

LAU-S1.0 Mount Stuart Drive Specific Area Plan

LAU-S1.1 Plan Purpose

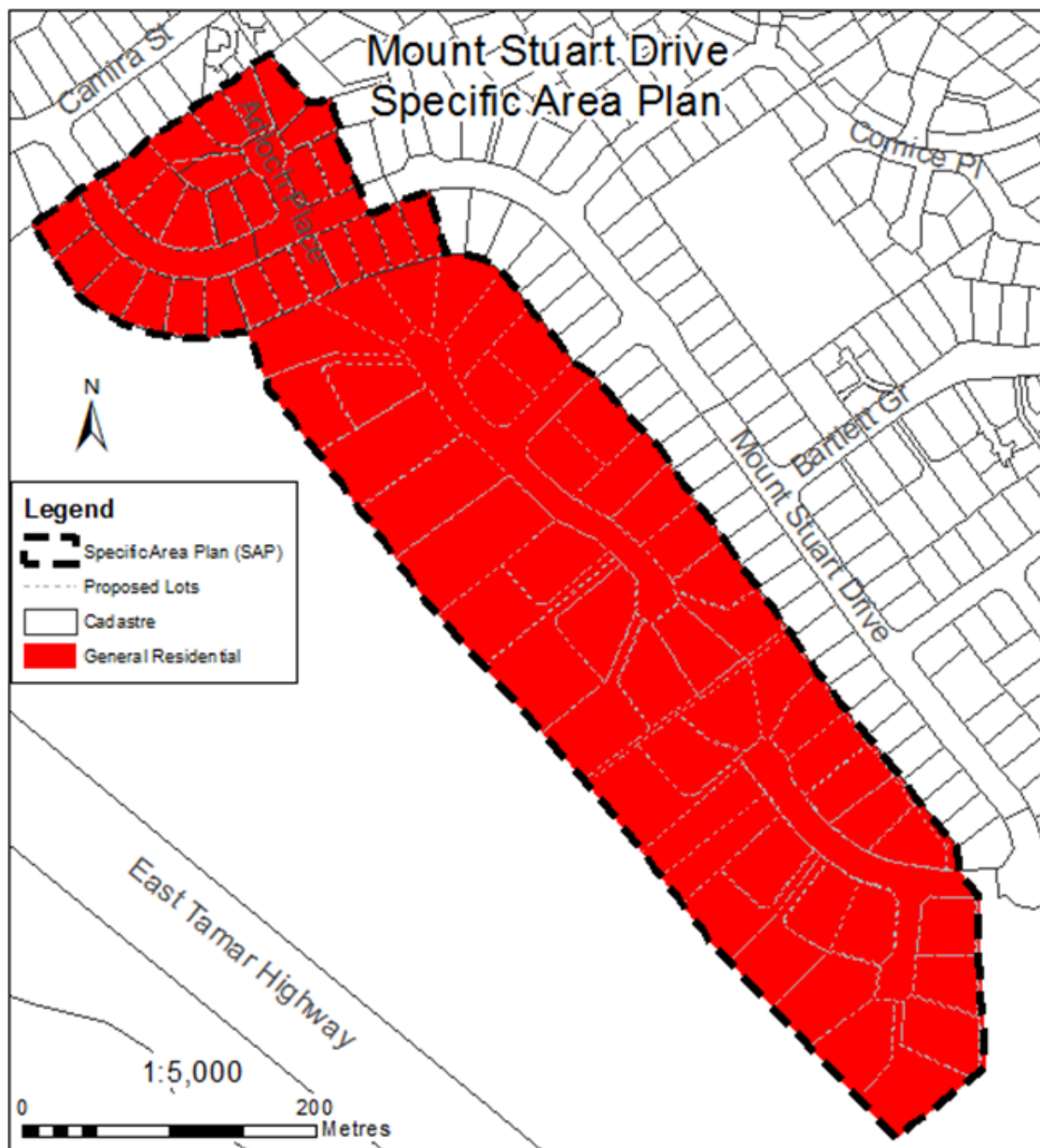
The purpose of the Mount Stuart Drive Specific Area Plan is:

LAU-S1.1.1 To provide residential subdivision appropriate to the entry to the City along the East Tamar Highway corridor.

LAU-S1.2 Application of this Plan

LAU-S1.2.1 The specific area plan applies to the area of land designated as Mount Stuart Drive Specific Area Plan on the overlay maps and in Figure LAU-S1.2.1.

LAU-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to, and in substitution for, the provisions of the General Residential Zone, as specified in the relevant provision.



G:\GIS\apping\Land Use & Development\Projects\New_Planning_Scheme_Development\SpecificAreaPlans\Mount Stuart Drive.mxd

Figure LAU-S1.2.1 - Mount Stuart Drive Specific Area Plan

LAU-S1.3 Local Area Objectives

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

LAU-S1.4 Definition of Terms

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

LAU-S1.5 Use Table

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

LAU-S1.6 Use Standards

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

LAU-S1.7 Development Standards for Buildings and Works

This clause is in:

- (a) addition to General Residential Zone - clause 8.4. Development Standards for Dwellings; and
- (b) substitution for General Residential Zone – clause 8.5 Development Standards for Non-dwellings.

LAU-S1.7.1 Development on lots

Objective:	That development maintains an appropriate density and minimises visual impact.	
Acceptable Solutions	Performance Criteria	
A1 Development on a lot is limited to a single dwelling only.	P1 No Performance Criterion.	

LAU-S1.8 Development Standards for Subdivision

LAU-S1.8.1 Subdivision

This clause is in addition to General Residential Zone - clause 8.6 Development Standards for Subdivision.

Objective:	That the layout of lots implements the specific area plan.	
Acceptable Solutions	Performance Criteria	
A1	P1	

Each lot, or a lot proposed in a plan of subdivision, must be substantially in accordance with the lot layout shown in Figure LAU-S1.2.1.	No Performance Criteria.
---	--------------------------

LAU-S1.9 Tables

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

LAU-S2.0 The Green Specific Area Plan

LAU-S2.1 Plan Purpose

The purpose of The Green Specific Area Plan is:

- LAU-S2.1.1 To provide for a range of housing types and densities and supporting local services.
- LAU-S2.1.2 To provide a range of lots to accommodate affordable housing density.
- LAU-S2.1.3 To improve road connectivity between the northern suburbs and the City.

LAU-S2.2 Application of this Plan

LAU-S2.2.1 The specific area plan applies to the area of land designated as The Green Specific Area Plan on the overlay maps and in Figure LAU-S2.2.1.

LAU-S2.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to, and in substitution for, the provisions of the General Residential Zone, as specified in the relevant provisions.

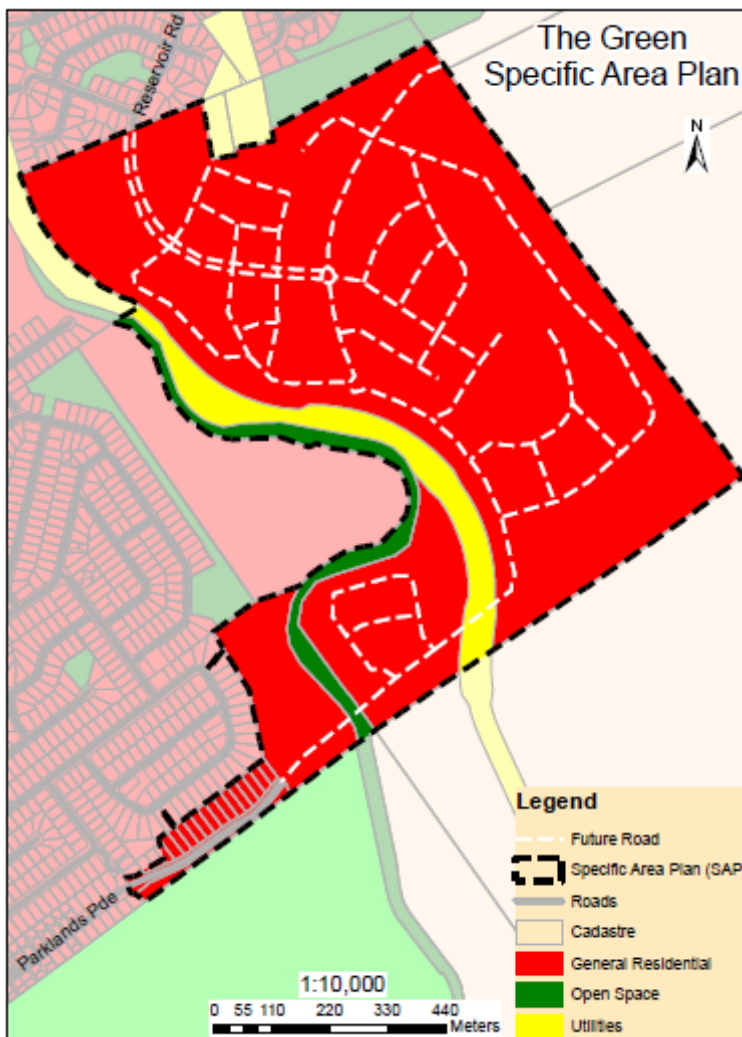


Figure LAU-S2.2.1 - The Green Specific Area Plan

LAU-S2.3 Local Area Objectives

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

LAU-S2.4 Definition of Terms

Terms	Definition
water sensitive urban design	means the integration of urban planning with the management, protection and conservation of the urban water cycle that ensures urban water management is sensitive to natural hydrological and ecological cycles.

LAU-S2.5 Use Table

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

LAU-S2.6 Use Standards

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

LAU-S2.7 Development Standards for Buildings and Works

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

LAU-S2.8 Development Standards for Subdivision

LAU-S2.8.1 The Green Specific Area Plan

This clause operates as follows:

- A1 and P1 is in substitution for the General Residential Zone - clause 8.6.1 A1 and P1 Lot design; and
- A2 and P2, A3 and P3, and A4 and P4 are in addition to the General Residential Zone – clause 8.6 Development Standards for Subdivision.

Objective:	That use and development is in accordance with the Green Specific Area Plan.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or lot proposed in a plan of subdivision, must: (a) be substantially in accordance with Figure LAU-S2.8.1 and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:	P1 Subdivision not substantially in accordance with Figure LAU-S2.8.1 must achieve a range of lot sizes within an integrated suburban subdivision layout, having regard to: (a) lot sizes suitable for a range of housing forms and densities;	

<ul style="list-style-type: none"> a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and <p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2</p> <ul style="list-style-type: none"> (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.. 	<ul style="list-style-type: none"> (b) interconnectivity with pedestrian and cycle paths, and a network of open spaces responsive to the needs of the residents; and (c) provision for a local neighbourhood centre, readily accessible by the residents of the site and surrounding residential area.
<p>A2</p> <p>Subdivision must provide on-site detention of stormwater and include Water Sensitive Urban Design principles. The stormwater detention system must limit the flow of stormwater from the area of The Green Specific Area Plan to the flow rate as if the land remained undeveloped.</p>	<p>A2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>Subdivision must be in accordance with a vegetation management plan for the area of The Green Specific Area Plan identifying the protection of threatened species and an eradication program for weeds and approved by Council.</p>	<p>P3</p> <p>No Performance Criterion.</p>
<p>A4.1</p> <p>The staging of subdivision must be in accordance with the stages listed in Figure LAU-S2.8.1 and Table LAU-S2.9.1.</p> <p>A4.2</p> <p>Subdivision must provide for a collector road between Parklands Parade and Reservoir Road capable of accommodating a public bus route.</p> <p>A4.3</p>	<p>P4</p> <p>Subdivision must be staged to achieve orderly and efficient delivery of residential areas, having regard to:</p> <ul style="list-style-type: none"> (a) the completion of road connections; (b) the integration of development with surrounding areas; (c) residential amenity in the completed stages of the development;

The collector road must be completed as a through road prior to the completion of Stage 4 as referred to in Figure LAU-S2.8.1 and Table LAU-S2.9.1.

- (d) the anticipated take up of residential lots; and
- (e) provision of, and access to, services and open space.



Figure LAU-S2.8.1 - Staging of subdivision and road connections

LAU-S2.9 Tables

Table LAU-S2.9.1 Indicative staging of subdivision and road connections.

Stage 1	Meadowbank Road to the abandoned railway reserve.
Stage 2	Abandoned railway reserve to the Bell Bay Railway Line.
Stage 3	Bridge over Bell Bay Railway Line and area between Bell Bay Railway Line, south-east boundary, north-east boundary and land incorporating proposed oval.
Stage 4	Area or sub-stages following the south-western boundary, completion of collector road to Reservoir Road.
Stage 5	Area or sub-stages following the north-western and north-eastern boundaries, construction of road access to north-eastern boundary.

LAU-S3.0 Raglan Street Specific Area Plan

LAU-S3.1 Plan Purpose

The purpose of the Raglan Street Specific Area Plan is:

- LAU-S3.1.1 To provide for co-ordinated subdivision of the properties within the area covered by the specific area plan.
- LAU-S3.1.2 To co-ordinate provisions of infrastructure and roadworks.
- LAU-S3.1.3 To provide for residential amenity along the Midland Highway and the Kings Meadows Connector.

LAU-S3.2 Application of this Plan

- LAU-S3.2.1 The specific area plan applies to the area of land designated as Raglan Street Specific Area Plan on the overlay maps and in Figure LAU-S3.2.1.
- LAU-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the General Residential Zone, as specified in the relevant provision.

