

## **GSB S5.0 Cambria Specific Area Plan**

### **GSB-S5.1 Plan Purpose**

The purpose of the Cambria Specific Area Plan is:

- GSB-S5.1.1 To provide for use and development of the site that utilises the agricultural, natural, and historic heritage assets as the basis for regionally significant tourism development.
- GSB-S5.1.2 To identify precincts that recognise the specific land characteristics and manages use and development that is appropriate to the features of the landscape.
- GSB-S5.1.3 To reinstate the importance of the Cambria Homestead as a focal point for the community and visitors.
- GSB-S5.1.4 To protect the most productive agricultural land and ensure that adjoining land uses conflicts are minimised or integrated with agricultural activities.
- GSB-S5.1.5 To provide for use or development that supports the use of the land for agricultural use.
- GSB-S5.1.6 To provide for the protection, conservation and management of landscape values and to provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

### **GSB-S5.2 Application of this Plan**

- GSB-S5.2.1 This specific area plan applies to the area of land designated as the Cambria Specific Area Plan on the overlay maps and in Figure GSB-S5.1.
- GSB-S5.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution, modification, or addition to the provisions of the Rural Zone, Agriculture Zone, as specified in the relevant provision.
  - GSB – S5.1 Plan Purpose is in substitution for 21.1 Zone Purpose & 20.1 Zone Purpose
  - GSB-5.3 Local Area Objectives are in addition to the Rural Zone and Agricultural Zone
  - GSB-S5.5 Use Table is in substitution for 21.2 Use Table and 20.2 Use Table
  - GSB-S5.6.1 Discretionary Use is in substitution of Clause 20.3.1 A1/P1 of the Rural Zone
  - GSB-S5.6.2 Use standards for airstrip is in addition to the 21.3 Use Standards of the Agricultural Zone
  - GSB-S5.7.1 Cambria Homestead Precinct Development Zones is in addition to 21.4 Development Standards for Buildings and Works

- GSB-S5.7.2 Setback from nesting habitat of the white bellied sea-eagle is in addition to 21.4 Development Standards for Buildings and Works and 20.4 Development Standards for Buildings and Works
- GSB-S5.7.3 Setbacks for sensitive use and visitor accommodation is in substitution to the Rural zone 20.4.2 Development Standards for Buildings and Works A2/P2

## GSB-S5.3 Local Area Objectives

### GSB-S5.3.1 Local Area Objectives

Sub-Clause	Area Description	Local Area Objectives
GSB-S5.3.1.1	Cambria Homestead Precinct within the area shown on an overlay map as GSB-S5.3.1.1 and shown as 1 in Figure GSB-S5.1	<p>The local area objectives for the Cambria Homestead Precinct are to:</p> <ul style="list-style-type: none"> <li>a) recognise and protect the cultural heritage values of the buildings and landscape.</li> <li>b) facilitate development that is sympathetic to the cultural heritage values of the place.</li> <li>c) provide facilities for visitors to the region, particularly event facilities, and visitor accommodation through adaptive reuse of existing buildings. New free-standing buildings for visitor accommodation is not supported.</li> <li>d) encourage vibrant and diverse agricultural activities that benefit both local residents and visitors</li> <li>e) minimise fettering of adjacent agricultural land.</li> <li>f) enable innovation and integration between tourism operations and agricultural activities.</li> </ul>
GSB-S5.3.1.2	Golf and Conservation Precinct within the area shown on an overlay map as GSB-S5.3.1.2 and shown as 2 in Figure GSB-S5.1.	<p>The Local Area Objectives for the Golf and Conservation Precinct are to:</p> <ul style="list-style-type: none"> <li>a) Provide for a golf course, and clubrooms.</li> <li>b) protect and enhance the identified natural values of the place.</li> <li>c) Accommodate uses that foster an appreciation for the unique</li> </ul>

