

LAU-S14.0 Southern Gateway Specific Area Plan

LAU-S14.1 Plan Purpose

The purpose of this specific area plan is:

LAU-S14.1.1 To protect the southern approach into Launceston city and municipality from intrusive or inappropriate development.

LAU-S14.1.2 To allow for inevident development that complements the existing undeveloped and rural character of the area.

LAU-S14.1.3 To maintain the vegetative screening alongside major roads.

LAU-S14.2 Application of this Plan

LAU-S14.2.1 The specific area plan applies to the area of land designated as Southern Gateway Specific Area Plan on the overlay map.

LAU-S14.2.2 The specific area plan does not apply to works or development that is not visible from any point on a major road as defined under the Southern Gateway Specific Area Plan.

LAU-S14.2.3 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) Rural Living Zone;
- (d) Village Zone;
- (e) Commercial Zone;
- (f) Light Industrial Zone;
- (g) General Industrial Zone;
- (h) Rural Zone;
- (i) Agriculture Zone;
- (j) Landscape Conservation Zone;
- (k) Major Tourism Zone;
- (l) Utilities Zone;
- (m) Community Purpose Zone;
- (n) Recreation Zone;
- (o) Open Space Zone; and

(p) Future Urban Zone.

As specified in the relevant provision.

LAU-S14.3 Local Area Objectives

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

LAU-S14.4 Definition of Terms

LAU-S14.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
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: (a) requires significant alterations to the landscape; (b) alters the skyline when viewed from public roads or places; (c) blocks or obstructs the views from public roads; (d) has a scale or form that dominates the views from public roads; (e) involves the removal of native vegetation; (f) involves the removal of prominent trees; or (g) has bold or bright colours.
Major road	Means a road that contributes to the southern approach into Launceston city and municipality, identified as Midland Highway/Southern Outlet, Bass Highway and Kings Meadows Connector.
Screening vegetation	Means any tree or shrub with a height greater than 2m from natural ground that is visible from a major road or public place.
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-S14.5 Use Table

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

LAU-S14.6 Use Standards

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

LAU-S14.7 Development Standards for Building and Works

LAU-S14.7.1 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) Rural Living Zone - clause 11.4 Development Standards for Building and Works;
- (d) Village Zone - clause 12.4 Development Standards for Building and Works;
- (e) Commercial Zone - clause 17.4 Development Standards for Building and Works;
- (f) Light Industrial Zone - clause 18.4 Development Standards for Building and Works;
- (g) General Industrial Zone - clause 19.4 Development Standards for Building and Works;
- (h) Rural Zone - clause 20.4 Development Standards for Building and Works;
- (i) Agriculture Zone - clause 21.4 Development Standards for Building and Works;
- (j) Landscape Conservation Zone - clause 22.4 Development Standards for Building and Works;
- (k) Environmental Management Zone - clause 23.4 Development Standards for Building and Works;
- (l) Major Tourism Zone - clause 24.4 Development Standards for Building and Works;
- (m) Utilities Zone - clause 26.4 Development Standards for Building and Works;
- (n) Community Purpose Zone - clause 27.4 Development Standards for Building and Works;
- (o) Recreation Zone - clause 28.4 Development Standards for Building and Works;
- (p) Open Space Zone - clause 29.4 Development Standards for Building and Works;
and

- (q) Future Urban Zone - clause 30.4 Development Standards for Building and Works.

Objective:	
That the siting and design of development is inevent and does not negatively impact on the visual qualities of the southern approach into Launceston city and municipality.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be limited to alterations or extensions to an existing building that:</p> <ul style="list-style-type: none"> (a) is increasing the gross floor area by not more than 20% from that existing at the effective date; (b) is not increasing the building height; and (c) has external finishes that that have a light reflectance value not more than 40%, and that do not include bold or bright colours. 	<p>P1</p> <p>Development must not be intrusive and must be compatible with the existing treed and rural character of the southern approach, having regard to:</p> <ul style="list-style-type: none"> (a) the visual impact on skylines and vistas when viewed from a major road; (b) the proximity of development to a major road; (c) the bulk and form of buildings including materials and finishes; (d) the potential for current or proposed vegetation to provide screening; (e) the need to clear existing vegetation; (f) the location of development to facilitate the retention of existing vegetation; (g) the impact of any clearing required for hazard management or infrastructure; and (h) any earthworks for cut or fill.

LAU-S14.7.2 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) Rural Living Zone - clause 11.4 Development Standards for Building and Works;
- (d) Village Zone - clause 12.4 Development Standards for Building and Works;
- (e) Commercial Zone - clause 17.4 Development Standards for Building and Works;

- (f) Light Industrial Zone - clause 18.4 Development Standards for Building and Works;
- (g) General Industrial Zone - clause 19.4 Development Standards for Building and Works;
- (h) Rural Zone - clause 20.4 Development Standards for Building and Works;
- (i) Agriculture Zone - clause 21.4 Development Standards for Building and Works;
- (j) Environmental Management Zone - clause 23.4 Development Standards for Building and Works;
- (k) Major Tourism Zone - clause 24.4 Development Standards for Building and Works;
- (l) Utilities Zone - clause 26.4 Development Standards for Building and Works;
- (m) Community Purpose Zone - clause 26.4 Development Standards for Building and Works;
- (n) Recreation Zone - clause 28.4 Development Standards for Building and Works;
- (o) Open Space Zone - clause 29.4 Development Standards for Building and Works;
and
- (p) Future Urban Zone - clause 30.4 Development Standards for Building and Works.

Objective:	
That development is designed to protect existing vegetation.	
Acceptable Solutions	Performance Criteria
A1 No buildings or works within 4m of prominent trees.	P1 Buildings and works must not detract from the existing treed character of the southern approach, having regard to: <ul style="list-style-type: none"> (a) the potential impact of development on the life of the screening tree; (b) the likely future need to remove the screening tree; (c) the location of development to avoid the removal of screening trees; (d) The physical characteristics of the site; (e) the requirements for any hazard management; (f) the specific requirements of the development; and

	(g) any earthworks for cut or fill.
<p>A2</p> <p>No removal of screening vegetation or prominent trees.</p>	<p>P2</p> <p>Removal of screening vegetation or prominent trees must not detract from the existing treed and rural character of the southern approach, having regard to:</p> <ul style="list-style-type: none"> (a) the visual impact on skylines and vistas when viewed from a major road; (h) the location of development to avoid the removal of screening trees; (b) the bulk and form of buildings including materials and finishes; (i) the need to clear existing vegetation; (j) the potential to provide replacement vegetation; (a) the requirements for any hazard management; (b) the need for infrastructure services; (c) the specific requirements of the development; and (d) any earthworks for cut or fill.

LAU-S14.7.3 Signage

This clause is in addition to the Signs Code - clause C1.6 Development Standards for Buildings and Works.

Objective:	
That development is designed to prevent the installation of inappropriate signage.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>There are no billboard, third party or illuminated signs proposed.</p>	<p>P1</p> <p>No Performance Criteria.</p>

LAU-S14.8 Development Standards for Subdivision

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

LAU-S14.9 Tables

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