

LAU-P1.0 Particular Purpose Zone – Techno Park

LAU-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Techno Park is:

LAU-P1.1.1 To provide for a range of uses and developments for research, development and assembly of high technology goods, information technology and communication services.

LAU-P1.1.2 To provide for complementary uses and developments that support the above purpose.

LAU-P1.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

LAU-P1.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAU-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	If for a call centre
Research and Development	
Utilities	If for minor utilities
Discretionary	
Business and Professional Services	If not listed as Permitted.
Educational and Occasional Care	
Food Services	If not for a restaurant

Manufacturing and Processing	If for electronic technology, information technology or biotechnology
Service Industry	If for electronic technology, information technology or biotechnology
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

LAU-P1.5 Use Standards

LAU-P1.5.2 Emissions impacting residential zones

Objective:	That emissions to air, land and water are not detrimental to the amenity of sensitive uses.	
Acceptable Solutions	Performance Criteria	
A1 The use must be separated from the boundary of a General Residential Zone or Low Density Residential Zones a distance of not less than 100m.	P1 The use must not adversely impact on the amenity of nearby sensitive uses, having regard to: (a) the nature of the proposed use; (b) the characteristics of the emissions; (c) the proximity and number of sensitive uses in the area; (d) the topography of the site; (e) background emission levels; (f) any mitigation measures proposed; and (g) the character of the surrounding area.	

LAU-P1.6 Development Standards for Buildings and Works

LAU-P1.6.1 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the amenity of the area.	
Acceptable Solutions	Performance Criteria	
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible	P1 Outdoor storage areas, excluding for the display of goods for sale, must be located or screened to minimise its impact on views into the site from	

from any road or public open space adjoining the site.	<p>any roads or public open space adjoining the site, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed.
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LAU-P1.6.2 Building height and setback

Objective:	That building height and setback is compatible with the character of the zone.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Building height must be not more than:</p> <ul style="list-style-type: none"> (a) 10m; or (b) the average of the building heights on the site or adjoining lots, <p>whichever is greater.</p>	<p>P1</p> <p>Building height must be compatible with the streetscape and character of the zone, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height of buildings on the site, adjoining lots and adjacent lots; (c) the bulk and form of existing and proposed buildings; (d) the allowable building heights; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining lots or public places. 	
<p>A2</p> <p>Buildings must have a setback from a frontage of not less than 15m.</p>	<p>P2</p> <p>Buildings must be sited to be compatible with the streetscape and character of the zone, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; 	

	<ul style="list-style-type: none"> (d) the appearance when viewed from roads and public places; (e) the existing or proposed landscaping; (f) the safety of road users; (g) the access to the site for deliveries and service vehicles; and (h) the provision for car parking.
<p>A3</p> <p>Buildings must have a setback from side and rear boundaries of not less than 15m.</p>	<p>P3</p> <p>Buildings must be sited to be compatible with the character of the zone, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings on the site; (f) the character of the surrounding area; (g) the access to the site for deliveries and service vehicles; (h) provision for car parking; and (i) any overshadowing of adjoining lots or public places.

LAU-P1.6.3 Streetscape

Objective:	That development has an acceptable impact on the streetscape.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>New buildings or extensions to existing buildings, excluding walls built to the lot boundary, must:</p> <ul style="list-style-type: none"> (a) have external walls constructed with not less than 50% brick, concrete, masonry or glass; (b) have external walls, unless brick or glass, painted or finished with a texture coat; 	<p>P1</p> <p>New buildings or extensions to existing buildings, excluding walls built to the lot boundary, must be compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the nature of the use; (c) the visibility of the building from the road; (d) the external treatment and finish of buildings; 	

<p>(c) have not less than 50% glazing to the external walls of the office components of the buildings;</p> <p>(d) be designed and orientated so that the main pedestrian entrance into the primary building is visible from the road; and</p> <p>(e) incorporate a protected (by kerb, landscaping, bollards or similar device) pedestrian pathway from the road to the main entrance to the building.</p>	<p>(e) the building materials used in the surrounding area;</p> <p>(f) the visibility of the entrance to a building; and</p> <p>(g) safety and access for pedestrians.</p>
<p>A2</p> <p>Car parking must not be located within 15m of the frontage.</p>	<p>P2</p> <p>Car parking must be located to minimise visual impact on the streetscape, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of car spaces;</p> <p>(d) the visibility of the car parking from the road;</p> <p>(e) the use of measures to mitigate impacts including screening and landscaping;</p> <p>(f) the location of car parking on adjoining sites; and</p> <p>(g) the character of the streetscape.</p>

LAU-P1.6.4 Fences

Objective:	To provide for fences that are appropriate to the site and character of the area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution¹</p>	<p>P1</p> <p>Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the streetscape, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the need for security;</p> <p>(c) the materials and finish of the proposed fence;</p>

¹ An exemption applies for fences in this zone – see Table 4.6

	<ul style="list-style-type: none"> (d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or reserve; (e) any overshadowing; and (f) the character of the streetscape and surrounding area.
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LAU-P1.6.5 Site landscaping

Objective:	That new development provides acceptable levels of site landscaping.	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>New buildings or extensions with a gross floor area greater than 100m² or 50% of the existing gross floor area, whichever is lesser, must:</p> <ul style="list-style-type: none"> (a) landscape an area within the front setback of not less than the 50% of that area; and (b) provide a minimum of 1 tree capable of growing to a height of not less than 10m planted for every 250m² of site area. Trees must be located within a minimum 3m diameter landscaped area. 	<p>P1</p> <p>New buildings or extensions with a gross floor area greater than 100m² or 50% of the existing gross floor area, whichever is lesser, must include landscaping that improves the amenity and appearance of the site and the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the existing vegetation on the site; (c) shade for users of the site and car parking areas; (d) the location, type and growth of the proposed vegetation; (e) the area set aside for landscaping and its suitability; (f) the design, locations and visibility of buildings and other works; (g) the operational needs of the proposed use; and (h) the character of the streetscape and surrounding area.

LAU-P1.7 Development Standards for Subdivision

LAU-P1.7.1 Lot size and dimensions

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for the zone; and (b) does not cause an adverse impact on the amenity of adjoining land especially residential zones.
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Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 5000m² and be able to contain 50m diameter circle with the centre of the circle not more than 50m from the frontage; (b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Council or a municipality; (c) be required for the provision of public Utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and <p>A1.2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new lot boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P1.6.1 A2 and A3.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> (a) development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in the area; and (g) future use or development of the site or adjoining land.
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with a General Residential Zone or Low Density Residential Zone.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:</p> <ul style="list-style-type: none"> (a) the lot layout and design; (b) the existing pattern of development in the area; (c) the ability for buildings to be erected in accordance with the development standards; (d) the proposed use of the lot; (e) the use of the adjoining lots; (f) the topography of the site; (g) the physical separation to surrounding sensitive land uses; (h) compatibility with the existing pattern of development in the area;

	<ul style="list-style-type: none"> (i) the orientation of the lot; (j) access considerations; and (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.
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LAU-P1.7.2 Frontage and access

Objective:	That lots provide: <ul style="list-style-type: none"> (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 20m.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, of not less than 3.6m width, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the anticipated nature of the vehicles likely to access the site; (i) the ability to manoeuvre vehicles on the site; (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (k) the advice of the road authority.
<p>A2</p>	<p>P2</p>

No Acceptable Solution.	<p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.
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LAU-P1.7.3 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.</p>	<p>P1</p> <p>All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the discharge point (if any); (b) the stormwater flow paths both internal and external to the site; (c) the location of building areas within the site; (d) the topography of the site; (e) the characteristics of the site, including rainfall; (f) the development on the site and adjoining land; (g) the additional runoff from the subdivision development and likely future development of the land; and (h) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.
A2	P2

<p>The Council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.</p>	<p>Stormwater discharge flows from each lot, or a lot proposed in a plan of subdivision, are mitigated to a level that the public stormwater system can accommodate, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the discharge point (if any); (b) the stormwater flow paths both internal and external to the site; (c) the topography of the site; (d) the characteristics of the site, including rainfall; (e) the development of the site; (f) the additional runoff from the subdivision development and likely future development of the land; and (g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.
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LAU-P1.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.</p>	<p>P2</p> <p>No Performance Criterion.</p>

LAU-P1.8 Tables

This sub-clause is not used in this particular purpose zone.

LAU-P2.0 Particular Purpose Zone – Coats Patons Complex

LAU-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone – Coats Patons Complex is:

- LAU-P2.1.1 To provide for the reuse of the Coats Patons complex primarily for a mix of worship and community activities, providing for the social wellbeing or health of the community, including the carrying out or administration of community based services.
- LAU-P2.1.2 To provide for the continued use of light industrial activities, service industry activities, vehicle parking, hospital services and wood product manufacture, where these uses do not adversely impact on the amenity of the surrounding area.
- LAU-P2.1.3 To provide opportunity for commercial or business activities at a scale where this will not threaten the established activity centre hierarchy.
- LAU-P2.1.4 To provide for residential uses capable of co-existing with the mix of non-residential uses permitted to operate within the zone.

LAU-P2.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

LAU-P2.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAU-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values management	
Passive Recreation	
Permitted	
Business and Professional Services	If less than 100m ² gross floor area and not directly part of another Business and Professional Services use on the site.
Community Meeting and Entertainment	
Educational and Occasional Care	
Research and Development	

Residential	If not adjoining Manufacturing and Processing.
Sport and Recreation	If not for outdoor recreation
Storage	If for self storage, vehicle, caravan or boat storage
Utilities	If for minor utilities
Discretionary	
Business and Professional Services	If not listed as Permitted.
Food Services	
General Retail and Hire	If for a local shop
Hospital Services	
Manufacturing and Processing	
Residential	
Service Industry	
Sport and Recreation	If not listed as Permitted.
Storage	If not listed as Permitted.
Tourist Operation	
Utilities	If not listed as Permitted.
Visitor Accommodation	
Prohibited	
All other uses	

LAU-P2.5 Use Standards

LAU-P2.5.1 Hours of operation

Objective:	That non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions	Performance Criteria	
A1 Commercial vehicles for a use class specified in Table LAU-P2.8.1 must only operate between 6.00am and 10.00pm.	P1 Commercial vehicles for a use class specified in Table LAU-P2.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and despatch of goods and materials; and (c) the existing levels of amenity.	

LAU-P2.5.2 Noise levels

Objective:	That noise emissions from uses do not cause an unreasonable loss of amenity to adjoining sensitive uses.	
Acceptable Solutions	Performance Criteria	
A1 A use class specified in Table LAU-P2.8.1 that is listed as No Permit Required or Permitted in LAU-P2.4 Use Table.	P1 Noise levels generated by a use class specified in Table LAU-P2.8.1 on the site must not cause an unreasonable loss of amenity to sensitive uses within the site and within the adjoining locality, having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the topography of the site; (d) the separation between the noise emission and the sensitive use; (e) the degree of screening between the noise source and adjoining sensitive uses; and (f) the character of the surrounding area.	

