

LAU-S15.0 Central Area Specific Area Plan

LAU-S15.1 Plan Purpose

The purpose of the Central Area Specific Area Plan is:

- LAU-S15.1.1 To provide for building height control in central Launceston which respects the cityscape.

LAU-S15.2 Application of this Plan

- LAU-S15.2.1 The specific area plan applies to the area of land designated as Central Area Specific Area Plan on the overlay maps.

- LAU-S15.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in modification and substitution for the provisions of the Central Business Zone, as specified in the relevant provision.

LAU-S15.3 Local Area Objectives

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

LAU-S15.4 Definition of Terms

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

LAU-S15.5 Use Table

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

LAU-S15.6 Use Standards

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

LAU-S15.7 Development Standards for Buildings and Works

LAU-S15.7.1 Building Height

This clause is in modification to:

- (a) A1 and P1 of Central Business Zone - clause 16.4.1 Building Height

This clause is in substitution for:

- (a) A2 and P2 of Central Business Zone - clause 16.4.1 Building Height

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential uses.	
Acceptable Solutions		Performance Criteria

<p>A1</p> <p>Building height must be not more than:</p> <p>(a) 14.5m; or</p> <p>(b) 1m greater than the average of the building heights on the site or adjoining lots;</p> <p>whichever is higher.</p>	<p>P1</p> <p>Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the height, bulk and form of existing buildings on the site and adjacent properties;</p> <p>(c) the bulk and form of proposed buildings;</p> <p>(d) the apparent height when viewed from the adjoining road and public places; and</p> <p>(e) any overshadowing of public places.</p>
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LAU-S15.7.2 Signs

This clause is in substitution for:

- (a) A1 and P1.1 and P1.2 of the Signs Code - clause C1.6.1 Design and siting of signs; and
- (b) A1 and P1 of the Signs Code - clause C1.6.3 Third party sign.

Objective:	To prevent unacceptable signs in the central area of Launceston.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Signage must not be for the following sign types:</p> <p>(a) an above awning sign;</p> <p>(b) a roof sign;</p> <p>(c) a sky sign;</p> <p>(d) a third party sign; and</p> <p>(e) a billboard.</p> <p>as defined in the Signs Code.</p>		<p>P1</p> <p>No Performance Criterion.</p>

LAU-S15.8 Development Standards for Subdivision

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