		<p>environmental values of the land and surrounds.</p> <p>d) Respond to coastal inundation and biodiversity with appropriately sited use and development.</p>
GSB-S5.3.1.3	Agricultural Precinct, shown within the area shown on an overlay map as GSB-S5.3.1.3 and as 3 in Figure GSB-S5.1.	<p>The Local Area Objectives for the Agricultural Precinct are to:</p> <p>a) To provide for use and development that supports the use of the land for agricultural use.</p>
GSB-S5.3.1.4	Hills Resort Precinct, shown within the area shown on an overlay map as GSB-S5.3.1.4 and as 4 in Figure GSB-S5.1.	<p>The Local Area Objectives for the Hills Resort Precinct are to:</p> <p>a) Provide for resort accommodation, central facilities and clusters of smaller villas within a rural setting.</p> <p>b) Provide spa, event facilities and accommodation for visitors to the region.</p> <p>c) Retain native vegetation where possible.</p> <p>d) Facilitate a network of mountain bike and walking trails and associated infrastructure.</p>

#### GSB-S5.4 Definition of Terms

This sub clause is not used in this specific area plan.

#### GSB-S5.5 Use Table

This table is in substitution of 20.2 Rural Zone Use Table, and 21.2 Agriculture Zone Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	If in Agricultural Precinct and for agriculture use, except controlled environment agriculture, intensive animal husbandry, tree farming and plantation forestry.

Utilities	If for minor utilities
Permitted	
Educational and Occasional Care	If for home-based child care in accordance with a licence under the Child Care Act 2001
Residential	If for home-based business or extension or replacement of existing dwelling.
Resource Development	
Resource Processing	
Visitor Accommodation	If in Cambria Homestead Precinct and if within existing buildings.
Discretionary	
Community Meeting and Entertainment	If: <ul style="list-style-type: none"> <li>a) in Cambria Homestead or Hills Resort Precincts and if for function centre; or</li> <li>b) in Golf and Conservation Precinct, for a function centre and associated with a golf course.</li> </ul>
Emergency Services	
Food Services	If: <ul style="list-style-type: none"> <li>a) in Cambria Homestead Precinct;</li> <li>b) in Agricultural Precinct and associated with Resource Development or Resource Processing; or</li> <li>c) in Golf and Conservation and Hills Resort Precincts and associated with Visitor Accommodation or Golf Course.</li> </ul>
General Retail and Hire	If in Cambria Homestead or Agricultural Precincts and associated with Resource Development or Resource Processing.
Pleasure Boat Facility	If in Golf and Conservation Precinct
Research and Development	If in Agricultural Precinct and associated with Resource Development or Resource Processing.
Residential	If in Agricultural Precinct and if single dwelling associated with Resource Development use.
Sports and Recreation	If: <ul style="list-style-type: none"> <li>a) in Golf and Conservation Precinct and if for golf course and associated facilities; or</li> </ul>

	b) In Hills Resort Precinct and if for walking or mountain bike trails.
Tourist Operation	If: a) in Cambria Homestead Precinct and if for visitor centre; b) in Agricultural Precinct and: i) for airstrip; or ii) associated with Resource Development or Resource Processing; or c) in Hills Resort and Golf and Conservation Precincts.
Transport Depot and Distribution	If in Agricultural Precinct and for airstrip.
Utilities	If not listed as No Permit Required
Visitor Accommodation	If: a) In Cambria Homestead Precinct and if for adaption, extension, addition to, or repurposing of existing buildings; b) In Agricultural Precinct and for seasonal workers accommodation; or c) In Hills Resort Precinct.
Prohibited	
All other uses	

## GSB-S5.6 Use Standards

### GSB-S5.6.1 Discretionary Use

This sub-clause is in substitution of Rural zone clause 20.3.1 Discretionary Use A1/P1.

Objective:	That the location, scale and intensity of a use listed as Discretionary: (a) is consistent with the SAP objectives; (b) does not unreasonably confine or restrain the operation of uses on adjoining properties; (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.	
Acceptable Solution	Performance Criteria	
A1 No acceptable solution	P1 A use listed as Discretionary, excluding Residential, must be consistent with the objectives of the Cambria Green Specific Area Plan, having regard to: (a) the nature, scale and intensity of the use;	

	<ul style="list-style-type: none"> <li>(b) the importance or significance of the proposed use for the local community;</li> <li>(c) whether the use supports an existing agricultural use;</li> <li>(d) whether the use requires close proximity to infrastructure or natural resources;</li> <li>(e) whether the use requires separation from other uses to minimise impact; and</li> <li>(f) The indicative location and distribution of uses as shown in Figure GSB-S5.2 Cambria Green Concept Masterplan.</li> </ul>
A2 No acceptable solution	<p>P2</p> <p>Within the Hills Resort Precinct, Visitor Accommodation must ensure that the total intensity of the use across the precinct does not exceed the following:</p> <ul style="list-style-type: none"> <li>(a) 139 villa units;</li> <li>(b) 80 room health retreat; and</li> <li>(c) 150 room resort</li> </ul>