LAU-P2.6 Development Standards for Buildings and Works

LAU-P2.6.1 Building height and setbacks

Objective:	That building height and setback is compatible with the character of the zone.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 10m.</p>	<p>P1</p> <p>Building height must be compatible with the streetscape and character of the zone, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height of buildings on the site, adjoining lots and adjacent lots; (c) the bulk and form of existing and proposed buildings; (d) the allowable building heights; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining lots or public places.
<p>A2</p> <p>Buildings must have a setback from a frontage of not less than 5.5m.</p>	<p>P2</p> <p>Buildings must be sited to be compatible with the streetscape and character of the zone having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the existing or proposed landscaping; (f) the safety of road users; (g) the access to the site for deliveries and service vehicles; and (h) provision for car parking.
<p>A3</p> <p>Buildings must have a setback from side and rear boundaries of not less than 3m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.</p>	<p>P3</p> <p>Buildings must be sited to be compatible with the character of the zone, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape, and orientation of the site;

	<ul style="list-style-type: none"> (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the appearance when viewed from roads and public places; (f) the existing buildings on the site; (g) the access to the site for deliveries and service vehicles; (h) provision for car parking; (i) any overshadowing of adjoining lots or public places; and (j) the character of the surrounding area.
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LAU-P2.6.2 Location of car parking

Objective:	That car parking: <ul style="list-style-type: none"> (a) avoids parking and traffic difficulties in the surrounding area; and (b) does not detract from the streetscape. 	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Car parking must be located:</p> <ul style="list-style-type: none"> (a) within the building structure; or (b) behind the building. 	<p>P1</p> <p>Car parking must be located to minimise its visibility from a road, having regard to:</p> <ul style="list-style-type: none"> (a) the existing streetscape; (b) the location of the car parking; (c) vehicle and pedestrian traffic safety; (d) measures to screen parking; and (e) any landscaping proposed. 	
<p>A2</p> <p>The total width of the door or doors on a garage facing a frontage must be not more than 6m.</p>	<p>P2</p> <p>Garage doors should not be a visually dominant element in the streetscape and must be designed, having regard to:</p> <ul style="list-style-type: none"> (a) the location of existing buildings on the site; (b) the existing streetscape; and (c) the design and locations of garages in the surrounding area. 	

LAU-P2.6.3 Daylight to windows for Residential use class and residential components of mixed use development

Objective:	To allow adequate daylight into habitable room windows.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Buildings must have a light court with an area of not less than 3m² and a dimension of not less than 1m clear to the sky if the distance between:</p> <p>(a) a new window in a habitable room of a dwelling and an existing building; or</p> <p>(b) a new building constructed directly opposite an existing habitable room window of a dwelling,</p> <p>is less than 3m.</p>	<p>P1</p> <p>Buildings must provide for adequate levels of daylight to habitable rooms of a dwelling and existing windows within adjoining buildings, having regard to:</p> <p>(a) the level of daylight available to the habitable rooms in the dwelling;</p> <p>(b) any existing vegetation; and</p> <p>(c) the topography of the site.</p>	

LAU-P2.6.4 Private open space for Residential use class and residential components of mixed use development

Objective:	To provide adequate and useable private open space for the needs of residents.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising:</p> <p>(a) on the ground floor, 24m² with a horizontal dimension of not less than 3m; or</p> <p>(b) wholly above ground floor, 8m² with a horizontal dimension of not less than 2m; or</p> <p>(c) a roof-top area, 10m² with a horizontal dimension of not less than 2m.</p>	<p>P1</p> <p>Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents, having regard to:</p> <p>(a) the size and usability of the private open space;</p> <p>(b) the accessibility of the private open space;</p> <p>(c) the availability of common open space;</p> <p>(d) the availability of and access to public open space;</p> <p>(e) the orientation of the lot to the road; and</p> <p>(f) the ability of the private open space to receive adequate solar access.</p>	
<p>A2</p> <p>Private open space for a dwelling must receive not less than 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.</p>	<p>P2</p> <p>Private open space for a dwelling must receive adequate sunlight having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) site constraints, including any vegetation;</p> <p>(c) the orientation and shape of the site; and</p>	

	(d) the location and size of buildings on the site and adjoining lots.
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LAU-P2.6.5 Overshadowing of private open space for Residential use class and residential components of mixed use development

Objective:	That new buildings do not unreasonably overshadow existing private open space.	
Acceptable Solutions	Performance Criteria	
<p>A1.1</p> <p>If new buildings reduce sunlight to the private open space of an existing dwelling, not less than 75% of the private open space must receive not less than 4 hours of sunlight on 21 June; and</p> <p>A1.2</p> <p>If less than 75% of the existing private open space receives 4 hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.</p>	<p>P1</p> <p>New buildings must not unreasonably overshadow existing private open space, having regard to:</p> <ul style="list-style-type: none"> (a) the impact on the amenity of existing dwellings; (b) sunlight penetration to the private open space of the existing dwelling; (c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and (d) the effect of a reduction in sunlight on the existing use of the private open space. 	

LAU-P2.6.6 Storage for Residential use class and residential components of mixed use development

Objective:	To provide adequate storage facilities for each dwelling.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each dwelling must have access to not less than 6m³ of dedicated, secure storage space not located between the primary frontage and the building line of a dwelling.</p>	<p>P1</p> <p>Each dwelling must provide adequate storage for the reasonable needs of residents, having regard to:</p> <ul style="list-style-type: none"> (a) the size and type of dwelling proposed; (b) the location, type, and size of storage proposed; (c) the availability, accessibility and convenience of the storage proposed; (d) any common or other types of storage on the site; and (e) the existing streetscape. 	

LAU-P2.6.7 Common property for Residential use class and residential components of mixed use development

Objective:	That common areas are easily identified.	
Acceptable Solutions	Performance Criteria	
A1 Site drawings for a dwelling must clearly delineate private and common areas, including: (a) driveways; (b) parking spaces, including visitor parking spaces; (c) landscaping and gardens; (d) mailboxes; and (e) storage for waste and recycling bins.	P1 No Performance Criterion.	

LAU-P2.7 Development Standards for Subdivision

LAU-P2.7.1 Lot size and dimensions

Objective:	That each lot: (a) has an area and dimensions that are appropriate for the zone; and (b) does not cause an adverse impact on the amenity of adjoining land, especially residential zones, .	
Acceptable Solutions	Performance Criteria	
A1.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1000m ² ; (b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; (c) be required for the provision of public Utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and A1.2	P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to: (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards;	

<p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P2.6.1 A2 and A3.</p>	<p>(f) the existing pattern of development in an area; and (g) the future use or development of the site or adjoining land.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with a General Residential Zone or Inner Residential Zone.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:</p> <p>(a) the lot layout and design; (b) the existing pattern of development in the area; (c) the ability for buildings to be erected in accordance with the development standards; (d) the proposed use of the lot; (e) the use of the adjoining lots; (f) the topography of the site; (g) the physical separation to surrounding sensitive land uses; (h) compatibility with the existing pattern of development in an area; (i) the orientation of the lot; (j) access considerations; and (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.</p>

LAU-P2.7.2 Frontage and access

<p>Objective:</p>	<p>That lots provide:</p> <p>(a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-</p>

<p>maintained by a road authority of not less than 6m.</p>	<p>carriageway, of not less than 3.6m width, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the anticipated nature of the vehicles likely to access the site; (i) the ability to manoeuvre vehicles on the site; (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (k) the advice of the road authority.
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.

LAU-P2.7.3 Discharge of stormwater

<p>Objective:</p>	<p>That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.</p>
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>The Council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.</p>	<p>P2</p> <p>No Performance Criterion.</p>

LAU-P2.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.</p>	<p>P2</p> <p>No Performance Criterion.</p>

LAU-P2.8 Tables

Table LAU-P2.8.1 Use Classes subject to clauses LAU-P2.5.1 and LAU-P2.5.2

Use Class	Qualification
Community Meeting and Entertainment	
Food Services	
Hospital Service	
Manufacturing and Processing	
Research and Development	
Service Industry	
Sports and Recreation	

Storage	
Tourist Operation	
Utilities	If not for minor utilities.
Visitor Accommodation	

LAU-P3.0 Particular Purpose Zone – Seaport

LAU-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone – Seaport is:

- LAU-P3.1.1 To provide for the re-development of the North Esk River edge and adjacent land, whilst providing for greater public access and use of the North Esk and Tamar River frontages.
- LAU-P3.1.2 To provide for a range of tourist, recreational and residential uses and developments.
- LAU-P3.1.3 To provide for a range of commercial and retail uses in support of the tourism, recreational and residential uses.

LAU-P3.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

LAU-P3.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAU-P3.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Community Meeting and Entertainment	
Food Services	
Residential	
Sports and Recreation	
Tourist Operation	
Utilities	If for minor utilities
Visitor Accommodation	
Discretionary	

Business and Professional Services	
General Retail and Hire	If for a gross floor area of not more than 250m ²
Hotel Industry	
Pleasure Boat Facility	
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

LAU-P3.5 Use Standards

LAU-P3.5.1 Hours of operation

Objective:	That non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions	Performance Criteria	
A1 Commercial vehicles for a use class specified in Table LAU-P3.8.1 must only operate between 6.00am and 10.00pm	P1 Commercial vehicles for a use class specified in Table LAU-P3.8.1 must not unreasonably impact on the amenity of adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and despatch of goods and materials; and (c) the existing levels of amenity.	

LAU-P3.5.2 Mechanical plant and equipment

Objective:	That the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.	
Acceptable Solutions	Performance Criteria	
A1 Air conditioning, air extraction, heating or refrigeration systems or compressors for a use class specified in Table LAU-P3.8.1 must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.	P1 Noise, odours, fumes or vibration generated by air conditioning, air extraction, heating or refrigeration systems or compressors for a use class specified in Table LAU-P3.8.1 must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site; (d) the landscaping of the site; and (e) any mitigation measures proposed.	

LAU-P3.5.3 Noise levels

Objective:	That noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Noise generated by a use class specified in Table LAU-P3.8.1 on the site must:</p> <p>(a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or</p> <p>(b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.</p>	<p>P1</p> <p>Noise levels from use class specified in Table LAU-P3.8.1 on the site must cause not unreasonably loss of amenity to adjacent sensitive uses having regard to:</p> <p>(a) the nature and intensity of the use;</p> <p>(b) the characteristics of the noise emitted;</p> <p>(c) the topography of the site;</p> <p>(d) the separation between the noise emission and the sensitive use;</p> <p>(e) the degree of screening between the noise source and adjoining sensitive uses; and</p> <p>(f) the character of the surrounding area.</p>

LAU-P3.6 Development Standards for Buildings and Works

LAU-P3.6.1 Site coverage

Objective:	<p>That site coverage:</p> <p>(a) is compatible with the character of the zone; and</p> <p>(b) provides sufficient area for private open space and landscaping.</p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A building must have a site coverage of not more than 40%.</p>	<p>P1</p> <p>Site coverage of a building must have regard to:</p> <p>(a) the size and shape of the site;</p> <p>(b) existing buildings and any constraints imposed by existing development;</p> <p>(c) provision for landscaping and private open space;</p> <p>(d) the site coverage of adjacent lots; and</p> <p>(e) the character of the zone.</p>

