

F5.0 Cambria Specific Area Plan (WORKING DRAFT)

F5.1 Purpose of Specific Area Plan

F5.1.1 The purpose of the Cambria Specific Area Plan is to:

- (a) Provide for regionally significant economic tourism development based upon agricultural, natural and heritage assets within the plan area.
- (b) Provide for uses that attract, support and sustain visitors to the East Coast region, including uses associated with accommodation, events, sports and recreation.
- (c) Provide for use and development within precincts that respond to specific land characteristics.
- (d) Reinststate the importance of the Cambria Homestead as a focal point for the community and visitors.
- (e) Protect the most productive agricultural land and invest in increased output.
- (f) Ensure non-agricultural and non-rural use is integrated with new and more intensive agricultural and rural activities occurring across the plan area.
- (g) Provide for the ongoing management of biodiversity values across the plan area.
- (h) Maintain the working agricultural landscape visible from the Great Eastern Drive.
- (i) Ensure building design complements the built and natural environment of the plan area.
- (j) Maintain an efficient State and local road network.

F5.2 Application of this Plan

F5.2.1 This Specific Area Plan applies to the area of land designated as the Cambria Specific Area Plan on the overlay maps.

F5.2.2 Irrespective of the zoning of land or the spatial extent of any overlay applying to land that is within the area of this Specific Area Plan, and notwithstanding any clause in this planning scheme to the contrary, any Standard of any Code in this planning scheme that expressly regulates impacts on biodiversity values applies to use and development within this Specific Area Plan that involves the clearance and conversion and or disturbance of native vegetation.

F5.2.3 Any application for a golf course within this Specific Area Plan must include a golf course management plan on matters relating to the construction and operation of a golf course that may impact the environment including use of fertilizer or pesticide, access to and through the site, construction environmental management, habitat protection and/or restoration, and use of water.

F5.3 Local Area Objectives

F5.4.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objective
F5.4.1.1	Cambria Homestead Precinct as shown on Figure 1.	<ul style="list-style-type: none"> (a) To recognise and protect the cultural heritage values of the buildings and landscape. (b) To ensure development is sympathetic to cultural heritage values (c) To provide event facilities and accommodation and other uses for visitors to the region. (d) Maintain agricultural activity consistent with the heritage design guidelines. (e) Minimise fettering of adjacent agricultural land. (f) Enable innovation and integration between tourism operations and agricultural activities over the plan area.
F5.4.1.2	Conservation Precinct as shown on Figure 1.	<ul style="list-style-type: none"> (a) To protect and enhance natural values. (b) To provide for uses that foster an appreciation of the unique environmental values of the land and surrounds. (c) Recognise and respond to natural hazards. (d) Provide for a golf course and associated infrastructure and use subject to appropriate impact mitigation.
F5.4.1.3	Agricultural Precinct as shown on Figure 1.	<ul style="list-style-type: none"> (a) To increase agricultural output from the plan area above that at the date of approval of this Specific Area Plan through investment and compatible tourism related uses that create new demand for produce from land within the plan area. (b) To minimise change to agricultural landscapes from non-agricultural use as viewed from the Great Eastern Drive.
F5.4.1.4	Hills Resort Precinct as shown on Figure 1	<ul style="list-style-type: none"> (a) To provide for resort accommodation, central facilities, event facilities and clusters of villas (b) To protect the scenic landscape quality as viewed from the Great Eastern Drive. (c) To protect and enhance natural values. (d) Recognise and respond to natural hazards. (e) Facilitate a network of cycling and walking trails.

F5.4 Use Table

This clause is a substation to:

- (a) Rural Resource Zone – Clause 26.2 Use Table; and
- (b) Significant Agricultural Zone – Clause 27.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	
Utilities	If for minor utilities
Permitted	
Food Services	Only if for the serving of agricultural produce primarily from the region.
General Retail and Hire	Only if for the sale of agricultural produce primarily from the property.
Residential	If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
Resource Processing	
Visitor Accommodation	If in Precinct 1.
Discretionary	
Community Meeting and Entertainment	
Crematoria and Cemeteries	
Educational and Occasional Care	
Emergency Services	
Extractive Industries	
Food Services	Except where Permitted
General Retail and Hire	Except where Permitted If not for adult sex product shop, amusement parlour, betting agency, bottle shop, department store, local shop, pharmacy or supermarket.
Manufacturing and Processing	If for: (a) the manufacturing of agricultural equipment; or (b) the processing of materials from Extractive Industry.
Pleasure Boat Facility	
Research and Development	
Residential	If for (a) a single dwelling; (b) a home-based business; or (c) staff accommodation.
Sports and Recreation	
Storage	If for: (a) a contractors yard; (b) freezing and cooling storage; (c) a liquid, solid or gas fuel depot; or (d) a woodyard.

Tourist Operation	
Transport Depot and Distribution	
Utilities	
Visitor Accommodation	If not listed as Permitted.

