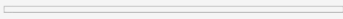


Launceston Interim Planning Scheme 2015

How to view pages within this planning scheme



To display individual pages: click + or - button in scheme table of contents (left) to open or close pages; then navigate down to the page of interest and click on heading.

OR



To view all pages in a section at once: click on a section heading in table of contents (left) then click on book button in menu bar (above).

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Important: Planning Directive No. 6 applies from 1 August 2018

Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes applies and must be read in conjunction with this scheme (refer to the Planning Policy Unit [website](#))

Important: Planning Directive No. 7 applies from 16 September 2020

Planning Directive No. 7 - Permits for Temporary Housing in interim planning schemes applies and must be read in conjunction with this scheme (refer to the [Planning Policy Unit website](#)).

Foreword

This planning scheme sets out the requirements for use or development of land in accordance with the [Land Use Planning and Approvals Act 1993](#) (the Act).

The maps show how land is zoned and the scheme sets out the provisions that apply to use or development of land.

The provisions in this planning scheme should be read together with the Act.

The foreword, footnotes and appendices are not legally part of this planning scheme.

They have been added to help users understand the planning scheme and its relationship to the Act. They are a guide only and do not cover all relevant law relating to planning schemes or the planning application and assessment process.

Part A Purpose and Objectives

1.0 Identification of the Planning Scheme

1.1 Planning Scheme Title

- 1.1.1 This planning scheme is called the Launceston Interim Planning Scheme 2015.

1.2 Composition of this Planning Scheme

- 1.2.1 This planning scheme consists of this document and the maps identified.

- (a) Launceston Interim Planning Scheme 2015 – Zoning Maps
- (b) Launceston Interim Planning Scheme 2015 – Overlay Maps

1.3 Planning Scheme Area

- 1.3.1 The planning scheme area comprises all the land as identified on the planning scheme maps.

2.0 Planning Scheme Purpose

2.1 Purpose

2.1.1

The purpose of this planning scheme is:

- (a) To further the Objectives of the Resource Management and Planning System and of the Planning Process as set out in Parts 1 and 2 of Schedule 1 of the Act; and
- (b) To achieve the planning scheme objectives set out in clause 3.0 by regulating or prohibiting the use or development of land in the planning scheme area.

2.2 Regional Land Use Strategy

2.2.1

The Northern Region is comprised of the eight municipal areas of the Launceston, Northern Midlands, Meander Valley, West Tamar, George Town, Dorset, Break O' Day and Flinders councils. The Regional Land Use Strategy of Northern Tasmania 2013 provides strategic context at a regional level for planning schemes within the region and contains strategies for the future use and development of land within the region.

The Northern region is characterised by a distinct settlement hierarchy with the urban area of Greater Launceston as the higher order and dominant population centre, together with towns, villages and hamlets. Settlements are generally separated by natural or productive rural areas and have their own character and identity. Regional strategies advocate that settlements support local and regional economies, concentrate the investment in the improvement of services and infrastructure and enhance the quality of life in those centres.

The Northern region has significant natural and cultural assets including areas of important biodiversity, areas and sites of cultural heritage, important landscapes and recreation opportunities, and natural resources which are integral to the consideration of the strategic use of land.

This planning scheme is based on the Regional Model Planning Scheme, derived from the Regional Land Use Strategy of Northern Tasmania 2013, the mechanisms by which land use strategies for sustainable economic, environmental and social outcomes are delivered at a Regional level, through the appropriate allocation of zones and the inclusion of regionally consistent development controls for use and development.

The application of zoning responds to the unique circumstances of the Northern Region with the settlement hierarchy reflected in some zones only being relevant to the population densities of Launceston urban area and the principal use of the Rural Resources Zone reflecting the highly dispersed and variable nature of the Region's productive rural resources.

3.0 Planning Scheme Objectives

3.1 Maintaining the primacy of Launceston City in Tasmania and in the Northern Tasmania Region

3.1.1

Launceston is the second largest city in Tasmania and the only city in the Northern Tasmania region. Launceston City consists of a number of activity centres that forms part of the regional activity centres network as defined in the Regional Land Use Strategy of Northern Tasmania.

The primacy of Launceston's population of 65,826 (Estimated Resident Population June 2010) supports its role as the Regional City of the Greater Launceston Urban Area and the economic and commercial heart of Northern Tasmania, which is supported by a number of activity centres within the regional activity centre hierarchy, Launceston is geographically central in the region and is well connected to many major transport networks.

The Launceston urban area is the centre of population in the region. It is also the most accessible location to the majority of the regional population. For this reason it appropriate that Launceston is recognised and promoted as the key regional settlement.

Key regional services located in Launceston include:

- higher tertiary and secondary education, including the University of Tasmania (UTAS) northern campus, Technical and Further Education (TAFE) campuses, public and private secondary schools;
- health facilities including Launceston General Hospital, private hospitals;
- sporting facilities including Aurora Stadium, the Silverdome and the Regional Aquatic Centre;
- cultural facilities including Queen Victoria Museum and Art Gallery and the Princess Theatre; and
- retail services, being the only significant retail centre in the region.

Many of the economic and social services provided by Launceston are used by residents outside Launceston, and significant numbers of people from outside Launceston travel to the city for work, business or leisure purposes. This regional interaction sustains the viability on many services provided.

As Launceston continues to develop, it is important to recognise its regional context and that its future is dependent on and linked to the future of the surrounding areas.

3.1.2

The new planning scheme seeks to:

- ensure that opportunities are provided within the Launceston urban area to provide for the higher order facilities required by the population of Northern Tasmania; and
- provide for efficient and accessible movement for people and goods from the Launceston urban area into the rural surrounds.

3.2 Maintaining Launceston as the business and commercial heart of the region

3.2.1

Council's 2020 Vision establishes as a priority, the encouragement of business investment to provide a range of employment opportunities for the community.

It is increasingly recognised that Launceston's economic future will also depend on its ability to successfully adapt to changing economic and environmental conditions, and to attract and retain people with knowledge and entrepreneurial skills who will identify economic opportunities and contribute to driving innovation.

Launceston is a compact city with largely unspoilt character; it has low levels of traffic congestion, a favourable climate and ready access to water. It has attractive public spaces, parks and gardens, generally low levels of crime and high public safety. These characteristics make Launceston an attractive and liveable city.

Recognising and promoting these strengths can differentiate Launceston from other comparable urban areas and regional cities and provide it with a strong basis upon which to continue to develop. Global evidence suggests that liveability is central issue in deciding where people live and invest.

Three core sectors of the Launceston economy are retail, industry (significant enterprise employment areas) and tourism.

Retail, Business and Employment Centres: Launceston is the Principal Activity Centre within the regional activity centre network and is the major retail centre in Northern Tasmania, its catchment area covering most of the north of the state. The Central Business District (CBD) is the dominant centre for all non-food categories of goods in the region.

Critical to the prosperity of the Launceston CBD is establishing an activity centres hierarchy to support the city and the region of Northern Tasmania.

3.2.1.1

Retail, business and employment centres

Launceston is the Principal Activity Centre within the regional activity centre network and is the major retail centre in Northern Tasmania, its catchment area covering most of the north of the state. The Central Business District (CBD) is the dominant centre for all non-food categories of goods in the region.

Critical to the prosperity of the Launceston CBD, is establishing an activity centres hierarchy to support the city and the region of Northern Tasmania.

The regional activity centre network hierarchy as it relates to Launceston City is as follows:

- the Principal Activity Centre of the Launceston City CBD;
- the Major Activity Centres of Kings Meadows and Mowbray;
- the Suburban Activity Centre of Launceston (Kmart) Plaza;
- the Neighbourhood Centres of Newstead, Ravenswood, Newnham, Trevallyn, St Leonards and Youngtown;
- Bulky Goods precincts; and
- Specialist Centres (such as Launceston General Hospital precinct and similar health facilities, and Tertiary Education and Research precincts, such as the University of Tasmania)

The new planning scheme seeks to ensure that each level of the hierarchy operates to provide the appropriate mix of retail and service provision to its catchment area and to support the region of Northern Tasmania. It is socially and economically essential that the Launceston CBD continues in its role as the key regional centre and at the primacy of the Northern Tasmania regional hierarchy.

Location of significant new retail development outside of the hierarchy will lead to loss of viability, lower rents, loss of investment and poor outcomes for both the Launceston community and the wider region.

3.2.1.2

Industry

As the economic hub of the northern region, and with an established supply of serviced industrial land, and capacity to expand, the city is well placed to attract future industrial development. The planning authority aims to provide choice and diversity in both location and uses to meet the expectations of the community and industry.

The planning authority must consider the interests of the region by avoiding duplication or the oversupply of industrial land. Oversupply would threaten the viability of, and fracture provision for, industry in other parts of the region.

To assist Council will initially focus new development towards utilising existing vacant land and promoting redevelopment of brownfield or underutilised sites.

In order to develop an attractive environment for entrepreneurs, businesses and skilled labour, the planning authority will take a pro-active approach to planning for economic development. The planning scheme will create opportunities by:

- (a) identifying and making land available in the best locations for retail, industrial and commercial development and ensuring it is investment ready;
- (b) setting clear standards and expectations such as the form of buildings, materials, landscaping and development of public spaces;
- (c) developing, in conjunction with landowners and the community, master plans, specific area plans and design guidelines for key development precincts and sites;
- (d) providing a consistent regulatory environment that reduces the complexities of assessing new investment;
- (e) providing flexibility and adaptability by focusing on desirable outcomes; and
- (f) minimising barriers to the establishment of small businesses by ensuring flexible location and promoting, for example, working from home and farm gate tourism.

3.2.1.3

Tourism

Tourism is a major economic driver and industry for Launceston. As an industry tourism is the fifth highest employer accounting for over 2,200 jobs or 6.8% of the Launceston workforce.

Tourism is also a growing industry with the region achieving a 4% growth in visitation during 2010

compared to 2009. Key attractors for visitors to Launceston include natural attractions (including the Cataract Gorge Reserve), arts and cultural heritage, and food and wine. To ensure sustainability and competitiveness the industry must invest in new and renewed product and focus on generating greater returns on the resources it employs. Launceston's strategic planning needs to include a focus on infrastructure development and investment attraction.

The Planning scheme seeks to align with the City's tourism goals, including:

- (a) adopting a flexible approach to support development of tourism infrastructure to enhance the city's environmental, built heritage, rural and recreational assets;
- (b) minimising entry barriers to small business;
- (c) easing regulations around festivals and events; and
- (d) facilitating signage and pathway finding to ensure visibility and accessibility.

3.3 Managing growth for a changing population

3.3.1

The population of Launceston City is expected to increase from 65,826 (Estimated Resident Population June 2010) to over 75,000 by 2031. The change is expected to be more pronounced in its age structure as the population will also age in the next two decades. Launceston and the northern region are witnessing declining household size with smaller families and increases in single-person households. If, as projected, household size declines from 2.3 (2006) to 2.1 by 2031, Launceston will need over 4,600 homes to accommodate population increase, and almost 2,700 additional homes for our current population.

This means that Launceston will need significantly more houses and will experience a change in the type of houses people need along with their preferred locations. A fall in household size is likely to lead to falling demand for traditional three to four bedroom family homes and increased demand for smaller more manageable dwellings, as well as retirement accommodation and aged care facilities.

Alternative forms of housing such as multiple units, smaller houses, supported housing, and affordable housing such as granny flats, teenager bungalows and other ancillary accommodation, are likely to be more in demand in the future.

The planning scheme will seek to:

- (a) ensure that new houses are accessible to community services and infrastructure, either by encouraging housing development close to existing service centres and community services, or conversely encouraging services to integrate into residential areas;
- (b) promote housing opportunities in proximity to the Launceston CBD and other activity centres and employment areas; and
- (c) ensure that rural areas, are provided with sufficient opportunities for new housing to ensure the sustainability of communities and rural services.

3.4 Promoting social inclusion

3.4.1

The location and accessibility of workplaces, shopping, educational, health, recreational facilities, and community services in Launceston, specifically in the inner city area, facilitate social inclusion, contributes to its liveability and to its economy. However, there are also examples in the city where planning decisions have created social inclusion problems by encouraging low density residential developments that discourage integration of retail and community facilities.

Lack of an integrated development approach, where an area is developed with all the necessary social, educational, cultural and recreational facilities and transport linkages, has also led to the rise of social exclusion issues. Prioritising cars over pedestrians and providing poorly for walking and cycling has resulted in high levels of car dependency, reduced opportunity for non-drivers and reduced community cohesion.

The planning scheme:

- (a) includes specific area plans and a development plan code to facilitate integrated area development and ensuring social cohesiveness; and
- (b) recognise the social, environmental and economic benefits of ensuring adequate access to open space and recreational opportunities.

3.5 Promoting a nationally important heritage city

3.5.1

The city's layout and architectural legacy are now recognised as central to the city's identity, largely defining the character of the city and greatly valued by the community. Launceston currently has 1,228 parcels of land that are currently listed for their cultural heritage values, by either Launceston City Council or the Tasmanian Heritage Council.

The heritage contributes significantly to our liveability and is a key element in the tourism industry. In this way, it also has the potential to be a considerable source of economic advantage into the future.

The Planning Authority has formally recognised the City's heritage in the current planning scheme and in many of the strategic documents developed over recent years. Through Launceston Vision 2020, the community has expressed a strong desire that the character of the city be recognised and retained.

Recognising the City's heritage, and ensuring that it is respected, and where possible enhanced through future development, are key community concerns that are central considerations in the planning scheme. Adaptive re-use of heritage buildings is a way of maintaining existing heritage building stock.

The attractiveness and special character of Launceston comes from both its heritage values but also from the authenticity and unspoilt nature of the streets and suburbs. Housing styles and density, consistent architectural features, landscaping, fences, street trees and lot layout all assist in creating a special character. Newstead, Trevallyn and South Launceston, and many other areas, have discrete areas where there is a unique character valued by the community.

This diversity means a decision making process based on a 'one size fits all' approach is not appropriate to manage and enhance these special characteristics into the future.

Where proposed developments or other changes are of a sufficient scale to alter the character of an area, a specific area plan or precinct plan, allowing holistic consideration of all planning objectives for the area may be appropriate. Specific area plans can be developed by Council in conjunction with the community, and can lessen the need for extensive pre-lodgement discussions, and reduce assessment timelines and uncertainty about the likelihood of approval. Such an approach also provides assurances to the community that the characteristics they value will be properly considered.

The planning scheme seeks to:

- (a) identify areas of special character and implement controls to prevent inappropriate development that may detract from or significantly alter characteristics valued by the community;
- (b) ensure that the local identity is not eroded by incremental development that is insensitive to recognised local or traditional development patterns;
- (c) ensure that demolition of significant built heritage, loss of significant views and buildings that are out of scale or visually intrusive, do not harm local character; and
- (d) encourage the active re-use of heritage buildings and provide flexibility to consider proposals on their merits.

3.6 Public spaces, public life

3.6.1

The city life in Launceston's city centre is dominated by daily visitors coming to work and shop. To create a livelier city, the public realm should be inclusive for all and create invitations for a wider range of user groups. This can be achieved by offering a wider range of activities and destinations for all user groups.

The use of the city centre should to be extended and there is a need for more diversity of public spaces, which can offer fine places for many user groups to spend their time. The unique qualities of the city, especially the river front, need to be celebrated.

A lively city centre needs to be well-integrated with neighbouring areas. The Tamar and North Esk Rivers need to be integrated better with the city centre. The river front has the potential to be an even stronger asset for Launceston. High quality links leading to and from the city centre must be developed and existing routes should be strengthened, physically and visually.

In order to improve the quality and vitality of Launceston city centre, a reduction in vehicle traffic volumes and speeds needs to be achieved. Ultimately through traffic within the city centre should be redirected.

Launceston has excellent conditions for cycling, with climate and topography presenting few difficulties in the inner area. The bicycle network should invite more people to ride bikes, especially for short distances within the city centre and to and from neighbouring areas.

Making walking in Launceston the most attractive mode of transport by giving high priority to pedestrians and creating more lively social environments are to be supported. When traffic moves more slowly there tends to be more urban activity and more opportunities to meet in the public realm. This means that people who walk or cycle contribute more to the liveliness of an urban area.

The planning scheme seeks to:

- (a) ensure that new commercial premises will provide for cycling a walking infrastructure including end of trip facilities;
- (b) promote mixed use development that encourages residential development to locate within and close to the CBD; and
- (c) ensure consideration of quality and functionality when approving new public spaces.

3.7 Maximising the effectiveness of transport networks

3.7.1

Over 80% of the roads in the Launceston area are local roads and the responsibility of Launceston City Council. The remaining 20% are State Main Roads under the control of the Department of State Growth.

Council has developed a hierarchy of roads to maximise the efficiency and effectiveness of its network. That hierarchy comprises arterial roads, sub-arterial roads, collector roads and local roads, each level with appropriate design standards and maintenance requirements.

The road network in Launceston and the pattern of interconnecting state and local roads have some longstanding deficiencies.

Key problems for the Launceston road network include:

- (a) a non-connecting state road network;
- (b) poor east-west links;
- (c) poor traffic circulation around the Launceston CBD;
- (d) deficient links to the West Launceston/Prospect Vale areas resulting in. 'Rat-running' through residential streets;
- (e) traffic problems in Mowbray caused by heavy vehicles accessing the waste disposal site and the Remount Road industrial areas; and
- (f) almost maximum saturation of north-south links across the North Esk and Tamar rivers.

The deficiencies in the existing network will inform planning, with future growth areas identified where the road network could accommodate the increased usage. It is necessary to identify opportunities for future network improvements and to ensure that new development in the interim does not compromise those improvements.

Access to car parking is essential for the success of most business and commercial developments but must be balanced with the need to achieve high quality urban design outcomes. Requirements to provide car parking within the CBD and surrounds reduces the intensity of development and therefore development viability, and can also negatively impact on the streetscape and heritage values.

The planning scheme seeks to:

- (a) ensure a coordinated approach for planning of land use and transport, and increase the use of alternative modes of transport, improve access to services, and enhance Launceston's 'liveability'. Potential impacts of land use on traffic will be considered both through forward planning and when assessing individual planning applications;
- (b) ensure an effective, safe, convenient and efficient transport system, which may include provision for motor vehicles and alternative modes of transport, such as public transport, cycling and walking; and
- (c) increase 'exemptions' from parking requirements, and implement specified maximum provisions, not minimums, in areas close to the CBD.

3.8 Maximising the efficiency of infrastructure

3.8.1

Capacities within Launceston to develop new infrastructure and to expand existing infrastructure varies considerably, with systems differing in age, dimensions, materials and build quality. Only large developments or significant areas of urban expansion have the potential to modify the system. Opportunity for most new development will be aligned with the capacities of the existing system.

There are options for accommodating population growth that do not require significant capital cost including increasing housing density within existing areas and promoting infill development of land

that is currently serviced and under-utilised or vacant. By facilitating this approach in preference to extending networks, future maintenance costs can be reduced and the sustainability of existing systems improved.

The planning scheme seeks to facilitate a coordinated approach to the release of land, to ensure that the availability of land does not exceed development demand. Premature expansion of networks or expansion where demand is speculative can be costly for Council and will be discouraged.

3.9 Maintaining and improving the quality of the natural environment

3.9.1

Launceston has high scenic amenity, significant conservation values and important natural resources. This environment also underpins our economic activity. It provides natural resources, including water, soil, timber, and minerals, it provides extensive and diverse public recreational opportunities, and it is central to the tourism industry. Sustainable management is therefore critical to the future wellbeing. This principle is central to Launceston's Vision 2020.

Maintaining a diverse primary industry sector is also important, as it supplies local needs and brings diverse streams of income into communities. It provides a sustainable economic base, reduces dependence on imports, and reduces the potential impact of increasing transport costs.

The Tasmanian Government recognises considerable potential to stimulate innovation and increase the value of primary production. This strategic aim is complementary to the State Policy on the Protection of Agricultural Land, which mandates that planning authorities identify and protect areas of high agricultural capacity (prime agricultural land).

Council recognises that management of the environment is a shared responsibility between landowners and the many groups and agencies regulating or otherwise involved in environmental management. Council will continue to develop appropriate partnerships with those groups and agencies

The planning scheme seeks to:

ensure that the environmental impacts of development will be identified and avoided, minimised or mitigated. The impacts include:

- (a)
 - loss of Native Vegetation;
 - loss of habit, biodiversity and rare and threatened species;
 - air pollution;
 - threat of Coastal inundation; and
 - loss of water quality.

- (b) protect areas of existing high agricultural production. Where there is identifiable potential for increased production, including current and proposed irrigation areas, the planning scheme will seek to create favourable conditions.

- (c) ensure that the management of natural resources requires balancing the impacts of primary industries with environmental protection.

3.10 Managing natural hazards

3.10.1

Managing natural hazard risk is a long-term development issue, not solely a set of actions taken before, during, and after a disaster event. Planning in advance is one of the most effective ways of avoiding or mitigating the adverse impacts of natural disasters.

The planning scheme seeks to:

- (a)
 - prevent development on land prone to instability;
 - manage contaminated land to ensure public safety;
 - avoid the impacts of flooding by controlling the nature of development in flood prone areas; and
 - minimise the threat of bushfires to new development.

3.11 Managing climate change

3.11.1

Council recognises the possible implications of climate change for Launceston, and is committed to ensuring that future land use and development does not exacerbate the impacts or increase the risk or cost to the community.

Through appropriate zoning the planning authority can control potential development on land at risk of flooding and other possible climate change impacts. Being aware of the potential impacts of climate change will also allow Council to make appropriate determinations on infrastructure investment.

Council can also encourage energy efficient development that minimises adverse impacts through the design and layout of development.

It is Council's intention to maintain Launceston's compact form through development that discourages car dependency, thereby reducing emissions and bringing significant health, fitness, safety, and overall quality of life benefits.

The planning scheme seeks to:

- (a) identify known or foreseeable impacts, such as sea level rises, flood risk and land stability;
- (b) adopt a precautionary approach to the location of new development;
- (c) ensure that new development aims to reduce the need to travel;
- (d) maximise the use of sustainable methods for both freight and public transport;
- (e) promote compact urban forms;
- (f) promote, encourage and reward energy efficient design and location of new buildings; and
- (g) provide support and incentives for the reuse of old buildings and appropriate redevelopment, in preference to urban expansion or green field development.

Part B Administration

4.0 Interpretation

4.1 Planning Terms and Definitions

- 4.1.1 Terms in this planning scheme have their ordinary meaning unless they are defined in the Act or specifically defined in subclause 4.1.3 or in a code in Part E or a specific area plan in Part F.
- 4.1.2 In this planning scheme a reference to a Use Table is a reference to the Use Table in a zone in Part D or specific area plan in Part F.
- 4.1.3 In this planning scheme, unless the contrary intention appears:

A-B

Act	means the Land Use Planning and Approvals Act 1993 .
access strip	means land, the purpose of which is to provide access to a road.
activity centre	means a centre or precinct referred to in clause 3.2.1.1 of this planning scheme.
activity centre hierarchy	means the regional activity centre network hierarchy referred to in clause 3.2.1.1 of this planning scheme.
adult sex product shop	means use of land to sell or hire sexually explicit material, including but not limited to: (a) publications classified as restricted under the <i>Classification (Publications, Films and Computer Games) (Enforcement) Act 1995</i> ; and (b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour.
agency	means: (a) a department or other agency of Government of the State or of the Commonwealth; or (b) an authority of the State or of the Commonwealth established for a public purpose.
agricultural land	means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.
agricultural use	means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture, intensive tree farming and plantation forestry.
AHD	means the Australian Height Datum (Tasmania) being the vertical geodetic datum as described in Chapter 8 of the Geodetic Datum of Australia Technical Manual version 2.3(1).
amenity	means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.
amusement parlour	means use of land for a building that contains: (a) 3 or more coin, card, or token operated amusement machines; (b) one or more coin, card, or token operated amusement machines with more than one screen or console that can be played by 3 or more people simultaneously; (c) 2 or more coin, card, or token operated billiard, snooker, or pool tables; or (d) the conduct of laser games or similar. It does not include gambling machines or premises included in the Hotel industry use class as described in Table 8.2.
ancillary dwelling	means an additional dwelling: (a) with a floor area not greater than 60m ² ; (b) that is appurtenant to a single dwelling; and (c) that shares with that single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters.
animal pound	means use of land for an enclosure for confining stray or homeless animals.

animal salesyard	means use of land to buy and sell farm animals, and hold such animals for purchase or sale.
annual exceedance probability	means the probability of an event with a certain magnitude being exceeded in any one year.
applicable standard	means as defined in subclause 7.5.2.
application	means an application for a permit made under this planning scheme.
aquaculture	means use of land to keep or breed aquatic animals, or cultivate or propagate aquatic plants, and includes the use of tanks or impoundments on land.
art and craft centre	means use of land to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings and sculpture.
basement	means a storey either below ground level or that projects no more than one metre above finished ground level.
bed and breakfast establishment	means part of a dwelling used by its resident to provide, on a short-term commercial basis, accommodation and breakfast for persons away from their normal place of residence.
boarding house	means use of land for a dwelling in which lodgers rent one or more rooms, generally for extended periods, and some parts of the dwelling are shared by all lodgers.
boat and caravan storage	means use of land to store boats, caravans, or vehicle-towed boat trailers.
building	means as defined in the Act.
building area	means the area shown on a plan or plan of subdivision to indicate where all buildings will be located.
building envelope	means the three-dimensional space within which buildings are to occur.
building footprint	means the area of land enclosed by the external walls of a building, measured at finished ground level.
building height	means the vertical distance from natural ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents.
building line	means a line drawn parallel to a frontage along the front facade of a building or through the point of a building closest to the frontage, excluding protrusions.

C-K

camping and caravan park	means use of land to allow accommodation in caravans, cabins, motor homes, tents or the like and includes amenities provided for residents and persons away from their normal place of residence.
cinema	means use of land to display films, videos or other moving images to persons for reward.
clearance and conversion	means as defined in the <i>Forest Practices Act 1985</i> .
coastal zone	means as described in section 5 of the <i>State Coastal Policy Validation Act 2003</i> .
communal residence	means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building. Examples include a boarding house, residential college and residential care home.
consulting room	means use of land by a registered practitioner of any therapeutic art or science, other than service provided by a medical centre.
controlled environment agriculture	means an agricultural use carried out within some form of built structure, whether temporary or permanent, which mitigates the effect of the natural environment and climate. Such agricultural uses include production techniques that may or may not use imported growth medium. Examples include greenhouses, polythene covered structures, and hydroponic facilities.
council	means as defined in the Act.
crop raising	means use of land to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, and vegetables.
day respite centre	means use of land for day-time respite care for the aged or persons with disabilities.
demolition	means the intentional damaging, destruction or removal of any building or works in whole or in part.
desired future character	means the desired character for a particular area set out in the planning scheme.
development	means as defined in the Act.
development area	means the area of land occupied by development including yards, outbuildings, car parking, driveways, storage areas, landscaping and wastewater disposal areas.
dwelling	means a building, or part of a building, used as a self contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
effective date	means the date on which the planning scheme came into effect.
employment	means use of land to provide education and training to jobseekers and unemployed

training centre	persons.
environmental harm	means as defined in the Environmental Management and Pollution Control Act 1994 .
environmental nuisance	means as defined in the <i>Environmental Management and Pollution Control Act 1994</i> .
existing ground level	when used in respect of a development, means the level of a site at any point before the development occurs.
existing non-conforming use	means a use which is prohibited under the planning scheme but is one to which ss12(1)-(7) of the Act applies.
finished ground level	when used in respect of a development, means the level of a site at any point after the development has been completed.
forest practices plan	means a Forest Practices Plan certified under the <i>Forest Practices Act 1985</i> .
frontage	means a boundary of a lot which abuts a road.
function centre	means use of land, by arrangement, to cater for private functions, and in which food and drink may be served. It may include entertainment and dancing.
funeral parlour	means use of land to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.
gross floor area	means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.
habitable building	means a building of Class 1 - 9 of the Building Code of Australia.
habitable room	means any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.
habitat corridor	means an area or network of areas, not necessarily continuous, which enables migration, colonisation or interbreeding of flora or fauna species between two or more areas of habitat.
	means use of part of a dwelling by a resident for non-residential purposes if: <ul style="list-style-type: none"> (a) no more than 50m² of floor area of the dwelling is used for the non-residential purposes; (b) the person conducting the business normally uses the dwelling as their principal place of residence; (c) it does not involve employment of more than 2 workers who do not reside at the dwelling; (d) any load on a utility is no greater than for a domestic use; (e) there is no activity that causes electrical interference to other land; (f) there is, on the site, no storage of hazardous materials; (g) there is, on the site, no display of goods for sale; (h) there is, on the site, no advertising of the business other than 1 sign (non-illuminated) not exceeding 0.2m² in area; (i) there is, on the site, no refuelling, servicing or repair of vehicles not owned by a resident; (j) not more than 2 commercial vehicles are on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and (k) all vehicles used by the business are parked on the site.
home-based business	
home based child care	means use of a dwelling to mind or care for children for a day or part of a day, by one or more persons residing in the dwelling, if the total number of children being cared for at any time, including resident children, does not exceed 6 children under the age of 12 years.
hostel	means a supervised place of accommodation, usually supplying board and lodging for students, nurses or the like.
hours of operation	means the hours that a use is open to the public or conducting activities related to the use, not including routine activities normally associated with opening and closing or office and administrative tasks.
intensive animal husbandry	means use of land to keep or breed farm animals, including birds, within a concentrated and confined animal growing operation by importing most food from outside the animal enclosures and includes a cattle feedlot, broiler farm or piggery. means a lot:

internal lot (a) lying predominantly behind another lot; and
(b) having access to a road by an access strip, private road or right of way.

junction means an intersection between two or more roads at a common level, including the intersections of on and off ramps, and grade-separated roads.

L-R

land means as defined in the Act.

level 2 activity means as defined under the [Environmental Management and Pollution Control Act 1994](#).

level crossing means as defined in section 35 of the [Rail Infrastructure Act 2007](#).

liquid fuel depot means use of land for the storage, wholesale and distribution of liquid fuel.

local historic heritage significance means the significance in relation to a heritage place or heritage precinct as identified in a code relating to heritage values, or in a report prepared by a suitably qualified person if not identified in the code.

lot means a piece or parcel of land in respect of which there is only one title other than a lot within the meaning of the [Strata Titles Act 1998](#).

local shop means the use of land for the sale of grocery or convenience items where the gross floor area does not exceed 200m².

major activity centre means a centre or precinct referred to in clause 3.2.1.1 of this planning scheme.

marina means use of land to moor boats, or store boats above or adjacent to the water. It includes boat recovery facilities, and facilities to repair, fuel, and maintain boats and boat accessories.

market means use of land to sell goods, including but not limited to foodstuffs, from stalls.

medical centre means use of land to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to out-patients only.

mezzanine means an intermediate floor within a room.

minor protrusion means awnings, steps, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services.

minor utilities means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv.

motel means use of land to provide accommodation in serviced rooms for persons away from their normal place of residence, where provision is made for parking of guests' vehicles convenient to their rooms.

motor repairs means use of land to repair or service motor vehicles, and includes the fitting of motor vehicle accessories.

motor vehicle, boat or caravan sales means use of land to sell or hire motor vehicles, boats, or caravans. It includes the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories for motor vehicles, boats or caravans.

multiple dwellings means 2 or more dwellings on a site.

museum means use of land to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other like works or artefacts.

native vegetation means plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes.

natural ground level means the natural level of a site at any point.

neighbourhood centre means a centre or precinct referred to in clause 3.2.1.1 of this planning scheme.

office means use of land for administration, or clerical, technical, professional or other similar business activities.

outbuilding means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.

outdoor recreation facility means use of land for outdoor leisure, recreation, or sport.

overnight camping area means the use of land which is open to public use for holiday and recreational purposes, which purposes involve primarily the setting up and use of tents for overnight accommodation.

panel beating means use of land to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.

permit means as defined in the Act.

planning authority means the Launceston City Council

means the use of land for planting, management and harvesting of trees for commercial

plantation forestry	wood production, but does not include the milling or processing of timber, or the planting or management of areas of a farm for shelter belts, firewood, erosion or salinity control or other environmental management purposes, or other activity directly associated with and subservient to another form of agricultural use.
plot ratio	means the gross floor area of all buildings on the site divided by the area of the site.
primary frontage	means, where there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.
primary produce sales	means use of land to sell unprocessed primary produce grown on the land or adjacent land.
prime agricultural land	means agricultural land classified as Class 1, 2 or 3 land using the Class Definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999 , Department of Primary Industries, Water and Environment, Tasmania.
principal activity centre	means a centre or precinct referred to in clause 3.2.1.1 of this planning scheme.
private garden	means land adjacent to a dwelling that has been modified with landscaping or vegetation, including ornamental or edible plants, or the like.
private open space	means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling.
protrusion	means a protrusion from a building such as awnings, steps, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services.
public art gallery	means use of land to display works of art including ceramics, furniture, glass, paintings, sculptures and textiles, which land is maintained at the public expense, under public control and open to the public generally.
public land	means land owned or managed by the Crown, a State authority or a council.
public open space	means land for public recreation or public gardens or for similar purposes.
public stormwater system	means as defined in the <i>Urban Drainage Act 2013</i> .
rail authority	means the agency, authority or business enterprise which has responsibility for rail infrastructure in Tasmania.
railway	means as defined in the Rail Infrastructure Act 2007 .
refuse disposal	means use of land to dispose of refuse by landfill, incineration, or other means.
regional land use strategy	means as defined in the Act.
remand centre	means use of land for an institution to which accused persons are sent for detention while awaiting appearance before a court.
reserved land	means land reserved for any purpose under the Nature Conservation Act 2002 , the National Parks and Reserves Management Act 2002 , the Crown Lands Act 1976 .
residential aged care facility	means use of land for accommodation and personal or nursing care for the aged. It includes recreational, health or laundry facilities and services for residents of the facility.
retirement village	means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village.
ribbon development	means a band of development extending along one or both sides of a road or along the coast.
road	means land over which the general public has permanent right of passage, including the whole width between abutting property boundaries, all footpaths and the like, and all bridges over which such a road passes.
road authority	means for State highways or subsidiary roads, within the meaning of the Roads and Jetties Act 1935 , the Minister administering that Act and in relation to all other roads, the Council having the control of such road.

S-Z

scrap yard	mean use of land where disused vehicles, materials and machinery or parts are collected and either sold or prepared for being used again, and includes the use or onselling of scrap materials.
self storage	means use of land to store goods in individual enclosed compartments.
sensitive use	means a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school.
service station	means use of land to sell motor vehicle fuel from bowsers, and vehicle lubricants and if such use is made of the land, includes:
	(a) selling or installing of motor vehicle accessories or parts;
	(b) selling of food, drinks and other convenience goods;
	(c) hiring of trailers; and

	(d) servicing or washing of motor vehicles.
serviced apartment	means use of land to provide accommodation for persons, who are away from their normal place of residence, in a furnished, self-contained room or suite of rooms designed for short-term and long-term stays, which provides amenities for daily use such as kitchen and laundry facilities.
setback	means the distance from any lot boundary to a building on the lot.
shipping container storage	means use of land to store shipping containers and if such use is made of the land, includes the cleaning, repair, servicing, painting or fumigation of the shipping containers.
sign	means a device that is intended to give information, advertise or attract attention to a place, product, service or event.
single dwelling	means a dwelling on a lot on which no other dwelling is situated, or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.
site	means the lot or lots on which a use or development is located or proposed to be located.
site area per dwelling	means the area of the site (excluding any access strip) divided by the number of dwellings.
site coverage	means the proportion of a site (excluding any access strip) covered by roofed buildings.
solar energy installation	means a solar panel, evacuated tube solar collectors, or the like.
solid fuel depot	means use of land to sell solid fuel, such as briquettes, coal, and firewood.
standard	means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.
State authority	means as defined in the Act.
State-reserved land	means: <ul style="list-style-type: none"> land owned by the Crown or a State authority and reserved for any purpose under (a) the <i>Nature Conservation Act 2002</i>, or the <i>Crown Lands Act 1976</i>; or fee simple land reserved for any purpose under the <i>Nature Conservation Act 2002</i> (b) where the Director of Parks and Wildlife is the managing authority.
State waters	means as defined in s.5 of the Living Marine Resources Management Act 1995 .
storey	means that part of a building between floor levels, excluding a mezzanine level. If there is no floor above, it is the part between the floor level and the ceiling.
subdivide	means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by: <ul style="list-style-type: none"> (a) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building; (b) a lease of airspace around or above a building; (c) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years; (d) the creation of a lot on a strata scheme or a staged development scheme under the Strata Titles Act 1998; or (e) an order adhering existing parcels of land.
subdivision	means the act of subdividing or the lot subject to an act of subdividing.
suburban activity centre	means a centre or precinct referred to in clause 3.2.1.1 of this planning scheme.
suitably qualified person	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience in a recognised field of knowledge, expertise or practice with direct relevance to the matter under consideration.
take away food premises	means use of land to prepare and sell food and drink primarily for immediate consumption off the premises.
threatened vegetation	means a threatened native vegetation community that is listed in Schedule 3A of the Nature Conservation Act 2002 or a threatened native ecological community that is listed under the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth).
traffic impact assessment (TIA)	means a study or a statement prepared by a person with qualifications and a level of experience appropriate to the significance of the traffic impact and in accordance with any requirements of the road or rail authority, that sets out: <ul style="list-style-type: none"> (a) the likely effects of vehicular traffic generation taking into consideration the present and assumed future traffic conditions; and

	(b) recommendations on measures to be taken to maintain the safety and efficiency of the road or rail network.
turf growing	means use of land for growing grass which is cut into sods or rolls containing the roots and some soil for direct transplanting.
use	means as defined in the Act.
vehicle crossing	means a driveway for vehicular traffic to enter or leave a road carriageway from land adjoining a road. means land used to:
	(a) diagnose animal diseases or disorders;
veterinary centre	(b) surgically or medically treat animals; or (c) prevent animal diseases or disorders, and includes keeping animals on the premises for those purposes.
video shop	means use of land to hire out videos, films and computer games.
visitor centre	means use of land to provide information to tourists and includes incidental retail sales and supplementary services to tourism.
wall height	means the vertical distance from natural ground level immediately below the wall to the uppermost part of the wall excluding any roof element.
waste transfer station	means use of land to receive and temporarily store waste before it is disposed of elsewhere.
water sensitive urban design (WSUD)	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.
watercourse	means a defined channel with a natural or modified bed and banks that carries surface water flows.
wetland	means a depression in the land, or an area of poor drainage, that holds water derived from ground water and surface water runoff and supports plants adapted to partial or full inundation and includes an artificial wetland.
wharf	means use of land to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft.
winery	means use of land for the manufacture of vineyard products and if land is so used, includes the display and sale of vineyard products, and the preparation and sale of food and drink for consumption on the premises.
works	means as defined in the Act.

5.0 Exemptions

- 5.0.1 Use or development described in Table 5.1 – 5.6 is exempt from requiring a permit under this planning scheme provided it meets the corresponding requirements.
- 5.0.2 Use or development which, under the provisions of the Act, including ss12(1) – (4) a planning scheme is not to prevent, does not require a permit.
- 5.0.3 Excluding the exemption for emergency works at 5.3.1, in the coastal zone, no development listed in Table 5.1 – 5.6 is exempt from this planning scheme if it is to be undertaken on actively mobile landforms as referred to in clause 1.4 of the Tasmanian *State Coastal Policy 1996*. Development must not be located on actively mobile landforms in the coastal zone, unless for engineering or remediation works to protect land, property and human life in accordance with clause 1.4.1 and 1.4.2 in the *State Coastal Policy 1996*.

Table 5.1 Exempt use

	Use	Requirements
5.1.1	bee keeping	The use of land for bee keeping.
5.1.2	occasional use	If for infrequent or irregular sporting, social or cultural events. If: <ul style="list-style-type: none"> (a) not more than 40m² of gross floor area of the dwelling is used for non-residential purposes; (b) the person conducting the home occupation normally uses the dwelling as their principal place of residence; (c) it does not involve employment of persons other than a resident; (d) any load on a utility is no more than for a domestic use;
5.1.3	home occupation	<ul style="list-style-type: none"> (e) there is no activity that causes electrical interference to other land; (f) it does not involve display of goods for sale that are visible from any road or public open space adjoining the site; (g) it involves no more than 1 advertising sign (that must be non-illuminated) and not more than 0.2m² in area; (h) it does not involve refuelling, servicing, detailing or repair of vehicles not owned by the resident on the site; (i) no more than 1 commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and any vehicle used solely for non-residential purposes must be parked on the site.
5.1.4	markets	If on public land.

Table 5.2 Exempt infrastructure use or development

	Use or development	Requirements
5.2.1	dam construction works	Works that are directly associated with construction of a dam approved under the <i>Water Management Act 1999</i> , including the construction of vehicular access, vegetation removal and bulk soil excavations, are exempt if contained on the same site as the dam.
5.2.2	stormwater infrastructure	Provision, removal, maintenance and repair of pipes, open drains and pump stations for the reticulation or removal of stormwater by, or on behalf of, the Crown, a council or a State authority unless a code relating to landslip hazards applies and requires a permit for the use or development. The laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use, provided no pipes are located within a wetland, unless there is:

- (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
- (b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;
- 5.2.3 irrigation pipes (c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;
- (d) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
- (e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or
- (f) the removal of any threatened vegetation.
- Maintenance and repair of roads and upgrading by or on behalf of the road authority which may extend up to 3m outside the road reserve including:
- (a) widening or narrowing of existing carriageways;
- 5.2.4 road works (b) making, placing or upgrading kerbs, gutters, footpaths, shoulders, roadsides, traffic control devices, line markings, street lighting, safety barriers, signs, fencing and landscaping, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development; or
- (c) repair of bridges, or replacement of bridges of similar size in the same or adjacent location.
- If:
- development of a vehicle crossing, junction or level crossing:
- 5.2.5 vehicle crossings, junctions and level crossings (a) (i) by the road or rail authority; or
- (ii) in accordance with the written consent of the relevant road or rail authority;
- (b) use of a vehicle crossing, junction or level crossing by a road or railway authority.
- If:
- (a) development of low impact facilities as defined in Parts 2 and 3 of the *Telecommunications (Low-Impact Facilities) Determination 2018*;
- (b) works involved in the inspection of land to identify suitability for telecommunications infrastructure;
- (c) development of a facility that has been granted a facility installation permit by the Australian Communications and Media Authority;
- (d) works involved in the maintenance of telecommunication infrastructure;
- (e) works meeting the transitional arrangements as defined in Part 2 of Schedule 3 of the *Telecommunications Act 1997*;
- 5.2.6 minor communications infrastructure (f) feeder and distribution optical fibre cables not exceeding 18mm in diameter and with attached messenger wires on existing poles;
- (g) the connection of a line forming part of a telecommunications network to a building, caravan or mobile home including drop cabling of optic fibre networks; or
- works involved in the installation, for purposes in connection with the installation of the National Broadband Network, of a:
- (h) (i) galvanised steel service pole, no more than 6.6m in height above existing ground level, and 0.2m in diameter; or
- timber service pole, no more than 10.2m in height above existing ground

(ii) level, and 0.42m in diameter,

unless a code relating to the protection of airports applies and requires a permit for the use or development.

If by or on behalf of the State Government, a Council, a Statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a Statutory authority, of electricity, gas, sewerage, and water reticulation to individual streets, lots or buildings, unless there is:

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| 5.2.7 | provision of linear and minor utilities and infrastructure | <p>a code in this planning scheme which lists a heritage place or precinct and</p> <p>(a) requires a permit for the use or development that is to be undertaken;</p> <p>(b) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;</p> <p>(c) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme;</p> <p>(d) the removal of any threatened vegetation; or</p> <p>(e) land located within 30m of a wetland or watercourse.</p> |
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If minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.4) such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:

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| 5.2.8 | upgrades of linear and minor utilities and infrastructure | <p>(a) minor widening or narrowing of existing carriageways; or</p> <p>(b) making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices and markings, street lighting and landscaping,</p> |
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unless the following apply:

- a code in this planning scheme which lists a heritage place or precinct and
- (c) requires a permit for the use or development that is to be undertaken; or
- (d) the removal of any threatened vegetation.

If by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, maintenance and repair of:

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| 5.2.9 | maintenance and repair of linear and minor utilities and infrastructure | <p>electricity, gas, sewerage, and water reticulation to individual streets, lots or</p> <p>(a) buildings; and</p> <p>(b) infrastructure (excluding stormwater infrastructure under subclause 5.2.2 and road works under subclause 5.2.4) such as roads, rail lines, drains, sewers, power lines and pipelines.</p> |
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| 5.2.10 | minor infrastructure | Provision, maintenance and modification of footpaths, cycle paths, playground equipment, seating, shelters, bus stops and bus shelters, street lighting, telephone booths, public toilets, post boxes, cycle racks, fire hydrants, drinking fountains, waste or recycling bins, public art, and the like by, or on behalf of, the Crown, a council or a State authority. |
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| 5.2.11 | navigation aids | Provision, maintenance and modification of any sort of marker which aids in navigation of nautical or aviation craft such as lighthouses, buoys, fog signals, landing lights, beacons, and the like, unless a code relating to the protection of airports applies and requires a permit for the use or development. |
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| 5.2.12 | electric car charger | Provision and maintenance if in a car park. |
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Table 5.3 Exempt building and works

Use or development Requirements

Urgent works, that are undertaken for public safety or to protect property or the environment as a result of an emergency situation, that are required or authorised by

5.3.1	emergency works	or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.
5.3.2	maintenance and repair of buildings	Maintenance and repair of buildings including repainting, re-cladding and re-roofing whether using similar or different materials provided this does not contravene a condition of an existing permit which applies to a site.
5.3.3	temporary buildings or works	The erection of temporary buildings or works to facilitate development for which a permit has been granted or for which no permit is required provided they are not occupied for residential use and are removed within 14 days of completion of development.
5.3.4	unroofed decks	<p>If:</p> <ul style="list-style-type: none"> (a) not attached to or abutting a habitable building; and (b) the floor level is less than 1m above existing ground level, <p>unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.</p> <p>Construction or placement of an outbuilding if:</p> <ul style="list-style-type: none"> (a) it is not between a frontage and the building line, or if on a lot with no buildings, the setback from the frontage is not less than the relevant Acceptable Solution requirement; and <p>the area of the new outbuilding that is roofed is not more than:</p> <ul style="list-style-type: none"> 10m² if: <ul style="list-style-type: none"> a. there is not more than one other outbuilding on the lot; (i) b. the total area of all outbuildings on the lot that are roofed will not be more than 20m²; c. no side of the new outbuilding is longer than 3.2m; and d. the building height of the new outbuilding is not more than 2.4m; or (b) 18m² if: <ul style="list-style-type: none"> a. there is no other outbuilding on the lot; b. the roof span of the new outbuilding is not more than 3m; c. the building height of the new outbuilding is not more than 2.4m; (ii) d. the new outbuilding is not less than 0.9m from an existing building on the lot; e. the new outbuilding has a setback of not less than 0.9m from any boundary; and f. the change in existing ground level as a result of cut or fill is not more than 0.5m, <p>unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.</p> <p>If for:</p> <ul style="list-style-type: none"> (i) individual buildings do not exceed 100m² in gross floor area; (ii) the setback from all property boundaries is not less than 30m; (a) no part of the building or works are located within 30m of a wetland or (iii) watercourse; (iv) no part of the building or works encroach within any service easement or within 1m of any underground service; and (v) the building or works are not located on prime agricultural land,
5.3.5	outbuildings	
	buildings and works in the	

5.3.6	Rural Resource Zone or Significant Agricultural Zone	<p>unless there is:</p> <ul style="list-style-type: none"> (b) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; (c) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken; (d) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken; (e) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity; (f) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or (g) the removal of any threatened vegetation.
5.3.7	demolition of exempt buildings	<p>The demolition in whole or in part of a building, the erection of which would be exempt under this planning scheme.</p> <p>Garden structures, such as a pergola, garden arch, trellis or frame, if:</p>
5.3.8	garden structures	<ul style="list-style-type: none"> (a) the total area is no greater than 20m²; (b) the height is no more than 3m above ground level; and (c) it is uncovered or covered by an open-weave permeable material that allows water through, <p>unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.</p>

Table 5.4 Vegetation exemptions

	Use or development	Requirements
5.4.1	vegetation removal for safety or in accordance with other Acts	<p>If for:</p> <ul style="list-style-type: none"> (a) clearance and conversion of a threatened native vegetation community, or the disturbance of a vegetation community, in accordance with a forest practices plan certified under the <i>Forest Practices Act 1985</i>, unless for the construction of a building or the carrying out of any associated development; (b) harvesting of timber or the clearing of trees, or the clearance and conversion of a threatened native vegetation community, on any land to enable the construction and maintenance of electricity infrastructure in accordance with the <i>Forest Practices Regulations 2017</i>; (c) fire hazard management in accordance with a bushfire hazard management plan approved as part of a use or development; (d) fire hazard reduction required in accordance with the <i>Fire Service Act 1979</i> or an abatement notice issued under the <i>Local Government Act 1993</i>; (e) fire hazard management works necessary to protect existing assets and ensure public safety in accordance with a plan for fire hazard management endorsed by the Tasmanian Fire Service, Sustainable Timbers Tasmania, the Parks and Wildlife Service, or council; (f) clearance within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities, for maintenance, repair and protection; (g) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building; or (h) within 1.5m of a lot boundary for the purpose of erecting or maintaining a boundary fence.

If for the landscaping and the management of vegetation on pasture or cropping land, other than for plantation forestry on prime agricultural land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation, unless there is:

- | | | |
|-------|--|--|
| 5.4.2 | planting, clearing or modification of vegetation on pasture or cropping land | <ul style="list-style-type: none"> (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development to be undertaken; (b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken; (c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken; (d) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity; (e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; (f) the removal of any threatened vegetation; or (g) land located within 30m of a wetland or watercourse. |
|-------|--|--|

Landscaping and vegetation management within a private garden, public garden or park, or within State-reserved land or a council reserve, if:

- | | | |
|-------|---------------------------------------|--|
| 5.4.3 | landscaping and vegetation management | <ul style="list-style-type: none"> (a) the vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant; or (b) the vegetation is not specifically listed and described as part of a historic heritage place or a significant trees in the relevant interim planning schemes, <p>unless the management is incidental to the general maintenance.</p> |
|-------|---------------------------------------|--|

The planting, clearing or modification of vegetation for:

- | | | |
|-------|---------------------------------|--|
| 5.4.4 | vegetation rehabilitation works | <ul style="list-style-type: none"> (a) soil conservation or rehabilitation works including Landcare activities and the like, provided that ground cover is maintained and erosion is managed; (b) the removal or destruction of declared weeds or environmental weeds listed under a strategy or management plan approved by a council; (c) water quality protection or stream bank stabilisation works approved by the relevant State authority or a council; (d) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan or the like, provided the agreement or plan has been endorsed or approved by the relevant State authority or a council; or (e) the implementation of a mining and rehabilitation plan approved under the terms of a permit, an Environment Protection Notice, or rehabilitation works approved under the <i>Mineral Resources Development Act 1995</i>. |
|-------|---------------------------------|--|

Table 5.5 Renewable energy exemptions

	Use or development	Requirements
5.5.1	ground mounted solar energy installations	If covering an area of not more than 18m ² , unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
5.5.2	roof mounted solar energy installations	Unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.

Table 5.6 Miscellaneous exemptions

Use or development	Requirements
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		If:
5.6.1	use or development in a road reserve or on public land	<ul style="list-style-type: none"> (a) for outdoor dining facilities, signboards, roadside vendors and stalls on a road that is managed by a relevant council; or (b) a community garden on public land used for growing vegetables, fruit or ornamentals.
		The construction or demolition of:
		<ul style="list-style-type: none"> (a) side and rear boundary fences not adjoining a road or public reserve or not within 4.5m of the site's primary frontage and not more than a total height of 2.1m above natural ground level; (b) boundary fences adjoining a road or public reserve or within 4.5m of the site's primary frontage (excluding a fence under subclause 5.6.3) and not more than a total height of 1.2m above natural ground level; (c) fencing of agricultural land or for protection of wetlands and watercourses; (d) fencing for security purposes, no higher than 2.8m, that is within the Port and Marine Zone; (e) fencing for security purposes, no higher than 2.8m, at an airport,
5.6.2	fences not within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone	<p>unless there is:</p> <ul style="list-style-type: none"> (f) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; (g) the removal of any threatened vegetation; or (h) land located within 30m of a wetland or watercourse. <p>Fences (including free-standing walls) within 4.5m of a frontage, if located in the General Residential Zone or Inner Residential Zone if not more than a height of:</p>
5.6.3	fences within 4.5m of a frontage in the General Residential Zone or Inner Residential Zone	<ul style="list-style-type: none"> (a) 1.2m above existing ground level if the fence is solid; or (b) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights), <p>unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.</p>
5.6.4	temporary fencing	If for public safety, construction works or occasional sporting, social or cultural events.
		Retaining walls, excluding any land filling, if:
5.6.5	retaining walls	<ul style="list-style-type: none"> (a) it has a setback of not less than 1.5m from any boundary; and (b) it retains a difference in ground level of less than 1m, <p>unless a code relating to historic heritage values, significant trees, or landslip hazards, applies and requires a permit for the use or development.</p>
5.6.6	hot water cylinders	If attached, or located, to the side or rear of a building, unless a code relating to historic heritage values or significant trees applies and requires a permit for the use or development.
		If:
		<ul style="list-style-type: none"> (a) they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such as heat pumps, rain water tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, and air-conditioners; or
5.6.7	minor structures	<p>they are incidental to any use or development including:</p> <ul style="list-style-type: none"> (b) (i) a maximum of 2 masts for telecommunications or flagpoles provided each are no more than 6m in length; (ii) one satellite dish no more than 2m in diameter,

unless there is a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken.

5.6.8 strata
division

Division by strata titles of lawfully constructed or approved buildings for a use granted a permit under this planning scheme or previously lawfully approved.

The construction or demolition of:

(a) a boundary fence, where the boundary fence only adjoins a public reserve, not more than a total height of 1.8m above natural ground level; or

5.6.9 boundary
fences and
retaining
walls

(b) fencing with at least 50% transparency for security purposes, no higher than 2.8m, within the Commercial, Light Industrial and General Industrial, and Utilities zones; and

(c) is not a fence or retaining wall on land within Management Units MU1-MU16 of the Cataract Gorge Management Area Code as shown on the planning scheme overlay maps; and

(d) is not a boundary fence adjoining a public reserve located within a specific area plan.

6.0 Limited Exemptions

This clause number is not used in this planning scheme.

7.0 Planning Scheme Operation

7.1 Special Provisions

7.1.1 Part C sets out provisions, for certain types of use or development, that are not specific to any zone, specific area plan, or area to which a code applies.

7.1.2 Where there is a conflict between a provision in a zone, specific area plan or code and a special provision in Part C, the special provision in Part C prevails.

7.2 Operation of Zones

7.2.1 The planning scheme area is divided into zones in respect of which the primary controls for the use or development of land are set out.

7.2.2 The planning scheme maps show how land is zoned.

7.2.3 Part D sets out the zones and the use and development standards applying to each zone.

7.3 Operation of Codes

7.3.1 Part E specifies codes that identify areas or planning issues which require compliance with additional provisions set out in the codes.

7.3.2 Overlays on the maps may be used to indicate the areas where codes apply.

7.3.3 Codes set out provisions for:

(a) particular types of use or development that may apply to more than one zone; and

(b) matters that affect land that cannot be described by zone boundaries.

7.3.4 Where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails.

7.4 Operation of Specific Area Plans

7.4.1 Part F sets out specific area plans, which plans identify areas either within a single zone or covered by a number of zones, and set out more detailed planning provisions for use or development in those areas.

7.4.2 Where there is a conflict between a provision in a specific area plan and a provision in a zone or a code, the specific area plan provision prevails.

7.5 Compliance with Applicable Standards

7.5.1 A use or development must comply with each applicable standard in a zone, specific area plan or code.

7.5.2 A standard in a zone, specific area plan or code is an applicable standard if:

(a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and

(b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

7.5.3 Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or

the performance criterion for that standard.

7.5.4

The planning authority may consider the relevant objective in an applicable standard to help determine whether a use or development complies with the performance criterion for that standard.

8.0 Assessment of an Application for Use or Development

8.1 Application Requirements

8.1.1 An application must be made for any use or development for which a permit is required under this planning scheme.

8.1.2 An application must include:

- (a) a signed application form;
- (b) any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- (c) details of the location of the proposed use or development;
- (d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- (e) a full description of the proposed use or development.

8.1.3 In addition to the information that is required by clause 8.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- (a) any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- (b) a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;

where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:

- (i) the internal layout of each building on the site;
- (ii) the private open space for each dwelling;
- (iii) external storage spaces;
- (c) (iv) parking space location and layout;
- (v) major elevations of every building to be erected;
- (vi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
- (vii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
- (viii) materials and colours to be used on roofs and external walls.

8.2 Categorising Use or Development

- 8.2.1 Each proposed use or development must be categorised into one of the use classes in Table 8.2.
- 8.2.2 A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same use class as that other use.
- 8.2.3 If a use or development fits a description of more than one use class, the use class most specifically describing the use applies.
- 8.2.4 If a use or development does not readily fit any use class, it must be categorised into the most similar use class.
- 8.2.5 If more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a use class.

Table 8.2 Use Classes

Use Class	Description
Bulky goods sales	use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscape suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.
Business and professional services	use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, travel agency and veterinary centre.
Community meeting and entertainment	use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.
Custodial facility	use of land, other than psychiatric facilities, for detaining or reforming persons committed by the courts or during judicial proceedings. Examples include a prison, remand centre and any other type of detention facility.
Crematoria and cemeteries	use of land for the burial or cremation of human or animal remains, and if land is so used, the use includes a funeral chapel.
Domestic animal breeding, boarding or training	use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.
Educational and occasional care	use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.
Emergency services	use of land for police, fire, ambulance and other emergency services including storage and deployment of emergency vehicles and equipment. Examples include ambulance station, fire station and police station.
Equipment and	use of land for displaying, selling, hiring or leasing plant, equipment or machinery,

machinery sales and hire	associated with, but not limited to, cargo-handling, construction, earth-moving, farming, industry and mining.
Extractive industry	use of land for extracting or removing material from the ground, other than Resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.
Food services	use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises.
General retail and hire	use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, commercial art gallery, department store, hairdresser, market, primary produce sales, shop, shop front dry cleaner, supermarket and video shop
Hospital services	use of land to provide health care (including preventative care, diagnosis, medical and surgical treatment, rehabilitation, psychiatric care and counselling) to persons admitted as inpatients. If the land is so used, the use includes the care or treatment of outpatients.
Hotel industry	use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, bottle shop, nightclub and tavern.
Manufacturing and processing	use of land for manufacturing, assembling or processing products other than Resource processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.
Motor racing facility	use of land (other than public roads) to race, rally, scramble or test vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports.
Natural and cultural values management	use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.
Passive recreation	use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.
Pleasure boat facility	use of land to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation. An example is a marina.
Port and shipping	<p>use of land for:</p> <p>(a) berthing, navigation, servicing and maintenance of marine vessels which may include loading, unloading and storage of cargo or other goods, and transition of passengers and crew; or</p> <p>(b) maintenance dredging.</p> <p>Examples include berthing and shipping corridors, shipping container storage, hardstand loading and unloading areas, passenger terminals, roll-on roll-off facilities and associated platforms, stevedore and receipt offices, and a wharf.</p>
Recycling and waste disposal	use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.
Research and development	use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.
Residential	use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.
Resource development	use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.
Resource processing	use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.
Service industry	use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.
Sports and recreation	use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.
Storage	use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.

Tourist operation	use of land specifically to attract tourists, other than for accommodation. Examples include a theme park, visitors centre, wildlife park and zoo.
Transport depot and distribution	use of land for distributing goods or passengers, or to park or garage vehicles associated with those activities, other than Port and shipping. Examples include an airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal and taxi depot.
	use of land for utilities and infrastructure including:
	(a) telecommunications;
	(b) electricity generation;
	(c) transmitting or distributing gas, oil, or power;
Utilities	(d) transport networks;
	(e) collecting, treating, transmitting, storing or distributing water; or
	(f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage.
	Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.
Vehicle fuel sales and service	use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station.
Vehicle parking	use of land for the parking of motor vehicles. Examples include single and multi-storey car parks.
Visitor accommodation	use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.

Footnotes

[S1] This definition is suspended, for the current definition refer to [Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes](#).

8.3 Qualification of Use

- 8.3.1 A use class may be subject to qualification in a Use Table which provides for conditions or limitations on the use class.

8.4 Requirement for a Permit

- 8.4.1 Except as provided in subclauses 8.5 and 8.6, use or development of land must not be commenced or carried out:
- (a) without a permit granted and in effect in accordance with the Act and the provisions of this planning scheme; or
 - (b) in a manner contrary to the conditions and restrictions of a permit.

- 8.4.2 A change from an individual use to another individual use whether within the same use class or not requires a permit unless the planning scheme specifies otherwise.

8.5 Exempt Use or Development

- 8.5.1 A permit is not required to commence or carry out a use or development if it is exempt from requiring a permit under clauses 5.0 or 6.0.

8.6 No Permit Required

- 8.6.1 A permit is not required to commence or carry out a use or development if:
- (a) the use is within a use class specified in the applicable Use Table as being a use for which no permit is required;

- (b) the use or development does not rely on a performance criterion to comply with an applicable standard;
- (c) the use or development is not discretionary or prohibited under any other provision of the planning scheme; and
- (d) a permit for such use and development is not required by a Code.

8.7 Permitted Use or Development

8.7.1

A use or development must be granted a permit if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is permitted;
- (b) the use or development complies with each applicable standard and does not rely on a performance criterion to do so; and
- (c) the use or development is not discretionary or prohibited under any other provision of the planning scheme.

8.8 Discretionary Use or Development

8.8.1

The planning authority has a discretion to refuse or permit a use or development if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is discretionary;
- (b) the use or development complies with each applicable standard but relies upon a performance criterion to do so; or
- (c) it is discretionary under any other provision of the planning scheme,
- (d) and the use or development is not prohibited under any other provision of the planning scheme.

8.9 Prohibited Use or Development

8.9.1

A use or development must not be granted a permit if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is prohibited;
- (b) the use or development does not comply with an acceptable solution for an applicable standard and there is no corresponding performance criterion; or
- (c) it is prohibited under any other provision of the planning scheme.

8.10 Determining Applications

8.10.1

In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and
 - (b) any representations received pursuant to and in conformity with ss57(5) of the Act,
- but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

8.10.2

In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:

- (a) the purpose of the applicable zone;
- (b) any relevant local area objective or desired future character statement for the applicable zone;

(c) the purpose of any applicable code; and

(d) the purpose of any applicable specific area plan,

but only insofar as each such purpose, local area objective or desired future character statement is relevant to the particular discretion being exercised.

8.10.3

In determining an application for any permit the planning authority must not take into consideration matters referred to in clauses 2.0 and 3.0 of the planning scheme.

8.11 Conditions and Restrictions on a Permit

8.11.1

When deciding whether to attach conditions to a permit, the planning authority may consider the matters contained in subclauses 8.10.1 and 8.10.2.

8.11.2

Conditions and restrictions imposed by the planning authority on a permit may include:

(a) requirements that specific things be done to the satisfaction of the planning authority;

(b) staging of a use or development, including timetables for commencing and completing stages;

(c) the order in which parts of the use or development can be commenced;

(d) limitations on the life of the permit; and

(e) requirements to modify the development in accordance with predetermined triggers, criteria or events.

Part C Special Provisions

9.0 Special provisions

9.1 Changes to an Existing Non-conforming Use

9.1.1

Notwithstanding any other provision of this planning scheme, whether specific or general, the planning authority may at its discretion, approve an application:

to bring an existing use of land that does not conform to the scheme into conformity, or greater (a) conformity, with the scheme; or

to extend or transfer a non-conforming use and any associated development, from one part of the (b) site to another part of that site; or

(c) for a minor development to a non-conforming use,

where there is -

(a) no detrimental impact on adjoining uses; or

(b) the amenity of the locality; and

(c) no substantial intensification of the use of any land, building or work,

In exercising its discretion, the planning authority may have regard to the purpose and provisions of the zone and any applicable codes.

9.2 Development for Existing Discretionary Uses

9.2.1

Notwithstanding clause 8.8.1, proposals for development (excluding subdivision), associated with a use class specified in an applicable Use Table, as a discretionary use, must be considered as if that use class had permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the use.

9.3 Adjustment of a Boundary

9.3.1

An application for a boundary adjustment is permitted and a permit must be granted if:

(a) no additional lots are created;

(b) there is only minor change to the relative size, shape and orientation of the existing lots;

(c) no setback from an existing building will be reduced below the applicable minimum setback requirement;

(d) no frontage is reduced below the applicable minimum frontage requirement; and

(e) no lot boundary that aligns with a zone boundary will be changed.

9.4 Demolition

9.4.1

Unless approved as part of another development or Prohibited by another provision in this planning scheme, or a code relating to historic heritage values applies, an application for demolition is Permitted and a permit must be granted subject to any conditions and restrictions specified in clause 8.11.2 of the relevant interim planning scheme.

9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place

9.5.1

An application for a use of a place listed on the Tasmanian Heritage Register or as a heritage place in a code relating to historic heritage values that would otherwise be Prohibited is Discretionary.

9.5.2

The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:

(a) the local historic heritage significance of the heritage place; or

(b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.

9.5.3

In determining an application the planning authority must have regard to:

- any statement of historic cultural heritage significance for the place, as described in the (a) Tasmanian Heritage Register;
- any statement of local historic heritage significance and historic heritage values, as described in (b) a code relating to historic heritage values;
- any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on:
 - (c) (i) the local historic heritage significance of the heritage place or heritage precinct; and
 - (ii) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register;
- any conservation plan prepared by a suitably qualified person in accordance with The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance 7th edition, 2013;
- the degree to which the restoration, conservation and future maintenance of the heritage (e) significance of the place is dependent upon the establishment of the proposed use;
- (f) the likely impact of the proposed use on the amenity, or operation, of surrounding uses;
- (g) any Heritage Agreement that may be in place, in accordance with the provisions contained in the *Historic Cultural Heritage Act 1995*;
- (h) the purpose and provisions of the applicable zone; and
- (i) the purpose and provisions of any applicable code.

9.6 Change of Use

9.6.1

A permit is not required for a change of use from an existing lawful use to another use in the same Use Class if:

- (a) the use is not otherwise Prohibited or Discretionary under any provision of the planning scheme;
 - (b) the use complies with all applicable standards and does not rely on any Performance Criteria to do so; and
- there is no:
- (i) increase in the gross floor area of the use;
 - (ii) increase in the requirement for parking spaces under a code relating to parking;
 - (iii) change in the arrangements for site access, parking, or for the loading and servicing of vehicles on the site;
 - (c) change in arrangements for the use of external areas of the site for display, operational activity or storage;
 - (iv) increase in emissions or change in the nature of emissions;
 - (v) increase in the required capacity of utility services; and
 - (vi) increase in the existing hours of operation if outside the hours of 8.00am to 6.00pm Monday to Sunday inclusive.
 - (vii) increase in the existing hours of operation if outside the hours of 8.00am to 6.00pm Monday to Sunday inclusive.

9.7 Access and Provision of Infrastructure Across Land in Another Zone

9.7.1

If an application for use or development includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the planning authority may at its discretion approve an application for access or provision of infrastructure over the land in the other zone, having regard to:

- whether there is no practical and reasonable alternative for providing the access or infrastructure
- (a) to the site;
 - (b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur; and
 - (c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

9.8 Buildings Projecting onto Land in a Different Zone

9.8.1

If an application for use or development includes a building that projects over land in a different zone, the status of the use for the projecting portion of the building is to be determined in accordance with the provisions of the zone in which the main part of the building is located.

9.9 Port and Shipping in Proclaimed Wharf Areas

9.9.1

Notwithstanding any other provision in this planning scheme, an application for a use or development for Port and Shipping within a proclaimed wharf area must be considered as No Permit Required.

Part D Zones

How to view pages within this planning scheme

- The table of contents (left) is the main way to navigate around the planning scheme pages.
- To display individual pages, click on the '+' button to open a section. Navigate down to the page of interest and then click on the page heading. The '-' button will close a section.
- You can also view all of the pages in a section at once by clicking on the section heading in the table of contents and then clicking on the book icon (above) to open 'child' pages.
- For more assistance, refer to the help link in the top right of the screen.

10.0 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

- 10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.
- 10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.
- 10.1.1.3 Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- 10.1.1.4 To encourage residential development that respects the existing and desired neighbourhood character.
- 10.1.1.5 To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.

10.1.2 Local Area Objectives

There are no local area objectives.

10.1.3 Desired Future Character Statements

There are no desired future character statements.

10.2 Use Table

No Permit Required

Use Class Qualification

Educational and occasional care If for home based child care

Residential If for a single dwelling

Natural and cultural values management

Passive recreation

Permitted

Use Class Qualification

Residential If for multiple dwellings

Utilities If for minor utilities

Discretionary

Use Class Qualification

Business and professional services If for a medical centre

Community meeting and entertainment If not a cinema or function centre

Educational and occasional care

Food services If for a cafe or takeaway food premises

General retail and hire If for a local shop

Residential If not listed as No Permit Required or Permitted
Except for assisted housing* on land at 242-254 St Leonards Road, St Leonards, as shown on the overlay maps, which is restricted to single person tenancies for each dwelling of no more than 6 months per tenant.

*means housing provided by an organisation for higher needs tenants

or residents, including those with physical or intellectual disabilities, and may include associated support services.

Utilities

Visitor accommodation

Prohibited

Use Class Qualification

All other uses

10.3 Use Standards

10.3.1 Hours of operation

This standard applies to the use classes specified in [Table 10.3](#).

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and dispatch of goods and materials; and
- (c) the existing levels of amenity.

10.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 10.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

10.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 10.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and
- (b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

10.3.4 External storage of goods

This standard applies to the use classes specified in [Table 10.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

10.3.5 Commercial vehicle parking

This standard applies to the use classes specified in [Table 10.3](#).

Objective:

To ensure that parking of commercial vehicles does not detract from the amenity of the area.

Acceptable Solutions

A1

Commercial vehicles must be parked within the boundary of the site.

Performance Criteria

P1

Parking of commercial vehicles must not detract from the amenity of the area, having regard to:

- (a) the number and type of vehicles;
- (b) the frequency and length of stay;
- (c) the location of offsite parking; and

(d) the availability of offsite parking in the area.

Table 10.3 Application of use standards to use classes

Clause	Use class
10.3.1 to 10.3.5	Business and professional services; Community meeting and entertainment; Education and occasional care; Food services; General retail and hire; Utilities, if not for minor utilities; and Visitor accommodation.

10.4 Development Standards for Dwellings

10.4.1 Residential density for multiple dwellings

Objective:

That the density of multiple dwellings:

- (a) makes efficient use of land for housing; and
- (b) optimises the use of infrastructure and community services.

Acceptable Solutions

A1

Multiple dwellings must have a site area per dwelling of not less than 325m².

Performance Criteria P1

Multiple dwellings must only have a site area per dwelling that is less than 325m², if the development will not exceed the capacity of infrastructure services and:

- (a) is compatible with the density of existing development on established properties in the area; or
- provides for a significant social or community benefit and is:
 - (i) wholly or partly within 400m walking distance of a public transport stop; or
 - (b) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

10.4.2 Setbacks and building envelope for all dwellings

Objective:

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provides reasonable access to sunlight for existing solar energy installations.

Acceptable Solutions

A1

Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;
- (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;
- (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street;
- (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or
- (e) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.

A2

A garage or carport for a dwelling must have a setback from a primary frontage of not less than:

- (a) 5.5m, or alternatively 1m behind the building line;
- (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.

A3

A dwelling, excluding outbuildings with a building

Performance Criteria

P1

A dwelling must:

- (a) have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; and
- (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.

P2

A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

P3

The siting and scale of a dwelling must:

height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by:

- (a) (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and
- (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and

only have a setback of less than 1.5m from a side or rear boundary if the dwelling:

- (b) (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or
- (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
- (a) (ii) overshadowing the private open space of a dwelling on an adjoining property;
- (iii) overshadowing of an adjoining vacant property; and
- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and
- not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
 - (c) (i) an adjoining property; or
 - (ii) another dwelling on the same site.

Table 10.4.2

Road

Setback (m)

Figure 10.1 Building envelope as required by clause 10.4.2 A3(a)

Figure 10.2 Building envelope for corner lots as required by clause 10.4.2 A3(a)

□ Figure 10.3 Building envelope for internal lots as required by clause 10.4.2 A3(a)

10.4.3 Site coverage and private open space for all dwellings

Objective:

That dwellings are compatible with the amenity and character of the area and provide:

- (a) for outdoor recreation and the operational needs of the residents;
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight.

Acceptable Solutions

A1

Dwellings must have:

- a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and
- for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).

A2

A dwelling must have private open space that:

is in one location and is not less than:

- (i) 24m²; or
- (a) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);

has a minimum horizontal dimension of not less than:

- (i) 4m; or
- (b) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);

is located between the dwelling and the frontage only if the frontage is orientated

- (c) between 30 degrees west of true north and 30 degrees east of true north;
- (d) has a gradient not steeper than 1 in 10; and
- (e) is not used for vehicle access or parking.

Performance Criteria

P1

Dwellings must have:

- site coverage consistent with that existing on (a) established properties in the area;

private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:

- outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into (b) (i) account any common open space provided for this purpose within the development; and
- operational needs, such as clothes drying (ii) and storage; and

- reasonable space for the planting of gardens (c) and landscaping.

P2

A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:

- conveniently located in relation to a living area (a) of the dwelling; and
- (b) orientated to take advantage of sunlight.

10.4.4 Sunlight to private open space of multiple dwellings

Objective:

That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.

Acceptable Solutions

A1

A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c):

- the multiple dwelling is contained within a line projecting (see Figure 10.4):
 - (a) at a distance of 3m from the northern edge of the private open space; and
 - (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;
- (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and
- (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:
 - (i) an outbuilding with a building height not more than 2.4m; or
 - (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.

Performance Criteria

P1

A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 10.4.3 of this planning scheme.

Figure 10.4 Separation from the private open space of another dwelling on the same site as required by clause 10.4.4 A1(a)

10.4.5 Width of openings for garages and carports for all dwellings

Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

Acceptable Solutions

A1

A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).

Performance Criteria

P1

A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

10.4.6 Privacy for all dwellings

Objective:

To provide reasonable opportunity for privacy for dwellings.

Acceptable Solutions

A1

A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and
dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:
 - (c) (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
 - (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.

A2

A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):

the window or glazed door:

- (i) is to have a setback of not less than 3m from a side boundary;
- (ii) is to have a setback of not less than 4m from a rear boundary;
- (a) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or
(iii) glazed door, to a habitable room, of another dwelling on the same site; and
- (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.

the window or glazed door:

- (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;
- (b) (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or

Performance Criteria

P1

A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:

- (a) a dwelling on an adjoining property or its private open space; or
- (b) another dwelling on the same site or its private open space.