#### GSB-S5.6.2 Use standards for airstrip

This sub-clause is in addition to the 21.3 Use Standards of the Agricultural Zone

Objective:	To ensure that the operation of the airstrip does not impact on the amenity of adjoining residential areas	
Acceptable Solution	Performance Criteria	
<p>A1</p> <p>The use of the airstrip must be:</p> <ul style="list-style-type: none"> <li>(a) for emergency services; or</li> <li>(b) does not result in an increase in the existing number of flights per day or hours of operation of flights</li> </ul>	<p>P1</p> <p>An application for use that increases the number of flights or hours of operations of flights must not result in unreasonable impacts on sensitive uses in the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the existing flight activities;</li> <li>(b) number and frequency of flights;</li> <li>(c) flight paths;</li> <li>(d) hours of operation;</li> <li>(e) noise emissions;</li> <li>(f) operational and safety considerations of the aviation facilities; and</li> <li>(g) types of aircraft.</li> </ul>	

### GSB-S5.7 Development Standards

#### GSB-S5.7.1 Cambria Homestead Precinct Development Zones

The sub-clause is in addition to 21.4 Development Standards for Buildings and Works

Objective	To ensure that building and works within the Cambria Homestead Precinct are appropriately located on the site.	
Acceptable Solution	Performance Criteria	

<p>A1</p> <p>In the Cambria Homestead Precinct, buildings and works must be:</p> <p>(a) located within the area shown in Figure 2 as ABCDEFGH; or</p> <p>(b) for maintenance and repair, or minor alterations to existing buildings</p>	<p>P1</p> <p>The siting of buildings must be compatible with the character of Cambria Homestead Precinct, the plan purpose and local area objectives, having regard to:</p> <p>(a) The landscape values of the precinct as identified by a suitably qualified person;</p> <p>(b) the character and appearance of the existing buildings, structures, landscaping or place; and</p> <p>(c) the setbacks of other buildings in the surrounding area.</p>
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GSB-S5.7.2 Setback from nesting habitat of the white bellied sea-eagle

This sub-clause is in addition to the 21.4 Development Standards for Buildings and Works and 20.4 Development Standards for Buildings and Works

Objective:	To ensure that works protect nesting habitat of the wedge-tailed eagle or white-bellied sea-eagle
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Building and works must be located a minimum of 1km from identified nests of wedge-tailed eagle or whitebellied sea-eagle.</p>	<p>P1</p> <p>Development and works must be located and designed to avoid adverse impacts on the wedge-tailed eagle or white-bellied sea-eagle, having regard to:</p> <p>(a) advice from a suitably qualified person;</p> <p>(b) any measures to avoid, minimise or mitigate impacts on the wedge-tailed eagle or white-bellied sea-eagle and</p> <p>(c) be no closer than 200m from identified active nests of the wedge-tailed eagle or white bellied sea-eagle.</p>

GSB-S5.7.3 Setbacks

This sub-clause is in substitution to the Rural zone 20.4.2 Development Standards for Buildings and Works A2/P2

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties.
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Within the Hills Resort Precinct, buildings for a sensitive use or visitor accommodation must have a setback from the boundaries of land designated as the Cambria Specific Area Plan of</p> <p>(a) not less than 300m.</p>	<p>P1</p> <p>No Performance Criteria</p>

## GSB-S5.8 Development Standards for Subdivision

This sub clause is not used in this specific area plan.