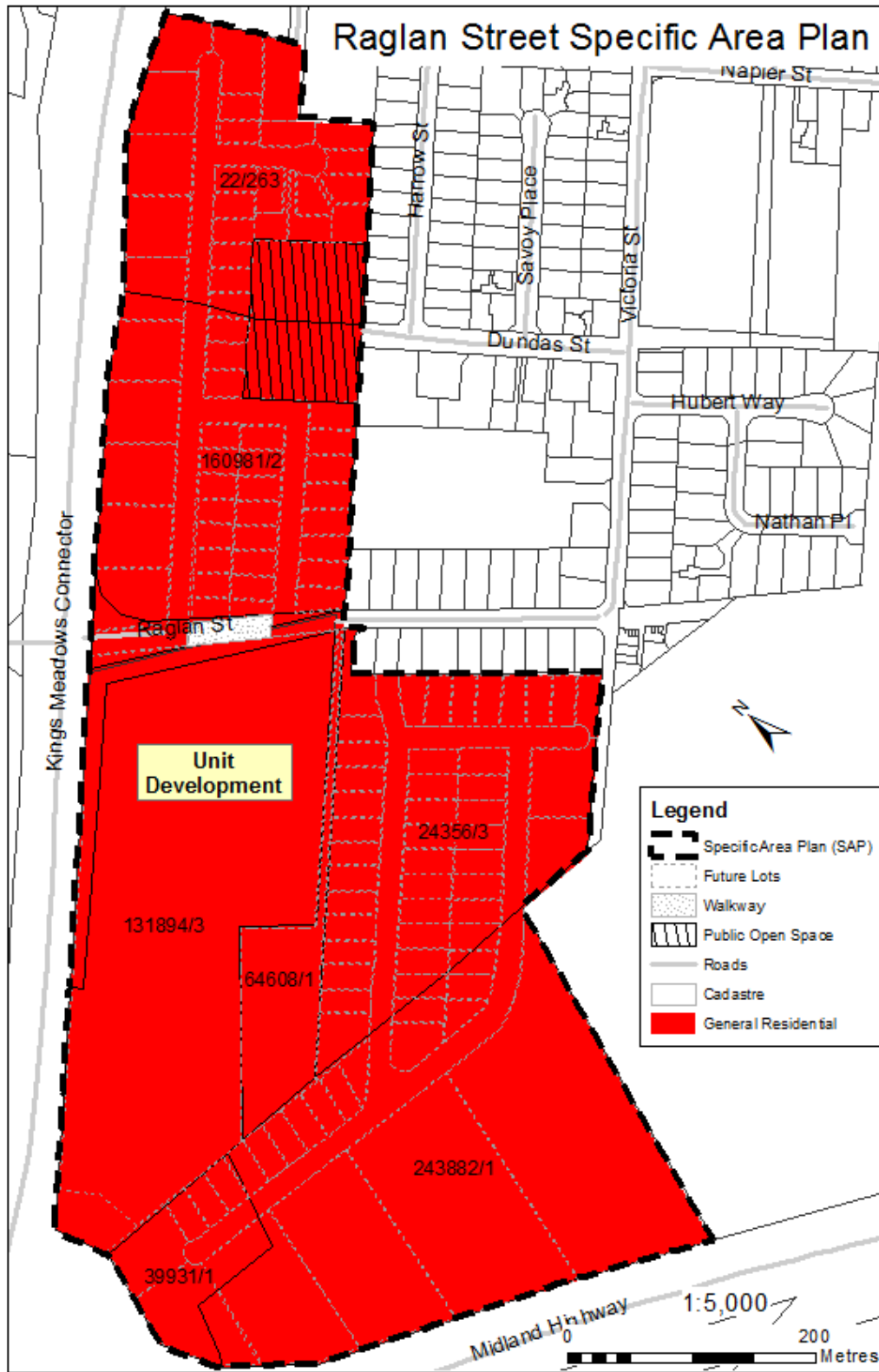


Figure LAU-S3.2.1 - Raglan Street Specific Area Plan

LAU-S3.3 Local Area Objectives

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

LAU-S3.4 Definition of Terms

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

LAU-S3.5 Use Table

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

LAU-S3.6 Use Standards

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

LAU-S3.7 Development Standards for Buildings and Works

LAU-S3.7.1 Contributions

This clause is in addition to General Residential Zone - clause 8.4 Development Standards for Dwellings.

Objective:	That the owners of property in the Raglan Street Specific Area Plan contribute to infrastructure costs in constructing roadworks along the Raglan Street road reserve and a roundabout at the intersection of Raglan Street and the Kings Meadows Connector.
Acceptable Solutions	Performance Criteria

A1.1

Development for multiple dwellings must not be approved until the infrastructure contribution for land shown in the table to this clause is paid as specified.

The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.

Property (Title reference)	Area (ha)	Road Asset Contribution (as of 1 July 2009)
24388/1	8.292	\$254,019.00
39931/1	1.101	\$33,728.00
24356/3	4.963	\$152,038.00
112401/1	5.358	\$164,139.00
131894/3	7.171	\$219,678.00
64608/1	0.224	\$6,863.00
CNV 22/263	4.280	\$131,114.00
TOTAL	31.389	\$961,579.00

or;

A1.2

Development for multiple dwellings must not be approved until the Council's General Manager has provided written advice that satisfactory payment arrangement have been entered into with Council for the infrastructure contribution as shown in the table to this clause.

The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.

P1

No Performance Criterion.

LAU-S3.8 Development Standards for Subdivision

LAU-S3.8.1 Subdivision

This clause is in addition for General Residential Zone - clause 8.6 Development Standards for Subdivision.

Objective:	That subdivision implements the Raglan Street Specific Area Plan.	
Acceptable Solutions		Performance Criteria
A1	Each lot, or a lot proposed on a plan of subdivision, must be substantially in accordance with the lot layout shown on Figure LAU-S3.2.1.	P1 Each lot, or a lot proposed in a plan of subdivision, that is not in accordance with the lot layout shown in Figure LAU-S3.2.1 must be assessed against the provisions for subdivision in the General Residential Zone.

LAU-S3.8.2 Contributions

This clause is in addition for General Residential Zone - clause 8.6 Development Standards for Subdivision.

Objective:	That the owners of property in the Raglan Street Specific Area Plan contribute to infrastructure costs in constructing roadworks along the Raglan Street road reserve and a roundabout at the intersection of Raglan Street and the Kings Meadows Connector.	
Acceptable Solutions		Performance Criteria

<p>A1.1</p> <p>Development for subdivision must not be approved until the infrastructure contribution for land shown in the table to this clause is paid as specified.</p> <p>The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.</p> <table border="1"> <thead> <tr> <th>Property (Title reference)</th> <th>Area (ha)</th> <th>Road Asset Contribution (as of 1 July 2009)</th> </tr> </thead> <tbody> <tr> <td>24388/1</td> <td>8.292</td> <td>\$254,019.00</td> </tr> <tr> <td>39931/1</td> <td>1.101</td> <td>\$33,728.00</td> </tr> <tr> <td>24356/3</td> <td>4.963</td> <td>\$152,038.00</td> </tr> <tr> <td>112401/1</td> <td>5.358</td> <td>\$164,139.00</td> </tr> <tr> <td>131894/3</td> <td>7.171</td> <td>\$219,678.00</td> </tr> <tr> <td>64608/1</td> <td>0.224</td> <td>\$6,863.00</td> </tr> <tr> <td>CNV 22/263</td> <td>4.280</td> <td>\$131,114.00</td> </tr> <tr> <td>TOTAL</td> <td>31.389</td> <td>\$961,579.00</td> </tr> </tbody> </table> <p>or;</p> <p>A1.2</p> <p>Development for subdivision must not be approved until the Council's General Manager has provided written advice that satisfactory payment arrangement have been entered into with Council for the infrastructure contribution as shown in the table to this clause.</p> <p>The contribution must be increased by the Launceston City Council Average Interest of Secure Loans Rate, as published in the Annual Report of the Council and applicable calculated from 1 January 2012.</p>	Property (Title reference)	Area (ha)	Road Asset Contribution (as of 1 July 2009)	24388/1	8.292	\$254,019.00	39931/1	1.101	\$33,728.00	24356/3	4.963	\$152,038.00	112401/1	5.358	\$164,139.00	131894/3	7.171	\$219,678.00	64608/1	0.224	\$6,863.00	CNV 22/263	4.280	\$131,114.00	TOTAL	31.389	\$961,579.00	<p>P1</p> <p>No Performance Criterion.</p>
Property (Title reference)	Area (ha)	Road Asset Contribution (as of 1 July 2009)																										
24388/1	8.292	\$254,019.00																										
39931/1	1.101	\$33,728.00																										
24356/3	4.963	\$152,038.00																										
112401/1	5.358	\$164,139.00																										
131894/3	7.171	\$219,678.00																										
64608/1	0.224	\$6,863.00																										
CNV 22/263	4.280	\$131,114.00																										
TOTAL	31.389	\$961,579.00																										

LAU-S3.9 Tables

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

LAU-S4.0 Hillary Street Specific Area Plan

LAU-S4.1 Plan Purpose

The purpose of the Hillary Street Specific Area Plan is:

- LAU-S4.1.1 To provide for orderly development within the Hillary Street Special Area Plan and to coordinate the provision of infrastructure across land with multiple ownership.
- LAU-S4.1.2 To ensure that road and pedestrian network connectivity is provided in a coordinated and predetermined way.
- LAU-S4.1.3 To identify the preferred layout of public open space.

LAU-S4.2 Application of this Plan

- LAU-S4.2.1 The specific area plan applies to the area of land designated as Hillary Street Specific Area Plan on the overlay maps and in Figure S4.2.1.
- LAU-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the:
 - (a) General Residential Zone; and
 - (b) Low Density Residential Zone,as specified in the relevant provision.

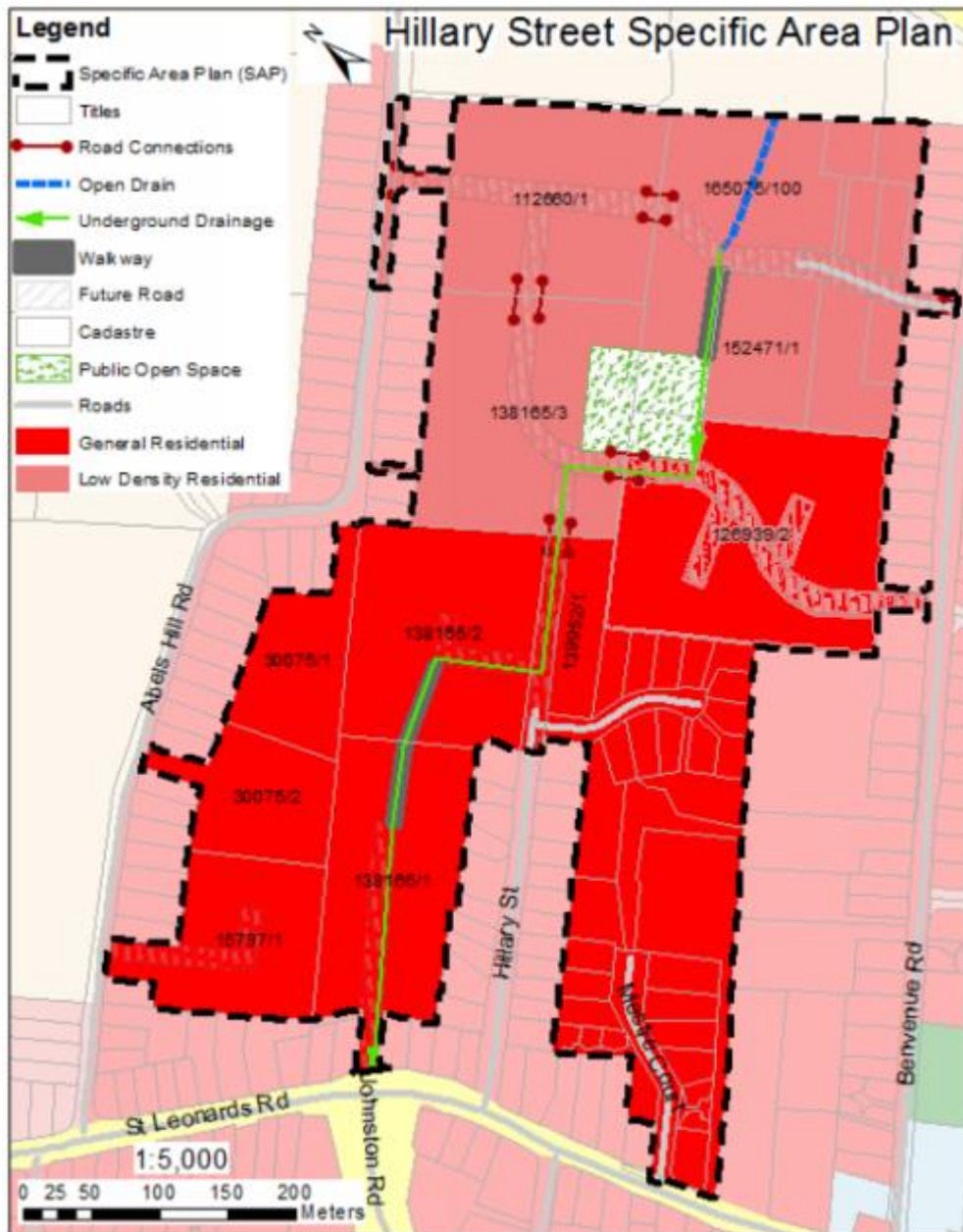


Figure LAU-S4.2.1 - Hillary Street Specific Area Plan

LAU-S4.3 Local Area Objectives

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

LAU-S4.4 Definition of Terms

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

LAU-S4.5 Use Table

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

LAU-S4.6 Use Standards

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

LAU-S4.7 Development Standards for Buildings and Works

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

LAU-S4.8 Development Standards for Subdivision

LAU-S4.8.1 Subdivision

This clause is in addition to:

- (a) General Residential Zone - clause 8.6 Development Standards for Subdivision; and
- (b) Low Density Residential Zone - clause 10.6 Development Standards for Subdivision.

Objective:	That development for subdivision is in accordance with the Hillary Street Specific Area Plan.	
Acceptable Solutions	Performance Criteria	
A1 Road and walkway connections must be provided as shown on Figure LAU-S4.2.1;	P1 No Performance Criterion.	
A2.1 The stormwater system must be provided as shown on the Figure LAU-S4.2.1. A2.2 All stormwater drainage shown on Figure LAU-S4.2.1 for a site must be constructed during the first stage of any subdivision of a site, regardless of the number of stages proposed for the subdivision.	P2 No Performance Criterion.	

<p>A3</p> <p>The provision of public open space:</p> <ul style="list-style-type: none">(a) must be in accordance with Figure LAU-S4.2.1; or(b) if no public open space provision is shown for a site, a cash contribution of 5% of the unimproved value of the site must be paid to the Council.	<p>P3</p> <p>No Performance Criterion.</p>
--	---

LAU-S4.9 Tables

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

LAU-S5.0 Drivers Run Specific Area Plan

LAU-S5.1 Plan Purpose

The purpose of the Drivers Run Specific Area Plan is:

- LAU-S5.1.1 To provide for development of low density lots in a coordinated and environmentally sustainable manner.
- LAU-S5.1.2 To conserve remnant bushland to protect water quality, heritage and natural values.
- LAU-S5.1.3 To provide for community conservation and recreational use of the bushland.

