

## **LAU-S13.0 Western Hillside Specific Area Plan**

### **LAU-S13.1 Plan Purpose**

The purpose of this specific area plan is:

LAU-S13.1.1 To protect the built and landscape character of the hillside.

LAU-S13.1.2 To minimise the visual impact of development on the hillside, particularly when viewed from public roads and places.

LAU-S13.1.3 To encourage the retention and planting of trees, particularly species that have a height and form that will contribute to the canopy cover within the area.

### **LAU-S13.2 Application of this Plan**

LAU-S13.2.1 The specific area plan applies to the area of land designated as Western Hillside Specific Area Plan on the overlay map.

LAU-S13.2.2 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;
- (b) Low Density Residential Zone;
- (c) Recreation Zone; and
- (d) Open Space Zone.

As specified in the relevant provision.

### **LAU-S13.3 Local Area Objectives**

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

### **LAU-S13.4 Definition of Terms**

LAU-S13.4.1 In this specific area plan, unless the contrary intention appears:

<b>Terms</b>	<b>Definition</b>
Bold or bright colours	Means primary, secondary or fluorescent colours that do not recede into the streetscape.
Inevident	Means that the development is not apparent within the landscape from the prime viewpoints and scenic drives, and that the visual character of the landscape is retained with respect to line, form, colour and texture. Inevident includes to become inevident over time through building design, minimising works, types of construction and screen planting.
Intrusive	Means development that does one or more of the following:

	<ul style="list-style-type: none"> <li>(a) requires significant alterations to the landscape;</li> <li>(b) alters the skyline when viewed from public roads or places;</li> <li>(c) blocks or obstructs the views from public roads or places;</li> <li>(d) has a scale or form that dominates the views from public roads or places;</li> <li>(e) involves the removal of native vegetation;</li> <li>(f) involves the removal of prominent trees; or</li> <li>(g) has bold or bright colours.</li> </ul>
Prominent tree	Means any tree with a height greater than 5m and that has a single trunk circumference of 1m or more measured from a height of 1m above existing ground level.

### LAU-S13.5 Use Table

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

### LAU-S13.6 Use Standards

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

### LAU-S13.7 Development Standards for Building and Works

#### LAU-S13.7.1 Visual impact

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) Recreation Zone - clause 28.4 Development Standards for Building and Works; and
- (d) Open Space Zone - clause 29.4 Development Standards for Building and Works.

<b>Objective:</b>	
That the siting and design of development complements the existing character of the West Launceston hillside and is not considered intrusive.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<b>A1.1</b>	<b>P1</b>
Development must be limited to alterations or extensions to an existing building that:	Development must be compatible with the existing built and landscape character, having regard to:

<p>(a) is increasing the gross floor area by not more than 25% from that existing at the effective date;</p> <p>(b) is not increasing the building height; and</p> <p>(c) has external finishes that have a light reflectance value not more than 40%, and that do not include bold or bright colours.</p> <p>Or</p> <p><b>A1.2</b></p> <p>Development must be ineventent when viewed from a public road or place.</p>	<p>(a) the impact on the visual amenity of the site and surrounds;</p> <p>(b) the impact on skylines, ridgelines and prominent locations;</p> <p>(c) the proximity to and the impact on views from a public road or place;</p> <p>(d) the potential for current or proposed vegetation to provide screening;</p> <p>(e) the bulk and form of buildings including materials and finishes;</p> <p>(f) the need to clear existing vegetation;</p> <p>(g) the location of development to facilitate the retention of prominent trees;</p> <p>(h) the impact of any clearing required for hazard management or infrastructure; and</p> <p>(i) any earthworks for cut or fill.</p>
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#### LAU-S13.7.2 Vegetation

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) Recreation Zone - clause 28.4 Development Standards for Building and Works; and
- (d) Open Space Zone - clause 29.4 Development Standards for Building and Works.

<b>Objective:</b>	
That development is designed to protect prominent trees.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<b>A1</b>	<b>P1</b>
No buildings or works within 4m of prominent trees.	Buildings and works must not detract from the existing landscape character, having regard to: <ul style="list-style-type: none"> <li>(a) the potential impact on the life of the tree;</li> </ul>

	<ul style="list-style-type: none"> <li>(b) the likely future need to remove the tree;</li> <li>(c) the location of development to avoid the removal of prominent trees;</li> <li>(d) The physical characteristics of the site;</li> <li>(e) the requirements for any hazard management;</li> <li>(f) the specific requirements of the development; and</li> <li>(g) any earthworks for cut or fill.</li> </ul>
<p><b>A2</b></p> <p>No removal of prominent trees.</p>	<p><b>P2</b></p> <p>Removal of prominent trees must not detract from the existing landscape character, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the impact on skylines, ridgelines and prominent locations;</li> <li>(h) the location of development to avoid the removal of prominent trees;</li> <li>(i) the need to clear existing vegetation;</li> <li>(j) the potential to provide replacement vegetation;</li> <li>(b) the requirements for any hazard management;</li> <li>(c) the need for infrastructure services;</li> <li>(d) the specific requirements of the development; and</li> <li>(e) any earthworks for cut or fill.</li> </ul>

## **LAU-S13.8 Development Standards for Subdivision**

### **LAU-S13.8.1 Lot design**

This clause is in addition to the:

- (a) General Residential Zone - clause 8.6 Development Standards for Subdivision; and

(b) Low Density Residential Zone - clause 10.6 Development Standards for Subdivision.

<b>Objective:</b>	
That subdivision is designed to allow development in keeping with the character of the area.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) be required for public use by the Crown, a council or a State authority;</li> <li>(b) be required for the provision of Utilities; or</li> <li>(c) be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Subdivision must be designed to promote development that is compatible with the existing built and landscape character, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the physical characteristics of the site and locality;</li> <li>(b) the existing landscape character;</li> <li>(c) the scenic qualities of the site;</li> <li>(d) the size, shape and orientation of the lots proposed;</li> <li>(e) the density of potential development on lots created;</li> <li>(f) the need for the clearance or retention of vegetation;</li> <li>(g) the location of boundaries and building envelopes to reduce the future removal of prominent trees;</li> <li>(h) the requirements for any hazard management;</li> <li>(i) the need for infrastructure services;</li> <li>(j) the specific requirements of the subdivision;</li> <li>(k) the extent of works required for roads or to gain access, including any cut and fill; and</li> <li>(l) any agreement under section 71 of the Act affecting the land.</li> </ul>

### LAU-S13.9 Tables

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