P2

A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:

- (a) a window or glazed door, to a habitable room of another dwelling; and
- (b) the private open space of another dwelling.

- is to have a permanently fixed external screen for the full length of the window or
- (iii) glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

A3

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:

- (a) 2.5m; or
1m if:
 - (i) it is separated by a screen of not less than 1.7m in height; or
 - (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.

P3

A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

10.4.7 Frontage fences for all dwellings

Objective:

The height and transparency of frontage fences:

- (a) provides adequate privacy and security for residents;
- (b) allows the potential for mutual passive surveillance between the road and the dwelling; and
- (c) is reasonably consistent with that on adjoining properties.

Acceptable Solutions

A1

No Acceptable Solution¹.

Performance Criteria

P1

A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:

- provide for security and privacy while allowing
- (a) for passive surveillance of the road; and
- be compatible with the height and transparency of fences in the street, having regard to:
- (b) (i) the topography of the site; and
- (ii) traffic volumes on the adjoining road.

¹ An exemption applies for fences in this zone – see Table 5.6 in Exemptions

10.4.8 Waste storage for multiple dwellings

Objective:

To provide for the storage of waste and recycling bins for multiple dwellings.

Acceptable Solutions

A1

A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:

- (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
- a common storage area with an impervious surface that:
 - (i) has a setback of not less than 4.5m from a frontage;
 - (b) (ii) is not less than 5.5m from any dwelling; and
 - (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.

Performance Criteria

P1

A multiple dwelling must have storage for waste and recycling bins that is:

- (a) capable of storing the number of bins required for the site;
- (b) screened from the frontage and any dwellings; and
- (c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.

10.4.9 Site facilities for multiple dwellings

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To provide adequate site and storage facilities for multiple dwellings.

Acceptable Solutions

A1

Each multiple dwelling must have access to 6 cubic metres of secure storage space not located between the primary frontage and the facade of a dwelling.

A2

Mailboxes must be provided at the frontage.

Performance Criteria

P1

Each multiple dwelling must provide storage suitable to the reasonable needs of residents, having regard to:

- (a) the location, type, and size of storage provided;
- (b) proximity to the dwelling and whether the storage is convenient and safe to access;
- (c) any impacts on the amenity of adjacent sensitive uses; and
- (d) the existing streetscape.

P2

Mailboxes must be provided for each dwelling, having regard to:

- (a) the convenience and safety of the location; and
- (b) the siting and access needs for mail delivery.

10.4.10 Common property for multiple dwellings

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To ensure that common areas are easily identified.

Acceptable Solutions

A1

Site drawings must clearly delineate private and common areas, including:

- (a) driveways;
- (b) parking spaces, including visitor parking spaces;
- (c) landscaping and gardens;
- (d) mailboxes; and
- (e) storage for waste and recycling bins.

Performance Criteria

P1

No performance criteria.

10.4.11 Outbuildings, swimming pools and fences

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To ensure that:

outbuildings, swimming pools and fences:

- (a) (i) do not detract from the character of the surrounding area; and
- (ii) are appropriate to the site and respect the amenity of neighbouring lots;
- (b) dwellings remain the dominant built form.

Acceptable Solutions

A1.1

The combined gross floor area of outbuildings must be no greater than 45m²; and

A1.2

Outbuildings (other than for single or multiple dwellings) must meet the setback and building envelope acceptable solutions of Clause 10.4.2, as if the development were for a dwelling.

A2

A swimming pool must be located:

- (a) no closer to the primary frontage than the main building; or
- (b) in the rear yard.

A3

Fences must be no higher than 2.1m on a side or rear boundary adjoining a public reserve.

Performance Criteria

P1

Outbuildings must not detract from the character of the surrounding area or the amenity of adjoining lots, having regard to:

- (a) the visual impact on the streetscape;
- (b) any overshadowing of adjoining lots;
- (c) the size and location of outbuildings on adjoining lots;
- (d) existing buildings on the site; and
- (e) the topography of the site.

P2

A swimming pool must be designed and located having regard to:

- (a) the topography of the site;
- (b) the streetscape;
- (c) any overlooking or overshadowing of adjoining sensitive uses;
- (d) any existing or proposed screening; and
- (e) the character of the surrounding area.

P3

Side and rear boundary fences do not cause an unreasonable loss of amenity to adjoining public reserves having regard to:

- (a) the purpose and use of the reserve;
- (b) the need for security;
- (c) the need and opportunity for passive surveillance;
- (d) the materials and finish of the proposed fence;
- (e) the topography of the site;
- (f) any overshadowing; and
- (g) the character of the surrounding area.

10.4.12 Earthworks and retaining walls

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.

Acceptable Solutions

A1

Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:

- (a) be located no less than 900mm from each lot boundary;
- (b) be no higher than 1m (including the height of any batters) above existing ground level;
- (c) not require cut or fill more than 1m below or above existing ground level;
- (d) not concentrate the flow of surface water onto an adjoining lot; and
- (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

Performance Criteria

P1

Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the appearance, scale and extent of the works;
- (c) overlooking and overshadowing of adjoining lots;
- (d) the type of construction of the works;
- (e) the need for the works;
- (f) any impact on adjoining structures;
- (g) the management of groundwater and stormwater; and
- (h) the potential for loss of topsoil or soil erosion.

10.4.13 Location of car parking

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To:

- (a) provide convenient car parking for residents and visitors;
- (b) protect residents from vehicular noise within sites; and
- (c) minimise visual impact on the streetscape.

Acceptable Solutions

A1

Shared driveways or car parks of residential buildings (other than for single dwellings) must be located no less than 1.5m from the windows of habitable rooms.

Performance Criteria

P1

Shared driveways or car parking spaces (other than for single dwellings) must be located to not unreasonably impact on the amenity of the adjoining habitable rooms, having regard to:

- (a) the width of the driveway;
- (b) the location of the existing dwellings and habitable rooms;
- (c) the location of car parking spaces;
- (d) the number of car spaces served by the driveway; and
- (e) any noise mitigation measures including screening or landscaping.

P2

The location of car parking and turning areas must be safe, convenient and minimise the visual impact on the streetscape having regard to:

A2.1

Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.

(a) the visual impact of the car parking location viewed from the road;

(b) access for users of the site;

(c) pedestrian and vehicular traffic safety;

(d) the nature and characteristics of the street;

(e) the need for the location;

(f) any landscaping of the car parking or turning area location; and

(g) construction methods and pavement types.

A2.2

Turning areas for vehicles must not be located within the primary front setback.

10.4.14 Development for discretionary uses

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To ensure that development for discretionary uses is compatible with the form and scale of residential development and does not unreasonably impact on the amenity of nearby sensitive uses.

Acceptable Solutions

A1

No acceptable solution

Performance Criteria

P1

Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

(a) the setback of the building to a frontage;

(b) the streetscape;

(c) the topography of the site;

(d) the height, bulk and form of the building;

(e) the height, bulk and form of adjacent buildings and buildings in the surrounding area;

(f) the setbacks to side and rear boundaries;

(g) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;

(h) the degree of overshadowing and overlooking of adjoining lots;

(i) mutual passive surveillance between the road and the building;

(j) any existing and proposed landscaping;

(k) the visual impact of the building when viewed from adjoining or immediately opposite lots;

(l) the location and impacts of traffic circulation and parking; and

(m) the character of the surrounding area.

10.4.15 Lot size and dimensions

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To ensure the area and dimensions of lots are appropriate for the intended use of the lots.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- have a minimum area of no less than 500m²;
- (a) and
- be able to contain a rectangle measuring 10m
- (b) by 15m; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) adequate provision for private open space; and
- (g) the existing pattern of development in the area.

10.4.16 Frontage and access

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe and appropriate access suitable for the intended use.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
- (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;

- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area; and
- (h) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic;
- (d) the character of the area; and
- (e) the advice of the road authority.

A2

No acceptable solution.

10.4.17 Discharge of stormwater

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

Performance Criteria

P1

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
- (g) the additional runoff from the subdivision development and likely future development of the land; and
- (h) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
- (f) the additional runoff from the subdivision development and likely future development of the land; and
- (g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

10.4.18 Water and sewerage services

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria**P1**

No performance criteria.

P2

No performance criteria.

10.4.19 Integrated urban landscape

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To provide landscaping of lots, roads and public open spaces that contributes to the character and identity of urban places and the character of the surrounding area.

Acceptable Solutions**A1**

Subdivision does not create any new road, public open space or other reserves.

Performance Criteria**P1**

Subdivision must be designed to enhance the amenity of the area having regard to:

- (a) the topography of the site;
- (b) any significant natural and cultural features of the site;
- (c) access to public open spaces and roads;
- (d) the retention of existing vegetation;
- (e) linking areas of significant local habitat; and
- (f) the character of the surrounding area.

10.4.20 Walking and cycling network

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To:

- provide safe and convenient movement through and between neighbourhoods by pedestrians and
- (a) cyclists;
- (b) design footpaths, shared path and cycle path networks that are safe and accessible; and
- (c) accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Acceptable Solutions**A1**

Subdivision does not create any new road, footpath or public open space.

Performance Criteria**P1**

Subdivision provides roads, footpaths or public open spaces that are designed to provide safe and convenient walking and cycling networks, having regard to:

- linkages to any existing pedestrian and cycling
- (a) networks;
- connection of footpaths, shared paths, cycle
- (b) paths and bicycle lanes;
- access for cycling and walking to activity
- (c) centres, community facilities, bus stops and public transport routes and public open spaces;
- (d) the road network and public open spaces; and
- (e) passive surveillance.

10.4.21 Lot diversity

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To provide a range and mix of lot sizes to suit a variety of dwelling and household types.

Acceptable Solutions**A1**

Subdivision is for 10 lots or less.

Performance Criteria**P1**

Subdivision provides a range and mix of lot sizes suitable for the development of a variety of dwelling and household types, having regard to:

- lot sizes suitable for single dwellings, multiple
- (a) dwellings and other forms of residential use;
- (b) the topography of the site;
- (c) demand for a variety of housing types;
- (d) the proximity of activity centres;
- (e) the proximity and access to public open space;
- the proximity, availability and accessibility of
- (f) pedestrian, cycling, and bus stops and public transport, routes; and
- (g) the character of the surrounding area.

10.4.22 Solar orientation of lots

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To provide for solar orientation of lots and solar access for future dwellings.

Acceptable Solutions

A1

Any lot for residential use with an area of less than 500m², in a subdivision of 10 or more lots, must have the long access between 30 degrees west of north and 30 degrees east of north.

Performance Criteria

P1

Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:

- (a) the size, shape and orientation of the lots;
- (b) the topography of the site;
- (c) the extent of overshadowing from adjoining land;
- (d) any development on the site;
- (e) the location of roads and access to lots; and
- (f) the existing pattern of subdivision in the area.

10.4.23 Neighbourhood road network

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To provide for convenient and safe movement, through and between neighbourhoods, for motor vehicles, pedestrians, cyclists and public transport using the road network.

Acceptable Solutions

A1

Subdivision does not create any new road.

Performance Criteria

P1

The road network provides for convenient and safe movement for motor vehicles, pedestrians, cyclists and public transport, having regard to:

- (a) the existing network of roads, cycle paths and bicycle lanes, shared paths, footpaths and public transport routes;
- (b) the function of the road and its relationship to arterial and neighbourhood road types;
- (c) the speed limits on roads in the area;
- (d) the location of activity centres;
- (e) the volume of traffic in the area;
- (f) access for service and emergency vehicles; and
- (g) the topography of the site.

10.4.24 Public transport network

This standard applies to the use classes specified in [Table 10.4](#).

Objective:

To provide for access to public transport.

Acceptable Solutions

Performance Criteria

P1

The subdivision provides for adequate access to public transport, having regard to:

- (a) the number of lots proposed;

A1

Subdivision does not create any new road.

the walking distances from the lots to public
(b) transport route;

any public transport strategy or plan for the
(c) area; and

the likelihood of the provision of public transport
(d) for the area.

Table 10.4 Application of development standards to use classes

Clause	Use class
10.4.1 to 10.4.10	Residential Use Class that is a single or multiple dwelling, or assisted housing on land at 242-254 St Leonards Road, St Leonards, as shown on the overlay maps.
10.4.11 to 10.4.13	All use classes
10.4.14	All discretionary use classes, other than Residential use class that is a single or multiple dwelling or assisted housing on land at 242-254 St Leonards Road, St Leonards, as shown on the overlay maps.
10.4.15 to 10.4.24	Applies to subdivision development for all use classes

11.0 Inner Residential Zone

11.1 Zone Purpose

11.1.1 Zone Purpose Statements

- 11.1.1.1 To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.
- 11.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.
- 11.1.1.3 To allow increased residential densities where it does not significantly affect the existing residential amenity, ensure appropriate location of parking, and maintain vehicle and pedestrian traffic safety.
- 11.1.1.4 To maintain and develop residential uses and ensure that non-residential uses do not displace or dominate residential uses.
- 11.1.1.5 To provide for development that provides a high standard of amenity and contributes to the streetscape.

11.1.2 Local Area Objectives

There are no local area objectives

11.1.3 Desired Future Character Statements

There are no desired future character statements

11.2 Use Table

No Permit Required

Use Class

Educational and occasional care
Natural and cultural values management
Passive recreation

Qualification

If for home based child care

Residential
If for a single dwelling

Permitted

Use Class

Utilities

Qualification

If for minor utilities

Discretionary

Use Class

Business and professional services

Community meeting and entertainment

Educational and occasional care

Food services

General retail and hire

Residential

Sports and recreation

Tourist operation

Utilities

Visitor accommodation

Qualification

If for a medical centre
If at 40 Ann Street, Launceston folio of the Register Volume 131354 Folio 1

If not for a cinema or function centre

If for a cafe or takeaway food premises

If for a local shop

Prohibited

Use Class**Qualification**

All other uses

11.3 Use Standards**11.3.1 Hours of operation**

This standard applies to the use classes specified in [Table 11.3](#).

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions**A1**

Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6pm Saturday and Sunday.

Performance Criteria**P1**

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and dispatch of goods and materials; and
- (c) the existing levels of amenity.

11.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 11.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions**A1**

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria**P1**

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

11.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 11.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions**A1****Performance Criteria****P1**

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

The use must:

not include permanent, fixed floodlighting where the zone adjoins the boundary of the General
(a) Residential, Low Density Residential, Urban Mixed Use and Village zones; and

contain direct light from external light sources
(b) within the boundaries of the site.

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

11.3.4 External storage of goods

This standard applies to the use classes specified in [Table 11.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

11.3.5 Commercial vehicle parking

This standard applies to the use classes specified in [Table 11.3](#).

Objective:

To ensure that parking of commercial vehicles does not detract from the amenity of the area.

Acceptable Solutions

A1

Commercial vehicles must be parked within the boundary of the site.

Performance Criteria

P1

Parking of commercial vehicles must not detract from the amenity of the area, having regard to:

- (a) the number and type of vehicles;
- (b) the frequency and length of stay;
- (c) the location of offsite parking; and
- (d) the availability of offsite parking in the area.

Table 11.3 Application of use standards to use classes

Clause

Use class

11.3.1 to 11.3.5	Business and professional services; Community meeting and entertainment; Educational and occasional care; Food services; General retail and hire; Sports and recreation; Tourist operation; Utilities, if not for minor utilities; and Visitor accommodation.
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11.4 Development Standards

11.4.1 Setback from a frontage for single dwellings

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that the setback from frontages:

- (a) assist in the establishment of the streetscape character;
- (b) enhance residential amenity;
- (c) provide a transition space between the road and private dwelling allowing mutual passive surveillance for community safety; and
- (d) respond to slope and other physical characteristics of a lot and assist in attenuation of traffic noise.

Acceptable Solutions

A1

Unless within a building area shown on a plan of subdivision, the wall of a single dwelling (excluding minor protrusions) must have a setback from a frontage that is:

- (a) no less than 4.5m from a primary frontage; and
- (b) no less than 3m to a frontage other than a primary frontage; or
- (c) a distance which is no more or less than the maximum and minimum setbacks of the dwellings on immediately adjoining lots; or
- (d) no less than the existing dwelling setback if less than 4.5m.

Performance Criteria

P1

The setback from frontage must:

- (a) provide transitional space between the road and private dwelling allowing mutual passive surveillance;
- (b) be compatible with the relationship of existing buildings to the road in terms of setback or in response to slope or other physical constraints of the site;
- (c) provide measures to ensure that noise generated by traffic will not adversely impact on residential amenity and vehicular egress provides for the safe use of the road; and
- (d) have regard to streetscape qualities or assist the integration of new development into the streetscape.

11.4.2 Site coverage and rear setback for single dwellings

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that the location and extent of building site coverage:

- (a) facilitates the provision of open space, gardens and other outside areas on the site that contribute to residential amenity;
- (b) assists with the management of stormwater;
- (c) provides for setback from the rear boundary; and
- (d) has regard to streetscape qualities.

Acceptable Solutions

Performance Criteria

P1

Site coverage must:

A1

A site coverage of no more than 50% excluding building eaves and access strips where less than 7.5m wide.

- (a) provide for useful areas of open space for gardens and outdoor recreation purposes;
- (b) allow areas to be retained for the absorption of rainwater into the ground; and
- (c) have regard to streetscape qualities.

A2

A rear setback of no less than 4m, unless the lot is an internal lot.

P2

The location of buildings in relation to the rear boundary must:

- (a) allow for adequate visual separation between neighbouring dwellings;
- (b) maximise solar access to habitable rooms; and
- (c) facilitate provision of private open space.

11.4.3 Building envelope for single dwellings

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that the siting and scale of single dwellings:

- (a) allows for flexibility in design to meet contemporary dwelling requirements;
- (b) protects the residential amenity of neighbours through minimising visual bulk and overshadowing; and
- (c) has regard to streetscape qualities.

Acceptable Solutions**A1**

All single dwellings (excluding minor protrusions extending less than 1.5m) must be contained within either of the following building envelopes:

- (a) determined by a setback of no less than 3m from side boundaries and no less than 4m from the rear boundary and a building height of no more than 5.5m; or
- (b) determined by projecting at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and at a distance of 4m from the rear boundary to a building height of no more than 8.5m above natural ground level (see Figures 11.4.3 A and 11.4.3 B); and walls are setback:
 - (i) no less than 1.5m from a side boundary; or
 - (ii) less than 1.5m, provided the wall is built against an existing boundary wall or the wall or walls have a total length of no greater than 9m or one third of the boundary with the adjacent property, whichever is the lesser.

Performance Criteria**P1**

The siting and scale of single dwellings must be designed to:

- (a) ensure there is no unreasonable loss of amenity on adjoining lots by:
 - (i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00 am and 5.00 pm on June 21 or by increasing existing overshadowing where greater than above;
 - (ii) overlooking and loss of privacy; and
 - (iii) visual impacts when viewed from adjoining lots: and
- (b) take into account steep slopes and other topographical constraints; and
- (c) have regard to streetscape qualities.

P2

The siting and scale of single dwellings on internal lots must be designed to:

- ensure there is no unreasonable loss of amenity

A2

For internal lots, all single dwellings must be contained within a building envelope (excluding minor protrusions extending less than 1.5m) determined by a setback of no less than 3m from all boundaries, excluding the access strip, and a building height no greater than 5.5m.

on adjoining lots by:

- (a) (i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00 am and 5.00 pm on June 21 or by increasing existing overshadowing where greater than above;
 - (ii) overlooking and loss of privacy; and
 - (iii) visual impacts when viewed from adjoining lots; and
- (b) take into account steep slopes and other topographical constraints.

Figure 11.4.3 A - Building envelope described by acceptable solution A1(b)

Figure 11.4.3 B - Building envelope described by acceptable solution A1(b) in relation to front and rear setbacks.

11.4.4 Frontage setback and width of garages and carports for single dwellings

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that the location and size of garages or carports:

- (a) do not dominate the façade of the dwelling or dominate the streetscape;
- (b) do not restrict mutual passive surveillance of the road and dwelling; and
- (c) provides for safe vehicular access to and egress from the site.

Acceptable Solutions

A1

Garages or carports within 12m of the frontage whether free-standing or part of the dwelling:

- (a) must have a total width of openings facing the primary frontage of no greater than 6m or half the width of the frontage, whichever is the lesser; and

must have:

- (i) a setback from frontage measured to the door, post or supporting column no less than required for a single dwelling in [11.4.1 A1](#); or
- (b) a setback from the primary frontage no less than 0.5m if the ground slopes up or down for 10m from the frontage at more than 1:5.

Performance Criteria

P1

The siting and design of garages and carports must:

- (a) complement the character of the dwelling;
- (b) not dominate the frontage of the lot through location and visual bulk;
- (c) retain mutual passive surveillance between dwelling and road;
- (d) provide for safe vehicular movements between road and site; and
- (e) have regard to streetscape qualities.

11.4.5 Privacy for single dwellings

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that the location and design of windows of habitable rooms, balconies, decks, roof gardens, parking spaces and carports maintain residential amenity by minimising the potential for overlooking between neighbours.

Acceptable Solutions

A1

Balconies, decks, roof gardens, parking spaces and carports (whether freestanding or part of the dwelling) that have a finished surface or floor level greater than 1m above natural ground level must have a side setback of no less than 3m and a rear setback of no less than 4m.

A2

Windows of habitable rooms which have a floor level greater than 1m above natural ground level must:

- (a) have a side setback of no less than 3m; or
- (b) be offset no less than 1.5m from the windows of habitable rooms on adjacent lots where on the same horizontal plane; or
- (c) have a window sill height of no less than 1.7m.

Performance Criteria

P1

The potential for direct overlooking from balconies, decks, roof gardens, parking spaces and carports (whether freestanding or part of the dwelling) with a finished surface or floor level more than 1m above natural ground level on one lot to the habitable rooms and balconies, decks and roof gardens on adjacent lots must be avoided or minimised through their separation or offset or by use of solid or translucent screening.

P2

The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or minimised through their separation and offset or by use of solid or translucent screening.

11.4.6 Frontage fences for single dwellings

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that the height and design of frontage fences:

- (a) provides adequate privacy and security for residents while allowing for mutual passive surveillance of the road and dwelling; and
- (b) enhances streetscapes.

Acceptable Solutions

A1

The building height of fences on and within 4.5m of a frontage must be no greater than:

- (a) 1.2m if solid; or
- (b) 1.8m provided that the part of the fence above 1.2m has openings which provide a minimum 50% transparency.

Performance Criteria

P1

Fences on and within 4.5m of a frontage must be designed to:

- (a) take account of steep slope or other topographical constraints;
- (b) provide for security and privacy of residents while allowing for mutual passive surveillance of the road;
- (c) take account of the prevailing height, design and character of neighbouring fences;
- (d) attenuate noise from high volume traffic; and
- (e) have regard to streetscape qualities.

11.4.7 Site coverage

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To:

- (a) ensure that the site coverage of residential development and ancillary buildings respects the character of the surrounding area;

- (b) reduce the impact of increased stormwater runoff on the drainage system; and
- (c) provide for landscaping and private open space.

Acceptable Solutions

A1.1

Site coverage must be no greater than 60%; and

A1.2

No less than 25% of the site must be pervious to rainfall.

Performance Criteria

P1

The area of the site covered by buildings or development must have regard to:

- (a) the existing site coverage and any constraints imposed by existing development or the features of the site;
- (b) the site coverage of adjacent lots;
- (c) the effect of the bulk and form of the building and whether it respects the streetscape;
- (d) the capacity of the site to absorb runoff; and
- (e) any existing and proposed landscaping.

11.4.8 Building height

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that the building height respects the character of the surrounding area.

Acceptable Solutions

A1

Building height must be no greater than 9m.

A2

For internal lots, building height must be no greater than 6m.

Performance Criteria

P1

Building height must be appropriate to the site and the streetscape having regard to:

- (a) the effect of the slope of the site on the building height;
- (b) the relationship between the proposed building height and the building height on the site, adjoining lots and adjacent lots;
- (c) the visual impact of the building when viewed from the road and from adjoining properties; and
- (d) the degree of overshadowing and overlooking of adjoining properties.

P2

The siting and scale of buildings on internal lots must not cause unreasonable loss of amenity to adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size and layout of lots;
- (c) the form and style of development; and
- (d) the proximity and density of adjoining development.

11.4.9 Frontage setbacks

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that the setbacks from a frontage respect the character of the surrounding area.

Acceptable Solutions**A1.1**

The primary frontage setback must be no less than:

- (a) 4m; or
- for infill lots, within the range of the frontage setbacks of buildings on adjoining lots,
- (b) indicated by the hatched section in the Figure 11.4.9 below; and

□

Figure 11.4.9 – Primary Frontage Setback for Infill Lots**A1.2**

Setback from a frontage other than a primary frontage must be no less than 3m; and

A1.3

Porches, pergolas, verandas, that are less than 3.6m high and eaves may encroach no greater than 1.5m into the setbacks of this standard.

Performance Criteria**P1**

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the retention of vegetation;
- (f) the existing or proposed landscaping; and
- (g) the safety of road users.

11.4.10 Rear and side setbacks

This standard applies to the use classes specified in [Table 11.4](#).

This clause does not apply where Clause 11.4.11 applies.

Objective:

To ensure that the setbacks are compatible with the character of the surrounding area and minimise the impacts on the amenity and solar access of adjoining dwellings.

Acceptable Solutions**A1**

Buildings must be set back from the rear boundary no less than 2.5m.

A2

Buildings must be set back from side boundaries no less than:

- (a) for lots 1,000m² or less, 1m, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m; or
- for lots greater than 1,000m², 2.0m, plus 0.3m for every metre of building height over 3.6m up

Performance Criteria**P1**

Building setback to the rear boundary must be appropriate to the location, having regard to:

- (a) the ability to provide adequate private open space;
- (b) the character of the surrounding area and location of buildings on adjoining lots;
- (c) the impact on the amenity, solar access and privacy of habitable rooms, windows, and private open space of nearby or adjoining buildings; and
- (d) the size, shape and orientation of the lot.

P2

Building setback to the rear boundary must be appropriate to the location, having regard to:

- (a) the ability to provide adequate private open space;
- (b) the character of the area and location of buildings on adjoining lots;
- the impact on the amenity, solar access and privacy of habitable rooms, windows, and

- (b) to 6.9m, plus 1m for every metre of height over 6.9m.
- (c) private open space of nearby or adjoining buildings; and
- (d) the size, shape and orientation of the lot.

11.4.11 Walls on boundaries

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that the location, length and height of a wall on a boundary:

- (a) is compatible with the character of the area; and
- (b) minimises the impact on the amenity of adjoining sensitive uses.

Acceptable Solutions

A1.1

The length of walls constructed on or within 150mm of a side or rear boundary must:

- (a) abut the boundary for a length no greater than 10m; or

- (b) where there are existing or simultaneously constructed walls or carports abutting the boundary on an adjoining lot, not exceed the length of those walls or carports;

whichever is the greater.

A1.2

The height of walls constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1m of a side or rear boundary must have:

- (a) an average height no greater than 3m; and
- (b) a height of no greater than 3.6m unless the wall abuts an existing or simultaneously constructed wall with a greater height.

Performance Criteria

P1

Walls constructed on or within 150mm of a side or rear boundary must not unreasonably impact on the amenity of adjoining sensitive uses having regard to:

- (a) any walls on boundaries in the surrounding area;
- (b) the visual impact when viewed from adjoining lots;
- (c) existing walls on the boundary of adjoining lots;
- (d) the orientation of the boundary that the wall is being built on;
- (e) the size and dimensions of the lot;
- (f) the topography of the site; and
- (g) the need to increase the wall height to screen a box gutter.

11.4.12 Location of car parking

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To:

- (a) provide convenient car parking for residents and visitors;
- (b) protect residents from vehicular noise within sites; and
- (c) minimise visual impact on the streetscape.

Acceptable Solutions

A1

Shared driveways or car parks of residential buildings

Performance Criteria

P1

Shared driveways or car parking spaces must be located to not unreasonably impact on the amenity of the adjoining habitable rooms, having regard to:

- (a) the width of the driveway;
- (b) the location of the existing dwellings and habitable rooms;

must be located no less than 1.5m from the windows of habitable rooms.

- (c) the location of car spaces;
- (d) the number of car spaces served by the driveway; and
- (e) any noise mitigation measures including screening or landscaping

A2.1

Car parking must not be located in the primary front setback, unless it is a tandem car parking space in a driveway located within the setback from the frontage.

A2.2

Turning areas for vehicles must not be located within the primary front setback.

P2

The location of car parking and turning areas must be safe, convenient and minimise the visual impact on the streetscape having regard to:

- (a) the visual impact of the car parking location viewed from the road;
- (b) the streetscape;
- (c) access for users of the site;
- (d) safety for pedestrian and vehicular traffic;
- (e) the nature and characteristics of the road;
- (f) the need for the location;
- (g) any landscaping of the car parking or turning area location; and
- (h) the construction methods and pavement types.

A3

A garage or carport must be:

- (a) within 10m of the dwelling it serves; and
- (b) located no less than 5.5m from a frontage; or
- (c) with a setback equal to or greater than the setback of the dwelling to the frontage; or
- (d) in line with or behind the front building line of the dwelling, if the dwelling is facing an internal driveway.

P3

A garage or carport facility must be safe, convenient and minimise the visual impact on the streetscape, having regard to:

- (a) the visual impact when viewed from the road;
- (b) the streetscape;
- (c) access for residents of the site;
- (d) safety for pedestrian and vehicular traffic;
- (e) the need for the location;
- (f) the topography of the site;
- (g) any landscaping; and
- (h) the construction methods and materials.

A4

The total width of the door or doors on a garage (a) facing a frontage must be no wider than 6m; or

(b) the garage must be located within the rear half of the lot when measured from the frontage.

P4

The impact of the garage doors on the streetscape must be minimised having regard to:

- (a) the proposed width of the doors;
- (b) the proposed location of the garage;
- (c) the topography of the site;
- (d) the visual impact when viewed from the road;
- (e) the existing streetscape;

- the design and location of garages in the area;
- (f) and
- (g) the location of existing buildings on the site.

11.4.13 Overlooking

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To minimise:

- (a) overlooking into private open space and habitable room windows; and
- (b) the impact on the amenity of the adjoining and the subject site.

Acceptable Solutions

A1.1

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window or private open space of dwellings within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio must:

- (a) be offset no less than 1.5m from the edge of one window to the edge of the other; or
- (b) have sill heights no less than 1.7m above floor level; or
- (c) have fixed, obscure glazing in any part of the window less than 1.7m above floor level; or
- (d) have permanently fixed external screens to no less than 1.7m above floor level; and
- (e) have obscure glazing and screens must be no greater than 25% transparent; or

A1.2

New habitable room windows, balconies, terraces, decks or patio's that face a property boundary at ground level must have a visual barrier no less than 1.8m high.

Performance Criteria

P1

Buildings must be designed to minimise the potential for loss of amenity caused by overlooking of adjacent dwellings having regard to:

- (a) the setback of the existing and proposed building;
- (b) the location of windows and private open spaces areas within the development and the adjoining sites;
- (c) the level and effectiveness of physical screening by fences or vegetation;
- (d) the topography of the site; and
- (e) the characteristics and design of houses in the immediate area.

11.4.14 North-facing windows

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To allow adequate solar access to existing north-facing habitable room windows.

Acceptable Solutions

A1

If a north-facing habitable room window of an existing dwelling is within 3.0m of a boundary on an abutting lot, a building must be set back from the boundary no less than 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m for a distance of 3m from the edge of each side of the window as indicated in Figure 11.4.14

Performance Criteria

P1

New buildings must be designed to protect the reasonable solar access of existing north facing windows, having regard to:-

- (a) the setbacks of existing and proposed buildings;
- (b) the height of proposed buildings and structures; and
- (c) the size, shape and orientation of the lot.

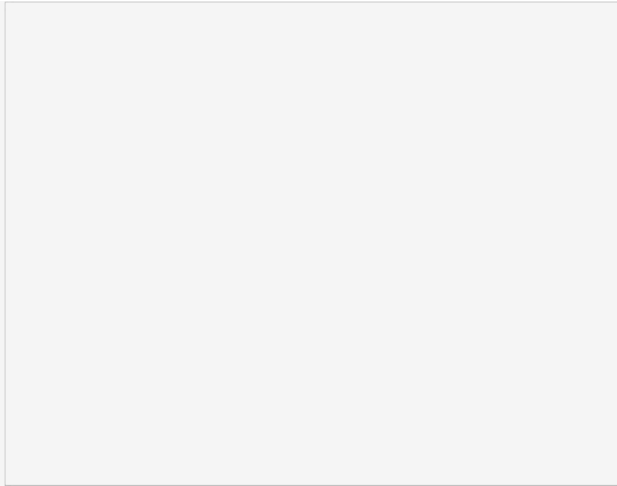


Figure 11.4.14 - A north-facing habitable room window means a window with an axis perpendicular to its surface oriented north 30 degrees west to north 30 degrees east.

11.4.15 Daylight to windows

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To allow adequate daylight into habitable room windows.

Acceptable Solutions

A1

Where the minimum distance between:

- (a) a new window in a habitable room and an existing building; or
- (b) a new building constructed directly opposite an existing habitable room window,

is less than 3.0m, a light court with an area of no less than 3m² and dimension of no less than 1m clear to the sky must be provided.

Performance Criteria

P1

Buildings must provide for adequate levels of daylight to habitable rooms and existing windows within adjoining buildings, having regard to:

- (a) the level of daylight available to the habitable rooms;
- (b) any existing vegetation; and
- (c) the topography of the site.

11.4.16 Density control of multiple dwellings

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that multiple dwellings and other forms of residential development are interspersed with single dwellings in a manner that ensures that single dwellings remain the primary form of dwellings in a road and the surrounding area.

Acceptable Solutions

A1

Multiple dwellings must have a site area per dwelling of no less than 350m².

Performance Criteria

P1

Multiple dwellings must not detract from the character of the surrounding area, having regard to:

- (a) the character of the streetscape;
- (b) the density of dwellings in the surrounding area;
- (c) the proximity of multiple dwellings on nearby sites; and
- (d) the proximity to public transport routes and services; and

must have a site area per dwelling of not less than 250m².

A2

Dwellings must have a density no greater than 40% by lot number, of the number of lots on land zoned Inner Residential along the road to which the site has frontage.

P2

Multiple dwellings must be interspersed with single dwellings, having regard to:

- (a) the number of single dwellings on the road;
- (b) the proximity of multiple dwellings on nearby sites; and
- (c) the density of dwellings in the surrounding area.

11.4.17 Private open space for multiple dwellings

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To provide adequate and useable private open space for the needs of residents.

Acceptable Solutions**A1.1**

Each multiple dwelling must have private open space:

- (a) with a continuous area of 24m² and a horizontal dimension of no less than 4m;
- (b) directly accessible from, and adjacent to, a habitable room other than a bedroom;
- (c) with a gradient no steeper than 1:16;
- (d) located on the side or rear of the dwelling; and
- (e) that is not provided within the setback from a frontage.

A1.2

Where all bedrooms and living areas in a multiple dwelling are above ground floor, each multiple dwelling must have private open space, with direct access from a habitable room other than a bedroom, of:

- (a) a balcony of 8m² with a minimum dimension of 2m²; or
- (b) a roof-top area of 10m² with a minimum width of 2m².

A2

The southern boundary of private open space must be set back from any wall 2m high or greater on the north of the space, no less than $(2m + 0.9h)$ metres, where 'h' is the height of the wall as indicated in Figure 11.4.17.

Performance Criteria**P1**

Multiple dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents having regard to:

- (a) the size and usability of the private open space;
- (b) the accessibility of the private open space;
- (c) the availability of common open space;
- (d) the availability of and access to public open space;
- (e) the orientation of the lot to the road; and
- (f) the ability of the private open space to receive adequate solar access.

P2

Private open space must receive adequate solar access, having regard to:

- (a) the topography of the site;
- (b) site constraints, including orientation and shape of the lot;
- (c) the location and size of buildings on adjoining lots and the subject site, and
- (d) the height of walls on the northern side of the private open space.

Figure 11.4.17

11.4.18 Site facilities for multiple dwellings

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To provide adequate site and storage facilities for multiple dwellings.

Acceptable Solutions

A1

Each multiple dwelling must have access to 6 cubic metres of secure storage space not located between the primary frontage and the facade of a dwelling.

A2

Mailboxes must be provided at the frontage.

A3

No less than 2m² per dwelling must be provided for bin and recycling enclosures and be located behind a screening fence of no less than 1.2m.

Performance Criteria

P1

Each multiple dwelling must provide storage suitable to the reasonable needs of residents, having regard to:

- (a) the location, type, and size of storage provided;
- (b) the proximity to the dwelling and whether it is convenient and safe to access;
- (c) the impacts on the amenity of adjacent sensitive uses; and
- (d) the existing streetscape.

P2

Mailboxes must be provided for each dwelling, having regard to:

- (a) the convenience and safety of the location; and
- (b) the siting and access needs for mail delivery.

P3

Sufficient space should be provided for bin and recycling enclosures, having regard to:

- (a) the location, type, and size of the enclosure, including co-location;
- (b) the proximity to dwellings;
- (c) the convenience and safety of access;
- (d) the impacts on the amenity of adjacent sensitive uses; and
- (e) the existing streetscape and screening.

11.4.19 Common property for multiple dwellings

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that common areas are easily identified.

Acceptable Solutions

A1

Site drawings must clearly delineate private and common areas, including:

- (a) driveways;
- (b) parking, including visitor parking;

Performance Criteria

P1

No performance criteria.

- (c) landscaping and gardens;
- (d) mailboxes; and
- (e) storage for waste and recycling bins.

11.4.20 Streetscape integration and appearance

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To:

- (a) integrate the layout and form of residential development with the road; and
- (b) promote passive surveillance; and
- (c) enhance streetscapes.

Acceptable Solutions

A1

Dwellings, other than outbuildings, must:

- have a front door and a window to a habitable room in the wall that faces a road; or
- if not immediately adjacent to a road, face an internal driveway or common open space area.

A2

Dwellings, other than outbuildings, must provide a porch, shelter, awning, recess, or similar architectural feature that identifies and provides shade and weather protection to the front door.

A3

The height of fences on and within 4.5m of a frontage must be no higher than:

- (a) 1.2m if solid; or
- (b) 1.8m, provided that the part of the fence above 1.2m has openings which provide no less than 50% transparency.

Performance Criteria

P1

Dwellings, other than outbuildings, must respect the streetscape and enable passive surveillance, having regard to:

- (a) the character of the streetscape; observation of roads, internal driveways and communal open space; and
- (b) providing an identifiable and visible entrance.

P2

Buildings, other than outbuildings, must be designed having regard to:

- (a) identification of the entrance;
- (b) access for pedestrians; any measures to provide shade or weather protection; and
- (c) the amenity of the residents.

P3

Fences on and within 4.5m of a frontage must be designed to:

- (a) provide for security and privacy of residents while allowing for mutual passive surveillance of the road; take account of the prevailing height, design and character of neighbouring fences;
- (b) attenuate noise from high volume traffic; take account of steep slope or other topographical constraints; and
- (c) have regard to streetscape.

11.4.21 Outbuildings and swimming pools

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that outbuildings and swimming pools:

- (a) do not detract from the character of the surrounding area;
- (b) are appropriate to the site and respect the amenity of neighbouring lots; and
- (c) dwellings remain the dominant built form.

Acceptable Solutions

A1

The combined gross floor area of outbuildings is no greater than 42m²; and

- (a) have a wall height no greater than 2.7m, and
- (b) have a building height no greater than 3.5m.

A2

A swimming pool must be located:

- (a) no closer to the primary frontage than the main building; or
- (b) in the rear yard; and
- (c) decking around a swimming pool must be no greater than 600mm above existing ground level.

Performance Criteria

P1

Outbuildings must not detract from the character of the surrounding area or the amenity of adjoining lots, having regard to:

- (a) the visual impact on the streetscape;
 - (b) any overshadowing of adjoining lots;
 - (c) the size and location of outbuildings on surrounding lots;
 - (d) existing buildings on the site; and
 - (e) the topography of the site; and
- outbuildings must not have:
- (i) a combined gross floor area of more than 56m² for each dwelling; or
 - (ii) a wall height greater than 3m; or
 - (iii) a maximum building height greater than 4m.

P2

A swimming pool must be designed and located having regard to:

- (a) the topography of the site;
- (b) the streetscape;
- (c) any overlooking or overshadowing of adjoining sensitive uses;
- (d) any existing or proposed screening; and
- (e) the character of the surrounding area.

11.4.22 Earthworks and retaining walls

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that earthworks and retaining walls are appropriate to the site and respect the amenity of adjoining lots.

Acceptable Solutions

Performance Criteria

P1

A1

Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:

- (a) be located no less than 900mm from each lot boundary;
- (b) be no higher than 1m (including the height of any batters) above existing ground level;
- (c) not require cut or fill more than 1m below or above existing ground level;
- (d) not concentrate the flow of surface water onto an adjoining lot; and
- (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the appearance, scale and extent of the works;
- (c) overlooking and overshadowing of adjoining lots;
- (d) the type of construction of the works;
- (e) the need for the works;
- (f) any impact on adjoining structures;
- (g) the management of groundwater and stormwater; and
- (h) the potential for loss of topsoil or soil erosion.

11.4.23 Development for discretionary uses

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that development for discretionary uses is sympathetic to the form and scale of residential development and does not adversely impact on the amenity of nearby sensitive uses.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the setback of the building to a frontage;
- (b) the streetscape;
- (c) the topography of the site;
- (d) the building height, which must not be greater than 8.0m;
- (e) the bulk and form of the building;
- (f) the height, bulk and form of buildings on the site, adjoining lots and adjacent lots;
- (g) setbacks to side and rear boundaries;
- (h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;
- (i) the degree of overshadowing and overlooking of adjoining lots;
- (j) mutual passive surveillance between the road and the building;
- (k) any existing and proposed landscaping;
- (l) the visual impact of the building when viewed from adjoining or immediately opposite lots;
- (m) the location and impacts of traffic circulation and parking; and
- (n) the character of the surrounding area.

11.4.24 Lot size and dimensions

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure the area and dimensions of lots are appropriate for intended use of the lots.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

have a minimum area of no less than:

- (a) (i) 300m²; or
- (ii) 500m² where the average slope of the lot is 15% or greater; and

be able to contain

- (b) (i) for lots of between 300 to 500m², a rectangle measuring 10m by 12m; or
- (ii) for lots larger than 500m², a rectangle measuring 10m by 15m; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or

- (b) be required for the provision of public utilities; or

- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

11.4.25 Frontage and access

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that lots:

- (a) provide appropriate frontage to a road;
- (b) provide safe and appropriate access suitable for the intended use.

Acceptable Solutions

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) adequate provision of private open space; and
- (g) the existing pattern of development in the area.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage, or legal

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.

connection to a road by a right-of-carriageway, of no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
- (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area; and
- (h) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic;
- (d) the character of the area ; and
- (e) the advice of the road authority.

A2

No acceptable solution.

11.4.26 Discharge of stormwater

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

Performance Criteria**P1**

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development of the site and adjoining land;
- (g) the additional runoff from the subdivision

(g) development and likely future development of the land; and

(h) any on-site storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

(a) the location of the discharge point (if any),

(b) stormwater flow paths both internal and external to the site;

(c) the topography of the site;

(d) the characteristics of the site, including rainfall;

(e) the development of the site;

(f) the additional runoff from the subdivision development and likely future development of the land; and

(g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

11.4.27 Water and sewerage services

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

11.4.28 Lot diversity

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To provide a range and mix of lot sizes to suit a variety of dwelling and household types.

Acceptable Solutions

Performance Criteria

P1

Subdivision provides a range and mix of lot sizes suitable for the development of a variety of dwelling and household types, having regard to:

(a) lot sizes suitable for single dwellings, multiple dwellings and other forms of residential use;

(b) the topography of the site;

A1

Subdivision is for 5 lots or less.

- (c) the demand for a variety of housing types;
- (d) the proximity of activity centres;
- (e) the proximity and access to public open space;
- (f) the proximity, availability and accessibility of pedestrian, cycling, and bus stops and public transport, routes; and
- (g) the character of the surrounding area.

11.4.29 Solar orientation of lots

This standard applies to the use classes specified in [Table 11.4](#).

Objective:

To provide for solar orientation of lots and solar access for future dwellings.

Acceptable Solutions**A1**

Any lot for residential use with an area of less than 500m², in a subdivision of 5 or more lots, must have the long access between 30 degrees west of north and 30 east of north.

Performance Criteria**P1**

Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:

- (a) the size, shape and orientation of the lots;
- (b) the topography of the site;
- (c) the extent of overshadowing from adjoining land;
- (d) any development on the site;
- (e) the location of roads and access to lots; and
- (f) the existing pattern of subdivision in the area.

Table 11.4 Application of development standards to use classes

Clause	Use class
11.4.1 to 11.4.6	Residential use class that is a single dwelling
11.4.7 to 11.4.20	Residential use class that is not a single dwelling
11.4.21 and 11.4.22	All use classes
11.4.23	All discretionary use classes, other than Residential use class that is a single dwelling
11.4.24 to 11.4.29	Applies to subdivision development for all use classes

12.0 Low Density Residential Zone

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

- 12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.
- 12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.
- 12.1.1.3 To provide for development that is compatible with the natural character of the surrounding area.

12.1.2 Local Area Objectives

There are no local area objectives

12.1.3 Desired Future Character Statements

There are no desired future character statements

12.2 Use Table

No Permit Required

Use Class

Educational and occasional care
Natural and cultural values management
Passive recreation

Qualification

If for home based child care

Residential

If for a single dwelling

Permitted

Use Class

Utilities

Qualification

If for minor utilities

Discretionary

Use Class

Business and professional services
Community meeting & entertainment

Qualification

If for a medical centre

If not for a cinema or function centre

Emergency services

General retail and hire

If for a local shop

Residential

If for:

(a) multiple dwellings with a site area per dwelling of not less than 1,500m²; or

(b) a home based business

Sports and recreation

Utilities

Visitor accommodation

Prohibited

Use Class

All other uses

Qualification

12.3 Use Standards

12.3.1 Hours of operation

This standard applies to the use classes specified in [Table 12.3](#).

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses

Acceptable Solutions

A1

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and dispatch of goods and materials; and
- (c) the existing levels of amenity.

12.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 12.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

12.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 12.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, Urban Mixed Use and Village zones; and
- (b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

12.3.4 External storage of goods

This standard applies to the use classes specified in [Table 12.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions**A1**

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria**P1**

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

12.3.5 Commercial vehicle parking

This standard applies to the use classes specified in [Table 12.3](#).

Objective:

To ensure that parking of commercial vehicles does not detract from the amenity of the area.

Acceptable Solutions**A1**

Commercial vehicles must be parked within the boundary of the site.

Performance Criteria**P1**

Parking of commercial vehicles must not detract from the amenity of the area, having regard to:

- (a) the number and type of vehicles;
- (b) the frequency and length of stay;
- (c) the location of offsite parking; and
- (d) the availability of offsite parking in the area.

Table 12.3 Application of use standards to use classes

Clause	Use class
12.3.1 to 12.3.5	Business and professional services, Community meeting and entertainment, Emergency services, General retail and hire, Sports and recreation, Utilities, if not for minor utilities and Visitor accommodation.

12.4 Development Standards**12.4.1 Site Coverage**

This standard applies to the use classes specified in [Table 12.4](#).

Objective:

To ensure that site coverage:

- (a) is compatible with the character of the surrounding area;
- (b) provides sufficient area for private open space and landscaping; and

(c) assists with the management of stormwater runoff.

Acceptable Solutions

A1.1

Site coverage must be no greater than 50%; and

A1.2

No less than 25% of the site must be free from impervious surfaces.

Performance Criteria

P1

Site coverage must have regard to:

- (a) the topography of the site;
- (b) the capacity of the site to absorb runoff;
- (c) the size and shape of the site;
- (d) the existing buildings and any constraints imposed by existing development;
- (e) the provision for landscaping and private open space;
- (f) the need to remove vegetation;
- (g) the site coverage of adjacent lots; and
- (h) the character of the surrounding area.

12.4.2 Building height, setback and siting

This standard applies to the use classes specified in [Table 12.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area; and
- (b) protects the amenity of adjoining lots.

Acceptable Solutions

A1

Building height, other than for outbuildings, must be no greater than 8m.

A2.1

Setback from a primary frontage must be no less than:

- (a) 8m; or

for infill lots, within the range of the setbacks of (b) buildings on adjoining lots, indicated by the

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the apparent height when viewed from roads and public places; and
- (e) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;

(b) the setbacks of surrounding building;

hatched section in Figure 12.4.2 below; and

Figure 12.4.2 – Primary Frontage Setback for Infill Lots

A2.2

Setback from a frontage other than a primary frontage must be no less than 3m.

A3.1

Setback from a side boundary must be no less than 3m plus 0.5m for every metre of building height over 3m, or part thereof.

A3.2

Setback from a rear boundary must be no less than 5m.

- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the retention of vegetation;
- (f) the existing or proposed landscaping; and
- (g) the safety of road users.

P3

Buildings must be sited such that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height bulk and form of existing and proposed buildings;
- (e) the existing buildings and private open space areas on the site;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

12.4.3 Outbuildings and other structures

This standard applies to the use classes specified in [Table 12.4](#).

Objective:

To ensure that:

- (a) outbuildings do not detract from the character of the surrounding area;
- (b) dwellings remain the dominant built form within an area; and
- (c) earthworks and the construction or installation of retaining walls are appropriate to the site and respect the amenity of adjoining sites.

Acceptable Solutions

A1.1

The combined gross floor area of outbuildings must not exceed 81m²; and

- (a) have a wall height no greater than 3.5m; and
- (b) have a building height no greater than 4.5m; and

Performance Criteria

P1

Outbuildings must not detract from the character of the surrounding area or the amenity of adjoining sites, having regard to:

- (a) visual impact on the streetscape;
- (b) any adverse impacts on native vegetation;
- (c) any overshadowing of adjoining sites;
- (d) the size and location of outbuildings on adjoining sites and in the surrounding area; and

A1.2

Outbuildings must be setback from the primary road frontage no less than the setback of the dwelling.

- (e) must have a combined gross floor area that does not exceed 100m²; and
- (f) must have wall height not greater than 4m; and
- (g) must have a building height not greater than 5m.

A2

Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:

be located no less than 1.5m from each lot boundary;

be no higher than 1m (including the height of any batters) above existing ground level;

not require cut or fill more than 1m below or above existing ground level;

not concentrate the flow of surface water onto an adjoining lot; and

be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

P2

Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the appearance, scale and extent of the works;
- (c) overlooking and overshadowing of adjoining lots;
- (d) the type of construction of the works;
- (e) the need for the works;
- (f) any impact on adjoining structures;
- (g) the management of groundwater and stormwater; and
- (h) the potential for loss of topsoil or soil erosion.

12.4.4 Development for discretionary uses

This standard applies to the use classes specified in [Table 12.4](#).

Objective:

To ensure that discretionary uses are compatible with the form and scale of residential development and do not adversely impact on the amenity of nearby sensitive uses.

Acceptable Solutions**A1**

No acceptable solution

Performance Criteria**P1**

Development must be compatible with the form and scale of residential development and not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the setback of the building to a frontage;
- (b) the streetscape;
- (c) the topography of the site;
- (d) the building height, which must not be greater than 8.0m;
- (e) the bulk and form of the building;
- (f) height, bulk and form of buildings on the site, adjoining lots and adjacent lots;
- (g) setbacks to side and rear boundaries;
- (h) solar access and privacy of habitable room windows and private open spaces of adjoining dwellings;

- (i) the degree of overshadowing and overlooking of adjoining lots;
- (j) mutual passive surveillance between the road and the building;
- (k) any existing and proposed landscaping;
- (l) the visual impact of the building when viewed from adjoining or immediately opposite lots;
- (m) the location and impacts of traffic circulation and parking; and
- (n) the character of the surrounding area.

12.4.5 Lot size and dimensions

This standard applies to the use classes specified in [Table 12.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the intended use of the lots; and
- (b) adjoining land is protected from adverse impacts.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 1,500m²; and
- (b) be able to contain 25m diameter circle with the centre of the circle no greater than 25m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) adequate provision of private open space; and
- (g) the existing pattern of development in the area.

12.4.6 Frontage and access

This standard applies to the use classes specified in [Table 12.4](#).

Objective:

To ensure that lots:

- (a) provide appropriate frontage to a road; and
- (b) provide safe and appropriate access suitable for the intended use.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 4m.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-
- (b) carriageway as its sole or principal means of access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area; and
- (h) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic;
- (d) the character of the area; and
- (e) the advice of the road authority.

12.4.7 Discharge of stormwater

This standard applies to the use classes specified in [Table 12.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

Performance Criteria

P1

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system

- (b) stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development of the site and adjoining land;
 - the additional runoff from the subdivision
- (g) development and likely future development of the land; and
 - any onsite storage devices, detention basins or
- (h) other water sensitive urban design techniques within the subdivision.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
 - the additional runoff from the subdivision
- (f) development and likely future development of the land; and
 - any onsite storage devices, detention basins or
- (g) other water sensitive urban design techniques within the subdivision.

12.4.8 Water and sewerage services

This standard applies to the use classes specified in [Table 12.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria**P1**

Where reticulated water services are not proposed to be connected it must be demonstrated that the lots are in a locality where reticulated services are not available or capable of being connected.

P2

Where reticulated sewerage services are not proposed to be connected, it must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use that does not have adverse environmental impacts.

12.4.9 Integrated urban landscapes

This standard applies to the use classes specified in [Table 12.4](#).

Objective:

To provide landscaping of lots, roads and public open spaces that contributes to the character and identity of urban places and the character of the surrounding area.

Acceptable Solutions

A1

Subdivision does not:

- (a) create any new road, public open space or other reserves; or
- (b) remove or clear native vegetation; or
- (c) modify, drain, pipe or disturb any natural watercourse or wetland.

Performance Criteria

P1

Subdivision must be designed to enhance the amenity of the area having regard to:

- (a) the topography of the site;
- (b) any significant natural and cultural features of the site;
- (c) the access to public open spaces and roads;
- (d) the retention of native vegetation;
- (e) linking areas of significant local habitat; and
- (f) landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in roads and public open space.

12.4.10 Walking and cycling network

This standard applies to the use classes specified in [Table 12.4](#).

Objective:

To:

- (a) provide safe and convenient movement through and between neighbourhoods by pedestrians and cyclists;
- (b) design footpaths, shared path and cycle path networks and cycle lanes that are safe and accessible; and
- (c) accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Acceptable Solutions

A1

Subdivision does not create any new road, footpath or public open space.

Performance Criteria

P1

Subdivision provides roads, footpaths or public open spaces that are designed to provide safe and convenient walking and cycling networks, having regard to:

- (a) the linkages to any existing pedestrian and cycling networks;
- (b) connection of footpaths, shared paths, cycle paths and cycle lanes;
- (c) access for cycling and walking to activity centres, community facilities, bus stops and public transport routes and public open spaces;
- (d) the road network and public open spaces; and
- (e) passive surveillance.

Table 12.4 Application of development standards to use classes

Clause	Use class
12.4.1 to 12.4.3	Residential use class
12.4.4	All discretionary use classes, other than Residential
12.4.5 to 12.4.10	Applies to subdivision development for all use classes

13.0 Rural Living Zone

13.1 Zone Purpose

13.1.1 Zone Purpose Statements

- 13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.
- 13.1.1.2 To provide for compatible use and development that does not adversely impact on residential amenity.
- 13.1.1.3 To provide for use and development that is compatible with local natural values.

13.1.2 Local Area Objectives

There are no local area objectives

13.1.3 Desired Future Character Statements

There are no desired future character statements

13.2 Use Table

No Permit Required

Use Class

Educational and occasional care
Natural and cultural values management
Passive recreation
Residential

Qualification

If for home based child care

If for:

- (a) a single dwelling; or
- (b) home-based business

If for grazing.

Resource development

Permitted

Use Class

Utilities

Qualification

If for minor utilities

Discretionary

Use Class

Business and professional services
Community meeting & entertainment
Domestic animal breeding, boarding or training

Qualification

If for a veterinary centre

Educational and occasional care

Food services

General retail and hire

If for a local shop

Manufacturing and processing

Resource development

Resource processing

Sports and recreation

Tourist operation

Utilities

Vehicle fuel sales and service

If for a service station

Visitor accommodation

Prohibited

Use Class

All other uses

Qualification

13.3 Use Standards

13.3.1 Hours of operation

This standard applies to the use classes specified in [Table 13.3](#).

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and dispatch of goods and materials; and
- (c) the existing levels of amenity.

13.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 13.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

13.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 13.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Low Density Residential and Village zones; and
- (b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and

- (f) existing light sources nearby.

13.3.4 External storage of goods

This standard applies to the use classes specified in [Table 13.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

13.3.5 Commercial vehicle parking

This standard applies to the use classes specified in [Table 13.3](#).

Objective:

To ensure that parking of commercial vehicles does not detract from the amenity of the area.

Acceptable Solutions

A1

Commercial vehicles must be parked within the boundary of the site.

Performance Criteria

P1

Parking of commercial vehicles must not detract from the amenity of the area, having regard to:

- (a) the number and type of vehicles;
- (b) the frequency and length of stay;
- (c) the location of offsite parking; and
- (d) the availability of offsite parking in the area.

13.3.6 Scale and intensity of use

This standard applies to the use classes specified in [Table 13.3](#).

Objective:

To ensure that uses are of a scale and intensity that are consistent with the purpose of the zone.

Acceptable Solutions

Performance Criteria

P1

Use must be at a scale and intensity consistent with the purpose of the zone, having regard to:

- (a) the nature and scale of the use;
- (b) the number of employees;

A1

Use must have a combined gross floor area of no greater than 250m².

- (c) the hours of operation;
- (d) emissions generated by the use;
- (e) the type and intensity of traffic generated by the use;
- (f) the impact on the character of the area; and
- (g) the need for the use in that location.

Table 13.3 Application of use standards to use classes

Clause	Use class
13.3.1 to 13.3.6	Business and professional services, Community meeting and entertainment, Domestic animal breeding boarding or training, Educational and occasional care, Food services, General retail and hire, Manufacturing and processing, Resource development, if not for grazing, Resource processing, Sports and recreation, Tourist operation, Utilities, if not for minor utilities, Vehicle fuel sales and services and Visitor accommodation.

13.4 Development Standards

13.4.1 Site coverage

This standard applies to the use classes specified in [Table 13.4](#).

Objective:

To ensure that site coverage:

- (a) is compatible with the character of the surrounding area;
- (b) provides sufficient area for private open space and landscaping; and
- (c) assists with the management of stormwater runoff.

Acceptable Solutions

A1

Site coverage must be no greater than 5%.

Performance Criteria

P1

Site coverage must have regard to:

- (a) the topography of the site;
- (b) the capacity of the site to absorb runoff;
- (c) the size and shape of the site;
- (d) the existing buildings and any constraints imposed by existing development;
- (e) the provision for landscaping and private open space;
- (f) the need to remove vegetation;
- (g) the site coverage of adjacent lots; and
- (h) the character of the surrounding area.

13.4.2 Building height, setback and siting

This standard applies to the use classes specified in [Table 13.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area;
- (b) protects the amenity of adjoining lots;
- (c) minimises the impact on the natural values of the area; and
- (d) minimises the impact on adjoining primary industry uses.

Acceptable Solutions**A1**

Building height, other than for outbuildings, must be no greater than 8m.

A2

Buildings, other than outbuildings, must be setback from a frontage no less than 20m.

A3.1

Buildings, other than outbuildings, must be setback from a side boundary no less than 20m; and

Performance Criteria**P1**

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the apparent height when viewed from roads and public places; and
- (e) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding building;
- (c) the height bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the retention of vegetation;
- (f) the existing or proposed landscaping; and
- (g) the safety of road users.

P3

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding building;
- (d) the height bulk and form of existing and proposed buildings;

A3.2

Buildings, other than outbuildings, must be setback from a rear boundary no less than 20m.

- (e) the existing buildings and private open space areas on the site;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

P4

Setbacks of habitable buildings for sensitive use must not constrain adjoining primary industry uses, having regard to:

- (a) the topography of the land;
- (b) the prevailing setbacks of existing buildings on nearby lots;
- (c) the type and intensity of the proposed use;
- (d) the location of existing buildings on the site;
- (e) the existing use on adjoining and opposite lots;
 - nature, frequency and intensity of emissions
- (f) produced by primary industry use on adjoining and opposite lots;
- (g) retention of vegetation;
- (h) any buffers created by natural or other features;
- (i) any attenuation measures; and
- (j) character of the surrounding area.

A4

Habitable buildings for sensitive uses must be setback no less than 200m from the boundary of the Rural Resource zone.

13.4.3 Outbuildings and other structures

This standard applies to the use classes specified in [Table 13.4](#).

Objective:

To ensure that:

- (a) outbuildings do not detract from the character of the surrounding area; and
- (b) dwellings remain the dominant built form within an area; and
- (c) earthworks and the construction or installation of retaining walls are appropriate to the site and respect the amenity of adjoining lots.

Acceptable Solutions**A1.1**

Outbuildings must have a combined gross floor area of no more than 100m²; and

A1.2**Performance Criteria****P1.1**

Outbuildings must not detract from the character of the surrounding area or the amenity of adjoining lots, having regard to:

- (a) the visual impact on the streetscape;
- (b) any adverse impacts on native vegetation;

Outbuildings must have:

- (a) a wall height of no greater than 4m; and
- (b) a building height no greater than 5m; and

A1.3

Outbuildings must be setback no less than 8m from the primary road frontage and 2m from the side and rear boundaries.

A2

Earthworks and retaining walls requiring cut or fill more than 600mm below or above existing ground level must:

- (a) be located no less than 1.5m from each lot boundary;
- (b) be no higher than 1m (including the height of any batters) above existing ground level;
- (c) not require cut or fill more than 1m below or above existing ground level;
- (d) not concentrate the flow of surface water onto an adjoining lot; and
- (e) be located no less than 1m from any registered easement, sewer main or water main or stormwater drain.

- (c) any overshadowing of adjoining lots;
- (d) the size and location of outbuildings on adjoining lots and in the surrounding area; and

P1.2

Outbuildings must have:

- (a) a combined gross floor area that does not exceed 150m²; and
- (b) wall height no greater than 4.5m; and
- (c) a building height no greater than 5m.

P2

Earthworks and retaining walls must be designed and located so as not to have an unreasonable impact on the amenity of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the appearance, scale and extent of the works; any overlooking and overshadowing of adjoining lots;
- (c) the type of construction of the works;
- (d) the need for the works;
- (e) any impact on adjoining structures;
- (f) the management of groundwater and stormwater; and
- (g) the potential for loss of topsoil or soil erosion.

13.4.4 Lot size and dimensions

This standard applies to the use classes specified in [Table 13.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone;
- (b) rural uses on adjoining land are protected from adverse impacts; and
- (c) the protection of a place of Aboriginal, natural or cultural heritage.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must have an area of no less than 4ha; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

Performance Criteria

P1.1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;

(a) 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; or

(b) be required for the provision of public utilities; or

(c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

(d) the topography of the site;

(e) the presence of any natural hazards;

(f) adequate provision of private open space;

(g) fire hazard management;

(h) separation from Rural resource zoned land;

(i) the ability of vegetation to provide buffering;

(j) the existing pattern of development in the area; and

be not less than 1ha; or

P1.2

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.

13.4.5 Frontage and access

This standard applies to the use classes specified in [Table 13.4](#).

Objective:

To ensure that lots:

(a) provide appropriate frontage to a road;

(b) provide safe and appropriate access suitable for the intended use.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 4m.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

(a) the width of frontage proposed, if any;

(b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;

(c) the number of immediately adjacent rights-of-carriageway;

(d) the topography of the site;

(e) the proposed use of the lot;

(f) the construction and maintenance of the road;

(g) the existing pattern of development in the surrounding area; and

(h) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

A2

No acceptable solution.

- (a) the topography of the site;
- (b) the length of the access;
- (c) the distance between the lot or building area and the carriageway;
- (d) the nature of the road and the traffic;
- (e) the character of the area; and
- (f) the advice of the road authority.

13.4.6 Discharge of stormwater

This standard applies to the use classes specified in [Table 13.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria**P1**

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development of the site and adjoining land;
- (g) the additional runoff from the subdivision development and likely future development of the land; and
- (h) any onsite storage devices, detention basins or other design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
- (f) the additional runoff from the subdivision development and likely future development of the land; and

- (g) any onsite storage devices, detention basins or other design techniques within the subdivision.

13.4.7 Water and sewerage services

This standard applies to the use classes specified in [Table 13.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

Where reticulated water services are not proposed to be connected, it must be demonstrated that the lots are in a locality where reticulated services are not available or capable of being connected.

P2

Where reticulated sewerage services are not proposed to be connected, it must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use which does not have unreasonable adverse environmental impacts.

13.4.8 Local natural values

This standard applies to the use classes specified in [Table 13.4](#).

Objective:

To ensure that subdivision works minimise the impact on local natural values.

Acceptable Solutions

A1

The subdivision does not include any road or other works.

Performance Criteria

P1

Subdivision works must minimise the impact on the natural values of the site, having regard to:

- (a) the need for the works;
- (b) the location of the works;
- (c) the significance of the natural values of the site;
- (d) the natural values of the area;
- (e) any native vegetation and fauna habitats; and
- (f) the topography of the site.

Table 13.4 Application of development standards to use classes

Clause	Use class
13.4.1 to 13.4.3	All use classes
13.4.4 to 13.4.8	Applies to subdivision development for all use classes

14.0 Environmental Living Zone

14.1 Zone Purpose

14.1.1 Zone Purpose Statements

14.1.1.1

To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.

14.1.1.2

To provide for compatible use and development that does not adversely impact on natural and landscape values.

14.1.2 Local Area Objectives

There are no local area objectives

14.1.3 Desired Future Character Statements

There are no desired future character statements

14.2 Use Table

No Permit Required

Use Class

Educational and occasional care
Natural and cultural values management
Passive recreation

Qualification

If for home based child care

If for:

(a) a single dwelling; or

(b) a home-based business

Residential

Permitted

Use Class

Utilities

Qualification

If for minor utilities

Discretionary

Use Class

Domestic animal breeding, boarding or training
Visitor accommodation

Qualification

Utilities

Prohibited

Use Class

All other uses

Qualification

14.3 Use Standards

14.3.1 Hours of operation

This standard applies to the use classes specified in [Table 14.3](#).

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Commercial vehicles must only operate between 6.00am and 10.00pm.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

(a) the extent and timing of traffic generation;

(b) the hours of delivery and dispatch of goods and materials; and

(c) the existing levels of amenity.

14.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 14.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

14.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 14.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Low Density Residential, and Village zones; and
- (b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

14.3.4 External storage of goods

This standard applies to the use classes specified in [Table 14.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

14.3.5 Commercial vehicle parking

This standard applies to the use classes specified in [Table 14.3](#).

Objective:

To ensure that parking of commercial vehicles does not detract from the amenity of the area.

Acceptable Solutions

A1

Commercial vehicles must be parked within the boundary of the site.

Performance Criteria

P1

Parking of commercial vehicles must not detract from the amenity of the area, having regard to:

- (a) the number and type of vehicles;
- (b) the frequency and length of stay;
- (c) the location of offsite parking; and
- (d) the availability of offsite parking in the area.

14.3.6 Scale and intensity of use

This standard applies to the use classes specified in [Table 14.3](#).

Objective:

To ensure that uses are of a scale and intensity that is consistent with the purpose of the zone.

Acceptable Solutions

A1

Use must not exceed a combined gross floor area of 250m².

Performance Criteria

P1

Use must be at a scale and intensity consistent with the purpose of the zone, having regard to:

- (a) the nature and scale of the use;
- (b) the number of employees;
- (c) the hours of operation;
- (d) emissions generated by the use;
- (e) the type and intensity of traffic generated by the use;
- (f) the impact on the character of the area; and

(g) the need for the use in that location.

A2.1

If for visitor accommodation that is:

- (a) a bed and breakfast establishment; or
- (b) a holiday unit.

A2.2

If for domestic animal breeding, boarding or training that is sited greater than 200m from a sensitive use not directly associated with the site.

P2

The use must not adversely impact the local character or amenity of adjoining uses, having regard to:

- (a) the intensity and type of use;
- (b) the operating hours;
- (c) the number of employees,
- (d) the frequency of vehicle movements;
- (e) the character of the area and compatibility of the proposal with adjacent uses;
- (f) any infrastructure required; and
- (g) the impacts of the use on natural and landscape values.

Table 14.3 Application of use standards to use classes

Clause	Use class
14.3.1 to 14.3.6	Domestic animal breeding, boarding or training; Utilities if not for minor utilities; and Visitor accommodation.

14.4 Development Standards

14.4.1 Development area

This standard applies to the use classes specified in [Table 14.4](#).

Objective:

To ensure that development area:

- (a) responds to the landscape and natural values of the site; and
- (b) minimises disturbance of the site.

Acceptable Solutions

A1

Development area must be no greater than 20%.

Performance Criteria

P1

Development area must respect the natural and landscape character of the site, having regard to:

- (a) the topography of the site;
- (b) the size and shape of the site;
- (c) existing buildings and any constraints imposed by existing development;
- (d) the need to remove vegetation; and
- (e) the character of the surrounding area.

14.4.2 Building height, setback and siting

This standard applies to the use classes specified in [Table 14.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the character of the surrounding area;
- (b) protects the amenity of adjoining lots;
- (c) respects the landscape and natural values of the site; and
- (d) minimises the impact on adjoining primary industry uses.

Acceptable Solutions

A1

Building height, other than for outbuildings, must be no greater than 7m.

A2

Setback from a frontage, other than for outbuildings, must be no less than 20m.

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the apparent height when viewed from roads and public places; and
- (e) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the retention of vegetation;
- (f) the existing or proposed landscaping; and
- (g) the safety of road users.

P3

Buildings must be sited such that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;

A3

Setback from a side and rear boundaries, other than for outbuildings, must be no less than 20m.

- (d) the height bulk and form of existing and proposed buildings;
- (e) the existing buildings and private open space areas on the site;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

P4

Setbacks of habitable buildings for sensitive use must not constrain adjoining primary industry uses, having regard to:

- (a) the topography of the land;
- (b) the prevailing setbacks of existing buildings on nearby lots;
- (c) the type and intensity of the proposed use;
- (d) the location of existing buildings on the site;
- (e) the existing use on adjoining and opposite lots;
 - nature, frequency and intensity of emissions
- (f) produced by primary industry use on adjoining and opposite lots;
- (g) retention of vegetation;
- (h) any buffers created by natural or other features;
- (i) any attenuation measures; and
- (j) the character of the surrounding area.

A4

Habitable buildings for sensitive uses must be set back no less than 200m from the boundary of the Rural Resource zone.

14.4.3 Outbuildings

This standard applies to the use classes specified in [Table 14.4](#).

Objective:

To ensure that:

- (a) outbuildings do not detract from the character of the surrounding area; and
- (b) dwellings remain the dominant built form within an area.

Acceptable Solutions**A1.1**

Outbuildings must have a combined gross floor area of no more than 100m²; and

A1.2

Outbuildings must have a building height no greater than 4.5m; and

Performance Criteria**P1**

Outbuildings must not detract from the character of the surrounding area or the amenity of adjoining lots, having regard to:

- (a) the visual impact of the outbuilding;
- (b) the existing buildings on the site;
- (c) the proposed use of the outbuilding;

A1.3

Outbuildings must be setback no less than 10m from the frontage, side and rear boundaries.

- (d) the size and location of outbuildings on adjoining lots and in the surrounding area; and
- (e) any adverse impacts on native vegetation.

14.4.4 Exterior finish

This standard applies to the use classes specified in [Table 14.4](#).

Objective:

To ensure that buildings have an unobtrusive appearance.

Acceptable Solutions

A1

The exterior finish is a non-reflective material coloured in dark natural tones of grey, green, brown or black.

Performance Criteria

P1

The building must be compatible with the natural landscape character of the site, having regard to:

- (a) the topography of the site;
- (b) existing vegetation;
- (c) the dominant colours of the natural vegetation and the surrounding area;
- (d) the nature of the development;
- (e) the nature of the exterior finishes;
- (f) the visual impact; and
- (g) the character of the surrounding area.

14.4.5 Landscaping and vegetation management

This standard applies to the use classes specified in [Table 14.4](#).

Objective:

To ensure that the site contributes to the natural and landscape values of the surrounding area by restricting vegetation removal and managing landscaping.

Acceptable Solutions

A1

Development must be located on land where the native vegetation cover has been removed.

Performance Criteria

P1

Development must be located to minimise native vegetation removal and manage the natural and landscape values, having regard to:

- (a) the extent of native vegetation to be removed;
- (b) any remedial or mitigation measures or revegetation requirements;
- (c) the type, growth, habit, texture and suitability of the vegetation species proposed;
- (d) provision for native habitat for native fauna;
- (e) the preparation, planting, timing and maintenance of the vegetation and landscaping during and after construction;
- (f) weed management;
- (g) the management and treatment of the balance of the site or native vegetation areas;

- (h) the type, size and design of development, including buildings, outbuildings, structures, car parking, roads, driveways, pathways, walking trails, storage areas, signage and utility services, fences, retaining walls and undisturbed areas; and
- (i) the extent that landscaping softens and screens the development; and

as shown in a detailed landscaping plan.

14.4.6 Lot size and dimensions

This standard applies to the use classes specified in [Table 14.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone;
- (b) the impact on the natural and landscape values of the site are minimised; and
- (c) the protection of a place of Aboriginal, natural or cultural heritage.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must have a minimum area of no less than 20ha; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

Performance Criteria

P1.1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) fire hazard management; and
- (g) the existing pattern of development in the area; or

P1.2

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.

14.4.7 Frontage and access

This standard applies to the use classes specified in [Table 14.4](#).

Objective:

To ensure that lots:

- (a) provide appropriate frontage to a road;
- (b) provide safe and appropriate access suitable for the intended use.

Acceptable Solutions

Performance Criteria

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 4m.

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
- (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area; and
- (h) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic;
- (d) the character of the area; and
- (e) the advice of the road authority.

A2

No acceptable solution.

14.4.8 Discharge of stormwater

This standard applies to the use classes specified in [Table 14.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

Performance Criteria**P1**

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;

- (f) the development of the site and adjoining land;
the additional runoff from the subdivision
- (g) development and likely future development of the land; and
- (h) any onsite storage devices, detention basins or other design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
the additional runoff from the subdivision
- (f) development and likely future development of the land; and
- (g) any onsite storage devices, detention basins or other design techniques within the subdivision.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

14.4.9 Water and sewerage services

This standard applies to the use classes specified in [Table 14.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

Where reticulated water services are not proposed to be connected it must be demonstrated that the lots are in a locality where reticulated services are not available or capable of being connected.

P2

Where reticulated sewerage services are not proposed to be connected it must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use which does not have adverse environmental impacts.