LAU-S5.2 Application of this Plan

- LAU-S5.2.1 The specific area plan applies to the area of land designated as Drivers Run Specific Area Plan on the overlay maps and in Figure S5.2.1.
- LAU-S5.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and addition to, the provisions of the:
 - (a) Rural Living Zone; and
 - (b) Rural Zone,as specified in the relevant provision.

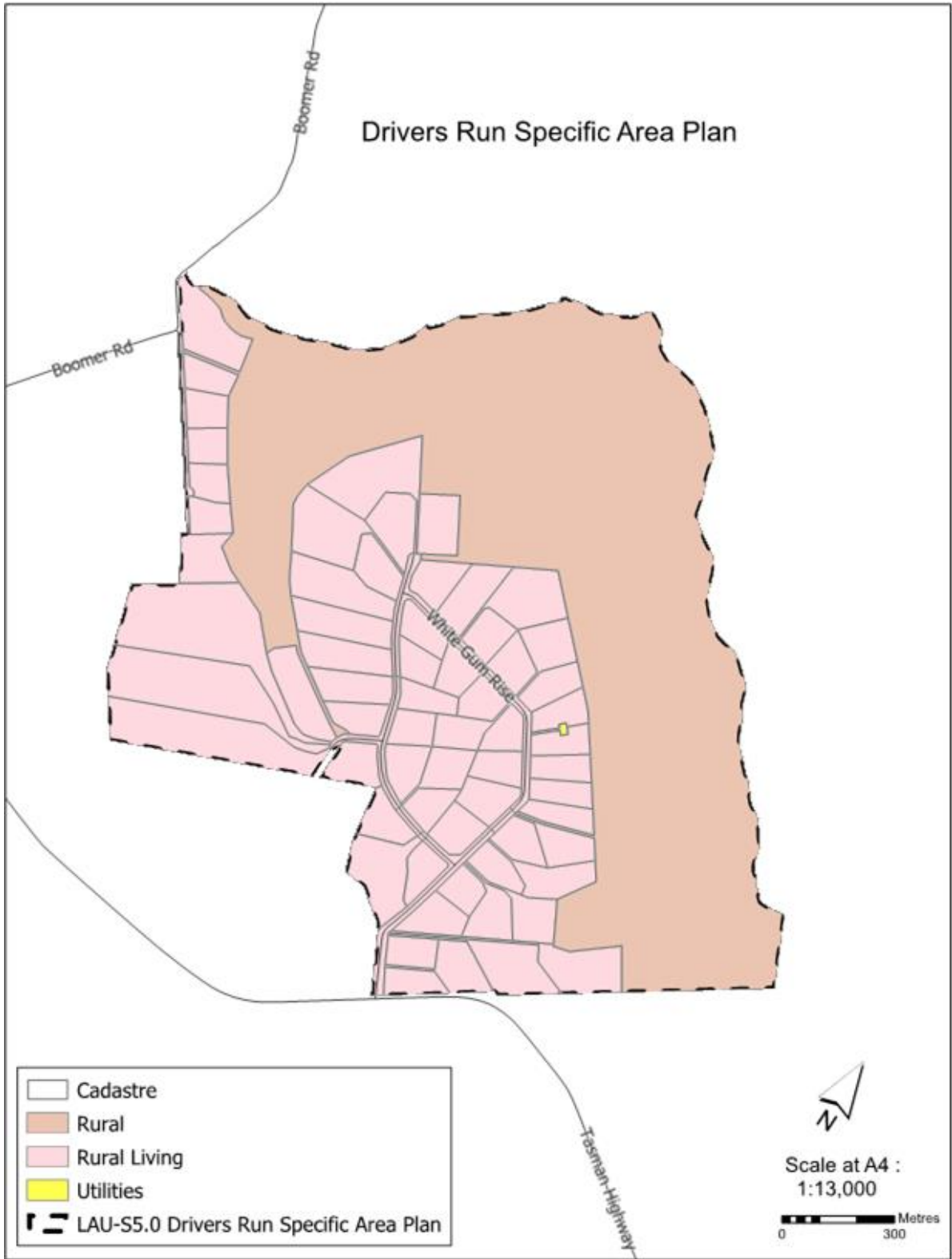


Figure LAU-S5.2.1 - Drivers Run Specific Area Plan

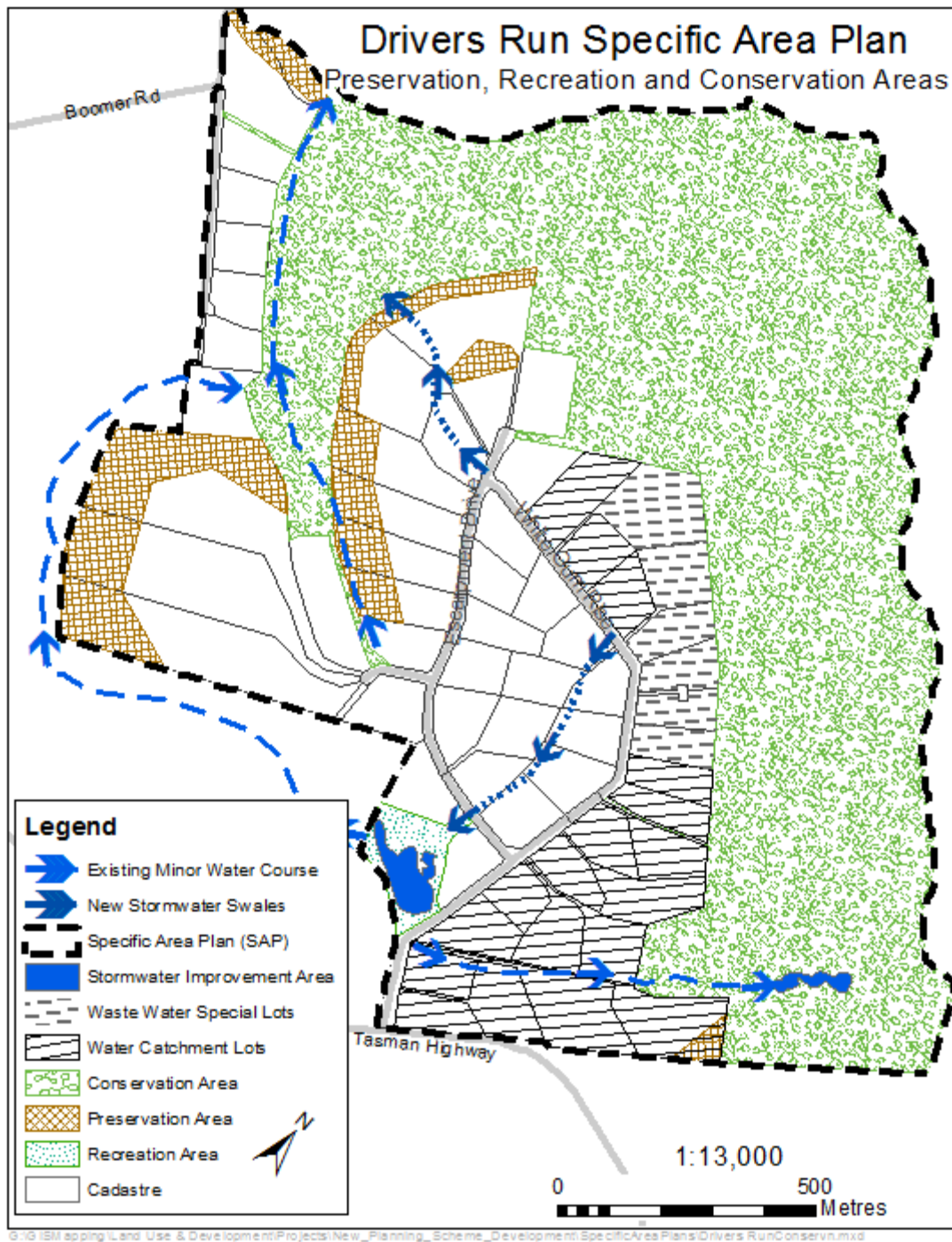


Figure LAU-S5.2.2 - Drivers Run Specific Area Plan Preservation, Recreation and Conservation Areas

LAU-S5.3 Local Area Objectives

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

LAU-S5.4 Definition of Terms

Terms	Definition
water sensitive urban design	means the integration of urban planning with the management, protection and conservation of the urban water cycle that ensures urban water management is sensitive to natural hydrological and ecological cycles.

LAU-S5.5 Use Table

LAU-S5.5.1 Recreation Area

This clause is in substitution for Rural Living Zone - clause 11.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values management	
Passive Recreation	
Resource Development	If for grazing
Permitted	
Utilities	If for minor utilities
Visitor Accommodation	
Discretionary	
Community Meeting and Entertainment	
General Retail and Hire	If for a local shop or market
Utilities	
Prohibited	
All other uses	

LAU-S5.5.2 Conservation Area and Preservation Area

This clause is in substitution for:

- (a) Rural Living Zone – clause 11.2 Use Table; and

(b) Rural Zone – clause 20.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Resource Development	If for grazing
Discretionary	
Utilities	
Prohibited	
All other uses	

LAU-S5.6 Use Standards

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

LAU-S5.7 Development Standards for Buildings and Works

LAU-S5.7.1 Building height

This clause is in substitution for Rural Living Zone - clause 11.4.2 A1 and P1 Building height, setback and siting.

Objective:	That development implements the purposes of the specific area plan.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Building height must not be more than:</p> <p>(a) 6m; or</p> <p>(b) 7m, if the slope of the land within the building footprint is 15% or greater.</p>	<p>P1</p> <p>Building height must be designed to be compatible with the natural landscape and minimise the visual impact when viewed from any point outside the lot, having regard to:</p> <p>(a) the topography of the site; and</p> <p>(b) screening provided by existing trees where a suitably qualified person determines that with normal growth, the vegetation would not be required to be removed later for safety purposes.</p>	

LAU-S5.7.2 Waste water, stormwater and rainwater tanks

This clause is in addition for Rural Living Zone - clause 11.4 Development Standards for Buildings and Works.

Objective:	That development implements the purposes of the specific area plan.	
Acceptable Solutions	Performance Criteria	
A1 All lots within the land designated as Waste Water Special Lots on Figure S5.2.2 must have Aerated Wastewater Treatment Systems (AWTS) for wastewater disposal installed.	P1 No Performance Criteria.	
A2 All stormwater must be contained within each lot.	P2 Development must appropriately manage off-site stormwater run-off, having regard to: (a) minimising site disturbance; (b) retaining native vegetation; (c) detaining stormwater through the use of permeable paving, pebble paths, infiltration trenches, soak wells, lawn garden areas and swales; (d) grading impervious surfaces such as driveways, to drain to vegetated areas; (e) utilising landscaping to reduce peak stormwater discharges, increase groundwater recharge, reduce erosion and sedimentation and increased retention of soil moisture; and (f) other Water Sensitive Urban Design principles.	
A3 Residential development for a single dwelling must have a rainwater tank with a capacity of not less than 10,000L for collection and use of water.	P3 No Performance Criterion.	

LAU-S5.7.2 Vegetation removal

This clause is in addition to Rural Living Zone - clause 11.4 Development Standards for Buildings and Works.

Objective:	That development implements the purposes of the specific area plan.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Removal, destruction or lopping of trees in the land shown as Conservation or Preservation areas on Figure LAU-S5.2.2 must only occur if it is:</p> <ul style="list-style-type: none"> (a) for the construction and maintenance of planned trails; (b) for the removal of trees required to facilitate a use or development that has been granted a permit by the planning authority; (c) in accordance with an approved fire management plan; or (d) in accordance with a management plan that has been developed as part of a conservation covenant. 	<p>P1</p> <p>No Performance Criterion.</p>	

LAU-S5.8 Development Standards for Subdivision

LAU-S5.8.1 Subdivision

This clause is in:

- (a) addition to the Rural Living Zone - clause 11.5 Development Standards for Subdivision; and
- (b) substitution for the Rural Zone – clause 20.5 Development Standards for Subdivision.

Objective:	That each lot implements the purposes of the specific area plan.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot and road layout in Figure LAU-S5.2.1.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, not in accordance with Figure LAU-S5.2.1 must only be within the Rural Living Zone and must demonstrate that the design, layout and works:</p> <ul style="list-style-type: none"> (a) protect the natural values and cultural heritage values of the subject land; (b) protect Distillery Creek; 	

	<ul style="list-style-type: none"> (c) provides for community, recreational, residential and conservation opportunities, where possible; (d) ensures the protection of the Conservation Area; and (e) have a minimum lot size of 1ha.
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Subdivision must implement Water Sensitive Urban Design principles to minimise the amount of stormwater runoff, including at least 3 of the following measures:</p> <ul style="list-style-type: none"> (a) ponds and lakes and constructed surface wetlands; (b) vegetation swales and buffer strips; (c) bio-retention systems (swales and drains); (d) collection of rainwater for use; (e) drainage integration into landscaping or public open space; or (f) any alternate water sensitive measure.

LAU-S5.9 Tables

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

LAU-S6.0 Relbia and Glenwood Road Specific Area Plan

LAU-S6.1 Plan Purpose

The purpose of the Relbia and Glenwood Road Specific Area Plan is:

- LAU-S6.1.1 To provide orderly rural living development and to preserve the opportunity for future urban expansion.

LAU-S6.2 Application of this Plan

- LAU-S6.2.1 The specific area plan applies to the area of land designated as Relbia and Glenwood Road Specific Area Plan on the overlay maps.

- LAU-S6.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the Rural Living Zone, as specified in the relevant provision.

LAU-S6.3 Local Area Objectives

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

LAU-S6.4 Definition of Terms

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

LAU-S6.5 Use Table

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

LAU-S6.6 Use Standards

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

LAU-S6.7 Development Standards for Buildings and Works

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

LAU-S6.8 Development Standards for Subdivision

- LAU-S6.8.1 Lot size and dimensions

This clause is in substitution for the Rural Living Zone - clause 11.5.1 A1 and P1.