LAU-P3.6.2 Building height, setback and siting

Objective:	<p>That building height setback and siting is compatible with the character of the zone.</p>
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Building height must be not more than:</p> <p>(a) 10m; or</p> <p>(b) 1m greater than the average of the building heights on the site or immediately adjoining lots,</p> <p>whichever is the greater.</p>	<p>P1</p> <p>Building height must be compatible with the character of the zone, having regard to:</p> <p>(a) the height of buildings on the site, adjoining lots and adjacent lots;</p> <p>(b) the bulk and form of existing and proposed buildings;</p> <p>(c) the allowable building heights;</p> <p>(d) the apparent height when viewed from roads and public places; and</p> <p>(e) any overshadowing of adjoining lots or public places.</p>
<p>A2</p> <p>Buildings, excluding protrusions such as eaves, steps, porches, and awnings extending horizontally beyond the building envelope not more than 0.6m, must be contained within a building envelope determined by a:</p> <p>(a) separation distance of 8m from the North Esk boardwalk;</p> <p>(b) separation distance of 10m from a road; and</p> <p>(c) setback of 1.5m from side boundaries.</p>	<p>P2</p> <p>Buildings must be sited to be compatible with the character of the zone, having regard to:</p> <p>(a) the setback of surrounding buildings;</p> <p>(b) the height, bulk and form of existing and proposed buildings;</p> <p>(c) the appearance when viewed from a road or public land;</p> <p>(d) reduction in sunlight to a habitable room of a dwelling;</p> <p>(e) overshadowing of the private open space of a dwelling;</p> <p>(f) any overshadowing of adjoining lots or public places; and</p> <p>(g) the character of the surrounding area.</p>

LAU-P3.6.3 Location of car parking

<p>Objective:</p>	<p>That car parking:</p> <p>(a) does not detract from the streetscape; and</p> <p>(b) provides for vehicle and pedestrian safety.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1.1</p> <p>Car parking for residential development must be located:</p>	<p>P1</p> <p>Car parking must be located to minimise its visibility from a road, having regard to:</p>

<p>(a) within the building structure; or</p> <p>(b) between the building line and the frontage to Home Point Parade or Seaport Boulevard.</p> <p>A1.2</p> <p>Garages and carports must be setback not less than 3m from a road frontage.</p> <p>A1.3</p> <p>Vehicular access must only be provided to or from a road.</p>	<p>(a) the existing streetscape;</p> <p>(b) the location of the car parking;</p> <p>(c) vehicle and pedestrian traffic safety;</p> <p>(d) measures to screen parking; and</p> <p>(e) any landscaping proposed.</p>
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LAU-P3.6.4 Active ground floors

Objective:	That building facades promote and maintain high levels of pedestrian interaction and amenity.	
Acceptable Solutions		Performance Criteria
A1	<p>New buildings with non-residential uses on ground floors must:</p> <p>(a) have clear glazing, display windows or glass doorways for not less than 80% of all ground floor facades to, roads, malls, laneways or arcades;</p> <p>(b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;</p> <p>(c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and</p> <p>(d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.</p>	<p>P1</p> <p>New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:</p> <p>(a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;</p> <p>(b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;</p> <p>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and</p> <p>(d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.</p>
A2	<p>Alterations to ground floor facades of non-residential buildings must not:</p>	<p>P2</p> <p>Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:</p>

<ul style="list-style-type: none"> (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations; (b) have security grilles or screens that obscure the ground floor facade; (c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the façade; and (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades. 	<ul style="list-style-type: none"> (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades; (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public; (c) screen or obscure all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and (d) minimise the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.
<p>A3</p> <p>The total width of the door or doors on a garage facing a frontage must be not more than 6m.</p>	<p>P3</p> <p>Garage doors must not be a visually dominant element in the streetscape and must be designed, having regard to:</p> <ul style="list-style-type: none"> (a) the location of existing buildings on the site; (b) the existing streetscape; and (c) the design and locations of garages in the surrounding area;

LAU-P3.6.5 Daylight to windows for the Residential use class and residential components of mixed use development

Objective:	To allow adequate daylight into habitable room windows.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Buildings must have a light court with an area of not less than 3m² and a dimension of not less than 1m clear to the sky if the distance between:</p> <ul style="list-style-type: none"> (a) a new window in a habitable room of a dwelling and an existing building; or (b) a new building constructed directly opposite an existing habitable room window of a dwelling, <p>is less than 3m.</p>	<p>P1</p> <p>Buildings must provide for adequate levels of daylight to habitable rooms of a dwelling and existing windows within adjoining buildings, having regard to:</p> <ul style="list-style-type: none"> (a) the level of daylight available to the habitable rooms of the dwelling; (b) any existing vegetation; and (c) the topography of the site. 	

LAU-P3.6.6 Private open space for the Residential use class and residential components of mixed use development

Objective:	To provide adequate and useable private open space for the needs of residents.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising:</p> <p>(a) on the ground floor, 24m² with a horizontal dimension of not less than 3m; or</p> <p>(b) wholly above ground floor, 8m² with a horizontal dimension of not less than 2m; or</p> <p>(c) a roof-top area, 10m² with a horizontal dimension of not less than 2m.</p>	<p>P1</p> <p>Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents having regard to:</p> <p>(a) the size and useability of the private open space;</p> <p>(b) the accessibility of the private open space;</p> <p>(c) the availability of common open space;</p> <p>(d) the availability of and access to public open space;</p> <p>(e) the orientation of the lot to the road; and</p> <p>(f) the ability of the private open space to receive adequate solar access.</p>	
<p>A2</p> <p>Private open space for a dwelling must receive not less than 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.</p>	<p>P2</p> <p>Private open space for a dwelling must receive adequate sunlight having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) site constraints, including any vegetation;</p> <p>(c) the orientation and shape of the site; and</p> <p>(d) the location and size of buildings on the site and adjoining lots.</p>	

LAU-P3.6.7 Overshadowing for private open space for the Residential use class and residential components of mixed use development

Objective:	That new buildings do not unreasonably overshadow existing private open space.	
Acceptable Solutions	Performance Criteria	
<p>A1.1</p> <p>If new buildings reduce sunlight to the private open space of an existing dwelling, not less than 75% of the private open space must receive not less than 4 hours of sunlight on 21 June; and</p> <p>A1.2</p>	<p>P1</p> <p>New buildings must not unreasonably overshadow existing private open space, having regard to:</p> <p>(a) the impact on the amenity of existing dwellings;</p>	

<p>If less than 75% of the existing private open space receives 4 hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.</p>	<ul style="list-style-type: none"> (b) sunlight penetration to the private open space of the existing dwelling; (c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and (d) the effect of a reduction in sunlight on the existing use of the private open space.
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LAU-P3.6.8 Storage for the Residential use class and residential components of mixed use development

Objective:	To provide adequate storage facilities for each dwelling.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each dwelling must have access to not less than 6m³ of dedicated, secure storage space not located between the primary frontage and the facade of a dwelling.</p>	<p>P1</p> <p>Each dwelling must provide adequate storage for the reasonable needs of residents, having regard to:</p> <ul style="list-style-type: none"> (a) the size and type of dwelling proposed; (b) the location, type, and size of storage proposed; (c) the availability, accessibility and convenience of the storage proposed; (d) any common or other types of storage on the site; and (e) the existing streetscape.

LAU-P3.6.9 Common property for the Residential use class and residential components of mixed use development

Objective:	That common areas are easily identified.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Site drawings for a dwelling must clearly delineate private and common areas, including:</p> <ul style="list-style-type: none"> (a) driveways; (b) parking spaces, including visitor parking spaces; (c) landscaping and gardens; (d) mailboxes; and 	<p>P1</p> <p>No Performance Criterion.</p>

(e) storage for waste and recycling bins.	
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LAU-P3.7 Development Standards for Subdivision

LAU-P3.7.1 Lot size and dimensions

Objective:	That each lot has an area and dimensions appropriate for the zone.	
Acceptable Solutions	Performance Criteria	
<p>A1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 500m²; (b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Council or a municipality; (c) be required for the provision of public utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and <p>A1.2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P3.6.2 A2.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in an area; and (g) the future use or development of the site or adjoining land. 	

LAU-P3.7.2 Frontage and access

Objective:	That lots provide:	
	<ul style="list-style-type: none"> (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot. 	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-</p>	

<p>maintained by a road authority of not less than 6m.</p>	<p>carriageway, of not less than 3.6m width, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the functionality and usability of the frontage; (i) the anticipated nature of the vehicles likely to access the site; (j) the ability to manoeuvre vehicles on the site; (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (l) the advice of the road authority.
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	P1 No Performance Criterion.	
A2 The Council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	P2 No Performance Criterion.	

LAU-P3.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.	P1 No Performance Criterion.	
A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	P2 No Performance Criterion.	

LAU-P3.8 Tables

Table LAU-P3.8.1 Use Classes subject to clauses LAU-P3.5.1, LAU-P3.5.2 and LAU-P3.5.3

Use Class	Qualification
Community Meeting and Entertainment	
Food Services	
Hotel Industry	
Pleasure Boat Facility	
Sports and Recreation	
Tourist Operation	

Utilities	If not for minor utilities.
Visitor Accommodation	

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LAU-P4.0 Particular Purpose Zone – Inveresk Site

LAU-P4.1 Zone Purpose

The purpose of the Particular Purpose Zone – Inveresk Site is:

- LAU-P4.1.1 To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses.
- LAU-P4.1.2 To provide for residential uses and developments associated with and supporting educational uses within the zone.
- LAU-P4.1.3 To locate use and development appropriately within the precincts of the zone.

LAU-P4.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-P4.2.1	Open Space Precinct, shown in Figure LAU-P4.2 and on an overlay map as LAU-P4.2.1.	<p>The local area objectives for the Open Space Precinct are:</p> <ul style="list-style-type: none"> (a) to provide an open space and recreational use area linking the existing York Park and Invermay Park to the North Esk River; and (b) to require the area is to be retained as an area for public use and for events ranging from an Agricultural Show, outdoor exhibitions and displays, open air markets and general recreational activities.
LAU-P4.2.2	Cultural and Public Purpose Precinct, shown in Figure LAU-P4.2 and on an overlay map as LAU-P4.2.2.	<p>The local area objectives for the Cultural and Public Purpose Precinct are:</p> <ul style="list-style-type: none"> (a) to provide re-use of existing buildings for a range of cultural, educational and recreational activities. Principal users may be the University of Tasmania, the Queen Victoria Museum and Art Gallery; and (b) to require buildings to be retained and redeveloped in accordance with their heritage values and status as outlined in the Launceston Railways Workshop Conservation Plan.