14.4.10 Natural and landscape values

This standard applies to the use classes specified in [Table 14.4](#).

Objective:

To ensure that subdivision works minimise the impact on natural and landscape values.

Acceptable Solutions

Performance Criteria

P1

Subdivision works must minimise the impact on the

A1

The subdivision does not include any road or other works.

natural and landscape values of the site, having regard to:

- (a) the need for the works;
- (b) the location of the works;
- (c) the significance of the natural values of the site;
- (d) the significance of the landscape values of the site;
- (e) the natural and landscape values of the area;
- (f) any native vegetation and fauna habitats; and
- (g) the topography of the site.

Table 14.4 Application of development standards to use classes

Clause	Use class
14.4.1 to 14.4.10	All use classes

15.0 Urban Mixed Use Zone

15.1 Zone Purpose

15.1.1 Zone Purpose Statements

- 15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.
- 15.1.1.2 To provide for a diverse range of urban uses and increased intensity of development including residential densities that support the role of activity centres.
- 15.1.1.3 To encourage residential, visitor accommodation and tourist operation uses as a means of increasing activity outside normal business hours.
- 15.1.1.4 To create:
 - (a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and
 - (b) appropriate provision for car parking, pedestrian access and traffic circulation.

15.1.2 Local Area Objectives

There are no local area objectives

15.1.3 Desired Future Character Statements

There are no desired future character statements

15.2 Use Table

No Permit Required

Use Class

Business and professional services
 Food services
 Natural and cultural values management
 Passive recreation

Qualification

If above ground floor and where access does not require removal of any ground floor use

Permitted

Use Class

Bulky goods sales

Qualification

If for:

a single tenancy with a gross floor area of less than 3,500m² or

more than one tenancy with:

- (i) a minimum of 75% of gross floor area allocated to bulky goods sales within tenancies of over 1,000m²; and
- (ii) the remainder of the gross floor area allocated to bulky goods sales contained within tenancies of over 300m²

General retail and hire

If for a single tenancy or a multiple tenancy development with a gross floor area less than 250m²

Hotel industry

Research and development

If above ground floor and where access does not require removal of any ground floor use

Residential

If above ground floor and where access does not require removal of any ground floor use

Service industry

If incorporating a shopfront for customer service

Tourist operation

Transport depot and distribution

If for public transport related uses

Utilities

If for minor utilities

Visitor accommodation

**Discretionary
Use Class**

If above ground floor and where access does not require removal of any ground floor use

Qualification

If for:

a single tenancy with a gross floor area between
(a) 3,500m² and 8,000m²; or

more than one tenancy with:

Bulky goods sales

- (i) a minimum of 50% of gross floor area allocated to bulky goods sales within tenancies of over 1,000m²; and
- (b) (ii) the remainder of the gross floor area allocated to bulky goods sales contained within tenancies of over 300m²; unless the site is listed as a local heritage place within the Local Historic Heritage Code, where there is no minimum floor area requirement.
- (iii)

Business and professional services
Community meeting & entertainment
Educational and occasional care
Emergency services

If for:

General retail and hire

a single tenancy or multiple retail tenancy with a gross floor area of between 250m² and 1,400m²; or

(b) a supermarket.

Hospital Services
Manufacturing and processing
Recycling and waste disposal
Residential
Service Industry
Sport and Recreation
Storage
Utilities
Vehicle fuel sales and service
Vehicle parking
Visitor accommodation

Prohibited

Use Class

All other uses

Qualification

15.3 Use Standards

15.3.1 Hours of operation

This standard applies to the use classes specified in [Table 15.3](#).

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Commercial vehicles must only operate between 6.00am and 10.00pm.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and dispatch of goods and materials; and

(c) the existing levels of amenity.

15.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 15.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

15.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 15.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, and Low Density Residential zones; and
- (b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

15.3.4 Noise level

This standard applies to the use classes specified in [Table 15.3](#).

Objective:

To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.

Acceptable Solutions**A1**

Noise generated by a use on the site must:

- (a) not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or
- (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environmental protection notice issued by the Director of the Environment Protection Authority.

Performance Criteria**P1**

Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) background noise levels;
- (d) any mitigation measures proposed;
- (e) the topography of the site; and
- (f) the character of the surrounding area.

15.3.5 Retail impact

This standard applies to the use classes specified in [Table 15.3](#).

Objective:

To ensure that the economic, social and environmental impact of significant new retail use and development is consistent with the activity centre hierarchy.

Acceptable Solutions**A1**

If for no permit required or permitted use class.

Performance Criteria**P1**

Uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to the extent that the proposed use:

- (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.

Table 15.3 Application of use standards to use classes

Clause	Use class
15.3.1 to 15.3.4	Bulky goods sales, Community meeting and entertainment, Educational and occasional care, Food services, General retail and hire, Hospital services, Hotel industry, Manufacturing and processing, Recycling and waste disposal, Research and development, Service industry, Sports and recreation, Tourist operation, Utilities if not for minor utilities, Vehicle parking and Vehicle Fuel sales and service.
15.3.5	Bulky goods sales and General retail and hire

15.4 Development Standards**15.4.1 Building height, setback and siting**

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area;
- (b) protects the amenity of adjoining lots; and
- (c) promotes and maintains high levels of public interaction and amenity.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) 12m; or
- (b) 1m greater than the average of the building heights on the site or adjoining lots;

whichever is higher.

A2

Setback from a frontage:

- (a) must be built to the frontage at ground level; or
- (b) be setback a distance that is not more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

A3

Setback from a side boundary:

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the apparent height when viewed from roads and public places; and
- (e) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the level of public interaction and amenity, and pedestrian activity;
- (b) the topography of the site;
- (c) the setbacks of surrounding building;
- (d) the height bulk and form of existing and proposed buildings;
- (e) the appearance when viewed from roads and public places;
- (f) the retention of vegetation;
- (g) the existing or proposed landscaping; and
- (h) the safety of road users.

P3

Buildings must be sited such that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding building;

- (a) must be built to the side boundaries at ground level; or
- (b) be setback a distance that is not more or less than the maximum and minimum setbacks of the buildings on adjoining lots.
- (d) the height bulk and form of existing and proposed buildings;
- (e) the existing buildings and private open space areas on the site;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

15.4.2 Location of car parking

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To ensure that car parking:

- (a) does not detract from the streetscape; and
- (b) provides for vehicle and pedestrian safety.

Acceptable Solutions

A1

Car parking must be located:

- (a) within the building structure; or
- (b) behind the building.

Performance Criteria

P1

Car parking must be located to minimise its visibility from a road, mall, laneway or arcade, having regard to:

- (a) the existing streetscape;
- (b) the location of the car parking;
- (c) vehicle and pedestrian traffic safety;
- (d) measures to screen parking; and
- (e) any landscaping proposed.

15.4.3 Active ground floors

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.

Acceptable Solutions

A1

New buildings with non residential uses on ground floors must:

- (a) have clear glazing, display windows or glass doorways for a minimum of 80% of all ground floor facades to, roads, malls, laneways or arcades;
- (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;

Performance Criteria

P1

New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grills or screens to reduce the amenity of the building or reduce levels of interaction with the public;

(c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and

(d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

A2

Alterations to ground floor facades of non residential buildings must not:

(a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations;

(b) have security grilles or screens that obscure the ground floor facade;

(c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and

(d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

A3

The building must:

(a) provide a direct access for pedestrians from the road or publicly accessible areas; and

(b) be orientated to face a road, mall, laneway or arcade, except where the development is not visible from these locations.

A4

The total width of the door or doors on a garage facing a frontage must be no wider than 6m.

(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and

(d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades

P2

Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

(a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;

(b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;

(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and

(d) minimise the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

P3

Buildings must be clearly visible from the road or publicly accessible areas, having regard to:

(a) the safety and convenience of pedestrians; and

(b) the existing streetscape.

P4

Garage doors should not be a visually dominant element in the streetscape and must be designed, having regard to:

(a) the location of existing buildings on the site;

(b) the existing streetscape; and

(c) the design and locations of garages in the surrounding area.

15.4.4 Pedestrian access to dwellings

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To ensure pedestrian access to residential development is safe and convenient.

Acceptable Solutions

A1.1

New dwellings or residential developments must be provided with a pedestrian access independent of the access to any ground floor use in the building, or tenancies on the same site or within the same

Performance Criteria

P1

New dwellings or residential developments must be provided with appropriate pedestrian access for the future residents, having regard to:

(a) the use of the ground floor frontage;

building; and

A1.2

Pedestrian access directly onto a road frontage must be no wider than 4m.

- (b) accessibility arrangements;
- (c) the size and visibility of the proposed entrance; and
- (d) the opportunities for access onto roads and other publicly accessible areas.

15.4.5 Daylight to windows

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To allow adequate daylight into habitable room windows.

Acceptable Solutions

A1

Where the minimum distance between:

- (a) a new window in a habitable room and an existing building; or
- (b) a new building constructed directly opposite an existing habitable room window,

is less than 3m, a light court with an area of no less than 3m² and dimension of no less than 1m clear to the sky must be provided.

Performance Criteria

P1

Buildings must provide for adequate levels of daylight to habitable rooms and existing windows within adjoining buildings, having regard to:

- (a) the level of daylight available to the habitable rooms;
- (b) any existing vegetation; and
- (c) the topography of the site.

15.4.6 Private open space

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To provide adequate and useable private open space for the needs of residents.

Acceptable Solutions

A1

Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising:

- (a) on the ground floor, 24m² with a horizontal dimension of no less than 3m; or
- (b) wholly above ground floor, 8m² with a minimum horizontal dimension of 2m; or
- (c) a roof-top area, 10m² with a minimum horizontal dimension of 2m.

Performance Criteria

P1

Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents having regard to:

- (a) the size and useability of the private open spaces;
- (b) the accessibility of the private open space;
- (c) the availability of common open space;
- (d) the availability of and access to public open space;
- (e) the orientation of the lot to the road; and
- (f) the ability of the private open space to receive adequate solar access.

P2

Private open space must receive adequate sunlight having regard to:

- (a) the topography of the site;
- (b) site constraints, including any vegetation;
- (c) the orientation and shape of the site; and

A2

Private open space must receive a minimum of 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.

- (d) the location and size of buildings on the site and adjoining lots.

15.4.7 Overshadowing private open space

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To ensure new buildings do not unreasonably overshadow existing private open space.

Acceptable Solutions

A1.1

Where new buildings reduce sunlight to the private open space of an existing dwelling, at least 75% of the private open space must receive no less than 4 hours of sunlight on 21 June; and

A1.2

Where less than 75% of the existing private open space receives 4 hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.

Performance Criteria

P1

New buildings must not unreasonably overshadow existing private open spaces, having regard to:

- (a) the impact on the amenity of existing dwellings;
- (b) sunlight penetration to the private open space of the existing dwelling;
- (c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and
- (d) the effect of a reduction in sunlight on the existing use of the private open space.

15.4.8 Storage

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To provide adequate storage facilities for each dwelling.

Acceptable Solutions

A1

Each dwelling must have access to 6 cubic metres of dedicated, secure storage space not located between the primary frontage and the facade of a dwelling.

Performance Criteria

P1

Each dwelling must provide adequate storage for the reasonable needs of residents, having regard to:

- (a) size and type of dwelling proposed;
- (b) the location, type, and size of storage proposed;
- (c) the availability, accessibility and convenience of the storage proposed;
- (d) any common or other types of storage on the site; and
- (e) the existing streetscape.

15.4.9 Common property

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To ensure that common areas are easily identified.

Acceptable Solutions

A1

Site drawings must clearly delineate private and common areas, including:

Performance Criteria

- (a) driveways;
- (b) parking spaces, including visitor parking spaces;
- (c) landscaping and gardens;
- (d) mailboxes; and
- (e) storage for waste and recycling bins.

P1

No performance criteria.

15.4.10 Lot size and dimensions

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 100m²; and
- (b) be able to contain 5m diameter circle with the centre of the circle no more than 5m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards; and
- (f) the existing pattern of development in the area.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) lot layout and design;
- (b) the existing pattern of development in the area;

A2

Subdivision must not be located on the boundary of the General Residential or Inner Residential zones.

- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the future use of the subject or adjoining land;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) compatibility with the existing pattern of development in an area;
- (i) the orientation of the lot;
- (j) access considerations; and
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

15.4.11 Frontage and access

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To ensure that lots:

- (a) provide appropriate frontage to a road; and
- (b) maintain laneway and rear access patterns; and
- (c) provide safe and appropriate access suitable for the intended use.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 5m.

Performance Criteria**P1**

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-carriageway as its sole or principal means access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the functionality and usability of the frontage;
- (h) the anticipated nature of the vehicles likely to access the site;
- (i) the ability to manoeuvre vehicles on the site;
- (j) the existing pattern of laneways and rear

(k) accesses; and

(l) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

(a) the topography of the site;

(b) the distance between the lot or building area and the carriageway;

(c) the nature of the road and the traffic;

(d) the character of the area; and

(e) the advice of the road authority.

A2

No acceptable solution.

15.4.12 Discharge of stormwater

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

15.4.13 Water and sewerage services

This standard applies to the use classes specified in [Table 15.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

Table 15.4 Application of development standards to use classes

Clause	Use class
15.4.1 to 15.4.3	All use classes

15.4.4 to 15.4.9 Residential use class and residential components of mixed use development
15.4.10 to 15.4.13 Applies to subdivision development for all use classes

16.0 Village Zone

16.1 Zone Purpose

16.1.1 Zone Purpose Statements

- 16.1.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.
- 16.1.1.2 To provide for the amenity of the residents appropriate to the mixed use characteristics of the zone.

16.1.2 Local Area Objectives

There are no local area objectives

16.1.3 Desired Future Character Statements

There are no desired future character statements

16.2 Use Table

No Permit Required

Use Class

Natural and cultural values management
Passive recreation

Qualification

Permitted

Use Class

Business and professional services
Community meeting & entertainment
Educational and occasional care
Emergency services
Food services
General retail and hire
Hospital services

Qualification

If for:

Residential

- (a) a single dwelling; or
(b) a home-based business.

Service industry
Sports and recreation
Storage
Utilities
Vehicle fuel sales and service
Visitor accommodation

If for minor utilities

Discretionary

Use Class

Bulky goods sales
Crematoria and cemeteries
Domestic animal breeding, boarding or training
Equipment and machinery sales and hire
Hotel industry
Manufacturing and processing
Residential
Tourist operation
Utilities

Qualification

If for an existing cemetery.

If for craft industry or an artist's studio.

Prohibited

Use Class

All other uses

Qualification

16.3 Use Standards

16.3.1 Hours of operation

This standard applies to the use classes specified in [Table 16.3](#).

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and dispatch of goods and materials; and
- (c) the existing levels of amenity.

16.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 16.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes and vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) any mitigation measures proposed;
- (d) the topography of the site; and
- (e) the landscaping of the site.

16.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 16.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential and Low Density Residential zones; and

Performance Criteria

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;

- (b) contain direct light from external light sources within the boundaries of the site.
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

16.3.4 External storage of goods

This standard applies to the use classes specified in [Table 16.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space, adjoining the site having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

16.3.5 Commercial vehicle parking

This standard applies to the use classes specified in [Table 16.3](#).

Objective:

To ensure that parking of commercial vehicles does not detract from the amenity of the area.

Acceptable Solutions

A1

Commercial vehicles must be parked within the boundary of the site.

Performance Criteria

P1

Parking of commercial vehicles must not detract from the amenity of the area, having regard to:

- (a) the number and type of vehicles;
- (b) the frequency and length of stay;
- (c) the location of offsite parking; and
- (d) the availability of offsite parking in the area.

16.3.6 Scale and intensity of use

This standard applies to the use classes specified in [Table 16.3](#).

Objective:

To ensure that uses are of a scale and intensity and that is consistent with the purpose of the zone.

Acceptable Solutions

Performance Criteria

P1

A1

Use has a combined gross floor area no greater than 250m².

Use must be at a scale and intensity consistent with the purpose of the zone, having regard to:

- (a) the nature and scale of the use;
- (b) the number of employees;
- (c) the hours of operation;
- (d) the emissions generated by the use;
- (e) the type and intensity of traffic generated by the use;
- (f) the impact on the character of the area; and
- (g) the need for the use in that location.

Table 16.3 Application of use standards to use classes

Clause	Use class
16.3.1 to 16.3.6	Bulky goods sales; Community meeting and entertainment; Crematoria and cemeteries; Domestic animal breeding, boarding or training; Educational and occasional care; Equipment and machinery sales and hire; Food services; General retail and hire; Hotel industry; Hospital services; Manufacturing and processing; Service industry; Sport and recreation; Tourist operation; Utilities, if not for minor utilities; Vehicle fuel sales and service; and Visitor accommodation.

16.4 Development Standards

16.4.1 Site coverage

This standard applies to the use classes specified in [Table 16.4](#).

Objective:

To ensure that site coverage:

- (a) is compatible with the character of the surrounding area; and
- (b) provides sufficient area for private open space and landscaping.

Acceptable Solutions

A1

Site coverage must be no greater than 50%.

Performance Criteria

P1

Site coverage must have regard to:

- (a) the topography of the site;
- (b) the size and shape of the site;
- (c) the existing buildings and any constraints imposed by existing development;
- (d) the provision for landscaping and private open space;
- (e) the need to remove vegetation;
- (f) the site coverage of adjacent lots; and
- (g) the character of the surrounding area.

16.4.2 Building height, setback and siting

This standard applies to the use classes specified in [Table 16.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area; and
- (b) protects the amenity of adjoining lots.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) 6m; or

between the maximum heights of the two
(b) adjoining buildings, shown as the shaded area in Figure 16.4.1 below

whichever is the greater.

Figure 16.4.1 – Building Height

Note: Shaded area relates to height only and does not indicate setbacks to side boundaries.

A2.1

Setback from a primary frontage must be no less than:

- (a) 6m; or

for infill lots, within the range of the setbacks of
(b) buildings on adjoining lots, indicated by the hatched section in Figure 16.4.2 below; and

Figure 16.4.2 – Primary Frontage Setback for Infill Lots

A2.2

Setback from a frontage other than a primary frontage must be no less than 3m.

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the allowable building heights;
- (e) the apparent height when viewed from roads and public places;
- (f) sunlight to habitable rooms and private open space;
- (g) privacy to habitable room windows and private open space;
- (h) any existing screening or the ability to implement screening; and
- (i) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the retention of vegetation;
- (f) the existing or proposed landscaping; and
- (g) the safety of road users.

P3

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

A3

Setback from side and rear boundaries must be no less than 3m.

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the existing buildings and private open space areas on the site;
- (f) privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

16.4.3 Lot size and dimensions

This standard applies to the use classes specified in [Table 16.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the intended use of the lots; and
- (b) development respects the village character.

Acceptable Solutions**A1.1**

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 600m²; and
- (b) be able to contain 15m diameter circle with the centre of the circle no more than 15m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

Performance Criteria**P1**

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards; and
- (f) the existing pattern of development in the area.

16.4.4 Frontage and access

This standard applies to the use classes specified in [Table 16.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road;
- (b) safe and appropriate access suitable for the intended use.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, (if any);
 - whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the anticipated nature of the vehicles likely to access the site;
- (h) the ability to manoeuvre vehicles on the site; and
- (i) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

16.4.5 Discharge of stormwater

This standard applies to the use classes specified in [Table 16.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria**P1**

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
 - the additional runoff from the subdivision
- (g) development and likely future development of the land; and
 - any onsite storage devices, detention basins or
- (h) other water sensitive urban design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
 - the additional runoff from the subdivision
- (f) development and likely future development of the land; and
 - any onsite storage devices, detention basins or
- (g) other water sensitive urban design techniques within the subdivision.

16.4.6 Water and sewerage services

This standard applies to the use classes specified in [Table 16.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

Performance Criteria**P1**

No performance criteria.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

P2

No performance criteria.

Table 16.4 Application of development standards to use classes

Clause	Use class
16.4.1 to 16.4.2	All use classes
16.4.3 to 16.4.6	Applies to subdivision development for all use classes

17.0 Community Purpose Zone

17.1 Zone Purpose

17.1.1 Zone Purpose Statements

17.1.1.1

To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.

17.1.1.2

To provide for a range of health, educational, government, cultural and social facilities.

17.1.2 Local Area Objectives

There are no local area objectives

17.1.3 Desired Future Character Statements

There are no desired future character statements

17.2 Use Table

No Permit Required

Use Class

Passive recreation
Natural and cultural values management

Qualification

Permitted

Use Class

Community meeting and entertainment
Crematoria and cemeteries
Educational and occasional care
Emergency services
Hospital services
Sports and recreation
Utilities

Qualification

If for minor utilities

Discretionary

Use Class

Business and professional services
Food services
General retail and hire

Qualification

If for a market
If for Assisted Housing* at 22 Hobblers Bridge Road, Newstead and at 49 Amy Road and 18-20 Ellison Street, Newstead
*means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services

Residential

If for:

- (a) a residential aged care facility; or
- (b) a retirement village

Tourist operation
Utilities

If for a visitor centre

Prohibited

Use Class

All other uses

Qualification

17.3 Use Standards

17.3.1 Hours of operation

This standard applies to the use classes specified in [Table 17.3](#).

Objective:

To ensure that non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Operating hours, except for office and administrative tasks, must be between:

- (a) 6.00am and 10.00pm, where adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; or
- (b) 6.00am to midnight otherwise.

Performance Criteria

P1

Uses must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the proposed use;
- (b) the characteristics and frequency of any emissions generated;
- (c) the extent and timing of traffic generation;
- (d) the hours of delivery and despatch of goods and materials; and
- (e) the existing levels of amenity.

17.3.2 External storage of goods

This standard applies to the use classes specified in [Table 17.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

17.3.3 Commercial vehicle parking

This standard applies to the use classes specified in [Table 17.3](#).

Objective:

To ensure that parking of commercial vehicles does not detract from the amenity of the area.

Acceptable Solutions

A1

Commercial vehicles must be parked within the boundary of the site.

Performance Criteria

P1

Parking of commercial vehicles must not detract from the amenity of the area, having regard to:

- (a) the number and type of vehicles;
- (b) the frequency and length of stay;
- (c) the location of offsite parking; and
- (d) the availability of offsite parking in the area.

Table 17.3 Application of use standards to use classes

Clause	Use class
17.3.1	Community meeting and entertainment; Crematoria and cemeteries; Educational and occasional care; Food services; Sports and recreation; Tourist operation; and Utilities, if not for a minor utility
17.3.2	All use classes
17.3.3	Business and professional services; Food services; Residential; Tourist operation; and Utilities, if not for a minor utility

17.4 Development Standards

17.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 17.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area;
- (b) protects the amenity of adjoining lots and surrounding uses.

Acceptable Solutions

A1

Building height must be no greater than 8.5m.

A2.1

Setback from a primary frontage must be no less than

- (a) 6m; or
- for infill lots, within the range of the setbacks of

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, and protect the amenity of adjoining lots and surrounding uses having regard to:

- (a) the topography of the site;
- the height of buildings on the site, adjoining
- (b) lots and adjacent lots;
- the bulk and form of existing and proposed
- (c) buildings;
- (d) the allowable building heights;
- the apparent height when viewed from roads
- (e) and public places;
- sunlight to private open space and windows of
- (f) habitable rooms on adjoining lots;
- the privacy to private open space and windows
- (g) of habitable rooms on adjoining lots;
- any existing screening or the ability to
- (h) implement screening; and
- any overshadowing of adjacent lots or public
- (i) places.

P2

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;

- (b) buildings on adjoining lots, indicated by the hatched section in Figure 17.4.1 below; and

□

Figure 17.4.1 – Primary Frontage Setback for Infill Lots

A2.2

Setback from a frontage other than a primary frontage must be no less than 3m.

A3

Setback from side and rear boundaries must be no less than 3m.

- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the retention of vegetation;
- (f) the existing or proposed landscaping; and
- (g) the safety of road users.

P3

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the existing buildings and private open space areas on the site;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

17.4.2 Lot size and dimensions

This standard applies to the use classes specified in [Table 17.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site;

A1.2

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

- (e) the presence of any natural hazards;
- (f) the existing pattern of development in the area; and
- (g) public safety.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
 - the ability for buildings to be erected in
- (c) accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the future use of the subject or adjoining land;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) the orientation of the lot;
- (i) access considerations;
- (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (k) public safety.

A2

Subdivision must not be located on the boundary of the General Residential, Inner Residential, Low Density Residential, Environmental Living, Rural Living, Urban Mixed Use or Village zones.

17.4.3 Frontage and access

This standard applies to the use classes specified in [Table 17.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe and appropriate access suitable for the intended use.

Acceptable Solutions**Performance Criteria****P1**

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d)

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.

- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area;
- (h) the functionality and useability of the frontage;
- (i) the anticipated nature of the vehicles likely to access the site;
- (j) the ability to manoeuvre vehicles on the site;
- (k) the accessibility for vehicles;
- (l) public safety; and
- (m) the advice of the road authority.

P2

Each lot is provided with reasonable vehicular access from a carriageway to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
the distance between the lot or building area
- (b) and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

A2

No acceptable solution.

17.4.4 Discharge of stormwater

This standard applies to the use classes specified in [Table 17.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

Performance Criteria

P1

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
stormwater flow paths both internal and
- (b) external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
the additional runoff from the subdivision
- (g) development and likely future development of the land; and

- (h) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
- (f) the additional runoff from the subdivision development and likely future development of the land; and
- (g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

A2

The Council’s General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

17.4.5 Water and sewerage services

This standard applies to the use classes specified in [Table 17.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

Where reticulated water services are not proposed to be connected, it must be demonstrated that the lots are in a locality where reticulated services are not available or capable of being connected.

P2

Where reticulated sewerage services are not proposed to be connected, it must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use which does not have unreasonable adverse environmental impacts.

Table 17.4 Application of development standards to use classes

Clause	Use class
17.4.1	All use classes
17.4.2 to 17.4.5	Applies to subdivision development for all use classes

18.0 Recreation Zone

18.1 Zone Purpose

18.1.1 Zone Purpose Statements

18.1.1.1

To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.

18.1.1.2

To provide for the amenity of residential uses on land adjoining the zone.

18.1.2 Local Area Objectives

There are no local area objectives

18.1.3 Desired Future Character Statements

There are no desired future character objectives

18.2 Use Table

No Permit Required

Use Class

Natural and cultural values management

Passive recreation

Permitted

Use Class

Sports and recreation

Discretionary

Use Class

Community meeting and entertainment

Crematoria and cemeteries

Emergency services

Food Services

General retail and hire

Tourist operation

Pleasure boat facility

Utilities

Visitor accommodation

Prohibited

Use Class

All other uses

Qualification

Qualification

Qualification

If for existing crematoria or cemeteries

If for a market

Qualification

18.3 Use Standards

18.3.1 Hours of operation

This standard applies to the use classes specified in [Table 18.3](#).

Objective:

To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Operating hours, except for office and administrative tasks, must be between:

- 8.00am and 10.00pm adjacent to the boundary of the General Residential, Inner Residential,
(a) Low Density Residential Urban Mixed Use and Village zones; or

Performance Criteria

P1

Uses must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the proposed use;
the characteristics and frequency of any
(b) emissions generated;
(c) the extent and timing of traffic generation;

(b) 6.00am to midnight otherwise.

(d) the hours of delivery and despatch of goods and materials; and

(e) the existing levels of amenity.

18.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 18.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

(a) the characteristics and frequency of any emissions generated;

(b) the nature of the proposed use;

(c) the topography of the site;

(d) the landscaping of the site; and

(e) any mitigation measures proposed.

18.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 18.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

The use must:

(a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and

(b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

(a) the number of light sources and their intensity;

(b) the proximity of the proposed light sources to nearby sensitive uses;

(c) the topography of the site;

(d) the landscaping of the site;

(e) the degree of screening between the light source and the sensitive uses; and

(f) existing light sources nearby.

18.3.4 External storage of goods

This standard applies to the use classes specified in [Table 18.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the

area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space, adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

Table 18.3 Application of use standards to use classes

Clause

18.3.1 to 18.3.4

Use class

Community meeting and entertainment, Crematoria and cemeteries, Emergency services, Food services, Sports and recreation, Tourist operation, Utilities, and Visitor accommodation.

18.4 Development Standards

18.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 18.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) accommodates sport and recreation uses;
- (b) is compatible with the streetscape and character of the surrounding area; and
- (c) protects the amenity of adjoining lots and surrounding uses.

Acceptable Solutions

A1

Building height must be no greater than 7m.

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, and protect the amenity of adjoining lots and surrounding uses having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the requirements of the proposed use;
- (d) the bulk and form of existing and proposed buildings;
- (e) the allowable building heights;
- (f) the apparent height when viewed from roads and public places;

(g) sunlight to private open space and windows of habitable rooms on adjoining lots;

(h) the privacy to adjoining private open space and windows of habitable rooms on adjoining lots;

(i) any existing screening or the ability to implement screening; and

(j) any overshadowing of adjacent lots or public places.

P2

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjacent lots, having regard to:

(a) the topography of the site;

(b) the size, shape, and orientation of the site;

(c) the requirements of the proposed use;

(d) the setbacks of surrounding buildings;

(e) the height, bulk and form of existing and proposed buildings;

(f) the privacy to private open space and windows of habitable rooms on adjoining lots;

(g) sunlight to private open space and windows of habitable rooms on adjoining lots;

(h) any existing screening or the ability to implement screening; and

(i) the character of the surrounding area.

A2

Setback from all boundaries must be no less than 10m.

18.4.2 Landscaping

This standard applies to the use classes specified in [Table 18.4](#).

Objective:

To ensure that development is landscaped to be compatible with the recreational uses of the site and the character of the surrounding area.

Acceptable Solutions

A1

If for:

(a) no permit required uses; or

(b) an extension or alteration to a permitted use that does not require the removal of existing vegetation.

Performance Criteria

P1

Development must be landscaped to reduce the impact on the site and surrounding area, having regard to:

(a) location and height of retaining walls;

(b) the existing vegetation and its retention where it is feasible to do so;

(c) the location of any proposed buildings, driveways, car parking, storage areas, signage and utility services;

(d) proposed height and type of fencing;

(e) proposed vegetation plantings;

(f) the location of pedestrian movement routes;

maintenance of plantings, weed management

- (g) and soil and water management; and
 - (h) the character of the surrounding area;
- as shown in a detailed landscaping plan.

18.4.3 Lot size and dimensions

This standard applies to the use classes specified in [Table 18.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.2

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential, Inner Residential, Low Density Residential, Environmental Living, Rural Living, Urban Mixed Use or Village zones.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of onsite parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in the area; and
- (g) public safety.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the future use of the subject or adjoining land;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) the orientation of the lot;
- (i) access considerations;
- (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and

- (k) public safety.

18.4.4 Frontage and access

This standard applies to the use classes specified in [Table 18.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

A1

No acceptable solution.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the functionality and usability of the frontage;
- (h) the anticipated nature of the vehicles likely to access the site;
- (i) the ability to manoeuvre vehicles on the site;
- (j) the accessibility for vehicles;
- (k) public safety; and
- (l) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the length of the access;
 - the distance between the lot or building area
- (c) and the carriageway;
 - the nature of the road and the traffic, including
- (d) pedestrians;

- (e) the character of the area; and
- (f) the advice of the road authority.

18.4.5 Discharge of stormwater

This standard applies to the use classes specified in [Table 18.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria

P1

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
 - stormwater flow paths both internal and
- (b) external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
 - the additional runoff from the subdivision
 - development and likely future development of
 - the land; and
- (g) any onsite storage devices, detention basins or
- (h) other water sensitive urban design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
 - stormwater flow paths both internal and
- (b) external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
 - the additional runoff from the subdivision
 - development and likely future development of
 - the land; and
- (f) any onsite storage devices, detention basins or
- (g) other water sensitive urban design techniques within the subdivision.

18.4.6 Water and sewerage services

This standard applies to the use classes specified in [Table 18.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria**P1**

Where reticulated water services are not proposed to be connected, it must be demonstrated that the lots are in a locality where reticulated services are not available or capable of being connected.

P2

Where reticulated sewerage services are not proposed to be connected, it must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use which does not have unreasonable adverse environmental impacts.

Table 18.4 Application of development standards to use classes

Clause	Use class
18.4.1 to 18.4.2	All use classes
18.4.3 to 18.4.6	Applies to subdivision development for all use classes

19.0 Open Space Zone

19.1 Zone Purpose

19.1.1 Zone Purpose Statements

19.1.1.1

To provide land for open space purposes including for passive recreation and natural or landscape amenity.

19.1.1.2

To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.

19.1.2 Local Area Objectives

There are no local area objectives

19.1.3 Desired Future Character Statements

There are no desired future character statements

19.2 Use Table

No Permit Required

Use Class

Natural and cultural values management

Passive recreation

Qualification

Permitted

Use Class

Not used in this zone

Qualification

Discretionary

Use Class

Community meeting & entertainment

Emergency services

Food services

General retail and hire

Pleasure boat facility

Sports and recreation

Tourist operation

Utilities

Qualification

If for a market

Vehicle parking

If within CT26022/4, CT29363/9, CT29363/10, CT38764/1, CT38764/2, CT117179/1, CT252339/1, CT69159/3, CT217953/1 and the portion of the Holbrook Street Road Reserve located south of Lindsay Street between CT117179/1 and CT252339/1.

Prohibited

Use Class

All other uses

Qualification

19.3 Use Standards

19.3.1 Hours of operation

This standard applies to the use classes specified in [Table 19.3](#).

Objective:

To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Operating hours, except for office and administrative tasks, must be between:

Performance Criteria

P1

Uses must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

(a) the nature and intensity of the proposed use;

- (a) 8.00am and 10.00pm adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential Urban Mixed Use and Village zones; or
- (b) 6.00am to midnight otherwise.
- (b) the characteristics and frequency of any emissions generated;
- (c) the extent and timing of traffic generation;
- (d) the hours of delivery and despatch of goods and materials; and
- (e) the existing levels of amenity.

19.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 19.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

19.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 19.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and
- (b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

19.3.4 External storage of goods

This standard applies to the use classes specified in [Table 19.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space, adjoining the site, having regard to:

- (a) the nature of the use;
- (b) type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

19.3.5 Commercial vehicle parking

This standard applies to the use classes specified in [Table 19.3](#).

Objective:

To ensure that parking of commercial vehicles does not detract from the amenity of the area.

Acceptable Solutions

A1

Commercial vehicles must be parked within the boundary of the site.

Performance Criteria

P1

Commercial vehicles must not detract from the amenity of the area, having regard to:

- (a) the number and type of vehicles;
- (b) the frequency and length of stay;
- (c) the location of parking offsite; and
- (d) the availability of offsite parking in the area.

19.3.6 Open space character

This standard applies to the use classes specified in [Table 19.3](#).

Objective:

To ensure that uses are of an appropriate scale for the zone.

Acceptable Solutions

A1

If for:

- (a) no permit required uses; or
- (b) a combined gross floor area not exceeding 250m² over the site.

Performance Criteria

P1

The use must be of a scale that is appropriate to the purpose of the zone, having regard to:

- (a) the impact on the natural landscape or open space values of the site;
- (b) the impact on the passive recreation values of the site;
- (c) the topography of the site;

- (d) impact on the character of the area; and
- (e) other uses on the site.

Table 19.3 Application of use standards to use classes

Clause	Use class
19.3.1 to 19.3.6	Community meeting and entertainment, Emergency services, Food services, Sport and recreation, Tourist operation, Utilities and Vehicle parking

19.4 Development Standards

19.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 19.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the character of the surrounding area;
- (b) protects the amenity of adjoining lots and surrounding uses; and
- (c) respects the natural and landscape values of the site.

Acceptable Solutions

A1

Building height must be no greater than 5m.

Performance Criteria

P1

Building height must be compatible with the character of the surrounding area, and protect the amenity of adjoining lots and surrounding uses, having regard to:

- (a) the topography of the site;
- (b) height of buildings on the site, adjoining lots and adjacent lots;
- (c) the natural and landscape values of the site;
- (d) the bulk and form of existing and proposed buildings;
- (e) the allowable building heights;
- (f) the apparent height when viewed from roads and public places;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (i) the existing screening or the ability to implement screening; and
- (j) any overshadowing of adjacent lots or public places.

P2

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjacent lots, having regard to:

A2

Setback from all boundaries must be no less than 10m.

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the natural and landscape values of the site;
- (d) the setbacks of surrounding buildings;
- (e) the height, bulk and form of existing and proposed buildings;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

19.4.2 Landscaping

This standard applies to the use classes specified in [Table 19.4](#).

Objective:

To ensure that development is landscaped to retain the natural values of the site and contributes to the broader landscape of the area.

Acceptable Solutions**A1**

If for no permit required uses.

Performance Criteria**P1**

Development must be landscaped to respect the natural values of the site and the broader landscape of the area, having regard to:

- (a) location and height of retaining walls;
 - (b) the existing vegetation and its retention where it is feasible to do so;
 - (c) the location of any proposed buildings, driveways, car parking, storage areas, signage and utility services;
 - (d) proposed height and type of fencing;
 - (e) proposed vegetation plantings;
 - (f) the location of pedestrian movement routes;
 - (g) maintenance of plantings, weed management and soil and water management; and
 - (h) the character of the surrounding area;
- as shown in a detailed landscaping plan.

19.4.3 Lot size and dimensions

This standard applies to the use classes specified in [Table 19.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.2

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential, Inner Residential, Low Density Residential, Environmental Living, Rural Living, Urban Mixed Use or Village zones.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of onsite parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in the area; and
- (g) public safety.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the future use of the subject or adjoining land;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) the orientation of the lot;
- (i) access considerations;
- (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (k) public safety

19.4.4 Frontage and access

This standard applies to the use classes specified in [Table 19.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe and appropriate access suitable for the intended use.

Acceptable Solutions**A1**

No acceptable solution.

A2

No acceptable solution.

Performance Criteria**P1**

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
- (b) whether any other land has a right-of-carriageway as its sole or principal means access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the area;
- (h) the functionality and usability of the frontage;
- (i) the anticipated nature of the vehicles likely to access the site;
- (j) the ability to manoeuvre vehicles on the site;
- (k) the accessibility for vehicles;
- (l) public safety; and
- (m) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the length of the access;
- (c) the distance between the lot or building area and the carriageway;
- (d) the nature of the road and the traffic;
- (e) the character of the area; and
- (f) the advice of the road authority.

19.4.5 Discharge of stormwater

This standard applies to the use classes specified in [Table 19.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions**Performance Criteria****P1**

All stormwater runoff is to be collected and

discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
the additional runoff from the subdivision
- (g) development and likely future development of the land; and
any onsite storage devices, detention basins or
- (h) other water sensitive urban design techniques within the subdivision.

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
the additional runoff from the subdivision
- (f) development and likely future development of the land; and
any onsite storage devices, detention basins or
- (g) other water sensitive urban design techniques within the subdivision.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

19.4.6 Water and sewerage services

This standard applies to the use classes specified in [Table 19.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

Where reticulated water services are not proposed to be connected, it must be demonstrated that the lots are in a locality where reticulated services are not available or capable of being connected.

P2

Where reticulated sewerage services are not proposed to be connected, it must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use which does not have unreasonable

adverse environmental impacts.

Table 19.4 Application of development standards to use classes

Clause	Use class
19.4.1 to 19.4.2	All use classes
19.4.3 to 19.4.6	Applies to subdivision development for all use classes

20.0 Local Business Zone

20.1 Zone Purpose

20.1.1 Zone Purpose Statements

- 20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.
- 20.1.1.2 To ensure that the primary purpose of the zone is maintained and use and development does not distort the activity centre hierarchy.
- 20.1.1.3 To maintain or improve the function, appearance and distinctive qualities of neighbourhood centres.
- 20.1.1.4 To create:
- (a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and
 - (b) appropriate provision for car parking, pedestrian access and traffic circulation.
- 20.1.1.5 To encourage a diversity of residential developments, including shop-top housing and tourist accommodation, which support the functions of neighbourhood centres.

20.1.2 Local Area Objectives

There are no local area objectives

20.1.3 Desired Future Character Statements

There are no desired future character statements

20.2 Use Table

No Permit Required

Use Class

Bulky goods sales
Business and professional services
General retail and hire
Natural and cultural values management
Passive recreation

Qualification

If for a single tenancy with a gross floor area less than 250m²
If for a single tenancy or a multiple tenancy development with a gross floor area less than 250m²

Permitted

Use Class

Community meeting & entertainment
Food services
Hotel industry
Research and development
Residential
Utilities
Visitor accommodation
Vehicle fuel sales and service

Qualification

If above ground floor or where access does not require removal of any ground floor use
If for minor utilities
If above ground floor or where access does not require removal of any ground floor use

Discretionary

Use Class

Bulky goods sales
Educational and occasional care
Emergency Services
General Retail and Hire
Manufacturing and processing
Recycling and waste disposal
Residential
Service industry

Qualification

If for a single tenancy or a multiple tenancy development with a gross floor area between 250m² and 1 400m²
If for a single tenancy or a multiple tenancy development with a gross floor area between 250m² and 1 400m²

If not for refuse disposal site, scrap yard, vehicle wrecking yard

Sport and Recreation
 Storage
 Tourist operation
 Transport depot and distribution
 Utilities
 Vehicle parking
 Visitor accommodation

Prohibited

Use Class

All other uses

Qualification

20.3 Use Standards

20.3.1 Hours of operation

This standard applies to the use classes specified in [Table 20.3](#).

Objective:

To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Commercial vehicles must only operate between 6.00am and 10.00pm Monday to Friday and 7:00am to 5:00pm Saturday and Sunday.

A2

Operating hours, except for office and administrative tasks, must be between:

- (a) 6.00am and 10.00pm, where adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential and Urban Mixed Use zones; or
- (b) 6.00am to midnight otherwise.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and despatch of goods and materials; and
- (c) the existing levels of amenity.

P2

Uses must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the proposed use;
- (b) the characteristics and frequency of any emissions generated;
- (c) the extent and timing of traffic generation;
- (d) the hours of delivery and despatch of goods and materials; and
- (e) the existing levels of amenity.

20.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 20.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

20.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 20.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions**A1**

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and
- (b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria**P1**

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

20.3.4 Noise levels

This standard applies to the use classes specified in [Table 20.3](#).

Objective:

To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.

Acceptable Solutions**A1**

Noise generated by a use on the site must:

- (a) not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or
- (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.

Performance Criteria**P1**

Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) background noise levels;
- (d) any mitigation measures proposed;
- (e) the topography of the site; and
- (f) the character of the surrounding area.

20.3.5 Retail impact

This standard applies to the use classes specified in [Table 20.3](#).

Objective:

To ensure that the economic, social and environmental impact of significant new retail use and development is consistent with the activity centre hierarchy.

Acceptable Solutions

A1

If for no permit required or permitted use class.

Performance Criteria

P1

Uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to the extent that the proposed use:

- (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.

Table 20.3 Application of use standards to use classes

Clause	Use class
20.3.1 to 20.3.4	Bulky goods sales; Community meeting and entertainment; Educational and occasional care; Emergency services; Food services; General retail and hire; Hotel industry; Manufacturing and processing; Recycling and waste disposal; Research and development; Service industry; Sport and recreation; Tourist operation; Utilities, if not for minor utilities; Storage; Transport depot and distribution; Vehicle parking; and Vehicle fuel sales and service.
20.3.5	General retail and hire

20.4 Development Standards

20.4.1 Building height, setbacks and siting

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area;
- (b) protects the amenity of adjoining lots; and
- (c) promotes and maintains high levels of public interaction and amenity.

Acceptable Solutions

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

A1

Building height must be no greater than:

- (a) 7m; or
- (b) 1m greater than the average of the building heights on the site or adjoining lots;

whichever is higher.

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the apparent height when viewed from roads and public places; and
- (e) any overshadowing of adjoining lots or public places.

A2

Setback from a frontage must be:

- (a) built to the frontage at ground level; or
- (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

P2

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the level of public interaction and amenity, and pedestrian activity;
- (b) the topography of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the appearance when viewed from roads and public places;
- (f) the existing or proposed landscaping; and
- (g) the safety of road users.

A3

Setback from a side boundary must be:

- (a) built to the side boundaries at ground level; or
- (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

P3

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the existing buildings and private open space areas on the site;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

P4

Buildings must be sited such that there is no unreasonable loss of amenity to the occupiers of

A4

Where the site is located on the boundary of the General Residential and Inner Residential zones, new buildings or alterations to existing buildings, must:

- (a) be set back a horizontal distance of no less than 3m from the zone boundary; and
- (b) have a solid fence no less than 1.8m high on the zone boundary.

A5

The façade and entrance of the primary building, must be clearly visible, and accessible from a road, for pedestrians and persons with a disability.

adjoining residential zones, having regard to:

- (a) the topography of the site;
- (b) the height, bulk and form of proposed buildings;
- (c) the solar access of habitable room windows and private open space of adjoining dwellings;
- (d) the privacy of habitable room windows and private open space of adjoining dwellings;
- (e) the amenity of adjoining dwellings;
- (f) the size and proportions of the lot;
- (g) any existing or proposed vegetation or screening;
- (h) the location of building openings; and
- (i) any external lighting.

P5

Building orientation and access must have regard to:

- (a) the topography of the site;
- (b) the nature and specific needs of the use;
- (c) safe access for pedestrians and persons with a disability;
- (d) traffic access and parking requirements;
- (e) the relationship with buildings on the site or adjacent sites and access between sites; and
- (f) the streetscape.

20.4.2 Location of car parking

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To ensure that car parking:

- (a) does not detract from the streetscape; and
- (b) provides for vehicle and pedestrian safety.

Acceptable Solutions**A1**

Car parking must be located:

- (a) within the building structure; or
- (b) behind the building.

Performance Criteria**P1**

Car parking must be located to minimise its visibility from a road, mall, laneway or arcade, having regard to:

- (a) the existing streetscape;
- (b) the location of the car parking;
- (c) vehicle and pedestrian traffic safety;
- (d) measures to screen parking; and
- (e) any landscaping proposed.

20.4.3 Active ground floors

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.

Acceptable Solutions

A1

New buildings with non residential uses on ground floors must:

- (a) have clear glazing, display windows or glass doorways for a minimum of 80% of all ground floor facades to, roads, malls, laneways or arcades;
- (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;
- (c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and
- (d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

A2

Alterations to ground floor facades of non-residential buildings must not:

- (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations;
- (b) have security grilles or screens that obscure the ground floor facade;
- (c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and
- (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

A3

The building must:

- (a) provide a direct access for pedestrians from the road or publicly accessible areas; and
- (b) be orientated to face a road, mall, laneway or arcade, except where the development is not visible from these locations.

Performance Criteria

P1

New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

P2

Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

P3

Buildings must be clearly visible from the road or publicly accessible areas, having regard to:

- (a) safety and convenience of pedestrians; and
- (b) the existing streetscape.

P4

Garage doors should not be a visually dominant element in the streetscape and must be designed,

A4

The total width of the door or doors on a garage facing a frontage must be no wider than 6m.

having regard to:

- (a) the location of existing buildings on the site;
- (b) the existing streetscape; and
- (c) the design and locations of garages in the surrounding area.

20.4.4 Dwelling diversity

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To encourage a range of dwelling sizes in developments of 10 or more dwellings.

Acceptable Solutions**A1**

Developments of 10 or more dwellings must provide a minimum of 1 x 1 bedroom, 1 x 2 bedroom and 1 x 3 bedroom floor layouts.

Performance Criteria**P1**

Developments of 10 or more dwellings should provide a range of dwellings with varying number of bedrooms, having regard to:

- (a) the number of dwellings and the size of the development;
- (b) the characteristics of the likely occupants;
- (c) the supply, availability and variety of housing in the surrounding area; and
- (d) the character of the dwellings in the surrounding area.

20.4.5 Pedestrian access to dwellings

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To ensure pedestrian access to residential development is safe and convenient.

Acceptable Solutions**A1.1**

New dwellings or residential developments must be provided with a pedestrian access independent of the access to any ground floor use in the building, or tenancies on the same site or within the same building; and

A1.2

Pedestrian access directly onto a road frontage must be no wider than 4m.

Performance Criteria**P1**

New dwellings or residential developments must be provided with appropriate pedestrian access for the future residents, having regard to:

- (a) the use of the ground floor frontage;
- (b) accessibility arrangements;
- (c) the size and visibility of the proposed entrance; and
- (d) the opportunities for access onto roads and other publicly accessible areas.

20.4.6 Daylight to windows

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To allow adequate daylight into habitable room windows.

Acceptable Solutions**Performance Criteria**

A1

Where the minimum distance between:

- (a) a new window in a habitable room and an existing building; or
- (b) a new building constructed directly opposite an existing habitable room window,

is less than 3m, a light court with an area of no less than 3m² and dimension of no less than 1m clear to the sky must be provided.

P1

Buildings must provide for adequate levels of daylight to habitable rooms and existing windows within adjoining buildings, having regard to:

- (a) the level of daylight available to the habitable rooms;
- (b) any existing vegetation; and
- (c) the topography of the site.

20.4.7 Private open space

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To provide adequate and useable private open space for the needs of residents.

Acceptable Solutions**A1**

Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising:

- (a) on the ground floor, 24m² with a horizontal dimension of no less than 3m; or
- (b) wholly above ground floor, 8m² with a horizontal dimension of no less than 2m; or
- (c) a roof-top area, 10m² with a horizontal dimension of no less than 2m.

A2

Private open space must receive no less than 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.

Performance Criteria**P1**

Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents, having regard to:

- (a) the size and useability of the private open space;
- (b) the accessibility of the private open space;
- (c) the availability of common open space;
- (d) the availability of and access to public open space;
- (e) the orientation of the lot to the road; and
- (f) the ability of the private open space to receive adequate solar access.

P2

Private open space must receive adequate sunlight having regard to:

- (a) the topography of the site;
- (b) the site constraints, including any vegetation;
- (c) the orientation and shape of the site; and
- (d) the location and size of buildings on the site and adjoining lots.

20.4.8 Overshadowing of private open space

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To ensure new buildings do not unreasonably overshadow existing private open space.

Acceptable Solutions**Performance Criteria****P1**

A1.1

Where new buildings reduce sunlight to the private open space of an existing dwelling, no less than 75% of the private open space must receive no less than 4 hours of sunlight on 21 June; and

A1.2

Where less than 75% of the existing private open space receives 4 hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.

New buildings must not unreasonably overshadow existing private open space, having regard to:

- (a) the impact on the amenity of existing dwellings;
- (b) sunlight penetration to the private open space of the existing dwelling;
- (c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and
- (d) the effect of a reduction in sunlight on the existing use of the private open space.

20.4.9 Storage

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To provide adequate storage facilities for each dwelling.

Acceptable Solutions**A1**

Each dwelling must have access to no less than 6 cubic metres of dedicated, secure storage space.

Performance Criteria**P1**

Each dwelling must provide adequate storage for the reasonable needs of the residents, having regard to:

- (a) the size and type of dwelling proposed;
- (b) the location, type, and size of storage proposed;
- (c) the availability, accessibility and convenience of the storage proposed; and
- (d) any common or other types of storage on the site.

20.4.10 Common property

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To ensure that common areas are easily identified.

Acceptable Solutions**A1**

Site drawings must clearly delineate private and common areas, including:

- (a) driveways;
- (b) parking spaces, including visitor parking spaces;
- (c) landscaping and gardens;
- (d) mailboxes; and
- (e) storage for waste and recycling bins.

Performance Criteria**P1**

No performance criteria.

20.4.11 Lot size and dimensions

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 200m²; and
- (b) be able to contain 5m diameter circle with the centre of the circle no greater than 5m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use or Village zones.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the physical separation to surrounding sensitive land uses;
- (f) the presence of any natural hazards; and
- (g) the existing pattern of development in the area.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the future use of the subject or adjoining land;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) compatibility with the existing pattern of development in an area;
- (i) the orientation of the lot;
- (j) access considerations; and

- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

20.4.12 Frontage and access

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe and appropriate access suitable for the intended use.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 5m.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the functionality and usability of the frontage;
- (h) the anticipated nature of the vehicles likely to access the site;
- (i) the ability to manoeuvre vehicles on the site;
- (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (k) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;

- (d) the character of the area; and
- (e) the advice of the road authority.

20.4.13 Discharge of stormwater

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria

P1

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
- (g) the additional runoff from the subdivision development and likely future development of the land; and
- (h) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site and adjoining land;
- (f) the additional runoff from the subdivision development and likely future development of the land; and
- (g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

20.4.14 Water and sewerage services

This standard applies to the use classes specified in [Table 20.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria**P1**

No performance criteria.

P2

No performance criteria.

Table 20.4 Application of development standards to use classes

Clause	Use class
20.4.1 to 20.4.3	All use classes
20.4.4 to 20.4.10	Residential use class and residential components of mixed use development.
20.4.11 to 20.4.14	Applies to subdivision development for all use classes

21.0 General Business Zone

21.1 Zone Purpose

21.1.1 Zone Purpose Statements

21.1.1.1

To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.

21.1.1.2

To create:

(a) activity at pedestrian levels with active road frontages offering interest and engagement to shoppers; and

(b) appropriate provision for car parking, pedestrian access and traffic circulation.

21.1.1.3

To encourage a diversity of residential developments, including shop-top housing and tourist accommodation, which support the functions of the major and suburban activity centres.

21.1.2 Local Area Objectives

There are no local area objectives

21.1.3 Desired Future Character Statements

There are no desired future character statements

21.2 Use Table

No Permit Required

Use Class

Business and professional services

General retail and hire

Food services

Passive recreation

Permitted

Use Class

Bulky goods sales

General retail and hire

Hotel industry

Natural and cultural values management

Research and development

Residential

Utilities

Visitor accommodation

Vehicle fuel sales and service

Discretionary

Use Class

Bulky goods sales

Business and professional services

Community meeting & entertainment

Emergency services

Educational and occasional care

General retail and hire

Hospital services

Manufacturing and processing

Natural and cultural values management

Recycling and waste disposal

Qualification

If above ground floor and where access does not require removal of any ground floor use

If for a single retail tenancy with a gross floor area less than 300m²

Qualification

If for a single tenancy with a gross floor area less than 3 500m²

If for a single retail tenancy with a gross floor area of 300m² or more and less than 3,500m²;

If above ground floor and where access does not require removal of any ground floor use

If above ground floor and where access does not require removal of any ground floor use

If for minor utilities

If above ground floor and where access does not require removal of any ground floor use

Qualification

If for a single tenancy with a gross floor area of 3 500m² or more and less than 8 500m²

If for a single tenancy with a gross floor area of 3 500m² or more and less than 8 500m²

If not for refuse disposal site, scrap yard, vehicle wrecking yard

Residential	
Service industry	If incorporating a shopfront for customer service
Sport and recreation	
Storage	
Transport depot and distribution	
Tourist operation	
Utilities	
Vehicle parking	
Visitor accommodation	
Prohibited Use Class	Qualification
All other uses	

21.3 Use Standards

21.3.1 Hours of operation

This standard applies to the use classes specified in [Table 21.3](#).

Objective:

To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Commercial vehicles must only operate between 6.00am and 10.00pm.

A2

Operating hours, except for office and administrative tasks, must be between:

- 6.00am and 10.00pm, where adjacent to the boundary of the General Residential, Inner
- (a) Residential, Low Density Residential and Urban Mixed Use zones; or
- (b) 6.00am to midnight otherwise.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- the hours of delivery and despatch of goods and
- (b) materials; and
- (c) the existing levels of amenity.

P2

Uses must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the proposed use;
- the characteristics and frequency of any
- (b) emissions generated;
- (c) the extent and timing of traffic generation;
- the hours of delivery and despatch of goods and
- (d) materials; and
- (e) the existing levels of amenity.

21.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 21.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss to the amenity of sensitive uses.

Acceptable Solutions

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

21.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 21.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions**A1**

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the General Residential, Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and
- (b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria**P1**

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

21.3.4 Noise levels

This standard applies to the use classes specified in [Table 21.3](#).

Objective:

To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.

Acceptable Solutions**A1**

Noise generated by a use must:

- (a) not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or
- (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.

Performance Criteria**P1**

Noise levels from use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) background noise levels;
- (d) any mitigation measures proposed;
- (e) the topography of the site; and
- (f) the character of the surrounding area.

21.3.5 Retail impact

This standard applies to the use classes specified in [Table 21.3](#).

Objective:

To ensure that the economic, social and environmental impact of significant new retail use and development is consistent with the activity centre hierarchy.

Acceptable Solutions

A1

If for a no permit required or permitted use class.

Performance Criteria

P1

Uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to the extent that the proposed use:

- (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.

Table 21.3 Application of use standards to use classes

Clause	Use class
21.3.1 to 21.3.4	Bulky goods sales, Community meeting and entertainment, Food services, General retail and hire, Hotel industry, Hospital services, Manufacturing and processing, Recycling and waste disposal, Service industry, Sports and recreation, Storage, Tourist operation, Transport depot and distribution, Utilities, if not for minor utilities, and Vehicle fuel sales and service.
21.3.5	Bulky goods sales and General retail and hire.

21.4 Development Standards

21.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area;
- (b) protects the amenity of adjoining lots; and
- (c) promotes and maintains high levels of public interaction and amenity.

Acceptable Solutions

A1

Building height must be no greater than:

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;

- (a) 7m; or
 - (b) 1m greater than the average of the building heights on the site or adjoining lots;
- whichever is higher.

A2

Setback from a frontage must be:

- (a) built to the frontage at ground level; or
- (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

A3

Setback from a side boundary must be:

- (a) built to the side boundaries at ground level; or
- (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

(b) the height of buildings on the site, adjoining lots and adjacent lots;

(c) the bulk and form of existing and proposed buildings;

(d) the apparent height when viewed from roads and public places; and

(e) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

(a) the level of public interaction and amenity, and pedestrian activity;

(b) the topography of the site;

(c) the setbacks of surrounding buildings;

(d) the height, bulk and form of existing and proposed buildings;

(e) the appearance when viewed from roads and public places;

(f) the existing or proposed landscaping; and

(g) the safety of road users.

P3

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

(a) the topography of the site;

(b) the size, shape, and orientation of the site;

(c) the setbacks of surrounding building;

(d) the height, bulk and form of existing and proposed buildings;

(e) the existing buildings and private open space areas on the site;

(f) the privacy to private open space and windows of habitable rooms on adjoining lots;

(g) sunlight to private open space and windows of habitable rooms on adjoining lots;

(h) any existing screening or the ability to implement screening; and

(i) the character of the surrounding area.

P4

Buildings must be sited such that there is no unreasonable loss of amenity to the occupiers of adjoining residential zones, having regard to:

(a) the topography of the site;

A4

Where the site is located on the boundary of the General Residential and Inner Residential zones, new buildings or alterations to existing buildings, must:

(a) be set back a horizontal distance of no less than 3m from the zone boundary; and

(b) have a solid fence no less than 1.8m high on the zone boundary.

- (b) the height, bulk and form of proposed buildings;
- (c) the solar access of habitable room windows and private open space of adjoining dwellings;
- (d) the privacy of habitable room windows and private open space of adjoining dwellings;
- (e) the amenity of adjoining dwellings;
- (f) the size and proportions of the lot;
- (g) any existing or proposed vegetation or screening;
- (h) the location of building openings; and
- (i) any external lighting.

A5

The façade and entrance of the primary building must be clearly visible, and accessible from a road, for pedestrians and persons with a disability.

P5

Building orientation and access must have regard to:

- (a) the topography of the site;
- (b) the nature and specific needs of the use;
- (c) safe access for pedestrians and persons with a disability;
- (d) traffic access and parking requirements;
- (e) the relationship with buildings on the site or adjacent sites and access between sites; and
- (f) the streetscape.

21.4.2 Location of car parking

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To ensure that car parking:

- (a) does not detract from the streetscape; and
- (b) provides for vehicle and pedestrian safety.

Acceptable Solutions**A1**

Car parking must be located:

- (a) within the building structure; or
- (b) behind the building.

Performance Criteria**P1**

Car parking must be located to minimise its visibility from a road, mall, laneway or arcade, having regard to:

- (a) the existing streetscape;
- (b) the location of the car parking;
- (c) vehicle and pedestrian traffic safety;
- (d) measures to screen parking; and
- (e) any landscaping proposed.

21.4.3 Active ground floors

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.

Acceptable Solutions

A1

New buildings with non-residential uses on ground floors must:

- (a) have clear glazing, display windows or glass doorways for a minimum of 80% of all ground floor facades to roads, malls, laneways or arcades;
- (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;
- (c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and
- (d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

A2

Alterations to ground floor facades of non-residential buildings must not:

- (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations;
- (b) have security grilles or screens that obscure the ground floor facade;
- (c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and
- (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

A3

The building must:

- (a) provide a direct access for pedestrians from the road or publicly accessible areas; and
- (b) be orientated to face a road, mall, laneway or arcade, except where the development is not visible from these locations.

A4

The total width of the door or doors on a garage

Performance Criteria

P1

New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

P2

Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

P3

Buildings must be clearly visible from the road or publicly accessible areas, having regard to:

- (a) safety and convenience of pedestrians; and
- (b) the existing streetscape.

P4

Garage doors should not be a visually dominant element in the streetscape and must be designed, having regard to:

- (a) the location of existing buildings on the site;

facing a frontage must be no greater than 6m.

- (b) the existing streetscape; and
- the design and locations of garages in the
- (c) surrounding area.

21.4.4 Dwelling diversity

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To encourage a range of dwelling sizes in developments of 10 or more dwellings.

Acceptable Solutions

A1

Developments of 10 or more dwellings must provide a minimum of 1 x 1 bedroom, 1 x 2 bedroom and 1 x 3 bedroom floor layouts.

Performance Criteria

P1

Developments of 10 or more dwellings should provide a range of dwellings with varying number of bedrooms, having regard to:

- (a) the number of dwellings and the size of the development;
- (b) the characteristics of the likely occupants;
- (c) the supply, availability and variety of housing in the surrounding area; and
- (d) the character of the dwellings in the surrounding area.

21.4.5 Pedestrian access to dwellings

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To ensure pedestrian access to residential development is safe and convenient.

Acceptable Solutions

A1.1

New dwellings or residential developments must be provided with a pedestrian access independent of the access to any ground floor use in the building, or tenancies on the same site or within the same building; and

A1.2

Pedestrian access directly onto a road frontage must be no wider than 4m.

Performance Criteria

P1

New dwellings or residential developments must be provided with appropriate pedestrian access for the future residents, having regard to:

- (a) the use of the ground floor frontage;
- (b) accessibility arrangements;
- (c) the size and visibility of the proposed entrance; and
- (d) the opportunities for access onto roads and other publicly accessible areas.

21.4.6 Daylight to windows

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To allow adequate daylight into habitable room windows.

Acceptable Solutions

A1

Where the minimum distance between:

Performance Criteria

P1

Buildings must provide for adequate levels of

a new window in a habitable room and an
(a) existing building; or

a new building constructed directly opposite an
(b) existing habitable room window,

is less than 3m, a light court with an area of no less than 3m² and dimension of no less than 1m clear to the sky must be provided.

daylight to habitable rooms and existing windows within adjoining buildings, having regard to:

(a) the level of daylight available to the habitable rooms;

(b) any existing vegetation; and

(c) the topography of the site.

21.4.7 Private open space

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To provide adequate and useable private open space for the needs of residents.

Acceptable Solutions

A1

Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising:

on the ground floor, 24m² with a horizontal
(a) dimension of no less than 3m; or

wholly above ground floor, 8m² with a horizontal
(b) dimension of no less than 2m; or

a roof-top area, 10m² with a horizontal
(c) dimension of no less than 2m.

A2

Private open space must receive no less than 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.

Performance Criteria

P1

Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents, having regard to:

(a) the size and usability of the private open space;

(b) the accessibility of the private open space;

(c) the availability of common open space;

(d) the availability of and access to public open space;

(e) the orientation of the lot to the road; and

(f) the ability of the private open space to receive adequate solar access.

P2

Private open space must receive adequate sunlight having regard to:

(a) the topography of the site;

(b) the site constraints, including any vegetation;

(c) the orientation and shape of the site; and

(d) the location and size of buildings on the site and adjoining lots.

21.4.8 Overshadowing of private open space

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To ensure new buildings do not unreasonably overshadow existing private open space.

Acceptable Solutions

A1.1

Where new buildings reduce sunlight to the private open space of an existing dwelling, no less than 75% of the private open space must receive no less than 4 hours of sunlight on 21 June; and

Performance Criteria

P1

New buildings must not unreasonably overshadow existing private open spaces, having regard to:

(a) the impact on the amenity of existing dwellings;

(b) sunlight penetration to the private open space of the existing dwelling;

A1.2

Where less than 75% of the existing private open space receives 4 hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.

- (c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and
- (d) the effect of a reduction in sunlight on the existing use of the private open space.

21.4.9 Storage

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To provide adequate storage facilities for each dwelling.

Acceptable Solutions

A1

Each dwelling must have access to no less than 6 cubic metres of dedicated, secure storage space.

Performance Criteria

P1

Each dwelling must provide adequate storage for the reasonable needs of the residents, having regard to:

- (a) the size and type of dwelling proposed;
- (b) the location, type, and size of storage proposed;
- (c) the availability, accessibility and convenience of the storage proposed; and
- (d) any common or other types of storage on the site.

21.4.10 Common property

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To ensure that common areas are easily identified.

Acceptable Solutions

A1

Site drawings must clearly delineate private and common areas, including:

- (a) driveways;
- (b) parking spaces, including visitor parking spaces;
- (c) landscaping and gardens;
- (d) mailboxes; and
- (e) storage for waste and recycling bins.

Performance Criteria

P1

No performance criteria.

21.4.11 Lot size and dimensions

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.

Acceptable Solutions

Performance Criteria

A1.1

Each lot, or a lot proposed in a plan of at least subdivision, must:

- (a) have a minimum area of no less than 100m²; and
- (b) be able to contain 5m diameter circle with the centre of the circle no greater than 5m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential zone, Inner Residential zone or Urban Mixed Use zone.

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards; and
- (f) the existing pattern of development in the area.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the use of the adjoining lots;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) compatibility with the existing pattern of development in the area;
- (i) the orientation of the lot;
- (j) access considerations; and
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road;
- (b) safe and appropriate access suitable for the intended use.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 5m.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the functionality and usability of the frontage;
- (h) the anticipated nature of the vehicles likely to access the site;
- (i) the ability to manoeuvre vehicles on the site;
- (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (k) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

21.4.13 Discharge of stormwater

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria**P1**

No performance criteria.

P2

No performance criteria.

21.4.14 Water and sewerage services

This standard applies to the use classes specified in [Table 21.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria**P1**

No performance criteria.

P2

No performance criteria.

Table 21.4 Application of development standards to use classes

Clause	Use class
21.4.1 to 21.4.3	All use classes
21.4.4 to 21.4.10	Residential use class and residential components of mixed use development.
21.4.11 to 21.4.14	Applies to subdivision development for all use classes

22.0 Central Business Zone

22.1 Zone Purpose

22.1.1 Zone Purpose Statements

22.1.1.1

To provide for business, civic and cultural, community, food, hotel, professional, retail and tourist functions within a major centre serving the region or sub-region.

22.1.1.2

To enhance the role of Launceston's central city area by encouraging intensive development of the central business district as the major retail, commercial and entertainment centre and the principal activity centre within the Northern Tasmania region.

22.1.1.3

To create:

- (a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and
- (b) appropriate provision for car parking, pedestrian access and traffic circulation.

22.1.1.4

To encourage a diversity of residential developments, including shop-top housing and tourist accommodation, which support the functions of the central business district.

22.1.2 Local Area Objectives

There are no local area objectives

22.1.3 Desired Future Character Statements

There are no desired future character statements

22.2 Use Table

No Permit Required

Use Class

Business and professional services

Bulky goods sales

Food services

General retail and hire

Utilities

Qualification

If above ground floor and where access does not require removal of any ground floor use.

If for minor utilities

Permitted

Use Class

Community meeting & entertainment

Hotel industry

Research and development

Visitor accommodation

Qualification

If above ground floor and where access does not require removal of any ground floor use.

If above ground floor and where access does not require removal of any ground floor use.

Discretionary

Use Class

Business and professional services

Educational and occasional care

Emergency services

Manufacturing and processing

Passive recreation

Residential

Service industry

Storage

Transport depot and distribution

Tourist operation

Utilities

Vehicle parking

Vehicle fuel sales and service

Visitor accommodation

Qualification

If above ground floor and where access does not require removal of any ground floor use.

Must incorporate a shopfront for customer service.

If for public transport related uses.

Prohibited

Use Class

All other uses

Qualification**22.3 Use Standards****22.3.1 Hours of operation**

This standard applies to the use classes specified in [Table 22.3](#).

Objective:

To ensure that uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions**A1**

Commercial vehicles must only operate between 6.00am and 10.00pm.

A2

Operating hours, except for office and administrative tasks, must be between 6.00am and Midnight.

Performance Criteria**P1**

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and despatch of goods and materials; and
- (c) the existing levels of amenity.

P2

Uses must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the proposed use;
- (b) the characteristics and frequency of any emissions generated;
- (c) the extent and timing of traffic generation;
- (d) the hours of delivery and despatch of goods and materials; and
- (e) the existing levels of amenity.

22.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 22.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions**A1**

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria**P1**

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and

(e) any mitigation measures proposed.

22.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 22.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and
- (b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

22.3.4 Noise Levels

This standard applies to the use classes specified in [Table 22.3](#).

Objective:

To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.

Acceptable Solutions

A1

Noise generated by a use must:

- (a) not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or
- (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environmental protection notice issued by the Director of the Environment Protection Authority.

Performance Criteria

P1

Noise levels from use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) background noise levels;
- (d) any mitigation measures proposed;
- (e) the topography of the site; and
- (f) the character of the surrounding area.

Table 22.3 Application of use standards to use classes

Clause

22.3.1 to 22.3.4

Use class

Community meeting and entertainment, Educational and occasional care, Emergency services, Hotel industry, Manufacturing and processing, Recycling and waste disposal, Service industry, Sport and recreation, Tourist operation, Utilities, if not for minor utilities and Vehicle fuel sales and service.

22.4 Development Standards

22.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area;
- (b) protects the amenity of adjoining lots; and
- (c) promotes and maintains high levels of public interaction and amenity.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) 14.5m; or
- (b) 1m greater than the average of the building heights on the site or adjoining lots;

whichever is higher.

A2

Setback from a frontage must be:

- (a) built to the frontage at ground level; or
- (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots.

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the apparent height when viewed from roads and public places; and
- (e) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the level of public interaction and amenity, and pedestrian activity;
- (b) the topography of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the appearance when viewed from roads and public places;
- (f) the existing or proposed landscaping; and
- (g) the safety of road users.

P3

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;

A3

Setback from a side boundary must be:

- (a) built to the side boundaries at ground level; or
- (b) no more or less than the maximum and minimum setbacks of the buildings on adjoining lots

- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding building;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the existing buildings and private open space areas on the site;
- (f) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (g) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (h) any existing screening or the ability to implement screening; and
- (i) the character of the surrounding area.

A4

The façade and entrance of the primary building, must be clearly visible and accessible from a road, for pedestrians and persons with a disability.

P4

Building orientation and access must have regard to:

- (a) the topography of the site;
- (b) the nature and specific needs of the use;
- (c) safe access for pedestrians and persons with a disability,
- (d) traffic access and parking requirements;
- (e) the relationship with buildings on the site or adjacent sites and access between sites; and
- (f) the streetscape.

22.4.2 Location of car parking

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To ensure that car parking:

- (a) does not detract from the streetscape; and
- (b) provides for vehicle and pedestrian safety.

Acceptable Solutions**A1**

Car parking must be located:

- (a) within the building structure; or
- (b) behind the building.

Performance Criteria**P1**

Car parking must be located to minimise its visibility from a road, mall, laneway or arcade, having regard to:

- (a) the existing streetscape;
- (b) the location of the car parking;
- (c) vehicle and pedestrian traffic safety;
- (d) measures to screen parking; and
- (e) any landscaping proposed.

22.4.3 Active ground floors

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.

Acceptable Solutions

A1

New buildings with non-residential uses on ground floors must:

- (a) have clear glazing, display windows or glass doorways for a minimum of 80% of all ground floor facades to, roads malls, laneways or arcades;
- (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;
- (c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and
- (d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

A2

Alterations to ground floor facades of non residential buildings must not:

- (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations;
- (b) have security grilles or screens that obscure the ground floor facade;
- (c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and
- (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

A3

The building must:

- (a) provide a direct access for pedestrians from the road or publicly accessible areas; and
- (b) be orientated to face a road, mall, laneway or arcade, except where the development is not visible from these locations.

Performance Criteria

P1

New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

P2

Alterations to ground floor facades of non residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

P3

Buildings must be clearly visible from the road or publicly accessible areas, having regard to:

- (a) safety and convenience of pedestrians; and
- (b) the existing streetscape.

P4

Garage doors should not be a visually dominant element in the streetscape and must be designed,

A4

The total width of the door or doors on a garage facing a frontage must be no greater than 6m.

having regard to:

- (a) the location of existing buildings on the site;
- (b) the existing streetscape; and
- (c) the design and locations of garages in the surrounding area.

22.4.4 Dwelling density

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To encourage a range of dwelling sizes in developments of 10 or more dwellings.

Acceptable Solutions**A1**

Developments of 10 or more dwellings must provide a minimum of 1 x 1 bedroom, 1 x 2 bedroom and 1 x 3 bedroom floor layouts.

Performance Criteria**P1**

Developments of 10 or more dwellings should provide a range of dwellings with varying number of bedrooms, having regard to:

- (a) the number of dwellings and the size of the development;
- (b) the characteristics of the likely occupants;
- (c) the supply, availability and variety of housing in the surrounding area; and
- (d) the character of the dwellings in the surrounding area.

22.4.5 Pedestrian access to dwellings

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To ensure pedestrian access to residential development is safe and convenient.

Acceptable Solutions**A1.1**

New dwellings or residential developments must be provided with a pedestrian access independent of the access to any ground floor use in the building, or tenancies on the same site or within the same building; and

A1.2

Pedestrian access directly onto a road frontage must be no wider than 4m.

Performance Criteria**P1**

New dwellings or residential developments must be provided with appropriate pedestrian access for the future residents, having regard to:

- (a) the use of the ground floor frontage;
- (b) accessibility arrangements;
- (c) the size and visibility of the proposed entrance; and
- (d) the opportunities for access onto roads and other publicly accessible areas.

22.4.6 Daylight to windows

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To allow adequate daylight into habitable room windows.

Acceptable Solutions**Performance Criteria**

A1

Where the minimum distance between:

- (a) a new window in a habitable room and an existing building; or
- (b) a new building constructed directly opposite an existing habitable room window,

is less than 3m, a light court with an area of no less than 3m² and dimension of no less than 1m clear to the sky must be provided.

P1

Buildings must provide for adequate levels of daylight to habitable rooms and existing windows within adjoining buildings, having regard to:

- (a) the level of daylight available to the habitable rooms;
- (b) any existing vegetation; and
- (c) the topography of the site.