Objective:	That subdivision maintains the capacity of the land for future urban expansion at a higher density, by preventing fragmentation of land parcels into lots that have limited future subdivision potential.
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 4ha; (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 acceptable solutions for setbacks in the underlying zone.</p>	<p>P1.1</p> <p>Subdivision not creating additional lots, and not meeting the requirements of clause 7.3 Adjustment of a Boundary, must only be approved, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape and orientation of the lots; (b) the topography of the site; (c) the setback to any existing buildings; (d) the capacity of the lots to dispose of wastewater on site; (e) the existing and any proposed road network; and (f) the future subdivision potential; or <p>P1.2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions to facilitate the protection of a place of Aboriginal, natural or historic cultural heritage.</p>

LAU-S6.9 Tables

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

LAU-S7.0 Cataract Gorge Subdivision Specific Area Plan

LAU-S7.1 Plan Purpose

The purpose of the Cataract Gorge Subdivision Specific Area Plan is:

LAU-S7.1.1 To provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

LAU-S7.2 Application of this Plan

LAU-S7.2.1 The specific area plan applies to the area of land designated as Cataract Gorge Subdivision Specific Area Plan on the overlay maps and in Figure LAU-S7.2.1.

LAU-S7.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for the provisions of the:

- (a) General Residential Zone; and
- (b) Landscape Conservation Zone,

as specified in the relevant provision.

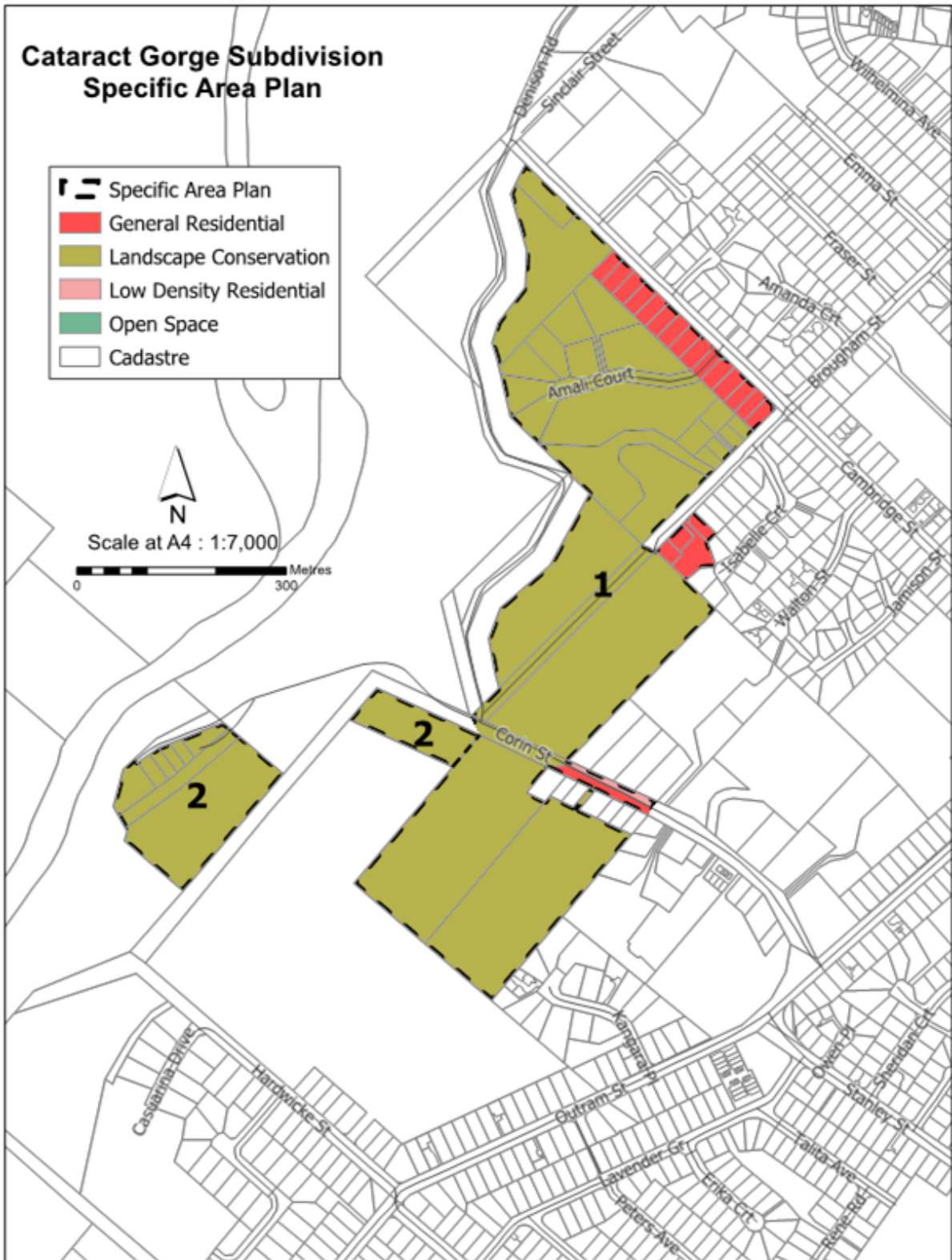


Figure LAU-S7.2.1 - Cataract Gorge Subdivision Specific Area Plan

LAU-S7.3 Local Area Objectives

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

LAU-S7.4 Definition of Terms

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

LAU-S7.5 Use Table

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

LAU-S7.6 Use Standards

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

LAU-S7.7 Development Standards for Buildings and Works

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

LAU-S7.8 Development Standards for Subdivision

LAU-S7.8.1 Subdivision

This clause is in substitution for the:

- (a) General Residential Zone – clause 8.6.1 A1 and P1; and
- (b) Landscape Conservation Zone – clause 22.5.1 A1 and P1.

Objective:	That subdivision is in accordance with the specific area plan.	
Acceptable Solutions	Performance Criteria	
A1.1 Each lot, or a lot on a plan of subdivision, within the Specific Area Plan Area 1 as shown in Figure LAU-S7.2.1 must: (a) have a lot density of not more than one lot per 7,500m ² and an area of not less than 1,500m ² ; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone. A1.2	P1 No Performance Criterion.	

Within the Specific Area Plan Area 2 as shown in Figure LAU-S7.2.1, no new lots.	
--	--

LAU-S7.9 Tables

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

LAU-S8.0 Forestry Area Specific Area Plan

LAU-S8.1 Plan Purpose

The purpose of the Forestry Area Specific Area Plan is:

- LAU-S8.1.1 To set an appropriate lot size to prevent fragmentation of land generally unsuitable for agriculture and maintain the capacity of the land for forestry.

LAU-S8.2 Application of this Plan

- LAU-S8.2.1 The specific area plan applies to the area of land designated as <insert name> Specific Area Plan on the overlay maps.
- LAU-S8.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the Agriculture Zone and Rural Zone, as specified in the relevant provision.

LAU-S8.3 Local Area Objectives

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

LAU-S8.4 Definition of Terms

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

LAU-S8.5 Use Table

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

LAU-S8.6 Use Standards

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

LAU-S8.7 Development Standards for Buildings and Works

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

LAU-S8.8 Development Standards for Subdivision

- LAU-S8.8.1 Subdivision

This clause is in substitution for the:

- (a) Rural Zone – clause 20.5 Development Standards for Subdivision; and
- (b) Agriculture Zone - clause 20.5 Development Standards for Subdivision.

Objective:	That subdivision does not reduce the productive capacity of land generally used for forestry by fragmentation into smaller titles.	
Acceptable Solutions		Performance Criteria
<p>A1.1</p> <p>Each lot, or a lot proposed on a plan of subdivision, must have an area of not less than 100ha, excluding:</p> <p>(a) a lot required for public use by the Crown, a council or a State authority;</p> <p>(b) a lot required for the provision of Utilities or irrigation infrastructure; or</p> <p>(c) the consolidation of a lot with another lot provided both lots are within the same zone.</p> <p>A1.2</p> <p>Each lot, or a lot proposed on a plan of subdivision, must have a frontage to a road maintained by a road authority of not less than 20m.</p>	<p>P1.1</p> <p>Subdivision must not cause a reduction in the productive capacity of the land for forestry purposes, and each lot, or a lot on a plan of subdivision, must be not less than 90ha.</p> <p>P1.2</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 access being suitable for commercial forestry and farming vehicles.</p>	

LAU-S8.9 Tables

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

LAU-S9.0 Launceston Plaza Retail Specific Area Plan

LAU-S9.1 Plan Purpose

The purpose of the Launceston Plaza Retail Specific Area Plan is:

- LAU-S9.1.1 To provide for retail development at Launceston Plaza that is appropriate to its location and in accordance with the activity centre hierarchy.

LAU-S9.2 Application of this Plan

- LAU-S9.2.1 The specific area plan applies to the area of land designated as Launceston Plaza Retail Specific Area Plan on the overlay maps and in Figure LAU-S9.2.1.

- LAU-S9.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to, the provisions of the Commercial Zone, as specified in the relevant provision.

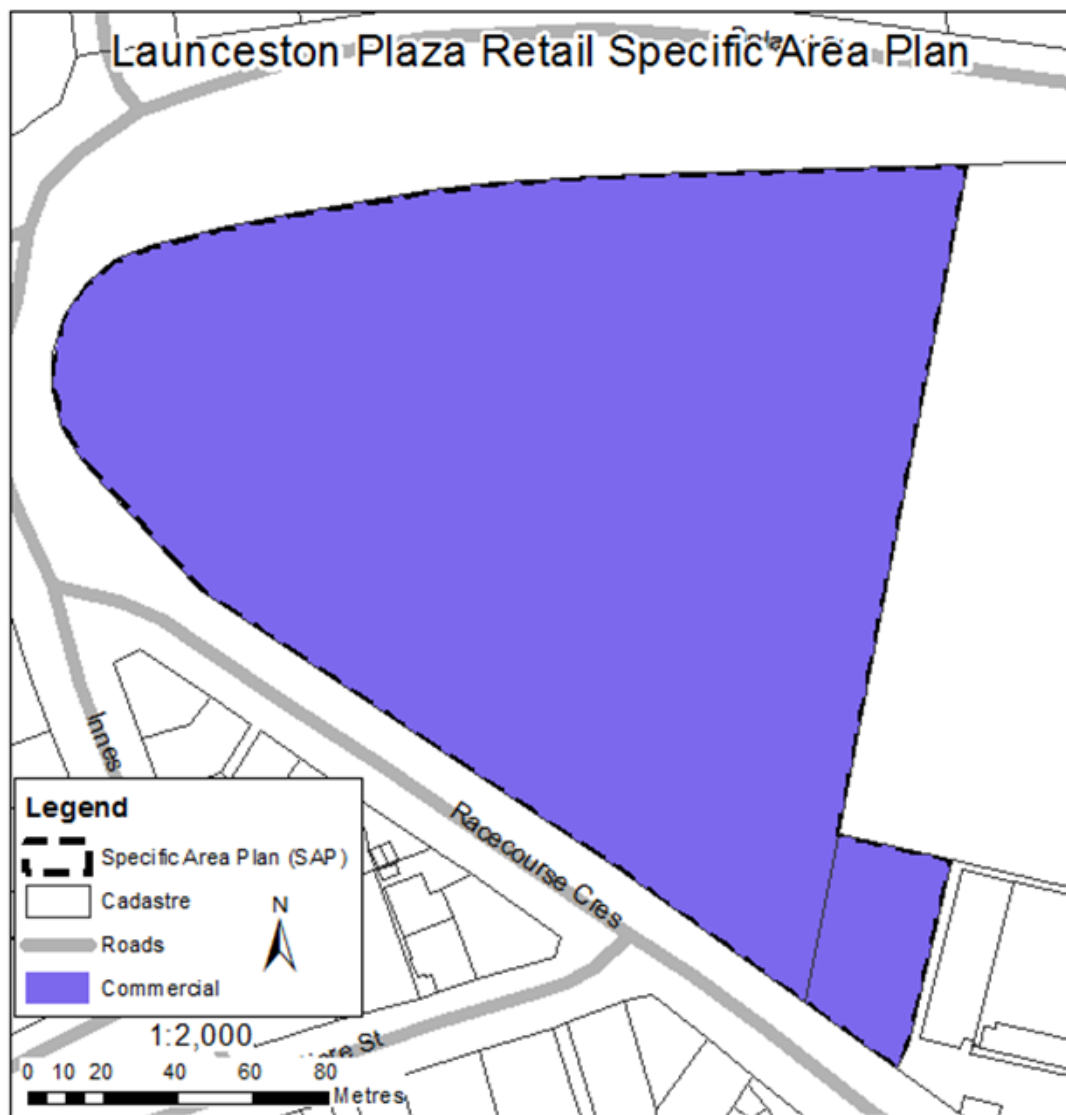


Figure LAU-S9.2.1 - Launceston Plaza Retail Specific Area Plan

LAU-S9.3 Local Area Objectives

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

LAU-S9.4 Definition of Terms

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

LAU-S9.5 Use Table

This clause is in substitution for to the Commercial Zone - clause 17.2 Use Table.

Use Class	Qualification
No Permit Required	
Passive Recreation	
Natural and Cultural Values Management	
Permitted	
General Retail and Hire	
Recycling and Waste Disposal	If not a refuse disposal site or waste transfer station
Service Industry	
Utilities	If for minor utilities
Discretionary	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	
Hotel Industry	
Sports and Recreation	
Vehicle Parking	

Prohibited	
All other uses	

LAU-S9.6 Use Standards

LAU-S9.6.1 Retail Impact for the General Retail and Hire use class

This clause is in addition to the Commercial Zone - clause 17.3 Use Standards.

Objective:	That the economic, social and environmental impact of significant new retail use and development is consistent with the activity centre hierarchy.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>The area of the site used for General Retail and Hire must not increase by more than 5000m² gross floor area over and above the gross floor area existing at the 17 October 2012.</p>	<p>P1</p> <p>General Retail and Hire uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to the extent that the proposed use:</p> <ul style="list-style-type: none"> (a) improves and broadens the commercial or retail choice within the area; (b) improves the urban design outcome for an activity centre including its amenity; (c) contributes to an attractive environment for pedestrians; (d) contributes to loss of investment, blight or disinvestment for a particular centre; (e) includes environmentally sustainable design principles; and (f) is accessible by public transport. 	