LAU-P4.2.3	Recreational and Leisure Precinct, shown in Figure LAU-P4.2 and on an overlay map as LAU-P4.2.3.	<p>The local area objectives for the Recreational and Leisure Precinct are:</p> <p>(a) to provide a range of sporting and recreational facilities including Aurora stadium and Invermay Park.</p>
LAU-P4.2.4	Residential and Commercial Precinct, shown in Figure LAU-P4.2 and on an overlay map as LAU-P4.2.4.	<p>The local area objectives for the Residential and Commercial Precinct are:</p> <p>(a) to provide opportunities for commercial developments on the southern and central portion of the site to complement the redevelopment within the other precincts; and</p> <p>(b) to provide for the development of residential uses associated with and supporting the educational activities within the zone.</p>

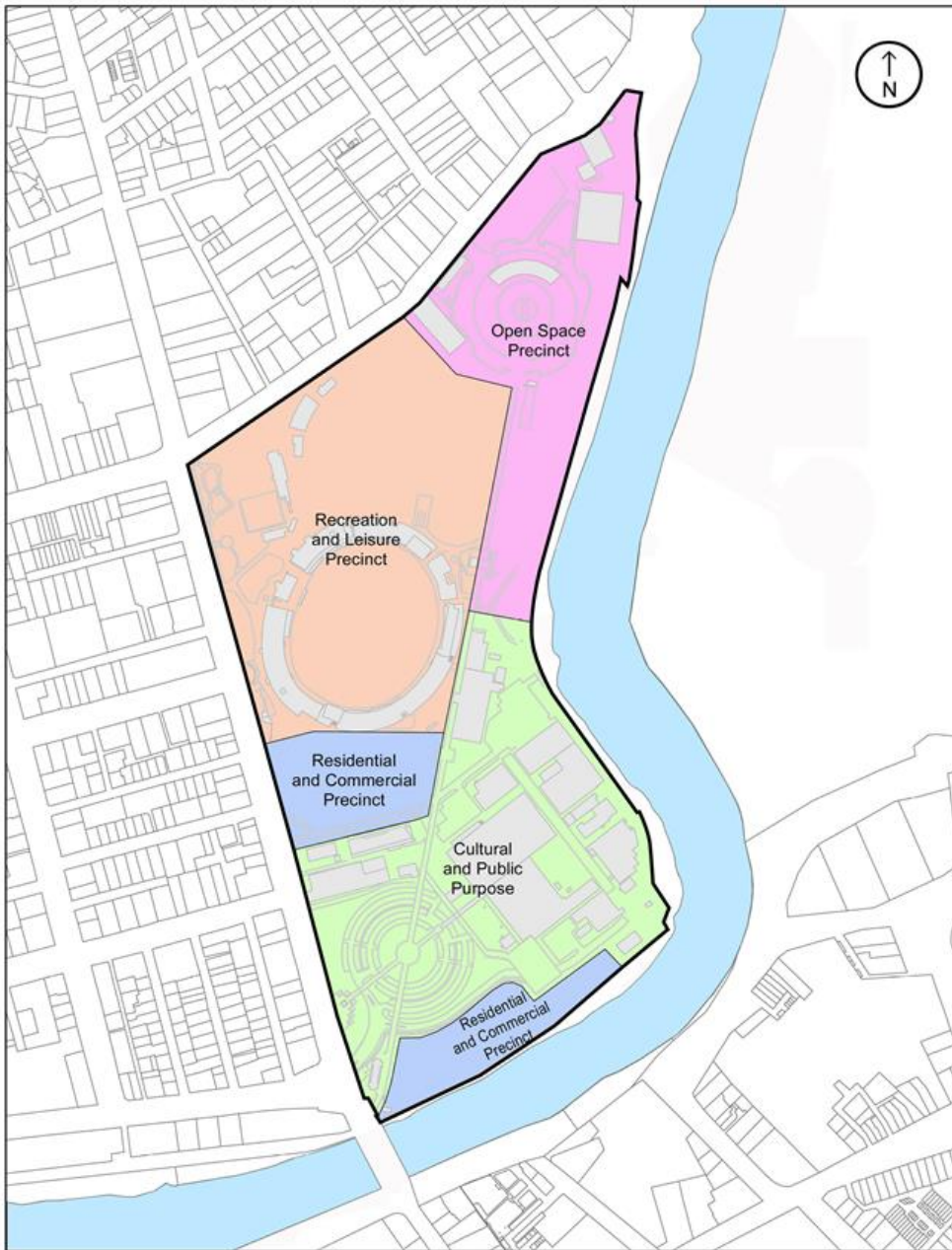


Figure LAU-P4.2 - Precinct Map

LAU-P4.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAU-P4.4 Use Table

Use Class	Qualification
No Permit Required	

Natural and Cultural Values management	
Passive recreation	
Permitted	
Business and Professional Services	If in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Community Meeting and Entertainment	If in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Food Services	If in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Research and Development	
Residential	If in association with educational uses in the Residential and Commercial Precinct or the Cultural and Public Purpose Precinct.
Sports and Recreation	
Utilities	If for minor utilities
Vehicle Parking	
Discretionary	
Community Meeting and Entertainment	If in an Open Space Precinct
Educational and Occasional Care	
General Retail and Hire	If for: (a) a market; or (b) local shop
Utilities	If not listed as Permitted.
Visitor Accommodation	If in the Residential or Commercial Precinct
Prohibited	
All other uses	

LAU-P4.5 Use Standards

LAU-P4.5.1 Hours of operation

Objective:	That non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses	
Acceptable Solutions	Performance Criteria	
A1 Commercial vehicles for a use class specified in Table LAU-P4.8.1 must only operate between 6.00am and 10.00pm.	P1 Commercial vehicles for a use class specified in Table LAU-P4.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and dispatch of goods and materials; and (c) the existing levels of amenity.	

LAU-P4.5.2 Noise levels

Objective:	That noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions	Performance Criteria	
A1 Noise generated by a use class specified in Table LAU-P4.8.1 on the site must: (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.	P1 Noise levels from a use class specified in Table LAU-P4.8.1 on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the topography of the site; (d) the separation between the noise emission and the sensitive use; (e) the degree of screening between the noise source and adjoining sensitive uses; and (f) the characteristics of the surrounding area.	

LAU-P4.6 Development Standards for Buildings and Works

LAU-P4.6.1 Building height

Objective:	That development on the site is compatible with the character of the local area precinct.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Building height must be compatible with surrounding development, having regard to: <ul style="list-style-type: none"> (a) the topography of the site; (b) the height of buildings on the site, adjoining lots and adjacent lots; (c) the bulk and form of existing and proposed buildings; (d) the apparent height when viewed from roads and public places; (e) any overshadowing of adjoining lots or public places; and (f) the local area objectives. 	

LAU-P4.6.2 Location of car parking

Objective:	That car parking is compatible with the character of the local area precinct.	
Acceptable Solutions	Performance Criteria	
A1 Car parking must be located within the building structure.	P1 Car parking must be located to minimise its visibility, having regard to: <ul style="list-style-type: none"> (a) the character of the local area precinct; (b) the location of the car parking; (c) vehicle and pedestrian traffic safety; (d) any measures to screen parking; (e) any landscaping proposed; and (f) the local area objectives. 	

LAU-P4.6.3 Active ground floors

Objective:	That building facades promote and maintain high levels of pedestrian interaction and amenity	
Acceptable Solutions	Performance Criteria	
A1	P1	

<p>New buildings with non-residential uses on ground floors must:</p> <ul style="list-style-type: none"> (a) have clear glazing, display windows or glass doorways for not less than 80% of all ground floor facades to, roads, malls, laneways or arcades; (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades; (c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and (d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades. 	<p>New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:</p> <ul style="list-style-type: none"> (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades; (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public; (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades; and (e) the local area objectives.
<p>A2</p> <p>Alterations to ground floor facades of non-residential buildings must not:</p> <ul style="list-style-type: none"> (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations; (b) have security grilles or screens that obscure the ground floor facade; (c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades. 	<p>P2</p> <p>Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:</p> <ul style="list-style-type: none"> (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades; (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public; (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades; and (e) the local area objectives.

LAU-P4.7 Development Standards for Subdivision

LAU-P4.7.1 Lot size and dimensions

Objective:	That each lot has an area and dimensions appropriate for the zone.	
Acceptable Solutions	Performance Criteria	
<p>A1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 500m² and be able to contain a 15m diameter circle with the centre of the circle not more 15m from the frontage;</p> <p>(b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality;</p> <p>(c) be required for the provision of public utilities; or</p> <p>(d) be for the consolidation of a lot with another lot, provided each lot is within the same zone.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant acceptable solutions for development of buildings on the lots;</p> <p>(b) the likely location of buildings on the lots;</p> <p>(c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;</p> <p>(d) the topography of the site;</p> <p>(e) the presence of any natural hazards;</p> <p>(f) the existing pattern of development in an area;</p> <p>(g) the future use or development of the site or adjoining land; and</p> <p>(h) the local area objectives.</p>	

LAU-P4.7.2 Frontage and access

Objective:	<p>That lots provide:</p> <p>(a) appropriate frontage to a road; and</p> <p>(b) safe appropriate access suitable for the intended use of the new lot.</p>	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, of not less than 3.6m width, having regard to:</p> <p>(a) the width of frontage proposed, if any;</p> <p>(b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;</p>	

	<ul style="list-style-type: none"> (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the functionality and usability of the frontage; (i) the anticipated nature of the vehicles likely to access the site; (j) the ability to manoeuvre vehicles on the site; (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (l) the advice of the road authority; and (m) the local area objectives.
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; (e) the advice of the road authority; and (f) the local area objectives.

LAU-P4.7.3 Discharge of Stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>The Council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.</p>	<p>P2</p> <p>No Performance Criterion.</p>

LAU-P4.7.4 Water and Sewerage Services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.</p>	<p>P2</p> <p>No Performance Criterion.</p>

LAU-P4.8 Tables

Table LAU-P4.8.1 Use Classes subject to clauses LAU-P4.5.1 and LAU-P4.5.2

Use Class	Qualification
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
Research and Development	
Sports and Recreation	
Visitor Accommodation	

LAU-P5.0 Particular Purpose Zone – University of Tasmania, Newnham Campus

LAU-P5.1 Zone Purpose

The purpose of the Particular Purpose Zone – University of Tasmania, Newnham Campus is:

LAU-P5.1.1 To provide for a range of uses and developments to facilitate tertiary education and research.

LAU-P5.1.2 To provide for accommodation for students, visitors and staff.

LAU-P5.1.3 To provide for complementary uses that facilitate the primary purposes of the zone.

LAU-P5.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

LAU-P5.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAU-P5.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	
General Retail and Hire	If for: (a) the sale of books, stationery, educational equipment; or (b) a local shop
Research and Development	
Sports and Recreation	
Utilities	If for minor utilities
Discretionary	

Food Services	
General Retail and Hire	If not listed as Permitted.
Hotel Industry	
Manufacturing and Processing	
Residential	If for student or university staff accommodation
Utilities	If not listed as Permitted.
Visitor Accommodation	
Prohibited	
All other uses	

LAU-P5.5 Use Standards

LAU-P5.5.1 Hours of operation

Objective:	That non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses	
Acceptable Solutions	Performance Criteria	
A1 Commercial vehicles for a use class specified in Table LAU-P5.8.1 must only operate between 6.00am and 10.00pm.	P1 Commercial vehicles for a use class specified in Table LAU-P5.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and despatch of goods and materials; and (c) the existing levels of amenity.	

LAU-P5.5.2 Noise levels

Objective:	That noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions	Performance Criteria	
A1 Noise generated by a use class specified in Table LAU-P5.8.1 on the site must: (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.	P1 Noise levels from use class specified in Table LAU-P5.8.1 on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the topography of the site; (d) the separation between the noise emission and the sensitive use; (e) the degree of screening between the noise source and adjoining sensitive uses; and (f) the character of the surrounding area.	

LAU-P5.6 Development Standards for Buildings and Works

LAU-P5.6.1 Outdoor storage areas

Objective:	That external storage of goods, materials and waste does not detract from the amenity of the area.	
Acceptable Solutions	Performance Criteria	
Outdoor storage areas, excluding for the display of goods for sale, for a use class specified in Table LAU-P5.8.1 must not be visible from any road or public open space adjoining the site	<p>Outdoor storage areas, excluding for the display of goods sale, for a use class specified in Table LAU-P5.8.1 must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed. 	