22.4.7 Private open spaces

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To provide adequate and useable private open space for the needs of residents.

Acceptable Solutions**A1**

Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising:

- (a) on the ground floor, 24m² with a horizontal dimension of no less than 3m; or
- (b) wholly above ground floor, 8m² with a horizontal dimension of no less than 2m; or
- (c) a roof-top area, 10m² with a horizontal dimension of no less than 2m.

Performance Criteria**P1**

Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents, having regard to:

- (a) the size and usability of the private open space;
- (b) the accessibility of the private open space;
- (c) the availability of common open space;
- (d) the availability of and access to public open space.
- (e) the orientation of the lot to the road; and
- (f) the ability of the private open space to receive adequate solar access.

22.4.8 Overshadowing of private open space

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To ensure new buildings do not unreasonably overshadow existing private open space.

Acceptable Solutions**A1.1**

Where new buildings reduce sunlight to the private open space of an existing dwelling, no less than 75% of the private open space must receive no less than 4 hours of sunlight on 21 June; and

A1.2

Where less than 75% of the existing private open space receives 4 hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.

Performance Criteria**P1**

New buildings must not unreasonably overshadow existing private open spaces, having regard to:

- (a) the impact on the amenity of existing dwellings;
- (b) sunlight penetration to the private open space of the existing dwelling;
- (c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and
- (d) the effect of a reduction in sunlight on the existing use of the private open space.

22.4.9 Storage

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To provide adequate storage facilities for each dwelling.

Acceptable Solutions

A1

Each dwelling must have access to no less than 6 cubic metres of dedicated, secure storage space.

**Performance Criteria
P1**

Each dwelling must provide adequate storage for the reasonable needs of the residents, having regard to:

- (a) the size and type of dwelling proposed;
- (b) the location, type, and size of storage proposed;
- (c) the availability, accessibility and convenience of the storage proposed; and
- (d) any common or other types of storage on the site.

22.4.10 Common property

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To ensure that common areas are easily identified.

Acceptable Solutions

A1

Site drawings must clearly delineate private and common areas, including:

- (a) driveways;
- (b) parking spaces, including visitor parking spaces;
- (c) landscaping and gardens;
- (d) mailboxes; and
- (e) storage for waste and recycling bins.

Performance Criteria

P1

No performance criteria.

22.4.11 Lot size and dimensions

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To ensure the area and dimensions of lots are appropriate for the zone.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 100m²; and
- (b) be able to contain 5m diameter circle with the centre of the circle no greater than 5m from the frontage; or

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards; and
- (f) the existing pattern of development in the area.

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

22.4.12 Frontage and access

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road;
- (b) safe and appropriate access suitable for the intended use.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 5m.

Performance Criteria**P1**

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
- (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the character of the existing pattern of development in the surrounding area;
- (h) the functionality and usability of the frontage;
- (i) the anticipated nature of the vehicles likely to access the site;
- (j) the ability to manoeuvre vehicles on the site;
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and

(l) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

(a) the topography of the site;

(b) the distance between the lot or building area and the carriageway;

(c) the nature of the road and the traffic, including pedestrians;

(d) the character of the area; and

(e) the advice of the road authority.

A2

No acceptable solution.

22.4.13 Discharge of stormwater

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

22.4.14 Water and sewerage services

This standard applies to the use classes specified in [Table 22.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

Table 22.4 Application of development standards to use classes

Clause	Use class
22.4.1 to 22.4.3	All use classes
22.4.4 to 22.4.10	Residential use class and residential components of mixed use development.

22.4.11 to 22.4.14 All use classes

23.0 Commercial Zone

23.1 Zone Purpose

23.1.1 Zone Purpose Statements

- 23.1.1.1 To provide for large floor area retailing and service industries.
- 23.1.1.2 To provide for other large area uses, such as car yards, bulky goods sales, warehouse and showrooms in the areas of high traffic volume and high passing visibility.
- 23.1.1.3 To ensure uses support and do not threaten the established activity centre hierarchy.

23.1.2 Local Area Objectives

There are no local area objectives

23.1.3 Desired Future Character Statements

There are no desired future character statements

23.2 Use Table

No Permit Required

Use Class

Passive recreation
Natural and cultural values management

Qualification

Permitted

Use Class

Bulky goods sales
Equipment and machinery sales and hire
Recycling and waste disposal
Service industry
Storage
Transport depot and distribution
Utilities
Vehicle fuel sales and service

Qualification

If for a single tenancy or multi tenancy with a gross floor area less than 2 000m²

If not for a refuse disposal site or waste transfer station

If for minor utilities

Discretionary

Use Class

Bulky goods sales
Business and professional services
Community meeting & entertainment

Qualification

Educational and occasional care

Emergency services

Food services

General retail and hire

Hotel industry

Hospital services

Manufacturing and processing

Research and development

Residential

Only if at 237- 247 Wellington Street, Launceston (folios of the Register 178943/1, 70186/2, 228901/1, and 227180/1).

If for multiple dwellings at 45 Canning Street, Launceston (CT58444/2 (Flat 1))
Only for:

Resource processing

milk or egg processing on CT 141884/1; and
coffee processing on CT 106977/6.

Sport and Recreation

Utilities

Vehicle parking

Visitor accommodation

Prohibited

Use Class

All other uses

Qualification**23.3 Use Standards****23.3.1 External storage of goods**

This standard applies to the use classes specified in [Table 23.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions**A1**

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria**P1**

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

23.3.2 Emissions impacting sensitive uses

This standard applies to the use classes specified in [Table 23.3](#).

Objective:

To ensure that emissions to air, land and water are not detrimental to the amenity of sensitive uses.

Acceptable Solutions**A1**

Uses must be set back from the site of a sensitive use a distance of no less than 100m.

Performance Criteria**P1**

The use must not adversely impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature of the proposed use;
- (b) the characteristics of the emissions;
- (c) the proximity and number of sensitive uses in the area;
- (d) the topography of the site;
- (e) background levels;
- (f) any mitigation measures proposed; and
- (g) the character of the surrounding area.

23.3.3 Retail impact

This standard applies to the use classes specified in [Table 23.3](#).

Objective:

To ensure that the impact of retail and business use and development is appropriate.

Acceptable Solutions

A1

If for a no permit required or permitted use class.

Performance Criteria

P1

Uses must have acceptable impacts on the viability of the activity centre hierarchy, having regard to:

- (a) the nature, scale and intensity of the use;
- (b) the products and services sold;
- (c) the proximity to the Central Business zone or the activity centres of Mowbray and Kings Meadows; and
- (d) the proximity to a major road and public transport system that links activity centres.

Table 23.3 Application of use standards to use classes

Clause	Use class
23.3.1	All use classes
23.3.2	All discretionary uses
23.3.3	Bulky goods sales and Business and professional services.

23.4 Development Standards

23.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 23.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area; and
- (b) protects the amenity of adjoining lots.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) 10m; or
- (b) 1m greater than the average of the building heights on the site or adjoining lots;

whichever is higher.

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the allowable building heights;
- (e) the apparent height when viewed from roads and public places; and
- (f) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the

A2

Setback from a frontage must be:

- (a) no less than 5.5m; or
- (b) no less than the setback of an adjoining building.

A3

Buildings can be built up to the side and rear boundaries.

A4

Where the site is located on the boundary of the General Residential, Inner Residential and Low Density Residential zones, new buildings or alterations to existing buildings, must:

- (a) be set back a horizontal distance of no less than 3m from the zone boundary; and
- (b) have a solid fence no less than 1.8m high on the zone boundary.

A5

The façade and entrance of the primary building, must be clearly visible and accessible from a road, for pedestrians and persons with a disability.

streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the existing or proposed landscaping; and
- (f) the safety of road users.

P3

No performance criteria.

P4

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining residential zones, having regard to:

- (a) the topography of the site;
- (b) the height, bulk and form of proposed buildings;
- (c) the solar access of habitable room windows and private open space of adjoining dwellings;
- (d) the privacy of habitable room windows and private open space of adjoining dwellings;
- (e) the amenity of adjoining dwellings;
- (f) the size and proportions of the lot;
- (g) any existing or proposed vegetation or screening;
- (h) the location of building openings; and
- (i) any external lighting.

P5

Building orientation and access must have regard to:

- (a) the topography of the site;
- (b) the nature and specific needs of the use;
- (c) safe access for pedestrians and persons with a disability;
- (d) traffic access and parking requirements;
- (e) the relationship with buildings on the site or adjacent sites and access between sites; and
- (f) the streetscape.

This standard applies to the use classes specified in [Table 23.4](#).

Objective:

To ensure that development has an acceptable impact on the streetscape.

Acceptable Solutions

A1

Excepting walls built to the lot boundary, new buildings or extensions to existing buildings must:

- (a) have external walls constructed with no less than 50% brick, concrete, masonry or glass;
- (b) have external walls, unless brick or glass, painted or finished with a texture coat; and
- (c) have no less than 50% glazing to the external walls of the office components of the buildings.

A2

Car parking must not be located within 3m of the frontage.

Performance Criteria

P1

New buildings or extensions to existing buildings must be compatible with the streetscape, having regard to:

- (a) the topography of the site;
- (b) the nature of the proposed use;
- (c) the visibility of the building from the road;
- (d) the external treatment and finish of buildings; and
- (e) the building materials used in the surrounding area.

P2

Car parking must be located to minimise visual impact on the streetscape, having regard to:

- (a) the topography of the site;
- (b) the nature of the proposed use;
- (c) the number of car spaces;
- (d) the visibility of the car parking from the road;
- (e) the use of measures to mitigate impacts including screening and landscaping;
- (f) the location of car parking on adjoining sites; and
- (g) the character of the streetscape.

23.4.3 Fences

This standard applies to the use classes specified in [Table 23.4](#).

Objective:

To provide for fences that are appropriate to the site and character of the area.

Acceptable Solutions

A1.1

Fences must be no higher than:

- (a) 1.8m on a frontage; or
- (b) 2.1m on a side or rear boundary that abuts a public reserve; or
- (c) 3m on a side or rear boundary otherwise.

A1.2

Front fences must be 50% transparent above a

Performance Criteria

P1

Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the streetscape, having regard to:

- (a) the topography of the site;
- (b) the need for security;
- (c) the materials and finish of the proposed fence;
- (d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or public reserve;

height of 1.2m.

A1.3

Front fences higher than 1.2m must be located no less than 1m from the frontage, and the setback landscaped between the frontage and the fence.

- (e) overshadowing;
- (f) the character of the streetscape; and
- (g) the character of the surrounding area.

23.4.4 Site landscaping

This standard applies to the use classes specified in [Table 23.4](#).

Objective:

To ensure that new development improves the amenity of the site and the streetscape.

Acceptable Solutions

A1

New buildings or extensions with a gross floor area greater than 100m² or 50% of the existing gross floor area, whichever is less, must:

- (a) landscape an area within the front setback of not less than the 50% of that area; and
provide a minimum of 1 tree capable of growing to a height of no less than 10m planted for
- (b) every 1 000m² of site area. Trees must be located within a minimum 3m diameter landscaped area.

Performance Criteria

P1

Landscaping must improve the amenity and appearance of the site and the streetscape, having regard to:

- (a) the topography of the site;
- (b) the existing vegetation on the site;
- (c) shade for users of the site and car parking areas;
- (d) the location, type and growth of the proposed vegetation;
- (e) the area set aside for landscaping and its suitability;
- (f) any proposed screening; and
- (g) the character of the streetscape and surrounding area.

23.4.5 Lot size and dimensions

This standard applies to the use classes specified in [Table 23.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 350m²; and
be able to contain 10m diameter circle with the
- (b) centre of the circle no greater than 10m from the frontage; or

A1.2

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) development of buildings on the lots;

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential, Inner Residential, Low Density Residential, Environmental Living, Rural Living, Urban Mixed Use or Village zones.

- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards; and
- (f) the existing pattern of development in the area.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the use of the adjoining lots;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) compatibility with the existing pattern of development in the area;
- (i) the orientation of the lot;
- (j) access considerations; and
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

23.4.6 Frontage and access

This standard applies to the use classes specified in [Table 23.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

Performance Criteria P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
- (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in an area;
- (h) the functionality and usability of the frontage;
- (i) the anticipated nature of the vehicles likely to access the site;
- (j) the ability to manoeuvre vehicles on the site;
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (l) the advice of the road authority.

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 10m.

P2

Each lot is provided with reasonable vehicular access from a carriageway to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

A2

No acceptable solution.

23.4.7 Discharge of stormwater

This standard applies to the use classes specified in [Table 23.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written

Performance Criteria

P1

No performance criteria.

P2

advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision. No performance criteria.

23.4.8 Water and sewerage services

This standard applies to the use classes specified in [Table 23.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

Table 23.4 Application of development standards to use classes

Clause	Use class
23.4.1 to 23.4.4	All uses classes
23.4.5 to 23.4.8	Applies to subdivision development for all use classes

24.0 Light Industrial Zone

24.1 Zone Purpose

24.1.1 Zone Purpose Statements

24.1.1.1

To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimize conflict or impact on the amenity of any other uses.

24.1.1.2

To provide for uses that are complementary to and compatible with the above purpose.

24.1.2 Local Area Objectives

There are no local area objectives

24.1.3 Desired Future Character Statements

There are no desired future character statements

24.2 Use Table

No Permit Required

Use Class

Natural and cultural values management
Passive recreation

Qualification

Permitted

Use Class

Equipment and machinery sales and hire
Research and development
Resource development
Service industry
Storage
Transport depot and distribution
Utilities

Qualification

If for controlled environment agriculture (crop raising) and in existing buildings as at 29 March 2018.

If for minor utilities

Discretionary

Use Class

Bulky goods
Business and professional services
Community meeting & entertainment

Qualification

If for garden or landscape or hardware supplies

If for properties shown on Plan of Survey registered number SP148413

Crematoria and cemeteries
Domestic animal breeding, boarding or training

If for crematoria

Educational and occasional care

Only if for trade, employment or transport related training and licensing on CT 154489/23

Emergency services

Food services

If not for a restaurant

Manufacturing and processing

Recycling and waste disposal

If not for a refuse disposal site

Resource processing

If not for animal saleyards or abattoir

Sport and Recreation

Utilities

Vehicle fuel sales and service

Vehicle parking

Prohibited

Use Class

All other uses

Qualification

24.3 Use Standards

24.3.1 External storage of goods

This standard applies to the use classes specified in [Table 24.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

24.3.2 Emissions impacting sensitive uses

This standard applies to the use classes specified in [Table 24.3](#).

Objective:

To ensure that emissions to air, land and water are not detrimental to the amenity of sensitive uses.

Acceptable Solutions

A1

Uses must be set back from the site of a sensitive use a distance of no less than 100m.

Performance Criteria

P1

The use must not adversely impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature of the proposed use;
- (b) the nature of the emissions;
- (c) the proximity and number of sensitive uses in the area;
- (d) the topography of the site;
- (e) any mitigation measures proposed; and
- (f) the proximity and number of nearby emitting uses.

Table 24.3 Application of use standards to use classes

Clause	Use class
24.3.1 to 24.3.2	All use classes

24.4 Development Standards

24.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 24.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area; and
- (b) protects the amenity of adjoining residential zones.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) 10m; or
- (b) 1m greater than the average of the building heights on the site or adjoining lots;

whichever is higher.

A2

Setback from a frontage must be no less than:

- (a) 5.5m; or
- (b) the setback of an adjoining building.

A3

Buildings can be built up to the side and rear boundaries.

A4

Where the site is located on the boundary of the General Residential, Inner Residential and Low Density Residential, Residential Rural Living, Environmental Living, Urban Mixed Use and Village zones, new buildings or alterations to existing buildings, must:

- (a) be set back a horizontal distance of no less than 3m from the zone boundary; and

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the allowable building heights;
- (e) the apparent height when viewed from roads and public places; and
- (f) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the existing or proposed landscaping; and
- (f) the safety of road users.

P3

No performance criteria.

P4

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining residential zones, having regard to:

- (a) the topography of the site;
- (b) the height, bulk and form of proposed buildings;
- (c) the solar access of habitable room windows and private open space of adjoining dwellings;
- (d) the privacy of habitable room windows and private open space of adjoining dwellings;
- (e) the amenity of adjoining dwellings;

have a solid fence no less than 1.8m high on
(b) the zone boundary.

- (f) the size and proportions of the lot;
- (g) any existing or proposed vegetation or screening;
- (h) the location of building openings; and
- (i) any external lighting.

24.4.2 Streetscape

This standard applies to the use classes specified in [Table 24.4](#).

Objective:

To ensure that development has an acceptable impact on the streetscape.

Acceptable Solutions

A1

Excepting walls built to the lot boundary, new buildings or extensions to existing buildings must:

- (a) have external walls constructed with no less than 50% brick, concrete, masonry or glass; and
- (b) have external walls, unless brick or glass, painted or finished with a texture coat; and
- (c) have no less than 50% glazing to the external walls of the office component of the buildings.

A2

Car parking must not be located within 3m of the frontage.

Performance Criteria

P1

New buildings or extensions to existing buildings must be compatible with the streetscape, having regard to:

- (a) the topography of the site;
- (b) the nature of the proposed use;
- (c) the visibility of the building from the road;
- (d) the external treatment and finish of buildings; and
- (e) the building materials used in the surrounding area.

P2

Car parking must be located to minimise visual impact on the streetscape, having regard to:

- (a) the topography of the site;
- (b) the nature of the proposed use;
- (c) the number of car spaces;
- (d) the visibility of the car parking from the road;
- (e) the use of measures to mitigate impacts including screening and landscaping;
- (f) the location of car parking on adjoining sites; and
- (g) the character of the streetscape.

24.4.3 Fences

This standard applies to the use classes specified in [Table 24.4](#).

Objective:

To provide for fences that are appropriate to the site and character of the area.

Acceptable Solutions

A1.1

Fences must be no higher than:

Performance Criteria

P1

Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the

- (a) 1.8m on a frontage; or
- 2.1m on a side or rear boundary that abuts a
- (b) public reserve; or
- (c) 3m on a side or rear boundary otherwise.

A1.2

Fences must be 50% transparent above a height of 1.2m.

A1.3

Front fences higher than 1.2m must be located no less than 1m from the frontage and the setback be landscaped between the frontage and the fence.

streetscape, having regard to:

- (a) the topography of the site;
- (b) the need for security;
- (c) the materials and finish of the proposed fence;
- (d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or public reserve;
- (e) any overshadowing;
- (f) the character of the streetscape; and
- (g) the character of the surrounding area.

24.4.4 Site landscaping

This standard applies to the use classes specified in [Table 24.4](#).

Objective:

To ensure that new development improves the amenity of the site and the streetscape.

Acceptable Solutions

A1

New buildings or extensions with a gross floor area greater than 100m² or 50% of the existing gross floor area, whichever is less, must:

- (a) landscape an area within the front setback of not less than the 50% of that area; and
- provide a minimum of 1 tree capable of growing to a height of no less than 10m planted for every 1 000m² of site area. Trees must be
- (b) located within a minimum 3m diameter landscaped area.

Performance Criteria

P1

Landscaping must improve the amenity and appearance of the site and the streetscape, having regard to:

- (a) the topography of the site;
- (b) the existing vegetation on the site;
- (c) shade for users of the site and car parking areas;
- (d) the location, type and growth of the proposed vegetation;
- (e) the area set aside for landscaping and its suitability;
- (f) any proposed screening; and
- (g) the character of the streetscape and surrounding area.

24.4.5 Lot size and dimensions

This standard applies to the use classes specified in [Table 24.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- have a minimum area of no less than 1 000m²;

Performance Criteria

(a) and

- (b) be able to contain 20m diameter circle with the centre of the circle not greater than 20m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential, Inner residential, Low Density Residential, Environmental Living, Rural Living, Urban Mixed Use or Village zones.

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards; and
- (f) the existing pattern of development in the area.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the use of the adjoining lots;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) compatibility with the existing pattern of development in the area;
- (i) the orientation of the lot;
- (j) access considerations; and
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

24.4.6 Frontage and access

This standard applies to the use classes specified in [Table 24.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road;
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 10m.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the functionality and usability of the frontage;
- (h) the anticipated nature of the vehicles likely to access the site;
- (i) the ability to manoeuvre vehicles on the site;
- (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (k) the advice of the road authority.

P2

Each lot is provided with reasonable vehicular access from a carriageway to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
 - the distance between the lot or building area
- (b) and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

24.4.7 Discharge of stormwater

This standard applies to the use classes specified in [Table 24.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

Performance Criteria

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council’s General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

P1

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
- (g) the additional runoff from the subdivision development and likely future development of the land; and
- (h) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
- (f) the additional runoff from the subdivision development and likely future development of the land; and
- (g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

24.4.8 Water and sewerage services

This standard applies to the use classes specified in [Table 24.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

Table 24.4 Application of development standards to use classes

Clause	Use class
24.4.1 to 24.4.4	All use classes
24.4.5 to 24.4.8	Applies to subdivision development for all use classes

25.0 General Industrial Zone

25.1 Zone Purpose

25.1.1 Zone Purpose Statements

25.1.1.1

To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on neighbouring uses.

25.1.1.2

To provide for uses that are complementary to and compatible with the above purpose.

25.1.2 Local Area Objectives

There are no local area objectives

25.1.3 Desired Future Character Statements

There are no desired future character statements

25.2 Use Table

No Permit Required

Use Class

Natural and cultural values management
Passive recreation

Qualification

Permitted

Use Class

Bulky goods sales
Equipment and machinery sales and hire
Manufacturing and processing
Port and shipping
Recycling and waste disposal
Research and development
Resource development
Resource processing
Service industry
Storage
Transport depot and distribution
Utilities
Vehicle fuel sales and service
Vehicle parking

Qualification

If for garden or landscape or hardware supplies

If not for a refuse disposal site

If for controlled environment agriculture (crop raising) and in existing buildings as at 29 March 2018.

If not for animal saleyards or abattoir

If for minor utilities

Discretionary

Use Class

Crematoria and cemeteries
Emergency services
Food services
Motor racing facility
Resource processing
Utilities

Qualification

If for crematoria

If not for a restaurant

Prohibited

Use Class

All other uses

Qualification

25.3 Use Standards

25.3.1 External storage of goods

This standard applies to the use classes specified in [Table 25.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

25.3.2 Emissions impacting sensitive uses

This standard applies to the use classes specified in [Table 25.3](#).

Objective:

To ensure that emissions to air, land and water are not detrimental to the amenity of sensitive uses.

Acceptable Solutions

A1

Uses must be set back from the site of a sensitive use a distance of no less than 100m.

Performance Criteria

P1

The use must not adversely impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature of the proposed use;
- (b) the nature of the emissions;
- (c) the proximity and number of sensitive uses in the area;
- (d) the topography of the site;
- (e) any mitigation measures proposed; and
- (f) the proximity and number of nearby emitting uses.

Table 25.3 Application of use standards to use classes

Clause	Use class
25.3.1 to 25.3.2	All use classes.

25.4 Development Standards

25.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 25.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the streetscape and character of the surrounding area; and
- (b) protects the amenity of adjoining residential zones.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) 10m; or
- (b) 1m greater than the average of the building heights on the site or adjoining lots;

whichever is higher.

A2

Setback from a frontage must be no less than:

- (a) 5.5m; or
- (b) the setback of an adjoining building.

A3

Buildings can be built up to the side and rear boundaries.

A4

Where the site is located on the boundary of the General Residential, Inner Residential and Low Density Residential, Rural Living, Environmental Living, Urban Mixed Use and Village zones, new buildings or alterations to existing buildings, must:

- (a) be set back a horizontal distance of no less than 3m from the zone boundary; and
- (b) have a solid fence no less than 1.8m high on the zone boundary.

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the allowable building heights;
- (e) the apparent height when viewed from roads and public places; and
- (f) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the existing or proposed landscaping; and
- (f) the safety of road users.

P3

No performance criteria.

P4

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining residential zones, having regard to:

- (a) the topography of the site;
- (b) the height, bulk and form of proposed buildings;
- (c) the solar access of habitable room windows and private open space of adjoining dwellings;
- (d) the privacy of habitable room windows and private open space of adjoining dwellings;
- (e) the amenity of adjoining dwellings;
- (f) the size and proportions of the lot;

- (g) any existing or proposed vegetation or screening;
- (h) the location of building openings; and
- (i) any external lighting.

25.4.2 Streetscape

This standard applies to the use classes specified in [Table 25.4](#).

Objective:

To ensure that development has an acceptable impact on the streetscape.

Acceptable Solutions

A1

Excepting walls built to the lot boundary, new buildings or extensions to existing buildings must:

- (a) have external walls constructed with no less than 50% brick, concrete, masonry or glass;
- (b) have external walls, unless brick or glass, painted or finished with a texture coat; and
- (c) have no less than 50% glazing to the external walls of the office component of the buildings.

A2

Car parking must not be located within 3m of the frontage.

Performance Criteria

P1

New buildings or extensions to existing buildings must be compatible with the streetscape, having regard to:

- (a) the topography of the site;
- (b) the nature of the proposed use;
- (c) the visibility of the building from the road;
- (d) the external treatment and finish of buildings; and
- (e) the building materials used in the surrounding area.

P2

Car parking must be located to minimise visual impact on the streetscape, having regard to:

- (a) the topography of the site;
- (b) the nature of the proposed use;
- (c) the number of car spaces;
- (d) the visibility of the car parking from the road;
- (e) the use of measures to mitigate impacts including screening and landscaping;
- (f) the location of car parking on adjoining sites; and
- (g) the character of the streetscape.

25.4.3 Fences

This standard applies to the use classes specified in [Table 25.4](#).

Objective:

To provide for fences that are appropriate to the site and character of the area.

Acceptable Solutions

A1.1

Fences must be no higher than:

- (a) 1.8m on a frontage; or

Performance Criteria

P1

Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the streetscape, having regard to:

(b) 2.1m on a side or rear boundary that abuts a public reserve; or

(c) 3m on a side or rear boundary otherwise.

A1.2

Fences must be 50% transparent above a height of 1.2m.

A1.3

Front fences higher than 1.2m must be located no less than 1m from the frontage and the setback be landscaped between the frontage and the fence.

(a) the topography of the site;

(b) the need for security;

(c) the materials and finish of the proposed fence;

(d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or public reserve;

(e) any overshadowing;

(f) the character of the streetscape; and

(g) the character of the surrounding area.

25.4.4 Site landscaping

This standard applies to the use classes specified in [Table 25.4](#).

Objective:

To ensure that new development improves the amenity of the site and the streetscape.

Acceptable Solutions

A1

New buildings or extensions with a gross floor area greater than 100m² or 50% of the existing gross floor area, whichever is less, must:

(a) landscape an area within the front setback of no less than the 50% of that area; and

provide a minimum of 1 tree capable of growing to a height of no less than 10m planted for

(b) every 1 000m² of site area. Trees must be located within a minimum 3m diameter landscaped area.

Performance Criteria

P1

Landscaping must improve the amenity and appearance of the site and the streetscape, having regard to:

(a) the topography of the site;

(b) the existing vegetation on the site;

(c) shade for users of the site and car parking areas;

(d) the location, type and growth of the proposed vegetation;

(e) the area set aside for landscaping and its suitability;

(f) any proposed screening; and

(g) the character of the streetscape and surrounding area.

25.4.5 Lot size and dimensions

This standard applies to the use classes specified in [Table 25.4](#).

Objective:

To ensure:

(a) the area and dimensions of lots are appropriate for the zone; and

(b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

Performance Criteria

- (a) have a minimum area of no less than 1000m²; and
- (b) be able to contain 20m diameter circle with the centre of the circle be no greater than 20m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential, Inner Residential, Low Density Residential, Environmental Living, Rural Living, Urban Mixed Use or Village zones.

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in the area; and
- (g) the future use or development of the site or adjoining land.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the use of the adjoining lots;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) compatibility with the existing pattern of development in the area;
- (i) the orientation of the lot;
- (j) access considerations; and
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

25.4.6 Frontage and access

This standard applies to the use classes specified in [Table 25.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road;
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 10m.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the functionality and usability of the frontage;
- (h) the anticipated nature of the vehicles likely to access the site;
- (i) the ability to manoeuvre vehicles on the site;
- (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (k) the advice of the road authority.

P2

Each lot is provided with reasonable vehicular access from a carriageway to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

25.4.7 Discharge of stormwater

This standard applies to the use classes specified in [Table 25.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria**P1**

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
 - the additional runoff from the subdivision
- (g) development and likely future development of the land; and
 - any onsite storage devices, detention basins or
- (h) other water sensitive urban design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
 - the additional runoff from the subdivision
- (f) development and likely future development of the land; and
 - any onsite storage devices, detention basins or
- (g) other water sensitive urban design techniques within the subdivision.

25.4.8 Water and sewerage services

This standard applies to the use classes specified in [Table 25.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria**P1**

No performance criteria.

P2

No performance criteria.

Table 25.4 Application of development standards to use classes

Clause	Use class
25.4.1 to 25.4.4	All use classes
25.4.5 to 25.4.8	Applies to subdivision development for all use classes

26.0 Rural Resource Zone

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

- 26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.
- 26.1.1.3 To provide for uses that add value to primary industries.
- 26.1.1.4 To provide for uses that support or service rural communities.

26.1.2 Local Area Objectives

There are no local area objectives

26.1.3 Desired Future Character Statements

There are no desired future character statements

26.2 Use Table

No Permit Required

Use Class

Natural and cultural values management
Passive recreation

Resource development

Utilities

Permitted

Use Class

Business and professional services
Community meeting & entertainment
Crematoria and cemeteries
Domestic animal breeding, boarding or training
Extractive industries

Food services

Qualification

If not for:

- (a) plantation forestry on prime agricultural land;
controlled environment agriculture on prime agricultural land, unless dependent on the soil as a growth medium;
- (b) intensive animal husbandry on prime agricultural land; or
- (c) land; or
- (d) a dwelling.

If for existing uses:

- (a) the gross floor area existing at the effective date does not increase by more than 30%; and
- (b) the development area existing at the effective date does not increase by more than 30%; and
- (c) not located on prime agricultural land.

Qualification

If for a veterinary centre or similar specialist animal breeding or care services and not on prime agricultural land.

If for existing premises used for public purposes
If for crematoria and not on prime agricultural land

If not on prime agricultural land
If not on prime agricultural land.

If for existing uses:

- (a) the gross floor area existing at the effective date does not increase by more than 30%; and
- (b) the development area existing at the effective date does not increase by more than 30%.

Hotel industry	<p>If for existing uses:</p> <p>the gross floor area existing at the effective date</p> <p>(a) does not increase by more than 30%; and</p> <p>the development area existing at the effective</p> <p>(b) date does not increase by more than 30%.</p>
Residential	<p>If for existing uses or if for home-based business in an existing dwelling.</p> <p>If not for:</p> <p>(a) plantation forestry on prime agricultural land; or</p>
Resource development	<p>(b) controlled environment agriculture on prime agricultural land; or</p> <p>(c) intensive animal husbandry on prime agricultural land.</p>
Resource processing	<p>If associated with produce from the subject site and not on prime agricultural land</p> <p>If for existing uses</p>
Sports and recreation	<p>the gross floor area existing at the effective date</p> <p>(a) does not increase by more than 30%; and</p> <p>(b) the development area existing at the effective date does not increase by more than 30%.</p>
Visitor accommodation	<p>If for existing uses:</p> <p>the gross floor area existing at the effective date</p> <p>(a) does not increase by more than 30%; and</p> <p>(b) the development area existing at the effective date does not increase by more than 30%.</p>

Discretionary Use Class

- Bulky goods sales
- Business and professional services
- Community meeting & entertainment
- Domestic animal breeding, boarding or training
- Educational and occasional care
- Emergency services
- Equipment and machinery sales and hire
- Extractive industries
- Food services
- General retail and hire
- Hotel industry
- Manufacturing and processing
- Motor racing facility
- Recycling and waste disposal
- Residential
- Research and development
- Resource development
- Resource processing
- Service industry
- Sports and recreation
- Tourist operation
- Transport depot
- Utilities
- Vehicle fuels sales and service
- Visitor accommodation

Qualification

- If for rural supplies, landscape supplies and timber yard
- If for a combined gross floor area of no more than 250m²

- If for a combined gross floor area of no more than 250m²

- If for a single dwelling
- If associated with resource development
- If not for plantation forestry on prime agricultural land

Prohibited

Use Class

All other uses

Qualification**26.3 Use Standards****26.3.1 Location and intensity**

This standard applies to the use classes specified in [Table 26.3](#).

Objective:

To:

- (a) protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated;
- (b) minimise the conversion of non-prime agricultural land to a non- primary industry uses;
- (c) ensure that non-primary industry uses are located appropriate to the zone;
- (d) discourage non-primary industry uses that can be reasonably located on land zoned for that purpose;
- (e) provide for uses that are co-located with a dwelling and are of similar intensity to a home-based business;
- (f) provide for tourism uses to enhance the experience and promotion of touring routes and natural and cultural features;
- (g) locate uses so that they do not unreasonably confine or restrain the operation of primary industry uses; and
- (h) provide for uses that are suitable in the locality and do not create an unreasonable adverse impact on existing uses or local infrastructure.

Acceptable Solutions**A1**

If for permitted or no permit required uses.

Performance Criteria**P1**

Uses (except for a single dwelling) are established at a location and at an intensity that is appropriate in the zone, having regard to:

the nature of the use, including:

- (i) the scale and extent of the use;
- (ii) the utilisation of existing buildings and infrastructure;
- (iii) the number of employees;
- (a) (iv) the customer visitation and deliveries;
- (v) the hours of operation;
- (vi) the nature of any emissions;
- (vii) external storage of goods, materials or waste; and

the area of the site proposed to be used, including:

- (i) the existing use and development;
- (ii) the surrounding use and development;
- (iii) its capacity for productive agricultural use;
- (b)

- (iv) the topography of the site;
- (v) current irrigation practices and the potential for irrigation;

the effect, if any, of the loss of the site on
(vi) the continuing or potential agricultural use of the site and the surrounding area; and

- (c) the potential to confine or constrain adjoining primary industry uses;
- (d) the location being reasonably required for operational efficiency;
- (e) the need to locate on the site;
- (f) the capacity of the local road network to accommodate the traffic generated by the use; and
- (g) the capability of the site to accommodate all aspects of the use.

P2.1

Use of prime agricultural land for Utilities, Extractive industry and controlled environment agriculture not dependent on the soil as a growth medium must be minimised, having regard to:

- (a) the area of land converted;
- (b) impacts on surrounding agricultural use; and
- (c) the location being reasonably required for operational efficiency; or

P2.2

Use of prime agricultural land for uses other than Utilities, Extractive industry or controlled environment agriculture not dependent on the soil as a growth medium uses, must demonstrate a significant benefit to the northern region having regard to the economic, social and environmental costs and benefits of the proposed use.

A2

If for permitted or no permit required uses.

26.3.2 Dwellings

This standard applies to the use classes specified in [Table 26.3](#).

Objective:

To ensure that dwellings are:

- (a) directly associated with and a subservient part of a Resource development use; or
- (b) located on land with limited primary industry uses potential; and
- (c) located where they do not constrain surrounding agricultural uses; and
- (d) accessible by vehicles for residential purposes and emergency services.

Acceptable Solutions

Performance Criteria

P1.1

A dwelling may be constructed where it is directly associated with and a subservient part of a Resource development use, having regard to:

- (a) the scale of the use;
- (b) the complexity of the use;
- (c) the operational requirements of the use;
- (d) the requirement for the occupier of the dwelling to attend to the use; and
- (e) the proximity of the dwelling to the use; or

A1

If for the alteration, extension or replacement of existing dwellings.

P1.2

A dwelling may be constructed where the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry uses, having regard to:

- (a) limitations created by any existing use or development surrounding the site;
- (b) the topography of the site;
- (c) the capacity of the land for primary industry uses; and
- (d) a report from a suitably qualified person.

P2

New dwellings must have suitable access to a road, having regard to:

- (a) whether the access is by right-of-carriageway or other formal legal arrangements;
- (b) the number of users of the access;
- (c) the length of the access;
- (d) the suitability of the access for use by the occupants of the dwelling;
- (e) the suitability of the access for emergency services vehicles;
- (f) the topography of the site;
- (g) the construction and maintenance of the access; and
- (h) the construction, maintenance and usage of the road.

A2

New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.

Table 26.3 Application of use standards to use classes

Clause	Use class
26.3.1 to 26.3.2	All use classes.

26.4 Development Standards

26.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 26.4](#).

Objective:

To ensure that:

- (a) buildings minimise the impact on the visual character of the area; and
- (b) buildings for sensitive uses do not constrain primary industry uses.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) 12m; or
- (b) 8m for dwellings.

A2

Buildings, other than for sensitive uses, must be setback from a frontage:

- (a) no less than 30m; or
- (b) no less than the existing building for an extension.

A3

Buildings for a sensitive use:

- (a) must be setback no less than 200m from the frontage, side and rear boundaries; or
- (b) must be setback no less than 50m to frontage, side and rear boundaries for extensions to existing buildings; or

Performance Criteria

P1

Building height must minimise the impact on the visual character of the area, having regard to:

- (a) the impacts on skylines and ridgelines;
- (b) the topography of the site;
- (c) the visibility of the building when viewed from an adjoining road;
- (d) any existing vegetation;
- (e) the proposed colours and external materials of the building; and
- (f) the character of the surrounding area.

P2

Buildings, other than for sensitive uses, must be setback an appropriate distance, having regard to:

- (a) the topography of the site;
- (b) the prevailing setbacks of existing buildings on nearby lots;
- (c) the location of existing buildings on the site;
- (d) the visual impact of the building when viewed from an adjoining road;
- (e) any proposed upgrading of adjoining roads; and
- (f) retention of vegetation within the front setback.

P3

Buildings for sensitive uses must be setback so as not to constrain adjoining primary industry uses, having regard to:

- (a) the topography of the site;
- (b) the prevailing setbacks of existing buildings on nearby lots;
- (c) the location of existing buildings on the site;
- (d) the visual impact of the building when viewed from an adjoining road;
- (e) any proposed upgrading of adjoining roads;

- (c) where the setback of an existing building is less than 50m to a frontage, side or rear boundary, the extension must be setback no less than the existing building.

- (f) the retention of vegetation within the front setback;
- (g) the existing use on adjoining and immediately opposite sites;
- (h) nature, frequency and intensity of emissions produced by primary industry uses on adjoining and immediately opposite lots;
- (i) any proposed attenuation measures; and
- (j) any buffers created by natural or other features.

P4

Buildings must be designed and sited so that there is no unreasonable loss of amenity to adjoining sensitive uses, having regard to:

- (a) the bulk and form of the building;
- (b) the size and dimensions of the lot;
- (c) the topography of the site;
- (d) any retaining walls, fencing or any existing or proposed screening;
- (e) the impact on the solar access of habitable room windows and private open spaces;
- (f) the location of the building openings;
- (g) the orientation of any external lighting; and
- (h) any need to screen open storage.

A4

Where the site is located on the boundary of the General Residential, Village, Urban Mixed Use or Low Density Residential zones, new buildings or alterations to existing buildings must have side and rear setbacks no less than 30m from the zone boundary.

26.4.2 Lot size and dimensions

This standard applies to the use classes specified in [Table 26.4](#).

Objective:

To ensure that subdivision is only to:

- (a) improve the productive capacity of land for primary industry uses; or
- (b) enable Resource processing use where compatible with the zone; or
- (c) facilitate use and development for allowable uses in the zone; and
- (d) enable natural and cultural heritage protection.

Acceptable Solutions

Performance Criteria

P1.1

Each lot, or a lot on a plan of subdivision, must have sufficient useable area and dimensions suitable for Resource development use, having regard to:

- (a) not materially diminishing the productivity of the land;
- (b) the capacity of the new lots and the balance lot for productive agricultural use;
- (c) any topographical constraints to agricultural use;

- (d) current irrigation practices and the potential for irrigation; and

- (e) have an area of no less than 35ha and be able to contain a minimum inscribed circle of no less than 100m in diameter; or

P1.2

Each lot, or a lot on a plan of subdivision, must have sufficient useable area and dimensions that comply with a non-Resource development use other than Residential uses, approved under this scheme, having regard to:

- (a) the development area of the approved use; and

- (b) any conditions of approval; or

P1.3

Each lot, or a lot on 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; or

P1.4

A dwelling existing at the effective date, may be excised, where:

- (a) the balance land is no less than 35ha, or through consolidation with adjoining land is no less than 35ha;

- (b) an agreement pursuant to section 71 of the Act is entered into and registered on the title preventing future Residential use where there is no dwelling on the balance lot;

- (c) any existing dwellings must meet the performance criteria for setback standards to new boundaries of clause 26.4.1; and

- (d) excised lots are no greater than 12.5ha; or

P1.5

Subdivision not creating additional lots and not meeting the requirements of clause 9.3 may be approved, having regard to:

- (a) the size, shape and orientation of the lots;

- (b) the setback to any existing buildings;

- (c) the capacity of the lots for productive agricultural use;

- (d) any topographical constraints to agricultural use; and

- (e) current irrigation practices and the potential for irrigation.

A1.1

Each lot, or a lot on a plan of subdivision, must:

- (a) 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; or

- (b) be required for the provision of public utilities; or

- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.2

Lots must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

26.4.3 Frontage and access

This standard applies to the use classes specified in [Table 26.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe and appropriate access suitable for the intended use.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-
- (b) carriageway as its sole or principal means of access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area; and
- (h) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic;
- (d) the character of the area; and
- (e) the advice of the road authority.

26.4.4 Wastewater management

This standard applies to the use classes specified in [Table 26.4](#).

Objective:

To ensure each lot provides for appropriate wastewater disposal.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

It must be demonstrated that each lot, or a lot proposed in a plan of subdivision, is capable of accommodating an on-site wastewater management system for the intended use, which does not have adverse environmental impacts.

Table 26.4 Application of development standards to use classes

Clause	Use class
26.4.1	All use classes
26.4.2 to 26.4.4	Applies to subdivision development for all use classes

27.0 Significant Agricultural Zone

This zone was not used in this planning scheme.

28.0 Utilities Zone

28.1 Zone Purpose

28.1.1 Zone Purpose Statements

28.1.1.1

To provide land for major utilities installations and corridors.

28.1.1.2

To provide for other compatible uses where they do not adversely impact on the above purpose.

28.1.2 Local Area Objectives

There are no local area objectives

28.1.3 Desired Future Character Statements

There are no desired future character statements

28.2 Use Table

No Permit Required

Use Class

Natural and cultural values management

Passive recreation

Utilities

Qualification

If for minor utilities

Permitted

Use Class

Recycling and waste disposal

Transport depot and distribution

Utilities

Qualification

If for a bus terminal or taxi depot or stand, railway station or airport

Discretionary

Use Class

Extractive industries

Sports and recreation

Vehicle parking

Qualification

Prohibited

Use Class

All other uses

Qualification

28.3 Use Standards

28.3.1 Capacity of existing utilities

This standard applies to the use classes specified in [Table 28.3](#).

Objective:

To ensure that uses do not compromise the capacity of utility services.

Acceptable Solutions

A1

If for permitted or no permit required uses.

Performance Criteria

P1

The use must not compromise the operational efficiency of utilities, having regard to:

- (a) the topography of the site;
- (b) the location of any utilities;
- (c) the existing land uses; and
- (d) any buffers or setbacks.

Table 28.3 Application of use standards to use classes

Clause Use class

28.3.1 All use classes

28.4 Development Standards

28.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 28.4](#).

Objective:

To ensure that building bulk and form, and siting minimises the impact on the amenity of adjoining lots.

Acceptable Solutions

A1

Building height must be no greater than

- (a) 10m; or
- (b) 15m for ancillary antenna and masts for communication devices.

A2

Setback from all boundaries must be no less than 3m.

Performance Criteria

P1

Building height must minimise the impact on the amenity of the adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the height of adjacent buildings;
- (c) the bulk and form of existing and proposed buildings;
- (d) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (e) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (f) any existing screening or the ability to implement screening; and
- (g) the degree of overshadowing.

P2

Buildings must be sited so that there is no unreasonable loss of amenity to the occupiers of adjoining lots, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the streetscape;
- (f) the existing buildings on the site;
- (g) the privacy to private open space and windows of habitable rooms on adjoining lots;
- (h) sunlight to private open space and windows of habitable rooms on adjoining lots;
- (i) any existing screening or the ability to implement screening; and
- (j) the character of the surrounding area.

28.4.2 Lot size and dimensions

This standard applies to the use classes specified in [Table 28.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially in residential zones, is protected from adverse impacts.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.2

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential, Inner Residential, Low Density Residential, Environmental Living, Rural Living, Urban Mixed Use or Village zones.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles;
- (d) the topography of the site; and
- (e) the presence of any natural hazards.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to mitigate adverse environmental impacts and minimise the potential for nuisance or loss of amenity for adjacent lots having regard to:

- (a) the lot layout and design;
- (b) the ability for buildings to be erected in accordance with the development standards;
- (c) the proposed use of the lot;
- (d) the use of the adjoining lots;
- (e) the topography of the site;
- (f) the distance to surrounding sensitive uses; and
- (g) access to the site.

28.4.3 Frontage and access

This standard applies to the use classes specified in [Table 28.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

Performance Criteria

P1

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the functionality and usability of the frontage;
 - the anticipated nature of the vehicles likely to access the site;
- (h) the ability to manoeuvre vehicles on the site;
- (i) the accessibility for vehicles; and
- (j) the advice of the road authority.
- (k)
- (l)

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
 - the distance between the lot or building area and the carriageway;
- (b) the nature of the road and the traffic, including pedestrians;
- (c) the character of the area; and
- (d) the advice of the road authority.
- (e)

A2

No acceptable solution.

28.4.4 Discharge of stormwater

This standard applies to the use classes specified in [Table 28.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions**Performance Criteria****P1**

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
 - the stormwater flow paths both internal and

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

- (b) external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
- (g) the additional runoff from the subdivision development and likely future development of the land; and
- (h) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
- (f) the additional runoff from the subdivision development and likely future development of the land; and
- (g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.

28.4.5 Water and sewerage services

This standard applies to the use classes specified in [Table 28.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions**A1**

Each lot must be connected to a reticulated water supply.

A2

Each lot must be connected to a reticulated sewerage system.

Performance Criteria**P1**

Where reticulated water services are not proposed to be connected, it must be demonstrated that the lots are in a locality where reticulated services are not available or capable of being connected.

P2

Where reticulated sewerage services are not proposed to be connected, it must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use which does not have adverse environmental impacts.

Table 28.4 Application of development standards to use classes

Clause	Use class
28.4.1	All use classes
28.4.2 to 28.4.5	Applies to subdivision development for all use classes

29.0 Environmental Management Zone

29.1 Zone Purpose

29.1.1 Zone Purpose Statements

- 29.1.1.1 To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.
- 29.1.1.2 To only allow for complementary use or development where consistent with any strategies for protection and management.
- 29.1.1.3 To provide for complementary use and development on non-reserved land.

29.1.2 Local Area Objectives

There are no local area objectives

29.1.3 Desired Future Character Statements

There are no local area character statements

29.2 Use Table

No Permit Required

Use Class

Natural and cultural values management
Passive recreation

Qualification

Permitted

Use Class

Utilities

Qualification

If for minor utilities

Discretionary

Use Class

Emergency services
Extractive industry
Pleasure boat facility

Qualification

If for:

Residential

- (a) a single dwelling; or
- (b) a home based business

If for existing uses:

Resource development

- (a) the gross floor area existing at the effective date does not increase by more than 30%; and

- (b) the development area existing at the effective date does not increase by more than 30%.

Sports and recreation
Tourist operation
Utilities
Visitor accommodation

Prohibited

Use Class

All other uses

Qualification

29.3 Use Standards

29.3.1 Reserved land

This standard applies to the use classes specified in [Table 29.3](#).

Objective:

To ensure that use recognises and reflects relevant values of reserved land.

Acceptable Solutions

A1

Use is in accordance with:

- (a) a Reserve Activities Assessment approved under the [National Parks and Reserves Management Act 2002](#), or [Nature Conservation Act 2002](#); or
- (b) the approval of the Director General of Lands under the [Crown Lands Act 1976](#).

Performance Criteria

P1

Use is consistent with the ecological, scientific, cultural or aesthetic values of the land, having regard to:

- (a) the significance of the ecological, scientific, cultural or aesthetic values;
- (b) the protection, conservation, and management of the values;
- (c) the risk from natural hazards;
- (d) the specific requirements of the use to operate;
- (e) the location and scale of the use proposed;
- (f) the characteristics and type of the use proposed;
- (g) traffic and parking generation;
- (h) any emissions and waste produced by the use;
- (i) the measures to minimise or mitigate impacts;
- (j) the storage and handling of goods, materials and waste;
- (k) the proximity of any sensitive uses; and
- (l) the advice of the manager of the land.

29.3.2 Use of non-reserved land

This standard applies to the use classes specified in [Table 29.3](#).

Objective:

To ensure that the use on land that is not reserved land operates at a scale and manner that supports the zone purposes.

Acceptable Solutions

A1

For a permitted or no permit required use.

Performance Criteria

P1

Use is compatible with the ecological, scientific, cultural or aesthetic values of the land, having regard to:

- (a) the significance of the ecological, scientific, cultural or aesthetic values;
- (b) the protection, conservation, and management of the values;
- (c) the risk from natural hazards;
- (d) the specific requirements of the use to operate;
- (e) the location and scale of the use proposed;
- (f) the characteristics and type of the use proposed;
- (g) traffic and parking generation;
- (h) any emissions and waste produced by the use;
- (i) the measures to minimise or mitigate impacts;

- (j) the storage and handling of goods, materials and waste; and
- (k) the proximity of any sensitive uses.

Table 29.3 Application of use standards to use classes

Clause	Use class
29.3.1 to 29.3.2	All use classes.

29.4 Development Standards

29.4.1 Development area

This standard applies to the use classes specified in [Table 29.4](#).

Objective:

To ensure the development area:

- (a) responds to the values of the site; and
- (b) minimises disturbance of the site.

Acceptable Solutions

A1

Development area must not;

- (a) be greater than 20%; or
- be in accordance with a Reserve Activity Assessment approval granted under the [National Parks and Reserves Management Act 2002](#) or [Nature Conservation Act 2002](#); or
- (b) be in accordance with an approval of the Director General of Lands under the [Crown Lands Act 1976](#).

Performance Criteria

P1

Development does not adversely affect the values of the site, having regard to:

- (a) the design, siting, scale and type of development;
- (b) the operation of the use;
- (c) any natural hazards;
- (d) the impact of the development on the values of the site;
- (e) the need for the development to be located on the site;
- (f) how any significant values are managed; and
- (g) any protection, restoration, remediation or mitigation works.

29.4.2 Building height, setback and siting

This standard applies to the use classes specified in [Table 29.4](#).

Objective:

To ensure that the design and siting of buildings responds appropriately to the values of the site.

Acceptable Solutions

A1

Building height must:

- (a) be no greater than 6m; or

Performance Criteria

P1

Building height must be appropriate to the values of the site, having regard to:

- (a) the values of the site;
- (b) the building bulk and form;

- be in accordance with a Reserve Activity Assessment approval granted under the *National Parks and Reserves Management Act 2002* or *Nature Conservation Act 2002*; or

- (c) be in accordance with an approval of the Director General of Lands under the *Crown Lands Act 1976*.

- (c) the topography of the site;
- (d) existing buildings on the site;
- (e) the height of buildings on the site, adjoining lots and adjacent lots;
- (f) the visual impact of the building when viewed from a road; and
- (g) the character of the surrounding area.

A2.1

Buildings, other than for a sensitive use, must be setback from a frontage:

- (a) no less than 10m ; or
- (b) no less than the existing building for an extension; or

P2

Building setback must be appropriate to the values of the site, having regard to:

A2.2

Buildings for a sensitive use, must be setback from a frontage:

- (a) no less than 10m ; or
- (b) no less than 100m from the boundary of a frontage, where the Rural Resource zone is located opposite the frontage; or
- (c) no less than the existing building for an extension; or

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the retention of vegetation;
- (f) the existing or proposed landscaping;
- (g) the safety of road users;
- (h) separation from agricultural uses or other primary industries; and
- (i) the character of the surrounding area.

A2.3

Buildings must be setback from a frontage:

- (a) in accordance with a Reserve Activity Assessment approval granted under the *National Parks and Reserves Management Act 2002* or *Nature Conservation Act 2002*; or
- (b) in accordance with an approval of the Director General of Lands under the *Crown Lands Act 1976*.

A3.1

Buildings, other than for a sensitive use, must be setback from a side or rear boundary:

- (a) no less than 10m ; or
- (b) no less than the existing building for an extension; or

P3

Building setback must be appropriate to the values of the site, having regard to:

A3.2

Buildings for a sensitive use, must be setback from a side or rear boundary:

- (a) no less than 10m ; or
- (b) no less than 200m from the boundary of the Rural Resource zone; or

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;

no less than the existing building for an extension; or

(d) the appearance when viewed from roads and public places;

(e) the retention of vegetation;

(f) separation from primary industry uses; and

(g) the character of the surrounding area.

A3.3

Buildings must be setback from a side or rear boundary:

(a) in accordance with a Reserve Activity Assessment approval granted under the *National Parks and Reserves Management Act 2002* or *Nature Conservation Act 2002*; or

(b) in accordance with an approval of the Director General of Lands under the *Crown Lands Act 1976*.

29.4.3 Exterior finish

This standard applies to the use classes specified in [Table 29.4](#).

Objective:

To facilitate unobtrusive development.

Acceptable Solutions

A1

The exterior finish is:

(a) a non-reflective material coloured in dark natural tones of grey, green, brown or black; or

(b) in accordance with a Reserve Activity Assessment approval granted under the [National Parks and Reserves Management Act 2002](#) or [Nature Conservation Act 2002](#); or

(c) in accordance with an approval of the Director General of Lands under the [Crown Lands Act 1976](#).

Performance Criteria

P1

The building must be compatible with the natural landscape character of the site, having regard to:

(a) the topography of the site;

(b) the existing vegetation;

(c) the dominant colours of the vegetation and surrounding area;

(d) the nature of the development;

(e) the nature of the exterior finishes;

(f) the visual impact; and

(g) the character of the surrounding area.

29.4.4 Landscaping and vegetation management

This standard applies to the use classes specified in [Table 29.4](#).

Objective:

To ensure that the site contributes to the ecological, scientific, cultural or aesthetic values of the surrounding area.

Acceptable Solutions

A1

Performance Criteria

P1

Development must be located to minimise the impact on the site and surrounding area, having regard to:

(a) the ecological, scientific, cultural or aesthetic values;

(b) the removal of vegetation;

the type, size and design of development, including buildings, outbuildings, structures, car parking, roads, driveways, pathways, walking

Development is;

- (a) for a permitted or no permit required use; or
is in accordance with a Reserve Activity Assessment approved under the [National Parks and Reserves Management Act 2002](#) or [Nature Conservation Act 2002](#); or
- (b) [and Reserves Management Act 2002](#) or [Nature Conservation Act 2002](#); or
- (c) in accordance with an approval of the Director General of Lands under the [Crown Lands Act 1976](#).

- (c) trails, storage areas, signage and utility services, fences, retaining walls and undisturbed areas;
- (d) the type, growth, habit, texture and suitability of any vegetation species proposed;
- (e) weed management;
- (f) the preparation, planting, timing and maintenance of the vegetation and landscaping during and after construction;
- (g) the extent that landscaping softens and screens the development;
- (h) the provision for native habitat for native fauna;
- (i) any remedial or mitigation measures or revegetation requirements; and
- (j) the management and treatment of the balance of the site;

as shown in a detailed plan.

29.4.5 Lot size and dimensions

This standard applies to the use classes specified in [Table 29.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) the identified values of the land are protected.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must be:

- (a) in accordance with a Reserve Activities Assessment approved under the National Parks and Reserves Management Act 2002 or Nature Conservation Act 2002; or
- (b) in accordance with an approval of the Director General of Lands under the [Crown Lands Act 1976](#).

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Performance Criteria

P1.1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site;
- (e) the presence of any natural hazards; and
- (f) the need for the subdivision; or

P1.2

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.

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

29.4.6 Frontage and access

This standard applies to the use classes specified in [Table 29.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

A1

No acceptable solution.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the functionality and usability of the frontage;
 - the anticipated nature of the vehicles likely to access the site;
- (h) the ability to manoeuvre vehicles on the site;
- (i) the accessibility for vehicles; and
- (j) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the length of the access;
 - the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic;
- (d) the character of the area; and
- (e)

(f) the advice of the road authority.

29.4.7 Wastewater management

This standard applies to the use classes specified in [Table 29.4](#).

Objective:

To ensure each lot provides for appropriate wastewater disposal.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

It must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use, which does not have adverse environmental impacts.

Table 29.4 Application of development standards to use classes

Clause	Use class
29.4.1 to 29.4.4	All use classes
29.4.5 to 29.4.7	Applies to subdivision development for all use classes

30.0 Major Tourism Zone

30.1 Zone Purpose

30.1.1 Zone Purpose Statements

30.1.1.1

To provide for major tourist sites, including those located outside activity centres.

30.1.1.2

To provide for compatible uses and development that complements or enhances tourist operations.

30.1.2 Local Area Objectives

There are no local area objectives

30.1.3 Desired Future Character Statements

There are no desired future character statements

30.2 Use Table

No Permit Required

Use Class

Passive recreation

Natural and cultural values management

Utilities

Qualification

If for minor utilities

Permitted

Use Class

Food services

Hotel industry

Tourist operation

Visitor accommodation

Qualification

If not a take-away food premises

If not a bottle shop

Discretionary

Use Class

Business and professional services

Community meeting & entertainment

Food services

Hotel industry

Sports and recreation

Utilities

Qualification

Prohibited

Use Class

All other uses

Qualification

30.3 Use Standards

30.3.1 Hours of operation

This standard applies to the use classes specified in [Table 30.3](#).

Objective:

To ensure that uses do not cause unreasonable loss of amenity to adjoining sensitive uses.

Acceptable Solutions

Performance Criteria

P1

Uses must not unreasonably impact on the amenity of nearby sensitive uses having regard to:

(a) the nature and intensity of the proposed use;

A1

Operating hours, except for office and administrative tasks, adjacent to the boundary of the General Residential, Inner Residential, Low Density Residential Urban Mixed Use and Village zones must be between 6.00am and 10.00pm.

(b) the characteristics and frequency of any emissions generated;

(c) the extent and timing of traffic generation;

- (d) the hours of delivery and despatch of goods and materials; and
- (e) the existing levels of amenity.

30.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 30.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

30.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 30.3](#).

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

The use must:

- (a) not include permanent, fixed floodlighting where the zone adjoins the boundary of the Inner Residential, Low Density Residential, Urban Mixed Use and Village zones; and
- (b) contain direct light from external light sources within the boundaries of the site.

Performance Criteria

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

Table 30.3 Application of use standards to use classes

Clause

Use class

Community meeting and entertainment, Food services, Hotel industry, Sports and

30.3.1 to 30.3.3 recreation, Tourist operation, Utilities, if not for minor utilities, and Visitor accommodation.

30.4 Development Standards

30.4.1 Building height, setback and siting

This standard applies to the use classes specified in [Table 30.4](#).

Objective:

To ensure that building bulk and form, and siting:

- (a) is compatible with the character of the surrounding area; and
- (b) protects the amenity of adjoining lots.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) 8m; or
- (b) 1m greater than the average of the building heights on the site or adjoining lots;

whichever is greater.

A2.1

Buildings, other than for a sensitive use, must be setback from frontage, side and rear boundaries:

- (a) no less than 10m; or
- (b) no less than the existing building for an extension; or

A2.2

Buildings for a sensitive use, must be setback from frontage, side and rear boundaries:

- (a) no less than 10m; or
- (b) no less than 200m from the boundary of the Rural Resource zone; or
- (c) no less than the existing building for an extension.

Performance Criteria

P1

Building height must be compatible with the character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the allowable building heights;
- (e) the apparent height when viewed from roads and public places; and
- (f) any overshadowing of adjoining lots or public places.

P2

Building setback must be compatible with the character of the surrounding area, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the retention of vegetation;
- (f) the existing or proposed landscaping;
- (g) the safety of road users; and
- (h) separation from primary industry uses.

30.4.2 Lot size and dimensions

This standard applies to the use classes specified in [Table 30.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts.

Acceptable Solutions**A1.1**

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.2

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential, Inner Residential, Low Density Residential, Environmental Living, Rural Living, Urban Mixed Use or Village zones.

Performance Criteria**P1**

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles;
- (d) the topography of the site; and
- (e) the presence of any natural hazards.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) lot layout and design;
- (b) the ability for buildings to be erected in accordance with the development standards;
- (c) the proposed use of the lot;
- (d) the use of the adjoining lots;
- (e) the topography of the site;
- (f) the physical separation to surrounding sensitive land uses;
- (g) the orientation of the lot;
- (h) access considerations; and
- (i) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

30.4.3 Frontage and access

This standard applies to the use classes specified in [Table 30.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 6m.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
- (b) whether any other land has a right-of-carriageway as its sole or principal means access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;.
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area;
- (h) the functionality and usability of the frontage;
- (i) the anticipated nature of the vehicles likely to access the site;
- (j) the ability to manoeuvre vehicles on the site;
- (k) the accessibility for vehicles; and
- (l) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority

30.4.4 Discharge of stormwater

This standard applies to the use classes specified in [Table 30.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

Performance Criteria

P1

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;
- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
 - the additional runoff from the subdivision
- (g) development and likely future development of the land; and
 - any onsite storage devices, detention basins or
- (h) other water sensitive urban design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
 - the additional runoff from the subdivision
- (f) development and likely future development of the land; and
 - any onsite storage devices, detention basins or
- (g) other water sensitive urban design techniques within the subdivision.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

30.4.5 Water and sewerage services

This standard applies to the use classes specified in [Table 30.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria**P1**

Where reticulated water services are not proposed to be connected it must be demonstrated that the lots are in a locality where reticulated services are not available or capable of being connected.

P2

Where reticulated sewerage services are not proposed to be connected, it must be demonstrated that the lots are capable of accommodating an on-site wastewater management system for the intended use which does not have adverse environmental impacts.

Table 30.4 Application of development standards to use classes

Clause	Use class
30.4.1	All use classes
30.4.2 to 30.4.5	Applies to subdivision development for all use classes

31.0 Port and Marine Zone

This zone was not used in this planning scheme

32.0 Particular Purpose Zone 1 - Techno Park

32.1 Zone Purpose

32.1.1 Zone Purpose Statements

32.1.1.1

To provide for a range of uses and developments for research, development and assembly of high technology goods, information technology and communication services.

32.1.1.2

To provide for complementary uses and developments that support the above purpose.

32.1.2 Local Area Objectives

There are no local area objectives

32.1.3 Desired Future Character Statements

There are no local area character statements

32.2 Use Table

No Permit Required

Use Class

Natural and cultural values management
Passive recreation

Qualification

Permitted

Use Class

Business and professional services
Research and development
Utilities

Qualification

If for a call centre

If for minor utilities

Discretionary

Use Class

Business and professional services
Educational and occasional care
Food services
Manufacturing and processing
Service industry
Utilities

Qualification

If not for a restaurant

If for electronic technology, information technology or biotechnology.

If for electronic technology, information technology or biotechnology.

Prohibited

Use Class

All other uses

Qualification

32.3 Use Standards

32.3.1 External storage of goods

This standard applies to the use classes specified in [Table 32.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

(a) the nature of the use;

(b) type of goods, materials or waste proposed to be stored;

- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

32.3.2 Emissions impacting residential zones

This standard applies to the use classes specified in [Table 32.3](#).

Objective:

To ensure that emissions to air, land and water are not detrimental to the amenity of sensitive uses.

Acceptable Solutions

A1

Use must be set back from the boundary of the General Residential and Low Density Residential zones a distance of no less than 100m.

Performance Criteria

P1

The use must not adversely impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature of the proposed use;
- (b) the characteristics of the emissions;
- (c) the proximity and number of sensitive uses in the area;
- (d) the topography of the site;
- (e) background levels;
- (f) any mitigation measures proposed; and
- (g) the character of the surrounding area.

Table 32.3 Application of use standards to use classes

Clause	Use class
32.3.1 to 32.3.2	All use classes

32.4 Development Standards

32.4.1 Building height and setback

This standard applies to the use classes specified in [Table 32.4](#).

Objective:

To ensure that building height and setback is compatible with the character of the zone.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) 10m; or
- (b) the average of the building heights on the site or adjoining lots;

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the zone, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the allowable building heights;

whichever is greater.

- (e) the apparent height when viewed from roads and public places; and
- (f) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the zone having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the existing or proposed landscaping;
- (f) the safety of road users;
- (g) the access to the site for deliveries and service vehicles; and
- (h) the provision for car parking.

A2

Setback from a frontage must be no less than 15m.

P3

Buildings must be sited to be compatible with the character of the zone, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the existing buildings on the site;
- (f) the character of the surrounding area;
- (g) the access to the site for deliveries and service vehicles;
- (h) provision for car parking; and
- (i) any overshadowing of adjoining lots or public places.

A3

Setback from a side and rear boundaries must be no less than 15m.

32.4.2 Streetscape

This standard applies to the use classes specified in [Table 32.4](#).

Objective:

To ensure that development has an acceptable impact on the streetscape.

Acceptable Solutions

A1

Performance Criteria

P1

Excepting walls built to the lot boundary, new buildings or extensions to existing buildings must:

- (a) have external walls constructed with no less than 50% brick, concrete, masonry or glass;
- (b) have external walls, unless brick or glass, painted or finished with a texture coat;
- (c) have no less than 50% glazing to the external walls of the office components of the buildings;
- (d) be designed and orientated to ensure the main pedestrian entrance into the primary building is visible from the road; and
- (e) incorporate a protected (by kerb, landscaping, bollards or similar device) pedestrian pathway from the road to the main entrance to the building.

A2

Car parking must not be located within 15m of the frontage.

New buildings or extensions to existing buildings must be compatible with the streetscape, having regard to:

- (a) the topography of the site;
- (b) the nature of the use;
- (c) the visibility of the building from the road;
- (d) the external treatment and finish of buildings;
- (e) the building materials used in the surrounding area;
- (f) the visibility of the entrance to a building; and
- (g) safety and access for pedestrians.

P2

Car parking must be located to minimise visual impact on the streetscape, having regard to:

- (a) the topography of the site;
- (b) the nature of the use;
- (c) the number of car spaces;
- (d) the visibility of the car parking from the road;
- (e) the use of measures to mitigate impacts including screening and landscaping;
- (f) the location of car parking on adjoining sites; and
- (g) the character of the streetscape.

32.4.3 Fences

This standard applies to the use classes specified in [Table 32.4](#).

Objective:

To provide for fences that are appropriate to the site and character of the area.

Acceptable Solutions

A1.1

Fences must be no higher than:

- (a) 1.8m on a frontage; or
- (b) 2.1m on a side or rear boundary.

A1.2

Front fences higher than 1.2m must be 50% transparent.

A1.3

Front fences higher than 1.2m must be located no less than 1m from the frontage, and the setback landscaped between the frontage and the fence.

Performance Criteria

P1

Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the streetscape, having regard to:

- (a) the topography of the site;
- (b) the need for security;
- (c) the materials and finish of the proposed fence;
- (d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or reserve;
- (e) any overshadowing; and
- (f) the character of the streetscape and surrounding area.

32.4.4 Site landscaping

This standard applies to the use classes specified in [Table 32.4](#).

Objective:

To ensure that new development provides acceptable levels of site landscaping.

Acceptable Solutions

A1

New buildings or extensions with a gross floor area greater than 100m² or 50% of the existing gross floor area, whichever is less, must:

- (a) landscape an area within the front setback of no less than the 50% of that area; and
- (b) provide a minimum of 1 tree capable of growing to a height of no less than 10m planted for every 250m² of site area. Trees must be located within a minimum 3m diameter landscaped area;

Performance Criteria

P1

Landscaping must improve the amenity and appearance of the site and the streetscape, having regard to:

- (a) the topography of the site;
- (b) the existing vegetation on the site;
- (c) shade for users of the site and car parking areas;
- (d) the location, type and growth of the proposed vegetation;
- (e) the area set aside for landscaping and its suitability;
- (f) the design, locations and visibility of buildings and other works;
- (g) the operational needs of the proposed use; and
- (h) the character of the streetscape and surrounding area.

32.4.5 Lot size and dimensions

This standard applies to the use classes specified in [Table 32.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 5 000m²; and
- (b) be able to contain 50m diameter circle with the centre of the circle no greater than 50m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) be required for public use by the Crown, an agency, or a corporation all the shares of which

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;

- are held by Councils or a municipality; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in the area; and
- (g) future use or development of the site or adjoining land.

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the use of the adjoining lots;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) compatibility with the existing pattern of development in the area;
- (i) the orientation of the lot;
- (j) access considerations; and
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

A2

Subdivision must not be located on the boundary of the General Residential and Low Density Residential zones.

32.4.6 Frontage and access

This standard applies to the use classes specified in [Table 32.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 20m.

- whether any other land has a right-of-
- (b) carriageway as its sole or principal means access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area;
- (h) the anticipated nature of the vehicles likely to access the site;
- (i) the ability to manoeuvre vehicles on the site;
- (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (k) the advice of the road authority.

A2

No acceptable solution.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

32.4.7 Discharge of stormwater

This standard applies to the use classes specified in [Table 32.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision,

Performance Criteria**P1**

All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the location of building areas within the site;
- (d) the topography of the site;

including roads, must be capable of connecting to a public stormwater system.

- (e) the characteristics of the site, including rainfall;
- (f) the development on the site and adjoining land;
- the additional runoff from the subdivision
- (g) development and likely future development of the land; and
- any onsite storage devices, detention basins or
- (h) other water sensitive urban design techniques within the subdivision.

P2

Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to:

- (a) the location of the discharge point (if any);
- (b) the stormwater flow paths both internal and external to the site;
- (c) the topography of the site;
- (d) the characteristics of the site, including rainfall;
- (e) the development of the site;
- the additional runoff from the subdivision
- (f) development and likely future development of the land; and
- any onsite storage devices, detention basins or
- (g) other water sensitive urban design techniques within the subdivision.

A2

The Council’s General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

32.4.8 Water and sewerage services

This standard applies to the use classes specified in [Table 32.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

Table 32.4 Application of development standards to use classes

Clause	Use class
32.4.1 to 32.4.4	All use classes
32.4.5 to 32.4.8	Applies to subdivision development for all use classes

33.0 Particular Purpose Zone 2 - Coats Patons Complex

33.1 Zone Purpose

33.1.1 Zone Purpose Statements

33.1.1.1

To provide for the reuse of the Coats Patons complex primarily for a mix of worship and community activities, providing for the social wellbeing or health of the community, including the carrying out or administration of community based services.

33.1.1.2

To provide for the continued use of light industrial activities, service industry activities, vehicle parking, hospital services and wood product manufacture, where these uses do not adversely impact on the amenity of the surrounding area.

33.1.1.3

To provide opportunity for commercial or business activities at a scale where this will not threaten the established activity centre hierarchy.

33.1.1.4

To provide for residential uses capable of co-existing with the mix of non-residential uses permitted to operate within the zone.

33.1.2 Local Area Objectives

There are no local area objectives

33.1.3 Desired Future Character Statements

There are no local area character statements

33.2 Use Table

No Permit Required

Use Class

Natural and cultural values management
Passive recreation

Qualification

Permitted

Use Class

Business and professional services
Community meeting and entertainment
Educational and occasional care
Research and development
Residential
Sport and Recreation
Storage
Utilities

Qualification

If less than 100m² gross floor area and not directly part of another
Business and professional services use on the site.

If not adjoining Manufacturing and processing.

If not for outdoor recreation.

If for self storage, vehicle, caravan or boat storage

If for minor utilities

Discretionary

Use Class

Business and professional services
Food services
General retail and hire
Hospital Services
Manufacturing and processing
Residential
Service industry
Sport and recreation
Storage
Tourist operation
Utilities
Visitor accommodation

Qualification

If for a local shop

Prohibited

Use Class

All other uses

Qualification

33.3 Use Standards

33.3.1 Hours of operation

This standard applies to the use classes specified in [Table 33.3](#).

Objective:

To ensure that non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Commercial vehicles must only operate between 6.00am and 10.00pm.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and despatch of goods and materials; and
- (c) the existing levels of amenity.

33.3.2 Noise levels

This standard applies to the use classes specified in [Table 33.3](#).

Objective:

To ensure that noise emissions from uses do not cause an unreasonable loss of amenity to adjoining sensitive uses.

Acceptable Solutions

A1

For no permit required or permitted uses.

Performance Criteria

P1

Noise levels generated by a use on the site must not unreasonably impact on the amenity of sensitive uses within the site and within the adjoining locality, having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) the topography of the site;
- (d) the separation between the noise emission and the sensitive use;
- (e) the degree of screening between the noise source and adjoining sensitive uses; and
- (f) the character of the surrounding area.

Table 33.3 Application of use standards to use classes

Clause	Use class
33.3.1 to 33.3.2	Community meeting and entertainment, Food services, Hospital Services, Manufacturing and processing, Research and development, Service industry, Sport and recreation, Storage, Tourist operation, Utilities, if not for minor utilities, and Visitor accommodation.

33.4 Development Standards

33.4.1 Building height and setbacks

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To ensure that building height and setback is compatible with the character of the zone.

Acceptable Solutions**A1**

Building height must be no greater than 10m.

A2

Setback from a frontage must be no less 5.5m.

A3

Setback from side and rear boundaries must be no less than 3m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.

Performance Criteria**P1**

Building height must be compatible with the streetscape and character of the zone, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the allowable building heights;
- (e) the apparent height when viewed from roads and public places; and
- (f) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the zone having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the existing or proposed landscaping;
- (f) the safety of road users;
- (g) the access to the site for deliveries and service vehicles; and
- (h) provision for car parking.

P3

Buildings must be sited to be compatible with the character of the zone, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the appearance when viewed from roads and public places;
- (f) the existing buildings on the site;
- (g) the access to the site for deliveries and service vehicles;

- (h) provision for car parking;
- (i) any overshadowing of adjoining lots or public places; and
- (j) the character of the surrounding area.

33.4.2 Location of car parking

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To ensure that car parking:

- (a) avoids parking and traffic difficulties in the surrounding area; and
- (b) does not detract from the streetscape.

Acceptable Solutions

A1

Car parking must be located:

- (a) within the building structure; or
- (b) behind the building.

A2

The total width of the door or doors on a garage facing a frontage must be no wider than 6m.

Performance Criteria

P1

Car parking must be located to minimise its visibility from a road, having regard to:

- (a) the existing streetscape;
- (b) the location of the car parking;
- (c) vehicle and pedestrian traffic safety;
- (d) measures to screen parking; and
- (e) any landscaping proposed.

P2

Garage doors should not be a visually dominant element in the streetscape and must be designed, having regard to:

- (a) the location of existing buildings on the site;
- (b) the existing streetscape; and
- (c) the design and locations of garages in the surrounding area.