LAU-S9.7 Development Standards for Buildings and Works

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

LAU-S9.8 Development Standards for Subdivision

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

LAU-S9.9 Tables

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

LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan

LAU-S10.1 Plan Purpose

The purpose of the Invermay/Inveresk Flood Inundation Specific Area Plan is:

- LAU-S10.1.1 To reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area.
- LAU-S10.1.2 To require that new development is sited and designed to minimise the impact of flooding.
- LAU-S10.1.3 To require the consideration of the siting, design and emergency response capability of new development on land subject to flood inundation.

LAU-S10.2 Application of this Plan

LAU-S10.2.1 The specific area plan applies to the area of land designated as Invermay/Inveresk Flood Inundation Specific Area Plan on the overlay maps and in Figure LAU-S10.2.1.

LAU-S10.2.2 This specific area plan does not apply to non-habitable buildings.

LAU-S10.2.3 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for and in addition to the:

- (a) General Residential Zone;
- (b) Inner Residential Zone;
- (c) Local Business Zone;
- (d) Commercial Zone;
- (e) Light Industrial Zone;
- (f) Rural Zone;
- (g) Environmental Management
- (h) Utilities Zone;
- (i) Recreation Zone;
- (j) Open Space Zone;
- (k) Particular Purpose Zone – Inveresk Site;
- (l) Particular Purpose Zone – North Bank Silos;
- (m) Coastal Inundation Hazard Code; and
- (n) Flood-prone Areas Hazard Code,

as specified in the relevant provision.

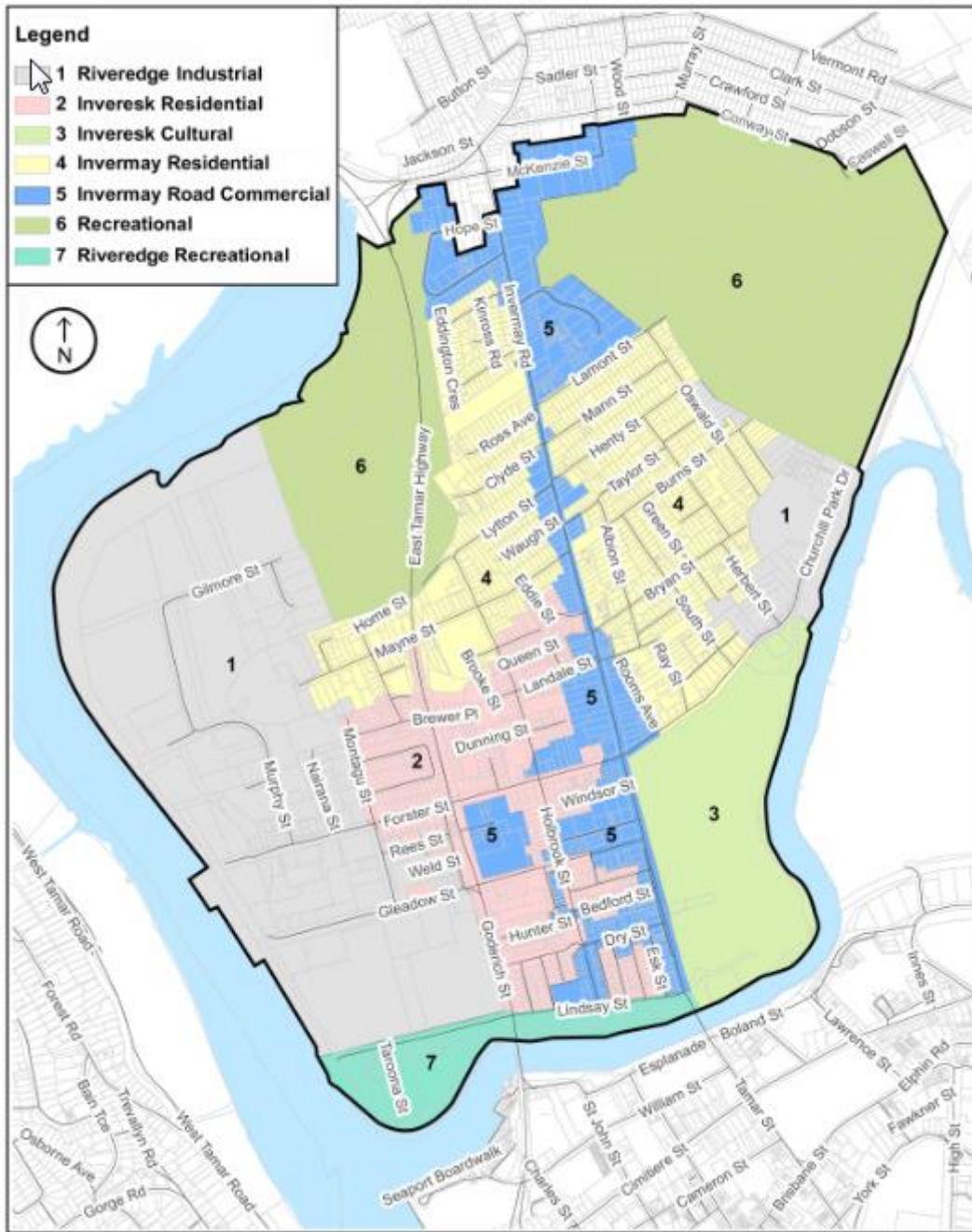


Figure LAU-S10.2.1 - Invermay/Inveresk Flood Inundation Specific Area Plan Precinct Map

LAU-S10.3 Local Area Objectives

To provide for future control of land use and development, the area covered by the specific area plan has been divided into seven management precincts. These precincts reflect the existing land uses in the area and establish local area objectives for future use and development. The seven management precincts are shown in Figure LAU-S10.2.1 and on the overlay maps.

Sub-clause	Area Description	Local Area Objectives
LAU-S10.3.1	Riveredge Industrial Precinct, shown in Figure LAU-S10.2.1 and on an overlay map as LAU-S10.3.1, is an industrial area with mixed character. Includes wharf area with river related activities including ship building.	<p>The local area objectives for the Riveredge Industrial Precinct are:</p> <ul style="list-style-type: none"> (a) to prohibit new residential uses; (b) to prohibit significant community infrastructure; and (c) to prohibit conversion of industrial uses to residential uses.
LAU-S10.3.2	Inveresk Residential Precinct, shown in Figure LAUS10.2.1 and on an overlay map as LAU-S10.3.2, is a residential area with higher density housing interspersed with commercial and community uses. Significant heritage and cultural values exist.	<p>The local area objectives for the Inveresk Residential Precinct are:</p> <ul style="list-style-type: none"> (a) to provide for the long term maintenance of the residential area at the current intensity; (b) to limit future increases in residential development; and (c) to prohibit significant community infrastructure.
LAU-S10.3.3	Inveresk Cultural Precinct, shown in Figure LAU-S10.2.1 and on an overlay map as LAU-S10.3.3, is the former rail yards area redeveloped as a centre for education, culture and recreation.	<p>The local area objectives for the Inveresk Cultural Precinct are:</p> <ul style="list-style-type: none"> (a) to provide for the maintenance of the area as a centre of cultural, recreational, entertainment and educational facilities; (b) to limit commercial development opportunities to those uses that support the cultural, recreational, entertainment and community intent of the precinct; and (c) to require that Residential uses must be associated with educational activities within the precinct.
LAU-S10.3.4	Invermay Residential Precinct, shown in Figure LAU-S10.2.1 and on an overlay map as LAU-S10.3.4, is the traditional residential area of mixed character. Largely not subject to inundation although would be isolated in a flood event.	<p>The local area objectives for the Invermay Residential Precinct are:</p> <ul style="list-style-type: none"> (a) to provide for the maintenance of the existing residential use; and (b) to prohibit significant community infrastructure.
LAU-S10.3.5	Invermay Road Commercial Precinct, shown in Figure LAU-	<p>The local area objectives for the Invermay Road Commercial Precinct are:</p>

	S10.2.1 and on an overlay map as LAU-S10.3.5, is the commercial, retail and light industrial area fronting on or accessed primarily from Invermay Road.	(a) to prohibit residential uses; and (b) to prohibit significant community infrastructure.
LAU-S10.3.6	Recreational Precinct, shown in Figure LAU-S10.2.1 and on an overlay map as LAU-S10.3.6, is the Open Space areas including Heritage Forest and Churchill Park recreational areas. Informal and formal recreational facilities.	The local area objectives for the Recreational Precinct are: (a) to maintain the largely open space use of the area; (b) to provide for buildings only to support recreational use of land; (c) to prohibit new commercial or industrial uses; (d) to prohibit new residential uses; and (e) to prohibit significant community infrastructure.
LAU-S10.3.7	Riveredge Recreational Precinct, shown in Figure LAU-S10.2.1 and on an overlay map as LAU-S10.3.6, is the land between Lindsay Street and the North Esk River from the Tamar Street Bridge to Town Point. This precinct is currently industrial in nature. As part of the flood management project this land is being acquired to be used for the re-constructed levees.	The local area objectives for the Riveredge Recreational Precinct are: (a) to create an open space precinct to be used for reconstructed levees; (b) to allow limited development consistent with the use of the area for public recreation; (c) to prohibit new residential development; and (d) to prohibit significant community infrastructure.

LAU-S10.4 Definition of Terms

LAU-S10.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
significant community infrastructure	means a use and development that provides, hospital services, education and occasion care and emergency services.

LAU-S10.5 Use Table

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

LAU-S10.6 Use Standards

LAU-S10.6.1 Unacceptable uses

This clause is in addition to the:

- (a) General Residential Zone – clause 8.3 Use Standards;
- (b) Inner Residential Zone – clause 9.3 Use Standards;
- (c) Local Business Zone – clause 14.3 Use Standards;
- (d) Commercial Zone - clause 17.3 Use Standards;
- (e) Light Industrial Zone - clause 18.3 Use Standards;
- (f) Rural Zone – clause 20.3 Use Standards;
- (g) Environmental Management Zone - clause 23.3 Use Standards;
- (h) Utilities Zone – clause 26.3 Use Standards;
- (i) Recreation Zone – clause 28.3 Use Standards;
- (j) Open Space Zone – clause 29.3 Use Standards;
- (k) Particular Purpose Zone – Inveresk Site – clause LAU-P4.5 Use Standards; and
- (l) Particular Purpose Zone – North Bank Silos – clause LAU-P9.5 Use Standards.

Objective:	To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.	
Acceptable Solutions	Performance Criteria	
A1 Must not be for: (a) Education and Occasional Care, unless in the Inveresk Cultural Precinct; (b) Emergency Services; or (c) Hospital Services.	P1 No Performance Criterion.	
A2 Must not be for Residential use, unless: (a) a single dwelling in the Invermay Residential or Inveresk Residential precincts; (b) a multiple dwelling in the Invermay Residential Precinct; or	P2 No Performance Criterion.	

(c) associated with and supporting the educational activities within the Inveresk Cultural Precinct.	
<p>A3</p> <p>Must not be Community Meeting and Entertainment in the Riveredge Industrial or Inveresk Residential precincts, unless:</p> <p>(a) a museum in the Riveredge Industrial Precinct and located in the Light Industrial Zone or Commercial Zone.</p>	<p>P3</p> <p>No Performance Criterion.</p>

LAU-S10.7 Development Standards for Buildings and Works

LAU-S10.7.1 Intensification of Residential development

This clause is in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings;
- (b) Inner Residential Zone – clause 9.4 Development Standards for Dwellings;
- (c) Local Business Zone – clause 14.4 Development Standards for Buildings and Works;
- (d) Commercial Zone - clause 17.4 Development Standards for Buildings and Works;
- (e) Light Industrial Zone - clause 18.4 Development Standards for Buildings and Works;
- (f) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (g) Environmental Management - 23..4 Development Standards for Buildings and Works
- (h) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (i) Recreation Zone – clause 28.4 Development Standards for Buildings and Works;
- (j) Open Space Zone – clause 29.4 Development Standards for Buildings and Works;
- (k) Particular Purpose Zone – Inveresk Site – clause LAU-P4.6 Development Standards for Buildings and Works; and
- (l) Particular Purpose Zone – North Bank Silos – clause LAU-P9.6 Development Standards for Buildings and Works.

Objective:	To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>New residential development or extensions of existing residential buildings, excluding within the Invermay Residential Precinct, must:</p> <p>(a) not increase the gross floor area of individual dwellings or total gross floor area by 10% more than that existing or approved on the 1st January 2008;</p>	<p>P1</p> <p>No Performance Criterion.</p>

<p>(b) not result in more than 200m² of gross floor area on a single title; or</p> <p>(c) be for residential uses associated with the educational activities within the Inveresk Cultural Precinct.</p>	
<p>A2</p> <p>Division of land by strata plan must not create any additional strata lots capable for any future residential development.</p>	<p>P2</p> <p>Division of land by strata plan must not create any additional strata lots capable of future residential development, unless:</p> <p>(a) it is within the Invermay Residential Precinct and is consistent with achieving the land area objectives for that precinct; or</p> <p>(b) it is for residential activities associated with the educational activities within the Inveresk Cultural Precinct.</p>

LAU-S10.7.2 Flood impact

This clause is in:

(a) addition to the:

- (i) General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;
- (ii) Inner Residential Zone – clause 9.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;
- (iii) Local Business Zone – clause 14.4 Development Standards for Buildings and Works;
- (iv) Commercial Zone - clause 17.4 Development Standards for Buildings and Works;
- (v) Light Industrial Zone - clause 18.4 Development Standards for Buildings and Works;
- (vi) Rural Zone – clause 20.4 Development Standards for Buildings and Works;
- (vii) Environmental Management - clause 23.4 Development Standards for Buildings and Works
- (viii) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (ix) Recreation Zone – clause 28.4 Development Standards for Buildings and Works;
- (x) Open Space Zone – clause 29.4 Development Standards for Buildings and Works;
- (xi) Particular Purpose Zone – Inveresk Site – clause LAU-P4.6 Development Standards for Buildings and Works;
- (xii) Particular Purpose Zone – North Bank Silos – clause LAU-P9.6 Development Standards for Buildings and Works;
- (xiii) Coastal Inundation Hazard Code - clause C11.6.1 Development Standards for Buildings and Works; and

(b) substitution for the Flood-prone Areas Hazard Code – clause C12.6 Development Standards for Buildings and Works.