**Figure GSB-S5.1 Local Areas Map as required by clause GSB-S5.3.1 Local Area Objectives, clause GSB-S5.5 Use Table**

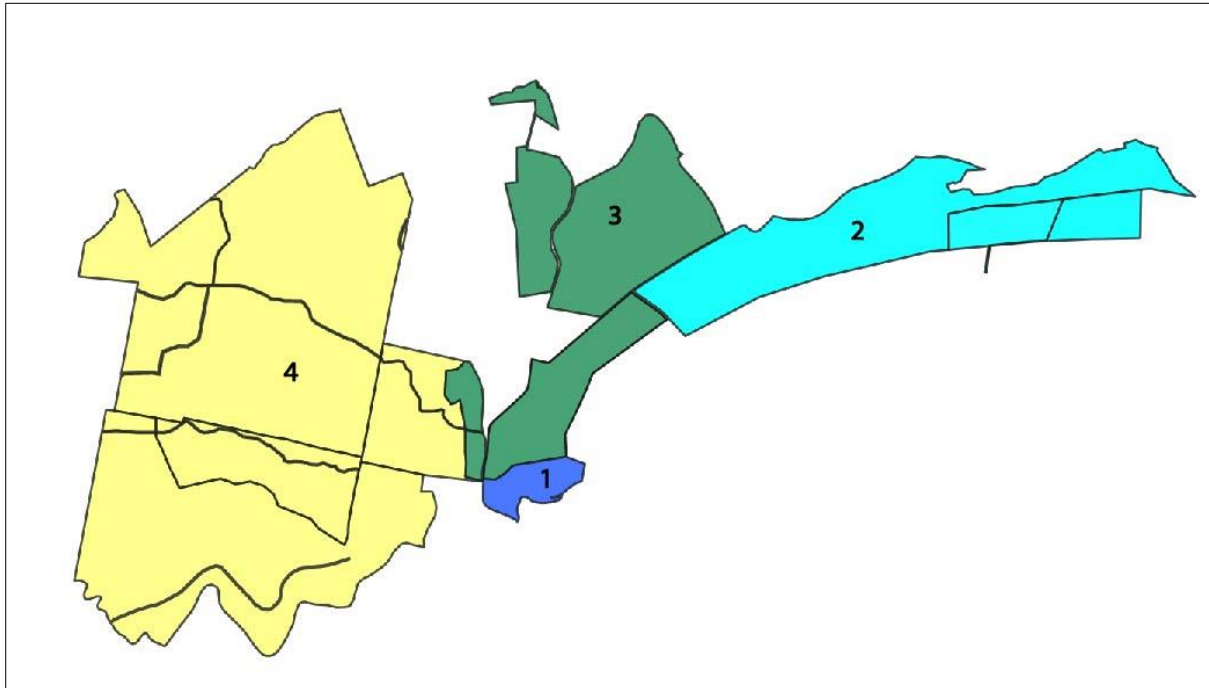