33.4.3 Daylight to windows

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To allow adequate daylight into habitable room windows.

Acceptable Solutions

A1

Where the minimum distance between:

- (a) a new window in a habitable room and an existing building; or
- (b) a new building constructed directly opposite an existing habitable room window,

Performance Criteria

P1

Buildings must provide for adequate levels of daylight to habitable rooms and existing windows within adjoining buildings, having regard to:

- (a) the level of daylight available to the habitable rooms;
- (b) any existing vegetation; and

is less than 3m, a light court with an area of no less than 3m² and dimension of no less than 1m clear to the sky must be provided. (c) the topography of the site.

33.4.4 Private open space

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To provide adequate and useable private open space for the needs of residents.

Acceptable Solutions

A1

Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising:

- (a) on the ground floor, 24m² with a horizontal dimension of no less than 3m; or
- (b) wholly above ground floor, 8m² with a horizontal dimension of no less than 2m; or
- (c) a roof-top area, 10m² with a horizontal dimension of no less than 2m.

A2

Private open space must receive no less than 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.

Performance Criteria

P1

Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents, having regard to:

- (a) the size and usability of the private open space;
- (b) the accessibility of the private open space;
- (c) the availability of common open space;
- (d) the availability of and access to public open space;
- (e) the orientation of the lot to the road; and
- (f) the ability of the private open space to receive adequate solar access.

P2

Private open space must receive adequate sunlight having regard to:

- (a) the topography of the site;
- (b) site constraints, including any vegetation;
- (c) the orientation and shape of the site; and
- (d) the location and size of buildings on the site and adjoining lots.

33.4.5 Overshadowing of private open space

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To ensure new buildings do not unreasonably overshadow existing private open space.

Acceptable Solutions

A1.1

Where new buildings reduce sunlight to the private open space of an existing dwelling, no less than 75% of the private open space must receive no less than 4 hours of sunlight on 21 June; and

A1.2

Where less than 75% of the existing private open space receives 4 hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.

Performance Criteria

P1

New buildings must not unreasonably overshadow existing private open space, having regard to:

- (a) the impact on the amenity of existing dwellings;
- (b) sunlight penetration to the private open space of the existing dwelling;
- (c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and
- (d) the effect of a reduction in sunlight on the existing use of the private open space.

33.4.6 Storage

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To provide adequate storage facilities for each dwelling.

Acceptable Solutions

A1

Each dwelling must have access to no less than 6 cubic metres of dedicated, secure storage space not located between the primary frontage and the facade of a dwelling.

Performance Criteria

P1

Each dwelling must provide adequate storage for the reasonable needs of residents, having regard to:

- (a) the size and type of dwelling proposed;
- (b) the location, type, and size of storage proposed;
- (c) the availability, accessibility and convenience of the storage proposed;
- (d) any common or other types of storage on the site; and
- (e) the existing streetscape.

33.4.7 Common property

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To ensure that common areas are easily identified.

Acceptable Solutions

A1

Site drawings must clearly delineate private and common areas, including:

- (a) driveways;
- (b) parking spaces, including visitor parking spaces;
- (c) landscaping and gardens;
- (d) mailboxes; and
- (e) storage for waste and recycling bins.

Performance Criteria

P1

No performance criteria.

33.4.8 Lot size and dimensions

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts on amenity.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision,

Performance Criteria

P1

must have a minimum area of no less than 1 000m²;
or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential and Inner Residential zones.

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in an area; and
- (g) the future use or development of the site or adjoining land.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the use of the adjoining lots;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) compatibility with the existing pattern of development in an area;
- (i) the orientation of the lot;
- (j) access considerations; and
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

33.4.9 Frontage and access

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 6m.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
- (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area;
- (h) the anticipated nature of the vehicles likely to access the site;
- (i) the ability to manoeuvre vehicles on the site;
- (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (k) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

33.4.10 Discharge of stormwater

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

Performance Criteria

P1

No performance criteria.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

P2

No performance criteria.

33.4.11 Water and sewerage services

This standard applies to the use classes specified in [Table 33.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria**P1**

No performance criteria.

P2

No performance criteria.

Table 33.4 Application of development standards to use classes

Clause	Use class
33.4.1 to 33.4.2	All use classes
33.4.3 to 33.4.7	Residential use class and residential components of mixed use development.
33.4.8 to 33.4.11	Applies to subdivision development for all use classes

34.0 Particular Purpose Zone 3 - Seaport

34.1 Zone Purpose

34.1.1 Zone Purpose Statements

- 34.1.1.1 To provide for the re-development of the North Esk River edge and adjacent land, whilst providing for greater public access and use of the North Esk and Tamar River frontages.
- 34.1.1.2 To provide for a range of tourist, recreational and residential uses and developments.
- 34.1.1.3 To provide for a range of commercial and retail uses in support of the tourism, recreational and residential uses.

34.1.2 Local Area Objectives

There are no local area objectives

34.1.3 Desired Future Character Statements

There are no local area character statements

34.2 Use Table

No Permit Required

Use Class

Natural and cultural values management
Passive recreation

Qualification

Permitted

Use Class

Community meeting and entertainment
Food services
Residential
Sports and recreation
Tourist operation
Utilities
Visitor accommodation

Qualification

If for minor utilities.

Discretionary

Use Class

Business and professional services
General retail and hire
Hotel Industry
Pleasure boat facility
Utilities

Qualification

Must not exceed a gross floor area of 250m²

Prohibited

Use Class

All other uses

Qualification

34.3 Use Standards

34.3.1 Hours of operation

This standard applies to the use classes specified in [Table 34.3](#).

Objective:

To ensure that non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

Commercial vehicles must only operate between 6.00am and 10.00pm

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and despatch of goods and materials; and
- (c) the existing levels of amenity.

34.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 34.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

34.3.3 Noise levels

This standard applies to the use classes specified in [Table 34.3](#).

Objective:

To ensure that noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Noise generated by a use on the site must:

- (a) not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or
- (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.

Performance Criteria

P1

Noise levels from use on the site must not unreasonably impact on the amenity of nearby sensitive uses having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) the topography of the site;
- (d) the separation between the noise emission and the sensitive use;
- (e) the degree of screening between the noise source and adjoining sensitive uses; and
- (f) the character of the surrounding area.

Table 34.3 Application of use standards to use classes

Clause	Use class
34.3.1 to 34.3.3	Community meeting and entertainment, Food services, Hotel industry, Pleasure boat facility, Sport and recreation, Tourist operation, Utilities, if not for minor utilities, and Visitor accommodation.

34.4 Development Standards

34.4.1 Site coverage

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To ensure that site coverage:

- (a) is compatible with the character of the zone; and
- (b) provides sufficient area for private open space and landscaping.

Acceptable Solutions

A1

Site coverage must be no greater than 40%.

Performance Criteria

P1

Site coverage must have regard to:

- (a) the size and shape of the site;
- (b) existing buildings and any constraints imposed by existing development;
- (c) provision for landscaping and private open space;
- (d) the site coverage of adjacent lots; and
- (e) the character of the zone.

34.4.2 Building height, setback and siting

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To ensure that building height setback and siting is compatible with the character of the zone.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) 10m; or
 - (b) 1m greater than the average of the building heights on the site or immediately adjoining lots;
- which ever is the greater.

Performance Criteria

P1

Building height must be compatible with the character of the zone, having regard to:

- (a) the height of buildings on the site, adjoining lots and adjacent lots;
- (b) the bulk and form of existing and proposed buildings;
- (c) the allowable building heights;
- (d) the apparent height when viewed from roads and public places; and
- (e) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the

A2.1

Buildings must be contained within a building envelope determined by a:

- (a) setback of 8m from the North Esk boardwalk;
- (b) setback of 10m from a road; and
- (c) setback of 1.5m from side boundaries; and

A2.2

Protrusions such as eaves, steps, porches, and awnings may extend horizontally beyond the building envelope no more than 0.6 m.

character of the zone, having regard to:

- (a) the setback of surrounding buildings;
- (b) the height, bulk and form of existing and proposed buildings;
- (c) the appearance when viewed from a road or public land;
- (d) reduction in sunlight to a habitable room of a dwelling;
- (e) overshadowing of the private open space of a dwelling;
- (f) any overshadowing of adjoining lots or public places; and
- (g) the character of the surrounding area.

34.4.3 Location of car parking

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To ensure that car parking:

- (a) does not detract from the streetscape; and
- (b) provides for vehicle and pedestrian safety.

Acceptable Solutions**A1.1**

Car parking for residential development must be located:

- (a) within the building structure; or
- (b) between the building and the frontage to Home Point Parade or Seaport Boulevard.

A1.2

Garages and carports must be setback no less than 3m from a road.

A1.3

Vehicular access must only be provided to or from a road.

Performance Criteria**P1**

Car parking must be located to minimise its visibility from a road, having regard to:

- (a) the existing streetscape;
- (b) the location of the car parking;
- (c) vehicle and pedestrian traffic safety;
- (d) measures to screen parking; and
- (e) any landscaping proposed.

34.4.4 Active ground floors

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity.

Acceptable Solutions**A1**

New buildings with non-residential uses on ground floors must:

Performance Criteria**P1**

New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) have clear glazing, display windows or glass doorways for a minimum of 80% of all ground floor facades to, roads, malls, laneways or arcades;
- (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;
- (c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and
- (d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

- (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

A2

Alterations to ground floor facades of non-residential buildings must not:

- (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations;
- (b) have security grilles or screens that obscure the ground floor facade;
- (c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and
- (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

P2

Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screen or obscure all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and
- (d) minimise the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

A3

The total width of the door or doors on a garage facing a frontage must be no wider than 6m.

P3

Garage doors should not be a visually dominant element in the streetscape and must be designed, having regard to:

- (a) the location of existing buildings on the site;
- (b) the existing streetscape; and
- (c) the design and locations of garages in the surrounding area;

34.4.5 Daylight to windows

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To allow adequate daylight into habitable room windows.

Acceptable Solutions

A1

Where the minimum distance between:

Performance Criteria

P1

Buildings must provide for adequate levels of daylight to habitable rooms and existing windows

- (a) a new window in a habitable room and an existing building; or
- (b) a new building constructed directly opposite an existing habitable room window,

is less than 3m, a light court with an area of no less than 3m² and dimension of no less than 1m clear to the sky must be provided.

within adjoining buildings, having regard to:

- (a) the level of daylight available to the habitable rooms;
- (b) any existing vegetation; and
- (c) the topography of the site.

34.4.6 Private open space

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To provide adequate and useable private open space for the needs of residents.

Acceptable Solutions

A1

Dwellings must have an area of private open space with direct access from a habitable room other than a bedroom, comprising:

- (a) on the ground floor, 24m² with a horizontal dimension of no less than 3m; or
- (b) wholly above ground floor, 8m² with a horizontal dimension of no less than 2m; or
- (c) a roof-top area, 10m² with a horizontal dimension of no less than 2m.

A2

Private open space must receive no less than 4 hours of direct sunlight on 21 June to 50% of the designated private open space area.

Performance Criteria

P1

Dwellings must be provided with sufficient private open space to meet the reasonable needs of the residents having regard to:

- (a) the size and useability of the private open space;
- (b) the accessibility of the private open space;
- (c) the availability of common open space;
- (d) the availability of and access to public open space;
- (e) the orientation of the lot to the road; and
- (f) the ability of the private open space to receive adequate solar access.

P2

Private open space must receive adequate sunlight having regard to:

- (a) the topography of the site;
- (b) site constraints, including any vegetation;
- (c) the orientation and shape of the site; and
- (d) the location and size of buildings on the site and adjoining lots.

34.4.7 Overshadowing of private open space

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To ensure new buildings do not unreasonably overshadow existing private open space.

Acceptable Solutions

A1.1

Where new buildings reduce sunlight to the private open space of an existing dwelling, no less than

Performance Criteria

P1

New buildings must not unreasonably overshadow existing private open space, having regard to:

- (a) the impact on the amenity of existing dwellings;

75% of the private open space must receive no less than 4 hours of sunlight on 21 June; and

A1.2

Where less than 75% of the existing private open space receives 4 hours of sunlight on 21 June, new buildings must not further reduce the amount of sunlight.

(b) sunlight penetration to the private open space of the existing dwelling;

(c) the time of day and the duration that sunlight is available to the private open space of the existing dwelling; and

(d) the effect of a reduction in sunlight on the existing use of the private open space.

34.4.8 Storage

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To provide adequate storage facilities for each dwelling.

Acceptable Solutions

A1

Each dwelling must have access to no less than 6 cubic metres of dedicated, secure storage space not located between the primary frontage and the facade of a dwelling.

Performance Criteria

P1

Each dwelling must provide adequate storage for the reasonable needs of residents, having regard to:

(a) the size and type of dwelling proposed;

(b) the location, type, and size of storage proposed;

(c) the availability, accessibility and convenience of the storage proposed;

(d) any common or other types of storage on the site; and

(e) the existing streetscape.

34.4.9 Common property

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To ensure that common areas are easily identified.

Acceptable Solutions

A1

Site drawings must clearly delineate private and common areas, including:

(a) driveways;

(b) parking spaces, including visitor parking spaces;

(c) landscaping and gardens;

(d) mailboxes; and

(e) storage for waste and recycling bins.

Performance Criteria

P1

No performance criteria.

34.4.10 Lot size and dimensions

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To ensure the area and dimensions of lots are appropriate for the zone.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must have a minimum area of no less than 500m²; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in an area; and
- (g) the future use or development of the site or adjoining land.

34.4.11 Frontage and access

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 6m.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
- (b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area;
- (h) the functionality and usability of the frontage;
- (i) the anticipated nature of the vehicles likely to access the site;

- (j) the ability to manoeuvre vehicles on the site;
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (l) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

A2

No acceptable solution.

34.4.12 Discharge of stormwater

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

34.4.13 Water and sewerage services

This standard applies to the use classes specified in [Table 34.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

Table 34.4 Application of development standards to use classes

Clause	Use class
34.4.1 to 34.4.4	All use classes
34.4.5 to 34.4.9	Residential use class and residential components of mixed use development.
34.4.10 to 34.4.13	Applies to subdivision development for all use classes

35.0 Particular Purpose Zone 4 - Inveresk Site

35.1 Zone Purpose

35.1.1 Zone Purpose Statements

- 35.1.1.1 To provide for re-use and redevelopment of the zone for a range of cultural, educational, recreational and public purpose uses.
- 35.1.1.2 To provide for residential uses and developments associated with and supporting educational uses within the zone.
- 35.1.1.3 To locate use and development appropriately within the precincts of the zone.

35.1.2 Local Area Objectives

The area contains 4 local area precincts as shown on Figure 35.1.2 to this zone.

Open space precinct	To provide an open space and recreational use area linking the existing York Park and Invermay Park to the North Esk River. The area is to be retained as an area for public use and for events ranging from an Agricultural Show, outdoor exhibitions and displays, open air markets and general recreational activities.
Cultural and public purpose precinct	To ensure re-use of existing buildings for a range of cultural, educational and recreational activities. Principal users may be the University of Tasmania, the Queen Victoria Museum and Art Gallery. Buildings are to be retained and redeveloped in accordance with their heritage values and status as outlined in the Launceston Railways Workshop Conservation Plan.
Recreational and leisure precinct	To provide a range of sporting and recreational facilities including Aurora stadium and Invermay Park.
Residential and commercial precinct	To provide opportunities for commercial developments on the southern and central portion of the site to complement the redevelopment within the other precincts. To provide for the development of residential uses associated with and supporting the educational activities within the zone.

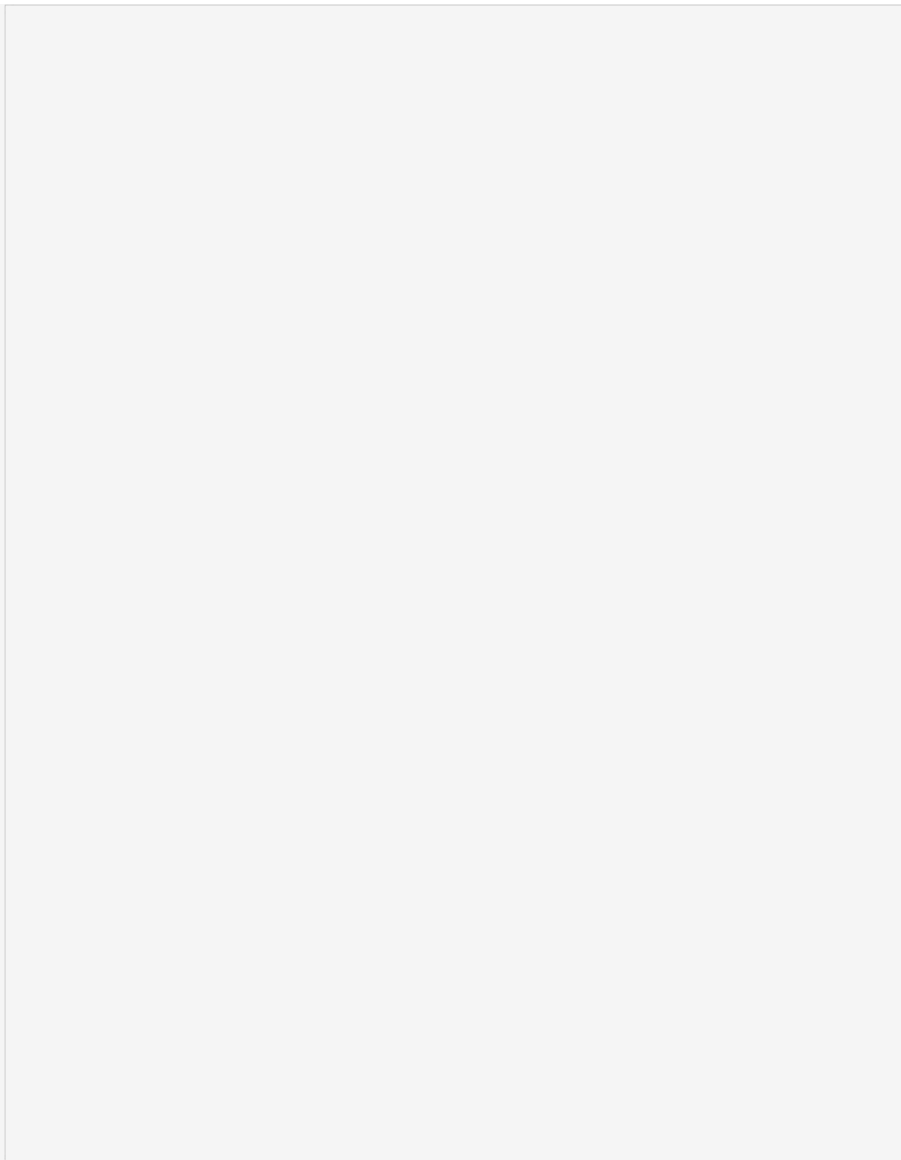


Figure 35.1.2 - Precinct Map

35.1.3 Desired Future Character Statements

There are no desired future character statements

35.1.4 Precinct map - LISTmap

35.2 Use Table

No Permit Required

- Use Class**
- Natural and cultural values management
- Passive recreation

Qualification

Permitted

- Use Class**
- Business and professional Services
- Community meeting and entertainment
- Food Services
- Research and development
- Residential
- Sports and recreation

Qualification

- If in the Residential and commercial precinct or the Cultural and public purpose precinct.
- If in the Residential and commercial precinct or the Cultural and public purpose precinct.
- If in the Residential and commercial precinct or the Cultural and public purpose precinct.
- If in association with educational uses in the Residential and commercial precinct or the Cultural and public purpose precinct.

Utilities	If for minor utilities
Vehicle parking	
Discretionary Use Class	Qualification
Community meeting and entertainment	If in the Open space precinct.
Educational and occasional care	
	If for:
General retail and hire	(a) a market; or
	(b) local shop.
Utilities	
Visitor accommodation	If in the Residential and commercial precinct.
Prohibited Use Class	Qualification
All other uses	

35.3 Use Standards

35.3.1 Hours of operation

This standard applies to the use classes specified in [Table 35.3](#).

Objective:

To ensure that non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses

Acceptable Solutions

A1

Commercial vehicles must only operate between 6.00am and 10.00pm.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- the hours of delivery and dispatch of goods and
- (b) materials; and
- (c) the existing levels of amenity.

35.3.2 Noise levels

This standard applies to the use classes specified in [Table 35.3](#).

Objective:

To ensure that noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Noise generated by a use on the site must:

- (a) not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or
- (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.

Performance Criteria

P1

Noise levels from use on the site must not unreasonably impact on the amenity of nearby sensitive uses having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) the topography of the site;
- (d) the separation between the noise emission and the sensitive use;
- (e) the degree of screening between the noise source and adjoining sensitive uses; and

- (f) the characteristics of the surrounding area.

Table 35.3 Application of use standards to use classes

Clause	Use class
35.3.1 to 35.3.2	Community meeting and entertainment, Educational and occasional care, Food services, Research and development, Sport and recreation and Visitor accommodation.

35.4 Development Standards

35.4.1 Building height

This standard applies to the use classes specified in [Table 35.4](#).

Objective:

To ensure that development on the site is compatible with the character of the local area precinct.

Acceptable Solutions

A1

No acceptable solutions.

Performance Criteria

P1

The height of buildings must be compatible with surrounding development, having regard to:

- (a) consistency with the local area objectives;
- (b) the topography of the site;
- (c) the height of buildings on the site, adjoining lots and adjacent lots;
- (d) the bulk and form of existing and proposed buildings;
- (e) the apparent height when viewed from roads and public places; and
- (f) any overshadowing of adjoining lots or public places.

35.4.2 Location of car parking

This standard applies to the use classes specified in [Table 35.4](#).

Objective:

To ensure that car parking is compatible with the character of the local area precinct.

Acceptable Solutions

A1

Car parking must be located within the building structure.

Performance Criteria

P1

Car parking must be located to minimise its visibility, having regard to:

- (a) the character of the local area precinct;
- (b) the location of the car parking;
- (c) vehicle and pedestrian traffic safety;
- (d) any measures to screen parking; and
- (e) any landscaping proposed.

35.4.3 Active ground floors

This standard applies to the use classes specified in [Table 35.4](#).

Objective:

To ensure that building facades promote and maintain high levels of pedestrian interaction and amenity

Acceptable Solutions

A1

New buildings with non-residential uses on ground floors must:

- (a) have clear glazing, display windows or glass doorways for a minimum of 80% of all ground floor facades to, roads, malls, laneways or arcades;
- (b) not have security grilles or screens that obscure the ground floor facades to roads, malls, laneways or arcades;
- (c) not have mechanical plant or equipment, such as air conditioning units or heat pumps located on the facade; and
- (d) not have blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

A2

Alterations to ground floor facades of non-residential buildings must not:

- (a) reduce the level of glazing on a facade to a road, mall, laneway or arcade that is present prior to alterations;
- (b) have security grilles or screens that obscure the ground floor facade;
- (c) introduce new or additional mechanical plant or equipment such as air-conditioning units or heat pumps located on the facade; and
- (d) increase blank walls, signage panels or blocked out windows, wider than 2m on ground floor facades to roads, malls, laneways or arcades.

Performance Criteria

P1

New buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) an adequate level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

P2

Alterations to ground floor facades of non-residential buildings must be designed to maximise interaction between the use of the building and pedestrians, having regard to:

- (a) the level of glazing, openness and transparency on the ground floor facades to roads, malls, laneways or arcades;
- (b) the potential for security grilles or screens to reduce the amenity of the building or reduce levels of interaction with the public;
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps so as they are not recognisable or visible from ground level public view points; and
- (d) minimising the area of all blank walls, signage panels or blocked out windows on ground floor facades to roads, malls, laneways or arcades.

35.4.4 Lot size and dimensions

This standard applies to the use classes specified in [Table 35.4](#).

Objective:

To ensure the area and dimensions of lots are appropriate for the zone.

Acceptable Solutions

A1.1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 500m²; and
- be able to contain a 15m diameter circle with

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions

- (b) the centre of the circle no more 15m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

35.4.5 Frontage and access

This standard applies to the use classes specified in [Table 35.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 6m.

suitable for its intended use, having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in an area; and
- (g) the future use or development of the site or adjoining land.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any; whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the functionality and usability of the frontage;
- (h) the anticipated nature of the vehicles likely to access the site;
- (i) the ability to manoeuvre vehicles on the site;
- (j) the accessibility for vehicles providing for

- (k) supplies, waste removal, emergency services and public transport; and
- (l) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

A2

No acceptable solution.

35.4.6 Discharge of stormwater

This standard applies to the use classes specified in [Table 35.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

35.4.7 Water and sewerage services

This standard applies to the use classes specified in [Table 35.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

Table 35.4 Application of development standards to use classes

Clause Use class

35.4.1 to 35.4.3 All use classes

35.4.4 to 35.4.7 Applies to subdivision development for all use classes

36.0 Particular Purpose Zone 5 - University of Tasmania, Newnham Campus

36.1 Zone Purpose

36.1.1 Zone Purpose Statements

- 36.1.1.1 To provide for a range of uses and developments to facilitate tertiary education and research.
- 36.1.1.2 To provide for accommodation for students, visitors and staff.
- 36.1.1.3 To provide for complementary uses that facilitate the primary purposes of the zone.

36.1.2 Local Area Objectives

There are no local area objectives

36.1.3 Desired Future Character Statements

There are no desired future character statements.

36.2 Use Table

No Permit Required

Use Class

Natural and cultural values management
Passive recreation

Qualification

Permitted

Use Class

Business and professional services
Community meeting and entertainment

Qualification

General retail and hire

If for
(a) the sale of books, stationery, educational equipment; or
(b) a local shop.

Educational and occasional care
Research and development
Sports and recreation
Utilities

If for minor utilities

Discretionary

Use Class

Food services
General retail and hire
Hotel industry
Manufacturing and processing
Residential
Utilities
Visitor accommodation

Qualification

If for student or university staff accommodation.

Prohibited

Use Class

All other uses

Qualification

36.3 Use Standards

36.3.1 Hours of operation

This standard applies to the use classes specified in [Table 36.3](#).

Objective:

To ensure that non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

Performance Criteria

P1

A1

Commercial vehicles must only operate between 6.00am and 10.00pm.

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and despatch of goods and materials; and
- (c) the existing levels of amenity.

36.3.2 Noise levels

This standard applies to the use classes specified in [Table 36.3](#).

Objective:

To ensure that noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions**A1**

Noise generated by a use on the site must:

- (a) not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or
- (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.

Performance Criteria**P1**

Noise levels from use on the site must not unreasonably impact on the amenity of nearby sensitive uses having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) the topography of the site;
- (d) the separation between the noise emission and the sensitive use;
- (e) the degree of screening between the noise source and adjoining sensitive uses; and
- (f) the character of the surrounding area.

36.3.3 External storage of goods

This standard applies to the use classes specified in [Table 36.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions**A1**

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria**P1**

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

Table 36.3 Application of use standards to use classes

Clause	Use class
36.3.1 to 36.3.3	Community meeting and entertainment, Educational and occasional care, Food services, Hotel industry, Manufacturing and processing, Research and development, Sport and recreation, Utilities, if not for minor utilities, and Visitor accommodation.

36.4 Development Standards

36.4.1 Building height and setback

This standard applies to the use classes specified in [Table 36.4](#).

Objective:

To ensure that building height and setback is compatible with the character of the zone.

Acceptable Solutions

A1

Building height must be no greater than 14m.

A2

Setback from a frontage must be no less 15m.

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the zone, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the allowable building heights;
- (e) the apparent height when viewed from roads and public places; and
- (f) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the zone, having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the existing or proposed landscaping;
- (f) the safety of road users;
- (g) the access to the site for deliveries and service vehicles; and
- (h) the provision for car parking.

P3

Buildings must be sited to be compatible with the character of the zone, having regard to:

A3

Setback from a side and rear boundaries must be no less than 15m.

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height, bulk and form of existing and proposed buildings;
- (e) the existing buildings on the site;
- (f) the character of the surrounding area;
- (g) the access to the site for deliveries and service vehicles;
- (h) the provision for car parking; and
- (i) any overshadowing of adjoining lots or public places.

36.4.2 Lot size and dimensions

This standard applies to the use classes specified in [Table 36.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts.

Acceptable Solutions**A1.1**

- Each lot, or a lot proposed in a plan of subdivision, must have a minimum area of no less than 1 000m²; and
- (a)

- (b) be able to contain a 25m diameter circle with the centre of the circle no more than 30m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or

- (b) be required for the provision of public utilities; or

- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

Performance Criteria**P1**

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in an area; and
- (g) the future use or development of the site or adjoining land.

A2

Subdivision must not be located on the boundary of the Inner Residential zone.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the use of the adjoining lots;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) the existing pattern of development in an area;
- (i) the orientation of the lot;
- (j) access considerations; and
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport.

36.4.3 Frontage and access

This standard applies to the use classes specified in [Table 36.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 6m.

Performance Criteria**P1**

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, (if any);
- (b) whether any other land has a right-of-carriageway as its sole or principal means access over the frontage;
- (c) the number of immediately adjacent rights-of-carriageway;
- (d) the topography of the site;
- (e) the proposed use of the lot;
- (f) the construction and maintenance of the road;
- (g) the existing pattern of development in the surrounding area;

- (h) the functionality and usability of the frontage;
- (i) the anticipated nature of the vehicles likely to access the site;
- (j) the ability to manoeuvre vehicles on the site;
- (k) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (l) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;
- (d) the character of the area; and
- (e) the advice of the road authority.

A2

No acceptable solution.

36.4.4 Discharge of stormwater

This standard applies to the use classes specified in [Table 36.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

36.4.5 Water and sewerage services

This standard applies to the use classes specified in [Table 36.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision,

Performance Criteria

P1

No performance criteria.

P2

must be connected to a reticulated sewerage system.

No performance criteria.

Table 36.4 Application of development standards to use classes

Clause	Use class
36.4.1	All use classes
36.4.2 to 36.4.5	Applies to subdivision development for all use classes

37.0 Particular Purpose Zone 6 - Prospect Business Precinct

37.1 Zone Purpose

37.1.1 Zone Purpose Statements

37.1.1.1

To provide for a range of uses and developments that support business, government operations, education and research.

37.1.1.2

To provide for complementary uses that support, supply or facilitate the primary purpose.

37.1.2 Local Area Objectives

There are no local area objectives.

37.1.3 Desired Future Character Statements

There are no local area character statements.

37.2 Use Table

No Permit Required

Use Class

Natural and cultural values management
Passive recreation

Qualification

Permitted

Use Class

Business and professional services
Community meeting and entertainment
Educational and occasional care
Research and development
Sports and recreation

Qualification

Storage

If for self storage.

Utilities

If for minor utilities.

Discretionary

Use Class

Manufacturing and processing
Storage
Utilities

Qualification

Prohibited

Use Class

All other uses

Qualification

37.3 Use Standards

37.3.1 Hours of operation

This standard applies to the use classes specified in [Table 37.3](#).

Objective:

To ensure that non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Commercial vehicles must only operate between 6.00am and 10.00pm.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and despatch of goods and materials; and

(c) the existing levels of amenity.

37.3.2 External storage of goods

This standard applies to the use classes specified in [Table 37.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

37.3.3 Noise levels

This standard applies to the use classes specified in [Table 37.3](#).

Objective:

To ensure that noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Noise generated by a use on the site must:

- (a) not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or
- (b) be in accordance with any permit conditions required by the Environment Protection Authority or an environment protection notice issued by the Director of the Environment Protection Authority.

Performance Criteria

P1

Noise levels from use on the site must not unreasonably impact on the amenity of nearby sensitive uses having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) the topography of the site;
- (d) the separation between the noise emission and the sensitive use;
- (e) the degree of screening between the noise source and adjoining sensitive uses; and
- (f) the character of the surrounding area.

Table 37.3 Application of use standards to use classes

Clause	Use class
37.3.1 to 37.3.3	All use classes

37.4 Development Standards

37.4.1 Building height and setback

This standard applies to the use classes specified in [Table 37.4](#).

Objective:

To ensure that building height and setback is compatible with the character of the zone.

Acceptable Solutions

A1

Building height must be no greater than 10m

A2

Setback from a frontage must be no less than 15m.

A3

Performance Criteria

P1

Building height must be compatible with the streetscape and character of the zone, having regard to:

- (a) the topography of the site;
- (b) the height of buildings on the site, adjoining lots and adjacent lots;
- (c) the bulk and form of existing and proposed buildings;
- (d) the allowable building heights;
- (e) the apparent height when viewed from roads and public places; and
- (f) any overshadowing of adjoining lots or public places.

P2

Buildings must be sited to be compatible with the streetscape and character of the zone having regard to:

- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;
- (c) the height, bulk and form of existing and proposed buildings;
- (d) the appearance when viewed from roads and public places;
- (e) the existing or proposed landscaping;
- (f) the safety of road users;
- (g) the access to the site for deliveries and service vehicles; and
- (h) the provision for car parking.

P3

Buildings must be sited to be compatible with the character of the zone and not unreasonably impact on the amenity of adjoining sensitive uses, having regard to:

- (a) the topography of the site;
- (b) the size, shape, and orientation of the site;
- (c) the setbacks of surrounding buildings;

Setback from a side and rear boundaries must be no less than:

- (a) 1.5m; or
 - (b) 15m from the boundary of the General Residential and Low Density Residential zones.
- (d) the height, bulk and form of existing and proposed buildings;
 - (e) the existing buildings on the site;
 - (f) the character of the surrounding area;
 - (g) the access to the site for deliveries and service vehicles;
 - (h) provision for car parking;
 - (i) any overshadowing or overlooking of adjoining sensitive uses; and
 - (j) existing or proposed landscaping.

37.4.2 Streetscape

This standard applies to the use classes specified in [Table 37.4](#).

Objective:

To ensure that development has an acceptable impact on the streetscape.

Acceptable Solutions

A1

Excepting walls built to the lot boundary, new buildings or extensions to existing buildings visible from Westbury Road must:

- (a) have external walls constructed of no less than 50% brick, concrete, masonry or glass;
- (b) have external walls, unless brick or glass, painted or finished with a texture coat; and
- (c) have no less than 50% glazing to the external walls of the office component of the buildings.

A2

Car parking must not be located within 15m of a frontage.

Performance Criteria

P1

New buildings or extensions to existing buildings visible from Westbury Road must be compatible the Westbury Road streetscape, having regard to:

- (a) the topography of the site;
- (b) the nature of the use;
- (c) the visibility of the building from the road;
- (d) the external treatment and finish of buildings; and
- (e) the building materials used in the surrounding area.

P2

Car parking must be located to minimise visual impact in the streetscape, having regard to:

- (a) the topography of the site;
- (b) the nature of the use;
- (c) the number of car spaces;
- (d) the visibility of the car parking from the road;
- (e) the use of measures to mitigate impacts including screening and landscaping;
- (f) the location of car parking on adjoining sites; and
- (g) the character of the streetscape.

37.4.3 Fences

This standard applies to the use classes specified in [Table 37.4](#).

Objective:

To provide for fences that are appropriate to the site and character of the area.

Acceptable Solutions

A1.1

Fences must be no higher than:

- (a) 1.8m on a frontage; or
- (b) 2.1m on a side or rear boundary.

A1.2

Front fences higher than 1.2m must be 50% transparent.

A1.3

Front fences higher than 1.2m must be setback no less than 1m from the frontage and the setback landscaped between the frontage and the fence.

Performance Criteria

P1

Boundary fences must not have an unreasonable impact on the amenity of adjoining sites and the streetscape, having regard to:

- (a) the topography of the site;
- (b) the need for security;
- (c) the materials and finish of the proposed fence;
- (d) the need and opportunity for passive surveillance, particularly where the fence adjoins a road or reserve;
- (e) any overshadowing;
- (f) the character of the streetscape and surrounding area; and
- (g) the character of the surrounding area.

37.4.4 Site landscaping

This standard applies to the use classes specified in [Table 37.4](#).

Objective:

To ensure that new development provides acceptable levels of site landscaping.

Acceptable Solutions

A1

New buildings or extensions with a gross floor area greater than 100m² or 50% of the existing gross floor area, whichever is less, must:

- (a) landscape an area within the front setback of no less than the 50% of that area; and
- (b) provide a minimum of 1 tree capable of growing to a height of no less than 10m planted for every 250m² of site area. Trees must be located within a minimum 3m diameter landscaped area;

Performance Criteria

P1

Landscaping must improve the amenity and appearance of the site and the streetscape, having regard to:

- (a) the topography of the site;
- (b) existing vegetation on the site;
- (c) shade for users of the site and car parking areas;
- (d) the location, type and growth of the proposed vegetation;
- (e) the area set aside for landscaping and its suitability;
- (f) the design, locations and visibility of buildings and other works;
- (g) the operational needs of the proposed use;
- (h) the character of the streetscape; and
- (i) the character of the surrounding area.

37.4.5 Lot size and dimensions

This standard applies to the use classes specified in [Table 37.4](#).

Objective:

To ensure:

- (a) the area and dimensions of lots are appropriate for the zone; and
- (b) adjoining land, especially residential zones, is protected from adverse impacts.

Acceptable Solutions**A1.1**

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have a minimum area of no less than 1 000m²; and
- (b) be able to contain a 25m diameter circle with the centre of the circle no more than 30m from the frontage; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

A2

Subdivision must not be located on the boundary of the General Residential and Low Density Residential zone.

Performance Criteria**P1**

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in an area; and
- (g) the future use or development of the site or adjoining land.

P2

Each lot, or a lot proposed in a plan of subdivision, must be designed to minimise the potential for nuisance or loss of amenity for adjacent lots, having regard to:

- (a) the lot layout and design;
- (b) the existing pattern of development in the area;
- (c) the ability for buildings to be erected in accordance with the development standards;
- (d) the proposed use of the lot;
- (e) the use of the adjoining lots;
- (f) the topography of the site;
- (g) the physical separation to surrounding sensitive land uses;
- (h) the existing pattern of development in an area;
- (i) the orientation of the lot;

- (j) access considerations; and
- the accessibility for vehicles providing for
- (k) supplies, waste removal, emergency services and public transport.

37.4.6 Frontage and access

This standard applies to the use classes specified in [Table 37.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 6m.

A2

No acceptable solution.

Performance Criteria

P1

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 no less than 3.6m width, having regard to:

- (a) the width of frontage proposed, if any;
 - whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage;
- (b) the number of immediately adjacent rights-of-carriageway;
- (c) the topography of the site;
- (d) the proposed use of the lot;
- (e) the construction and maintenance of the road;
- (f) the existing pattern of development in the surrounding area;
- (g) the functionality and usability of the frontage;
- (h) the anticipated nature of the vehicles likely to access the site;
- (i) the ability to manoeuvre vehicles on the site;
- (j) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport; and
- (k) the advice of the road authority.

P2

Each lot, or a lot proposed in a plan of subdivision, must be capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians;

- (d) the character of the area; and
- (e) the advice of the road authority.

37.4.7 Discharge of stormwater

This standard applies to the use classes specified in [Table 37.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council’s General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

37.4.8 Water and sewerage services

This standard applies to the use classes specified in [Table 37.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

Table 37.4 Application of development standards to use classes

Clause	Use class
37.4.1 to 37.4.4	All use classes
37.4.5 to 37.4.8	Applies to subdivision development for all use classes

38.0 Particular Purpose Zone 7 - Boags Brewery

38.1 Zone Purpose

38.1.1 Zone Purpose Statements

38.1.1.1

To provide for the continued operation of the Boag's Brewery.

38.1.1.2

To provide for complementary uses and developments that support, supply or facilitate the operation of the brewery, including hospitality and tourism related use or development.

38.1.2 Local Area Objectives

The North Site occupies the entire block with almost continuous built frontages to Esplanade, Tamar, William and Shields Streets. See Figure 38.1.2.1.

The objective for the North Site is to maintain its function as a significant commercial brewery with operations including manufacturing, bottling, storage and administration.

The South Site faces north onto William Street, between Tamar and George Streets. See Figure 38.1.2.1.

The objective for the South Site is to provide for expansion and support of complementary activities to the brewery operations on the North Site and to provide for uses, including warehousing, storage, distribution, administration, tourism, hospitality, retail, museum, offices or other associated facilities.

□

Figure 38.1.2.1 - Location of North Site and South Site

□
Figure 38.1.2.2 - North Site

□

Figure 38.1.2.3. - South Site.

38.1.3 Desired Future Character Statements

The relationship between differing industrial activities has developed continuously since Launceston's settlement. Building forms are solid, with generous, large vehicular openings. It is the combination of many utilitarian, robust building forms of differing scales, as well as the form of the hard edged urban block that identifies the site.

North Site

Future development on the site will maintain this incremental pattern of development through continuation of the built street frontage and an emphasis on the horizontal profile of two or three storey building heights on the street edge. The open corners of Shields Street and the Esplanade, and the Esplanade and Tamar Street provide opportunities for infill development.

A higher building height than that existing may be accommodated at a greater setback from the street edge towards the centre of the block. A further maximum height will be accommodated for auxiliary elements such as pipes, silos and masts. Taller elements associated with industrial processing will broaden Boag's identity within the streetscape. The historical importance of scale and form at street level will be respected.

The southern site is predominantly commercial in nature with a more domestic scale and character in comparison to the north site.

Remnants of the nineteenth century street pattern are evident by the inn (now known as the City Park Grand Hotel) on the corner of William and Tamar Streets and the old Tamar Hotel.

South Site

Buildings fronting the street have legible entries and regular window patterns. Each building is freestanding and right. Future development along William Street will respect the existing building forms and settings by maintaining the spaces and laneways surrounding the buildings.

Future development along William Street will continue the arrangement of the domestic scale at the street frontage, and the preservation of the spaces and laneways between the buildings. It is envisaged that laneways will accommodate visitor interpretation and engagement experiences as well as entry points to future developments located in the centre of the block.

There is greater capacity for development on the South Site due to much of the internal space being used as service yards and warehousing.

38.2 Use Table

No Permit Required**Use Class**

Natural and cultural values management
Passive recreation

Qualification**Permitted****Use Class**

Manufacturing and processing
Resource processing
Tourist operation
Utilities

Qualification

If for a brewery
If for a brewery

If for minor utilities

Discretionary**Use Class**

Community meeting and entertainment
Hotel industry
Utilities

Qualification**Prohibited****Use Class**

All other uses

Qualification**38.3 Use Standards****38.3.1 External storage of goods**

This standard applies to the use classes specified in [Table 38.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions**A1**

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria**P1**

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

38.3.2 Noise levels

This standard applies to the use classes specified in [Table 38.3](#).

Objective:

To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby uses.

Acceptable Solutions**A1**

Noise generated by a use on the site must:

not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above

Performance Criteria**P1**

Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the use;

- | | |
|--|---|
| <p>(a) background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or</p> <p>be in accordance with any permit conditions required by the Environment Protection Authority</p> | <p>(b) the characteristics of the noise emitted;</p> <p>(c) background noise levels;</p> |
| <p>(b) or an environment protection notice issued by the Director of the Environment Protection Authority.</p> | <p>(d) any mitigation measures proposed;</p> <p>(e) the topography of the site; and</p> <p>(f) the character of the surrounding area.</p> |

Table 38.3 Application of use standards to use classes

Clause	Use class
38.3.1 to 38.3.2	All use classes.

38.4 Development Standards

38.4.1 Building height, setback and siting - north site

This standard applies to the use classes specified in [Table 38.4](#).

Objective:

To:

- (a) maintain the built edge around the perimeter of the site by building to the property boundaries at the front and sides;
- (b) retain the former laneway in Shields Street to acknowledge the settlement pattern and enhance the heritage value of the 1835 Granary; and
- (c) facilitate future development by allowing greater building heights towards the centre of the Site.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) the limits shown in Figure 38.1.2.2; or
 - (b) the average height of adjoining buildings;
- whichever is greater.

A2

Buildings must be built to all road frontages, except in the restricted area shown in green in Figure 38.1.2.2.

Performance Criteria

P1

Building height of structures such as tanks, silos, chimneys, masts, pipes and gantries may exceed the limits shown in Figure 38.1.2.2, having regard to:

- (a) the bulk and massing of buildings;
- (b) the impact on the streetscape;
- (c) the extent of shading on roads and public places; and
- (d) the Local Area Objective and the Desired Future Character Statements.

P2

Setbacks from road frontages must facilitate increased public interaction or public related activities, having regard to:

- (a) the need for the proposed use in this location;
- (b) the operational requirements of the proposed use;
- (c) the impact on the streetscape; and

(d) the Local Area Objective and the Desired Future Character Statements.

A3

Buildings can be built up to all side and rear boundaries.

P3

No performance criteria.

A4

All buildings must have the main façade and primary entrance face a road, except where the development is not visible from a road.

P4

The main façade and primary entrance to a building must be designed to maximise visibility from roads and must provide a safe and accessible access for vehicles from the road to the main entrance of the building, having regard to:

- (a) the location of the entrance relative to public areas and car parking on the site;
- (b) whether the building is located on the street front; and
- (c) the Local Area Objective and the Desired Future Character Statements.

A5

The restricted area shown in green in Figure 38.1.2.2 must be retained, free from new buildings and other permanent structures.

P5

No performance criteria.

38.4.2 Building height, setback and siting - south site

This standard applies to the use classes specified in [Table 38.4](#).

Objective:

To:

- (a) maintain the domestic scale and character at the street edge;
- (b) retain the laneways and spaces between existing buildings at the street frontage; and
- (c) facilitate future development by allowing greater building heights towards the centre of the site.

Acceptable Solutions

A1

Building height must be no greater than:

- (a) the limits shown in Figure 38.1.2.3; or
 - (b) the average height of adjoining buildings;
- whichever is greater.

Performance Criteria

P1

Building heights of structures, such as tanks, silos, chimneys, masts, pipes and gantries, may exceed the limits shown in Figure 38.1.2.3, having regard to:

- (a) the bulk and massing of buildings;
- (b) the impact on the streetscape;
- (c) the extent of shading on roads and public places; and
- (d) the Local Area Objective and the Desired Future Character Statements.

P2

Setbacks from road frontages must facilitate increased public interaction or public related activities, having regard to:

- (a) the need for the proposed use in this location;

A2

Buildings must be built up to all road frontages, except in the restricted area shown in green in Figure 38.1.2.3.

- (b) the operational requirements of the proposed use;
- (c) the setting of existing buildings;
- (d) the impact on the streetscape; and
- (e) the Local Area Objective and the Desired Future Character Statements.

A3

Buildings may be built up to all side and rear boundaries, except in the restricted area shown in green in Figure 38.1.2.3.

P3

No performance criteria.

A4

All buildings must have the main façade and primary entrance face a road, except where the development is not visible from a road.

P4

The main façade and primary entrance to a building must be designed to maximise visibility from roads and must provide a safe and accessible access for vehicles and pedestrians from the road to the main entrance to the building, having regard to:

- (a) the location of the entrance relative to public areas and car parking on the site;
- (b) whether the building is located on the street front; and
- (c) the Local Area Objective and the Desired Future Character Statements.

A5

The restricted area shown in green in Figure 38.1.2.3 must be retained, free from new buildings and other permanent structures.

P5

Development must ensure that the open spaces within and the setting of the buildings facing on to the restricted areas shown in green in Figure 38.1.2.3 are retained as far as possible, having regard to:

- (a) the need for minor or temporary development associated with use of the spaces for public activity;
- (b) the need to facilitate the redevelopment of existing heritage buildings within the restricted area, such as by membrane roofs and lifts;
- (c) retaining or enhancing the views into and out of the restricted areas; and
- (d) the Local Area Objective and the Desired Future Character Statements.

38.4.3 Lot size and dimensions

This standard applies to the use classes specified in [Table 38.4](#).

Objective:

To ensure the area and dimensions of lots are appropriate for the zone.

Acceptable Solutions**A1.1**

Each lot, or a lot proposed in a plan of subdivision, must have a minimum area of no less than 1 000m²; or

Performance Criteria**P1**

Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use having regard to:

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or
- (b) be required for the provision of public utilities; or
- (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone; and

A1.3

Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the accessibility for vehicles providing for supplies, waste removal, emergency services and public transport;
- (d) the topography of the site;
- (e) the presence of any natural hazards;
- (f) the existing pattern of development in an area;
- (g) the future use or development of the site or adjoining land;
- (h) the operational needs of the brewery; and
- (i) the Local Area Objective and the Desired Future Character Statements.

38.4.4 Frontage and access

This standard applies to the use classes specified in [Table 38.4](#).

Objective:

To ensure that lots provide:

- (a) appropriate frontage to a road; and
- (b) safe appropriate access suitable for the intended use of the new lot.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 6m.

A2

Each lot, or a lot proposed in a plan of subdivision, must provide a reinforced concrete driveway with a width of no less than 6m.

Performance Criteria**P1**

No performance criteria.

P2

No performance criteria.

38.4.5 Discharge of stormwater

This standard applies to the use classes specified in [Table 38.4](#).

Objective:

To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.

Acceptable Solutions**A1**

Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.

A2

The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.

Performance Criteria**P1**

No performance criteria.

P2

No performance criteria.

38.4.6 Water and sewerage services

This standard applies to the use classes specified in [Table 38.4](#).

Objective:

To ensure each lot provides for appropriate water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.

A2

Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

P2

No performance criteria.

Table 38.4 Application of development standards to use classes

Clause	Use class
38.4.1 to 38.4.2	All use classes
38.4.3 to 38.4.6	Applies to subdivision development for all use classes

39.0 Particular Purpose Zone 8 - Franklin Village

39.1 Zone Purpose

39.1.1 Zone Purpose Statements

39.1.1.1

To manage Franklin Village to ensure that future use and development is compatible with the heritage values of the zone.

39.1.1.2

To provide for complementary uses and developments that support the operation of Franklin Village, including tourism, events, education and religious practice.

39.1.2 Local Area Objectives

East Site The objective of the East Site, which contains Franklin House and grounds, is to continue the operation of the historic house as the primary tourist destination in the village, and to provide for the expansion and support of complementary uses that enhance the visitor experience and provide for the long term viability of the property.

West Site The objective for the West Site is to maintain its function as a church and burial ground and to limit development to only that necessary for the ongoing use of the site for these purposes.

Figure 39.1.2.1. Location of East Site and West Site

Figure 39.1.2.2. Zone Development Control

39.1.3 Desired Future Character Statements

East Site The position of Franklin House and its garden setting, in relation to St James Church directly opposite, has strong historical and visual links, which have existed since the buildings were established. The site, including the house and grounds, will be maintained to conserve its important heritage features.

East Site Significant future development will only be considered in the development area shown in Figure 39.1.2.2, which is to the rear of the house and gardens. Any buildings in the development area will be single storey and the layout of buildings and works will be designed to be sympathetic to the existing setting of the house and garden.

West Site St James Church is located centrally to the rear of the site. To the rear of the church building is a graveyard. The frontage is sparsely landscaped and is used for informal car parking. The front entrance to St James Church is positioned directly opposite the front entrance of Franklin House, providing a strong visual connection between the two buildings. The view to each remains unbroken by development and vegetation.

West Site The character of the West Site will remain substantially unchanged. Future development is restricted to only that necessary for the continued operation of the church. Any development will be designed to respect the important visual link between Franklin House and St James Church.

39.2 Use Table

No Permit Required

Use Class

Natural and cultural values management

Passive recreation

Qualification

Permitted

Use Class

Community meeting & entertainment

Food services

Resource development

Tourist operation

Qualification

If for a café or restaurant

If for a market garden

Discretionary

Use Class

Business and professional services

Qualification

If associated with the management of heritage properties

Crematoria and cemeteries	If for a cemetery on West Site
General retail and hire	If for a gift shop or market
Sports and recreation	
Visitor accommodation	
Prohibited	
Use Class	Qualification
All other uses	

39.3 Use Standards

39.3.1 Hours of operation

This standard applies to the use classes specified in [Table 39.3](#).

Objective:

To ensure that non-residential uses do not cause unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

A1

Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.

Performance Criteria

P1

Commercial vehicles must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the hours of delivery and dispatch of goods and materials; and
- (c) the existing levels of amenity.

39.3.2 Mechanical plant and equipment

This standard applies to the use classes specified in [Table 39.3](#).

Objective:

To ensure that the use of mechanical plant and equipment does not cause an unreasonable loss to the amenity of sensitive uses.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by adjoining or immediately opposite sensitive uses.

Performance Criteria

P1

Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to adjoining or immediately opposite sensitive uses, having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any mitigation measures proposed.

39.3.3 Light spill and illumination

This standard applies to the use classes specified in [Table 39.3](#).

Objective:

To ensure that light spill and level of illumination from external lighting does not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions

Performance Criteria

A1

The use must:

- (a) not include permanent, fixed floodlighting where it adjoins the boundary of the General Residential zone; and
- (b) contain direct light from external light sources within the boundaries of the site.

P1

Floodlighting or other external lighting used on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to:

- (a) the number of light sources and their intensity;
- (b) the proximity of the proposed light sources to nearby sensitive uses;
- (c) the topography of the site;
- (d) the landscaping of the site;
- (e) the degree of screening between the light source and the sensitive uses; and
- (f) existing light sources nearby.

39.3.4 External storage of goods

This standard applies to the use classes specified in [Table 39.3](#).

Objective:

To ensure that external storage of goods, materials and waste does not detract from the amenity of the area.

Acceptable Solutions**A1**

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria**P1**

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

- (a) the nature of the use;
- (b) the type of goods, materials or waste proposed to be stored;
- (c) the topography of the site;
- (d) the landscaping of the site; and
- (e) any screening proposed.

39.3.5 Noise levels

This standard applies to the use classes specified in [Table 39.3](#).

Objective:

To ensure that noise levels from uses do not unreasonably impact on the amenity of nearby sensitive uses.

Acceptable Solutions**A1**

Noise generated by a use on the site must:

- (a) not exceed a time average A-weighted sound pressure level (L_{Aeq}) of 5 dB(A) above background during operating hours when measured at the boundary of an existing sensitive use adjoining or immediately opposite the site; or

Performance Criteria**P1**

Noise levels generated by a use on the site must not unreasonably impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature and intensity of the use;
- (b) the characteristics of the noise emitted;
- (c) the background noise levels;

- be in accordance with any permit conditions required by the Environment Protection Authority (b) or an environmental protection notice issued by the Director of the Environment Protection Authority.
- (d) any mitigation measures proposed;
 - (e) the topography of the site; and
 - (f) the character of the surrounding area.

Table 39.3 Application of use standards to use classes

Clause	Use class
39.3.1 to 39.3.5	Community meeting and entertainment, Food services, Sport and recreation and Tourist operation.

39.4 Development Standards

39.4.1 Building height, setback and siting - east site

This standard applies to the use classes specified in [Table 39.4](#).

Objective:

To:

- (a) maintain the visual and historical link between the front setting of Franklin House and St James Church; and
- (b) ensure that the design and siting of development protects the heritage values and amenity of existing uses on the site and surrounding uses.

Acceptable Solutions

A1

Building height within the Development area shown in yellow in Figure 39.1.2.2 must be no greater than 5.5m.

A2

Buildings within the Development area shown in yellow in Figure 39.1.2.2 must be setback from the side and rear boundaries no less than 10m.

Performance Criteria

P1

Building height must:

- (a) respond to the site context and the local area objectives, for the provision of tourist uses and development; and

protect the amenity of adjoining sensitive uses from the impacts of unreasonable overshadowing and overlooking by providing separation that is appropriate to the uses, having regard to:

- (b) (i) the form of the building;
- (ii) the existing screening or the ability to implement or establish screening; and
- (iii) the Local Area Objective and Desired Future Character Statements - East Site.

P2

Side and rear setbacks must protect the amenity of adjoining sensitive uses, having regard to:

- (a) the form of the building;
- (b) the existing screening or the ability to implement or establish screening;
- (c) the impacts of overshadowing and overlooking; and
- (d) the Local Area Objective and Desired Future Character Statements - East Site.

A3

No development is to occur within the Restricted area shown in green in Figure 39.1.2.2

P3

Development in the Restricted area shown in green in Figure 39.1.2.2 must be for non-habitable buildings, or works associated with the house and garden, or for ancillary structures such as lights, fences and signage, having regard to:

- (a) the visual impact of the location;
- (b) the appropriateness of materials;
- (c) the appropriateness of the size and bulk of the new development; and
- (d) the Local Area Objective and Desired Future Character Statements - East Site.

39.4.2 Building height, setback and siting - west site

This standard applies to the use classes specified in [Table 39.4](#).

Objective:

To:

- (a) maintain the visual and historical link between the setting of Franklin House and St James Church; and
- (b) ensure that the design and siting of development protects the amenity of existing uses on the site and surrounding lots.

Acceptable Solutions**A1**

No acceptable solution.

Performance Criteria**P1**

Development in the Restricted area shown in green in Figure 39.1.2.2 must be for non-habitable buildings or works associated with the operations or maintenance of the church, or for ancillary structures such as lights, fences and signage, having regard to:

- (a) the visual impact of the location;
- (b) the appropriateness of materials;
- (c) the appropriateness of the size and bulk of the new development; and
- (d) the Local Area Objective and Desired Future Character Statements – West Site.

39.4.3 Lot size and density

This standard applies to the use classes specified in [Table 39.4](#).

Objective:

To ensure:

- (a) that subdivision and development density is consistent with the zone purpose; and
- (b) the area and dimensions of new lots are capable of accommodating their intended use.

Acceptable Solutions**Performance Criteria****P1**

Each lot, or a lot proposed in a plan of subdivision,

must have sufficient useable area and dimensions suitable for its intended use having regard to:

A1

No acceptable solution.

- (a) the relevant acceptable solutions for development of buildings on the lots;
- (b) the likely location of buildings on the lots;
- (c) the likely provision of on-site parking and manoeuvrability for vehicles; and
- (d) the Local Area Objective and Desired Future Character Statements.

39.4.4 Stormwater, water and wastewater

This standard applies to the use classes specified in [Table 39.4](#).

Objective:

To ensure each lot provides for appropriate stormwater management, water supply and wastewater disposal.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be connected to a:

- (a) public reticulated stormwater system;
- (b) reticulated water supply; and
- (c) reticulated sewerage system.

Performance Criteria

P1

No performance criteria.

Table 39.4 Application of development standards to use classes

Clause	Use class
39.4.1 to 39.4.2	All use classes
39.4.3 to 39.4.4	Applies to subdivision development for all use classes

40.0 Particular Purpose Zone 9 - North Banks Silos

40.1 Zone Purpose

40.1.1 Zone Purpose Statements

40.1.1.1

To provide for redevelopment of the existing silos for visitor accommodation, hotel industry, food services, community meeting and entertainment and other supporting uses.

40.1.2 Local Area Objectives

40.1.2.1

To allow for the adaptive reuse of the existing silos.

40.1.2.2

To ensure development of the land contributes positively to the river edge location and respects the form and scale of the existing structures.

40.1.3 Desired Future Character Statements

40.1.3.1

Re-development of the land should seek to promote interaction between Lindsay Street and the adjoining public parkland.

40.1.3.2

The existing silos should be retained. Any extensions to the silo structure or new buildings should allow the original form and function of the silos to be understood and be designed to reflect the former industrial and port character of the land and adjacent land.

40.2 Use Table

No Permit Required

Use Class

None

Qualification

Permitted

Use Class

Community meeting & entertainment

Food services

Hotel Industry

Visitor Accommodation

Qualification

Discretionary

Use Class

Business and professional services

Qualification

Prohibited

Use Class

All other uses

Qualification

40.3 Use Standards

40.3.1 Mechanical plant and equipment

This standard applies to the use classes specified in Table 40.3.

Objective:

To ensure that mechanical plant and equipment do not cause an unreasonable loss of amenity to users of the site or adjoining public land.

Acceptable Solutions

A1

Air conditioning, air extraction, heating or refrigeration systems or compressors for non-sensitive uses must be designed, suitably located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by users of the

Performance Criteria

P1

Noise, odours, fumes and vibration generated must not cause unreasonable loss of amenity to users of the surrounding public land having regard to:

- (a) the characteristics and frequency of any emissions generated;
- (b) the proximity and number of sensitive uses in the area;

surrounding public land.

(c) the capacity of the surrounding area to accommodate emissions; and

(d) the nature of the proposed use and mitigation measures proposed.

40.3.2 Light spill

This standard applies to the use classes specified in Table 40.3.

Objective:

To ensure that light spill and levels of illumination from external lighting does not cause an unreasonable loss of amenity to the surrounding area.

Acceptable Solutions

A1

Direct light sources from a building above the height of 10 metres must not be emitted outside the land.

Performance Criteria

P1

External lighting on the land must not unreasonably impact on the amenity of the area having regard to:

(a) the number of light sources and their intensity;

(b) the proximity of the proposed light sources to adjoining sensitive uses;

(c) the topography of the land;

(d) the landscape character of the land; and

(e) the degree of screening between the light source and adjoining sensitive uses.

40.3.3 Storage

This standard applies to the use classes specified in Table 40.3.

Objective:

To ensure that adequate provision is made for storage of goods and waste.

Acceptable Solutions

A1

Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1

Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:

(a) the nature of the use;

(b) the type of goods, materials or waste proposed to be stored;

(c) the topography and landscape characteristics of the land;

(d) the proximity and location of public views into the land; and

(e) the degree of screening proposed.

Table 40.3 Application of use standards to use classes

Clause	Use class
40.3.1 to 40.3.3	All use classes

40.4 Development Standards

40.4.1 Building height, siting and design

This standard applies to the use classes specified in Table 40.4.

Objective:

To:

- (a) provide for re-development of the land and reuse of the silos to ensure that the visual impacts of any development are managed and that the form of development respects the original silo structures; and
- (b) ensure the re-development and re-use of the silos allows for the efficient use of the land.

Acceptable Solutions

A1

Building height must not exceed:

- (a) 10.0m; and
42.0m, provided the building is contained in an envelope formed by:
 - (i) a line 16m to the north or, and parallel to, the northern façade of the existing silos;
 - (ii) a line 2.0m to the south of, and parallel to, the southern façade of the existing silos; and
 - (iii) lines projecting at 90 degrees to the line of the northern and southern facades of the existing silos, drawn at the eastern and western extremities of the building;
- (iv) as shown in Figure 40.4.1

A2.1

Buildings must be setback a minimum of 5.5m from a frontage.

A2.2

Buildings may be built to the side and rear boundaries.

A3

Site coverage must not exceed 55%.

A4

Performance Criteria

P1

Building height must be complementary to the existing silos structure, having regard to:

- (a) the scale, forms, and design of the buildings proposed;
- (b) the level of articulation of the proposed new development;
- (c) the visual impacts of the development when viewed from adjoining land and other parts of the city;
- (d) the relationship of proposed buildings with the existing silo structures; and
- (e) the level of shading to the road, public places or adjoining land.

P2

Buildings must be sited to ensure that there is no significant loss of amenity on adjacent land, having regard to:

- (a) proximity to adjoining uses;
- (b) size and bulk of proposed buildings;
- (c) the degree of overshadowing and overlooking to adjoining land; and
- (d) the visual amenity impacts on the streetscape.

P3

The site coverage must be appropriate to the efficient use of the land, having regard to:

- (a) the local area objectives and desired future character statements; and
- (b) impacts on adjoining land.

P4

A wall of a habitable floor higher than 10m with an area of more than 40m² and a minimum dimension of 3.0m must be broken by:

- (a) a window with a minimum dimension of 500mm; or
- (b) a balcony; or
- (c) a change in the vertical plane of more than 500mm.

A5

The southern external wall of the existing silos structure higher than 10m must not have mechanical plant and equipment, such as air conditioning units or heat pumps, visible from public view points or from publicly accessible areas on the land.

Any extension to the silos structure must be articulated, having regard to:

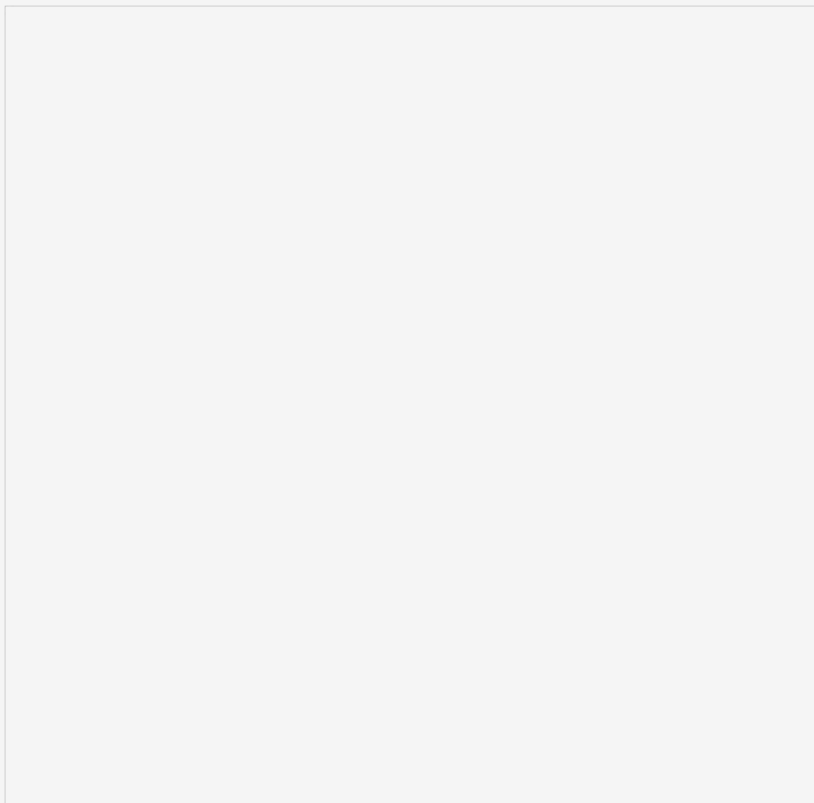
- (a) the use of the architectural forms proposed;
- (b) the use of window, balconies, materials and finishes to create architectural interest; and
- (c) the need to break up the perceived visual bulk of structures.

P5

The installation of mechanical plant and equipment on the southern wall of the existing silos structure must respect the original form and character of the silos, having regard to:

- (a) visibility from ground level public view points; and
- (b) the ability to recognise such plant and equipment from ground level viewpoints.

Figure 40.4.1 Building heights



40.4.2 Active ground floors

This standard applies to the use classes specified in Table 40.4.

Objective:

To ensure that building facades at ground floor level promote and maintain high levels of pedestrian interaction and amenity.

Acceptable Solutions

Performance Criteria

P1.1

New buildings must be designed to maximise interaction between the use of the building and

A1.1

New buildings on ground floors must:

- (a) have clear glazing display windows or glass doorways for not less than a total of 50% of all ground floor facades; and
- (b) screen mechanical plant or equipment.

A1.2

New buildings must provide at least one accessible entry point to connect the buildings to the levee walkway to the south of the land.

A2

Alterations on ground floors must:

- (a) have clear glazing, display windows or glass doorways for not less than a total of 50% of all ground floor facades; and
- (b) screen mechanical plant or equipment.

pedestrians and other users of the road, having regard to:

- (a) maximising the level of glazing, openness and transparency on all ground floor facades to the frontage and public open space;
- (b) minimising the potential for intrusive security devices to reduce the amenity of the building or reduce levels of interaction with the public; and
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps, so they are not recognisable or visible from ground level public viewpoints;

P1.2

New buildings or extensions to the existing silos building must provide adequate opportunities for public access and interaction from adjoining public open space.

P2

Alterations on ground floors must be designed to maximise interaction between the use of the building and pedestrians and other users of the road, having regard to:

- (a) maximising the level of glazing, openness and transparency on all ground floor facades to the frontage and public open space;
- (b) minimising the potential for intrusive security devices to reduce the amenity of the building or reduce levels of interaction with the public; and
- (c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps, so they are not recognisable or visible from ground level public viewpoints.

40.4.3 Landscaping

This standard applies to the use classes specified in Table 40.4.

Objective:

To ensure that new development provides acceptable levels of landscaping.

Acceptable Solutions**A1.1**

A minimum of 5% of any uncovered car park is to be landscaped.

A1.2

A minimum of 1 tree (capable of growing to a minimum of 5.0m in height) per 250m² of the land must be provided.

Performance Criteria**P1**

Landscaping must be provided at a level that enhances the appearance of the land, having regard to:

- (a) the need to soften and screen the buildings and the car park;
- (b) providing shade for occupants of the land; and
- (c) providing shade to car parking areas

40.4.4 Subdivision

This standard applies to the use classes specified in Table 40.4.

Objective:

To achieve subdivision that facilitates the local area objectives and the use and development

(a) standards; and

(b) To ensure that each lot has appropriate water supply, wastewater and stormwater disposal.

Acceptable Solutions

Performance Criteria

A1

Subdivision must be for:

re-alignment of the boundaries of existing lots;

(a) or

(b) consolidation of titles in relation to the land; or

(c) creation of lots for the maintenance of the flood protection levee;

(d) boundary adjustment.

P1

No performance criteria.

A2

Each lot (other than lots created for the maintenance of the flood protection levee) must be connected to a reticulated:

(a) Water supply;

(b) Sewerage system;

(c) Stormwater system.

P2

No performance criteria.

Table 40.4 Application of development standards to use classes

Clause

Use class

40.4.1 to 40.4.4 All use classes

41.0 Particular Purpose Zone 10 - Birch Avenue Storage Centre

41.1 Zone Purpose

41.1.1 Zone Purpose Statements

41.1.1.1

To provide for reuse of the site for a range of primarily storage activities where off site impacts can be appropriately managed to minimise impacts on the amenity and safety of other nearby uses.

41.1.1.2

To provide for use and development at an intensity that respects the residential amenity of residential zones.

41.1.1.3

To provide for use and development at an intensity that respects the amenity and safety of adjoining recreational uses and nearby non-residential uses.

41.1.1.4

To provide for use and development that does not adversely impact on the safety and efficiency of the local road network.

41.1.1.5

To enable public authorities to maintain public utilities and infrastructure.

41.1.2 Local Area Objectives

41.1.2.1

There are no local area objectives.

41.1.3 Desired Future Character Statements

41.1.3.1

There are no desired future character statements.

41.2 Definition of Terms

Commercial vehicle	means a vehicle class 4 and above as defined in the ARX vehicle classification system.
Light vehicle	means a vehicle class 3 and below as defined in the ARX vehicle classification system.
Outdoor storage area	means land for outdoor storage of goods, machinery, vehicles, and shipping containers.
	means:
	(a) an Agency, within the meaning of the <i>State Service Act 2000</i> ;
	(b) a council;
Public authority	(c) a statutory authority;
	(d) a council-owned company; or
	(e) a State-owned company.

41.3 Use Table

No Permit Required

Use Class Qualification

Natural and cultural values management

Passive recreation

Permitted

Use Class Qualification

Utilities If for minor utilities.

If for:

- (a) contractors yard;
- (b) vehicle storage, including buses;

Storage

- (c) shipping container storage;
- (d) warehouse; or
- (e) self-storage.

Discretionary

Use Class Qualification

Business and professional services If for drug and alcohol and pre-employment medical assessments.

Bulky goods sales If for shipping container sales.

Storage If for storing empty garbage bins.

Transport depot and distribution If for road freight terminal.

Educational and occasional care If for an employment training centre.

Prohibited

Use Class Qualification

All other uses

41.4 Use Standards

41.4.1 Intensity of use

This standard applies to the uses classified in [Table 41.4](#).

Objective:

That uses:

- (a) do not cause an unreasonable loss of amenity to residential zones; and
- (b) do not unreasonably interfere with the adjoining recreational uses.

Acceptable Solutions

A1

Hours of operation of a use, except for office and administrative tasks, must be within the hours of:

- (a) 7.00am to 7.00pm Monday to Friday; and
- (b) 8.00am to 7.00pm Saturday, Sunday and public holidays.

A2

External lighting for a use must be baffled so that direct light does not extend into the adjoining land.

Performance Criteria

P1

Hours of operation of a use must not cause an unreasonable loss of amenity to any adjoining residential zone, or unreasonably impact on the operation of the adjoining recreational uses, having regard to:

- (a) the timing, duration or extent of vehicle movements;
- (b) noise or other emissions caused by the use;
- (c) the hours of operation and emissions of nearby uses; and
- (d) any advice from a suitably qualified person.

P2

No Performance Criteria.

41.4.2 Commercial vehicle movements

Objective:

That:

commercial and light vehicle movements do not cause an unreasonable impact on the safety of users
(a) of the adjoining recreational use;

the type, number and frequency of vehicle movements are managed to maintain the safety and
(b) efficiency of the local road network; and

the type, number and frequency of vehicle movements do not cause an unreasonable loss of amenity
(c) to residential use in the locality.

Acceptable Solutions

A1

Total weekday vehicle movements to and from the site must not exceed 46 commercial vehicle
(a) movements and 150 light vehicle movements each week; and

Total weekend and public holiday vehicle movements to and from the site must not
(b) exceed 14 commercial vehicle movements and 76 light vehicle movements each week.

Performance Criteria

P1

Commercial and light vehicle movements do not cause an unreasonable loss of amenity to the adjoining recreational use, the safety and efficiency of the local road network and any residential use in the locality, having regard to:

(a) the nature of the surrounding road network;

(b) the time and duration of commercial vehicle movements;

(c) the number and frequency of commercial vehicle movements;

(d) the size of commercial vehicles involved;

(e) manoeuvring required by the commercial vehicles, including reversing and associated warning noise;

(f) any noise mitigation measures between the vehicle movement areas and the residential area; and

(g) potential for conflict with residential traffic, the adjoining recreational use, and non-residential uses in the surrounding area.

41.5 Development Standards

41.5.1 Building height

This standard applies to the use classes specified in [Table 41.5](#).

Objective:

To provide for a building height that:

(a) is necessary for the operation of the use;

(b) does not cause an unreasonable impact on adjoining land; and

(c) is consistent with the height of existing buildings on the site.

Acceptable Solutions

A1

Building height must be not more than 10m.

Performance Criteria

P1

Building height must be necessary for the operation of the use, not cause an unreasonable impact on adjoining land, and be consistent with the height of existing buildings on the site having regard to:

(a) the siting, bulk and form of the building;

(b) separation from existing uses on adjoining land; and

any buffers created by natural or other

(c) features.

P2

Building height within 10m of a residential zone must not cause an unreasonable loss of residential amenity to adjoining land, having regard to:

- (a) overshadowing and reduction of sunlight to habitable rooms and private open space of dwellings;
- (b) overlooking and reduction of privacy;
- (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining land; and
- (d) the cumulative impact on amenity of the proposed development and existing buildings on the site.

A2

Building height within 10m of a residential zone, must be not more than 8.5m.

41.5.2 Setbacks

This standard applies to the use classes specified in [Table 41.5](#).

Objective:

That setbacks for buildings and service infrastructure:

- (a) are appropriate for the site;
- (b) do not cause an unreasonable loss of amenity to adjoining residential zones and adjoining recreational uses;
- (c) allow opportunities to construct buildings of a similar scale to existing buildings on the site; and
- (d) allow opportunities for landscaping.

Acceptable Solutions

A1

Buildings, must have a setback from all boundaries of:

- (a) not less than 5.5m; or
- (b) not less than half the wall height of the building, whichever is the greater.