Objective:	That new buildings and infrastructure are sited and designed to avoid or mitigate the risk and minimise the impact of flooding.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Floor levels of all habitable rooms within the Residential use class must be not less than 3.7m AHD.</p>	<p>P1</p> <p>No Performance Criterion.</p>
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Buildings within the Residential use class in the Inveresk Cultural Precinct must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must:</p> <p>(a) detail:</p> <ul style="list-style-type: none"> (i) the risks to life; (ii) the likely impact on the use or development; and (iii) how the use or development will manage the risk to tolerable levels, during either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event; and <p>(b) consider the following:</p> <ul style="list-style-type: none"> (i) the likely velocity and depth of flood waters; (ii) the need to locate electrical equipment and other fittings above the 1% AEP flood level; (iii) the likely effect of the use or development on flood characteristics; (iv) the development and incorporation of evacuation plans into emergency management procedures for the precinct; and (v) the ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development.
<p>A3</p>	<p>P3</p>

<p>All buildings not in the Residential use class must have a:</p> <ul style="list-style-type: none"> (a) floor level of not less than 3.4m AHD; and (b) gross floor area of not more than: <ul style="list-style-type: none"> (i) 400m²; or (ii) 10% more than that existing or approved on the 1st January 2008. 	<p>Buildings not in the Residential use class must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must:</p> <ul style="list-style-type: none"> (a) detail: <ul style="list-style-type: none"> (i) the risks to life; (ii) the likely impact on the use or development; and (iii) how the use or development will manage the risk to tolerable levels, during either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event; and (b) consider the following: <ul style="list-style-type: none"> (i) the likely velocity and depth of flood waters; (ii) the need to locate electrical equipment and other fittings above the 1% AEP flood level; (iii) the likely effect of the use or development on flood characteristics; (iv) the development and incorporation of evacuation plans into emergency management procedures for the precinct; and (v) the ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development.
--	---

LAU-S10.8 Development Standards for Subdivision

LAU-S10.7.2 Subdivision

This clause is in:

- (a) addition to the:
 - (i) General Residential Zone – clause 8.6 Development Standards for Subdivision;
 - (ii) Inner Residential Zone – clause 9.6 Development Standards for Subdivision;
 - (iii) Local Business Zone – clause 14.5 Development Standards for Subdivision;
 - (iv) Commercial Zone - clause 17.5 Development Standards for Subdivision;
 - (v) Light Industrial Zone - clause 18.5 Development Standards for Subdivision;

- (vi) Rural Zone – clause 20.5 Development Standards for Subdivision;
 - (vii) Environmental Management - clause 23.4 Development Standards for Subdivision
 - (viii) Utilities Zone – clause 26.5 Development Standards for Subdivision;
 - (ix) Recreation Zone – clause 28.5 Development Standards for Subdivision;
 - (x) Open Space Zone – clause 29.5 Development Standards for Subdivision;
 - (xi) Particular Purpose Zone – Inveresk Site – clause LAU-P4.7 Development Standards for Subdivision;
 - (xii) Particular Purpose Zone – North Bank Silos – clause LAU-P9.7 Development Standards for Subdivision
 - (xiii) Coastal Inundation Hazard Code - clause C11.7.1 Subdivision within the coastal inundation hazard area; and
- (b) substitution for the Flood-prone Areas Hazard Code – clause C12.7.1 Subdivision within a flood-prone hazard area.

Objective:	To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p>Each lot, or a lot proposed on a plan of subdivision, must:</p> <p>(a) not create any additional lots capable for any future residential development; or</p> <p>(b) be for the:</p> <ul style="list-style-type: none"> (i) separation of existing dwelling units; or (ii) separation of existing residential and non-residential buildings, <p>that have been approved by Council on a single title.</p>	<p>P1</p> <p>Each lot, or a lot proposed on a plan of subdivision, must not create any additional strata lots capable of future residential development, unless:</p> <ul style="list-style-type: none"> (a) it is within the Invermay Residential Precinct and is consistent with achieving the land area objectives for that precinct; or (b) it is for residential activities associated with the educational activities within the Inveresk Cultural Precinct.

LAU-S10.9 Tables

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

LAU-S11.0 Cataract Gorge Management Specific Area Plan

LAU-S11.1 Plan Purpose

The purpose of the Cataract Gorge Management Specific Area Plan is:

- LAU-S11.1.1 To protect the Cataract Gorge Reserve from incremental loss and degradation of its character and values.
- LAU-S11.1.2 To require that development within the Cataract Gorge Management Area is appropriately planned, located, designed and constructed to minimise the impact on the natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve.

LAU-S11.2 Application of this Plan

- LAU-S11.2.1 The specific area plan applies to the area of land designated as Cataract Gorge Management Specific Area Plan on the overlay maps.
- LAU-S11.2.2 The specific area plan does not apply to:
- (a) construction and placement of minor outbuildings or structures if:
 - (i) no new outbuilding is closer to a street frontage than the main building;
 - (ii) the combined gross floor area of such buildings or structures does not exceed 20m²;
 - (iii) no side is longer than 6m;
 - (iv) no part of the outbuilding or structure is higher than 2.4m above existing ground level;
 - (v) the maximum change of level as a result of cut or fill is 1m;
 - (vi) no part of the outbuilding encroaches on any service easement or is within 1m of any underground service; and
 - (vii) external materials are finished in dark natural tones;
 - (b) the planting, clearing or modification of vegetation for any of the following purposes:
 - (i) fire hazard management in accordance with a bushfire hazard management plan approved as part of a subdivision or development;
 - (ii) fire hazard reduction required in accordance with the *Fire Service Act 1979*, or an abatement notice issued under the *Local Government Act 1993*; and
 - (iii) fire hazard management in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Sustainable Timbers Tasmania, or the Parks and Wildlife Service.
- LAU-S11.2.3 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the:

- (a) General Residential Zone;
 - (b) Low Density Residential Zone;
 - (c) Landscape Conservation Zone;
 - (d) Urban Mixed Use Zone;
 - (e) Local Business Zone;
 - (f) Environmental Management Zone;
 - (g) Utilities Zone;
 - (h) Community Purpose Zone;
 - (i) Recreation Zone; and
 - (j) Open Space Zone,
- as specified in the relevant provision.

LAU-S11.3 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
LAU-S11.3.1	<p>Management Unit 1 (MU1) within the area shown on an overlay map as LAU-S11.3.1.</p> <p>This management unit forms the Gorge edge of Trevallyn a residential area with a regular suburban pattern of lots generally between 700m² - 1,000m².</p> <p>Existing development generally comprises 1 to 2 storey dwellings with consistent front setbacks.</p> <p>The management unit comprises significant mature vegetation and has an established woodland appearance.</p> <p>Some dwellings and ancillary buildings are visible from Cliff Grounds Road. This is detrimental to the scenic value of the management unit and the Cataract Gorge Reserve.</p>	<p>The local area objectives for Management Unit 1 (MU1) are:</p> <ul style="list-style-type: none"> (a) to maintain the native woodland appearance of the management unit and to ensure that development is inevent when viewed from prime viewpoints and from scenic drives; (b) to maintain the established residential character of the management unit including lot sizes and density and to ensure that development complements the established scale and density of buildings in the management unit; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and (d) That unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives.
LAU-S11.3.2	<p>Management Unit 2 (MU2) within the area shown on an overlay map as LAU-S11.3.2.</p> <p>A prominent hillside visible from prime viewpoints and many other parts of the city. This management unit forms part of the mouth of the Cataract Gorge Reserve when viewed from the yacht basin, Royal</p>	<p>The local area objectives for Management Unit 2 (MU2) are:</p> <ul style="list-style-type: none"> (a) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the Cataract Gorge Reserve, including the historic setting of the Gatekeeper's House and Kings Bridge;

	<p>Park, Kings Park, Kings Bridge, the Zig Zag Path and Paterson Street.</p> <p>A historic residential area with a variety of lot sizes ranging between 600m² - 1,500m².</p> <p>Existing development comprises of 1 to 2 storey dwellings on sloping land. Dwellings generally have consistent front setbacks. Generally steep rear gardens have not been built upon or further subdivided.</p> <p>The management unit has a number of local heritage places, including the Gorge Gatekeeper's House. These elements form an important cultural landscape.</p> <p>Mature exotic vegetation is important to the established visual character of the management unit.</p>	<p>(b) to maintain the established residential character of the management unit including lot sizes and density;</p> <p>(c) that buildings must be designed to complement the site, orientation and proportions of the existing building forms with particular consideration given to the relationship of buildings to the street and the Cataract Gorge Reserve boundary;</p> <p>(d) that development must be inevent and not intrude on the military crest when viewed from prime viewpoints and from scenic drives;</p> <p>(e) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and</p> <p>(f) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives.</p>
<p>LAU-S11.3.3</p>	<p>Management Unit 3 (MU3) within the area shown on an overlay map as LAU-S11.3.3.</p> <p>A hilltop area, which is visually prominent from within the Cataract Gorge Management Area and many other areas of the city.</p> <p>The management unit contains residential development typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks.</p> <p>Residential lot sizes are generally around 500m².</p> <p>It also includes the former substation building at 17 Alfred Street with a lot size of almost 4,000m². This building is significant on the military crest.</p>	<p>The local area objectives for Management Unit 3 (MU3) are:</p> <p>(a) to maintain the established residential character of the management unit including lot sizes and density and to ensure that development complements the established scale and density of buildings in the management unit;</p> <p>(b) that development must be inevent and not intrude on the military crest when viewed from prime viewpoints and from scenic drives;</p> <p>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and</p> <p>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives.</p>
<p>LAU-S11.3.4</p>	<p>Management Unit 4 (MU4) within the area shown on an overlay map as LAU-S11.3.4.</p>	<p>The local area objectives for Management Unit 4 (MU4) are:</p> <p>(a) to maintain lot sizes and density of the management unit and development must be</p>

	<p>A wooded area of hillside which is visually prominent from within the Cataract Gorge Reserve.</p> <p>The management unit contains residential development typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks.</p> <p>The lots range between 700m² - 900m².</p>	<p>inevident when viewed from prime viewpoints and from scenic drives;</p> <p>(b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and</p> <p>(c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives.</p>
LAU-S11.3.5	<p>Management Unit 5 (MU5) within the area shown on an overlay map as LAU-S11.3.5.</p> <p>A wooded area of hillside which is visually prominent from within the Cataract Gorge Reserve.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Basin Road.</p> <p>The management unit contains residential development on steep sloping blocks of land typified by 1-2 storey dwellings located close to the frontage and with consistent frontage setbacks.</p> <p>The lots range between 700m² - 900m². There are some vacant lots.</p>	<p>The local area objectives for Management Unit 5 (MU5) are:</p> <p>(a) to maintain the established residential character of the management unit including lot sizes and density and to ensure that development complements the established scale and density of buildings in the management unit;</p> <p>(b) that development must be inevident when viewed from prime viewpoints and from scenic drives;</p> <p>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and</p> <p>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives.</p>
LAU-S11.3.6	<p>Management Unit 6 (MU6) within the area shown on an overlay map as LAU-S11.3.6.</p> <p>This management unit is comprised of suburban residential development visually prominent from within the Cataract Gorge Reserve. It also includes West Launceston Primary School.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road.</p> <p>Existing development generally comprises 1 - 2 storey dwellings with consistent front setbacks.</p>	<p>The local area objectives for Management Unit 6 (MU6) are:</p> <p>(a) to maintain the established residential character of the management unit including lot sizes and density and to ensure that development complements the established scale and density of buildings in the management unit;</p> <p>(b) that development must be inevident when viewed from prime viewpoints and from scenic drives;</p> <p>(c) that development within the West Launceston Primary School site must not be visually apparent on the military crest when viewed from prime viewpoints;</p> <p>(d) that development is designed to retain and maintain the vegetation particularly where</p>

	<p>The management unit is characterized mainly by a regular pattern of lots generally between 700m² - 1,000m². However, there are some larger internal blocks up to approximately 1,500m².</p>	<p>this helps to screen or soften the visual impact of buildings; and</p> <p>(e) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives.</p>
LAU-S11.3.7	<p>Management Unit 7 (MU7) within the area shown on an overlay map as LAU-S11.3.7.</p> <p>This area is comprised of moderately sloping hill face with scattered exotic vegetation. There are some vacant lots.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road.</p>	<p>The local area objectives for Management Unit 7 (MU7) are:</p> <p>(a) to maintain the residential character of the management unit including lot sizes and density and to ensure that development complements the established scale and density of buildings in the management unit;</p> <p>(b) that development must be inevent when viewed from prime viewpoints and from scenic drives;</p> <p>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and</p> <p>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives.</p>
LAU-S11.3.8	<p>Management Unit 8 (MU8) within the area shown on an overlay map as LAU-S11.3.8.</p> <p>The management unit is comprised of moderate to steeply sloping land.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road.</p> <p>The land is partly cleared on lower slopes but with substantial trees that serve to break up the scale of undeveloped blocks.</p> <p>Lot sizes range from around 1,500 to 10,000m².</p>	<p>The local area objectives for Management Unit 8 (MU8) are:</p> <p>(a) to establish a residential character for the management unit including retention of lot sizes and density;</p> <p>(b) to reduce the potential for visual impacts (e.g. road works that are perpendicular to the slope, or overscaled buildings) that would be visually prominent from prime viewpoints and from scenic drives;</p> <p>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and</p> <p>(d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives.</p>
LAU-S11.3.9	<p>Management Unit 9 (MU9) within the area shown on an overlay map as LAU-S11.3.9.</p>	<p>The local area objectives for Management Unit 9 (MU9) are:</p>

	<p>This management unit is comprised of moderately sloping land generally above the military crest of the ridgeline.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Basin Road and Denison Road.</p> <p>The management unit contains residential development on steep sloping blocks of land mainly typified by 1-2 storey dwellings located close to the frontage. There is also some low density residential development.</p> <p>The lots range between 600m² - 5,000m². There are some vacant lots.</p>	<ul style="list-style-type: none"> (a) to maintain the established residential character of the management unit and the adjoining areas including lot sizes and density and to ensure that development complements the established scale and density of buildings in the management unit and the adjoining areas; (b) that development must be inevent when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (d) that unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives; and (e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.
<p>LAU-S11.3.10</p>	<p>Management Unit 10 (MU10) within the area shown on an overlay map as LAU-S11.3.10.</p> <p>This management unit is comprised of low density residential development with a wooded buffer to the scenic drive at Denison Road.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street.</p> <p>Dwellings are inevent and set back from the street with wooded buffer areas between the dwellings and the street.</p> <p>Lot sizes range from around 1 600m² to 14,000m².</p>	<p>The local area objectives for Management Unit 10 (MU10) are:</p> <ul style="list-style-type: none"> (a) to retain the established low density residential character of the management unit including lot sizes and density and to ensure that development complements the established scale and density of buildings in the management unit; (b) that development must be inevent when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; and (e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.