LAU-P5.6.2 Building height and setback

Objective:	That building height and setback is compatible with the character of the zone.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Building height must be not more than 14m.</p>	<p>P1</p> <p>Building height must be compatible with the streetscape and character of the zone, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height of buildings on the site, adjoining lots and adjacent lots; (c) the bulk and form of existing and proposed buildings; (d) the allowable building heights; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining lots or public places. 	
<p>A2</p> <p>Buildings must have a setback from a frontage of not less 15m.</p>	<p>P2</p> <p>Buildings must be sited to be compatible with the streetscape and character of the zone, having regard to:</p>	

	<ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the existing or proposed landscaping; (f) the safety of road users; (g) the access to the site for deliveries and service vehicles; and (h) the provision for car parking.
<p>A3</p> <p>Buildings must have a setback from side and rear boundaries of not less than 15m.</p>	<p>P3</p> <p>Buildings must be sited to be compatible with the character of the zone, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings on the site; (f) the character of the surrounding area; (g) the access to the site for deliveries and service vehicles; (h) the provision for car parking; and (i) any overshadowing of adjoining lots or public places.

LAU-P5.7 Development Standards for Subdivision

LAU-P5.7.1 Lot size and dimensions

Objective:	That each lot: <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for the zone; and (b) does not cause an adverse impact on the amenity of adjoining land, especially residential zones.
Acceptable Solutions	Performance Criteria
A1.1	P1

<p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 1000m² and be able to contain a 25m diameter circle with the centre of the circle not more than 30m from the frontage; (b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; (c) be required for the provision of public utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and <p>A1.2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P5.6.1 A2 and A3.</p>	<p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in an area; and (g) the future use or development of the site or adjoining land.
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with an Inner Residential Zone.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:</p> <ul style="list-style-type: none"> (a) the lot layout and design; (b) the existing pattern of development in the area; (c) the ability for buildings to be erected in accordance with the development standards; (d) the proposed use of the lot; (e) the use of the adjoining lots; (f) the topography of the site; (g) the physical separation to surrounding sensitive land uses; (h) the existing pattern of development in an area; (i) the orientation of the lot; (j) access considerations; and

	(k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.
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LAU-P5.7.2 Frontage and access

Objective:	That lots provide: (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, of not less than 3.6m width, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, (if any); (b) whether any other land has a right-of-carriageway as its sole or principal means access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the functionality and usability of the frontage; (i) the anticipated nature of the vehicles likely to access the site; (j) the ability to manoeuvre vehicles on the site; (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (l) the advice of the road authority.
A2	P2

No Acceptable Solution.	<p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.
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LAU-P5.7.3 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	P1 No Performance Criterion.	
A2 The Council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	P2 No Performance Criterion.	

LAU-P5.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.	P1 No Performance Criterion.	
A2	P2	

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	No Performance Criterion.
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LAU-P5.8 Tables

Table LAU-P5.8.1 Use Classes subject to clauses LAU-P5.5.1 and LAU-P5.5.2

Use Class	Qualification
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
Hotel Industry	
Manufacturing and Processing	
Research and Development	
Sports and Recreation	
Utilities	If not for minor utilities
Visitor Accommodation	

LAU-P6.0 Particular Purpose Zone – Prospect Business Precinct

LAU-P6.1 Zone Purpose

The purpose of the Particular Purpose Zone – Prospect Business Precinct is:

LAU-P6.1.1 To provide for a range of uses and developments that support business, government operations, education and research.

LAU-P6.1.2 To provide for complementary uses that support, supply or facilitate the primary purpose.

LAU-P6.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

LAU-P6.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAU-P6.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Research and Development	
Sports and Recreation	
Storage	If for self storage.
Utilities	If for minor utilities.
Discretionary	

Manufacturing and Processing	
Storage	If not listed as Permitted.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

LAU-P6.5 Use Standards

LAU-P6.5.1 Hours of operation

Objective:	That non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions	Performance Criteria	
A1 Commercial vehicles must only operate between 6.00am and 10.00pm.	P1 Commercial vehicles must not cause an unreasonably loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the hours of delivery and despatch of goods and materials; and (c) the existing levels of amenity.	

LAU-P6.5.3 Noise levels

Objective:	That noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions	Performance Criteria	
A1 Noise generated by a use on the site must: (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.	P1 Noise levels from use on the site must not unreasonably impact on the amenity of adjacent sensitive uses having regard to: (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the topography of the site; (d) the separation between the noise emission and the sensitive use; (e) the degree of screening between the noise source and adjoining sensitive uses; and (f) the character of the surrounding area.	

LAU-P6.6 Development Standards for Buildings and Works

LAU-P6.6.1 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the amenity of the area.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.</p>	<p>P1</p> <p>Outdoor storage areas, excluding the display of goods for sale must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed.

LAU-P6.6.2 Building height and setback

Objective:	That building height and setback is compatible with the character of the zone.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Building height must be not more than 10m.</p>	<p>P1</p> <p>Building height must be compatible with the streetscape and character of the zone, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height of buildings on the site, adjoining lots and adjacent lots; (c) the bulk and form of existing and proposed buildings; (d) the allowable building heights; (e) the apparent height when viewed from roads and public places; and (f) any overshadowing of adjoining lots or public places. 	
<p>A2</p> <p>Buildings must have a setback from a frontage of not less than 15m.</p>	<p>P2</p> <p>Buildings must be sited to be compatible with the streetscape and character of the zone having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of surrounding buildings; 	

	<ul style="list-style-type: none"> (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the existing or proposed landscaping; (f) the safety of road users; (g) the access to the site for deliveries and service vehicles; and (h) the provision for car parking.
<p>A3</p> <p>Buildings must have a setback from side and rear boundaries of not less than:</p> <ul style="list-style-type: none"> (a) 1.5m; or (b) 15m if the boundary is adjoining a General Residential Zone or Low Density Residential Zone. 	<p>P3</p> <p>Buildings must be sited to be compatible with the character of the zone and not unreasonably impact on the amenity of adjoining sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape, and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings on the site; (f) the character of the surrounding area; (g) the access to the site for deliveries and service vehicles; (h) provision for car parking; (i) any overshadowing or overlooking of adjoining sensitive uses; and (j) existing or proposed landscaping.

LAU-P6.6.3 Streetscape

Objective:	That development has an acceptable impact on the streetscape.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>New buildings or extensions to existing buildings visible from Westbury Road, excluding walls built to the lot boundary, must:</p>	<p>P1</p> <p>New buildings or extensions to existing buildings visible from Westbury Road, excluding walls built to the lot boundary, must be compatible the Westbury Road streetscape, having regard to:</p>	

<ul style="list-style-type: none"> (a) have external walls constructed of not less than 50% brick, concrete, masonry or glass; (b) have external walls, unless brick or glass, painted or finished with a texture coat; and (c) have not less than 50% glazing to the external walls of the office component of the buildings. 	<ul style="list-style-type: none"> (a) the topography of the site; (b) the nature of the use; (c) the visibility of the building from the road; (d) the external treatment and finish of buildings; and (e) the building materials used in the surrounding area.
<p>A2</p> <p>Car parking must not be located within 15m of a frontage.</p>	<p>P2</p> <p>Car parking must be located to minimise visual impact in the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the nature of the use; (c) the number of car spaces; (d) the visibility of the car parking from the road; (e) the use of measures to mitigate impacts including screening and landscaping; (f) the location of car parking on adjoining sites; and (g) the character of the streetscape.

LAU-P6.6.3 Fences

Objective:	To provide for fences that are appropriate to the site and character of the area.
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>No Acceptable Solution².</p>	<p>P1</p> <p>Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the need for security; (c) the materials and finish of the proposed fence;

² An exemption applies for fences in this zone – see Table 4.6

	<ul style="list-style-type: none"> (d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or reserve; (e) any overshadowing; (f) the character of the streetscape and surrounding area; and (g) the character of the surrounding area.
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LAU-P6.6.4 Site landscaping

Objective:	That new development provides acceptable levels of site landscaping.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>New buildings or extensions with a gross floor area of not more than 100m² or 50% of the existing gross floor area, whichever is lesser, must:</p> <ul style="list-style-type: none"> (a) landscape an area within the front setback of not less than the 50% of that area; and (b) provide a minimum of 1 tree capable of growing to a height of not less than 10m planted for every 250m² of site area. Trees must be located within a minimum 3m diameter landscaped area. 	<p>P1</p> <p>New buildings or extensions with a gross floor area of not more than 100m² or 50% of the existing gross floor area, whichever is lesser, must include landscaping that improves the amenity and appearance of the site and the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) existing vegetation on the site; (c) shade for users of the site and car parking areas; (d) the location, type and growth of the proposed vegetation; (e) the area set aside for landscaping and its suitability; (f) the design, locations and visibility of buildings and other works; (g) the operational needs of the proposed use; (h) the character of the streetscape; and (i) the character of the surrounding area. 	

LAU-P6.7 Development Standards for Subdivision

LAU-P6.7.1 Lot size and dimensions

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for the zone; and (b) does not cause adverse impacts on adjoining land, especially residential zones.
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Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 1000m² and be able to contain a 25m diameter circle with the centre of the circle not more than 30m from the frontage; (b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; (c) be required for the provision of public utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and <p>A1.2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P6.6.1 A2 and A3.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in an area; and (g) the future use or development of the site or adjoining land.
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must not be located on the boundary with a General Residential Zone or Low Density Residential Zone.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:</p> <ul style="list-style-type: none"> (a) the lot layout and design; (b) the existing pattern of development in the area; (c) the ability for buildings to be erected in accordance with the development standards; (d) the proposed use of the lot; (e) the use of the adjoining lots; (f) the topography of the site; (g) the physical separation to surrounding sensitive land uses; (h) the existing pattern of development in an area;

	<ul style="list-style-type: none"> (i) the orientation of the lot; (j) access considerations; and (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.
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LAU-P6.7.2 Frontage and access

Objective:	That lots provide: <ul style="list-style-type: none"> (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right-of-carriageway, of not less than 3.6m width, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage; (c) the number of immediately adjacent rights-of-carriageway; (d) the topography of the site; (e) the proposed use of the lot; (f) the construction and maintenance of the road; (g) the existing pattern of development in the surrounding area; (h) the functionality and usability of the frontage; (i) the anticipated nature of the vehicles likely to access the site; (j) the ability to manoeuvre vehicles on the site; (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and (l) the advice of the road authority.

<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; (d) the character of the area; and (e) the advice of the road authority.
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LAU-P6.7.3 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>The Council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.</p>	<p>P2</p> <p>No Performance Criterion.</p>

LAU-P6.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.</p>	<p>P1</p> <p>No Performance Criterion.</p>

A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	P2 No Performance Criterion.
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LAU-P6.8 Tables

This sub-clause is not used in this particular purpose zone.

LAU-P7.0 Particular Purpose Zone – Boags Brewery

LAU-P7.1 Zone Purpose

The purpose of the Particular Purpose Zone – Boags Brewery is:

LAU-P7.1.1 To provide for the continued operation of the Boags Brewery.

LAU-P7.1.2 To provide for complementary uses and developments that support, supply or facilitate the operation of the brewery, including hospitality and tourism related use or development.