A2

Performance Criteria

P1

Buildings must be sited to allow adequate space for landscaping, not cause an unreasonable loss of residential amenity to adjoining residential zones, or to the adjacent recreational zone, having regard to:

- (a) the setback of buildings on adjacent land;
- (b) overshadowing and reduction of sunlight to habitable rooms and private open space of dwellings;
- (c) overlooking and reduction of privacy;
- (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjacent property; and
- (e) the scale, bulk or proportions of the existing buildings on the site.

P2

Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a residential zone must be located, baffled or insulated to not cause an unreasonable loss of residential amenity to adjoining residential zones, having regard to:

Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a residential zone.

- (a) the characteristics and frequency of emissions generated;
- (b) the nature of the proposed use;
- (c) the topography of the site and location of sensitive uses; and
- (d) any proposed mitigation measures.

41.5.3 Fencing

This standard applies to the use classes specified in [Table 41.5](#).

Objective:

That fencing does not cause an unreasonable loss of residential amenity to adjoining residential zones.

Acceptable Solutions

A1

Fencing, for security purposes, on a common boundary with land in a residential zone, must:

- (a) have a height of not more than 2.1m; and
- (b) not contain barbed wire.

Performance Criteria

P1

Fences having a common boundary with land in a residential zone must not cause an unreasonable loss of residential amenity, having regard to:

- (a) fence height, design, location and extent; and
- (b) the proposed materials and construction.

41.5.4 Landscaping

This standard applies to the use classes specified in [Table 41.5](#).

Objective:

That landscaping enhances the amenity and appearance of the site when viewed from adjoining recreational and residential zones.

Acceptable Solutions

A1

No Acceptable Solution.

Performance Criteria

P1

Where buildings are proposed within 10m of land in a residential zone, the area within the building setback must be landscaped, having regard to:

- (a) the width of the setback;
- (b) the topography of the site;
- (c) existing vegetation on the site; and
- (d) the location, type and growth of the proposed vegetation.

P2

Where buildings are proposed landscaping must improve the amenity and appearance of the site when viewed from adjoining land in the Recreation Zone, having regard to:

- (a) any existing vegetation;
- (b) shade for users of the site and car parking areas;
- (c) the location, type and growth of the proposed vegetation;
- (d) the area set aside for landscaping and its suitability;

A2

Where buildings are proposed within 10m of land in the Recreation Zone, a minimum of 50% of the area between the building and the boundary must be landscaped.

- (e) any proposed screening; and
- (f) the character of the surrounding area.

41.5.5 Site coverage

This standard applies to the use classes specified in [Table 41.5](#).

Objective:

To restrict the intensity of development to mitigate impacts on the amenity of adjoining residential zones, and on the safety and efficiency of the local road network.

**Acceptable Solutions
A1**

**Performance Criteria
P1**

Site coverage must not exceed 25%. No performance criteria.

41.5.6 Outdoor storage

This standard applies to the use classes specified in [Table 41.5](#).

Objective:

That:

- (a) outdoor storage areas do not unreasonably impact on the amenity of adjoining residential zones; and
- (b) outdoor storage areas do not unreasonably detract from the visual amenity of users of the adjoining recreational facility and other adjoining non-residential land uses.

**Acceptable Solutions
A1**

Performance Criteria

Goods stored outdoors, including shipping container storage, must:

- (a) have a height not more than 8m or 3 shipping container stacks;
- (b) be setback at least 5.5m from adjoining residential zones and the common boundary with folio of the Register 3251/22; and
- (c) be setback at least 1m from the common boundary with folio of the Register 112488/1.

P1

No performance criteria.

41.5.7 Subdivision

This standard applies to the use classes specified in [Table 41.5](#).

Objective:

To restrict subdivision due to access and environmental constraints.

Acceptable Solutions

Subdivision must be for:

- (a) re-alignment of the boundaries of existing lots; or
- (b) consolidation of titles; or
- (c) creation of lots for the maintenance of the flood protection levee.

Performance Criteria

No Performance Criteria.

41.5.8 Setback to levee banks

Objective:

New buildings and works retain sufficient separation for safe circulation, maintenance and use of flood mitigation infrastructure.

Acceptable Solutions**A1**

Buildings and works, including extensions to buildings, must be set back 15m from the toe of the flood levee, and 20m from a levee embankment unless:

(a) for temporary works or structures, capable of being removed; or

(b) for works and structures required to maintain, repair or upgrade the existing levee system, existing pedestrian or bicycle infrastructure, or natural values management.

Performance Criteria**P1**

Building and works, including extensions to buildings, must be setback a sufficient distance from flood mitigation infrastructure to allow for safe circulation, maintenance and the use of flood mitigation infrastructure, having regard to:

(a) the structural integrity of the levees;

(b) amenity of the levee walkway; and

(c) access to the levees for maintenance and repairs.

Table 41.4 Application of use standards to use classes

Clause	Use class
Clauses 41.4.1 to 41.4.2	All permitted and discretionary uses.

Table 41.5 Application of development standards to use classes

Clause	Use class
Clauses 41.5.1 to 41.5.7	All uses classes

Part E Codes

E1.0 Bushfire-Prone Areas Code

E1.1 Purpose of the Bushfire-Prone Areas Code

E1.1.1

The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

E1.2 Application of this Code

E1.2.1

This code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

E1.2.2

A permit is required for all use and development to which this code applies that is not exempt from this code under clause E1.4.

E1.3 Definition of Terms in this Code

E1.3.1

In this code, unless the contrary intention appears:

Term	Definition
accredited person	means as defined in the Act.
bushfire attack level (BAL)	means the bushfire attack level as defined in <i>Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas</i> .
bushfire hazard management plan	means as defined in the Act.
bushfire protection measures	means the measures that might be used to reduce the risk of bushfire attack and the threat to life and property in the event of bushfire. means:
bushfire-prone area	land that is within the boundary of a bushfire-prone area shown on an overlay on a (a) planning scheme map; or (b) where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.
bushfire-prone vegetation	means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
contiguous	means separated by less than 20m.
fire fighting water point	means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body.
fire hydrant	means as defined in <i>Australian Standard AS 2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning</i> .
group home	means use of land for residential accommodation for people with disabilities.
hardstand	means as defined in <i>Australian Standard AS 2419.1-2005 Fire hydrant installations, Part 1: System design, installation and commissioning</i> .
hazard management area	means the area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire. means a use where:
hazardous use	the amount of hazardous chemicals used, handled, generated or stored on a site exceeds the manifest quantity as specified in the <i>Work Health and Safety Regulations 2012</i> ; or (a) explosives are stored on a site and where classified as an explosives location or large (b) explosives location as specified in the <i>Explosives Act 2012</i> .

hose lay	means the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
property access	means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.
respite centre	means use of land for respite care for the sick, aged or persons with disabilities.
static water supply	means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.
tolerable risk	means the lowest level of likely risk from the relevant hazard: <ul style="list-style-type: none"> (a) to secure the benefits of a use or development in a relevant hazard area; and <p style="padding-left: 40px;">which can be managed through:</p> <ul style="list-style-type: none"> (b) (i) routine regulatory measures; or (ii) by specific hazard management measures for the intended life of each use or development.
TFS	means Tasmania Fire Service. means a use that is within one of the following Use Classes: <ul style="list-style-type: none"> (a) Custodial Facility; (b) Educational and Occasional Care; (c) Hospital Services; (d) Residential if for respite centre, residential aged care home, retirement home, and group home.
vulnerable use	
water corporation	means the corporation within the meaning of the <i>Water and Sewerage Corporation Act 2012</i> .

E1.4 Use or Development Exempt from this Code

The following use or development is exempt from this code:

- (a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and
- (b) adjustment of a boundary in accordance with clause 9.3 of this planning scheme.

E1.5 Use Standards

E1.5.1 Vulnerable Uses

Objective:

Vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.

Acceptable Solutions

A1

No Acceptable Solution.

Performance Criteria

P1

A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:

- (a) the location, characteristics, nature and scale of the use;
 - (b) whether there is an overriding benefit to the community;
 - (c) whether there is no suitable alternative lower-risk site;
- the emergency management strategy and

(d) bushfire hazard management plan; and

(e) other advice, if any, from the TFS.

A2

An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering:

- (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;
- the ability of occupants of the vulnerable use to:
 - (i) protect themselves and defend property from bushfire attack;
- (b)
 - (ii) evacuate in an emergency; and
 - (iii) understand and respond to instructions in the event of a bushfire; and
- (c) any bushfire protection measures available to reduce risk to emergency service personnel.

P2

No Performance Criterion.

A3

A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.

P3

No Performance Criterion.

E1.5.2 Hazardous Uses

Objective:

Hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.

Acceptable Solutions

A1

No Acceptable Solution.

Performance Criteria

P1

A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:

- (a) the location, characteristics, nature and scale of the use;
- whether there is an overriding benefit to the community;
- (b)
- (c) whether there is no suitable alternative lower-risk site;
- (d) the emergency management strategy and bushfire hazard management plan as specified in A2 and A3 of this Standard; and
- (e) other advice, if any, from the TFS.

A2

An emergency management strategy, endorsed by the TFS or an accredited person, that provides for mitigation measures to achieve and maintain a level

of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use having regard to:

- (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and

available fire protection measures to:

- (i) prevent the hazardous use from contributing to the spread or intensification of bushfire;
- (ii) limit the potential for bushfire to be ignited on the site;
- (b) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and
- (iii) reduce risk to emergency service personnel.

P2

No Performance Criterion.

A3

A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.

P3

No Performance Criterion.

E1.6 Development Standards

E1.6.1 Subdivision: Provision of hazard management areas

Objective:

Subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) provide protection for lots at any stage of a staged subdivision.

Acceptable Solutions

A1

- TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire
- (a) to warrant the provision of hazard management areas as part of a subdivision; or

The proposed plan of subdivision:

- (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;
- (ii) shows the building area for each lot;
- (b) (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas*; and

Performance Criteria

P1

A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:

- (a) the dimensions of hazard management areas;
- (b) a bushfire risk assessment of each lot at any stage of staged subdivision;
- (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;
- (d) the topography, including site slope;

- is accompanied by a bushfire hazard management plan that addresses all the individual lots, and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas*; and

- If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

- (e) any other potential forms of fuel and ignition sources;
- (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;
- (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and
- (h) any advice from the TFS.

E1.6.2 Subdivision: Public and fire fighting access

Objective:

Access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, firefighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable Solutions

A1

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or
- A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that:

- (b) demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and

Performance Criteria P1

A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:

appropriate design measures, including:

- (i) two way traffic;
- (ii) all weather surfaces;
- (iii) height and width of any vegetation clearances;
- (iv) load capacity;
- (v) provision of passing bays;
- (vi) traffic control devices;
- (a) (vii) geometry, alignment and slope of roads, tracks and trails;
- (viii) use of through roads to provide for connectivity;
- (ix) limits on the length of cul-de-sacs and dead-end roads;
- (x) provision of turning areas;

(ii) is certified by the TFS or an accredited person.

(xi) provision for parking areas;

(xii) perimeter access; and

(xiii) fire trails;

the provision of access to:

(b) (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and

(ii) fire fighting water supplies; and

(c) any advice from the TFS.

Table E1 Standards for roads

Element	Requirement
	Unless the development standards in the zone require a higher standard, the following apply:
	(a) two-wheel drive, all-weather construction;
	(b) load capacity of at least 20t, including for bridges and culverts;
	(c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;
	(d) minimum vertical clearance of 4m;
	(e) minimum horizontal clearance of 2m from the edge of the carriageway;
A. Roads	(f) cross falls of less than 3 degrees (1:20 or 5%);
	(g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;
	(h) curves have a minimum inner radius of 10m;
	(i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width;
	(j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and
	(k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with <i>Australian Standard AS1743:2018 Road signs-Specifications</i> .

Table E2 Standards for property access

Element	Requirement
A. Property access length is less than 30m; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
	The following design and construction requirements apply to property access:
	(a) all-weather construction;
	(b) load capacity of at least 20t, including for bridges and culverts;

- (c) minimum carriageway width of 4m;
- (d) minimum vertical clearance of 4m;
- (e) minimum horizontal clearance of 0.5m from the edge of the carriageway;
- (f) cross falls of less than 3 degrees (1:20 or 5%);
- (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) curves with a minimum inner radius of 10m;
- (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.
- terminate with a turning area for fire appliances provided by one of the following:
- (i) a turning circle with a minimum outer radius of 10m; or
- (j) (ii) a property access encircling the building; or
- (iii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.

The following design and construction requirements apply to property access:

- Property access length is 200m or greater.
- (a) the requirements for B above; and
- (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

- Property access length is greater than 30m, and access is provided to 3 or more properties.
- The following design and construction requirements apply to property access:
- (a) complies with requirements for B above; and
- (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

Table E3 Standards for fire trails

Element	Requirement
A. All fire trails	The following design and construction requirements apply:
	(a) all-weather, 4-wheel drive construction;
	(b) load capacity of at least 20t, including for bridges and culverts;
	(c) minimum carriageway width of 4m;
	(d) minimum vertical clearance of 4m;
	(e) minimum horizontal clearance of 2m from the edge of the carriageway;
	(f) cross falls of less than 3 degrees (1:20 or 5%);
	(g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
	(h) curves with a minimum inner radius of 10m;
	(i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails;
	(j) gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and
	terminate with a turning area for fire appliances provided by one of the following:
	(k) (i) a turning circle with a minimum outer radius of 10m; and

- (ii) a hammerhead 'T' or 'Y' turning head 4m wide and 8m long.

The following design and construction requirements apply:

- B. Fire trail length is 200m or greater.
 - (a) the requirements for A above; and
 - (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Objective:

Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Acceptable Solutions

Performance Criteria

A1

In areas serviced with reticulated water by the water corporation:

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;

- (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or

- (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.

P1

No Performance Criterion.

A2

In areas that are not serviced by reticulated water by the water corporation:

- (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;

- (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or

- (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.

P2

No Performance Criterion.

Table E4 Reticulated water supply for fire fighting

Element	Requirement
Distance	The following requirements apply:

- between building area to be protected and water supply.
- A. (a) the building area to be protected must be located within 120m of a fire hydrant; and
 (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
- The following requirements apply:
- B. Design criteria for fire hydrants (a) fire hydrant system must be designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition*; and
 (b) fire hydrants are not installed in parking areas.
- A hardstand area for fire appliances must be:
- C. Hardstand (a) no more than 3m from the hydrant, measured as a hose lay;
 (b) no closer than 6m from the building area to be protected;
 (c) a minimum width of 3m constructed to the same standard as the carriageway; and
 (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Table E5 Static water supply for fire fighting

Element	Requirement
	The following requirements apply:
A. Distance between building area to be protected and water supply.	(a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
	A static water supply:
	(a) may have a remotely located offtake connected to the static water supply;
	(b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;
	(c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;
B. Static Water Supplies	(d) must be metal, concrete or lagged by non-combustible materials if above ground; and if a tank can be located so it is shielded in all directions in compliance with section 3.5 of <i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas</i> , the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by:
	(e) (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.
	Fittings and pipework associated with a fire fighting water point for a static water supply must:
	(a) have a minimum nominal internal diameter of 50mm;
	(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;
	(c) be metal or lagged by non-combustible materials if above ground;
	(d) if buried, have a minimum depth of 300mm;

- provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
- C. Fittings, pipework and accessories (including stands and tank supports)
- (e) provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to fire fighting equipment;
 - (f) ensure the coupling is accessible and available for connection at all times;
 - (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);
 - (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and
- if a remote offtake is installed, ensure the offtake is in a position that is:
- (i) visible;
 - (i) (ii) accessible to allow connection by fire fighting equipment;
 - (iii) at a working height of 450 – 600mm above ground level; and
 - (iv) protected from possible damage, including damage by vehicles.
- The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:
- D. Signage for static water connections.
- (a) comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or
 - (b) comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.
- A hardstand area for fire appliances must be:
- E. Hardstand
- (a) no more than 3m from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);
 - (b) no closer than 6m from the building area to be protected;
 - (c) a minimum width of 3m constructed to the same standard as the carriageway; and
 - (d) connected to the property access by a carriageway equivalent to the standard of the property access.

E2.0 Potentially Contaminated Land Code

E2.1 Purpose of the Potentially Contaminated Land Code

E2.1.1

The purpose of this provision is to:

- ensure that use or development of potentially contaminated land does not adversely impact on
- (a) human health or the environment.

E2.2 Application of this Code

E2.2.1

This Code applies to:

- a use, on potentially contaminated land, that is a sensitive use, or a use listed in a use class in
- (a) Table E2.2.1 and is one of the uses specified as a qualification; or
- (b) development on potentially contaminated land.

Table E2.2.1 - Use Table

Use Class	Qualification
Passive recreation	If for public parks, gardens and playgrounds.
Sports and recreation	If for outdoor recreation facilities.

E2.2.2

A permit is required for all use and development to which this Code applies that is not exempt from this Code under clause E2.4.

E2.3 Definition of Terms

E2.3.1

In this Code, unless the contrary intention appears:

suitably qualified person	means a person who, in the opinion of the planning authority, meets the criteria set out in section 6 of Schedule B9 of the National Environment Protection (Assessment of Site Contamination) Measure 1999 , as amended 16 May 2013.
background concentration	means as defined in Part 5A of the Environmental Management and Pollution Control Act 1994 .
contaminated	means the condition of land or water, where any chemical substance or waste has been added as a direct or indirect result of human activity at above background concentration and represents or potentially represents an adverse impact on human health or the environment.
environmental site assessment	means a report prepared by an suitably qualified person on the nature, extent and levels of existing contamination and the actual or potential risk to human health or the environment, on or off the site, resulting from that contamination, prepared in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 , as amended 16 May 2013.
Director	means as defined in the Environmental Management and Pollution Control Act 1994 .
potentially contaminating activity	means an activity listed in Table E2.2 as a potentially contaminating activity, other than an activity carried out as ancillary to a Residential use class.
	means land that is, or adjoins, land that the applicant or the planning authority: knows to have been used for a potentially contaminating activity by reference to:-
potentially contaminated land	(a) (i) a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994 ; or (ii) a previous permit ; or (b) ought reasonably to have known was used for a potentially contaminating activity.
site history	means the collection of information from historical sources to determine if a site is likely to have been impacted by a potentially contaminating activity.

E2.4 Use or Development exempt from this Code

E2.4.1

The following use and development is exempt from this Code.

E2.4.2

Development:

- (a) to investigate potentially contaminated land; or
- (b) in accordance with a notice issued in accordance with Part 5A of the [Environmental Management and Pollution Control Act 1994](#).

E2.4.3

Any use or development where a site history prepared by an suitably qualified person has been provided to the planning authority that confirms potentially contaminating activities did not impact the site.

E2.4.4

Development that does not involve disturbance of more than 1m² of land.

E2.4.5

Any use or development that the Director, or a person approved by the Director for the purpose of this Code, having regard to the objective stated in all applicable standards in this Code, has issued a certificate stating that there is insufficient increase in risk from contamination to warrant any specific remediation and protection measures.

E2.5 Use Standards

E2.5.1

Suitability for intended use.

Objective:

To ensure that potentially contaminated land is suitable for the intended use.

Acceptable Solutions

A1

The Director, or a person approved by the Director for the purpose of this Code:

- (a) certifies that the land is suitable for the intended use; or
- (b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.

Performance Criteria

P1

Land is suitable for the intended use, having regard to:

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or
- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
- a plan to manage contamination and associated risk to human health or the environment that includes:
 - (i) an environmental site assessment;
- (c) any specific remediation and protection measures required to be implemented before any use commences; and
- (iii) a statement that the land is suitable for the intended use.

E2.6 Development Standards

E2.6.1 Subdivision

Objective:

To ensure that subdivision of potentially contaminated land does not adversely impact on human health or the environment and is suitable for its intended use.

Acceptable Solutions

Performance Criteria

P1

Subdivision does not adversely impact on health and the environment and is suitable for its intended use, having regard to:

an environmental site assessment that

A1

For subdivision of land, the Director, or a person approved by the Director for the purpose of this Code:

- (a) certifies that the land is suitable for the intended use; or
- (b) approves a plan to manage contamination and associated risk to human health or the environment, that will ensure the subdivision does not adversely impact on health or the environment and is suitable for its intended use.

- (a) demonstrates there is no evidence the land is contaminated; or
- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
- (c) a plan to manage contamination and associated risk to human health and the environment that includes:
 - (i) an environmental site assessment;
 - (ii) any specific remediation and protection measures required to be implemented before any use or development commences; and
 - (iii) a statement that the land is suitable for the intended use or development.

E2.6.2 Excavation**Objective:**

To ensure that works involving excavation of potentially contaminated land does not adversely impact on human health or the environment.

Acceptable Solutions**A1**

No acceptable solution.

Performance Criteria**P1**

Excavation does not adversely impact on health and the environment, having regard to:

- (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or
- (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or
- (c) a plan to manage contamination and associated risk to human health and the environment that includes:
 - (i) an environmental site assessment;
 - (ii) any specific remediation and protection measures required to be implemented before excavation commences; and
 - (iii) a statement that the excavation does not adversely impact on human health or the environment.

Table E2.2 Potentially Contaminating Activities**Potentially Contaminating Activity**

Acid / alkali plant and formulation
 Ammunition manufacture and usage (e.g. shooting ranges)
 Asbestos production, handling or disposal
 Asphalt/bitumen manufacturing
 Battery manufacturing or recycling
 Boat/ship building, marinas, slip ways and associated boat yards

Potentially Contaminating Activity

Mineral processing
 Mine sites involving waste rock or tailings deposits
 Oil or gas production or refining
 Paint formulation and manufacture
 Pesticide manufacture and formulation sites
 Petroleum product or oil storage

Boiler or kiln usage	Pharmaceutical manufacture and formulation
Chemical manufacture and formulation (e.g. fertilisers, paints, pesticides, photography, plastics, solvents)	Power stations
Commercial engine and machinery repair sites	Printing
Drum conditioning works	Radio-active material usage (e.g. hospitals)
Dry cleaning establishments	Railway yards
Electrical transformers	Scrap yards and recycling facilities
Ethanol production plants	Sewage treatment plants
Explosives industries	Sheep and cattle dips
Fertiliser manufacturing plants	Sites of fires involving hazardous materials, including firefighting foam use
Fill material imported onto a site from a potentially contaminated source	Sites of incidents involving release of hazardous materials
Foundry operations	Spray painting industries
Gas works	Spray storage and mixing sites (e.g. for orchards)
Herbicide manufacture	Tanning and associated trades
Industrial activities involving hazardous chemicals in significant quantities	Textile operations
Iron and steel works	Tyre manufacturing and retreading works
Landfill sites, including on-site waste disposal and refuse pits	Wood preservation and storage or cutting of treated timber
Metal smelting, refining or finishing	Wool scouring
Metal treatments (e.g. electroplating) and abrasive blasting	

E3.0 Landslide Code

E3.1 Purpose of the Landslide Code

E3.1.1

The purpose of this provision is to:

- (a) ensure that use and development subject to risk from landslide is appropriately located and managed; and
- (b) ensure that use and development does not cause, or have potential to cause an increased risk of landslide.

E3.2 Application of this Code

E3.2.1

This Code applies to use or development of land:

- (a) shown as landslide hazard areas on the planning scheme overlay maps; or
- identified in a report prepared by a suitably qualified person, that is lodged with an application
- (b) for a permit, or required in response to a request under section 54 of the Act, as subject to risk from landslide or that has the potential to cause increased risk of landslide.

E3.3 Definition of Terms

E3.3.1

In this Code, unless the contrary intention appears:

landslide risk management assessment	means an assessment and report prepared by a suitably qualified person, in accordance with the <i>Australian Geomechanics Society – Practice Note Guidelines for Landslide Risk Management 2007</i> .
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E3.4 Use or Development exempt from this Code

E3.4.1

The following use or development is exempt from this Code:

- (a) use without development; or
- (b) development for forestry in accordance with a certified Forest Practices Plan.

E3.5 Use Standards

E3.5.1

Not used in this Code.

E3.6 Development Standards

Map E3 Landslip Hazard Area - LISTmap

Link to the [interactive map](#)

E3.6.1 Development on Land Subject to Risk of Landslip

Objective:

To ensure that development is located and constructed to manage landslide risk through suitable measures to avoid the risk of injury to, or loss of human life, or damage to land, property and public infrastructure.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

Human life, land, property and public infrastructure is protected from landslide risk, having regard to:

- (a) the level of risk identified in a landslide risk management assessment;
- (b) any declaration of a landslip area under Part 9A of the [Mineral Resources Development Act 1995](#);
- (c) measures proposed to mitigate the risk;
- (d) the nature, degree, practicality and obligation for any management activities to mitigate the risk;
- (e) the need for and permanency of any on-site or off-site maintenance arrangements;
- (f) the responsibility for and the permanency of any on-site or off-site maintenance arrangements;
- (g) impacts on public infrastructure; and
- (h) the impact of any mitigation works on the character of the area.

E4.0 Road and Railway Assets Code

E4.1 Purpose of the Road and Railway Assets Code

E4.1.1

The purpose of this provision is to:

- (a) protect the safety and efficiency of the road and railway networks; and
- (b) reduce conflicts between sensitive uses and major roads and the rail network.

E4.2 Application of this Code

E4.2.1

This Code applies to use or development of land:

- (a) that will require a new vehicle crossing, junction or level crossing; or
- (b) that intensifies the use of an existing access; or

that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of:

- (c) (i) a rail network;
- (ii) a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60 kilometres per hour.

E4.3 Definition of Terms

E4.3.1

In this Code, unless the contrary intention appears:

average annual daily traffic (AADT)	means the total volume of vehicle traffic for a year divided by 365 days.
category 1 road	means a category 1 Trunk Road as defined in Tasmania State Road Hierarchy (Department of State Growth).
category 2 road	means a category 2 Regional Freight Road as defined in Tasmania State Road Hierarchy (Department of State Growth).
junction	means an intersection of two or more roads at a common level, including intersections of on and off ramps and grade-separated roads.
level crossing	means as defined in Section 35 of the <i>Rail Infrastructure Act 2007</i> .
limited access road	means a road proclaimed as limited access under Section 52A of the Roads and Jetties Act 1935.
rail network	means as defined in the <i>Rail Infrastructure Act 2007</i> .

E4.4 Use or Development exempt from this Code

E4.4.1

If for a temporary access or level crossing, with the written consent of the relevant road or rail authority.

E4.5 Use Standards

E4.5.1 Existing road accesses and junctions

Objective:

To ensure that the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.

Acceptable Solutions

Performance Criteria

P1

Any increase in vehicle traffic to a category 1 or category 2 road in an area subject to a speed limit of more than 60km/h must be safe and minimise any adverse impact on the efficiency of the road, having regard to:

A1

The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.

- (a) the increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature of the road;
- (d) the speed limit and traffic flow of the road;
- (e) any alternative access to a road;
- (f) the need for the use;
- (g) any traffic impact assessment; and
- (h) any written advice received from the road authority.

A2

The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.

P2

Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature and efficiency of the access or the junction;
- (d) the nature and category of the road;
- (e) the speed limit and traffic flow of the road;
- (f) any alternative access to a road;
- (g) the need for the use;
- (h) any traffic impact assessment; and
- (i) any written advice received from the road authority.

A3

The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.

P3

Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature and efficiency of the access or the junction;
- (d) the nature and category of the road;
- (e) the speed limit and traffic flow of the road;
- (f) any alternative access to a road;
- (g) the need for the use;

- (h) any traffic impact assessment; and
- (i) any written advice received from the road authority.

E4.5.2 Exiting level crossings

Objective:

To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.

Acceptable Solutions

A1

Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.

Performance Criteria

P1

Any increase in vehicle traffic at an existing access across part of a rail network, must be safe and not unreasonably impact on the efficiency of the rail network, having regard to:

- (a) the increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the use and frequency of the rail network;
- (d) any alternative access;
- (e) the need for the use;
- (f) any traffic impact assessment; and
- (g) any written advice received from the rail authority.

E4.6 Development Standards

E4.6.1 Development adjacent to roads and railways

Objective:

To ensure that development adjacent to category 1 or category 2 roads or the rail network:

- (a) ensures the safe and efficient operation of roads and the rail network;
- (b) allows for future road and rail widening, realignment and upgrading; and
- (c) is located to minimise adverse effects of noise, vibration, light and air emissions from roads and the rail network.

Acceptable Solutions

A1.1

Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h:

- (a) new buildings;
- (b) other road or earth works; and
- (c) building envelopes on new lots.

Performance Criteria

P1

The location of development, from the rail network, or a category 1 road or category 2 road in an area subject to a speed limit of more than 60km/h, must be safe and not unreasonably impact on the efficiency of the road or amenity of sensitive uses, having regard to:

- (a) the proposed setback;
- (b) the existing setback of buildings on the site;
- (c) the frequency of use of the rail network;
- (d) the speed limit and traffic volume of the road;

A1.2

Buildings must be:

- located within a row of existing buildings
- (a) and setback no closer than the immediately adjacent building; or
- an extension which extends no closer than:
 - (b) (i) the existing building; or
 - (ii) an immediately adjacent building.

- (e) any noise, vibration, light and air emissions from the rail network or road;
- (f) the nature of the road;
- (g) the nature of the development;
- (h) the need for the development;
- (i) any traffic impact assessment;
- (j) any recommendations from a suitably qualified person for mitigation of noise, if for a habitable building for a sensitive use; and
- (k) any written advice received from the rail or road authority.

E4.6.2 Road accesses and junctions**Objective:**

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions.

Acceptable Solutions**A1**

No new access or junction to roads in an area subject to a speed limit of more than 60km/h.

A2

No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.

Performance Criteria**P1**

For roads in an area subject to a speed limit of more than 60km/h, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the nature and frequency of the traffic generated by the use;
- (b) the nature of the road;
- (c) the speed limit and traffic flow of the road;
- (d) any alternative access;
- (e) the need for the access or junction;
- (f) any traffic impact assessment; and
- (g) any written advice received from the road authority.

P2

For roads in an area subject to a speed limit of 60km/h or less, accesses and junctions must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) the nature and frequency of the traffic generated by the use;
- (b) the nature of the road;
- (c) the speed limit and traffic flow of the road;
- (d) any alternative access to a road;
- (e) the need for the access or junction;
- (f) any traffic impact assessment; and

- (g) any written advice received from the road authority.

E4.6.3 New level crossings

Objective:

To ensure that the safety and the efficiency of the rail network is not reduced by access across part of the rail network.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

Level crossings must be safe and not unreasonably impact on the efficiency of the rail network, having regard to:

- (a) the nature and frequency of the traffic generated by the use;
- (b) the frequency of use of the rail network;
- (c) the location of the level crossing;
- (d) any alternative access;
- (e) the need for the level crossing;
- (f) any traffic impact assessment;
- (g) any measures to prevent access to the rail network; and
- (h) any written advice received from the rail authority.

E4.6.4 Sight distance at accesses, junctions and level crossings

Objective:

To ensure that accesses, junctions and level crossings provide sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Acceptable Solutions

A1

Sight distances at:

- (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.6.4; and
- (b) rail level crossings must comply with *AS1742.7 Manual of uniform traffic control devices - Railway crossings*, Standards Association of Australia.

Performance Criteria

P1

The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles, having regard to:

- (a) the nature and frequency of the traffic generated by the use;
- (b) the frequency of use of the road or rail network;
- (c) any alternative access;
- (d) the need for the access, junction or level crossing;
- (e) any traffic impact assessment;
- (f) any measures to improve or maintain sight distance; and
- (g) any written advice received from the road or rail authority.

Table E4.6.4 Safe intersection sight distance

Vehicle Speed	Safe Intersection Sight Distance (S.I.S.D) in metres, for speed limit of:	
	km/h	60 km/h or less
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

Where:

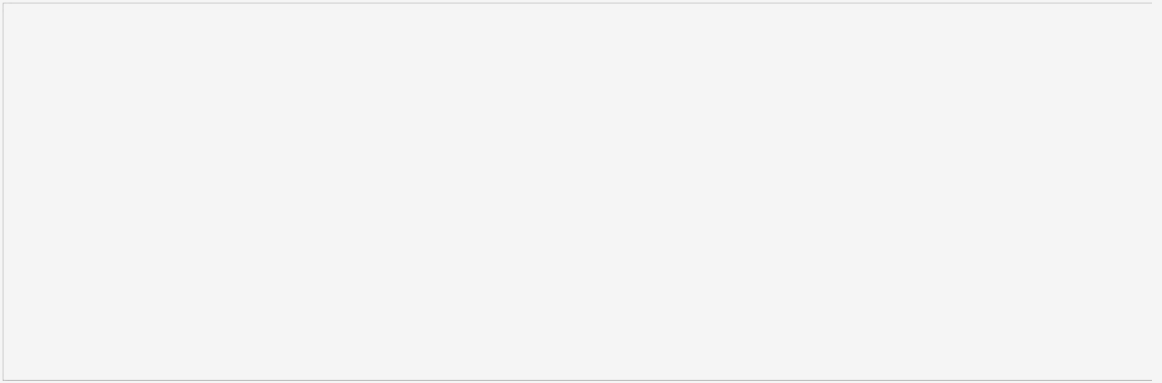
- (a) Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.

For Safe Intersection Sight Distance:

- (i) All sight lines (driver to object vehicle) are to be between points 1.2m above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5m to the side and below, and 2m above all sight lines;
- (ii) These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E4.6.4 and the access junction;
- (b) (iii) A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E4.6.4;
- (iv) A driver at any point between position 3 and the access must have sight lines to see a car at position 4 in Figure E4.6.4;
- (v) A driver at position 4 must have sight lines to see a car at any point between position 2 and the access in Figure E4.6.4; and

(vi) The distance of a driver from the conflict point in Figure E4.6.4 (X), is a minimum of 7m for category 1 roads and category 2 roads, and 5m for all other roads.

Figure E4.6.4 Sight Lines for Accesses and Junctions



E5.0 Flood Prone Areas Code

E5.1 Purpose of the Flood Prone Areas Code

E5.1.1

The purpose of this provision is to:

- (a) ensure that use or development subject to risk from flooding is appropriately located and managed; and
- (b) to minimise the risk of damage or pollution in the event of a flood.

E5.2 Application of this Code

E5.2.1

This Code applies to use or development of land:

- (a) shown as flood risk areas on the planning scheme overlay maps; or
- (b) identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as actually or potentially subject to a 1% annual exceedance probability flood.

E5.2.2

This Code does not apply to use and development, including subdivision, on land shown within Code E16.0 Invermay/Inveresk flood inundation area on the planning scheme overlay maps.

E5.3 Definition of Terms

E5.3.1

In this Code, unless the contrary intention appears:

catchment flooding	means flooding due to prolonged or intense rainfall and includes riverine, local overland and groundwater flooding.
coastal flooding	means flooding due to tidal or storm driven coastal events, including storm surges in lower coastal waterways.
flooding	means a natural phenomenon that occurs when water covers land that is normally dry. It may result from coastal or catchment flooding, or a combination of both.
1% Annual Exceedance Probability (AEP) flood	means a flood that has a 1% probability of being exceeded in any year.

E5.4 Use or Development exempt from this Code

E5.4.1

The following use or development is exempt from this Code:

- (a) use or development within the Resource development use class, other than habitable buildings;
- (b) extensions to existing habitable buildings where the gross floor area does not increase by more than 10% over the gross floor area that existed as at the effective date;
- (c) outbuildings;
- (d) use or development of land in the Passive recreation and Natural and cultural values management use classes; and
- (e) subdivision for boundary adjustment in accordance with clause 9.3.

E5.5 Use Standards

E5.5.1 Risk to sensitive use

Objective:

To minimise the risk of injury to, or loss of human life or damage to property, in relation to sensitive uses in the event of a flood.

Acceptable Solutions

Performance Criteria

A1

No acceptable solution.

P1

Sensitive use must be located to minimise the risk of injury to or loss of human life or damage to property, having regard to:

- (a) the need for the location;
- (b) the characteristics and scale of the use;
- (c) the characteristics of the inundation of the land that is subject to the risk;
- (d) the nature and frequency of the inundation;
- (e) any measures proposed to mitigate the risk;
- (f) the nature, degree, practicality and obligation for any management activities to mitigate the risk; and
- (g) the level of risk identified in any report prepared by a suitably qualified person.

E5.6 Development Standards**E5.6.1 Development subject to flooding****Objective:**

To minimise the risk of injury to, or loss of human life, or damage to property or the environment, by avoiding areas subject to flooding where practicable, or mitigating the adverse impacts of inundation to an acceptable level.

Acceptable Solutions**A1**

No acceptable solution.

Performance Criteria**P1**

It must be demonstrated that the risk of injury to or loss of human life or damage to property or the environment is minimised, having regard to:

- (a) the need for the location;
- (b) the nature and characteristics of the development;
- (c) the scale and intensity of the development;
- (d) the characteristics of the inundation of the land that is subject to the risk;
- (e) the nature and frequency of the inundation;
- (f) the need for and the availability of infrastructure, including access and reticulated services;
- (g) accessibility to the development during flooding;
- (h) the capacity of the development to withstand flooding;
- (i) the capacity of the owner or occupants to respond to or manage the flood risk;
- (j) the location of effluent disposal or sewerage reticulation or storage of materials;

- (k) the nature of any works required to mitigate the risk;
- (l) any mitigation works proposed to be carried out outside the boundaries of the site;
 - any works interfering with natural
- (m) watercourse processes or restrictions or changes to flow;
- (n) any works resulting in an increase in risk to other buildings, including buildings outside the boundaries of the land; and
- (o) any recommendations or advice contained in a report by a suitably qualified person.

Map E5 Flood Risk Area - LISTmap

Link to [interactive map](#)

E6.0 Parking and Sustainable Transport Code

E6.1 Purpose of the Parking and Sustainable Transport Code

E6.1.1

The purpose of this provision is to:

- (a) ensure that an appropriate level of parking facilities are provided to service use and development;
- (b) ensure that cycling, walking and public transport are supported as a means of transport in urban areas;
- (c) ensure access for cars and cyclists and delivery of people and goods is safe and adequate;
- (d) ensure that parking does not adversely impact on the amenity of a locality;
- (e) ensure that parking spaces and accesses meet appropriate standards; and
- (f) provide for the implementation of parking precinct plans.

E6.2 Application of this Code

E6.2.1

Subject to clause E 6.2.2, this Code applies to all use and development.

E6.2.2

An application for a use not included in Table E6.1 must be determined as a discretionary use or development.

E6.2.3

Application of specific standards

E6.2.3.1

Bicycle Parking Numbers

- (a) Standard E6.5.2 does not apply to single dwellings, multiple dwellings, residential aged care facilities and retirement villages.

E6.2.3.2

Accessible spaces for people with a disability

- The standards in E6.5.1 relating to the provision of accessible car parking spaces for use by persons with a disability only applies to use and development listed in table D3.5 of
- (a) Volume 1 of the National Construction Code 2014, as amended from time to time, as requiring dedicated disabled parking spaces.

E6.2.3.3

Taxi Spaces

Standard E6.5.3 applies only to use and development in the following use classes:

- (a) Business and professional services; Community meeting and entertainment; Custodial facility; Crematoria and cemeteries; Educational and occasional care; Food services; General retail and hire; Hospital services; Hotel industry; Pleasure boat facility; Sports and recreation; Tourist operation.

E6.2.3.4

Motorcycle Parking

Standard E6.5.4 applies only to use and development in the following use classes:

- (a) Business and professional services; Community meeting and entertainment; Custodial facilities; Crematoria and cemeteries; Educational and occasional care; Food services; General retail and hire; Hospital services; Hotel industry; Pleasure boat facility; Sport and recreation; and Tourist operation use classes; and

Standard E6.5.4 applies only to following uses in the Residential use class:

- (b) Communal residence; Multiple dwellings; and Hostel.

E6.2.3.5

Loading Bays

- Standard E6.5.5 applies only to use and development in the following use classes:
- (a) Bulky goods sales, General retail and hire, and Manufacturing and processing and Storage.

E6.3 Definition of Terms

E6.3.1

In this Code, unless the contrary intention appears:

- no requirement means the use or development is not required to provide any on-site parking.
- no requirement set means no specific on-site parking requirement is set, and any application is at the discretion of the Planning Authority .
- parking precinct plan means a plan relating to the parking of cars, bicycles and other vehicles within a defined area included in E6.7.1 of this Code and shown on the planning scheme overlay maps.

E6.4 Use or Development exempt from this Code

E6.4.1

There are no exemptions to this Code.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective:

To ensure that an appropriate level of car parking is provided to meet the needs of the use.

Acceptable Solutions

A1

The number of car parking spaces must:

- (a) not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or
- (b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or
- (c) not exceed the requirements of Table E6.1 by more than 2 spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or
- (d) be in accordance with an acceptable solution contained within a parking precinct plan.

Performance Criteria

P1.1

The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to:

- (a) the availability of off-road public car parking spaces within reasonable walking distance;
 - the ability of multiple users to share spaces because of:
 - (i) variations in car parking demand over time; or
 - (ii) efficiencies gained by consolidation of car parking spaces;
- (c) the availability and frequency of public transport within reasonable walking distance of the site;
- (d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;
- (e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;
- (f) an assessment of the actual car parking demand determined in light of the nature of the use and development;
- (g) the effect on streetscape; and
- (h) the recommendations of any traffic impact assessment prepared for the proposal; or

P1.2

The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to:

- (a) the intensity of the use and car parking required;
- (b) the size of the dwelling and the number of bedrooms; and
- (c) the pattern of parking in the locality; or

P1.3

The number of car parking spaces complies with any relevant parking precinct plan.

A2

The number of accessible car parking spaces for use by persons with a disability for uses that require 6 or more parking spaces must be in accordance with Part D3 of the National Construction Code 2014, as amended from time to time.

P2

No performance criteria.

E6.5.2 Bicycle parking numbers

Objective:

To ensure that an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Acceptable Solutions

A1

The number of bicycle parking spaces must be provided on either the site or within 50m of the site in accordance with the requirements of Table E6.1.

Performance Criteria

P1

Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:

- (a) the likely number and characteristics of users of the site and their opportunities and likely need to travel by bicycle;
- (b) the location of the site and the likely distance a cyclist needs to travel to reach the site; and
- (c) the availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.

E6.5.3 Taxi spaces

Objective:

To ensure that access for taxis is provided to meet the needs of the use.

Acceptable Solutions

A1

Except for dwellings in the General Residential zone, uses that require greater than 50 car spaces by Table E6.1 must provide one parking space for a taxi on site, with one additional taxi parking space provided for each additional 50 car parking spaces required.

Performance Criteria

P1

Taxi parking spaces must be provided to meet the reasonable needs of the use, having regard to:

- (a) the nature of the proposed use and development;
- (b) the availability and accessibility of taxi spaces on the road or in the vicinity; and

any site constraints such as existing

- (c) buildings, slope, drainage, vegetation and landscaping.

E6.5.4 Motorcycle parking

Objective:

To ensure that motorcycle parking is provided to meet the needs of the use.

Acceptable Solutions

A1

Except for dwellings in the General Residential zone, uses that require greater than 20 car parking spaces by Table E6.1 must provide one motorcycle parking space on site with one additional motorcycle parking space on site for each additional 20 car parking spaces required.

Performance Criteria

P1

Motorcycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:

- (a) the nature of the proposed use and development;
- (b) the availability and accessibility of motorcycle parking spaces on the road or in the vicinity; and
- (c) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.

E6.5.5 Loading bays

Objective:

To ensure adequate access for goods delivery and collection, and to prevent loss of amenity and adverse impacts on traffic flows.

Acceptable Solutions

A1

A loading bay must be provided for uses with a gross floor area greater than 1 000m² in a single occupancy.

Performance Criteria

P1

Adequate space for loading and unloading must be provided, having regard to:

- (a) the types of vehicles associated with the use;
- (b) the nature of the use;
- (c) the frequency of loading and unloading;
- (d) the location of the site;
- (e) the nature of traffic in the surrounding area;
- (f) the area and dimensions of the site; and
- (g) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.

E6.6 Development Standards

E6.6.1 Construction of parking areas

Objective:

To ensure that parking areas are constructed to an appropriate standard.

Acceptable Solutions

A1

Performance Criteria

P1

All parking, access ways, manoeuvring and circulation spaces must:

- (a) have a gradient of 10% or less;
- (b) be formed and paved;
- (c) be drained to the public stormwater system, or contain stormwater on the site;
 - except for a single dwelling, and all uses in the Rural Resource, Environmental Management and Open Space zones, be provided with an impervious all weather seal; and
 - except for a single dwelling, be line marked
- (d) Management and Open Space zones, be provided with an impervious all weather seal; and
- (e) except for a single dwelling, be line marked or provided with other clear physical means to delineate parking spaces.

All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions, having regard to:

- (a) the nature of the use;
- (b) the topography of the land;
- (c) the drainage system available;
- (d) the likelihood of transporting sediment or debris from the site onto a road or public place;
- (e) the likelihood of generating dust; and
- (f) the nature of the proposed surfacing and line marking.

E6.6.2 Design and layout of parking areas

Objective:

To ensure that parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solutions

A1.1

Car parking, access ways, manoeuvring and circulation spaces must:

- (a) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;
- (b) have a width of vehicular access no less than the requirements in Table E6.2, and no more than 10% greater than the requirements in Table E6.2;
- (c) have parking space dimensions in accordance with the requirements in Table E6.3;
- (d) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table E6.3 where there are 3 or more car parking spaces; and
- (e) have a vertical clearance of not less than 2.1 metres above the parking surface level.

A1.2

All accessible spaces for use by persons with a disability must be located closest to the main entry point to the building.

A1.3

Accessible spaces for people with disability must be designated and signed as accessible spaces where there are 6 spaces or more.

A1.4

Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with *AS/NZ2890.6 – 2009 Parking facilities - Off-street parking for people with disabilities*.

Performance Criteria

P1

Car parking, access ways, manoeuvring and circulation spaces must be convenient, safe and efficient to use, having regard to:

- (a) the characteristics of the site;
- (b) the proposed slope, dimensions and layout;
- (c) vehicle and pedestrian traffic safety;
- (d) the nature and use of the development;
- (e) the expected number and type of vehicles;
- (f) the nature of traffic in the surrounding area; and

- (g) the provisions of Australian Standards *AS 2890.1 - Parking Facilities, Part 1: Off Road Car Parking* and *AS2890.2 Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities*.

E6.6.3 Pedestrian access

Objective:

To ensure pedestrian access is provided in a safe and convenient manner.

Acceptable Solutions**A1.1**

Uses that require 10 or more parking spaces must:

have a 1m wide footpath that is separated from the access ways or parking aisles, except where crossing access ways or parking aisles, by:

- (a) (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or
- (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and
- (b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and

A1.2

In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the main entry point to the building.

Performance Criteria**P1**

Safe pedestrian access must be provided within car parks, having regard to:

- (a) the characteristics of the site;
- (b) the nature of the use;
- (c) the number of parking spaces;
- (d) the frequency of vehicle movements;
- (e) the needs of persons with a disability;
- (f) the location and number of footpath crossings;
- (g) vehicle and pedestrian traffic safety;
- (h) the location of any access ways or parking aisles; and
- (i) any protective devices proposed for pedestrian safety.

E6.6.4 Loading bays

Objective:

To ensure adequate access for goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

Acceptable Solutions**A1**

The area and dimensions of loading bays and access way areas must be designed in accordance with *AS2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities*, for the type of vehicles likely to use the site.

A2

It must be demonstrated that the type of

Performance Criteria**P1**

Loading bays must have area and dimensions suitable for the use, having regard to:

- (a) the types of vehicles likely to use the site;
- (b) the nature of the use;
- (c) the frequency of loading and unloading;
- (d) the area and dimensions of the site; and
- (e) the location of the site and nature of traffic.

P2

Access for vehicles commercial vehicles to and from the site must be safe, having regard to:

- (a) the types of vehicles associated with the use;
- (b) the nature of the use;

vehicles likely to use the site can enter, park and exit the site in a forward direction, without impact or conflicting with areas set aside for parking or landscaping, in accordance with AS2890.2 – 2002, *Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities*.

- (c) the frequency of loading and unloading;
- (d) the area and dimensions of the site;
- (e) the location of the site and nature of traffic;
- (f) the effectiveness or efficiency of the surrounding road network; and
- site constraints such as existing buildings,
- (g) slope, drainage, vegetation, parking and landscaping.

E6.6.5 Bicycle facilities

Objective:

To ensure that cyclists are provided with adequate facilities.

Acceptable Solutions

A1

Uses that require 5 or more bicycle spaces by Table E6.1 must provide 1 shower and change room facility on site, with one additional shower and change room on site for each 10 additional bicycles spaces required.

Performance Criteria

P1

Shower and change room facilities must be provided at adequate level to cater for the reasonable needs of cyclists, having regard to:

- (a) the location of the proposed use;
 - the existing network of cycle paths and
- (b) bicycle lanes and other means of access to the site for cyclists;
- (c) the nature of the proposed use;
- (d) the number of employees;
- (e) the users of the site and the likelihood of travel by bicycle;
 - whether there are facilities on the site for
- (f) other reasons that could be used by cyclists; and
- (g) the opportunity for sharing bicycle facilities on nearby sites.

E6.6.6 Bicycle parking and storage facilities

Objective:

To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

Acceptable Solutions

A1

Bicycle parking and storage facilities for uses that require 5 or more bicycle spaces by Table E6.1 must:

- (a) be accessible from a road, cycle path, bicycle lane, shared path or access way;
- (b) be located within 50m from the main entrance;
- (c) be visible from the main entrance or otherwise signed; and

Performance Criteria

P1

Bicycle parking and storage facilities must be provided in a safe, secure and convenient location, having regard to:

- (a) the accessibility to the site;
- (b) the characteristics of the site;
- (c) the nature of the proposed use;
- (d) the number of employees;
- (e) the users of the site and the likelihood of travel by bicycle;

- be available and adequately lit during the times they will be used, in accordance with Table 2.3 of *AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements*.
- (d)

- (f) the location and visibility of proposed parking storage facilities for bicycles;
- (g) the nature of the bicycle parking and storage facilities;
- (h) whether there are other parking and storage facilities on the site; and
- (i) the opportunity for sharing bicycle parking and storage facilities on nearby sites.

A2

Bicycle parking spaces must:
have minimum dimensions of:

- (i) 1.7m in length; and
- (a) (ii) 1.2m in height; and
- (iii) 0.7m in width at the handlebars;
- have unobstructed access with a width of at least 2m and a gradient of no more 5% from a road, cycle path, bicycle lane, shared path or access way; and
- (b)

- include a rail or hoop to lock a bicycle to
- (c) that meets *AS 2890.3 1993 Parking facilities - Bicycle parking facilities*.

P2

Bicycle parking spaces and access must be convenient, safe and efficient to use, having regard to:

- (a) the characteristics of the site;
- (b) the space available;
- (c) the safety of cyclists;
- (d) the proposed measures to secure bicycles; and
- (e) the provisions of *AS 2890.3 1993 Parking facilities - Bicycle parking facilities*.

Table E6.1 Parking space requirements

Use	Parking Requirement	
	Car	Bicycle
Bulky goods sales	1 space per employee + 1 space per 100m ² of gross floor area.	1 space per 500m ² of gross floor area
Business and professional services		
Bank, office, real estate agency, travel agent	1 space per employee + 1 space per 50m ² of gross floor area	1 space per 500m ² of gross floor area
Call centre	1 space per employee	1 space per 5 employees
Doctors' surgery, clinic, consulting room, veterinary surgery	4 spaces per registered practitioner	No requirement
Funeral parlour	1 space per employee + 1 visitor space + 1 space per 4 chapel seats	1 space per 50 chapel seats
Community meeting and entertainment	1 space per 20m ² of floor area available to the public or 1 space per 4 seats, whichever is greater.	1 space per 50m ² gross floor area or 1 space per 40 seats whichever is greater
Custodial facility	1 space per 2 employees + 1 space per 5 inmates	1 space per 10 employees
Crematoria and cemeteries	1 space per employee + 1 visitor space + 1 space per 4 chapel seats	1 space per 50 chapel seats
Domestic animal breeding, boarding or training	1 space per staff member + 2 visitor spaces	No requirement

Educational and occasional care	1 space per employee + 1 space per 6 tertiary education students	1 space per 5 employees and tertiary education students
Emergency services		
Fire/ambulance	1 space per employee	No requirement
Equipment and machinery sales and hire	1 space per 50m ² of gross floor area	No requirement
Extractive industry	1 space per 2 employees	No requirement
Food services	1 space per 15m ² of gross floor area + 6 queuing spaces for drive-through	1 space per 75m ² gross floor area
General retail and hire	1 space per 30m ² of gross floor area;	1 space per 100m ² of gross floor area
Hospital services	1 space per 4 beds + 1 space per doctor + 1 space per 2 other employees	1 space per 10 beds
Hotel industry	1 space per 20m ² of floor area available to the public + 1 space per bedroom + 6 spaces for drive-in bottle shop	1 space per 100m ² of floor area available to the public
Manufacturing and processing	1 space per 200m ² of gross floor area or 2 spaces per 3 employees, whichever is greater	1 space per 5 employees
Motor racing facility	1 space per 5 spectator places	No requirement
Natural and cultural values management	No requirement set	No requirement
Passive recreation	No requirement set	No requirement
Pleasure boat facility		
Marina	2 spaces for 3 berths	No requirement
Recycling and waste disposal	1 space per 500m ² of site area + 1 space per employee	1 space per 5 employees
Research and development	1 space per 100m ² of gross floor area or 2 spaces per 3 staff whichever is greater	1 space per 5 employees
Residential:		
If a 1 bedroom or studio dwelling in the General residential zone (including all rooms capable of being used as a bedroom)	1 space per dwelling	
If a 2 or more bedroom dwelling in the General Residential zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling	
Visitor parking for multiple dwellings in the General Residential zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or If on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)	
Other residential use in the General Residential zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 dwellings	1 space per 5 bedrooms in other forms of accommodation
Any residential use in any other zone.	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 dwellings	1 space per 5 bedrooms in other forms of accommodation
Resource development:		

Aquaculture	2 spaces per 3 employees	No requirement
Controlled environment agriculture	1 spaces per employee	No requirement
Resource processing	2 spaces per 3 employees	1 space per 5 employees
Service industry	1 space per 80m ² of gross floor area or 2 spaces per 3 employees, whichever is greater	1 space per 5 employees
Sports and Recreation:		
Bowling green	6 Spaces per bowling rink	No requirement
Golf course	4 spaces per golf hole	No requirement
Gymnasia	1 space per 20m ² of floor area available to the public or 1 space per 4 spectator places, whichever is greater.	1 space per 50m ² of gross floor area + 1 space per 40 spectator places, whichever is greater
Sportsground, showground	1 space per 5 spectator places	1 space per 50 spectator places
Swimming pool, except for a single dwelling	1 space per 20m ² of pool area + 1 space per 5 spectator places	1 space per 100m ² of pool area + 1 space per 30 spectator places
Tennis court, except for a single dwelling	4 spaces per tennis court + 1 space per 5 spectator places	1 space per tennis court + 1 space per 30 spectator places
Storage	1 space per 200m ² of the site area or 1 space per 2 employees, whichever is greater	No requirement
Tourist operation	1 space per 200m ² of gross floor area or 1 space for each 500m ² of the site area, whichever is greater	1 space per 1 000m ² of gross floor area or 1 space per 2 500m ² of site area, whichever is the greater
Transport depot and distribution	No requirement set	1 space per 5 employees
Vehicle fuel sales and servicing	4 spaces per service bay	1 space per 5 employees
Vehicle parking	No requirement set	No requirement set
Visitor accommodation	1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater	No requirement

Notes:

1. The number of parking spaces required is to be calculated based on the proposed use or development.
2. Parking spaces must be individually accessible, except that tandem parking spaces may be used to serve a dwelling.
3. Except for visitor parking for multiple dwellings in the General Residential Zone, fractions of a space are to be rounded to the nearest whole number, so that a full number of spaces is provided for any fraction of a quota of floor area or number of employees.
4. Where a proposal contains multiple use classes, the car parking requirements must be calculated as the sum of the requirements for each individual use component.

Table E6.2 Internal access way widths for vehicles

Number of parking spaces served	Internal Access Way widths	Passing bay dimensions for two-way traffic in addition to the access way width
1 to 5	A minimum width of 3m.	2m wide by 5m long, plus entry and exit tapers, every 30m.

	A minimum width of 4.5m for the first 7m from the	
	(a) road carriageway and 3m thereafter, and	
	(b) at changes of direction or intersections	2m wide by 5m long, plus entry and exit tapers, every 30m have:
6 to 20	an internal	
	(i) radius of at least 4m, or	
	a width of	
	(ii) greater than 4.2m.	
21 and over	A minimum width of 5.5m.	Not applicable

Table E6.3 Dimensions of car parking spaces and combined access and manoeuvring space adjacent to parking spaces

Angle of Car Spaces to Manoeuvring space	Combined Access And Manoeuvring Width ¹	Car Park Widths	Car Park Length
Parallel	3.6m	2.3m	6.7m
45 degrees	3.5m	2.6m	5.4m
60 degrees	4.9m	2.6m	5.4m
90 degrees	6.4m	2.6m	5.4m
90 degrees	5.8m	2.8m	5.4m
90 degrees	5.2m	3m	5.4m
90 degrees	4.8m	3.2m	5.4m

Notes:

1. If entry to the car space is from a road, the combined access and manoeuvring width may include the road.

E6.7 Parking Precinct Plans

E6.7.1 Precinct 1 - Launceston Central Business District Parking Exemption Area

E6.7.1.1 Purpose of this plan

1. The purpose of this plan is to reduce the amount of car parking provided on private land in the Launceston central business district and surrounds, and to ensure that car parking provided does not detract from the streetscapes of the area.

E6.7.1.2 Application of this plan

1. This parking precinct plan applies to the area shown below:

□

E6.7.1.3 Local area provisions

Objective:

To limit on-site car parking within the Launceston Central Business District Parking Exemption Area.

Acceptable Solutions

A1

On-site car parking is:

- (a) not provided; or
- (b) not increased above existing parking numbers.

Performance Criteria

P1

On-site car parking must demonstrate:

- (a) that it is necessary for the operation of the use; and
- (b) parking must not exceed the minimum provision required by Table E6.1.

E7.0 Scenic Management Code

E7.1 Purpose of the Scenic Management Code

E7.1.1

The purpose of this provision is to:

- (a) ensure that siting and design of development protects and complements the visual amenity of scenic road corridors; and
- (b) ensure that siting and design of development in scenic management areas is unobtrusive and complements the visual amenity of the locality and landscape; and
- (c) ensure that vegetation is managed for its contribution to the scenic landscape.

E7.2 Application of this Code

E7.2.1

This Code applies to the development of land within a scenic road corridor, or within a scenic management area shown on the planning scheme overlay maps.

E7.2.2

Where land is located within both a scenic road corridor and scenic management area, only the scenic management area provisions of this Code apply.

E7.3 Definition of Terms

E7.3.1

In this Code, unless the contrary intention appears:

scenic management area overlay maps means those areas listed in clause E7.6.3 and shown on the planning scheme overlay maps.

Means:

- scenic road corridor
- (a) the area of land within 100 metres measured from each frontage to a scenic road shown on the planning scheme overlay maps; or
 - (b) where there is no frontage, the area of land within 120 metres of the edge of the carriageway of the scenic road nearest the site.

E7.4 Use or Development exempt from this Code

E7.4.1

The following use or development is exempt from this Code:

- (a) Use without development; and
- (b) Development subject to E15.0 Telecommunications Code.
- (c) Signs subject to E18.0 Signs Code.

Additions or alterations to an existing building or structure:

- (d) (i) within an area formed by extending the line of the existing external walls; and
- (ii) where there is no increase in the building height.

The planting, clearing or modification of vegetation for any of the following purposes:

- (e) (i) the landscaping and the management of vegetation:
 - on pasture or cropping land;
 - within a garden, national park, public park or state-reserved land, provided:
 - the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation;
 - trees 6 m tall or taller are not removed or lopped, in areas used as domestic gardens;

- the vegetation is within 25m of a building; or
 - the vegetation is within 1m of a title boundary for the purpose of erecting or maintaining a boundary fence and does not require the removal or lopping of trees that are 6m tall or taller.
- (ii) clearance or conversion of a vegetation community in accordance with a forest practices plan certified under the [Forest Practices Act 1985](#);
- (iii) fire hazard management in accordance with a bushfire hazard management plan approved as part of a subdivision or development;
- (iv) fire hazard reduction required in accordance with the [Fire Service Act 1979](#) or an abatement notice issued under the [Local Government Act 1993](#);
- (v) fire hazard management in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service;
 - to provide clearance of up to 1m for the maintenance, repair and protection of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities and does not require the removal or lopping of trees that are 6m tall or taller;
- (vii) for soil conservation or rehabilitation works, including Landcare activities and the like;
- (viii) the removal or destruction of weeds declared under the [Weed Management Act 1999](#);
- (ix) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan provided the agreement or plan has been endorsed or approved by the relevant government agency; or
 - safety reasons, where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a building or substantial structure, and with the approval of the Council.
- (x)

E7.5 Use Standards

E7.5.1
Not used in this Code.

E7.6 Development Standards

Map E7 Scenic Management Code Overlay - LISTmap

Link to [interactive map](#)

E7.6.1 Scenic road corridor

Objective:

To ensure the visual amenity of the scenic road corridors is managed through appropriate siting and design of development, including subdivision, to provide for views that are significant to the traveller experience and avoid obtrusive visual impacts on skylines, ridge lines and prominent locations.

Acceptable Solutions

A1

Development (not including subdivision), must not be visible when viewed from the scenic road.

Performance Criteria

P1

The visual impact of development (not including subdivision) should be minimised when viewed from the scenic road, having regard to:

- (a) the impact on skylines, ridge lines and prominent locations;
 - (b) the proximity to the scenic road and the impact on views from the road;
 - (c) the need for the development to be prominent to the scenic road;
 - (d) the specific requirements of the development;
 - (e) the retention or establishment of vegetation to provide screening;
 - (f) the need to clear existing vegetation;
 - (g) the requirements for any hazard management;
 - (h) the need for infrastructure services;
 - (i) the existing landscape character and the scenic qualities of the site; and
- the design treatment of development including:
- (i) the bulk and form of buildings, including materials and finishes;
 - (j) earthworks for cut or fill; and
 - (iii) complementing the physical (built or natural) characteristics of the site.

P2

Subdivision that alters any boundaries within the scenic road corridor must have regard to:

- (a) the size, shape and orientation of the lot;
- (b) the density of potential development on lots created;
- (c) the need for the clearance or retention of vegetation;

A2

Subdivision must not alter any boundaries within the scenic road corridor.

- (d) the requirements for any hazard management;
- (e) the need for infrastructure services;
- (f) the extent of works required for roads or to gain access to sites, including cut and fill;
- (g) the specific requirements of the subdivision;
- (h) the physical characteristics of the site and locality;
- (i) the pattern of development in the surrounding area; and
- (j) the scenic qualities of the site.

E7.6.2 Scenic management areas**Objective:**

The siting and design of development is to be unobtrusive in the landscape and complement the character of the scenic management areas.

Acceptable Solutions**A1**

No acceptable solution.

Performance Criteria**P1**

Development (not including development that involves only the clearance or removal of vegetation, or subdivision) must have regard to:

- (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;
 - (b) the impact on skylines, ridgelines and prominent locations;
 - (c) the nature and extent of existing development on the site;
 - (d) the retention or establishment of vegetation to provide screening;
 - (e) the need to clear existing vegetation;
 - (f) the requirements for any hazard management;
 - (g) the need for infrastructure services;
 - (h) the specific requirements of the development;
 - (i) the location of development to facilitate the retention of trees; and
- design treatment of development, including:
- (i) the bulk and form of buildings including materials and finishes;
 - (ii) any earthworks for cut or fill;
 - (j) (iii) the physical (built or natural) characteristics of the site or area;
 - (iv) the nature and character of the existing development; and

(v) the retention of trees.

P2

Development that involves only the clearance or removal of vegetation must have regard to:

- (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;
- (b) the physical characteristics of the site;
- (c) the location of existing buildings;
- (d) the type and condition of the existing vegetation;
- (e) any proposed revegetation; and
- (f) the options for management of the vegetation.

P3

Subdivision must have regard to:

- (a) the scenic management precinct existing character statement and management objectives in clause E7.6.3;
- (b) the size, shape and orientation of the lot;
- (c) the density of potential development on lots created;
- (d) the need for the clearance or retention of vegetation;
- (e) the need to retain existing vegetation;
- (f) the requirements for any hazard management;
- (g) the need for infrastructure services;
- (h) the specific requirements of the subdivision;
- (i) the extent of works required for roads or to gain access to sites, including any cut and fill;
- (j) the physical characteristics of the site and locality;
- (k) the existing landscape character;
- (l) the scenic qualities of the site; and
- (m) any agreement under s.71 of the Act affecting the land.

A2

No vegetation is to be removed.

A3

Subdivision is in accordance with a specific area plan.

E7.6.3 Local scenic management areas

E7.6.3.1 - 1 Trevallyn Hillside Precinct

Existing character statement - description and significance

The Trevallyn Hillside Precinct encompasses the steep hillside to the west of the Tamar River

and north of the Cataract Gorge. It forms part of the principal backdrop of the central Launceston area.

The eastern hillside facing the central city is characterised by a concentration of Federation houses, many of which are substantial and excellent examples of early timber construction adapted to suit steep slopes. These are located within a landscaped setting incorporating a mix of large deciduous and evergreen trees.

The western section of the precinct forms a band of existing residential development near the Cataract Gorge. This area contributes to either the skyline or backdrop of views within the area. Development is characterised by post war bungalow style houses set within the front half of the block with the rear yard vegetated. Native species and trees are more dominant, particularly in the vicinity of the Gorge.

The vegetation is undergoing a change in this precinct with large aging, usually native, trees being progressively removed and replaced by other generally similar species.

Management Objectives

- (a) Buildings within the precinct must either complement existing built character or be designed to minimise its visual impact within the landscape. Particular attention should be taken to the pattern, bulk and form of development.
- (b) Alterations and additions must be undertaken with regard to the existing character of the site and should not adversely affect the landscape or streetscape value.
- (c) Where infill buildings are proposed, material selections and forms should relate to the predominant landscape or streetscape pattern. New designs must demonstrate a scale, form, and materials relationship to the precinct and fit within the established pattern of development.
- (d) Subdivision must only take place where it does not adversely affect the existing character or pattern of development on the hillside. Subdivision that prevents the retention or establishment of significant vegetation must be avoided.
- (e) Landscaping should incorporate a significant proportion of trees to maintain the treed character of the hillside. Species selection should favour trees with a large canopy or be planted as a group. The eastern part of the precinct should favour deciduous trees whilst areas close to the Cataract Gorge should favour local native species.
- (f) Increased residential density is encouraged, but only where development does not adversely interrupt the existing or historic pattern of development, and ability of the site to maintain significant vegetation. The favoured form of this type of development is one building, with shared driveways and gardens to maximise the open space available for vegetation.

E7.6.3.2 - 2 Tamar Estuary Precinct

Existing character statement - description and significance

The Tamar Estuary Precinct is a mixed precinct encompassing low lying land within the city limits that adjoins the Tamar Estuary.

The south eastern section of the precinct incorporates Seaport and the Kings Park and Royal Park to the historic Ritchie's Mill building. The northern end contains the Seaport development where there is a marina, with a timber boardwalk along the foreshore and typically multi storey development lining the boardwalk. Creams and blues feature prominently in colour scheme at Seaport. The character alters as development transitions to the parkland. A stepped levee bank transects the park. The park is typically open and dominated by lawn interspersed with mature exotic trees. The south-western part of this foreshore area is dominated again by development which is also typically double storey or taller and consists of historic development; the historic Ritchie's Mill building being a striking conclusion to this part of the Precinct.

The north-eastern section of the Precinct includes the flood plain and hill facing the river within the main northern approach into the city along the East Tamar Highway. The hillsides adjacent to development are vegetated, with trees predominating. The foreshore vegetation is typically minimal with limited native vegetation. The northern end is farmland.

The western section include native vegetation along the river from the mouth of the Cataract Gorge to the northern end of Trevallyn, providing key habitat for local bird and fauna species.

The Precinct incorporates major access roads. Silt ponds and recreation zones that include major recreation trails are sited at the toes of the hills.

The river edge has been dominated with willow in the past but is slowly being removed.

The Precinct is significant for its scenic contribution to the river edge within the central city area and immediate approaches into the central Launceston area.

Management Objectives

- (a) Maintain and improve the native vegetation along the western section of the Precinct.
Landscaping must be consistent with the existing character of that part of the Precinct.
- (b) In particular, deciduous and other exotic trees should be encouraged within the south-eastern part of the Precinct.
- (c) Development must be sympathetic with the existing character of the Precinct, with particular attention made to the scale, form, style, siting and exterior finish of building.
- (d) Recognise the contribution of recreation and tourism activities to the existing character of the Precinct.
- (e) Maintain the cleared rural character and views to the West Tamar along the northern section of the Precinct.

E7.6.3.3 - 3 Western Hillside Precinct

Existing character statement - description and significance

The Western Hillside Precinct includes the dominant hill face that forms the principal western backdrop from the southern approach along the Midlands Highway to the central Launceston area.

Its northern section is characterised by residential development of mixed character amongst a vegetated setting and interspersed with bands of vegetation and a treed skyline.

The southern section of the Precinct consists of a band of native vegetation on the western side, incorporating the Kate Reed Reserve, and cleared agricultural land to the east allowing views to be seen of the mountain regions to the east of the city. This part of the Precinct also incorporates the newly developing residential area around Southgate Drive.

The Precinct generally contributes to the middle ground and skyline views within the city.

It is significant for its key scenic contribution to providing primarily the treed and rural vistas character to the southern approach into Launceston and the central Launceston area.

Management Objectives

- (a) Development within the Precinct must minimise its visual intrusion on the hillside by its location, form, scale, exterior materials, colours and landscaping particularly when viewed from major public vantage points. Visually dominating or obtrusive development, particularly along the skyline, should be avoided. Middle ground sites must be respectful of the pattern of development in the immediate area.
- (b) Maintain and improve vegetation, particularly trees, within the skyline area of the Precinct. Species selected must be consistent with the dominant character of the immediate setting.
- (c) Trees are to be encouraged throughout the Precinct. Species selected should have a height and form that will contribute to the canopy cover within the area, whilst also being consistent with the dominant character of trees, where there is an established character. Where the area is located within or near a reserve, local native species should prevail.
- (d) Increased residential density is encouraged, but only where development does not adversely interrupt the existing or historic pattern of development, and ability of the site to maintain significant vegetation. The favoured form of this type of development is one building, with shared driveways and gardens to maximise the open space available for vegetation.
- (e) Subdivisions are to address bushfire safety and vegetation management requirements to achieve visually unobtrusive development with sufficient vegetation coverage to retain the Precinct's character, or allow for the replacement vegetation to meet the character of the Precinct.
- (f) In the southern part of the Precinct, encourage only sympathetic development that will retain the rural character of the Precinct.

E7.6.3.4 - 4 Carr Villa and Punchbowl Reserve Precinct

Existing character statement - description and significance

The Carr Villa and Punchbowl Reserve Precinct is a vegetated corridor, encompassing the Carr Villa Memorial Cemetery and Crematoria and Punchbowl Reserve. These areas contribute to the treed character of the Kings Meadows, Norwood and Punchbowl areas. whilst also providing significant native habitat for threatened flora and fauna. It's significant for its historic, natural and scenic landscape values within an urban setting.

New residential development, particularly near the Punchbowl Reserve, is characterised by large bulky houses with limited opportunity to establish trees and vegetation that contribute to the Precinct.

Management Objectives

- (a) Maintain and enhance vegetation, particularly local native vegetation, consistent with the vegetation community present within that setting.
- (b) Development must blend in by its location, form, scale, exterior materials, colours and landscaping.
- (c) Trees are to be encouraged throughout the Precinct. Species selected should have a height and form that will contribute to the canopy cover within the area. Where the area is located within or near a reserve, local native species are preferred.
- (d) Increased residential density is encouraged, but only where development does not lessen the ability of the site to maintain significant vegetation. The favoured form of this type of development is one building, with shared driveways and gardens to maximise the open space available for vegetation. Development must be sited to have minimal impact on existing vegetation, in particular vegetation links between the Carr Villa and Punchbowl reserves, which provide an important wildlife corridor and are to be preserved or enhanced.

E7.6.3.5 - 5 Central Hills Precinct

Existing Character Statement – description and significance

The Central Hills Precinct encompasses the residential area located along the ridgeline of a hillside to the east of the central Launceston area.

The Precinct is dominated by skyline development, with many of those homes being of heritage significance. Street views can also be important in this precinct.

The Precinct forms the principal backdrop for South Launceston, Newstead and central Launceston. The Precinct also includes key parks within central Launceston area, including City Park. Vegetation coverage is typically exotic, with a mix of deciduous and evergreen species.

Management Objectives

- (a) Maintain and enhance vegetation, particularly with a mix of deciduous and evergreen species, consistent with the existing character of the area. Promote tree planting in existing non-treed areas. Encourage species that will strongly contribute to the canopy cover in the Precinct.
- (b) Development, particularly residential development, will blend in with existing development by its location, form, scale and exterior finishes.
- (c) Encourage driveways to be invident, by following contours and being screened by vegetation.
- (d) Increased residential density is encouraged, but only where development does not adversely interrupt the existing or historic pattern of development, and ability of the site to maintain significant vegetation. The favoured form of this type of development is one building, with shared driveways and gardens to maximise the open space available for vegetation.
- (e) Development within parklands is to be considerate of its scenic and landscape values.

E7.6.3.6 - 6 North Esk Flood Plain Precinct

Existing character statement - description and significance

The North Esk Flood Plain Precinct is a substantial precinct encompassing the North Esk Flood plain. The Precinct begins at the southern side of Victoria Bridge in the north, and follows the river's flood plain southwards terminating at Musselboro Road in Blessington. The Precinct incorporates historically significant sites, including the Magazine store, Northcote, and Corra Lynn. There is also a historic laneway lined with hedgerows between properties leading to the

North Esk River ford in White Hills.

The Precinct's northern section has an agricultural character defined by cleared paddocks. Trees or other major vegetation are not common in these areas.

The southern section, beginning at Corra Lynn, encompass a gorge through undulating pasture that is 5 to 6km long, narrow and steep and up to 100m deep at some points. The river follows a lineament in dolerite until it encounters a normal fault line at right angles and turns to follow this. It is an uncommon combination of geological movement and a major drainage line.

There is a mix of vegetation types along the river, incorporating patches of wet sclerophyll in wet sheltered positions, dry sclerophyll and riverine vegetation. Rare and threatened vegetation communities and species exist, particularly in more inaccessible areas of the precinct. Paterson Island is a wildlife sanctuary.