F5.5 Use Standards

Clause F5.5.1, F5.5.2 and F5.5.3 are a substitution for:

- (a) Rural Resource Zone – Clause 26.3.1, Clause 26.3.2 and Clause 26.3.3; and
- (b) Significant Agriculture Zone – Clause 27.3.1, Clause 27.3.2 and Clause 27.3.3 (A1/P1 only).

F5.5.1 Retail Impact

Objective: That retail uses do not compromise or distort the activity centre hierarchy.	
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1 Food Services or General Retail and Hire uses must: <ul style="list-style-type: none"> (a) augment and support agricultural use; or (b) cater primarily for demand from customers or visitors from outside the local area; and (c) must not compromise the role of the existing activity centres, having regard to: <ul style="list-style-type: none"> (i) the size and scale of the proposed use; (ii) existing uses occurring within the plan area; (iii) the function of the activity centre in Swansea; (iv) the extent that the proposed use impacts on the activity centre in Swansea including any similar use; and (v) consistency with the plan purpose and the local area objectives.

F5.5.2 Operation of an airstrip

Objective: That the operation of an airstrip or helipad or intensification of use of the existing airstrip does not cause an unreasonable loss of amenity to residential areas adjoining the plan.	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>The use of an airstrip, or use of a helipad within 500m of a sensitive use on land outside the plan area, is for:</p> <p>(a) Emergency Services uses; or</p> <p>(b) Resource Development uses.</p>	<p>P1</p> <p>The use of an airstrip, or use of a helipad within 500m of a sensitive use on land outside the plan area, does not cause an unreasonable loss of amenity to adjoining residential areas having regard to:</p> <p>(a) the number and frequency of flights;</p> <p>(b) flight paths;</p> <p>(c) hours of use;</p> <p>(d) noise exposure as detailed in an acoustic report from a suitably qualified person; and</p> <p>(e) consistency with the plan purpose and the local area objectives.</p>

F5.5.3 Discretionary uses

Objective: That the operation of an airstrip does not cause an unreasonable loss of amenity to residential areas adjoining the plan.	
Acceptable Solution	Performance Criteria
	<p>P1</p> <p>A discretionary use must not conflict with or fetter agricultural use on or adjoining the plan area having regard to:</p> <p>(a) the characteristics of the proposed use;</p> <p>(b) the characteristics of the area of land including its existing agricultural use or potential agricultural use;</p> <p>(c) separation to the boundaries of the plan area and to any existing or potential agricultural use; and</p> <p>(d) the characteristics of the site and adjoining land that would buffer any adverse impacts on amenity from existing or potential agricultural use.</p>

F5.6 Development Standards for Buildings and Works

Clauses F5.6.1, F5.6.2, F5.6.3, F5.6.4, are a substitution for:

- (a) Rural Resource Zone – Clause 26.4.1, Clause 26.4.2, and Clause 26.4.3
- (b) Significant Agriculture Zone – Clause 27.4.1, Clause 27.4.2 and Clause 27.4.3

Clauses F5.6.5, F5.6.6, F5.6.7 and F5.6.8, are an addition to the Rural Resource Zone and Significant Agriculture Zone Development Standards for Buildings and Works

F5.6.1 Building Height

Objective: To ensure that building height contributes positively to the rural landscape.	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Building height must be not more than:</p> <ul style="list-style-type: none"> (a) 8m; or (b) 12m for a Resource Development or Resource Processing use, 	<p>P1</p> <p>Building height must:</p> <ul style="list-style-type: none"> (a) not have unreasonable impact on adjoining properties, having regard to; <ul style="list-style-type: none"> (i) the topography and constraints of the site; (ii) the separation from existing uses on adjoining properties; (iii) the bulk and form of the building; (iv) any buffers created by natural and other features; (v) overlooking and loss of privacy; and (b) be compatible with the landscape values of the site, having regard to: <ul style="list-style-type: none"> (i) the height, bulk and form of proposed buildings; (ii) the height, bulk and form of existing buildings; (iii) the topography of the site; (iv) the visual impact of the buildings when viewed from the Tasman Highway; (v) the landscape values of the surrounding area; and (vi) consistency with the plan purpose and the local area objectives.