Figure GSB-S5.2 Cambria Green Concept Masterplan

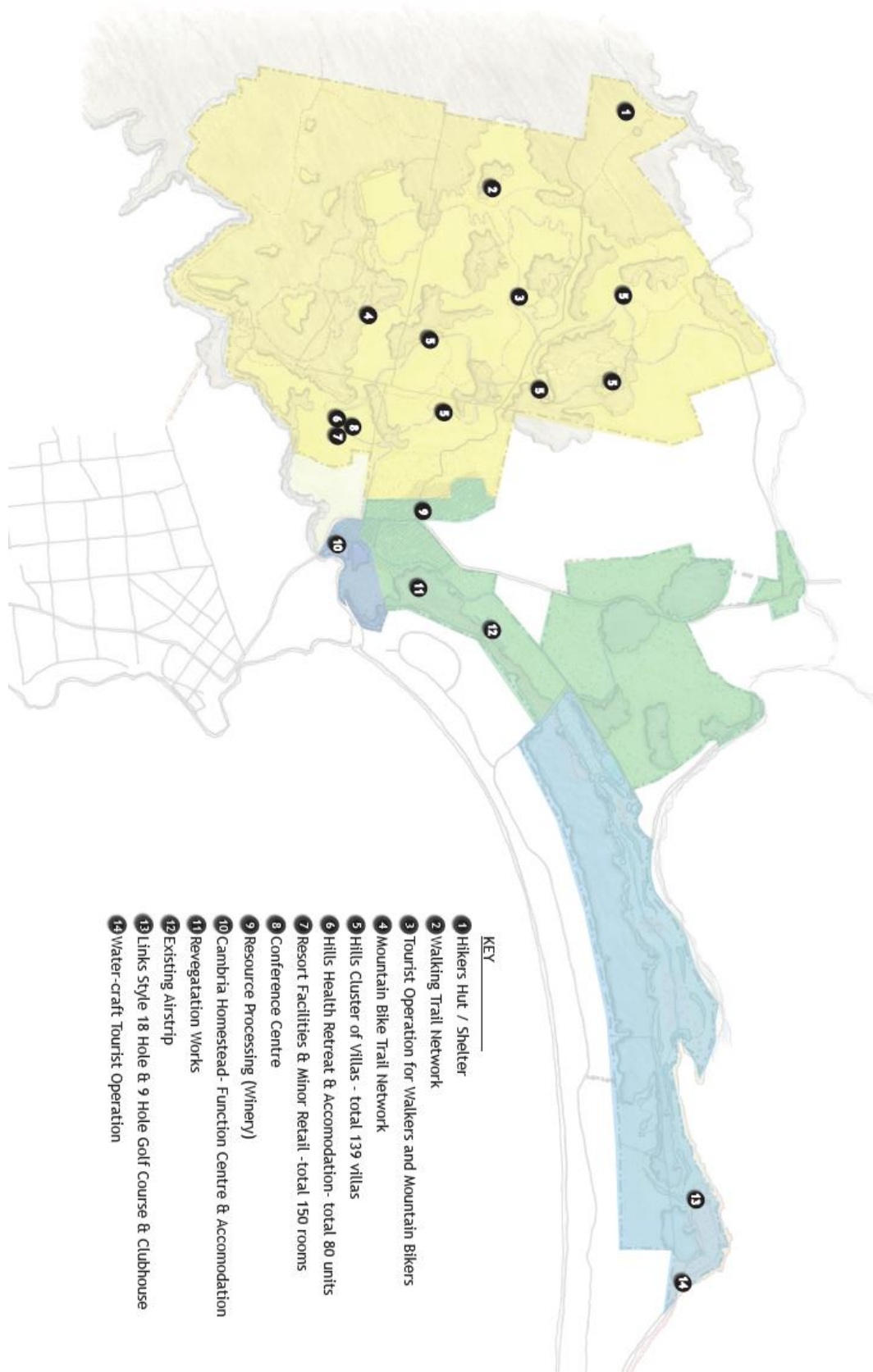
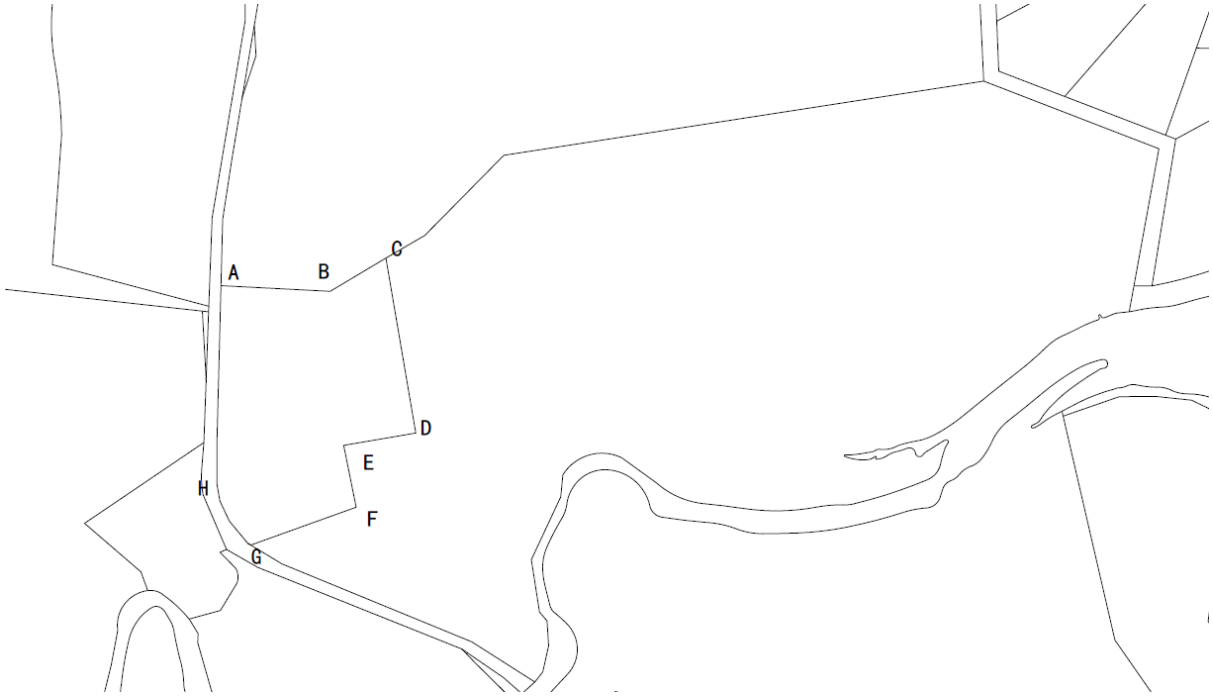