The precinct is significant for its scenic and landscape values, being that it forms a significant part of the vista along many major roads on the eastern side of the city, particularly Blessington Road, the major tourist road to the Ben Lomond Ski Fields. It is also significant for its historic, geological, botanical and recreational values.

Management Objectives

- (a) Development within the Precinct must either complement existing historic development located nearby, or be designed to minimise the visual impact within the landscape, particularly when viewed from major public thoroughfares and viewpoints. Where possible, visually prominent development should be avoided, particularly in the vicinity of the North Esk River.
- (b) Subdivision must only take place where it does not adversely affect the existing character of the Precinct.
- (c) Landscaping should be consistent with the character of its immediate setting. Along the agricultural sections of the flood plain, the retention of open pasture lands, with a mix of evergreen and deciduous trees, is encouraged.
- (d) Weed removal should be encouraged where infestations exist within the precinct, and more suitable replacement vegetation encouraged that is consistent with the prevailing character of its immediate setting.
- (e) Native vegetation maintenance and enhancement is encouraged in areas of the Precinct where tracts of native vegetation exist. Removal of native vegetation should only occur when it is unavoidable, and replacement species should include a mix of species that can support native wildlife.

E7.6.3.7 - 7 Eastern Hillside Precinct

Existing character statement - description and significance

The Eastern Hillside Precinct covers the main suburban hillsides that flank the foothills and backdrop to the eastern part of the city. It includes Abels Hill, and prominent hills in St Leonards, Waverley, Ravenswood, Mowbray and Rocherlea.

This Precinct is valued for its scenic contribution towards the landscape of the eastern suburbs. Vegetation coverage is currently mixed, but tends to be native, particularly along the rural fringes of the Precinct.

Management Objectives

- (a) Maintain and enhance vegetation, particularly local native vegetation, consistent with the vegetation community present within that setting. Planting trees is encouraged and the species selected should be of a size and form that contributes to the canopy cover.
- (b) Maintain vegetation as the dominant form visible along skylines.
- (c) Development must be designed to have minimal visual impact when viewed from major public vantage points. Development should be encouraged to locate adjacent to existing development, and avoid ridge line and skyline areas.
- (d) Subdivision is preferred within infill sites and areas that are not steep or located on the skyline. Steeper, visually prominent lots are to have sufficient size to enable development to be screened by vegetation, while also achieving bushfire safety requirements.

E7.6.3.8 - 8 Rural Hills Precinct

Existing character statement - description and significance

The Rural Hills Precinct encompasses significant skyline and vegetated corridors that form part of the rural areas around Launceston. This precinct also includes key skylines and vegetated corridors that line the northern approaches into Launceston and rural townships in the municipality.

Mt Arthur, Mt Barrow, and Mt Direction signal station are visually significant and dominant landforms in the landscape. These areas also contain heritage, geological and archaeological values.

Other high scenic value areas include the Fingerpost and Boomer Hills. These areas provide the key native vegetation background for the views of the eastern side of Launceston. These areas also include threatened flora and fauna communities.

Management Objectives

- (a) Maintain and enhance existing vegetation cover, consistent with the vegetation type and existing character of the area. Promote and enhance native forest coverage in hilltop locations, and retention of cleared farmland on the lower slopes and plains.
- (b) Discourage development along significant skylines, ridge lines or visually prominent locations, particularly if the development would be visible from the Launceston City and Lilydale township, the Tamar River or arterial roads or highways.
- (c) Development is to be consistent with the existing settlement patterns and character.
- (d) Significant infrastructure for the benefit of the community must be encouraged to co-locate in existing areas, or be designed to minimise their visual intrusion in the landscape.
- (e) Development must be unobtrusive by its siting, design, exterior finish and landscaping, or be designed to have a minimal visual impact commensurate with the quality of the scenic and landscape values of that site and area.
- (f) Allow for the maintenance of the Mt Direction signal station, so that the semaphore remains visible from Mt George in George Town and Windmill Hill in Launceston.

E7.6.3.9 - 9 Rural Local Setting Precinct

Existing character statement - description and significance

The Rural Local Setting Precinct incorporates key local scenic sites, namely Lilydale Falls, Rhododendron Garden, Hollybank Reserve, Nunamara Intake Dam, and Scamps Reserve. These areas have high scenic values within their immediate setting.

Historic and natural values are also present within the Precinct.

Management Objectives

- (a) Maintain and enhance existing vegetation cover consistent with the vegetation type that occurs in the area.
- (b) Development is to be designed to be consistent with the existing character of the area and is not to detract from the scenic, natural or other values present on the site.

E7.6.3.10 - 10 Dilston Wetlands Precinct

Existing character statement – description and significance

The Dilston Wetlands Precinct is part of the Tamar estuary and covers a significant area of lowland bordering the Tamar River to the east, then extending inland between the old East Tamar Highway and new Dilston bypass.

It provides significant habitat for waterfowl, migratory wading species and land birds. It also provides important nursery habitat for fish. The Precinct is best seen from the old East Tamar Highway and West Tamar.

Management Objectives

- (a) Protect and maintain the wetland habitat.
- Avoid development within the precinct that will impact on the scenic values of the place or

(b) impact on the nursery and feeding grounds of native fauna.

E8.0 Biodiversity Code

E8.1 Purpose of the Biodiversity Code

E8.1.1

The purpose of this provision is to:

support the conservation of biodiversity in the planning scheme area and the northern
(a) region, including the extent, condition and connectivity of important habitats and priority vegetation communities, and the number and status of threatened species; and

consider and manage the impact of use or development on biodiversity through:

- (b) (i) minimisation of vegetation and habitat loss or degradation; and
- (ii) appropriate location of development.

E8.2 Application of this Code

E8.2.1

Subject to clause E8.2.2, this code applies to use or development of land:

(a) shown as priority habitat on the planning scheme overlay maps; or

(b) identified in a flora and fauna report prepared by a suitably qualified person, that is lodged with an application for a permit or required in response to a request under section 54 of the Act, which identifies that the removal of native vegetation will have a significant impact on priority vegetation communities.

E8.2.2

This Code applies in the following zones:

- (a) Rural Living;
- (b) Environmental Living;
- (c) Community Purpose;
- (d) Recreation;
- (e) Open Space;
- (f) Rural Resource;
- (g) Utilities;
- (h) Environmental Management;
- (i) Major Tourism;
- (j) Particular Purpose 1 – Techno Park; and
- (k) General Residential and Low Density Residential Zones for subdivision, other than a boundary adjustment in accordance with clause 9.3.

E8.3 Definition of Terms

E8.3.1

In this Code, unless the contrary intention appears:

means a report prepared by a suitably qualified person that includes:

- (a) a site survey;
 - (b) an assessment of the value of the native vegetation to contribute to the priority vegetation communities or priority habitat for threatened species in the planning scheme area or northern region;
 - (c) an assessment of the impact of the proposed use or development on the priority habitat, priority vegetation communities, or threatened species; and
- flora and fauna report

(d) recommendations on any mitigation measures that should be considered.

priority habitat means the areas shown as priority habitat on the planning scheme overlay maps.
priority vegetation communities means threatened vegetation and important habitat for threatened species that are listed under the [Threatened Species Act 1995](#) or the [Environment Protection and Biodiversity Conservation Act 1999 \(Commonwealth\)](#).

E8.4 Use or Development exempt from this Code

E8.4.1

The following use or development is exempt from this Code:

- (a) the planting, clearing or modification of vegetation for any of the purposes listed in clause E6.3.2, other than E6.3.2(b);
- (b) use or development that does not clear or disturb vegetation within the areas identified as priority habitat; and
- (c) level 2 activities or matters called in for assessment by the Board of the Environment Protection Authority, in accordance with the provisions of the [Environmental Management and Pollution Control Act 1994](#) .

E8.5 Use Standards

E8.5.1

Not used in this Code.

E8.6 Development Standards

Map E8 Priority Habitat - LISTmap

Link to the [interactive map](#)

E8.6.1 Habitat and vegetation management

Objective:

To appropriately protect or manage vegetation identified as priority habitat and priority vegetation communities.

Acceptable Solutions

Performance Criteria

P1

Clearance or disturbance of native vegetation

within priority habitat or areas identified as priority vegetation communities does not compromise the adequacy of representation of species or vegetation communities, having regard to:

(a) the quality of the site to provide habitat of significance to the maintenance or protection of biodiversity in the planning scheme area;

(b) the need for the clearance or disturbance of the vegetation;

(c) the method of clearance or disturbance of the vegetation;

(d) the extent and quality of the vegetation or habitats affected by the proposal;

(e) the value of the vegetation as a wildlife corridor;

(f) the value of riparian vegetation to the protection of habitats and wildlife corridors;

A1

Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan.

(g) any rehabilitation and maintenance measures;

(h) the impacts of development and vegetation clearance, in proximity to the priority habitat or priority vegetation communities;

(i) any conservation outcomes achieved and the long term security of any offset for the loss of the vegetation, provided in accordance with the General Offset Principles document published by the Department of Primary Industries, Parks, Water and Environment, available at <http://dpiwpe.tas.gov.au/Documents/General-Offset-Principles.pdf> ;

(j) any agreement under section 71 of the Act relating to vegetation management;

(k) any conservation covenant made under the [Nature Conservation Act 2002](#), that exists on or adjacent to the site of the proposed development; and

(l) any recommendations or advice contained in a flora and fauna report.

E9.0 Water Quality Code

E9.1 Purpose of the Water Quality Code

E9.1.1

The purpose of this provision is to:

- (a) manage adverse impacts on wetlands and watercourses.

E9.2 Application of this Code

E9.2.1

This Code applies to use or development of land:

- (a) within a wetland or watercourse; or
- (b) located within 30m of a wetland or watercourse; or
- (c) which discharges stormwater or wastewater to land within 30m of a watercourse or wetland.

E9.3 Definition of Terms

E9.3.1

In this Code, unless the contrary intention appears:

best practice environmental management

means as referred to in section 4 of the [Environmental Management and Pollution Control Act 1994](#).

point source pollution

means the pollution which is emitted at a discrete identifiable location, usually via a discharge pipe or outfall, and which can be readily measured.

soil and water management plan

means a site-specific plan or drawing that details sediment and erosion control measures on a site.

E9.4 Use or Development exempt from this Code

E9.4.1

The following use or development is exempt from this Code:

- (a) forestry, subject to a forest practices plan certified under the [Forest Practices Act 1985](#);
- (b) agricultural use or development, if not for new buildings;
- (c) private tracks on agricultural land that are used for agricultural purposes;
- (d) natural and cultural values management within parks, reserves and State Forests under State Government or Council ownership;
- (e) level 2 activities assessed by the Board of the Environment Protection Authority; and
- (f) those matters referred to in clauses E6.3.2 and E6.4.2 of this planning scheme.

E9.5 Use Standards

E9.5.1

Not used in this code.

E9.6 Development Standards

E9.6.1 Development in the vicinity of a watercourses and wetlands

Objective:

To protect watercourses and wetlands from the effects of development and minimise the potential for water quality degradation.

Acceptable Solutions

Performance Criteria

P1

Development must not unreasonably impact the water quality of watercourses or wetlands, having regard to:

- (a) the topography of the site;
- (b) the potential for erosion;
- (c) the potential for siltation and sedimentation;
- (d) the risk of flood;
- (e) the impact of the removal of vegetation on hydrology;
- (f) the natural values of the vegetation and the land;
- (g) the scale of the development;
- (h) the method of works, including vegetation removal, and the machinery used;
- (i) any measures to mitigate impacts;
- (j) any remediation measures proposed;
- (k) any soil and water management plan; and
- (l) the requirements of the Department of Primary Industries, Parks, Water and Environment [Wetlands and Waterways Works Manual](#).

A1

No acceptable solutions.

E9.6.2 Development of watercourses and wetlands

Objective:

To protect watercourses and wetlands from the effects of development and minimise water quality degradation.

Acceptable Solutions

A1

A wetland must not be altered, modified, filled, drained, piped or channelled.

Performance Criteria

P1

No performance criteria.

P2

Development within a watercourse must not unreasonably impact the water quality or ecological values of the watercourse, having regard to:

- (a) the topography of the site;
- (b) the potential for erosion;
- (c) the potential for siltation and sedimentation;
- (d) the potential for dust generation;
- (e) the impact on hydrology;
- (f) the risk of flood;
- (g) the natural values of the watercourse;
- (h) the scale of the development;

A2

A pipe or culvert crossing of a watercourse for access purposes.

the method of development, including any

- (i) vegetation removal, and the machinery used;

- (j) the need for the development;

- (k) any measures to mitigate impacts;

- (l) any remediation measures proposed;

- (m) any soil and water management plan; and

- (n) the requirements of the Department of Primary Industries, Parks, Water and Environment [Wetlands and Waterways Works Manual](#).

E9.6.3 Discharges to watercourses and wetlands

Objective:

To manage discharges to watercourses and wetlands so as not unreasonably impact the water quality.

Acceptable Solutions

A1

All stormwater discharge must be:

- (a) connected to the public stormwater system; or
- (b) diverted to an on-site system that contains stormwater within the site.

A2.1

No new point source pollution discharging directly into a watercourse or wetland.

A2.2

For existing point source pollution discharges into a watercourse or wetland, there is no more than a 10% increase in the volume or characteristics of the discharge that existed at the effective date.

Performance Criteria

P1

Stormwater discharges must not unreasonably impact on the water quality of watercourses or wetlands, having regard to:

- (a) the characteristics, volume and flow rates of the discharge;
- (b) the characteristics of the receiving waters;
- (c) the potential for erosion;
- (d) the potential for siltation and sedimentation;
- (e) the impact on hydrology;
- (f) any measures to mitigate impacts; and
- (g) any soil and water management plan.

P2

New and existing point source pollution discharges must not unreasonably impact on the water quality of watercourses or wetlands, having regard to:

- (a) the characteristics, volume and flow rates of the discharge;
- (b) the characteristics of the receiving waters;
- (c) the impact on hydrology;
- (d) the opportunities to recycle or reuse the discharge;
- (e) any measures to mitigate impacts;
- (f) best practice environmental management; and

any emission limit guidelines or protected environmental values or water quality

- (g) objectives issued by the Board of Environment Protection Authority in accordance with the [State Policy for Water Quality Management 1997](#).

E10.0 Open Space Code

E10.1 Purpose of the Open Space Code

E10.1.1

The purpose of this provision is to:

- (a) Ensure that the location and area of land required for public open space in subdivisions meets the reasonable ongoing needs of the community.

E10.2 Application of this Code

E10.2.1

This Code applies to subdivision creating additional lots in the following zones:

- (a) General Residential;
- (b) Inner Residential;
- (c) Low Density Residential;
- (d) Urban Mixed Use;
- (e) Village;
- (f) Local Business;
- (g) General Business;
- (h) Central Business;
- (i) Commercial;
- (j) Light Industrial; and
- (k) General Industrial.

E10.3 Definition of Terms

E10.3.1

Not applicable.

E10.4 Use or Development exempt from this Code

E10.4.1

The following development is exempt from this Code:

- (a) where Council has determined that no land is required for public open space, or payment is required instead of public open space, in accordance with the [Local Government \(Building & Miscellaneous Provisions\) Act 1993](#); and
- (b) a boundary adjustment, where no additional lot is created.

E10.5 Use Standards

E10.5.1

Not used in this Code.

E10.6 Development Standards

E10.6.1

Provision of Public Open Space

Objective:

To:

- (a) ensure that the location and area of land required for public open space meet the reasonable ongoing needs of the community; and

- (b) provide public open space which meets user requirements for outdoor recreational and social activities.

P1

The location, area and characteristics of public open space must meet the reasonable needs of the community, having regard to:

- (a) the physical characteristics of the land;
- (b) the needs of people with disabilities;
- (c) the range of recreational facilities in the surrounding area;
- (d) the existing public open space in the surrounding area and its relationship to any proposed public open space;
- (e) connectivity for pedestrians and cyclists;
- (f) the ability of the community to access the land;
- (g) any limitations imposed by services and utilities;
- (h) any drainage requirements, or the existence of wetlands;
- (i) public health and safety;
- (j) the likely cost of maintenance; and
- (k) the relationship and alignment with adjoining land uses, including fencing and landscaping.

A1

No acceptable solution.

Map E10 Applicable Zones - LISTmap

Link to the [interactive map](#)

E11.0 Environmental Impacts and Attenuation Code

E11.1 Purpose of the Environmental Impacts and Attenuation Code

E11.1.1

The purpose of this provision is to:

- (a) ensure appropriate consideration of the potential for environmental harm or environmental nuisance in the location of sensitive uses; and
- (b) ensure the environmental impacts of new uses are eliminated, reduced or mitigated to avoid environmental harm or environmental nuisance.

E11.2 Application of this Code

E11.2.1

This Code applies to use of land for:

- (a) sensitive uses located within any buffer area shown on the planning scheme overlay maps;
- (b) sensitive uses located within an attenuation distance from existing or approved uses listed in Tables E11.1 or E11.2; and
- (c) uses listed in Tables E11.1 or E11.2.

E11.3 Definition of Terms

E11.3.1

In this Code, unless the contrary intention appears:

site-specific study means an environmental impact assessment carried out by a suitably qualified person in accordance with section 74 of the [Environmental Management and Pollution Control Act 1994](#).

attenuation distance means a distance listed in Tables E11.1 and E11.2.

E11.4 Use or Development exempt from this Code

E11.4.1

Use and development exempt from this Code:

- (a) level 2 activities assessed by the Board of the Environment Protection Authority;
- (b) non-habitable buildings associated with sensitive use located within any buffer area shown on the planning scheme overlay maps; and
- (c) extensions to existing sensitive uses located within any buffer area shown on the planning scheme overlay maps.

E11.5 Required Application Information

In addition to the requirements of Clause E8.1 of this planning scheme, all applications for uses listed in Tables E11.1 and E11.2 must include the following:

E11.5.1

A locality plan showing:

- (a) the boundaries of the site;
- (b) routes used for transport of goods and materials into and out of the site;
- (c) the locations of any sensitive uses within the relevant attenuation distance as set out in Tables E11.1 and E11.2; and
- (d) any watercourses within the relevant attenuation distance as set out in Tables E11.1 and E11.2; and

E11.5.2

A site plan showing:

- (a) areas for storage internally or externally of materials, waste or finished products;
- (b) the location of equipment that may produce noise, smoke or odour;
- (c) the location of any equipment for containing, treating or disposing of liquid wastes; and
- (d) the location of any points of emissions from the site, e.g. chimneys, exhaust points, storm water drains; and

E11.5.3

A description of the proposal, including:

- (a) the types and quantities of the raw materials used and the quantities of finished products;
- (b) the stages of the proposal;
- (c) the type and processes of any machinery used as part of the production process;
- (d) the hours of operation;
- (e) the number and frequency of vehicle movements;
- (f) the type and quantities of any hazardous or flammable materials;
- (g) details of any processes that may give rise to emissions to air, ground or water and details of how these emissions are to be dealt with;
- (h) details of any solid waste created and details of how this is proposed to be dealt with; and
- (i) the plans or measures to deal with any accidental spills.

E11.6 Use Standards

E11.6.1 Attenuation distances

Objective:

To ensure that potentially incompatible uses are separated by a distance sufficient to mitigate any adverse effects.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

Sensitive use or subdivision for sensitive uses within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 or a buffer area shown on the planning scheme overlay maps, must demonstrate that there will be no environmental nuisance or environmental harm, having regard to:

a site-specific study that considers:

- (i) the degree of encroachment;
- (ii) the location of the boundaries of the site of the sensitive use or subdivision;
- (iii) the location of the sensitive use;
- (iv) the location of the boundaries of the site on which the activity is located;
- (a) the location of the area on which the activity is
- (v)

undertaken;

(vi) the nature of the activity being protected by the attenuation area or buffer area;

(vii) the degree of hazard or pollution that may emanate from the activity; and

(viii) the measures within the use to mitigate impacts of the activity on the sensitive use; and

(b) any advice provided in writing from the owner or operator of the activity; and

(c) any advice provided in writing by the Director of the Environment Protection Authority.

P2

Activities listed in Tables E11.1 and E11.2 must demonstrate that there will be no environmental nuisance or environmental harm, having regard to a site-specific study that has regard to:

(a) the degree of encroachment;

(b) the nature of the activity being protected by the attenuation area;

(c) the degree of hazard or pollution that may emanate from the activity;

(d) the location of the boundaries of the site on which the activity is proposed to be undertaken;

(e) the location of the activity with the potential to create environmental harm or nuisance;

(f) the location of any existing sensitive uses;

(g) the location of a boundary to the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living, Urban Mixed Use, Village, Local Business, General Business, Central Business, Commercial and Major Tourism zones; and

(h) whether any land is to be irrigated by effluent.

A2

Activities listed in Tables E11.1 and E11.2 must be set back the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity from:

(a) any existing sensitive use; or

a boundary to the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental

(b) Living, Urban Mixed Use, Village, Local Business, General Business, Central Business, Commercial and Major Tourism zones.

E11.7 Development Standards

E11.7.1

Not used in this Scheme.

Table E11.1 Attenuation Distances

This table lists activities with the potential to create environmental harm or environmental nuisance or impact on sensitive uses, and lists the required attenuation distances, measured as the shortest distance from the boundary of the site on which the activity is located.

Activity

Distance in metres

Abattoirs (primary)	500
Large animals, greater than 100 tonnes/year production (odours, noise)	
Large animals, less than 100 tonnes/year production (odours, noise)	300
Small animals (e.g. poultry) (odours, noise)	300
Abattoirs (secondary)	
Rendering, etc. (odours)	1 000
Brickworks	
(dust, noise)	200
Composting (vegetation only)	
With or without turning (odours)	500
Composting (animal wastes)	
Incorporating human and animal wastes without turning (odours)	500
Composting (animal wastes)	
Incorporating human and animal wastes, with turning, (odours)	1 000
Concrete batching plants	
(noise, dust)	100
Concrete or stone articles	
(not pipe extrusion) (noise, dust)	100
Crematoria	
(odours, particulates)	300
Dairy Products	
(odours)	100
Disposal Site	
(odours, dust, disease, vectors, visual)	500
Transfer station (except very large stations) (odours, disease, vectors, noise, visual).	150
Non putrescible wastes (odours, noise)	50
Spray irrigation of liquid wastes of animal or vegetative origin (odours, disease vectors)	500
	200
<ul style="list-style-type: none"> • primary treated 	
<ul style="list-style-type: none"> • secondary treated 	
Feedlot and holding yard	
Cattle and sheep (odours)	3 000
Fibreglass manufacturing	
(odours)	200
Fish processing (primary)	
Fish filleting, etc. (odours, noise, lights)	100
Fish processing (secondary)	
Fish meal production, etc.	1 000
Flour Mills	
(particulates, noise).	300
Foundry	
(odours, particulates, noise)	1 000
Liquid waste treatment	
e.g. treatment lagoons for wash down, processing effluent etc. (odours).	200

Metal fabrication (noise, odours).	500
Organic waste treatment e.g. cattle and pig slurry (odours)	500
Piggery Intensive husbandry (odours)	500
Poultry Intensive husbandry (odours).	500
Pre-mix bitumen plants (e.g. batching) Mobile and static (odours)	500
Quarry/pit etc. No blasting, crushing or vibratory screening (noise, dust)	300
Blasting (noise, vibration, dust)	1 000
• hard rock.	300
• material other than hard rock.	
Crushing (noise, dust)	750
Vibratory screening (noise, dust)	500
Saleyard Stock (odours, noise).	500
Smallgoods manufacture	100
Storage	
Petroleum products and crude oil (odours, noise)	300
• with fixed roofs	100
• with floating roofs	
Wet salted or unprocessed hides (odours)	300
Wood chipper (noise)	300
Wood preservation (odours, noise)	100

Table E11.2 Attenuation distances for Sewage Treatment Plants

This table lists the types of sewerage treatment installations and lists the required attenuation distances, measured as the shortest distance from the boundary of the site on which the installation is located.

Type of installation	Distance in metres			
	<275	<1 375	< 5 500	<13 750
Designed capacity dry weather flow in Kl/day				
Person equivalent	<1 000	<5 000	<20 000	<50 000
Aerobic pondage (septic effluent)	100	-	-	-
Mechanical/biological treatment	100	200	300	400
Sludge drying beds/sludge digesters not within	150	250	300	400

enclosed premises

Aerobic ponds	150	350	700	1 000
Anaerobic ponds	400	550	700	850
Facultative ponds	300	700	1 400	2 200
Land disposal of secondary treatment effluent by spray irrigation	200	200	200	200
Land disposal of secondary treatment effluent by flood irrigation	50	50	50	50

Map E11 Buffer Area - LISTmap

Link to the [interactive map](#)

E12.0 Airports Impact Management Code

E12.1 Purpose of the Airports Impact Management Code

E12.1.1

The purpose of this provision is to:

- (a) Ensure that development does not unduly restrict the safety of aircraft using Launceston Airport or compromise the future development potential of the Airport.

E12.2 Application of this Code

E12.2.1

This Code applies to development of land:

- (a) shown within the Obstacle Limitation Surfaces area on the planning scheme overlay maps; or
- (b) with a building height greater than 30m.

E12.2.2

A permit is required for all use and development to which this Code applies.

E12.3 Definition of Terms

E12.3.1

In this Code, unless the contrary intention appears:

prescribed air space	means any airspace above Obstacle Limitation Surfaces (OLS) or Procedure for Air Navigational Services – Aircraft Operation (PAN-OPS), as established by the airport operator.
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E12.4 Use or Development exempt from this Code

E12.4.1

There are no exemptions to this Code.

E12.5 Use Standards

E12.5.1

There are no use standards.

E12.6 Development Standards

E12.6.1 Development with prescribed airspace

Objective:

To ensure that development does not impact on the safety of prescribed air space.

Acceptable Solutions

A1.1

Development higher than 30m or within the Obstacle Limitation Surfaces area marked on the planning scheme maps, must not be within the prescribed air space; and

A1.2

Approval has been granted by the relevant authority for development within prescribed air space, pursuant to the [Airports Act 1996](#) and the [Airport \(Protection of Airspace\) Regulations 1996](#), and the Manual of Standards.

Performance Criteria

P1

No performance criteria.

E13.0 Local Historic Cultural Heritage Code

E13.1 Purpose of the Local Historic Cultural Heritage Code

E13.1.1

The purpose of this provision is to:

- (a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts;
- (b) encourage and facilitate the continued use of these places;
- (c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and
- (d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.

E13.2 Application of this Code

E13.2.1

This Code applies to use or development of land:

- (a) listed in Table E13.1: Local Heritage Precincts; or
- (b) listed in Table E13.2: Local Heritage Places; or
- (c) listed in Table E13.3: Places Archaeological Significance;

E13.3 Definition of Terms

E13.3.1

In this Code, unless the contrary intention appears:

heritage precinct means an area described in Table E13.1 Local Heritage Precincts.

means significance in relation to a local heritage place or heritage precinct, and its value in regard to:

its role in, representation of, or potential for contributing to the understanding of:

- (i) local history;
- (a) (ii) creative or technical achievements;
- (iii) a class of building or place; or
- (iv) aesthetic characteristics; or

historic cultural heritage significance

its association with:

- (b) (i) a community or cultural group for social or spiritual reasons; or
- (ii) the life or works of a person, or group of persons of importance in Launceston's history.

local heritage place

means a place listed in Table E13.2 Local Heritage Places.

place of archaeological significance

means a place listed in Table E13.3 Places of Archaeological Significance.

E13.4 Use or Development exempt from this Code

E13.4.1

The following use or development is exempt from this Code:

- (a) works required to comply with an Emergency Order issued under section 162 of the [Building Act 2000](#);

- (b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- (c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- (d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- (e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- (f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

E13.5 Use Standards

E13.5.1

There are no use standards in this Code.

E13.6 Development Standards

E13.6.1 Demolition

Objective:

To ensure that the demolition or removal of buildings and structures does not impact on the historic cultural heritage significance of local heritage places and their setting.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

Buildings or parts of buildings and structures may be demolished, provided there is no unreasonable impact on the historic cultural heritage significance of the local heritage place and setting, having regard to:

- (a) the physical condition of the local heritage place;
- (b) the extent and rate of deterioration of the building or structure;
- (c) the safety of the building or structure;
- (d) the streetscape or setting in which the building or structure is located;
- (e) the cultural heritage values of the local heritage place;
- (f) the need for the development;
- (g) any options to reduce or mitigate deterioration;
- (h) whether demolition is the most reasonable option to secure the long-term future of a building or structure; and
- (i) any overriding economic considerations.

E13.6.2 Maintenance and repair

Objective:

To ensure that maintenance and repair of heritage buildings are constructed and undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local

heritage places.

Acceptable Solutions

A1

New materials and finishes match or are similar to the materials and finishes that are being replaced.

Performance Criteria

P1

No performance criteria.

E13.6.3 Lot size and dimensions and frontage

Objective:

To ensure that subdivision does not impact on the historic cultural heritage significance of local heritage places and their settings.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

Subdivision must not unreasonably impact on the historic cultural heritage significance of local heritage places or their settings, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the historic development pattern of the area;
- (c) the separation of buildings or structures from their original setting;
- (d) the lot sizes, dimensions, frontage, access and orientation;
- (e) the suitability of the proposed lots for their intended uses; and
- (f) the removal of vegetation, significant trees or garden settings.

E13.6.4 Site coverage

Objective:

To ensure that site coverage is compatible with the historic cultural heritage significance of local heritage places.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

The site coverage is compatible with the historic cultural heritage significance of local heritage places or their settings, having regard to:

- (a) the topography of the site;
- (b) the cultural heritage values of the local heritage place and setting;
- (c) the site coverage of buildings on sites in the surrounding area; and
- (d) the pattern of development in the surrounding area.

E13.6.5 Height and bulk of buildings

Objective:

To ensure that the height and bulk of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.

Acceptable Solutions**A1**

No acceptable solution.

Performance Criteria**P1**

The height and bulk of buildings are compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the character and appearance of the existing building or place;
- (c) the height and bulk of other buildings in the surrounding area;
- (d) the historic cultural heritage significance of adjacent places; and
- (e) the streetscape.

E13.6.6 Site of buildings and structure**Objective:**

To ensure that the siting of buildings are compatible with the historic cultural heritage significance of local heritage places and their settings.

Acceptable Solutions**A1**

No acceptable solution.

Performance Criteria**P1**

The front, side and rear setbacks must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the topography of the site;
- (c) the size, shape, and orientation of the lot;
- (d) the setbacks of other buildings in the surrounding area;
- (e) the historic cultural heritage significance of adjacent places; and
- (f) the streetscape.

E13.6.7 Fences**Objective:**

To ensure that fences are compatible with the historic cultural heritage significance of local heritage places and their setting.

Acceptable Solutions**Performance Criteria****P1**

New fences must be compatible with the historic cultural heritage significance of a place and its setting, having regard to:

A1

New fences must be designed and constructed to match existing original fences on the site.

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the architectural style of the dominant building on the site;
- (c) the dominant fencing style in the setting; and
- (d) the original or previous fences on the site.

E13.6.8 Roof form and materials**Objective:**

To ensure that roof form and materials are compatible with the historic cultural heritage significance of local heritage places and their settings.

Acceptable Solutions**A1**

No acceptable solution.

Performance Criteria**P1**

Roof form and materials are compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the design, period of construction and materials of the dominant building on the site;
- (c) the dominant roofing style and materials in the setting; and
- (d) the streetscape.

E13.6.9 Wall materials**Objective:**

To ensure that wall materials are compatible with the historic cultural heritage significance of local heritage places and their settings.

Acceptable Solutions**A1**

No acceptable solution.

Performance Criteria**P1**

Wall material for buildings and structures must be compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the design, period of construction and materials of the dominant building on the site;
- (c) the dominant wall materials in the setting; and
- (d) the streetscape.

E13.6.10 Outbuildings and structures**Objective:**

To ensure that the siting of outbuildings and structures are compatible with the historic

heritage significance of local heritage places and their settings.

Acceptable Solutions

A1

Outbuildings and structures must:

- (a) not be located in the front setback;
- (b) not visible from any road, or public park or reserve;
- (c) have no side longer than 3m;
- (d) have a gross floor area less than 9m² and a combined total area not exceeding 20m²;
- (e) have a maximum height less than 2.4m above natural ground level;
- (f) not have a maximum change of level as a result of cut or fill of greater than 1m; and
- (g) not encroach on any service easement or be located within 1m of any underground service.

Performance Criteria

P1

Outbuildings and structures must be compatible with the historic cultural heritage significance of a place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the location of existing infrastructure services;
- (c) the bulk, form and size of buildings on the site;
- (d) the bulk, form and size of the outbuilding or structure;
- (e) the external materials, finishes and decoration of the outbuilding or structure; and
- (f) the visibility of the outbuilding or structure from any road, public park or reserve.

E13.6.11 Driveways and parking

Objective:

To ensure that driveways and parking are compatible with the historic heritage significance of local heritage places and their settings.

Acceptable Solutions

A1

Car parking areas for non-residential purposes must be located behind the primary buildings on the site.

Performance Criteria

P1

Driveways and car parking areas for non-residential purposes must be compatible with the historic cultural heritage significance of a local heritage place and its setting, having regard to:

- (a) the cultural heritage values of the local heritage place and setting;
- (b) the loss of any building fabric;
- (c) the removal of gardens or vegetated areas;
- (d) parking availability in the surrounding area;
- (e) vehicle and pedestrian traffic safety; and
- (f) the streetscape.

E13.6.12 Tree and vegetation removal

Objective:

To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not impact on the historic heritage significance of local heritage places and their settings.

Acceptable Solutions

Performance Criteria

P1

5	Paling	Trk	Bangor	LCC	THC	4651	103525	2
7	Paling	Trk	Bangor	LCC			103525	1
11	Paling	Trk	Bangor	LCC	THC	4651	103525	5

Table E13.2.2 Blessington

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
2281	Deddington Rd	Blessington	LCC	THC	10607	67320 1

Table E13.2.3 Dilston

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
30	Dilston Rd	Dilston	LCC	THC	4114	12713 22
781	East Tamar Hwy	Dilston	LCC	THC	4116	159916 1
781	East Tamar Hwy	Dilston	LCC	THC	4116	158192 1
781	East Tamar Hwy	Dilston	LCC	THC	4116	146616 1
781	East Tamar Hwy	Dilston	LCC	THC	4116	159321 1
781	East Tamar Hwy	Dilston	LCC	THC	4116	17909 5
781	East Tamar Hwy	Dilston	LCC	THC	4116	32218 2
781	East Tamar Hwy	Dilston	LCC	THC	4116	32218 3
781	East Tamar Hwy	Dilston	LCC	THC	4116	32219 2
781	East Tamar Hwy	Dilston	LCC	THC	4116	141733 1
408	John Lees Dr	Dilston	LCC	THC	4115	8688 1
728	John Lees Dr	Dilston	LCC	THC	4117	158188 1
135	Rostella Rd	Dilston	LCC	THC	4516	38796 1

Table E13.2.4 East Launceston

Street No.	Street Name		Suburb	Type of Listing	THR ID	Vol.	Fol.
8-10	Adelaide St		East Launceston	LCC	THC	3710	72295 1
16	Adelaide St		East Launceston	LCC	THC	3711	200953 1
23	Adelaide St		East Launceston	LCC	THC	3712	125222 1
23	Adelaide St		East Launceston	LCC	THC	3712	133112 1
25	Adelaide St		East Launceston	LCC	THC	3713	121527 1

25	Adelaide	St	East Launceston	LCC	THC	3713	121527	2
27	Adelaide	St	East Launceston	LCC	THC	3714	112667	1
27	Adelaide	St	East Launceston	LCC	THC	3714	112667	2
29	Adelaide	St	East Launceston	LCC	THC	3715	35187	1
31	Adelaide	St	East Launceston	LCC	THC	3716	122602	1
33	Adelaide	St	East Launceston	LCC	THC	3717	41919	2
33	Adelaide	St	East Launceston	LCC	THC	3717	42189	2
33	Adelaide	St	East Launceston	LCC	THC	3717	122602	2
54	Ann	St	East Launceston	LCC	THC	3723	110111	1
69	Arthur	St	East Launceston	LCC	THC	3724	60246	3
71	Arthur	St	East Launceston	LCC	THC	3725	60246	2
Unit 1 73	Arthur	St	East Launceston	LCC	THC	3726	60246	1
88	Arthur	St	East Launceston	LCC	THC	3727	226676	1
9	Beulah	Gdns	East Launceston	LCC	THC	8749	140170	1
6	Bifrons	Ct	East Launceston	LCC	THC	3865	17260	18
8	Bifrons	Ct	East Launceston	LCC	THC	3866	17260	17
5	Claremont	St	East Launceston	LCC	THC	4091	91494	5
6	Claremont	St	East Launceston	LCC	THC	4092	230226	1
13	Claremont	St	East Launceston	LCC	THC	4093	117026	1
20	Claremont	St	East Launceston	LCC	THC	4094	199425	1
44	Elphin	Rd	East Launceston	LCC	THC	7139	103203	2
44	Elphin	Rd	East Launceston	LCC	THC	7139	103203	3
44	Elphin	Rd	East Launceston	LCC	THC	7139	103204	1
44	Elphin	Rd	East Launceston	LCC	THC	7139	199205	1
44	Elphin	Rd	East Launceston	LCC	THC	7139	199205	2

44	Elphin	Rd	East Launceston	LCC	THC	7139	233729	1
44	Elphin	Rd	East Launceston	LCC	THC	7139	248921	1
4	Elsmere	St	East Launceston	LCC	THC	4183	235312	1
30	Erina	St	East Launceston	LCC	THC	4184	109668	1
1	High	St	East Launceston	LCC	THC	4352	17260	19
4	High	St	East Launceston	LCC	THC	4353	60120	3
4	High	St	East Launceston	LCC	THC	4353	60120	5
13	High	St	East Launceston	LCC	THC	4354	117016	1
14	High	St	East Launceston	LCC	THC	4355	50569	1
17	High	St	East Launceston	LCC	THC	4356	78395	3
18a	High	St	East Launceston	LCC	THC	4357	246404	1
18a	High	St	East Launceston	LCC			246404	1
21	High	St	East Launceston	LCC	THC	4358	70486	9
21a	High	St	East Launceston	LCC			70486	10
22	High	St	East Launceston	LCC	THC	4359	33253	1
23	High	St	East Launceston	LCC	THC	4360	44760	13
25	High	St	East Launceston	LCC	THC	4361	91559	1
27	High	St	East Launceston	LCC	THC	4362	35958	1
29	High	St	East Launceston	LCC	THC	4363	63699	1
29	High	St	East Launceston	LCC	THC	4363	221910	1
32	High	St	East Launceston	LCC	THC	4364	33764	1
32a	High	St	East Launceston	LCC	THC	4365	29693	1
35	High	St	East Launceston	LCC	THC	4366	51176	1
36	High	St	East Launceston	LCC	THC	4367	25540	3
36	High	St	East Launceston	LCC	THC	4367	221709	2

37	High	St	East Launceston	LCC	THC	4368	105814	1
39	High	St	East Launceston	LCC	THC	4369	15975	1
41	High	St	East Launceston	LCC	THC	4370	28149	1
43	High	St	East Launceston	LCC	THC	4371	231347	1
45	High	St	East Launceston	LCC	THC	4372	21377	8
47	High	St	East Launceston	LCC			58390	0
48	High	St	East Launceston	LCC	THC	4374	153340	1
49	High	St	East Launceston	LCC	THC	4375	100314	2
49a	High	St	East Launceston	LCC			21377	5
49b	High	St	East Launceston	LCC			100314	1
51	High	St	East Launceston	LCC	THC	4377	59707	1
52	High	St	East Launceston	LCC	THC	4378	233522	1
53	High	St	East Launceston	LCC	THC	4379	232452	1
54	High	St	East Launceston	LCC	THC	4380	144775	1
95	High	St	East Launceston	LCC	THC	4381	44092	1
97	High	St	East Launceston	LCC	THC	4382	124734	1
115	High	St	East Launceston	LCC	THC	4384	43	2016
8-14	Lyttleton	St	East Launceston	LCC	THC	4441	103203	2
8-14	Lyttleton	St	East Launceston	LCC	THC	4441	103203	3
8-14	Lyttleton	St	East Launceston	LCC	THC	4441	103204	1
8-14	Lyttleton	St	East Launceston	LCC	THC	4441	199205	1
8-14	Lyttleton	St	East Launceston	LCC	THC	4441	199205	2
8-14	Lyttleton	St	East Launceston	LCC	THC	4441	233729	1
8-14	Lyttleton	St	East Launceston	LCC	THC	4441	248921	1
9	Lyttleton	St	East Launceston	LCC	THC	4442	40633	3

15	Lyttleton	St	East Launceston	LCC	THC	4443	60434	2
30	Lyttleton	St	East Launceston	LCC	THC	4444	144788	1
36	Lyttleton	St	East Launceston	LCC	THC	4445	208153	1
38	Lyttleton	St	East Launceston	LCC	THC	4446	39	7045
43	Lyttleton	St	East Launceston	LCC	THC	4447	54939	1
71	Lyttleton	St	East Launceston	LCC	THC	4448	233118	1
2	Short	St	East Launceston	LCC	THC	4541	77054	2
8	St Georges	Sq	East Launceston	LCC	THC	4543	229366	1
2	Stewart	St	East Launceston	LCC	THC	4629	133112	1
4	Stewart	St	East Launceston	LCC	THC	4630	51484	1

Table E13.2.5 Invermay

Street No.	Street Name		Suburb	Type of Listing		THR ID	Vol.	Fol.
16	Albion	St	Invermay	LCC	THC	3720	62848	2
1	Balaclava	St	Invermay	LCC			121522	1
4	Balaclava	St	Invermay	LCC	THC	3730	130167	1
7	Balaclava	St	Invermay	LCC			33333	1
8	Balaclava	St	Invermay	LCC	THC	3732	25345	1
9	Balaclava	St	Invermay	LCC			33333	2
10	Balaclava	St	Invermay	LCC			101542	1
11	Balaclava	St	Invermay	LCC	THC	3734	220847	1
12	Balaclava	St	Invermay	LCC	THC	3735	20975	1
13	Balaclava	St	Invermay	LCC			131593	1
14	Balaclava	St	Invermay	LCC	THC	3737	38146	1
15	Balaclava	St	Invermay	LCC	THC	3738	22974	1
16	Balaclava	St	Invermay	LCC	THC	3739	38146	1

17	Balaclava	St	Invermay	LCC	THC	3740	22974	1
18	Balaclava	St	Invermay	LCC	THC	3741	38399	1
20	Balaclava	St	Invermay	LCC	THC	3742	51816	1
22	Balaclava	St	Invermay	LCC	THC	3743	28938	1
24	Balaclava	St	Invermay	LCC	THC	3744	18412	1
26	Balaclava	St	Invermay	LCC	THC	3745	222268	1
1-3	Bedford	St	Invermay	LCC			197487	1
5-7	Bedford	St	Invermay	LCC			64094	1
5-7	Bedford	St	Invermay	LCC			64094	2
8	Bedford	St	Invermay	LCC	THC	3849	232219	1
9-11	Bedford	St	Invermay	LCC			104082	1
9-11	Bedford	St	Invermay	LCC			91195	1
10-14	Bedford	St	Invermay	LCC			232552	1
13-15	Bedford	St	Invermay	LCC			126268	1
16	Bedford	St	Invermay	LCC	THC	3853	77996	2
17	Bedford	St	Invermay	LCC	THC	3854	203310	1
17	Bedford	St	Invermay	LCC	THC	3854	214681	1
18	Bedford	St	Invermay	LCC	THC	3855	77996	1
19	Bedford	St	Invermay	LCC	THC	3856	56575	8
20	Bedford	St	Invermay	LCC	THC	3857	219289	1
21	Bedford	St	Invermay	LCC	THC	3858	56575	7
22	Bedford	St	Invermay	LCC	THC	3859	150330	1
23	Bedford	St	Invermay	LCC	THC	3860	56575	6
24	Bedford	St	Invermay	LCC	THC	3861	153458	24
25	Bedford	St	Invermay	LCC	THC	3862	56575	5

27	Bedford	St	Invermay	LCC	THC	3863	56575	4
28	Bedford	St	Invermay	LCC			244597	1
32	Bedford	St	Invermay	LCC	THC	3864	204289	1
3-11	Dry	St	Invermay	LCC			206548	1
3-11	Dry	St	Invermay	LCC			122987	1
6	Dry	St	Invermay	LCC			199257	1-2
6	Dry	St	Invermay	LCC			36887	1-2
13-19	Dry	St	Invermay	LCC			35629	1
13-19	Dry	St	Invermay	LCC			63531	1
13-19	Dry	St	Invermay	LCC			126286	1
13-19	Dry	St	Invermay	LCC			108657	1
18	Dry	St	Invermay	LCC	THC	4109	202846	1
21-27	Dry	St	Invermay	LCC	THC	4111	12309	3
45	Dry	St	Invermay	LCC	THC	4112	55300	14
3	Esk	St	Invermay	LCC	THC	4185	60897	3
5	Esk	St	Invermay	LCC	THC	4186	60897	2
7	Esk	St	Invermay	LCC	THC	4187	60897	3
7	Esk	St	Invermay	LCC			224510	1
9	Esk	St	Invermay	LCC	THC	4188	224510	1
13	Esk	St	Invermay	LCC	THC	4189	222394	1
15	Esk	St	Invermay	LCC	THC	4190	91659	4
17-19	Esk	St	Invermay	LCC			50343	6
21	Esk	St	Invermay	LCC	THC	4192	50343	6
23	Esk	St	Invermay	LCC	THC	4193	63437	2
27-29	Esk	St	Invermay	LCC			217267	1

27-29	Esk	St	Invermay	LCC			50746	1
17	Forster	St	Invermay	LCC	THC	4207	131220	1
17	Forster	St	Invermay	LCC	THC	4207	59817	2
19	Forster	St	Invermay	LCC	THC	4207	131220	2
Unit 1 21-23	Forster	St	Invermay	LCC	THC	4208	127973	1
105	Forster	St	Invermay	LCC	THC	4209	37467	2
2	Frank	St	Invermay	LCC			22162	1
8	Frank	St	Invermay	LCC	THC	4211	246905	1
10	Frank	St	Invermay	LCC	THC	4212	228400	1
18	Frank	St	Invermay	LCC	THC	4213	147513	2
20	Frank	St	Invermay	LCC	THC	4214	22963	1
5	Gleadow	St	Invermay	LCC	THC	4317	60035	3
7-9	Gleadow	St	Invermay	LCC	THC	4318	60035	2
11	Gleadow	St	Invermay	LCC			60035	1
13	Gleadow	St	Invermay	LCC			229414	1
15-19	Gleadow	St	Invermay	LCC			60549	1
21-27	Gleadow	St	Invermay	LCC			220639	7
21-27	Gleadow	St	Invermay	LCC			56573	6
29	Gleadow	St	Invermay	LCC	THC	4323	225068	1
31	Gleadow	St	Invermay	LCC	THC	4324	227091	1
86-96	Gleadow	St	Invermay	LCC	THC	4325	78781	1
98- 100	Gleadow	St	Invermay	LCC			61499	3
110	Gleadow	St	Invermay	LCC			113340	2
1	Goodwin	St	Invermay	LCC	THC	4327	134226	1

2	Goodwin	St	Invermay	LCC			136844	1
3	Goodwin	St	Invermay	LCC	THC	4329	135297	1
3	Goodwin	St	Invermay	LCC	THC	4329	135297	2
3	Goodwin	St	Invermay	LCC	THC	4329	18161	1
6	Goodwin	St	Invermay	LCC			121983	1
8	Goodwin	St	Invermay	LCC	THC	4331	224820	1
9	Goodwin	St	Invermay	LCC	THC	4332	135297	2
11	Goodwin	St	Invermay	LCC	THC	4333	246905	1
12	Goodwin	St	Invermay	LCC			36972	1
13	Goodwin	St	Invermay	LCC	THC	4335	231125	1
14	Goodwin	St	Invermay	LCC	THC	4336	42023	1
15	Goodwin	St	Invermay	LCC	THC	4337	214764	1
17	Goodwin	St	Invermay	LCC	THC	4338	32551	1
17	Goodwin	St	Invermay	LCC			4063	78
18	Goodwin	St	Invermay	LCC	THC	4339	131325	1
19	Goodwin	St	Invermay	LCC	THC	4340	147513	1
19	Goodwin	St	Invermay	LCC	THC	4340	147513	2
20	Goodwin	St	Invermay	LCC	THC	4341	233733	1
21	Goodwin	St	Invermay	LCC	THC	4342	147513	1
3	Grant	St	Invermay	LCC	THC	4343	233856	1
2-4	Grant	St	Invermay	LCC			122083	1
28	Holbrook	St	Invermay	LCC			57829	4
30-32	Holbrook	St	Invermay	LCC			233304	1
34	Holbrook	St	Invermay	LCC	THC	4393	56574	1
36	Holbrook	St	Invermay	LCC	THC	4394	35910	1

38	Holbrook	St	Invermay	LCC	THC	4395	205061	1
2	Invermay	Rd	Invermay	LCC	THC	4399	156282	2
2	Invermay	Rd	Invermay	LCC	THC	4400	156282	2
39-41	Invermay	Rd	Invermay	LCC	THC	4402	145940	1
39-41	Invermay	Rd	Invermay	LCC	THC	4402	145940	1
43-45	Invermay	Rd	Invermay	LCC			45072	1
43-45	Invermay	Rd	Invermay	LCC			101685	1
61	Invermay	Rd	Invermay	LCC	THC	4404	91505	1
63-65a	Invermay	Rd	Invermay	LCC			46137	2
63-65a	Invermay	Rd	Invermay	LCC			46137	1
67-71	Invermay	Rd	Invermay	LCC			100480	1
73	Invermay	Rd	Invermay	LCC	THC	4407	100082	1
75-77	Invermay	Rd	Invermay	LCC			197636	1
79	Invermay	Rd	Invermay	LCC			20687	1
81	Invermay	Rd	Invermay	LCC	THC	4410	60023	1
83-87	Invermay	Rd	Invermay	LCC			214558	1
100	Invermay	Rd	Invermay	LCC	THC	7974	100878	3
124	Invermay	Rd	Invermay	LCC	THC	10869	151657	2
217b	Invermay	Rd	Invermay	LCC	THC	4412	52349	1
247-255	Invermay	Rd	Invermay	LCC	THC	4413	36354	1
247-255	Invermay	Rd	Invermay	LCC	THC	4413	149676	1
10	Lindsay	St	Invermay	LCC	THC	4434	104362	1
14-16	Lindsay	St	Invermay	LCC	THC	8163	60897	3
14-16	Lindsay	St	Invermay	LCC	THC	8163	130167	1

18	Lindsay	St	Invermay	LCC	THC	4436	41153	1
20	Lindsay	St	Invermay	LCC	THC	4437	107229	1
20	Lindsay	St	Invermay	LCC	THC	4437	107229	2
22	Lindsay	St	Invermay	LCC	THC	4438	134226	2
22	Lindsay	St	Invermay	LCC	THC	4438	134226	1
26	Lindsay	St	Invermay	LCC	THC	4439	18161	1
35-43	Mayne	St	Invermay	LCC	THC	4465	151660	1
3	Russell	St	Invermay	LCC	THC	4518	121969	1
4	Russell	St	Invermay	LCC	THC	4519	33426	1
5	Russell	St	Invermay	LCC	THC	4520	126505	1
6	Russell	St	Invermay	LCC	THC	4521	232405	1
7	Russell	St	Invermay	LCC			202405	1
8	Russell	St	Invermay	LCC	THC	4523	101864	2
9	Russell	St	Invermay	LCC	THC	4524	82371	2
10	Russell	St	Invermay	LCC			230168	1
11	Russell	St	Invermay	LCC	THC	4525	82371	1
12	Russell	St	Invermay	LCC	THC	4526	108542	5
13-15	Russell	St	Invermay	LCC			237111	1
14	Russell	St	Invermay	LCC	THC	4528	69592	4
16	Russell	St	Invermay	LCC	THC	4529	69592	3
17-31	Russell	St	Invermay	LCC			5272	3
18	Russell	St	Invermay	LCC	THC	4531	69592	2
20	Russell	St	Invermay	LCC	THC	4532	246213	1
22	Russell	St	Invermay	LCC	THC	4533	226496	1
24	Russell	St	Invermay	LCC	THC	4534	235104	9

26	Russell	St	Invermay	LCC	THC	4535	56573	8
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Table E13.2.6 Karoola

Street No.	Street Name		Suburb	Type of Listing		THR ID	Vol.	Fol.
14	Nicholls	Rd	Karoola	LCC	THC	8349	242417	1

Table E13.2.7 Kings Meadows

Street No.	Street Name	Suburb	Type of Listing		THR ID	Vol.	Fol.
22	Gascoyne	St Kings Meadows	LCC	THC	4245	225418	1
24	Gascoyne	St Kings Meadows	LCC	THC	4246	69688	52
82	Gibson	St Kings Meadows	LCC	THC	4440	138816	2
84	Gibson	St Kings Meadows	LCC	THC	10505	162075	106

Table E13.2.8 Lalla

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
247	Lalla	Rd Lalla	LCC		198595	1

Table E13.2.9 Launceston (Streets A-B)

Street No.	Street Name	Suburb	Type of Listing		THR ID	Vol.	Fol.
9	Alice	Pl Launceston	LCC	THC	3721	60334	2
9	Alice	Pl Launceston	LCC	THC	3721	60334	3
14	Alice	Pl Launceston	LCC	THC	3722	231254	1
1	Babington	St Launceston	LCC			91375	9
2	Babington	St Launceston	LCC			83910	1
3	Babington	St Launceston	LCC			201125	1
4	Babington	St Launceston	LCC			83910	2
6	Babington	St Launceston	LCC			63615	2
8	Babington	St Launceston	LCC			117573	2
1	Balfour	St Launceston	LCC	THC	3746	220552	1
2	Balfour	St Launceston	LCC			72879	1
3	Balfour	St Launceston	LCC	THC	3748	45737	1

4	Balfour	St Launceston LCC			226161	1
5	Balfour	St Launceston LCC	THC	3750	57805	2
7	Balfour	St Launceston LCC	THC	3751	225961	1
8	Balfour	St Launceston LCC			225572	1
9	Balfour	St Launceston LCC	THC	3753	12131	1
10	Balfour	St Launceston LCC	THC	3754	59683	1
11	Balfour	St Launceston LCC	THC	3755	12131	2
12	Balfour	St Launceston LCC	THC	3756	59683	2
15	Balfour	St Launceston LCC	THC	3757	38394	1
19	Balfour	St Launceston LCC			117188	1
20	Balfour	St Launceston LCC	THC	3759	26161	1
20	Balfour	St Launceston LCC	THC	3759	69385	4
21	Balfour	St Launceston LCC			216856	1
22	Balfour	St Launceston LCC	THC	3761	30	403
23	Balfour	St Launceston LCC	THC	3762	48202	1
24	Balfour	St Launceston LCC			79361	4
25	Balfour	St Launceston LCC	THC	3764	91412	4
26	Balfour	St Launceston LCC			201172	1
27	Balfour	St Launceston LCC	THC	3766	62341	2
28	Balfour	St Launceston LCC			138675	2
29	Balfour	St Launceston LCC	THC	3767	62341	1
30	Balfour	St Launceston LCC	THC	3768	27130	1
32	Balfour	St Launceston LCC	THC	3769	20978	1
33	Balfour	St Launceston LCC	THC	3770	69386	1
34	Balfour	St Launceston LCC			124161	1
35	Balfour	St Launceston LCC	THC	3771	124572	1

36	Balfour	St Launceston LCC	THC	3772	26454	1
37	Balfour	St Launceston LCC	THC	3773	222645	1
39	Balfour	St Launceston LCC	THC	3775	17037	1
41	Balfour	St Launceston LCC	THC	3776	52011	1
42	Balfour	St Launceston LCC	THC	3777	82694	42
43	Balfour	St Launceston LCC	THC	3778	57921	3
43	Balfour	St Launceston LCC	THC	3778	57921	3
44	Balfour	St Launceston LCC	THC	3779	82694	44
45	Balfour	St Launceston LCC	THC	6357	57921	2
46	Balfour	St Launceston LCC	THC	3780	149898	1
47	Balfour	St Launceston LCC	THC	6358	57921	1
48	Balfour	St Launceston LCC	THC	3781	145278	1
48	Balfour	St Launceston LCC			221049	1
49	Balfour	St Launceston LCC			142557	1
51	Balfour	St Launceston LCC	THC	3784	139020	2
50-52	Balfour	St Launceston LCC	THC	3783	233206	1
53	Balfour	St Launceston LCC	THC	3785	139020	1
54	Balfour	St Launceston LCC	THC	3786	227652	1
56	Balfour	St Launceston LCC	THC	3787	204353	1
57	Balfour	St Launceston LCC			47542	1
63	Balfour	St Launceston LCC	THC	3789	24428	1
65	Balfour	St Launceston LCC	THC	3790	44917	1
67	Balfour	St Launceston LCC	THC	3791	51342	1
69	Balfour	St Launceston LCC			147029	1
71-71a	Balfour	St Launceston LCC	THC	3793	122260	1
71-71a	Balfour	St Launceston LCC	THC	3793	122260	2

73	Balfour	St Launceston LCC			124416	1
76	Balfour	St Launceston LCC	THC	3795	16592	1
77	Balfour	St Launceston LCC	THC	3796	46388	1
78	Balfour	St Launceston LCC	THC	3797	45346	1
80	Balfour	St Launceston LCC	THC	3798	47745	1
81	Balfour	St Launceston LCC	THC	3799	91175	12
82-90	Balfour	St Launceston LCC			28444	1
82-90	Balfour	St Launceston LCC			28444	2
83	Balfour	St Launceston LCC	THC	3800	52341	1
85	Balfour	St Launceston LCC	THC	3801	43169	1
87	Balfour	St Launceston LCC			227757	1
91	Balfour	St Launceston LCC	THC	3802	230800	1
92	Balfour	St Launceston LCC	THC	3803	131140	3
95	Balfour	St Launceston LCC	THC	3804	125164	1
94	Balfour	St Launceston LCC			146418	1
96	Balfour	St Launceston LCC	THC	3805	146419	1
97	Balfour	St Launceston LCC			109811	1
98	Balfour	St Launceston LCC	THC	3807	146419	1
99	Balfour	St Launceston LCC	THC	3808	109811	3
100	Balfour	St Launceston LCC	THC	3809	61027	2
101	Balfour	St Launceston LCC			222496	1
102	Balfour	St Launceston LCC	THC	3811	61027	1
103	Balfour	St Launceston LCC	THC	3812	220717	1
105	Balfour	St Launceston LCC			22338	1
109	Balfour	St Launceston LCC	THC	3814	33424	1
111	Balfour	St Launceston LCC	THC	3816	18870	1

114	Balfour	St Launceston LCC			226508	1
116-118	Balfour	St Launceston LCC			147748	0
117	Balfour	St Launceston LCC			43	1927
119	Balfour	St Launceston LCC	THC	3818	20143	6
121-127	Balfour	St Launceston LCC	THC	3819	41567	2
128	Balfour	St Launceston LCC			60055	0
129	Balfour	St Launceston LCC	THC	3821	41567	1
130-132	Balfour	St Launceston LCC	THC	3822	60334	4
131	Balfour	St Launceston LCC			23683	1
133	Balfour	St Launceston LCC	THC	3824	23683	2
135	Balfour	St Launceston LCC	THC	3825	227047	1
139	Balfour	St Launceston LCC	THC	3826	23683	6
140	Balfour	St Launceston LCC	THC	3827	224034	1
141	Balfour	St Launceston LCC	THC	3828	23683	7
142	Balfour	St Launceston LCC	THC	3829	222331	1
106-114	Bathurst	St Launceston LCC			25029	1
106-114	Bathurst	St Launceston LCC			24026	2
106-114	Bathurst	St Launceston LCC			25029	2
106-114	Bathurst	St Launceston LCC			25028	3
106-114	Bathurst	St Launceston LCC			22393	1
106-114	Bathurst	St Launceston LCC			24026	1
120	Bathurst	St Launceston LCC	THC	3815	37566	2
120	Bathurst	St Launceston LCC	THC	3815	37567	1
136	Bathurst	St Launceston LCC	THC	3834	24407	1
148	Bathurst	St Launceston LCC	THC	3835	58490	1
148	Bathurst	St Launceston LCC	THC	3836	58490	1

152	Bathurst	St Launceston LCC	THC	3837	58490	3
154	Bathurst	St Launceston LCC	THC	3838	58490	4
156	Bathurst	St Launceston LCC	THC	3839	58490	5
158	Bathurst	St Launceston LCC	THC	3840	23338	1
2	Batten	St Launceston LCC	THC	3841	56302	1
4	Batten	St Launceston LCC	THC	6633	56302	2
5	Batten	St Launceston LCC	THC	3842	23776	3
6	Batten	St Launceston LCC	THC	6632	56302	3
7	Batten	St Launceston LCC	THC	6614	56298	1
8	Batten	St Launceston LCC	THC	6631	56302	4
9	Batten	St Launceston LCC	THC	6615	56298	2
10	Batten	St Launceston LCC	THC	6630	56302	5
11	Batten	St Launceston LCC	THC	3843	27200	6
12	Batten	St Launceston LCC	THC	6629	56302	6
13	Batten	St Launceston LCC	THC	3844	23326	7
14	Batten	St Launceston LCC	THC	6628	56302	7
15	Batten	St Launceston LCC	THC	3845	133589	8
16	Batten	St Launceston LCC	THC	6627	56302	8
17	Batten	St Launceston LCC	THC	3846	156359	1
18	Batten	St Launceston LCC	THC	6626	56302	9
4-6	Boland	St Launceston LCC	THC	4195	153116	1
8	Boland	St Launceston LCC	THC	4205	156397	1105
8	Boland	St Launceston LCC	THC	4205	156397	1202
10	Boland	St Launceston LCC	THC	4205	156397	1101
20	Boland	St Launceston LCC	THC	3870	56284	5
22	Boland	St Launceston LCC	THC	5920	56284	4

24	Boland	St Launceston LCC	THC	5921	56284	3
26	Boland	St Launceston LCC	THC	5922	56284	2
28	Boland	St Launceston LCC	THC	5923	56284	1
4	Bourke	St Launceston LCC	THC	9138	219012	1
6	Bourke	St Launceston LCC	THC	9138	200746	1
24	Bourke	St Launceston LCC	THC	9135	203307	1
26	Bourke	St Launceston LCC	THC	9135	148858	1
34	Bourke	St Launceston LCC	THC	3871	159104	1
34	Bourke	St Launceston LCC	THC	3871		
51	Bourke	St Launceston LCC	THC	9141	226689	1
57	Bourke	St Launceston LCC			11821	1
57	Bourke	St Launceston LCC			196853	1
61	Bourke	St Launceston LCC	THC	7986	115049	2
65	Bourke	St Launceston LCC	THC	9144	162092	2
65a	Bourke	St Launceston LCC	THC	9144	162092	1
2	Bridge	Rd Launceston LCC	THC	3872	133965	1
	Bridge	Rd Launceston LCC	THC	3873	120905	1
3a	Brisbane	St Launceston LCC	THC	3878	142262	1
11	Brisbane	St Launceston LCC	THC	3879	63614	3
15	Brisbane	St Launceston LCC	THC	3880	249514	3
16	Brisbane	St Launceston LCC	THC	7143	132181	1
33	Brisbane	St Launceston LCC	THC	3881	239221	1
39-39a	Brisbane	St Launceston LCC	THC	3882	132325	2
41	Brisbane	St Launceston LCC	THC	3883	121226	3
43-45	Brisbane	St Launceston LCC	THC	3884	56948	1
50	Brisbane	St Launceston LCC	THC	3885	54574	24

50	Brisbane	St Launceston LCC	THC	3885	54574	24
50	Brisbane	St Launceston LCC	THC	3885	54574	24
52-60	Brisbane	St Launceston LCC	THC	3886	124078	1
55-57	Brisbane	St Launceston LCC	THC	3887	37566	2
55-57	Brisbane	St Launceston LCC			222048	1
59	Brisbane	St Launceston LCC	THC	3888	47528	2
62	Brisbane	St Launceston LCC	THC	3889	197870	4
64	Brisbane	St Launceston LCC	THC	3889	39812	1
66	Brisbane	St Launceston LCC	THC	3889	39810	1
68-68a	Brisbane	St Launceston LCC	THC	3890	197086	1
70	Brisbane	St Launceston LCC	THC	3890	107535	1
70a	Brisbane	St Launceston LCC			51430	2
70b	Brisbane	St Launceston LCC			51430	1
72-76	Brisbane	St Launceston LCC	THC	3891	41873	1
75	Brisbane	St Launceston LCC			43773	1
78	Brisbane	St Launceston LCC	THC	3893	111780	1
78-78a	Brisbane	St Launceston LCC	THC	3893	41873	1
80	Brisbane	St Launceston LCC	THC	3894	111780	1
81-83	Brisbane	St Launceston LCC	THC	3895	44956	2
82	Brisbane	St Launceston LCC	THC	3896	111828	4
84-86	Brisbane	St Launceston LCC	THC	3897	111828	5
85	Brisbane	St Launceston LCC	THC	3898	44956	5
86	Brisbane	St Launceston LCC			111828	2
92-94	Brisbane	St Launceston LCC	THC	3900	101341	1
92-94	Brisbane	St Launceston LCC	THC	3900	101341	2
93	Brisbane	St Launceston LCC	THC	3901	140112	1

95	Brisbane	St Launceston LCC	THC	3902	140112	1
96	Brisbane	St Launceston LCC	THC	9883	47269	1
97	Brisbane	St Launceston LCC	THC	3903	18	5891
97	Brisbane	St Launceston LCC	THC	3903	18	946
98-100	Brisbane	St Launceston LCC	THC	3904	236547	1
102-106	Brisbane	St Launceston LCC			116524	1
107	Brisbane	St Launceston LCC	THC	3906	140109	1
109	Brisbane	St Launceston LCC	THC	3907	231513	1
111	Brisbane	St Launceston LCC	THC	3908	134894	1
115	Brisbane	St Launceston LCC			102588	1
118-122	Brisbane	St Launceston LCC	THC	3910	126644	2
127-129	Brisbane	St Launceston LCC	THC	3911	12273	1
127-129	Brisbane	St Launceston LCC	THC	3911	32814	3
131-135	Brisbane	St Launceston LCC	THC	3912	121726	1
131-135	Brisbane	St Launceston LCC	THC	3912	121727	1
131-135	Brisbane	St Launceston LCC	THC	3912	121728	1
131-135	Brisbane	St Launceston LCC			121726	1
141-147	Brisbane	St Launceston LCC	THC	3913	95801	2
165-177	Brisbane	St Launceston LCC	THC	3914	142531	1
182	Brisbane	St Launceston LCC	THC	10093	55409	15
182	Brisbane	St Launceston LCC	THC	10093	114132	1
186-192	Brisbane	St Launceston LCC	THC	3915	228623	1
191 & 191a	Brisbane	St Launceston LCC			136996	3
193-197	Brisbane	St Launceston LCC	THC	3917	137569	2
193	Brisbane	St Launceston LCC	THC	3917	137569	1
211	Brisbane	St Launceston LCC	THC	3918	131618	1

264	Brisbane	St Launceston LCC	THC	3919	202922 1
303	Brisbane	St Launceston LCC	THC	3920	136542 1

Table E13.2.10 Launceston (Streets C-E)

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
22-26	Cameron	St Launceston LCC	THC	3923	233613	1
34	Cameron	St Launceston LCC	THC	3924	226231	1
35-39	Cameron	St Launceston LCC	THC	3925	252023	1
41-43	Cameron	St Launceston LCC	THC	3926	15125	1
45	Cameron	St Launceston LCC	THC	4254	141273	1
45	Cameron	St Launceston LCC	THC	4254	141273	1
45b	Cameron	St Launceston LCC	THC	4254	141273	3
55	Cameron	St Launceston LCC	THC	3927	198448	1
57	Cameron	St Launceston LCC	THC	3928	248718	4
Unit 1 61	Cameron	St Launceston LCC	THC	3929	142829	1
Unit 2 61	Cameron	St Launceston LCC	THC	3929	142829	2
Unit 3 61	Cameron	St Launceston LCC	THC	3929	142829	3
Unit 4 61	Cameron	St Launceston LCC	THC	3929	142829	5
Unit 5 61	Cameron	St Launceston LCC	THC	3929	142829	3
62	Cameron	St Launceston LCC	THC	3930	70659	1
63-65	Cameron	St Launceston LCC	THC	3931	48709	1
66	Cameron	St Launceston LCC	THC	3932	251939	1
68-72	Cameron	St Launceston LCC	THC	3933	128563	1
68-72	Cameron	St Launceston LCC	THC	7085	128563	1
69	Cameron	St Launceston LCC			150307	2
69	Cameron	St Launceston LCC			213577	1
69	Cameron	St Launceston LCC			40	175
69	Cameron	St Launceston LCC			150223	1

71	Cameron	St Launceston LCC		40	3420
75-77	Cameron	St Launceston LCC	THC	3936	140034 0
92	Cameron	St Launceston LCC	THC	3937	118058 1
95	Cameron	St Launceston LCC	THC	3938	134906 1
97-99	Cameron	St Launceston LCC	THC	6310	101321 99
97-99	Cameron	St Launceston LCC	THC	6310	134844 1
100a	Cameron	St Launceston LCC	THC	3939	143482 2
101	Cameron	St Launceston LCC	THC	6312	101321 101
103	Cameron	St Launceston LCC	THC	6313	101321 103
105	Cameron	St Launceston LCC	THC	6314	101321 103
105	Cameron	St Launceston LCC	THC	6315	101321 105
106	Cameron	St Launceston LCC	THC	11005	135640 1
107-109	Cameron	St Launceston LCC	THC	6315	46795 2
107	Cameron	St Launceston LCC			46795 1
108	Cameron	St Launceston LCC	THC	3940	142270 1
110	Cameron	St Launceston LCC	THC	3940	142270 2
111-119	Cameron	St Launceston LCC	THC	6317	95826 111
111-119	Cameron	St Launceston LCC	THC	6318	198944 1
111-119	Cameron	St Launceston LCC	THC	6319	95826 119
111-119	Cameron	St Launceston LCC	THC	6320	95826 117
111-119	Cameron	St Launceston LCC	THC	6321	134907 1
112-112a	Cameron	St Launceston LCC	THC	3942	123282 1
112-112a	Cameron	St Launceston LCC	THC	3942	247998 1
116	Cameron	St Launceston LCC	THC	3943	
9	Canal	St Launceston LCC	THC	11260	61902 1
3	Canning	St Launceston LCC	THC	3945	214719 1

7	Canning	St Launceston LCC	THC	3946	228073	1
12	Canning	St Launceston LCC	THC	3947	215043	1
26-28	Canning	St Launceston LCC	THC	3948	230775	1
30	Canning	St Launceston LCC	THC	3949	16805	1
34	Canning	St Launceston LCC	THC	4032	16805	2
42	Canning	St Launceston LCC	THC	7138	107224	7
44a	Canning	St Launceston LCC	THC	7472	223234	1
45	Canning	St Launceston LCC	THC	3950	58444	1
47	Canning	St Launceston LCC	THC	6174	58444	2
49	Canning	St Launceston LCC	THC	6175	58444	3
74	Canning	St Launceston LCC	THC	11615	146173	1
78	Canning	St Launceston LCC	THC	10872	126362	1
78	Canning	St Launceston LCC	THC	10872	126362	0
80	Canning	St Launceston LCC	THC	10872	126362	2
82	Canning	St Launceston LCC	THC	10872	102498	2
84	Canning	St Launceston LCC	THC	10872	52461	1
107	Canning	St Launceston LCC	THC	11619	206550	1
107a-109	Canning	St Launceston LCC	THC	3951	223274	1
111	Canning	St Launceston LCC	THC	11295	11281	4
113	Canning	St Launceston LCC	THC	11295	11281	3
115	Canning	St Launceston LCC	THC	11295	11281	2
117	Canning	St Launceston LCC	THC	11295	140629	1
16-24	Charles	St Launceston LCC	THC	11260	41792	1
16-24	Charles	St Launceston LCC	THC	11260	41793	1
16-24	Charles	St Launceston LCC	THC	11260	123357	4
16-24	Charles	St Launceston LCC	THC	11260	219736	1

16-24	Charles	St Launceston LCC	THC	11260	246269 1
29-31	Charles	St Launceston LCC	THC	3958	128260 1
29-31	Charles	St Launceston LCC	THC	3958	128261 2
29-31	Charles	St Launceston LCC	THC	3958	128262 4
29-31	Charles	St Launceston LCC	THC	3958	152657 1
29-31	Charles	St Launceston LCC	THC	3958	155119 1
29	Charles	St Launceston LCC	THC	4204	128262 4
44	Charles	St Launceston LCC	THC	3939	143482 1
44a	Charles	St Launceston LCC	THC	3939	143482 3
54a-56	Charles	St Launceston LCC	THC	3961	106178 1
56	Charles	St Launceston LCC			106178 2
61	Charles	St Launceston LCC	THC	3962	139252 1
63	Charles	St Launceston LCC	THC	3963	45073 1
64	Charles	St Launceston LCC	THC	3964	91903 4
66-76	Charles	St Launceston LCC	THC	3964	145946
90-92	Charles	St Launceston LCC	THC	3960	95801 9
90-92	Charles	St Launceston LCC	THC	3960	95801 3
94	Charles	St Launceston LCC	THC	3966	95801 8
96	Charles	St Launceston LCC			95801 7
98	Charles	St Launceston LCC			198933 1
100	Charles	St Launceston LCC	THC	3969	233746 4
100	Charles	St Launceston LCC	THC	3969	233747 3
102-104	Charles	St Launceston LCC	THC	3972	200312 1
102	Charles	St Launceston LCC			227500 5
102	Charles	St Launceston LCC			227496 1
103a-109	Charles	St Launceston LCC	THC	3971	234031 1

106	Charles	St Launceston LCC	THC	3973	70326	1
106	Charles	St Launceston LCC	THC	3973	126869	1
106	Charles	St Launceston LCC	THC	3973	198387	1
110	Charles	St Launceston LCC	THC	3974	117342	1
110	Charles	St Launceston LCC	THC	3974	117342	2
110	Charles	St Launceston LCC	THC	3974	207812	1
112a-116	Charles	St Launceston LCC			117153	1
113	Charles	St Launceston LCC	THC	3976	51490	1
115	Charles	St Launceston LCC	THC	3977	154841	1
117	Charles	St Launceston LCC	THC	3977	95802	2
118	Charles	St Launceston LCC	THC	3978	54513	1
118	Charles	St Launceston LCC	THC	3978	112391	3
119	Charles	St Launceston LCC			71119	3
120	Charles	St Launceston LCC	THC	3979	54513	2
120	Charles	St Launceston LCC	THC	3979	112391	4
121	Charles	St Launceston LCC			95802	4
122	Charles	St Launceston LCC	THC	3980	119496	1
122	Charles	St Launceston LCC	THC	3980	149989	1
124	Charles	St Launceston LCC			207989	1
126	Charles	St Launceston LCC	THC	3982	134033	1
130	Charles	St Launceston LCC	THC	3983	10774	1
132	Charles	St Launceston LCC	THC	3984	47766	1
134	Charles	St Launceston LCC	THC	3985	47675	2
137	Charles	St Launceston LCC	THC	3986	44900	1
138	Charles	St Launceston LCC	THC	3987	95876	2
139	Charles	St Launceston LCC	THC	3988	37914	1

