adjoining properties; e) any proposed attenuation measures; f) any buffers created by natural or

	<p>other features; and</p> <p>g) the Plan Purpose and relevant Local Area Objectives.</p>
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1.7.3 Design

<p>Objective: To ensure that the location and appearance of buildings and works minimises adverse impacts on the rural landscape.</p>	
Acceptable Solution	Performance Criteria
<p>A1 The location of buildings and works must comply with any of the following:</p> <ul style="list-style-type: none"> a) Be located within a building area, if provided on the title; b) be an addition or alteration to an existing building; c) be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline. 	<p>P1 The location of buildings and works is to demonstrate that it is appropriate for the location having regard to:</p> <ul style="list-style-type: none"> a) the plan purpose and relevant local area objectives. b) where there is clearance of vegetation or they are located on a skyline or ridgeline: <ul style="list-style-type: none"> (i.) the availability of sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure; (ii.) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures; and (iii.) an assessment by a suitably qualified person of the visual impact when seen from Tasman Highway.
<p>A2 Development for Tourism or Visitor Accommodation related purposes, or in Precinct 1, must be in accordance with an approved Landscape Management Plan.</p>	<p>P2 A landscaping plan, prepared by a suitably qualified landscape architect demonstrates to the satisfaction of the planning authority that landscape character is identified, and plantings are sympathetic to the rural character, heritage significance, or biodiversity values of the area.</p>

1.7.4 Development in Precinct 2

<p>Objective: To ensure that works protect nesting habitat of the white-bellied sea-eagle</p>	
Acceptable Solution	Performance Criteria
<p>A1 Development in Precinct 2 should be located a minimum of 200m from identified nests of the white-bellied sea-eagle.</p>	<p>A2 An application for development should be accompanied by advice from a suitably qualified person that demonstrates buildings and works will not have an unacceptable</p>

	level of impact on the white-bellied sea-eagle.
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1.8 Development Standards for Subdivision

1.8.1 New Lots

<p>Objective: To ensure that subdivision of land:</p> <ul style="list-style-type: none"> a) Is for public use, irrigation or utilities; b) Protects the long term productive capacity of agricultural land; c) Allows for the preservation of the Cambria Homestead and its historic cultural heritage values. 	
Acceptable Solution	Performance Criteria
<p>A1 Each lot, or a lot in a plan of subdivision must:</p> <ul style="list-style-type: none"> a) be for the purpose of providing lots for public open space, a riparian or littoral reserves or utilities; b) be for the consolidation of a lot with another lot; or c) be in precinct 2 or 4, and be not less than 40ha with a frontage no less than 25m. 	<p>P1 Each lot must satisfy all of the following:</p> <ul style="list-style-type: none"> a) If inclusive of the historic heritage place 'Cambria', subdivision must be in accordance with the historic values of the place identified by a suitably qualified person; b) Have sufficient useable area and dimensions for the intended purpose; c) be provided with safe vehicular access; d) if containing an existing dwelling provide to new boundaries satisfy clause 1.7.2; e) Be consistent with the specific area plan purpose and applicable local area objectives.