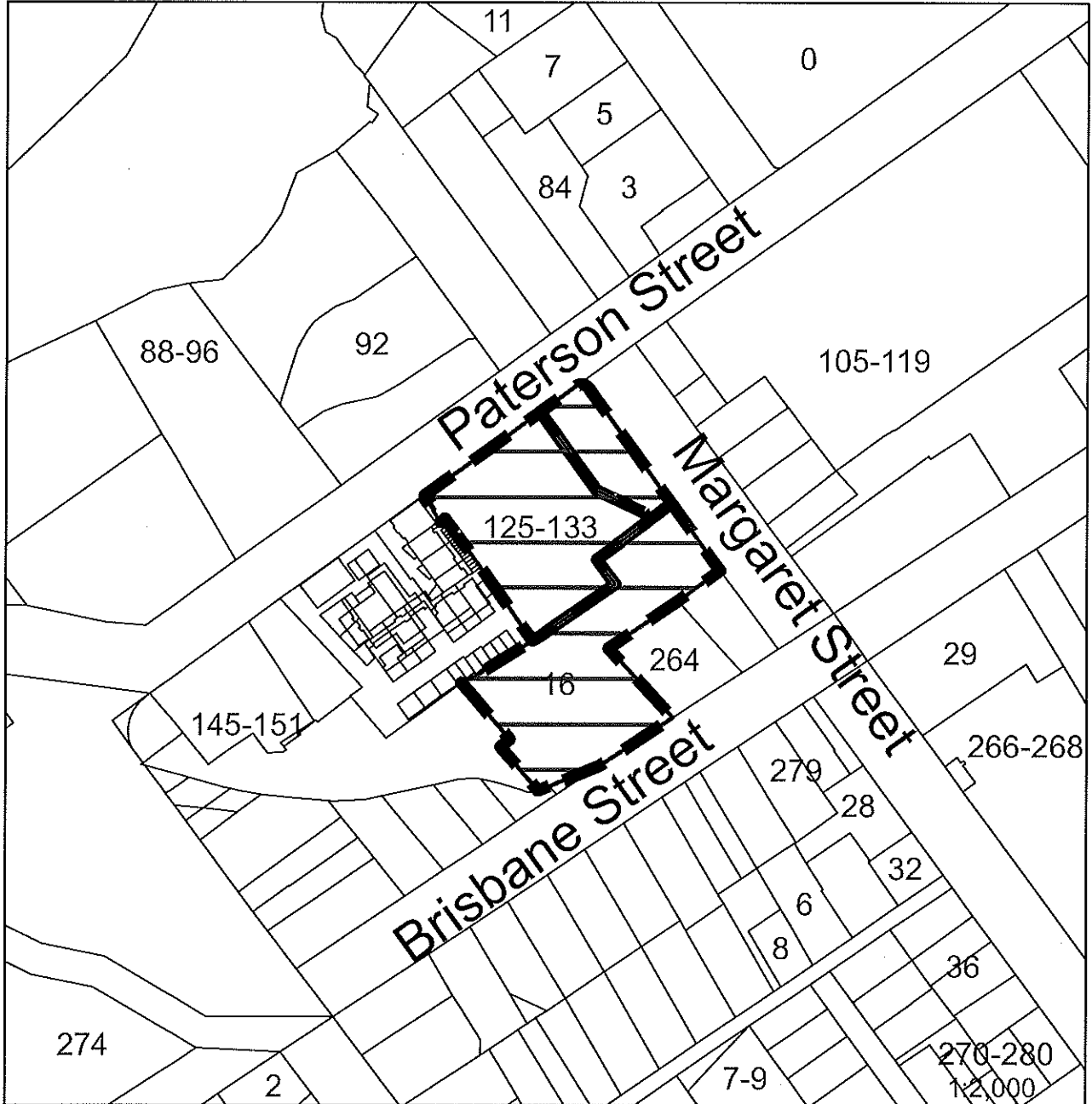


Launceston Interim Planning Scheme 2015

AMENDMENT 66

Insert a Specific Area Plan over the properties known as 123 Paterson Street, 125-133 Paterson Street, and 270 Brisbane Street, Launceston (also known as 16 Margaret Street) which are respectively described in Certificate of Title references CT151150/3, CT151150/2 and CT175274/1

Amend the interim planning scheme maps as below:



Zoning



Specific Area Plan

THE COMMON SEAL
 of Launceston City
 Council was hereunto
 affixed in the presence of: -



[Signature]
 Michael Stretton
 Chief Executive Officer

Date 04/06/2021



LAUNCESTON INTERIM PLANNING SCHEME 2015

Amendment 66

Insert a Specific Area Plan over the properties known as 123 Paterson Street, 125-133 Paterson Street, and 270 Brisbane Street, Launceston (also known as 16 Margaret Street, Launceston) (CT151150/3, CT151150/2 and CT175274/1).