LAU-P7.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-P7.2.1	<p>The North Site, shown in Figure LAU-P7.2.1 and on an overlay map as LAU-P7.2.1.</p> <p>The relationship between differing industrial activities has developed continuously since Launceston's settlement. Building forms are solid, with generous, large vehicular openings. It is the combination of many utilitarian, robust building forms of differing scales, as well as the form of the hard edged urban block that identifies the site.</p>	<p>The local area objectives for the North Site are:</p> <ul style="list-style-type: none"> (a) to maintain its function as a significant commercial brewery with operations including manufacturing, bottling, storage and administration; (b) that future development on the site will maintain the incremental pattern of development through continuation of the built street frontage and an emphasis on the horizontal profile of two or three storey building heights on the street edge; (c) that the open corners of Shields Street and the Esplanade, and the Esplanade and Tamar Street provide opportunities for infill development; (d) that a higher building height than that existing may be accommodated at a greater setback from the street edge towards the centre of the block and a further maximum height will be accommodated for auxiliary elements such as pipes, silos and masts; (e) that taller elements associated with industrial processing will broaden Boags identity within the streetscape; and (f) that the historical importance of scale and form at street level will be respected.

<p>LAU-P7.2.2</p>	<p>The South Site shown in Figure LAU-P7.2.1 and on an overlay map as LAU-P7.2.2.</p> <p>The South Site is predominantly commercial in nature with a more domestic scale and character in comparison to the north site.</p> <p>Remnants of the nineteenth century street pattern are evident by the inn (now known as the City Park Grand Hotel) on the corner of William and Tamar Streets and the old Tamar Hotel.</p>	<p>The local area objectives for the South Site are:</p> <ul style="list-style-type: none"> (a) to provide for expansion and support of complementary activities to the brewery operations on the North Site and to provide for uses, including warehousing, storage, distribution, administration, tourism, hospitality, retail, museum, offices or other associated facilities; (b) that buildings fronting the street have legible entries and regular window patterns and that each building is freestanding and right; (c) that future development along William Street: <ul style="list-style-type: none"> (i) respects the existing building forms and settings by maintaining the spaces and laneways surrounding the buildings; and (ii) continues the arrangement of the domestic scale at the street frontage, and the preservation of the spaces and laneways between the buildings. (d) that laneways will accommodate visitor interpretation and engagement experiences as well as entry points to future developments located in the centre of the block; and (e) that there is greater capacity for development on the South Site due to much of the internal space being used as service yards and warehousing.
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Figure LAU-P7.2.1 - Location of North Site and South Site

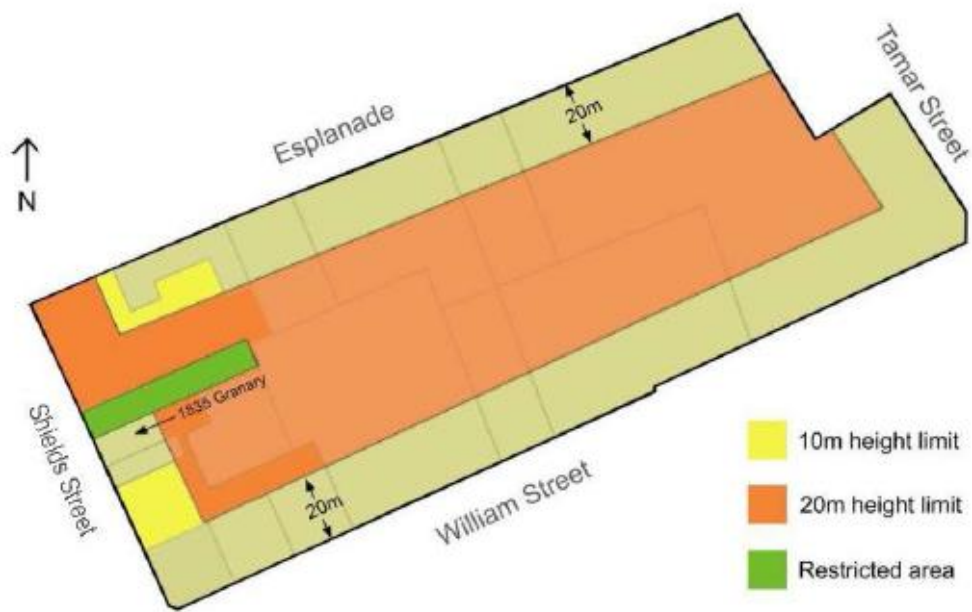


Figure LAU-P7.2.2 - North Site



Figure LAU-P7.2.3 - South Site

LAU-P7.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAU-P7.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and cultural values management	
Passive recreation	
Permitted	
Manufacturing and processing	If for a brewery
Resource processing	If for a brewery
Tourist operation	
Utilities	If for minor utilities

Discretionary	
Community meeting and entertainment	
Hotel industry	
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

LAU-P7.5 Use Standards

LAU-P7.5.1 Noise levels

Objective:	That noise levels from uses do not unreasonably impact on the amenity of nearby uses.	
Acceptable Solutions		Performance Criteria
A1	<p>Noise generated by a use on the site must:</p> <p>(a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or</p> <p>(b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.</p>	<p>P1</p> <p>Noise levels generated by a use on the site must not unreasonably impact on the amenity of adjacent sensitive uses, having regard to:</p> <p>(a) the nature and intensity of the use;</p> <p>(b) the characteristics of the noise emitted;</p> <p>(c) background noise levels;</p> <p>(d) any mitigation measures proposed;</p> <p>(e) the topography of the site; and</p> <p>(f) the character of the surrounding area.</p>

LAU-P7.6 Development Standards for Buildings and Works

LAU-P7.6.1 Outdoor storage areas

Objective:	That external storage of goods, materials and waste does not detract from the amenity of the area.	
Acceptable Solutions		Performance Criteria
A1	<p>Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.</p>	<p>P1</p> <p>Outdoor storage areas, excluding the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the type of goods, materials or waste proposed to be stored;</p> <p>(c) the topography of the site;</p> <p>(d) the landscaping of the site; and</p> <p>(e) any screening proposed.</p>

<p>Objective:</p>	<p>To:</p> <ul style="list-style-type: none"> (a) maintain the built edge around the perimeter of the site by building to the property boundaries at the front and sides; (b) retain the former laneway in Shields Street to acknowledge the settlement pattern and enhance the heritage value of the 1835 Granary; and (c) facilitate future development by allowing greater building heights towards the centre of the Site.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Building height must be not more than:</p> <ul style="list-style-type: none"> (a) the limits shown in Figure LAU-P7.2.2; or (b) the average height of adjoining buildings, <p>whichever is greater.</p>	<p>P1</p> <p>Building height of structures such as tanks, silos, chimneys, masts, pipes and gantries may exceed the limits shown in Figure LAU-P7.2.2, having regard to:</p> <ul style="list-style-type: none"> (a) the bulk and massing of buildings; (b) the impact on the streetscape; (c) the extent of shading on roads and public places; and (d) the local area objectives.
<p>A2</p> <p>Buildings must be built to all frontages, excluding the restricted area shown in green in Figure LAU-P7.2.2.</p>	<p>P2</p> <p>Buildings must have a setbacks from frontages that facilitate increased public interaction or public related activities, having regard to:</p> <ul style="list-style-type: none"> (a) the need for the proposed use in this location; (b) the operational requirements of the proposed use; (c) the impact on the streetscape; and (d) the local area objectives.
<p>A3</p> <p>Buildings can be built up to all side and rear boundaries.</p>	<p>P3</p> <p>No Performance Criterion.</p>
<p>A4</p> <p>All buildings must have the main façade and primary entrance facing a road, excluding development that is not visible from a road.</p>	<p>P4</p> <p>The main façade and primary entrance to a building must be designed to maximise visibility from roads and must provide a safe and accessible access for vehicles from the road to the main entrance of the building, having regard to:</p>

	<ul style="list-style-type: none"> (a) the location of the entrance relative to public areas and car parking on the site; (b) whether the building is located on the street front; and (c) the local area objectives.
<p>A5</p> <p>Buildings and other permanent structures must not be located within the restricted area shown in green in Figure LAU-P7.2.2.</p>	<p>A5</p> <p>No Performance Criterion.</p>

LAU-P7.6.2 Building height, setback and siting - South Site

Objective:	To: <ul style="list-style-type: none"> (a) maintain the domestic scale and character at the street edge; (b) retain the laneways and spaces between existing buildings at the street frontage; and (c) facilitate future development by allowing greater building heights towards the centre of the site.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than:</p> <ul style="list-style-type: none"> (a) the limits shown in Figure LAU-P7.2.3; or (b) the average height of adjoining buildings, whichever is greater. 	<p>P1</p> <p>Building heights of structures, such as tanks, silos, chimneys, masts, pipes and gantries, may exceed the limits shown in Figure LAU-P7.2.3, having regard to:</p> <ul style="list-style-type: none"> (a) the bulk and massing of buildings; (b) the impact on the streetscape; (c) the extent of shading on roads and public places; and (d) the local area objectives.
<p>A2</p> <p>Buildings must be built to all frontages, excluding the restricted area shown in green in Figure LAU-P7.2.3.</p>	<p>P2</p> <p>Buildings must have a setbacks from frontages that facilitate increased public interaction or public related activities, having regard to:</p> <ul style="list-style-type: none"> (a) the need for the proposed use in this location; (b) the operational requirements of the proposed use; (c) the setting of existing buildings; (d) the impact on the streetscape; and

	(e) the local area objectives.
A3 Buildings can be built up to all side and rear boundaries, excluding the restricted area shown in green in Figure LAU-P7.2.3.	P3 No Performance Criterion.
A4 All buildings must have the main façade and primary entrance facing a road, excluding development not visible from a road.	P4 The main façade and primary entrance to a building must be designed to maximise visibility from roads and must provide a safe and accessible access for vehicles and pedestrians from the road to the main entrance to the building, having regard to: (a) the location of the entrance relative to public areas and car parking on the site; (b) whether the building is located on the street front; and (c) the local area objectives.
A5 Buildings and other permanent structures must not be located within the restricted area shown in green in Figure LAU-P7.2.3.	P5 Buildings and other permanent structures must be sited to retain as far as possible the open spaces within and the setting of the buildings facing on to the restricted areas shown in green in Figure LAU-P7.2.3, having regard to: (a) the need for minor or temporary development associated with use of the spaces for public activity; (b) the need to facilitate the redevelopment of existing heritage buildings within the restricted area, such as by membrane roofs and lifts; (c) retaining or enhancing the views into and out of the restricted areas; and (d) the local area objectives.

LAU-P7.7 Development Standards for Subdivision

LAU-P7.7.1 Lot size and dimensions

Objective:	Each lot has an area and dimensions appropriate for the zone.
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Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 1000m²; (b) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; (c) be required for the provision of public utilities; or (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and <p>A1.2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the setbacks required by clause LAU-P7.6.1 A2 and A3 and clause LAU-P7.6.2 A2 and A3.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; (d) the topography of the site; (e) the presence of any natural hazards; (f) the existing pattern of development in an area; (g) the future use or development of the site or adjoining land; (h) the operational needs of the brewery; and (i) the local area objectives.

LAU-P7.7.2 Frontage and access

Objective:	That lots provide: <ul style="list-style-type: none"> (a) appropriate frontage to a road; and (b) safe appropriate access suitable for the intended use of the new lot.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 6m.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must provide a reinforced concrete driveway with a width of not less than 6m.</p>	<p>P2</p> <p>No Performance Criterion.</p>

LAU-P7.7.3 Discharge of stormwater

Objective:	That the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	P1 No Performance Criterion.	
A2 The Council's General Manager has provided advice that the public stormwater system has the capacity to accommodate the stormwater discharge from each lot, or a lot proposed in a plan of subdivision.	P2 No Performance Criterion.	