F5.6.2 Building Setbacks

<p>Objective: That building setback:</p> <p>(a) does not cause an unreasonable loss of amenity to adjoining residential areas; and</p> <p>(b) minimises potential conflicts with adjoining properties.</p>	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Building setback to land outside the plan area must be no less than:</p> <p>(a) 50m from the Rural Living Zone or Dolphin Sands Particular Purpose Zone regardless of use;</p> <p>(b) 200m from the Environmental Management Zone, Rural Resource Zone or Significant Agriculture Zone regardless of use.</p>	<p>P1</p> <p>Building setback to land outside the plan area must not conflict or interfere with existing or potential agricultural use and must not unreasonably impact any existing use on adjoining land, having regard to:</p> <p>(a) the site, shape and topography of the site;</p> <p>(b) the location of existing buildings on site;</p> <p>(c) the existing and potential use of adjoining land;</p> <p>(d) any proposed attenuation measures;</p> <p>(e) any buffers created by natural or other features;</p> <p>(f) consistency with the plan purpose and the local area objectives;</p> <p>and must be no less than:</p> <p>(i) 40m from the Rural Living Zone or Dolphin Sands Particular Purpose Zone if for a Discretionary use;</p> <p>(ii) 10m from the Rural Living Zone or Dolphin Sands Particular Purpose Zone if for a No Permit Required or Permitted use;</p> <p>(iii) 100m from the Environmental Management Zone, Rural Resource Zone or Significant Agriculture Zone, if for a Discretionary Use;</p> <p>(iv) 5m from the Environmental Management Zone, Rural Resource Zone or Significant Agriculture Zone, if for a No Permit Required or Permitted Use,</p> <p>Excluding a building for a Utilities use.</p>

F5.6.3 Site Coverage

Objective: That the site coverage is compatible with the rural, agricultural and coastal character of the respective precincts.	
Acceptable Solution	Performance Criteria
<p>A1 Site coverage for all buildings for any use other than Resource Development or Resource Processing must be not more than:</p> <ul style="list-style-type: none"> (a) 5,000m² in the Homestead Precinct (b) 2,000m² in the Conservation Precinct (c) 5,000m² in the Agricultural Precinct; (d) 20,000m² in the Hills Resort Precinct <p>A2 Site coverage for any one building for any use other than Resource Development or Resource Processing must be not more than 400m².</p>	<p>P1 Site coverage for all buildings for a use other than Resource Development or Resource Processing use must be compatible with the landscape values of the site and surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size and shape of the site; (c) the height, bulk and form of the building and all other existing or proposed buildings within 100m as viewed from the Tasman Highway and adjoining dwellings; (d) building materials, colour and finishes; (e) any buffers created by natural or other features; (f) native vegetation retained, replaced or planted; (g) agricultural plantings; and (h) consistency with the plan purpose and the local area objectives, and must be no more than: <ul style="list-style-type: none"> (i) 10,000m² in the Homestead Precinct (ii) 4,000m² in the Conservation Precinct (iii) 5,000m² in the Agricultural Precinct; (iv) 40,000m² in the Hills Resort Precinct.

F5.6.4 Design

<p>Objective:</p> <p>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</p> <p>Buildings for any use other than Resource Development or Resource Processing must:</p> <p>(a) be located in an area not requiring the clearing of native vegetation and not on a skyline or ridgeline; and</p> <p>(b) not be visible from Tasman Highway;</p>	<p>P1</p> <p>Buildings for any use other than Resource Development or Resource Processing must be compatible with the landscape values of the site and surrounding area, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) existing areas clear of native vegetation and their suitability for the use;</p> <p>(c) the functional requirements of the use;</p> <p>(d) minimising the extent of clearing necessary;</p> <p>(e) an assessment by a suitably qualified person of the visual impact when viewed from the Tasman Highway.</p> <p>(f) the plan purpose and relevant local area objectives.</p>

F5.6.5 Landscape Management Plan for Discretionary Uses

<p>Objective:</p> <p>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</p> <p>Development is a No Permit Required or Permitted use.</p>	<p>P1</p> <p>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>

F5.6.6 Stormwater Management for Discretionary Uses

Objective: To manage stormwater	
Acceptable Solution	Performance Criteria
A1 Development is a No Permit Required or Permitted use.	P1 Stormwater must be managed to achieve the stormwater quality and quantity targets of the State Stormwater Strategy 2010.

F5.6.7 Road Access for Discretionary Uses

Objective: To utilise existing road networks where feasible.	
Acceptable Solution	Performance Criteria
A1 Development: (a) is a No Permit Required or Permitted use; or (b) is a Discretionary use that is located: (i) in Precinct 1 and is accessed from the Tasman Highway, without traversing land outside the plan area; (ii) in Precinct 2 and is accessed from Swan River Road, without traversing land outside the plan area; (iii) in Precinct 3 and is accessed from Swan River Road or Tasman Highway, without traversing land outside the plan area; or (iv) in Precinct 4 and is accessed from McNeills Road, without traversing land outside the plan area.	P1 Vehicle access must be sited and designed to mitigate impact to residential amenity of any dwelling outside the plan area and to mitigate any impact to biosecurity or operational efficiency of an agricultural use outside the plan area.

F5.6.8 Development in Precinct 2

Objective: To ensure that works protect nesting habitat of the white-bellied sea-eagle	
Acceptable Solution	Performance Criteria
A1 Development in Precinct 2 should be located a minimum of 200m from identified nests of the white-bellied sea-eagle.	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 level of impact on the white-bellied sea-eagle.