Insert Specific Area Plan F11.0 Gorge Hotel Specific Area Plan after Specific Area Plan F10.0 Newnham Housing Land Supply Order Specific Area Plan into the Launceston Interim Planning Scheme 2015:

F 11.0 Gorge Hotel Specific Area Plan

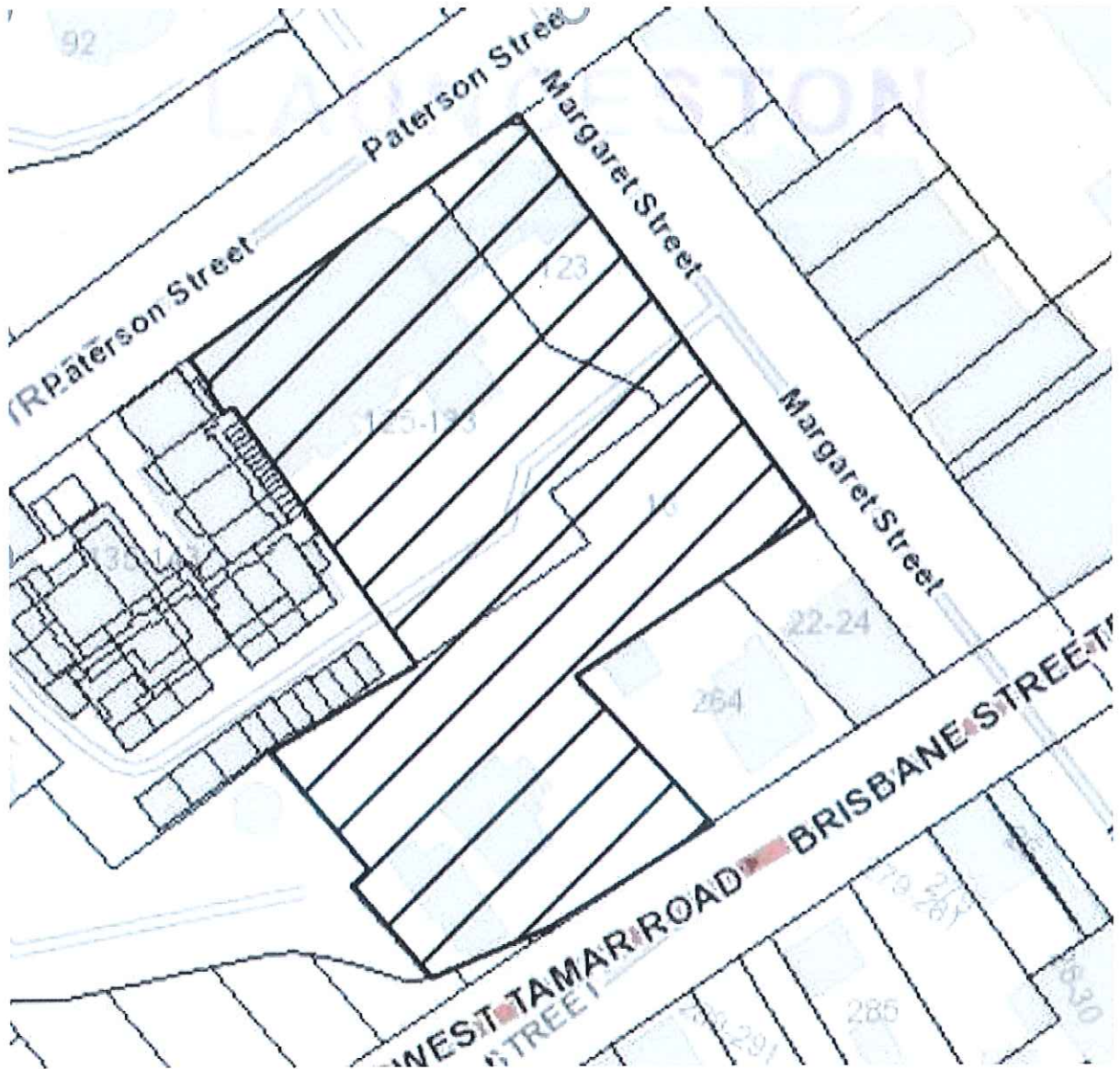
F 11.1 Purpose of Specific Area Plan **The purpose of the Specific Area Plan is:**

F11.1.1 Provide the opportunity for development of a landmark building to provide for visitor accommodation and complementary supporting uses in a manner that does not impact on the surrounding streetscapes.