<p>LAU-S11.3.11</p>	<p>Management Unit 11A (MU11A) within the area shown on an overlay map as LAU-S11.3.11.</p> <p>This management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Cambridge Street.</p> <p>The management unit incorporates a line of existing dwellings located close to Cambridge Street with consistent frontage setbacks.</p> <p>The regular shaped lots along Cambridge Street include some vacant lots and are generally around 1,000m². There is a large lot (approximately 16,500m²) to the north west accessed through 48 Cambridge street.</p>	<p>The local area objectives for Management Unit 11A (MU11A) are:</p> <ul style="list-style-type: none"> (a) that development must be inevent when viewed from prime viewpoints and from scenic drives; (b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; and (d) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.
<p>LAU-S11.3.12</p>	<p>Management Unit 11B (MU11B) within the area shown on an overlay map as LAU-S11.3.12.</p> <p>This management unit has Corin Street in the floor of a valley with rising slopes on either side.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street.</p> <p>There is a mixture of residential and low density residential development reflecting the zones within the management unit.</p> <p>Lot sizes range from around 700m² to 27 000m².</p>	<p>The local area objectives for Management Unit 11B (MU11B) are:</p> <ul style="list-style-type: none"> a) to retain the established character of the management unit including lot sizes and density and to ensure that development complements the established scale and density of buildings in the management unit; b) that development must be inevent when viewed from prime viewpoints and from scenic drives; c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; d) that unnecessary removal of vegetation must be avoided, unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; and e) to demonstrate that development satisfies the local area objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.

<p>LAU-S11.3.13</p>	<p>Management Unit 12 (MU12) within the area shown on an overlay map as LAU-S11.3.13.</p> <p>This management unit is comprised of a dwelling on one lot of around 20000m². Outside the curtilage of the dwelling it is entirely covered with native vegetation.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street.</p>	<p>The local area objectives for Management Unit 12 (MU12) are:</p> <ul style="list-style-type: none"> (a) to maintain the current intensity of development and the undeveloped bush land character; (b) that development must be inevent when viewed from prime viewpoints and scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives.
<p>LAU-S11.3.14</p>	<p>Management Unit 13 (MU13) within the area shown on an overlay map as LAU-S11.3.14.</p> <p>This management unit is part of a contiguous area of bush land, which is mostly cleared, adjacent to the Cataract Gorge Management Area, including extended natural landscape.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Denison Road and Corin Street.</p> <p>It is comprised of a large single lot with a dwelling.</p>	<p>The local area objectives for Management Unit 13 (MU13) are:</p> <ul style="list-style-type: none"> (a) to maintain the current level of development of a dwelling and the bush land character; (b) that development must be inevent when viewed from prime viewpoints and from scenic drives; (c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings; and (d) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives.
<p>LAU-S11.3.15</p>	<p>Management Unit 14 (MU14) within the area shown on an overlay map as LAU-S11.3.15.</p> <p>This management unit is part of a contiguous area of bush land adjacent to the Cataract Gorge Management Area, including extended natural landscape.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane.</p> <p>It is comprised of a large single vacant lot.</p>	<p>The local area objectives for Management Unit 14 (MU14) are:</p> <ul style="list-style-type: none"> (a) to prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic character and values of Duck Reach power station and historic residences; (b) to retain canopy trees and native vegetation that contributes to the established natural, historic, cultural, heritage, landscape and scenic character and values of the Duck Reach area. (c) that unnecessary removal of vegetation must be avoided unless, the impact of the development must be satisfactorily

		<p>screened from prime viewpoints and from scenic drives; and</p> <p>(d) that development must be inevident when viewed from prime viewpoints and scenic drives.</p>
LAU-S11.3.16	<p>Management Unit 15 (MU15) within the area shown on an overlay map as LAU-S11.3.16.</p> <p>This management unit contains heritage listed dwellings associated with Duck Reach Power Station.</p> <p>The management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane.</p> <p>It is comprised of seven lots ranging from around 600m² to 25,000m².</p>	<p>The local area objectives for Management Unit 15 (MU15) are:</p> <p>(a) to prevent inappropriate development of the land that will detract from the established cultural, heritage and landscape significance of Duck Reach power station and historic residences;</p> <p>(b) to retain canopy trees and native vegetation that contributes to the established natural, historic, cultural, heritage, landscape and scenic character and values of the Duck Reach area.</p> <p>(c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; and</p> <p>(d) that development must be inevident when viewed from prime viewpoints and scenic drives.</p>
LAU-S11.3.17	<p>Management Unit 16 (MU16) within the area shown on an overlay map as LAU-S11.3.17.</p> <p>This management unit is part of a riverside area currently developed for a mixture of commercial, marine and recreational purposes, which has an identified walking trail running through it.</p>	<p>The local area objectives for Management Unit 16 (MU16) are:</p> <p>(a) to ensure that development is of an appropriate character and scale, in order to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the entry to the Cataract Gorge Reserve, the associated historic setting of the Gatekeeper's house, Kings Bridge and other buildings of historic interest; and</p> <p>(b) to maintain the established natural, historic and cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoint locations within the Cataract Gorge Management Area.</p>
LAU-S11.3.18	<p>Management Unit 17 (MU17) within the area shown on an overlay map as LAU-S11.3.18.</p> <p>This management unit is part of an area used for tourism, hotel, commercial and recreational</p>	<p>The local area objectives for Management Unit 17 (MU17) are:</p> <p>(a) to ensure that development is of an appropriate character and scale, in order to maintain the natural and cultural landscape values of the entry to the Cataract Gorge</p>

	<p>purposes with a mixture of old and new buildings. It is part of an established area near the mouth of the Cataract Gorge.</p>	<p>Reserve including the historic setting of the Gatekeeper's house, Kings Bridge and other buildings of historic interest;</p> <p>(b) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and from scenic drives; and</p> <p>(c) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings. Unnecessary removal of vegetation must be avoided. Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and scenic drives.</p>
LAU-S11.3.19	<p>Management Unit 18 (MU18) within the area shown on an overlay map as LAU-S11.3.19.</p> <p>The Cataract Gorge Reserve including all natural and cultural areas.</p>	<p>The local area objectives for Management Unit 18 (MU18) are:</p> <p>(a) to prevent any inappropriate development of the land that will detract from the established natural, historic, cultural, heritage, landscape and scenic significance of the Cataract Gorge Reserve;</p> <p>(b) that development is designed to retain and maintain the vegetation particularly where this helps to screen or soften the visual impact of buildings.</p> <p>(c) that unnecessary removal of vegetation must be avoided unless, the impact of the development is satisfactorily screened from prime viewpoints and scenic drives; and</p> <p>(d) to maintain the established natural, historic, cultural, heritage, landscape and scenic character and values of the management unit when viewed from prime viewpoints and scenic drives.</p>

LAU-S11.4 Definition of Terms

LAU-S11.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
dark natural tones	means the dominant colours found within the natural bush land located within the Cataract Gorge Management Specific Area Plan and includes shades of grey, black, green and brown.

existing character	means the description of existing character set out in column 2 of clause E17.5.1, which describes the character of each of the management units.
inevident	means that the development is not apparent within the landscape from the prime viewpoints and scenic drives and the visual character of the landscape is retained with respect to line, form, colour and texture. Includes to become inevident over time through building design, minimising works, types of construction and screen planting.
management unit (MU)	means the management units identified in clause LAU-S11.3 and as shown on an overlay map.
maximum average slope	means the slope measured from lot boundary to lot boundary or within the area of the lot subject to development, whichever is steepest.
military crest	means the shoulder of a hill or ridge rather than its actual or topographic crest, or highest point. It is the highest contour of elevation from which the base of its slope can be seen without defilade, that is natural or artificial obstacles to shield or conceal, when viewed from prime viewpoints or from scenic drives.
overall development plan	means a plan that is prepared to coordinate appropriate long-term development for land areas proposed for future development. The overall development plan should include consideration of the use and development of land surrounding the management units, including urban design, transport, local infrastructure, protection of natural values, protection of cultural values, management of scenic character and values, social and recreation use and environmental management.
prime viewpoints	means the locations identified on an overlay map as a prime viewpoint.
scenic drives	means approaches to the Cataract Gorge Reserve, that are within the boundary of the Cataract Gorge Management Specific Area Plan, identified as Cliff Grounds Road, Denison Grove, Basin Road (north of the junction with Denison Road), Denison Road and Corin Street (sometimes known locally as Duck Reach Road).

LAU-S11.5 Use Table

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

LAU-S11.6 Use Standards

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

LAU-S11.7 Development Standards for Buildings and Works

LAU-S11.7.1 Acceptable development

This clause is in addition to the:

- (a) General Residential Zone;
- (b) Low Density Residential Zone;
- (c) Landscape Conservation Zone;
- (d) Urban Mixed Use Zone;
- (e) Local Business Zone;
- (f) Environmental Management Zone;
- (g) Utilities Zone;
- (h) Community Purpose Zone;
- (i) Recreation Zone; and
- (j) Open Space Zone.

Objective:	To protect the character and values of the Cataract Gorge Reserve.	
Acceptable Solutions	Performance Criteria	
A2 New buildings or works, excluding landscaping, fences, pergolas, dog kennels and the like, must not be located on slopes with an average slope steeper than 1:3.	P2 No Performance Criterion.	
A3 Buildings and works for Residential use must not be located in MU14.	P3 No Performance Criterion.	
A4 Development within the Residential Use class must be for single dwelling only in MUs 12, 13, 15 and 18.	P4 No Performance Criterion.	
A5 Development must be inevident on the military crest or on the face of the slope equal to the point that is 11 vertical metres below the military crest when viewed from prime viewpoints or from scenic drives.	P5 No Performance Criterion.	

LAU-S11.7.2 Intensification

This clause is in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings;
- (b) Low Density Residential Zone – clause 10.4 Development Standards for Dwellings;
- (c) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works;

- (d) Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works;
- (e) Local Business Zone – clause 14.4 Development Standards for Buildings and Works;
- (f) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (g) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (h) Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works;
- (i) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (j) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That development density is consistent with achieving the local area objectives for the management units.	
Acceptable Solutions		Performance Criteria
A1	Multiple dwellings must have a site area per dwelling of not less than 7500m ² in MUs 11A and 11B.	P1 No Performance Criterion.

LAU-S11.7.3 Siting of buildings, structures and works

This clause is in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings;
- (b) Low Density Residential Zone – clause 10.4 Development Standards for Dwellings;
- (c) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works;
- (d) Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works;
- (e) Local Business Zone – clause 14.4 Development Standards for Buildings and Works;
- (f) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (g) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (h) Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works;
- (i) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (j) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That development is consistent with achieving the local area objectives for the management units.	
Acceptable Solutions		Performance Criteria
A1	Buildings in management units must: <ul style="list-style-type: none"> (a) be setback not less than 30m from a boundary adjoining the Cataract Gorge Reserve for 23, 27 & 28 Coniston Place, in MU1; and (b) not be located within the 'no building' areas as shown in Figure LAU-S11.7.3. 	P1 No Performance Criterion.

<p>A2</p> <p>Driveways and roads must:</p> <ul style="list-style-type: none"> (a) not be at an angle more than 30° to the contour where the Maximum Average Slope is more than 1:5; or (b) be constructed to ensure that the cross-fall of the driveway be one-way and directed into the hill, for vehicle safety and drainage purposes; (c) direct storm water runoff to the road storm water drainage system; (d) be not steeper than 25% (1 in 4) for distances of not more than 6m; (e) be not steeper than 20% (1 in 5) for balance of the driveway; (f) have an area with a grade of not more than 1 in 6 for a distance of not less than 5m prior to a grade shift to 25% (1 in 4); and (g) be constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve. 	<p>P2</p> <p>New driveways and roads must be consistent with the local area objectives for the management unit, when viewed from prime viewpoints and scenic drives, having regard to:</p> <ul style="list-style-type: none"> (a) minimising the visual impacts of the driveway or road; (b) the streetscape; (c) the safe and efficient use of the site and the road; (d) accessibility by emergency vehicles; (e) the adequacy of drainage arrangements; (f) the provision of transition areas for vehicles prior to steeper grades; and (g) the desirability of road and driveways constructed as close as possible to the natural contours.
<p>A3</p> <p>Driveways and roads must be:</p> <ul style="list-style-type: none"> (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting; and (c) provided with erosion control measures immediately after construction to minimise the visual impact of the construction. 	<p>P3</p> <p>No Performance Criterion.</p>
<p>A4</p> <p>Excavation or land filling:</p> <ul style="list-style-type: none"> (a) must not occur within 2m of any lot boundary; (b) must not be more than 1.8m in height; (c) must be retained; (d) on all slopes must be revegetated with endemic trees, shrubs and ground covers 	<p>P4</p> <p>The visibility of excavation and land filling from prime viewpoints and scenic drives must be consistent with the local area objectives for the management unit, having regard to:</p> <ul style="list-style-type: none"> (a) the necessity of the works to facilitate development; (b) the siting of the works;

<p>immediately after the works have been undertaken;</p> <p>(e) must not encroach within 3m of existing trees;</p> <p>(f) must not alter a military crest; and</p> <p>(g) must be minimised by stepping building work with the terrain.</p>	<p>(c) the scale of the works;</p> <p>(d) the engineering, materials and other design elements of the works;</p> <p>(e) the use of vegetation to screen and stabilize the works; and</p> <p>(f) the proposed methods for stabilization.</p>
<p>A5</p> <p>Power lines and associated service infrastructure must be underground in MUs:</p> <p>(a) 2, 3, 8, 9, 10, 11A, 12, 13, 14, 15 and 18; and</p> <p>(b) 1, 4 & 5 if located between the building and Cataract Gorge Reserve boundary.</p>	<p>P5</p> <p>No Performance Criterion.</p>
<p>A6.1</p> <p>Areas between the ground floor of a building, including outdoor deck areas, and the ground level must be screened from view from prime viewpoints and scenic drives.</p> <p>A6.2</p> <p>Tennis courts, ponds and swimming pools must not be constructed on land with a maximum average slope more than 25% (1 in 4).</p>	<p>P6</p> <p>The visibility of development from the prime viewpoints and scenic drives must be consistent with the local area objectives for the management unit, having regard to:</p> <p>(a) the necessity of the works to facilitate development;</p> <p>(b) the siting of the works;</p> <p>(c) the scale of the works;</p> <p>(d) the engineering, materials and other design elements of the works;</p> <p>(e) the use of vegetation to screen and stabilize the works; and</p> <p>(f) the proposed methods for stabilization.</p>
<p>A7</p> <p>Boundary fences and walls must be coloured with dark natural tones¹.</p>	<p>P7</p> <p>The visibility of boundary fences and walls from the prime viewpoint locations and scenic drives must be consistent with the local area objectives for the management unit, having regard to:</p> <p>(a) the purpose of the structure;</p> <p>(b) the height of the structure;</p>

¹ An exemption applies for fences - see Table 4.6.