LAU-P7.7.4 Water and sewerage services

Objective:	That each lot provides for appropriate water supply and wastewater disposal.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.	P1 No Performance Criterion.	
A2 Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	P2 No Performance Criterion.	

LAU-P7.8 Tables

This sub-clause is not used in this particular purpose zone.

LAU-P8.0 Particular Purpose Zone – Franklin Village

LAU-P8.1 Zone Purpose

The purpose of the Particular Purpose Zone – Franklin Village is:

LAU-P8.1.1 To manage Franklin Village so that future use and development is compatible with the heritage values of the zone.

LAU-P8.1.2 To provide for complementary uses and developments that support the operation of Franklin Village, including tourism, events, education and religious practice.

LAU-P8.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAU-P8.2.1	<p>East Side, as shown in Figure LAU-P8.2.1 and on an overlay map as LAU-P8.2.1.</p> <p>The East Side contains Franklin House and grounds. The position of Franklin House and its garden setting, in relation to St James Church directly opposite, has strong historical and visual links, which have existed since the buildings were established.</p>	<p>The local area objectives for East Side are:</p> <ul style="list-style-type: none"> (a) to continue the operation of the historic house as the primary tourist destination in the village, and to provide for the expansion and support of complementary uses that enhance the visitor experience and provide for the long term viability of the property; (b) that the site, including Franklin House and grounds, will be maintained to conserve its important heritage features; (c) that significant future development will only be considered in the development area shown in Figure LAU-P8.2.2, which is to the rear of the house and gardens; and (d) that any buildings in the development area shown in Figure LAU-P8.2.2 will be single storey and the layout of buildings and works will be designed to be sympathetic to the existing setting of the house and garden.
LAU-P8.2.2	<p>West Side, as shown in Figure LAU-P8.2.1 and on an overlay map as LAU-P8.2.2.</p>	<p>The local area objectives for West Side are:</p> <ul style="list-style-type: none"> (a) to maintain its function as a church and burial ground and to limit development to only that necessary

	<p>St James Church is located centrally to the rear of the site. To the rear of the church building is a graveyard. The frontage is sparsely landscaped and is used for informal car parking. The front entrance to St James Church is positioned directly opposite the front entrance of Franklin House, providing a strong visual connection between the two buildings. The view to each remains unbroken by development and vegetation.</p>	<p>for the ongoing use of the site for these purposes;</p> <p>(b) that the character of the West Site will remain substantially unchanged with future development restricted to only that necessary for the continued operation of the church; and</p> <p>(c) that any development will be designed to respect the important visual link between Franklin House and St James Church.</p>
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Figure LAU-P8.2.1 - Location of East Site and West Site



Figure LAU-P8.2.2 - Zone Development Control

LAU-P8.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAU-P8.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Community Meeting and Entertainment	
Food Services	If for a café or restaurant
Resource Development	If for a market garden
Tourist Operation	
Discretionary	
Business and Professional Services	If associated with the management of heritage properties
Crematoria and Cemeteries	If for a cemetery on West Site
General Retail and Hire	If for a gift shop or market
Sports and Recreation	
Visitor Accommodation	
Prohibited	
All other uses	

LAU-P8.5 Use Standards

LAU-P8.5.1 Hours of operation

Objective:	That non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions		Performance Criteria
A1	Commercial vehicles for a use class specified in Table LAU-P8.8.1 must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	P1 Commercial vehicles for a use class specified in Table LAU-P8.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: <ul style="list-style-type: none"> (a) the extent and timing of traffic generation; (b) the hours of delivery and dispatch of goods and materials; and (c) the existing levels of amenity.

LAU-P8.5.2 Mechanical plant and equipment

Objective:	That the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.	
Acceptable Solutions		Performance Criteria
A1	Air conditioning, air extraction, heating or refrigeration systems or compressors for a use class specified in Table LAU-P8.8.1 must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.	P1 Noise, odours, fumes or vibration generated by air conditioning, air extraction, heating or refrigeration systems or compressors for a use class specified in Table LAU-P8.8.1 must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to: <ul style="list-style-type: none"> (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site; (d) the landscaping of the site; and (e) any mitigation measures proposed.

LAU-P8.5.3 Light spill and illumination

Objective:	That light spill and level of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A use class specified in Table LAU-P8.8.1 must:</p> <ul style="list-style-type: none"> (a) not include permanent, fixed floodlighting where it adjoins the boundary of a General Residential Zone; and (b) contain direct light from external light sources within the boundaries of the site. 	<p>P1</p> <p>Floodlighting or other external lighting used on the site for a use class specified in Table LAU-P8.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the number of light sources and their intensity; (b) the proximity of the proposed light sources to nearby sensitive uses; (c) the topography of the site; (d) the landscaping of the site; (e) the degree of screening between the light source and the sensitive uses; and (f) existing light sources nearby.

LAU-P8.5.4 Noise Levels

Objective:	That noise levels from uses do not cause an unreasonable off of amenity to adjacent sensitive uses.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Noise generated by a use class specified in Table LAU-P8.8.1 on the site must:</p> <ul style="list-style-type: none"> (a) not exceed a time average A-weighted sound pressure level (LAeq) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environmental protection notice issued by the Director of the Environment Protection Authority. 	<p>P1</p> <p>Noise levels generated by a use class specified in Table LAU-P8.8.1 on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use; (b) the characteristics of the noise emitted; (c) the background noise levels; (d) any mitigation measures proposed; (e) the topography of the site; and (f) the character of the surrounding area. 	

LAU-P8.6 Development Standards for Buildings and Works

LAU-P8.6.1 Outdoor storage areas

Objective:	That external storage of goods, materials and waste does not detract from the amenity of the area.	
Acceptable Solutions	Performance Criteria	
A1 Outdoor storage areas for a use class specified in Table LAU-P8.8.1, excluding the display of goods for sale, must not be visible from any road or public open space adjoining the site.	P1 Outdoor storage areas for a use class specified in Table LAU-P8.8.1, excluding the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste proposed to be stored; (c) the topography of the site; (d) the landscaping of the site; and (e) any screening proposed.	

LAU-P8.6.1 Building height, setback and siting - East Site

Objective:	To: (a) maintain the visual and historical link between the front setting of Franklin House and St James Church; and (b) provide that the design and siting of development protects the heritage values and amenity of existing uses on the site and surrounding uses.	
Acceptable Solutions	Performance Criteria	
A1 Building height within the development area shown in yellow in Figure LAU-P8.2.2 must be not more than 5.5m.	P1 Building height must: (a) respond to the site context and the local area objectives, for the provision of tourist uses and development; and (b) protect the amenity of adjoining sensitive uses from the impacts of unreasonable overshadowing and overlooking by providing separation that is appropriate to the uses, having regard to: (i) the form of the building; (ii) the existing screening or the ability to implement or establish screening; and (iii) the Local Area Objectives for the East Site.	

<p>A2</p> <p>Buildings within the development area shown in yellow in Figure LAU-P8.2.2 must have a setback from the side and rear boundaries of not less than 10m.</p>	<p>P2</p> <p>Buildings must be sited to protect the amenity of adjoining sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the form of the building; (b) the existing screening or the ability to implement or establish screening; (c) the impacts of overshadowing and overlooking; and (d) the Local Area Objectives for the East Site.
<p>A3</p> <p>No development is to occur within the restricted area shown in green in Figure LAU-P8.2.2 for the East Site.</p>	<p>P3</p> <p>Development in the restricted area shown in green in Figure LAU-P8.2.2 for the East Site must be for non-habitable buildings, or works associated with the house and garden, or for ancillary structures such as lights, fences and signage, having regard to:</p> <ul style="list-style-type: none"> (a) the visual impact of the location; (b) the appropriateness of materials; (c) the appropriateness of the size and bulk of the new development; and (d) the Local Area Objectives for the East Site.

LAU-P8.6.2 Building height, setback and siting - West Site

<p>Objective:</p>	<p>To:</p> <ul style="list-style-type: none"> (a) maintain the visual and historical link between the setting of Franklin House and St James Church; and (b) provide that the design and siting of development protects the amenity of existing uses on the site and surrounding lots.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Development in the restricted area shown in green in Figure LAU-P8.2.2 for the West Site must be for non-habitable buildings or works associated with the operations or maintenance of the church, or for ancillary structures such as lights, fences and signage, having regard to:</p> <ul style="list-style-type: none"> (a) the visual impact of the location; (b) the appropriateness of materials;

	<p>(c) the appropriateness of the size and bulk of the new development; and</p> <p>(d) the Local Area Objectives for the West Site.</p>
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LAU-P8.7 Development Standards for Subdivision

LAU-P8.7.1 Lot size and density

Objective:	That: <ul style="list-style-type: none"> (a) subdivision and development density is consistent with the zone purpose; and (b) the area and dimensions of new lots are capable of accommodating their intended use.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:</p> <ul style="list-style-type: none"> (a) the relevant acceptable solutions for development of buildings on the lots; (b) the likely location of buildings on the lots; (c) the likely provision of on-site parking and manoeuvrability for vehicles; and (d) the Local Area Objectives for the West Site.

LAU-P8.7.2 Stormwater, water and wastewater

Objective:	That each lot provides for appropriate stormwater management, water supply and wastewater disposal.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to a:</p> <ul style="list-style-type: none"> (a) public reticulated stormwater system; (b) reticulated water supply; and (c) reticulated sewerage system. 	<p>P1</p> <p>No Performance Criterion.</p>

LAU-P8.8 Tables

Table LAU-P8.8.1 Use Classes subject to clauses LAU-P8.5.1 to LAU-P8.5.5

Use Class	Qualification
Community Meeting and Entertainment	
Food Services	
Sports and Recreation	
Tourist Operation	

LAU-P9.0 Particular Purpose Zone – North Bank Silos

LAU-P9.1 Zone Purpose

The purpose of the Particular Purpose Zone – North Bank Silos is:

- LAU-P9.1.1 To provide for redevelopment and adaptive reuse of the existing silos for Visitor Accommodation, Hotel Industry, Food Services, Community Meeting and Entertainment and other supporting uses.
- LAU-P9.1.2 To provide for development of the land that contributes positively to the river edge location and respects the form and scale of the existing structures.
- LAU-P9.1.3 To provide for redevelopment of the land that promotes interaction between Lindsay Street and the adjoining public parkland.
- LAU-P9.1.4 To provide for the existing silos to be retained and allow for extensions to the silo structure or new buildings provided:
 - (a) the original form and function of the silos can be understood; and
 - (b) they are designed to reflect the former industrial and port character of the land and adjacent land.

LAU-P9.2 Local Area Objectives

This sub-clause is not used in this particular purpose zone.

LAU-P9.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAU-P9.4 Use Table

Use Class	Qualification
No Permit Required	
None	
Permitted	
Community Meeting and Entertainment	
Food Services	
Hotel Industry	
Visitor Accommodation	
Discretionary	

Business and Professional Services	
Prohibited	
All other uses	

LAU-P9.5 Use Standards

LAU-P9.5.1 Mechanical plant and equipment

Objective:	That mechanical plant and equipment do not cause an unreasonable loss of amenity to user of the site or adjoining public land.	
Acceptable Solutions	Performance Criteria	
A1 Air conditioning, air extraction, heating or refrigeration systems or compressors for non-sensitive uses must be designed, suitably located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by users of the surrounding public land.	P1 Noise, odours, fumes and vibration generated by air conditioning, air extraction, heating or refrigeration systems or compressors for non-sensitive uses must not cause an unreasonable loss of amenity to users of the surrounding public land, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the proximity and number of sensitive uses in the area; (c) the capacity of the surrounding area to accommodate emissions; and (d) the nature of the proposed use and mitigation measures proposed.	