F11.2 Application of Specific Area Plan

F11.2.1 The specific area plan applies to the area of land designated as SAP11 – Gorge Hotel Specific Area Plan shown on the planning scheme overlay maps and in figure F11.2.1

Figure F11.2.1



F11.3 Definition of Terms

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

F 11.3 Use Table

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

F 11.4 Use Standards

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

F11.5 Development Standards

F11.5.1 Building envelope

This clause is an additional acceptable solution to the Urban Mixed Use Zone – clause 15.4.1 Building height, setback and siting, A1

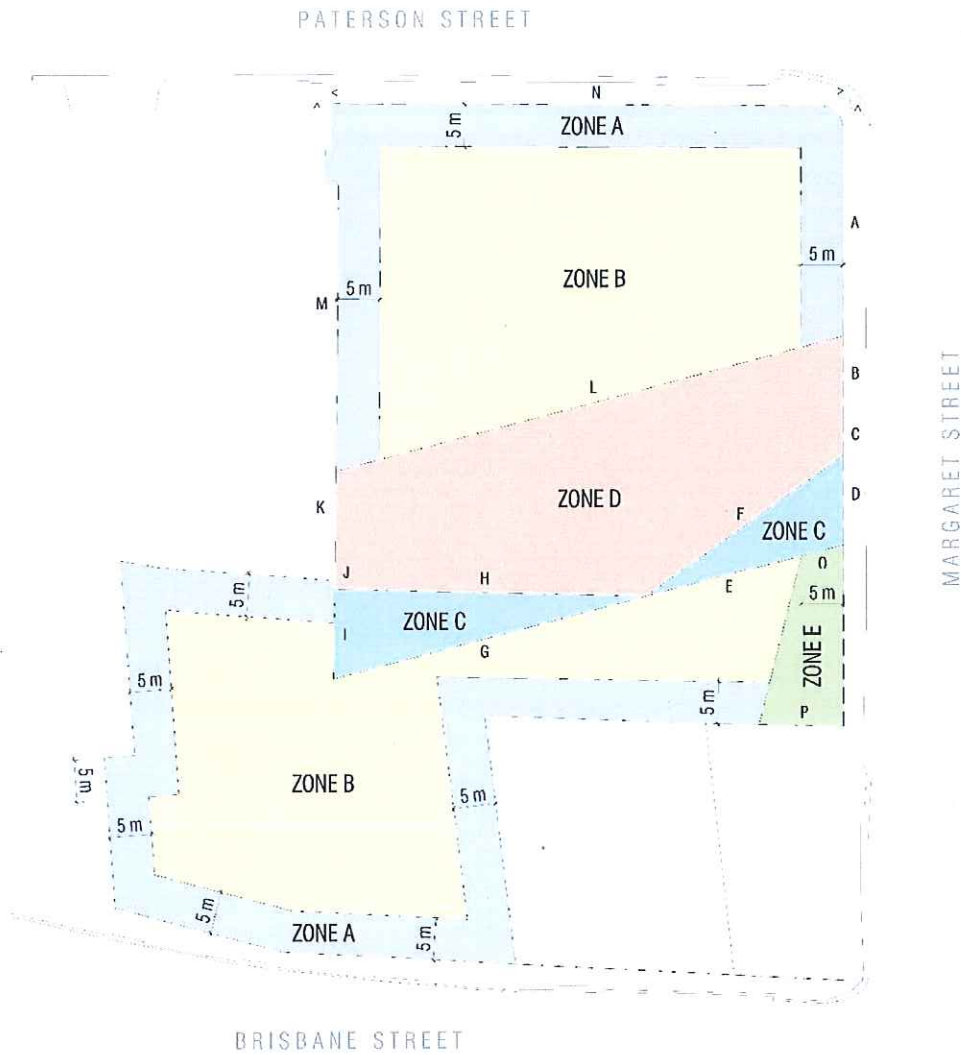
Acceptable Solutions

OR

A2

All development must be contained within the Building envelope at Figures F11.5.1 and F11.5.2 and be for the purposes of Visitor Accommodation, and ancillary uses including retail, food services community meeting and entertainment and hotel industry.