Figure GSB-S5.3 Permitted development area required by clause GSB-S5.7.4 Cambria Homestead Precinct Development Zones



### **GSB-S5.9 Tables**

This sub-clause is not used in this specific area plan.

## PART B - Scenic Protection Code

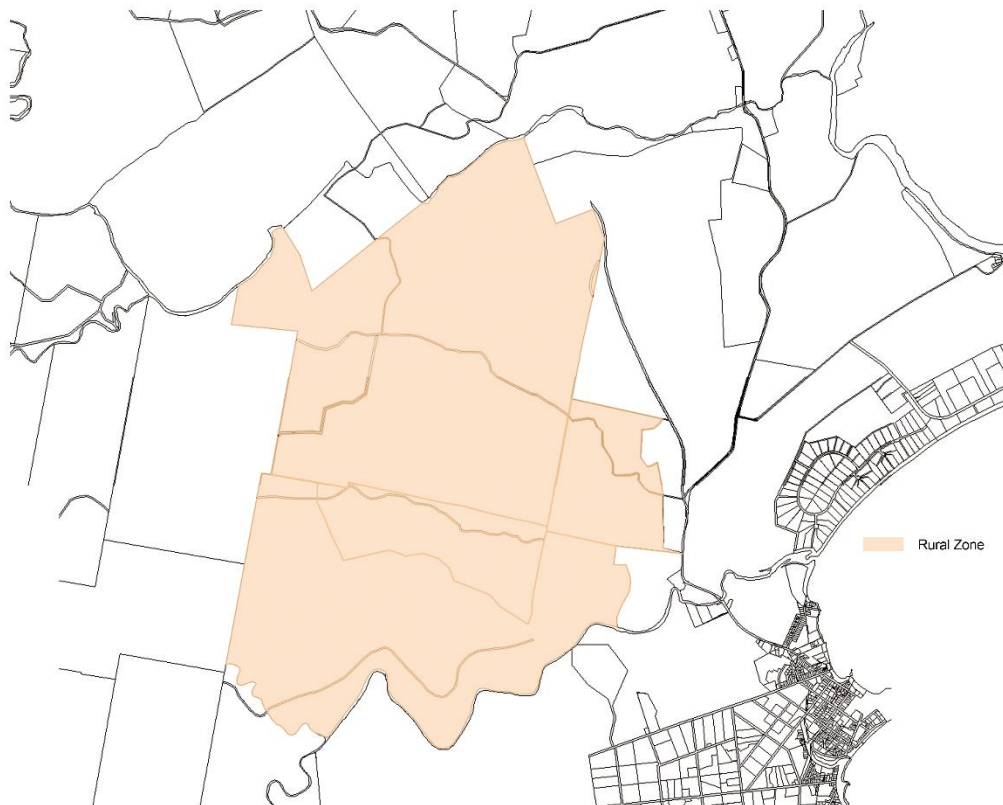
Pursuant to C8.0, the following area shown in the below figure is to be inserted as a Scenic Protection Area



Figure 1: Scenic Protection Area

## PART C -

Partially rezone the land west of the Tasman Highway relating to CT 148001/1 and rezone CT 115706/1, CT 100097/1, CT100096/1, CT 233262/1 and 251306/1 to Rural Zone as described below:



PART D -

Apply priority vegetation overlay in accordance with the Regional Ecosystem Model [map to be adopted from/supplied by the planning authority, consistent with Hearing submission C1 - Planning authority 9 June 2022, page 15.]