	<ul style="list-style-type: none">(c) the materials and other design elements of the works;(d) the proposed colour;(e) the topography of the site; and(f) the use of vegetation to screen the structure.
--	---

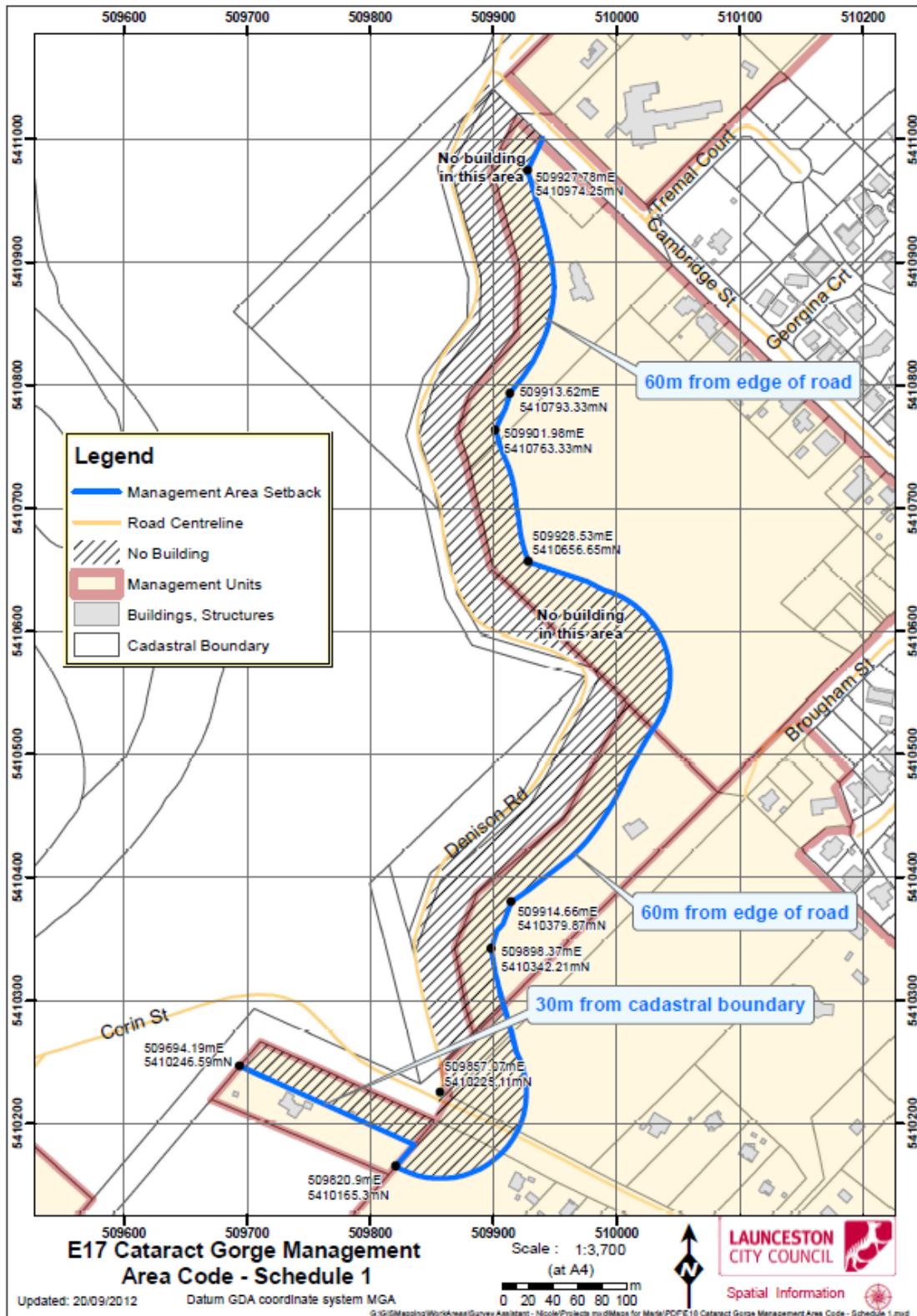


Figure LAU-S11.7.3

LAU-S11.7.4 Height and bulk of buildings

This clause is in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;

- (b) Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;
- (c) Landscape Conservation Zone – clause 22.6 Development Standards for Buildings and Works;
- (d) Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works;
- (e) Local Business Zone – clause 14.4 Development Standards for Buildings and Works;
- (f) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (g) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (h) Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works;
- (i) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (j) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That building height and building footprint are consistent with achieving the local area objectives within the management units.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Building height must be not more than 6m.</p>	<p>P1.1</p> <p>In MUs, excluding West Launceston Primary School, the visibility of development from the prime viewpoints and scenic drives must be consistent with the local area objectives for the management unit, having regard to:</p> <ul style="list-style-type: none"> (a) the siting of the building; (b) the building bulk and form; (c) the design, materials, articulation and other design elements of the building; (d) the topography of the site; (e) the use of vegetation to screen the building; and (f) building height must not be greater than 8m. <p>P1.2</p> <p>In MUs 16, 17 and 18 and within the grounds of West Launceston Primary School, the visibility of development from the prime viewpoints and scenic drives must be consistent with the local area objectives for the management unit, having regard to:</p> <ul style="list-style-type: none"> (a) the siting of the building; (b) the building bulk and form; (c) the design, materials, articulation and other design elements of the building; (d) the topography of the site; and 	

	(e) the use of vegetation to screen the building.
A2 The building footprint must be not more than 250m ² .	P2 Building footprint must be consistent with the local area objectives for the Management Unit, having regard to: (a) the siting of the building; (b) the size of the site; (c) the need to remove vegetation to facilitate a larger footprint; (d) the impact of a larger footprint on natural values present on the site; and (e) the visual impact of the building when viewed from prime viewpoints and scenic drives.

LAU-S11.7.5 Tree and vegetation removal

This clause is in addition to the:

- (a) General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;
- (b) Low Density Residential Zone – clause 10.4 Development Standards for Dwellings and clause 10.5 Development Standards for Non-Dwellings;
- (c) Landscape Conservation Zone – clause 22.4 Development Standards for Buildings and Works;
- (d) Urban Mixed Use Zone – clause 13.4 Development Standards for Buildings and Works;
- (e) Local Business Zone – clause 14.4 Development Standards for Buildings and Works;
- (f) Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works;
- (g) Utilities Zone – clause 26.4 Development Standards for Buildings and Works;
- (h) Community Purpose Zone – clause 27.4 Development Standards for Buildings and Works;
- (i) Recreation Zone – clause 28.4 Development Standards for Buildings and Works; and
- (j) Open Space Zone – clause 29.4 Development Standards for Buildings and Works.

Objective:	That the removal, destruction or lopping of trees or the removal of vegetation is consistent with achieving the local area objectives within the Management Units.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 The removal, destruction or lopping of trees or the removal of vegetation must be consistent with the local area objectives for the management units; and must demonstrate that the development will become inevident or	

	<p>suitably minimised when viewed from the prime viewpoints and scenic drives having regard to:</p> <ul style="list-style-type: none"> (a) the amount of vegetation to be removed; (b) the visual impact of the works; (c) the necessity of the works to facilitate development; (d) the age and condition of the trees; (e) any proposed replacement plantings; (f) the impact on wildlife corridors; and (g) the impact on habitat for rare and threatened species.
--	--

LAU-S11.8 Development Standards for Subdivision

LAU-S11.8.1 Acceptable development

This clause is in addition to the:

- (a) General Residential Zone – clause 8.6 Development Standards for Subdivision;
- (b) Low Density Residential Zone – clause 10.6 Development Standards for Subdivision;
- (c) Landscape Conservation Zone – clause 22.5 Development Standards for Subdivision;
- (d) Urban Mixed Use Zone – clause 13.4 Development Standards for Subdivision;
- (e) Local Business Zone – clause 14.4 Development Standards for Subdivision;
- (f) Environmental Management Zone – clause 23.4 Development Standards for Subdivision;
- (g) Utilities Zone – clause 26.4 Development Standards for Subdivision;
- (h) Community Purpose Zone – clause 27.4 Development Standards for Subdivision;
- (i) Recreation Zone – clause 28.4 Development Standards for Subdivision; and
- (j) Open Space Zone – clause 29.4 Development Standards for Subdivision.

Objective:	To protect the character and values of the Cataract Gorge Reserve.
Acceptable Solutions	Performance Criteria
A1 Subdivision must not create internal lots in MU1.	P1 No Performance Criterion.

LAU-S11.8.2 Lot density

This clause is in addition to the:

- (a) General Residential Zone – clause 8.6 Development Standards for Subdivision;
- (b) Low Density Residential Zone – clause 10.6 Development Standards for Subdivision;
- (c) Landscape Conservation Zone – clause 22.5 Development Standards for Subdivision;
- (d) Urban Mixed Use Zone – clause 13.4 Development Standards for Subdivision;

- (e) Local Business Zone – clause 14.4 Development Standards for Subdivision;
- (f) Environmental Management Zone – clause 23.4 Development Standards for Subdivision;
- (g) Utilities Zone – clause 26.4 Development Standards for Subdivision;
- (h) Community Purpose Zone – clause 27.4 Development Standards for Subdivision;
- (i) Recreation Zone – clause 28.4 Development Standards for Subdivision; and
- (j) Open Space Zone – clause 29.4 Development Standards for Subdivision.

Objective:	That development density is consistent with achieving the local area objectives for the management units.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Lot density must not be more than:</p> <p>(a) one lot per 1000m² with a lot size of not less than 500m² in the General Residential Zone of MUs 1, 2, 3, 6 & 9;</p> <p>(b) one lot per 1500m² with a lot size of not less than 1500m² in the Low Density Residential Zone of MUs 4, 5, 6, 7, 8, 9 & 10; or</p> <p>(c) one lot per 7500m² with a lot size of not less than 1500m² in MUs 11A and 11B, excluding a lot required for public use by the Crown, a council or a State authority, a lot required for the provision of Utilities, or a consolidation of a lot with another lot provided both lots are within the same zone.</p>	<p>P1</p> <p>No Performance Criterion.</p>	

LAU-S11.9 Tables

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

LAU-S12.0 Development Potential Specific Area Plan

LAU-S12.1 Plan Purpose

The purpose of the Development Potential Specific Area Plan is:

- LAU-S12.1.1 To identify areas of significant development potential or strategic importance that require a co-ordinated approach to future development.

LAU-S12.2 Application of this Plan

- LAU-S12.2.1 The specific area plan applies to the area of land designated as Development Potential Specific Area Plan on the overlay maps.
- LAU-S12.2.2 This specific area plan applies to the subdivision of land within the Development Potential Specific Area Plan as shown on the overlay maps.
- LAU-S12.2.3 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the General Residential Zone, as specified in the relevant provision.

LAU-S12.3 Local Area Objectives

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

LAU-S12.4 Definition of Terms

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

LAU-S12.5 Use Table

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

LAU-S12.6 Use Standards

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

LAU-S12.7 Development Standards

- LAU-S12.7.1 Co-ordination of subdivision

This clause is in addition to the General Residential Zone - clause 8.6 Development Standards for Subdivision.

Objective:	That subdivision of land is co-ordinated with adjoining land, appropriately staged and provided with infrastructure appropriately sized to ensure orderly development within the Development Potential Specific Area Plan.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Each lot, or a lot proposed on a plan of subdivision, must be designed and developed having regard to:</p> <ul style="list-style-type: none"> (a) co-ordination and integration with development of the site and surrounding land; (b) an efficient, convenient pedestrian, bicycle and road network, with sufficient capacity to serve the site and provide for necessary connections to, and the development potential of adjoining land and the need to provide for public transport; (c) the need to provide for public transport; (d) provision of reticulated sewerage, water and stormwater systems to serve the site and provide for all necessary connections to, and the development potential of adjoining land; (e) staging to allow a co-ordinated approach to development of the site, so as not to prejudice the timely and co-ordinated development of adjoining land within the Development Potential Specific Area Plan.
---	---

LAU-S12.7.2 Former Gunns Veneer Mill Waverley

This clause is in addition to the General Residential Zone - clause 8.6 Development Standards for Subdivision.

Objective:	That all potential contamination of land at 33 Hogarth Street (former Gunns Veneer Mill), Waverley (Folio of the Register volume 246452 folio 40) has been identified and remediated prior to future development for sensitive uses.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The Director of the Environment Protection Authority has determined that the land proposed for subdivision has been remediated to enable all sensitive uses of the land.</p>	<p>P1</p> <p>No Performance Criterion.</p>

LAU-S12.8 Development Standards for Subdivision

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

LAU-S12.9 Tables

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