F11.5.1



GORGE HOTEL

PROPOSED HEIGHT ZONES

RELATIVE TO AUSTRALIAN HEIGHT DATUM (AHD)



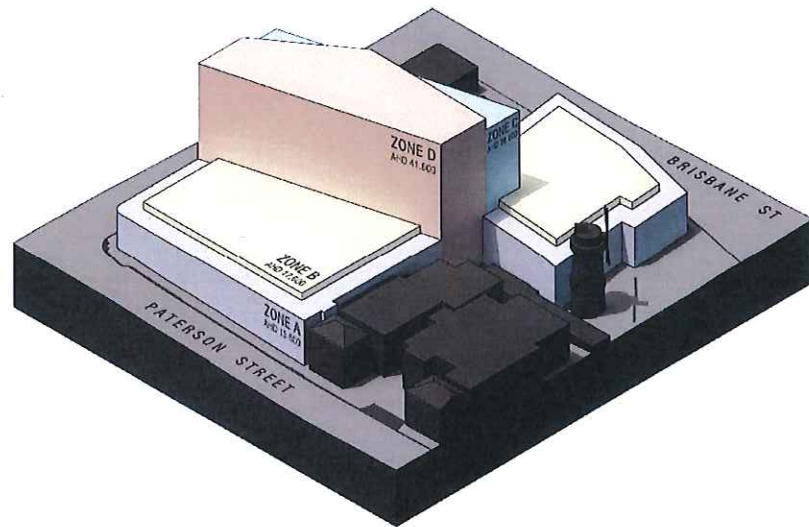
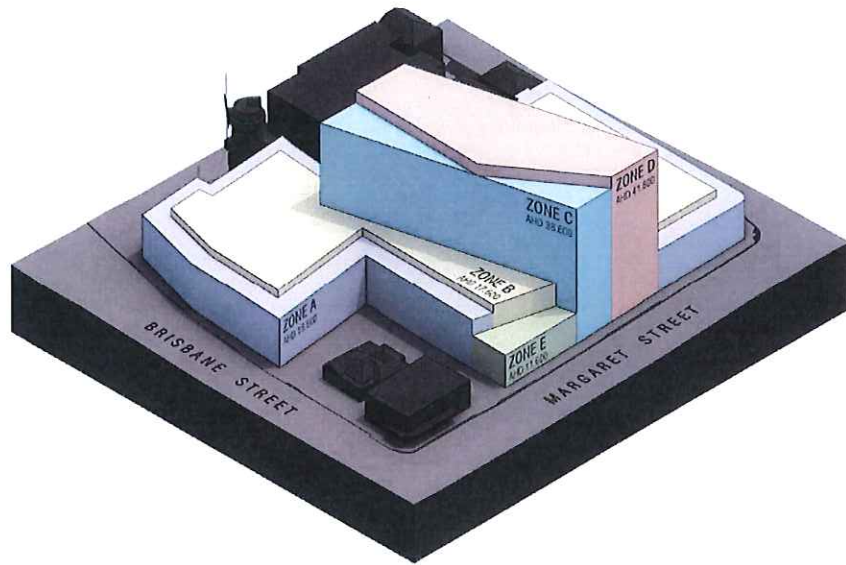
ZONE LEGEND

- ZONE A - MAX HEIGHT 15.600 AHD
(Ranges from 9.8m to 12.8m above NGL at street frontages and title boundaries)
- ZONE B - MAX HEIGHT 17.600 AHD
(Ranges from 11.8m to 14.8m above NGL more than 5m away from title boundaries)
- ZONE C - MAX HEIGHT 38.600 AHD
(Ranges from 34.5m to 35.8m above NGL)
- ZONE D - MAX HEIGHT 41.600 AHD
(Ranges from 38.5m to 39.1m above NGL)
- ZONE E - MAX HEIGHT 11.600 AHD
(Ranges from 7.9m to 8.6m above NGL)

DIMENSION LEGEND (HORIZONTAL DISTANCES)

- | | |
|-----------------|-----------------|
| A = 27 meters | I = 10.5 meters |
| B = 10 meters | J = 4 meters |
| C = 4 meters | K = 10 meters |
| D = 10.5 meters | L = 62 meters |
| E = 19 meters | M = 43.5 meters |
| F = 29 meters | N = 60.5 meters |
| G = 38 meters | O = 5 meters |
| H = 37 meters | P = 10 meters |

F11.5.2



THE COMMON SEAL
of Launceston City
Council was hereunto
affixed in the presence of: -

Date 04/06/2021



[Handwritten Signature]
Michael Stretton
Chief Executive Officer