LAU-P9.5.2 Light spill

Objective:	That light spill and levels of illumination from external lighting does not cause an unreasonable loss of amenity to the surrounding area.	
Acceptable Solutions	Performance Criteria	
A1 Direct light sources from a building above the height of 10 metres must not be emitted outside the land.	P1 External lighting on the land must not cause an unreasonably loss of amenity to the area having regard to: (a) the number of light sources and their intensity; (b) the proximity of the proposed light sources to adjoining sensitive uses; (c) the topography of the land; (d) the landscape character of the land; and (e) the degree of screening between the light source and adjoining sensitive uses.	

LAU-P9.6 Development Standards for Buildings and Works

LAU-P9.6.1 Outdoor storage areas

Objective:	That adequate provision is made for storage of goods and waste.	
Acceptable Solutions	Performance Criteria	
A1 Outdoor storage areas, excluding the display of goods for sale, must not be visible from any road or public open space adjoining the site.	P1 Outdoor storage areas, excluding the display of goods for sale, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste proposed to be stored; (c) the topography and landscape characteristics of the land; (d) the proximity and location of public views into the land; and (e) the degree of screening proposed.	

LAU-P9.6.2 Building height, siting and design

Objective:	To: (a) provide for re-development of the land and reuse of the silos and that the visual impacts of any development are managed and the form of development respects the original silo structures; and (b) provide that the re-development and re-use of the silos allows for the efficient use of the land.	
Acceptable Solutions	Performance Criteria	
A1 Building height must be not more: (a) 10.0m; or (b) 42.0m, provided the building is contained in an envelope as shown in Figure LAU-P9.6.1 and formed by: (i) a line 16m to the north or, and parallel to, the northern façade of the existing silos; (ii) a line 2.0m to the south of, and parallel to, the southern façade of the existing silos; and	P1 Building height must be complementary to the existing silos structure, having regard to: (a) the scale, forms, and design of the buildings proposed; (b) the level of articulation of the proposed new development; (c) the visual impacts of the development when viewed from adjoining land and other parts of the city; (d) the relationship of proposed buildings with the existing silo structures; and	

<p>(iii) lines projecting at 90 degrees to the line of the northern and southern facades of the existing silos, drawn at the eastern and western extremities of the building.</p>	<p>(e) the level of shading to the road, public places or adjoining land.</p>
<p>A2.1 Buildings must have a setback from a frontage of not less than 5.5m.</p> <p>A2.2 Buildings can be built to the side and rear boundaries.</p>	<p>P2 Buildings must be sited to not cause a significant loss of amenity to adjacent land, having regard to:</p> <p>(a) proximity to adjoining uses; (b) size and bulk of proposed buildings; (c) the degree of overshadowing and overlooking to adjoining land; and (d) the visual amenity impacts on the streetscape.</p>
<p>A3 A building must have a site coverage of not more than 55%.</p>	<p>P3 The site coverage of a building must be appropriate to the efficient use of the land, having regard to the impacts on adjoining land.</p>
<p>A4 A wall of a building for a habitable floor higher than 10m with an area of more than 40m² and a minimum dimension of 3.0m must be broken by:</p> <p>(a) a window with a dimension of not less than 500mm; or (b) a balcony; or (c) a change in the vertical plane of more than 500mm.</p>	<p>P4 Any extension to the silos structure must be articulated, having regard to:</p> <p>(a) the use of the architectural forms proposed; (b) the use of window, balconies, materials and finishes to create architectural interest; and (c) the need to break up the perceived visual bulk of structures.</p>
<p>A5 The southern external wall of the existing silos structure higher than 10m must not have mechanical plant and equipment, such as air conditioning units or heat pumps, visible from public view points or from publicly accessible areas on the land.</p>	<p>P5 The installation of mechanical plant and equipment on the southern wall of the existing silos structure must respect the original form and character of the silos, having regard to:</p> <p>(a) visibility from ground level public view points; and</p>

(b) the ability to recognise such plant and equipment from ground level public viewpoints.

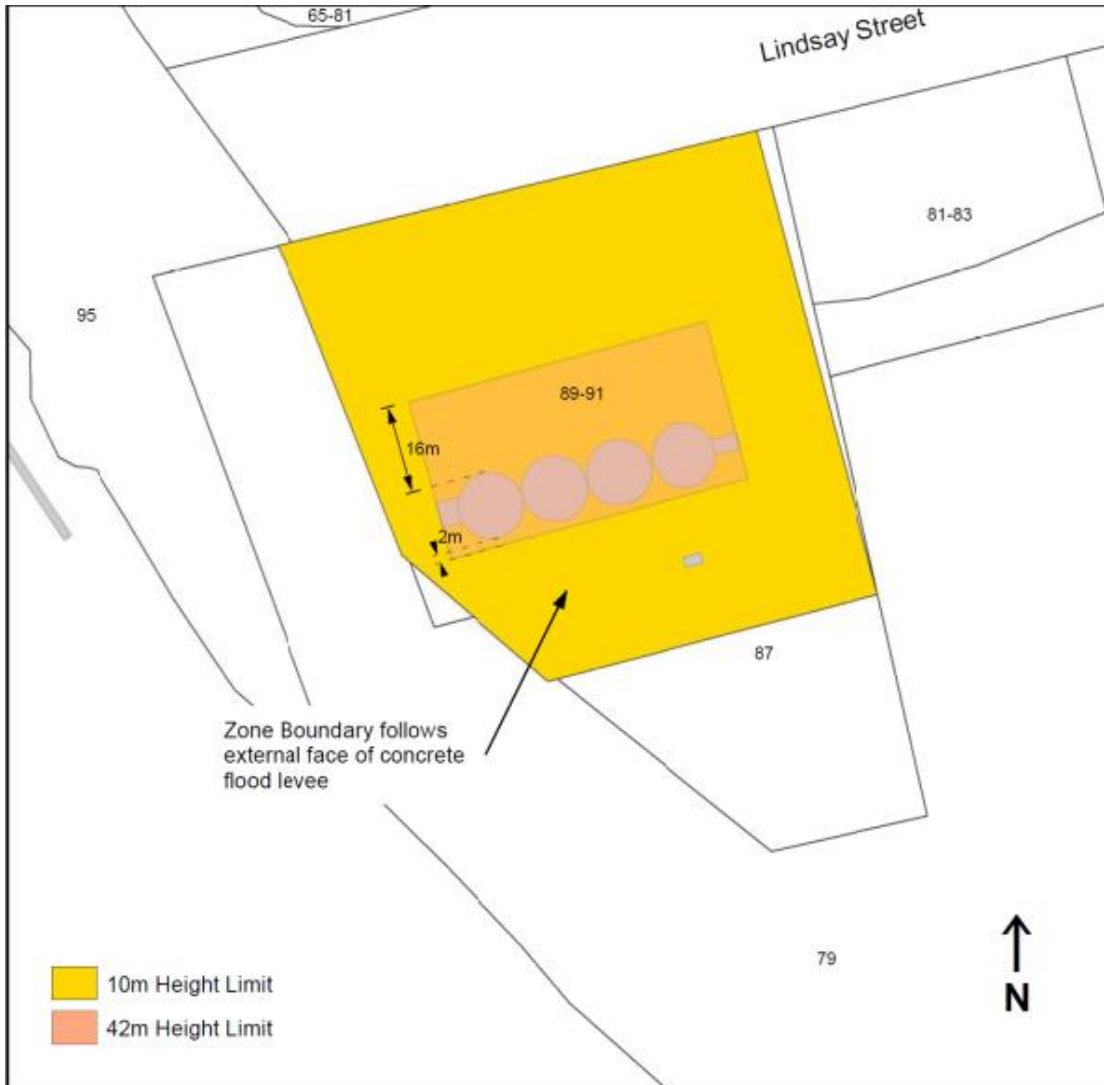


Figure LAU-P9.6.1 - Building Heights

LAU-P9.6.3 Active ground floors

Objective:	That building facades at ground floor level promote and maintain high levels of pedestrian interaction and amenity.	
Acceptable Solutions	Performance Criteria	
A1.1 Ground floors of new buildings must: (a) have clear glazing display windows or glass doorways for not less than a total of 50% of all ground floor facades; and	P1.1 New buildings must be designed to maximise interaction between the use of the building and pedestrians and other users of the road, having regard to:	

<p>(b) screen mechanical plant or equipment.</p> <p>A1.2</p> <p>New buildings must provide at least one accessible entry point to connect the buildings to the levee walkway to the south of the land.</p>	<p>(a) maximising the level of glazing, openness and transparency on all ground floor facades to the frontage and public open space;</p> <p>(b) minimising the potential for intrusive security devices to reduce the amenity of the building or reduce levels of interaction with the public; and</p> <p>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps, so they are not recognisable or visible from ground level public viewpoints.</p> <p>P1.2</p> <p>New buildings or extensions to the existing silos building must provide adequate opportunities for public access and interaction from adjoining public open space.</p>
<p>A2</p> <p>Alterations on ground floors must:</p> <p>(a) have clear glazing, display windows or glass doorways for not less than a total of 50% of all ground floor facades; and</p> <p>(b) screen mechanical plant or equipment.</p>	<p>P2</p> <p>Alterations on ground floors must be designed to maximise interaction between the use of the building and pedestrians and other users of the road, having regard to:</p> <p>(a) maximising the level of glazing, openness and transparency on all ground floor facades to the frontage and public open space;</p> <p>(b) minimising the potential for intrusive security devices to reduce the amenity of the building or reduce levels of interaction with the public; and</p> <p>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps, so they are not recognisable or visible from ground level public viewpoints.</p>

LAU-P9.6.4 Landscaping

Objective:	That new development provides acceptable levels of landscaping.
Acceptable Solutions	Performance Criteria
A1.1	P1

<p>A minimum of 5% of any uncovered car park is to be landscaped.</p> <p>A1.2</p> <p>A minimum of 1 tree (capable of growing to a height of not less 5.0m) per 250m² of the land must be provided.</p>	<p>Landscaping must be provided at a level that enhances the appearance of the land, having regard to:</p> <ul style="list-style-type: none"> (a) the need to soften and screen the buildings and the car park; (b) providing shade for occupants of the land; and (c) providing shade to car parking areas.
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LAU-P9.7 Development Standards for Subdivision

LAU-P9.7.1 Subdivision

Objective:	<ul style="list-style-type: none"> (a) To achieve subdivision that aligns with the purpose of the zone and the use and development standards; and (b) That each lot has appropriate water supply, wastewater and stormwater disposal.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be for:</p> <ul style="list-style-type: none"> (a) re-alignment of the boundaries of existing lots; (b) consolidation of titles in relation to the land; (c) creation of lots for the maintenance of the flood protection levee; or (d) boundary adjustment. 	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding a lot created for the maintenance of the flood protection levee, must be connected to a reticulated:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewerage system; (c) stormwater system. 	<p>P2</p> <p>No Performance Criterion.</p>

LAU-P9.8 Tables

This sub-clause is not used in this particular purpose zone.