140-142	Charles	St Launceston LCC	THC	3989	199070	3
140-142	Charles	St Launceston LCC	THC	3989	136008	3
141	Charles	St Launceston LCC	THC	3990	126576	1
143-145	Charles	St Launceston LCC	THC	3991	146488	1
Unit 1 144	Charles	St Launceston LCC	THC	3992	197072	1
Unit 2 144	Charles	St Launceston LCC	THC	3992	197072	1
146-148	Charles	St Launceston LCC			197072	1
146-148	Charles	St Launceston LCC	THC	3992	136008	0
147-151	Charles	St Launceston LCC	THC	3994	18464	1
147-151	Charles	St Launceston LCC	THC	3994	40420	1
147-151	Charles	St Launceston LCC	THC	3996	18464	1
147-151	Charles	St Launceston LCC	THC	3996	40420	1
150	Charles	St Launceston LCC			95876	7
152-154	Charles	St Launceston LCC			29356	1
153	Charles	St Launceston LCC	THC	3998	40420	2
155	Charles	St Launceston LCC	THC	3999	40420	3
156	Charles	St Launceston LCC			124363	1
157	Charles	St Launceston LCC	THC	4001	40420	4
159	Charles	St Launceston LCC			40420	5
161	Charles	St Launceston LCC	THC	4003	47746	1
Unit 1	162-166 Charles	St Launceston LCC	THC	4004	152798	1
Unit 2	162-166 Charles	St Launceston LCC	THC	4004	152798	5
Unit 3	162-166 Charles	St Launceston LCC	THC	4004	152798	5
Unit 4	162-166 Charles	St Launceston LCC	THC	4004	152798	1
Unit 5	162-166 Charles	St Launceston LCC	THC	4004	152798	5
168	Charles	St Launceston LCC	THC	4006	33566	1

169	Charles	St Launceston LCC	THC	4007	23897	4
169	Charles	St Launceston LCC	THC	4007	41726	1
171	Charles	St Launceston LCC	THC	4008	23897	2
172	Charles	St Launceston LCC	THC	4009	33566	1
174	Charles	St Launceston LCC	THC	4010	35613	1
175-177	Charles	St Launceston LCC	THC	4011	23897	1
176	Charles	St Launceston LCC	THC	4012	28052	3
178	Charles	St Launceston LCC			28052	3
182	Charles	St Launceston LCC			122970	1
185-185a	Charles	St Launceston LCC			56610	0
186	Charles	St Launceston LCC			53163	1
190	Charles	St Launceston LCC	THC	4017	46569	1
191-193	Charles	St Launceston LCC	THC	4018	133971	1
192	Charles	St Launceston LCC	THC	4019	134170	1
194	Charles	St Launceston LCC	THC	4020	132231	1
195	Charles	St Launceston LCC			133971	2
201-203	Charles	St Launceston LCC	THC	4022	91444	2
205-205b	Charles	St Launceston LCC	THC	4023	20092	2
207-215	Charles	St Launceston LCC			106113	1
207-215	Charles	St Launceston LCC			106114	1
207-215	Charles	St Launceston LCC			221736	1
217	Charles	St Launceston LCC	THC	4025	129118	1
218	Charles	St Launceston LCC	THC	4026	136871	2
219-221	Charles	St Launceston LCC			136240	1
223-225	Charles	St Launceston LCC	THC	4028	32658	1
223-225	Charles	St Launceston LCC	THC	4028	32658	1

226		Charles	St Launceston LCC	THC	4029	26820	1
Unit 1	227-229	Charles	St Launceston LCC	THC	4030	160896	1
Unit 2	227-229	Charles	St Launceston LCC	THC	4030	160896	2
228		Charles	St Launceston LCC	THC	9914	35161	1
230		Charles	St Launceston LCC	THC	9915	33504	3
232		Charles	St Launceston LCC			38403	1
233		Charles	St Launceston LCC	THC	4032	162796	1
233a		Charles	St Launceston LCC	THC	4031	54421	2
234		Charles	St Launceston LCC	THC	9917	19121	1
235		Charles	St Launceston LCC	THC	4033	54458	1
236		Charles	St Launceston LCC	THC	4034	35542	1
238-240		Charles	St Launceston LCC	THC	4035	54032	1
238-240		Charles	St Launceston LCC	THC	4035	54032	2
239		Charles	St Launceston LCC	THC	4036	48979	1
241		Charles	St Launceston LCC	THC	4038	34848	1
242		Charles	St Launceston LCC	THC	4039	24242	1
243		Charles	St Launceston LCC	THC	4040	197419	1
244		Charles	St Launceston LCC	THC	4041	16237	1
245		Charles	St Launceston LCC	THC	4042	121021	1
246		Charles	St Launceston LCC	THC	4043	16059	1
247		Charles	St Launceston LCC	THC	4044	58200	247
248		Charles	St Launceston LCC			207042	1
251		Charles	St Launceston LCC	THC	4045	7516	1
252		Charles	St Launceston LCC	THC	4046	39781	1
252		Charles	St Launceston LCC	THC	4046	39781	2
252		Charles	St Launceston LCC	THC	4046	91554	1

253	Charles	St Launceston LCC	THC	4047	7516	2
254	Charles	St Launceston LCC			29311	1
255	Charles	St Launceston LCC			128960	0
257	Charles	St Launceston LCC	THC	4050	13264	2
259	Charles	St Launceston LCC	THC	4051	143582	1
261	Charles	St Launceston LCC	THC	4052	132135	1
263	Charles	St Launceston LCC	THC	4053	46744	1
265	Charles	St Launceston LCC	THC	4054	46744	2
266	Charles	St Launceston LCC	THC	4055	50255	2
266a	Charles	St Launceston LCC			50255	1
267	Charles	St Launceston LCC			114529	1
269	Charles	St Launceston LCC			124080	1
271-273	Charles	St Launceston LCC	THC	4058	230647	1
275	Charles	St Launceston LCC	THC	4059	35439	1
277	Charles	St Launceston LCC	THC	4060	208817	1
279	Charles	St Launceston LCC	THC	4061	231091	1
281	Charles	St Launceston LCC	THC	4062	233749	1
2	Cimiterie	St Launceston LCC	THC	4065	62544	5
7	Cimiterie	St Launceston LCC	THC	4066	215585	5
14	Cimiterie	St Launceston LCC	THC	4067	226200	1
16	Cimiterie	St Launceston LCC	THC	4068	30241	2
18	Cimiterie	St Launceston LCC	THC	4069	145013	1
19	Cimiterie	St Launceston LCC	THC	4063	25982	2
21	Cimiterie	St Launceston LCC	THC	6280	25982	2
23	Cimiterie	St Launceston LCC	THC	6281	55977	23
24	Cimiterie	St Launceston LCC	THC	4070	114635	1

25	Cimiteri	St Launceston LCC	THC	4071	25982	4
26	Cimiteri	St Launceston LCC	THC	4072	114635	2
27	Cimiteri	St Launceston LCC	THC	4072	25982	5
27	Cimiteri	St Launceston LCC	THC	6282	25982	5
28	Cimiteri	St Launceston LCC	THC	4073	27884	1
29	Cimiteri	St Launceston LCC	THC	6283	25982	6
30	Cimiteri	St Launceston LCC	THC	6259	26740	1
31	Cimiteri	St Launceston LCC	THC	6284	25982	7
32	Cimiteri	St Launceston LCC	THC	6292	20289	1
33	Cimiteri	St Launceston LCC	THC	6285	25982	8
34	Cimiteri	St Launceston LCC	THC	6293	106555	1
34a	Cimiteri	St Launceston LCC			144405	1
35	Cimiteri	St Launceston LCC	THC	6286	25982	9
36	Cimiteri	St Launceston LCC	THC	4074	139977	1
37	Cimiteri	St Launceston LCC	THC	6287	25982	10
38	Cimiteri	St Launceston LCC	THC	6288	139977	2
39	Cimiteri	St Launceston LCC	THC	4075	25982	30
40	Cimiteri	St Launceston LCC	THC	6289	37804	1
41	Cimiteri	St Launceston LCC	THC	4076	25982	29
42	Cimiteri	St Launceston LCC	THC	5926	29359	1
43	Cimiteri	St Launceston LCC	THC	4078	25982	28
44	Cimiteri	St Launceston LCC	THC	5925	29358	1
45	Cimiteri	St Launceston LCC	THC	4079	25982	27
46	Cimiteri	St Launceston LCC	THC	4077	130308	1
47	Cimiteri	St Launceston LCC	THC	4080	25982	26
48	Cimiteri	St Launceston LCC	THC	6291	41163	1

49	Cimiterie	St Launceston LCC	THC	4081	25982	25
51	Cimiterie	St Launceston LCC	THC	4082	25982	24
52	Cimiterie	St Launceston LCC	THC	4083	41057	1
53	Cimiterie	St Launceston LCC	THC	4064	25982	23
56-72	Cimiterie	St Launceston LCC	THC	4425	100832	1
81	Cimiterie	St Launceston LCC	THC	4084	233548	1
90-110	Cimiterie	St Launceston LCC	THC	4205	160548	2
114-128	Cimiterie	St Launceston LCC	THC	4085	161986	1
114-128	Cimiterie	St Launceston LCC	THC	4650	161986	1
121	Cimiterie	St Launceston LCC	THC	4086	19923	1
121	Cimiterie	St Launceston LCC	THC	4617	19923	1
136	Cimiterie	St Launceston LCC	THC	11492	149875	1
170-180	Cimiterie	St Launceston LCC	THC	11576	131686	1
194-196	Cimiterie	St Launceston LCC	THC	4087	63383	2
198	Cimiterie	St Launceston LCC	THC	4088	62	2725
35	Cleveland	St Launceston LCC	THC	7941	114334	1
2	Crown	St Launceston LCC	THC	4096	49660	1
4	Crown	St Launceston LCC	THC	4097	150431	3
5	Crown	St Launceston LCC	THC	4098	116672	1
6	Crown	St Launceston LCC	THC	4099	150431	1
7-7a	Crown	St Launceston LCC	THC	4100	229985	1
9	Crown	St Launceston LCC	THC	4101	126698	1
10	Crown	St Launceston LCC	THC	4102	22542	2
Unit 1 11	Crown	St Launceston LCC	THC	4103	153326	1
Unit 2 11a	Crown	St Launceston LCC	THC	4103	153326	2
12	Crown	St Launceston LCC	THC	4104	21999	1

13	Crown	St Launceston LCC	THC	4105	121953	1
16	Crown	St Launceston LCC	THC	4106	108360	1
20	Crown	St Launceston LCC	THC	4107	227283	1
1	Elizabeth	St Launceston LCC	THC	4118	58910	1
3	Elizabeth	St Launceston LCC	THC	6107	58910	3
5	Elizabeth	St Launceston LCC	THC	6108	29985	1
9	Elizabeth	St Launceston LCC	THC	4119	32349	1
11	Elizabeth	St Launceston LCC	THC	6249	31187	1
13	Elizabeth	St Launceston LCC	THC	4120	50662	1
13	Elizabeth	St Launceston LCC	THC	4120	104311	1
15	Elizabeth	St Launceston LCC	THC	6250	230901	1
17	Elizabeth	St Launceston LCC	THC	4121	230901	1
22	Elizabeth	St Launceston LCC	THC	4122	136413	1
23	Elizabeth	St Launceston LCC	THC	4123	47305	1
31	Elizabeth	St Launceston LCC	THC	4124	3	2023
31	Elizabeth	St Launceston LCC			197365	1
31	Elizabeth	St Launceston LCC			205735	1
31	Elizabeth	St Launceston LCC	THC	4125	3	2023
39	Elizabeth	St Launceston LCC			7008	1
48	Elizabeth	St Launceston LCC	THC	4126	60999	1
54	Elizabeth	St Launceston LCC	THC	4127	27	2470
58	Elizabeth	St Launceston LCC	THC	4128	35120	1
60	Elizabeth	St Launceston LCC			247662	1
66	Elizabeth	St Launceston LCC			76861	1
66	Elizabeth	St Launceston LCC			35280	2
66	Elizabeth	St Launceston LCC			35280	1

66a	Elizabeth	St Launceston LCC	THC	4131	106840	1
68	Elizabeth	St Launceston LCC	THC	4132	36695	1
70	Elizabeth	St Launceston LCC	THC	4133	20092	1
74	Elizabeth	St Launceston LCC	THC	4134	506815	
74	Elizabeth	St Launceston LCC	THC	6621	50	6815
80	Elizabeth	St Launceston LCC	THC	4135	35798	1
82	Elizabeth	St Launceston LCC	THC	4136	19605	1
82	Elizabeth	St Launceston LCC	THC	6251	19605	1
84-86	Elizabeth	St Launceston LCC	THC	4136	19605	2
84-86	Elizabeth	St Launceston LCC	THC	4136	19605	3
84-86	Elizabeth	St Launceston LCC	THC	6251	19605	2
84-86	Elizabeth	St Launceston LCC	THC	6251	19605	3
88	Elizabeth	St Launceston LCC	THC	4137	21633	1
90	Elizabeth	St Launceston LCC	THC	4138	41295	1
92	Elizabeth	St Launceston LCC				
94	Elizabeth	St Launceston LCC	THC	4140	101015	1
96	Elizabeth	St Launceston LCC	THC	4141	39552	1
100	Elizabeth	St Launceston LCC	THC	4142	37718	1
102	Elizabeth	St Launceston LCC	THC	4143	30788	1
104	Elizabeth	St Launceston LCC	THC	9933	117030	1
106	Elizabeth	St Launceston LCC	THC	4145	105482	1
108	Elizabeth	St Launceston LCC	THC	9934	133593	1
110	Elizabeth	St Launceston LCC	THC	4147	122879	1
112	Elizabeth	St Launceston LCC	THC	9935	45979	1
114	Elizabeth	St Launceston LCC			43627	1
118	Elizabeth	St Launceston LCC	THC	4151	53532	1

120	Elizabeth	St Launceston LCC	THC	4152	140861	1
1	Elphin	Rd Launceston LCC	THC	4153	25982	18
2 - Outside	Elphin	Rd Launceston LCC	THC	4154	56623	1
3	Elphin	Rd Launceston LCC	THC	4155	25982	17
5	Elphin	Rd Launceston LCC	THC	4156	25982	16
7	Elphin	Rd Launceston LCC	THC	4157	57548	1
9-9a	Elphin	Rd Launceston LCC	THC	4157	57548	2
11-11a	Elphin	Rd Launceston LCC	THC	4158	25982	14
13-13a	Elphin	Rd Launceston LCC	THC	4159	49601	16
15	Elphin	Rd Launceston LCC	THC	4160	49601	15
17-17a	Elphin	Rd Launceston LCC	THC	4161	49601	14
19	Elphin	Rd Launceston LCC	THC	4162	208802	2
21	Elphin	Rd Launceston LCC	THC	4163	222040	1
23	Elphin	Rd Launceston LCC	THC	4164	223103	1
25-27	Elphin	Rd Launceston LCC			112787	1
29-29a	Elphin	Rd Launceston LCC	THC	4166	111088	3
31	Elphin	Rd Launceston LCC	THC	4167	111088	4
33	Elphin	Rd Launceston LCC	THC	4168	60271	2
35	Elphin	Rd Launceston LCC	THC	4169	216659	16
37	Elphin	Rd Launceston LCC	THC	4170	204855	1
39	Elphin	Rd Launceston LCC	THC	4171	202413	1
41	Elphin	Rd Launceston LCC	THC	4172	201272	1
43	Elphin	Rd Launceston LCC	THC	4173	59165	2
45	Elphin	Rd Launceston LCC	THC	4174	59165	1
47-49	Elphin	Rd Launceston LCC	THC	4175	109479	1
54	Elphin	Rd Launceston LCC	THC	4176	137333	1

56-56a	Elphin	Rd Launceston LCC	THC	4177	116489	1
66	Elphin	Rd Launceston LCC	THC	4178	89633	5
69	Elphin	Rd Launceston LCC	THC	8276	202395	1
21	Esk	St Launceston LCC	THC	4201	139996	1
77	Esplanade	Launceston LCC	THC	4201	139996	1
77	Esplanade	Launceston LCC			114459	1
77	Esplanade	Launceston LCC			114522	1
77	Esplanade	Launceston LCC			231289	1
77	Esplanade	Launceston LCC			201664	1
89	Esplanade	Launceston LCC	THC	4202	54427	3
92	Esplanade	Launceston LCC	THC	11302	0	0
1	Ethel	St Launceston LCC	THC	6582	222156	1

Table E13.2.11 Launceston (Streets F-K)

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
27	Frankland	St Launceston LCC	THC	4215	233612	1
31	Frankland	St Launceston LCC	THC	4216	40956	1
33-33a	Frankland	St Launceston LCC	THC	4217	39314	1
33-33a	Frankland	St Launceston LCC	THC	4218	39314	2
35	Frankland	St Launceston LCC	THC	4219	52170	1
40	Frankland	St Launceston LCC	THC	4220	101035	1
46-48	Frankland	St Launceston LCC	THC	4222	158539	1
52	Frankland	St Launceston LCC	THC	4223	118827	1
52	Frankland	St Launceston LCC	THC	4223		
68	Frankland	St Launceston LCC	THC	4224	230551	1
Unit 1	77-81	Frankland	St Launceston LCC	THC	4227	58798 1
Unit 2	77-81	Frankland	St Launceston LCC	THC	4226	58798 2
Unit 3	77-81	Frankland	St Launceston LCC	THC	4225	58798 3

83	Frankland	St Launceston LCC	THC	4228	9161	1
98	Frankland	St Launceston LCC	THC	4229	231470	1
7	Frederick	St Launceston LCC	THC	6619	58314	2
Unit 1 7	Frederick	St Launceston LCC	THC	6619	58314	2
Unit 2 7	Frederick	St Launceston LCC	THC	6619	58314	2
9	Frederick	St Launceston LCC	THC	4231	197663	1
11	Frederick	St Launceston LCC	THC	4232	18905	3
13	Frederick	St Launceston LCC	THC	4233	18905	3
27	Frederick	St Launceston LCC	THC	4234	51391	2
27	Frederick	St Launceston LCC	THC	4234	51391	2
33-35	Frederick	St Launceston LCC	THC	4235	111736	1
37	Frederick	St Launceston LCC	THC	4236	102745	2
37	Frederick	St Launceston LCC	THC	4236	231414	1
40	Frederick	St Launceston LCC	THC	4237	133781	1
46	Frederick	St Launceston LCC	THC	4238	50998	1
56	Frederick	St Launceston LCC	THC	4239	216133	1
59-61	Frederick	St Launceston LCC	THC	4240	152142	1
59-61	Frederick	St Launceston LCC	THC	4240	152142	1
75	Frederick	St Launceston LCC	THC	4241	12992	1
102	Frederick	St Launceston LCC	THC	4242	247361	3
114	Frederick	St Launceston LCC	THC	4243	248596	1
	Frederick	St Launceston LCC	THC	4499	205694	1
3-7	George	St Launceston LCC	THC	4701	247999	1
3-7	George	St Launceston LCC	THC	4701	247999	1
3-7	George	St Launceston LCC	THC	4247	198972	1
3-7	George	St Launceston LCC	THC	4247	247999	1

6	George	St Launceston LCC	THC	4314	197443	1
17-25	George	St Launceston LCC	THC	4311	44701	2
17-25	George	St Launceston LCC	THC	4311	198252	1
17-25	George	St Launceston LCC	THC	4311	44701	1
27	George	St Launceston LCC	THC	4312	43783	4
34	George	St Launceston LCC	THC	4248	34661	1
37-39	George	St Launceston LCC	THC	4249	15125	2
41	George	St Launceston LCC	THC	4250	25215	2
43	George	St Launceston LCC	THC	4251	25215	2
43	George	St Launceston LCC			25215	3
45	George	St Launceston LCC	THC	4252	25215	4
47	George	St Launceston LCC			127781	0
57	George	St Launceston LCC	THC	4255	49383	1
58	George	St Launceston LCC	THC	4256	109813	2
58	George	St Launceston LCC	THC	4256	109813	1
60	George	St Launceston LCC	THC	4257	132160	1
64	George	St Launceston LCC	THC	4258	124430	1
66	George	St Launceston LCC	THC	4259	161449	2
67	George	St Launceston LCC	THC	4260	49219	1
68	George	St Launceston LCC	THC	4261	147398	1
68	George	St Launceston LCC	THC	4261	147398	1
69-71	George	St Launceston LCC	THC	4262	49334	2
72	George	St Launceston LCC	THC	4313	7025	1
73	George	St Launceston LCC	THC	4264	23829	1
76	George	St Launceston LCC	THC	4265	7025	2
78	George	St Launceston LCC	THC	4266	7025	4

79a-81	George	St Launceston LCC	THC	4267	15168	4
79a-81	George	St Launceston LCC	THC	4267	15168	5
80	George	St Launceston LCC	THC	4268	7025	5
81a	George	St Launceston LCC			15168	3
82	George	St Launceston LCC	THC	4270	7025	6
83	George	St Launceston LCC			15168	2
84	George	St Launceston LCC	THC	4272	231705	1
85	George	St Launceston LCC			15168	1
86	George	St Launceston LCC	THC	4274	231705	1
86	George	St Launceston LCC	THC	4274	158366	1
88	George	St Launceston LCC	THC	4275	158366	1
88	George	St Launceston LCC	THC	4276	145949	2
88a	George	St Launceston LCC	THC	4276	158366	1
88a	George	St Launceston LCC	THC	4276	145949	1
88b-88c	George	St Launceston LCC	THC	4277	224721	1
90	George	St Launceston LCC	THC	4278	224721	1
91	George	St Launceston LCC	THC	4279	69250	1
91	George	St Launceston LCC	THC	4279	18635	1
94	George	St Launceston LCC	THC	4280	39090	3
94	George	St Launceston LCC			39090	3
147	George	St Launceston LCC	THC	4281	109300	1
149	George	St Launceston LCC	THC	4282	237102	1
150	George	St Launceston LCC	THC	4283	34724	1
151	George	St Launceston LCC	THC	4284	46587	1
153-155	George	St Launceston LCC	THC	4285	111203	1
157	George	St Launceston LCC	THC	4286	38562	1

159	George	St Launceston LCC		38215	1
161	George	St Launceston LCC	THC	4288	47572 1
163	George	St Launceston LCC	THC	4289	203955 1
165	George	St Launceston LCC	THC	4290	205509 1
167	George	St Launceston LCC	THC	4291	51427 1
169	George	St Launceston LCC	THC	4292	24406 2
171	George	St Launceston LCC	THC	4293	127419 2
Unit 1 173	George	St Launceston LCC	THC	4294	134585 1
Unit 2 173	George	St Launceston LCC	THC	4294	134585 2
175	George	St Launceston LCC		63837	2
177	George	St Launceston LCC	THC	4296	19019 1
179	George	St Launceston LCC	THC	4297	132345 1
183	George	St Launceston LCC		56374	0
188	George	St Launceston LCC	THC	4299	16588 1
189	George	St Launceston LCC	THC	4300	48458 1
191	George	St Launceston LCC	THC	4301	15468 1
193-195	George	St Launceston LCC	THC	4302	16887 1
197	George	St Launceston LCC	THC	4303	113257 1
199	George	St Launceston LCC	THC	4304	44566 1
Unit 1	201-211 (201) George	St Launceston LCC	THC	4305	59421 1
202	George	St Launceston LCC		69385	1
Unit 2	201-211 (203) George	St Launceston LCC	THC	6176	59421 2
204	George	St Launceston LCC		126283	0
Unit 3	201-211 (205) George	St Launceston LCC	THC	6177	59421 3
Unit 4	201-211 (207) George	St Launceston LCC	THC	6178	59421 4
Unit 5	201-211 (209) George	St Launceston LCC	THC	6179	59421 5

Unit 6	201-211 (211) George	St Launceston LCC	THC	6180	59421	6
225	George	St Launceston LCC	THC	4308	218254	1
227	George	St Launceston LCC	THC	4309	131979	1
170	Henry	St Launceston LCC	THC	7176	247343	1
170	Henry	St Launceston LCC			15732	3
2	King	St Launceston LCC	THC	4414	13944	1
4	King	St Launceston LCC	THC	4415	42191	1
6	King	St Launceston LCC	THC	4416	33408	1
8	King	St Launceston LCC			31928	2
10	King	St Launceston LCC	THC	4418	31928	1
12	King	St Launceston LCC	THC	4419	27775	1
16	King	St Launceston LCC	THC	4420	31184	1

Table E13.2.12 Launceston (Streets L-S)

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
20	Law	St Launceston	LCC	THC	6616	48 2217
22	Law	St Launceston	LCC	THC	4423	28941 1
22	Law	St Launceston	LCC			143564 1
7	Lawrence	St Launceston	LCC	THC	4424	126683 1
23	Lawrence	St Launceston	LCC	THC	4425	100831 2
25	Lawrence	St Launceston	LCC	THC	4426	25982 22
27	Lawrence	St Launceston	LCC	THC	4427	25982 34
31	Lawrence	St Launceston	LCC	THC	4428	25982 32
33	Lawrence	St Launceston	LCC	THC	4429	25982 21
15	Maitland	St Launceston	LCC	THC	4449	100418 1
15	Maitland	St Launceston	LCC	THC	4449	100418 2
32	Margaret	St Launceston	LCC			104368 1
34	Margaret	St Launceston	LCC			96379 24

44	Margaret	St	Launceston LCC	THC	4206	83622	3
44	Margaret	St	Launceston LCC	THC	4206	83622	1
44	Margaret	St	Launceston LCC			83622	2
60	Margaret	St	Launceston LCC	THC	7966	51385	1
64	Margaret	St	Launceston LCC	THC	7967	43611	1
66	Margaret	St	Launceston LCC	THC	7968	21974	1
68	Margaret	St	Launceston LCC	THC	7969	23193	68
69	Margaret	St	Launceston LCC	THC	4451	124079	1
70	Margaret	St	Launceston LCC	THC	7970	59329	1
72	Margaret	St	Launceston LCC	THC	7971	59329	2
86	Margaret	St	Launceston LCC	THC	4452	204352	1
Unit 1	88-92 Margaret	St	Launceston LCC	THC	4453	59957	1
89	Margaret	St	Launceston LCC	THC	4454	146281	2
Unit 2	88-92 Margaret	St	Launceston LCC	THC	4455	59957	2
Unit 3	88-92 Margaret	St	Launceston LCC	THC	4456	59957	3
95	Margaret	St	Launceston LCC	THC	4457	220874	1
96-98	Margaret	St	Launceston LCC	THC	3820	96066	6
96-98	Margaret	St	Launceston LCC	THC	3820	231455	1
96-98	Margaret	St	Launceston LCC	THC	4458	214317	1
96-98	Margaret	St	Launceston LCC	THC	4458	231455	1
96-98	Margaret	St	Launceston LCC	THC	4459	215362	1
97	Margaret	St	Launceston LCC	THC	4460	220655	1
99	Margaret	St	Launceston LCC	THC	4461	231490	5
101	Margaret	St	Launceston LCC	THC	4462	223272	5
102	Margaret	St	Launceston LCC				
107	Margaret	St	Launceston LCC	THC	8206	49690	1

111	Margaret	St	Launceston LCC	THC	8209	152360	1
2-4	Middle	St	Launceston LCC			197621	1
6	Middle	St	Launceston LCC			28416	6
8	Middle	St	Launceston LCC			218722	1
8a	Middle	St	Launceston LCC			202407	1
10	Middle	St	Launceston LCC			45567	1
12	Middle	St	Launceston LCC			114317	1
3	Park	St	Launceston LCC	THC	4481	140122	2
Flat 1 2	Paterson	St	Launceston LCC	THC	4263	147398	3
Flat 2 2	Paterson	St	Launceston LCC	THC	4263	147398	2
Shop 3 2	Paterson	St	Launceston LCC	THC	4263	147398	3
18-20	Paterson	St	Launceston LCC	THC	8350	24187	1
21-23	Paterson	St	Launceston LCC	THC	4483	47479	1
22-24	Paterson	St	Launceston LCC	THC	8182	24187	2
34-36	Paterson	St	Launceston LCC	THC	4484	134198	1
34-36	Paterson	St	Launceston LCC	THC	4484	134290	1
34-36	Paterson	St	Launceston LCC	THC	4484	134292	1
34-36	Paterson	St	Launceston LCC	THC	4484	134198	1
34-36	Paterson	St	Launceston LCC	THC	4484	134292	1
34-36	Paterson	St	Launceston LCC	THC	4484	134198	1
34-36	Paterson	St	Launceston LCC	THC	4485	134198	1
34-36	Paterson	St	Launceston LCC	THC	4486	134198	1
62-66	Paterson	St	Launceston LCC	THC	4488	141250	1
62-66	Paterson	St	Launceston LCC	THC	4488	141250	1
62-66	Paterson	St	Launceston LCC	THC	4488	141250	1
62-66	Paterson	St	Launceston LCC	THC	4489	141250	1

62-66	Paterson	St	Launceston LCC	THC	4489	141250	1
62-66	Paterson	St	Launceston LCC	THC	4489	141250	1
67-75	Paterson	St	Launceston LCC	THC	7141	108536	1
68	Paterson	St	Launceston LCC	THC	4490	243101	1
78	Paterson	St	Launceston LCC	THC	10734	138979	10
80	Paterson	St	Launceston LCC	THC	4480	28774	3
85-89	Paterson	St	Launceston LCC	THC	11011	12	1433
85-89	Paterson	St	Launceston LCC	THC	11011	232911	1
91	Paterson	St	Launceston LCC			48294	1
Unit 1 93	Paterson	St	Launceston LCC	THC	4491	137633	1
Unit 2 93	Paterson	St	Launceston LCC	THC	4491	137633	2
Unit 3 93	Paterson	St	Launceston LCC	THC	4491	137633	3
105-119	Paterson	St	Launceston LCC	THC	11010	150204	1
105-119	Paterson	St	Launceston LCC	THC	11010	150341	1
105-119	Paterson	St	Launceston LCC	THC	11010	150341	2
105-119	Paterson	St	Launceston LCC	THC	11010	150341	3
105-119	Paterson	St	Launceston LCC	THC	11010		
145-151	Paterson	St	Launceston LCC	THC	4492	35759	1
145-151	Paterson	St	Launceston LCC	THC	4492	240112	1
145-151	Paterson	St	Launceston LCC	THC	4492	243810	1
145-151	Paterson	St	Launceston LCC	THC	4492	250739	2
145-151	Paterson	St	Launceston LCC	THC	4492	243810	1
20	Princes	St	Launceston LCC	THC	4500	131524	2
20	Princes	St	Launceston LCC			131524	1
4-12	Quadrant	Mall	Launceston LCC	THC	4501	123919	1
5-5b	Quadrant	Mall	Launceston LCC	THC	4502	67539	1

21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
21	Shields	St	Launceston LCC	THC	4540	146686	1
1-15	St John	St	Launceston LCC	THC	4545	52624	1
2	St John	St	Launceston LCC	THC	4546	54427	2
18-28	St John	St	Launceston LCC			48950	1
18-28	St John	St	Launceston LCC			204339	1
18-28	St John	St	Launceston LCC			49208	1
18-28	St John	St	Launceston LCC			233437	1
18-28	St John	St	Launceston LCC			233336	1
18-28	St John	St	Launceston LCC			48952	1
27	St John	St	Launceston LCC	THC	4548	20942	3
29	St John	St	Launceston LCC	THC	6618	19273	1
36	St John	St	Launceston LCC	THC	4614	150307	1

36	St John	St	Launceston LCC	THC	4614	150307	3
38	St John	St	Launceston LCC	THC	4618	46368	1
50-54	St John	St	Launceston LCC	THC	4549	34143	1
55	St John	St	Launceston LCC	THC	4550	46	3874
63	St John	St	Launceston LCC	THC	4615	91555	1
68	St John	St	Launceston LCC	THC	4551	51197	1
74-82	St John	St	Launceston LCC	THC	6278	17477	1
74-82	St John	St	Launceston LCC	THC	6278	17477	2
74-82	St John	St	Launceston LCC	THC	6278	17477	3
77-81	St John	St	Launceston LCC	THC	4553	42042	5
84	St John	St	Launceston LCC	THC	4554	197091	1
86a	St John	St	Launceston LCC			30	6554
88	St John	St	Launceston LCC			32939	1
90	St John	St	Launceston LCC			51137	1
92	St John	St	Launceston LCC			249495	1
93	St John	St	Launceston LCC	THC	4559	135625	1
95	St John	St	Launceston LCC	THC	4560	247146	1
96-102	St John	St	Launceston LCC	THC	4561	196798	1
99a-101	St John	St	Launceston LCC	THC	4616	113998	1
99a-101	St John	St	Launceston LCC	THC	7142	113998	1
103	St John	St	Launceston LCC			117154	1
116	St John	St	Launceston LCC	THC	4563	122594	1
119	St John	St	Launceston LCC			109818	1
120	St John	St	Launceston LCC	THC	4565	197008	1
123	St John	St	Launceston LCC			121721	2
126	St John	St	Launceston LCC	THC	4567	3	375

127	St John	St	Launceston LCC	THC	4568	26431	1
128	St John	St	Launceston LCC	THC	4569	12537	2
128	St John	St	Launceston LCC	THC	4569	12537	1
129	St John	St	Launceston LCC	THC	4570	117430	1
131-133	St John	St	Launceston LCC	THC	4571	146293	1
134	St John	St	Launceston LCC	THC	4619	162540	2
135-137	St John	St	Launceston LCC	THC	4572	140848	1
136	St John	St	Launceston LCC	THC	4573	28901	1
138	St John	St	Launceston LCC	THC	4574	40626	1
139	St John	St	Launceston LCC	THC	4575	54741	1
140	St John	St	Launceston LCC	THC	4576	40005	1
142	St John	St	Launceston LCC	THC	4577	19268	1
143-149	St John	St	Launceston LCC	THC	4578	103196	1
144	St John	St	Launceston LCC	THC	4579	51759	1
146	St John	St	Launceston LCC	THC	4580	130523	1
148	St John	St	Launceston LCC	THC	4580	130523	2
148b	St John	St	Launceston LCC	THC	4580	130523	3
155	St John	St	Launceston LCC	THC	4581	236606	1
155	St John	St	Launceston LCC	THC	4612	236606	1
159	St John	St	Launceston LCC	THC	4582	159968	2
161	St John	St	Launceston LCC	THC	4582	159968	1
163	St John	St	Launceston LCC	THC	4583	136965	1
165	St John	St	Launceston LCC	THC	4584	51	1342
167	St John	St	Launceston LCC	THC	4585	47322	1
169	St John	St	Launceston LCC	THC	4586	91553	1
171	St John	St	Launceston LCC	THC	4587	247954	1

173	St John	St	Launceston LCC	THC	4588	115059	2
175	St John	St	Launceston LCC	THC	4589	115059	1
177	St John	St	Launceston LCC	THC	4590	39896	2
179	St John	St	Launceston LCC	THC	4591	125038	1
179a	St John	St	Launceston LCC			61262	1
181	St John	St	Launceston LCC	THC	4592	128124	1
183	St John	St	Launceston LCC	THC	4593	128124	2
183a	St John	St	Launceston LCC			119342	1
184	St John	St	Launceston LCC			112125	2
185	St John	St	Launceston LCC	THC	4595	91873	1
187	St John	St	Launceston LCC	THC	4596	91873	2
187a	St John	St	Launceston LCC			198990	1
189	St John	St	Launceston LCC	THC	4597	144961	1
190	St John	St	Launceston LCC	THC	4598	226595	1
191	St John	St	Launceston LCC	THC	4599	36	8922
192	St John	St	Launceston LCC	THC	4600	208877	1
193	St John	St	Launceston LCC	THC	4601	40767	1
195	St John	St	Launceston LCC	THC	4602	138675	3
197	St John	St	Launceston LCC	THC	4603	146460	1
199	St John	St	Launceston LCC	THC	4604	113813	1
203	St John	St	Launceston LCC	THC	4605	226119	1
207	St John	St	Launceston LCC	THC	4606	9743	1
207	St John	St	Launceston LCC	THC	4608	9743	1
209	St John	St	Launceston LCC	THC	4607	58809	1
211	St John	St	Launceston LCC	THC	4608	58809	2
213	St John	St	Launceston LCC	THC	4609	58810	1

215 St John St Launceston LCC THC 4610 58810 2

Table E13.2.13 Launceston (Streets T-Z)

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.	
1	Tamar	St Launceston LCC	THC	4649	33711	1	
2-10	Tamar	St Launceston LCC			41377	1	
13	Tamar	St Launceston LCC	THC	4634	124938	1	
13	Tamar	St Launceston LCC	THC	4634	124939	1	
13	Tamar	St Launceston LCC	THC	4634	153116	1	
13	Tamar	St Launceston LCC			145011	6	
13	Tamar	St Launceston LCC			145011	6	
31	Tamar	St Launceston LCC			145010	1	
31	Tamar	St Launceston LCC			145010	4	
45-55	Tamar	St Launceston LCC			50902	1	
52	Tamar	St Launceston LCC	THC	4639	22461	1	
54	Tamar	St Launceston LCC	THC	4640	22461	2	
56-58	Tamar	St Launceston LCC	THC	4641	91067	1	
56-58	Tamar	St Launceston LCC	THC	4642	91067	1	
61-63	Tamar	St Launceston LCC	THC	4643	108685	1	
61-63	Tamar	St Launceston LCC	THC	4643	226748	1	
100	Tamar	St Launceston LCC	THC	4644	249271	1	
102	Tamar	St Launceston LCC	THC	4645	234420	1	
104	Tamar	St Launceston LCC	THC	4646	227460	1	
106-108	Tamar	St Launceston LCC	THC	4647	160572	2	
Unit 1	106-108	Tamar	St Launceston LCC	THC	4647	160572	1
Unit 2	106-108	Tamar	St Launceston LCC	THC	4647	160572	4
Unit 3	106-108	Tamar	St Launceston LCC	THC	4647	160572	5
Unit 4	106-108	Tamar	St Launceston LCC	THC	4647	160572	4

Unit 5	106-108	Tamar	St Launceston LCC	THC	4647	160572	5
110		Tamar	St Launceston LCC	THC	4648	113540	1
		Trevallyn	Rd Launceston LCC	THC	3874		
1		Twining	St Launceston LCC	THC	4655	57899	1
5		Twining	St Launceston LCC	THC	6361	57899	3
7		Twining	St Launceston LCC	THC	4656	108360	2
11		Union	St Launceston LCC	THC	4657	130863	2
3-5		Wellington	St Launceston LCC	THC	11007	243031	1
2-8		Wellington	St Launceston LCC	THC	4659	156044	1
7		Wellington	St Launceston LCC			128518	1
Unit 1	9-15 (9)	Wellington	St Launceston LCC	THC	4661	56753	1
10-16		Wellington	St Launceston LCC	THC	11008	133230	1
Unit 2	9-15 (11)	Wellington	St Launceston LCC	THC	6305	56753	2
Unit 3	9-15 (13)	Wellington	St Launceston LCC	THC	6306	56753	3
Unit 4	9-15 (15)	Wellington	St Launceston LCC	THC	6307	56753	4
15a		Wellington	St Launceston LCC	THC	4663	235183	1
18		Wellington	St Launceston LCC	THC	4662	133289	1
22		Wellington	St Launceston LCC	THC	4664	23	5972
22		Wellington	St Launceston LCC	THC	4664	214583	1
22		Wellington	St Launceston LCC			23	5972
22		Wellington	St Launceston LCC			23	5972
24		Wellington	St Launceston LCC	THC	4666	157709	1
25-31		Wellington	St Launceston LCC	THC	3914	142531	1
25-31		Wellington	St Launceston LCC	THC	4669	142531	1
30		Wellington	St Launceston LCC	THC	4667	37013	1
32		Wellington	St Launceston LCC	THC	4668	37013	1

95-97	Wellington	St Launceston LCC				196959 1
99	Wellington	St Launceston LCC	THC	4671		109573 2
101	Wellington	St Launceston LCC	THC	4672		109573 1
101	Wellington	St Launceston LCC	THC	4672		124438 1
102	Wellington	St Launceston LCC	THC	4673		39794 1
103-109	Wellington	St Launceston LCC				60906 1
103-109	Wellington	St Launceston LCC	THC	4675		60906 2
103-109	Wellington	St Launceston LCC	THC	4675		60906 3
111	Wellington	St Launceston LCC	THC	4676		102745 1
111	Wellington	St Launceston LCC	THC	4676		227759 1
116-134	Wellington	St Launceston LCC				91317 1
116-134	Wellington	St Launceston LCC				69210 1
116-134	Wellington	St Launceston LCC				116710 1
116-134	Wellington	St Launceston LCC				69210 2
Shop 1 127-129	Wellington	St Launceston LCC	THC	4678		141863 1
Shop 2 127-129	Wellington	St Launceston LCC	THC	4678		141863 2
Shop 3 127-129	Wellington	St Launceston LCC	THC	4678		141863 3
136	Wellington	St Launceston LCC	THC	4679		37657 1
136	Wellington	St Launceston LCC	THC	4679		39871 1
149-175	Wellington	St Launceston LCC	THC	4680		135606 14
149-175	Wellington	St Launceston LCC	THC	4680		135606 8
149-175	Wellington	St Launceston LCC	THC	6622		135606 8
151	Wellington	St Launceston LCC	THC	4680		135606 13
153	Wellington	St Launceston LCC	THC	4680		135606 12
155	Wellington	St Launceston LCC	THC	4680		135606 11
157	Wellington	St Launceston LCC	THC	4680		135606 10

159	Wellington	St Launceston LCC	THC	4680	135606 9
161	Wellington	St Launceston LCC	THC	4680	135606 8
163	Wellington	St Launceston LCC	THC	4680	135606 7
165	Wellington	St Launceston LCC	THC	4680	135606 6
167	Wellington	St Launceston LCC	THC	4680	135606 5
169	Wellington	St Launceston LCC	THC	4680	135606 4
171	Wellington	St Launceston LCC	THC	4680	135606 3
173	Wellington	St Launceston LCC	THC	4680	135606 2
175	Wellington	St Launceston LCC	THC	4680	135606 1
189-191	Wellington	St Launceston LCC	THC	4681	121028 3
197-199	Wellington	St Launceston LCC	THC	4682	225947 1
203a-205	Wellington	St Launceston LCC	THC	4683	229154 1
1	Welman	St Launceston LCC	THC	4687	30372 2
1	Welman	St Launceston LCC	THC	4687	30372 9
3	Welman	St Launceston LCC	THC	4688	43497 1
3	Welman	St Launceston LCC	THC	4688	43497 2
5	Welman	St Launceston LCC	THC	4689	100075 1
5	Welman	St Launceston LCC	THC	4689	100075 2
7	Welman	St Launceston LCC	THC	4690	63 6423
9	Welman	St Launceston LCC	THC	4691	25359 1
9	Welman	St Launceston LCC	THC	4691	25359 2
11	Welman	St Launceston LCC	THC	4692	124217 1
11	Welman	St Launceston LCC	THC	4692	124217 2
13	Welman	St Launceston LCC	THC	4693	45749 1
13	Welman	St Launceston LCC	THC	4693	45749 2
15	Welman	St Launceston LCC	THC	4694	113085 1

16	Welman	St Launceston LCC	THC	4695	60489	3
18	Welman	St Launceston LCC			149967	1
20	Welman	St Launceston LCC	THC	4696	149967	2
21	Welman	St Launceston LCC	THC	8277	134068	2
23	Welman	St Launceston LCC	THC	4697	229462	1
40	Welman	St Launceston LCC	THC	4698	16946	1
29-45	William	St Launceston LCC	THC	4699	63811	1
29-45	William	St Launceston LCC	THC	4700	37769	1
29-45	William	St Launceston LCC			37769	2
29-45	William	St Launceston LCC			63834	1
32	William	St Launceston LCC			114458	1
32	William	St Launceston LCC			114457	1
59	William	St Launceston LCC	THC	4703	243896	1
60	William	St Launceston LCC	THC	4702	131568	2
2	Willis	St Launceston LCC	THC	4205	156397	1102
4	Willis	St Launceston LCC	THC	4205	156397	1103
6	Willis	St Launceston LCC	THC	4205	156397	1106
6	Willis	St Launceston LCC	THC	4205	156397	1203
8	Willis	St Launceston LCC	THC	4205	156397	1104
1a/10	Willis	St Launceston LCC	THC	4205	156397	1
1	York	St Launceston LCC	THC	4705	228145	1
3	York	St Launceston LCC	THC	4706	61016	1
5-7	York	St Launceston LCC	THC	4707	249976	1
6	York	St Launceston LCC	THC	4708	148901	2
6	York	St Launceston LCC			148901	1
8	York	St Launceston LCC	THC	4709	70698	1

9-11	York	St Launceston LCC	THC	4710	228802	1
10	York	St Launceston LCC			122791	2
10	York	St Launceston LCC			122791	1
10	York	St Launceston LCC			122791	1
12	York	St Launceston LCC	THC	4712	60996	1
13	York	St Launceston LCC	THC	4713	16674	1
14	York	St Launceston LCC	THC	4714	121311	1
15	York	St Launceston LCC	THC	4715	69295	1
15	York	St Launceston LCC	THC	4715	250937	1
16	York	St Launceston LCC	THC	4716	63614	7
17	York	St Launceston LCC	THC	4717	16674	2
18	York	St Launceston LCC	THC	4718	63614	6
20	York	St Launceston LCC	THC	4719	198273	1
22	York	St Launceston LCC			61000	1
22	York	St Launceston LCC			229161	1
49	York	St Launceston LCC			150060	2
49	York	St Launceston LCC	THC	4721	150060	1
50	York	St Launceston LCC			61000	3
52	York	St Launceston LCC	THC	4723	61000	4
58	York	St Launceston LCC	THC	4724	29202	1
60	York	St Launceston LCC	THC	4725	29202	2
62	York	St Launceston LCC	THC	4726	121226	1
64	York	St Launceston LCC	THC	4727	121226	2
66	York	St Launceston LCC	THC	4728	109925	1
67	York	St Launceston LCC			102987	1
68	York	St Launceston LCC	THC	4730	140584	1

72	York	St Launceston LCC	THC	4731	30	3388
113	York	St Launceston LCC	THC	4732	14927	2
122	York	St Launceston LCC			33766	1
122	York	St Launceston LCC			33765	1
167	York	St Launceston LCC	THC	4734	58623	1
167	York	St Launceston LCC	THC	4734	55136	2
214-216	York	St Launceston LCC	THC	4735	138667	1
214-216	York	St Launceston LCC	THC	4735	138667	1
214-216	York	St Launceston LCC	THC	4735	138667	1
214-216	York	St Launceston LCC	THC	4735	138667	1
270-280	York	St Launceston LCC	THC	4736	50235	1
270-280	York	St Launceston LCC	THC	4736	50235	2
270-280	York	St Launceston LCC	THC	4736	50235	3
270-280	York	St Launceston LCC	THC	4736	101069	1
270-280	York	St Launceston LCC	THC	4736	101069	1
270-280	York	St Launceston LCC	THC	4736	58623	1
274-276	York	St Launceston LCC	THC	4738	58623	2
274-276	York	St Launceston LCC	THC	4738	58623	2

Table E13.2.14 Lilydale

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
1953	Main	Rd Lilydale LCC	THC	4430	41578	1
1965	Main	Rd Lilydale LCC	THC	4431	152721	1
1965	Main	Rd Lilydale LCC	THC	4431	152721	2

Table E13.2.15 Mowbray

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
36	Button	St Mowbray LCC	THC	3921	39238	3
36	Button	St Mowbray LCC	THC	3921	106501	1

36	Button	St Mowbray LCC	THC	3921	144358	1
41	Button	St Mowbray LCC	THC	3922	102085	1
27	Vermont	Rd Mowbray LCC	THC	4398	162279	1

Table E13.2.16 Newnham

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
208	Alanvale	Rd Newnham LCC			52981	1
210	Alanvale	Rd Newnham LCC	THC	3719	125301	1
44	George Town	Rd Newnham LCC	THC	4315	19159	1
158	George Town	Rd Newnham LCC	THC	4316	229593	1
128-132	George Town	Rd Newnham LCC	THC	8320	142907	1
13-15	Laver	Gr Newnham LCC	THC	4422	8116	5
13-15	Laver	Gr Newnham LCC	THC	4422	55329	7
1-3	Maiden	Pl Newnham LCC			146558	2
5	Maiden	Pl Newnham LCC			163210	2
19	Mount Stuart	Dr Newnham LCC	THC	3718	144656	1
33-35	Mount Stuart	Dr Newnham LCC	THC	4469	143180	1
100	Newnham	Dr Newnham LCC	THC	4475	136042	2
100	Newnham	Dr Newnham LCC	THC	4475	136042	3
100	Newnham	Dr Newnham LCC	THC	4476	136042	2
100	Newnham	Dr Newnham LCC	THC	4476	136042	3

Table E13.2.17 Newstead

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
126	Abbott	St Newstead LCC	THC	3707	88174	12
128	Abbott	St Newstead LCC	THC	3709	88174	13
130	Abbott	St Newstead LCC	THC	3708	72892	1
146	Abbott	St Newstead LCC	THC	11039	208057	1
10	Barrington	Ct Newstead LCC	THC	3830	61247	8

10	Barrington	Ct Newstead LCC	THC	3830	61247	9
3	College	St Newstead LCC	THC	9190	112661	18
3	College	St Newstead LCC	THC	9190	160441	2
74-78	Elphin	Rd Newstead LCC	THC	4179	91494	1
74-78	Elphin	Rd Newstead LCC	THC	4179	91494	2
74-78	Elphin	Rd Newstead LCC	THC	4179	91494	3
74-78	Elphin	Rd Newstead LCC	THC	4179	103209	1
109	Elphin	Rd Newstead LCC	THC	4180	28899	1
117-119	Elphin	Rd Newstead LCC	THC	4181	139193	1
117-119	Elphin	Rd Newstead LCC	THC	4181	208057	1
117-119	Elphin	Rd Newstead LCC	THC	4181	208059	7
136-138	Elphin	Rd Newstead LCC	THC	4182	138389	5
170	Henry	St Newstead LCC	THC	7176	52241	1
102	High	St Newstead LCC	THC	4383	107546	1
2	Lime	Av Newstead LCC	THC	4432	208768	1
3	Lime	Av Newstead LCC	THC	4433	222256	1
10	Newstead	Cr Newstead LCC	THC	4477	115831	1
3	Olive	St Newstead LCC	THC	4479	60609	3
3	Olive	St Newstead LCC			60609	3
57	Penquite	Rd Newstead LCC	THC	4495	17687	23
57	Penquite	Rd Newstead LCC	THC	4495	17687	3
5	Pen-Y-Bryn	Pl Newstead LCC	THC	4497	135310	1
8	Rupert	St Newstead LCC	THC	4517	55009	2
8	Rupert	St Newstead LCC	THC	4517	55009	1
4	Tulloch	St Newstead LCC	THC	4654	216402	1

Table E13.2.18 Norwood

Street No. Street Name Suburb Type of Listing THR ID Vol. Fol.

316	Penquite	Rd Norwood LCC	THC	4496	129464	1
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Table E13.2.19 Nunamara

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
491	Mount Barrow Rd	Nunamara LCC				
1045	Mount Barrow Rd	Nunamara LCC				
1406	Mount Barrow Rd	Nunamara LCC				

Table E13.2.20 Prospect

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
9	Luxmore	PI Prospect LCC	THC	4440	138816	1

Table E13.2.21 Punchbowl

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
102-134	Punchbowl	Rd Punchbowl LCC			37866	17
102-134	Punchbowl	Rd Punchbowl LCC			45599	1
102-134	Punchbowl	Rd Punchbowl LCC			45600	1

Table E13.2.22 Ravenswood

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
157-159	Ravenswood	Rd Ravenswood LCC	THC	4514	16333	2
157-159	Ravenswood	Rd Ravenswood LCC	THC	4514	16333	3
177	Ravenswood	Rd Ravenswood LCC	THC	4515	199135	1

Table E13.2.23 Rocherlea

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
43	Russells Plains Rd	Rocherlea LCC	THC	10789	121823	2

Table E13.2.24 South Launceston

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
4	Charles (South) St	South Launceston LCC	THC	7942	229618	1
5	Charles (South) St	South Launceston LCC	THC	7943	142538	1
14	Charles (South) St	South Launceston LCC	THC	7944	58328	3
15	Charles (South) St	South Launceston LCC	THC	7945	49294	1
16	Charles (South) St	South Launceston LCC	THC	7946	58328	1

30-30a	Eardley	St South Launceston LCC	THC	7140	20937	1
2	Garfield	St South Launceston LCC	THC	4244	101067	1
82	Glen Dhu	St South Launceston LCC	THC	4326	63888	2
84	Glen Dhu	St South Launceston LCC	THC	7076	63888	1
12	Hampden	St South Launceston LCC	THC	8165	220308	1
1	Heather	St South Launceston LCC	THC	4344	63888	3
3	Heather	St South Launceston LCC	THC	4345	63888	4
5	Heather	St South Launceston LCC	THC	4346	63888	5
7	Heather	St South Launceston LCC	THC	4347	63888	6
9	Heather	St South Launceston LCC	THC	4348	63888	7
11	Heather	St South Launceston LCC	THC	4349	63888	8
13	Heather	St South Launceston LCC	THC	4350	63888	9
33-39	Howick	St South Launceston LCC	THC	4472	147820	1
55	Howick	St South Launceston LCC			145924	4
57	Howick	St South Launceston LCC	THC	4396	156220	1
59	Howick	St South Launceston LCC	THC	4396	156220	2
50	Mulgrave	St South Launceston LCC	THC	4470	219488	1
55	Mulgrave	St South Launceston LCC	THC	4471	122050	1
7	North	St South Launceston LCC	THC	7947	231859	1
13	North	St South Launceston LCC	THC	7949	53290	1
14	North	St South Launceston LCC	THC	7950	125202	1
15	North	St South Launceston LCC	THC	7951	35543	1
16	North	St South Launceston LCC	THC	7952	22567	1
100	Talbot	Rd South Launceston LCC	THC	4631	123936	1
253	Wellington	St South Launceston LCC	THC	6953	133842	1
255	Wellington	St South Launceston LCC	THC	6953	133842	2

257	Wellington	St South Launceston LCC	THC	6955	132746	2
270	Wellington	St South Launceston LCC	THC	4684		
309-311	Wellington	St South Launceston LCC	THC	4685	43997	1
309-311	Wellington	St South Launceston LCC	THC	4685	219682	1
4	West	St South Launceston LCC	THC	7953	206968	1
16	West	St South Launceston LCC	THC	7948	46112	1
16	West	St South Launceston LCC	THC	7954	46112	1
22	West	St South Launceston LCC	THC	7955	63616	1

Table E13.2.25 St Leonards

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
1	Blessington	Rd St Leonards LCC	THC	3869	45	9996
104	Blessington	Rd St Leonards LCC	THC	3868	143381	1
104	Blessington	Rd St Leonards LCC	THC	3868	110062	1
317	St Leonards	Rd St Leonards LCC	THC	4621	233022	1
317	St Leonards	Rd St Leonards LCC				
15	Station	Rd St Leonards LCC	THC	4622	134171	1
22	Station	Rd St Leonards LCC	THC	4623	132484	1
23	Station	Rd St Leonards LCC	THC	4624	20673	1
23	Station	Rd St Leonards LCC	THC	4624	20673	2
38	Station	Rd St Leonards LCC	THC	4625	146430	1
41	Station	Rd St Leonards LCC	THC	4626	28083	15
41	Station	Rd St Leonards LCC	THC	4626	53559	7
43	Station	Rd St Leonards LCC	THC	4627	246895	1
43a	Station	Rd St Leonards LCC	THC	4628	230849	1
67	Station	Rd St Leonards LCC	THC	4626	28083	13
69	Station	Rd St Leonards LCC	THC	4626	28083	14

Table E13.2.26 Swan Bay

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
9	Woodlawn	Rd Swan Bay	LCC		7615	1

Table E13.2.27 Trevallyn

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
34	Bain	Tce Trevallyn	LCC	THC	3728	237623 1
1-5	Corin	St Trevallyn	LCC		149078	1
0	Dandenong	Rd Trevallyn	LCC		234180	1
0	Dandenong	Rd Trevallyn	LCC		235401	1
0	Dandenong	Rd Trevallyn	LCC		130297	2
0	Dandenong	Rd Trevallyn	LCC		120905	2
0	Dandenong	Rd Trevallyn	LCC		7682	1
0	Dandenong	Rd Trevallyn	LCC		120827	1
19-21	Kootara	Pl Trevallyn	LCC		63874	67
29	Kootara	Pl Trevallyn	LCC		138467	1
25	South Esk	Rd Trevallyn	LCC		77524	1
3	Trevallyn	Rd Trevallyn	LCC	THC	4652	93099 3
33	Trevallyn	Rd Trevallyn	LCC	THC	4653	88357 39

Table E13.2.28 Underwood

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
691	Brown Mtn	Rd Underwood	LCC		128564	1
691	Brown Mtn	Rd Underwood	LCC		128564	3
691	Brown Mtn	Rd Underwood	LCC		128564	2

Table E13.2.29 West Launceston

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
74-90	Basin	Rd West Launceston	LCC	THC	3995	243968 1
74-90	Basin	Rd West Launceston	LCC	THC	3995	230791 1
74-90	Basin	Rd West Launceston	LCC	THC	3995	234358 1
74-90	Basin	Rd West Launceston	LCC	THC	3995	224833 1

274	Brisbane	St West Launceston LCC			144179	1
317	Brisbane	St West Launceston LCC	THC	11059	225668	1
319	Brisbane	St West Launceston LCC	THC	11060	5287	1
323	Brisbane	St West Launceston LCC	THC	11061	233588	1
325-327	Brisbane	St West Launceston LCC	THC	11062	100211	1
1-5	Corin	St West Launceston LCC			149077	1
2	Corin	St West Launceston LCC				
2	Corin	St West Launceston LCC	THC	4095	60647	6
2	Corin	St West Launceston LCC	THC	8167	249671	1
2	Corin	St West Launceston LCC			60647	7
4	Corin	St West Launceston LCC	THC	8164	60647	5
6	Corin	St West Launceston LCC	THC	8165	60647	4
8	Corin	St West Launceston LCC	THC	8166	60647	3
10	Corin	St West Launceston LCC	THC	8167	60647	1
10	Corin	St West Launceston LCC	THC	8167	60647	2
7	Hill	St West Launceston LCC	THC	4386	67884	2
7	Hill	St West Launceston LCC	THC	4386	223154	1
30	Hill	St West Launceston LCC	THC	8895	31984	1
32	Hill	St West Launceston LCC	THC	8896	46053	1
34	Hill	St West Launceston LCC	THC	8897	45356	1
38	Hill	St West Launceston LCC	THC	8899	120402	2
44	Hill	St West Launceston LCC	THC	8901	82876	2
50	Hill	St West Launceston LCC	THC	8902	229136	1
5	Hillside	Cr West Launceston LCC	THC	9542	251301	1
5	Hillside	Cr West Launceston LCC	THC	9542	20986	1
6	Hillside	Cr West Launceston LCC	THC	9543	226465	1

6	Hillside	Cr West Launceston LCC	THC	9543	227124	6
7	Neika	Av West Launceston LCC	THC	4474	12625	45
7	Neika	Av West Launceston LCC	THC	4474	12625	46
14	St Andrews	St West Launceston LCC	THC	4542	248021	1
2	Stone	St West Launceston LCC	THC	11450	9431	1
7	Stone	St West Launceston LCC	THC	9736	144251	1
9	Stone	St West Launceston LCC	THC	11447	199486	1
9	Stone	St West Launceston LCC	THC	11447	143744	1
304	Upper York	St West Launceston LCC	THC	4739	233416	1
306	Upper York	St West Launceston LCC	THC	4740	199711	1
308	Upper York	St West Launceston LCC	THC	9827	91619	1

Table E13.2.30 White Hills

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
91	Blessington	Rd White Hills LCC			101194	1
570	Blessington	Rd White Hills LCC	THC	5318	110109	2
191	White Hills	Rd White Hills LCC	THC	7975	125621	1

Table E13.2.31 Windermere

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
431	Windermere	Rd Windermere LCC	THC	4704		

Table E13.2.32 Youngtown

Street No.	Street Name	Suburb	Type of Listing	THR ID	Vol.	Fol.
418	Hobart	Rd Youngtown LCC	THC	4389	125414	1
413-419	Hobart	Rd Youngtown LCC	THC	4388	138099	1
413-419	Hobart	Rd Youngtown LCC	THC	4388	138099	3
413-419	Hobart	Rd Youngtown LCC	THC	4388	138100	2
513	Hobart	Rd Youngtown LCC	THC	4390	198704	1
5	Victoria	St Youngtown LCC	THC	4658	134311	1
5	Victoria	St Youngtown LCC	THC	4658	135717	1

Table E13.3 Places of Archaeological Significance

No Places of Archaeological Significance have been established for the purpose of this Scheme.

Map E13 Heritage Places - LISTmap

□ Open the full map extent (link to the [interactive map](#))

E14.0 Coastal Code

E14.1 Purpose of the Coastal Code

E14.1.1

The purpose of this provision is to:

- (a) minimise the impact of use and development on the coastal environment; and
- (b) ensure that use or development subject to risk from sea level rise, storm surge, and coastal inundation is appropriately located and managed.

E14.2 Application of this Code

E14.2.1

This Code applies to use or development at the coastline shown on the planning scheme overlay maps or below the coastline shown on the planning scheme overlay maps.

E14.2.2

This Code does not apply to use and development, including subdivision, on land shown within Code E16 Invermay/Inveresk Flood Inundation Area on the planning scheme overlay maps.

E14.3 Definition of Terms

E14.3.1

In this Code, unless the contrary intention appears:

boat shed means a building used for the storage of boats and related equipment.

E14.4 Use or Development Exempt from this Code

E14.4.1

There are no exemptions to this Code.

E14.5 Use Standards

E14.5.1 Risk to sensitive use

Objective:

To minimise the risk of injury to, or loss of human life, or damage to property in relation to sensitive uses, as a result of coastal inundation or sea-level rise.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

Sensitive use must be located to minimise the risk of injury to, or loss of human life, or damage to property, having regard to:

- (a) the need for the location;
- (b) the characteristics and scale of the use;
- (c) the characteristics of the inundation of the land that is subject to the risk;
- (d) any measures proposed to mitigate the risk;
- (e) the nature, degree, practicality and responsibility for any management activities to mitigate the risk; and
- (f) the level of risk identified in any report prepared by a suitably qualified person.

E14.6 Development Standards

E14.6.1 Coastal reserved land

Objective:

To maintain the integrity of reserved land or land dedicated for any public recreation purpose or the purposes of nature conservation and ensure that development does not dominate the natural and visual values of reserved land.

Acceptable Solutions

A1

Development within reserved land, or land dedicated for any public recreation purpose or the purposes of nature conservation must be for public infrastructure or public facilities.

Performance Criteria

P1

Development on reserved land must not dominate the natural and visual values of reserved land, having regard to:

- (a) the need for the location;
- (b) the proximity of existing infrastructure on the adjoining land;
- (c) any restriction of access to or across reserved land;
- (d) the impact on the natural values of reserved land;
- (e) the impact on views from adjoining public land or public facilities, to reserved land;
- (f) building design, its location, form, materials and other design mechanisms;
- (g) any proposed vegetation screening; and
- (h) the natural landscape of the area.

E14.6.2 Public access

Objective:

To maintain public access to reserved land or land dedicated for any public recreation purpose or the purposes of nature conservation.

Acceptable Solutions

A1

All development, except for boat sheds and infrastructure, must not remove existing public access points or impede access to or along reserved land or land dedicated for any public recreation purpose or the purposes of nature conservation.

Performance Criteria

P1

Any restriction of public access to reserved land or land dedicated for any public recreation purpose or the purposes of nature conservation must be minimised, having regard to:

- (a) existing or alternative access available;
- (b) the need for rehabilitation;
- (c) the maintenance of any public infrastructure;
- (d) the convenience or safety of access; and
- (e) the protection or maintenance of natural values or the amenity, of reserved land.

A2

Boat sheds must not remove existing public access points or impede access to or along reserved land or land dedicated for any public recreation purpose or the purposes of nature

P2

No performance criteria.

conservation.

A3

Infrastructure must not impede public access to or along reserved land or land dedicated for any public recreation purpose or the purposes of nature conservation.

P3

Any restriction of public access to reserved land or land dedicated for any public recreation purpose or the purposes of nature conservation must be minimised, having regard to:

- (a) existing or alternative access available;
- (b) the need for the location;
- (c) no reasonable alternative being available for the location of the infrastructure;
- (d) the convenience or safety of access; and
- (e) the purpose and nature of the proposed infrastructure.

E14.6.3 Development of land subject to inundation

Objective:

To minimise the impact of development on land subject to inundation.

Acceptable Solutions

A1

Development is for Natural and cultural values management or Passive recreation uses.

Performance Criteria

P1

Development on land subject to inundation must minimise the impact on the coastal environment or coastal process, having regard to:

- (a) the extent, depth and frequency of the inundation;
- (b) wave action and storm surge;
- (c) long term sea level rise predictions;
- (d) the need for the location;
- (e) erosion, siltation or tidal flushing affecting the site;
- (f) the impact on the normal flows of currents or tides and the movement of sediment;
- (g) the need to remove vegetation;
- (h) the extent and character of any earthworks or protective structures; and
- (i) the need for dredging or channelling.

P2

Boat sheds must have a bulk and form to minimise the impact on the coastal environment or coastal process, having regard to:

- (a) the bulk and form of the boat shed;
- (b) the extent, depth and frequency of inundation;

A2

Boat sheds must have a maximum:

- (a) building height of 3m for a skillion roof or 3.5m for a gabled or hip roofs; and
- (b) a gross floor area of less than 30m².
- (c) wave action and storm surge;
- (d) long term sea level rise predictions;
- (e) erosion, siltation or tidal flushing affecting the site;
- (f) the impact on the normal flows of currents or tides and the movement of sediment;
- (g) the disturbance of wetlands, seagrasses or other natural habitats;
- (h) visual landscape values; and
- (i) any navigational hazards.

P3

Jetties must be located to minimise the impact on the coastal environment or coastal process, having regard to:

- (a) the need for the location;
- (b) the extent, depth and frequency of inundation;
- (c) wave action and storm surge;
- (d) long term sea level rise predictions;
- (e) erosion, siltation or tidal flushing affecting the site;
- (f) the impact on the normal flows of currents or tides and the movement of sediment;
- (g) the disturbance of wetlands, seagrasses or other natural habitats;
- (h) visual landscape values; and
- (i) any navigational hazards.

A3

No acceptable solution.

E15.0 Telecommunications Code

E15.1 Purpose of the Telecommunications Code

The purpose of this provision is to:

- (a) Encourage landowners and carriers to share telecommunications facilities or to co-locate, co-mast or co-site facilities where appropriate and practicable, in order to minimise adverse environmental and visual amenity impacts;
- (b) Encourage impact mitigation measures that protect community values, especially visual character values; and
- (c) Encourage the adoption of best practice procedures by carriers in terms of innovative design, environmental management and work practices.

E15.2 Application of this Code

E15.2.1

This Code applies to all development for telecommunication facilities.

E15.3 Definition of Terms

E15.3.1

In this Code, unless the contrary intention appears:

area of environmental significance	means, are as defined in Telecommunications (Low-impact Facilities) Determination 1997 .
carrier	means the holder of a carrier license pursuant to the Telecommunications Act 1997 .
facilities	means, any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure used, or for use, in or in connection with a telecommunications network.
line	means a wire, cable, optical fibre, tube, conduit, waveguide or other physical medium used, or for use, as a continuous artificial guide for, or in connection with, carrying communications by means of guided electromagnetic energy.
low Impact facilities	means a facility described in Part 3 and the Schedule of the Telecommunications (Low-impact Facilities) Determination 1997 , and is a low-impact facility only if it is installed, or to be installed, in the areas described in Part 2 of the Telecommunications (Low-impact Facilities) Determination 1997 . The facility is not a low-impact facility if the area is also an area of environmental significance.
telecommunications network	means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided and/or unguided electromagnetic energy.
tower	means a tower, pole, mast or similar structure used to supply a carriage service by means of telecommunication.

E15.4 Use or Development exempt from this Code

E15.4.1

There are no exemptions to this Code.

E15.5 Use Standards

E15.5.1

Not used in this Code.

E15.6 Development Standards

E15.6.1 Visual Amenity

Objective:

To:

- (a) minimise any detrimental impact upon the visual amenity of a locality by reducing the prominence of facilities; and

- (b) protect important public views, such as vistas to significant public buildings, streetscapes and areas reserved or designated for natural or scenic values.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1.1

Facilities located within existing utility corridors and sites using existing facilities, must minimise visual impact, having regard to:

best practice methods to:

- (a) (i) reduce the visual impact of facilities;
or
(ii) conceal facilities within the surrounding natural or built environment;
- (b) minimise clearing for facilities corridors and facilities to limit visible prominence;
- (c) functional and safety requirements in establishing, operating and maintaining facilities;
- (d) the siting and design of facilities to limit visual impacts on prominent skylines; and
- (e) the siting design and screening of equipment housing and other visually intrusive facilities to limit visual prominence in public areas.

P1.2

Facilities not located within existing utility corridors and sites and using existing facilities, must minimise visual impact, having regard to:

- (a) the need to locate outside existing utility corridors or sites or not use existing facilities;

best practice methods to:

- (b) (i) reduce the visual impact of facilities;
or
(ii) conceal facilities within the surrounding natural or built environment;
- (c) minimising clearing for facilities corridors and facilities to limit visible prominence;
- (d) functional and safety requirements in establishing, operating and maintaining facilities;
- (e) the siting and design of facilities to limit visual impacts on prominent skylines; and
- (f) the siting design and screening of equipment housing and other visually intrusive facilities to limit visual

prominence in public areas.

A2.1

The height of freestanding aerials, towers and masts must not be greater than:

- (a) 30m in the Rural Resource and Environmental Management zones;
- (b) 30m in the Light Industrial, General Industrial, and Utilities zones;
- (c) 20m in the Local Business, General Business, Central Business, Commercial; and
- (d) 20m in the Particular Purpose zone 1 - Techno Park, and Particular Purpose 6 - Prospect Business Precinct.

A2.2

No acceptable solution for the height of freestanding aerials, towers and masts located in any other zones.

P2

The height of freestanding aerials, towers and masts must minimise visual impact on vistas to significant public buildings, streetscapes and land reserved or designated for natural or scenic values, having regard to:

- (a) the existing height of infrastructure or vegetation in the surrounding area;
- (b) best practice methods to reduce the visual impact of freestanding aerials, towers and masts;
- (c) the functional and safety in establishing, operating and maintaining freestanding aerials, towers and masts;
- (d) the siting and design of freestanding aerials, towers and masts to limit visual impacts on prominent skylines; and
- (e) the siting design and screening of freestanding aerials, towers and masts to limit visual prominence in public areas.

E15.6.2 Agricultural Land

Objective:

To protect the productive capacity of, and efficient farming operations on, agricultural land.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

The location of facilities, their installation and operation do not unreasonably impact on or restrict the productive capacity of agricultural land and efficient farming operations, having regard to:

- (a) the proximity to property boundaries or fence lines;
- (b) the proximity to existing buildings; and
- (c) the fragmentation of the use of the land.

E16.0 Invermay/Inveresk Flood Inundation Area Code

E16.1 Purpose of the Invermay/Inveresk Flood Inundation Area Code

E16.1.1

The purpose of this provision is to:

- (a) reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area;
- (b) ensure that new development is sited and designed to minimise the impact of flooding; and
- (c) ensure that consideration is given in the siting, design and emergency response capability of new development on land subject to flood inundation.

E16.2 Application of this Code

E16.2.1

This Code applies to use and development, including subdivision, on land shown within the Invermay/Inveresk Flood Inundation Area on the planning scheme overlay maps.

E16.3 Definition of Terms

E16.3.1

In this Code, unless the contrary intention appears:

significant community infrastructure	means a use and development that provides, hospital services, education and occasion care and emergency services.
Annual Exceedance Probability (AEP)	means the level which has a given probability of being exceeded in any year.

E16.4 Use or Development exempt from this Code

E16.4.1

The following use or development is exempt from this Code:

- (a) non-habitable buildings.

E16.5 Invermay Flood Inundation Management Precincts

E16.5.1

To provide for future control of land use and development, the area covered by the Code has been divided into seven management precincts. These precincts reflect the existing land uses in the area and establish objectives for future use.

The seven management precincts are shown in the Inveresk/Invermay Flood Inundation Precincts contained in Figure E16.1 to this Code

Precinct	Description	Land use objectives
1 Riveredge Industrial	Industrial area with mixed character. Includes wharf area with river related activities including ship building.	(a) Prohibit new residential uses; (b) Prohibit significant community infrastructure; (c) No conversion of industrial uses to residential uses.
2 Inveresk Residential	Residential area with higher density housing interspersed with commercial and community uses. Significant heritage and cultural values exist.	(a) Long term maintenance of the residential area at the current intensity; (b) Limitation on future increases in residential development; (c) Prohibit significant community infrastructure.
		Maintenance of the area as a

3	Inveresk Cultural	Former rail yards area redeveloped as a centre for education, culture and recreation.	<p>(a) centre of cultural, recreational, entertainment and educational facilities;</p> <p>(b) Limit commercial development opportunities to those uses that support the cultural, recreational, entertainment and community intent of the precinct;</p> <p>(c) Residential uses must be associated with educational activities within the precinct.</p>
4	Invermay Residential	Traditional residential area of mixed character. Largely not subject to inundation although would be isolated in a flood event.	<p>(a) Maintenance of the existing residential use;</p> <p>(b) Prohibit significant community infrastructure.</p>
5	Invermay Road Commercial	Commercial, retail and light industrial area fronting on or accessed primarily from Invermay Road.	<p>(a) Prohibit residential uses;</p> <p>(b) Prohibit significant community infrastructure.</p>
6	Recreational	Open Space areas including Heritage Forest and Churchill Park recreational areas. Informal and formal recreational facilities.	<p>(a) Maintain the largely open space use of the area;</p> <p>(b) Buildings only to support recreational use of land;</p> <p>(c) No new commercial or industrial uses;</p> <p>(d) Prohibit new residential uses;</p> <p>(e) Prohibit significant community infrastructure.</p>
7	Riveredge Recreational	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.	<p>(a) To create an open space precinct to be used for reconstructed levees;</p> <p>(b) To allow limited development consistent with the use of the area for public recreation;</p> <p>(c) Prohibit new residential development;</p> <p>(d) Prohibit significant community infrastructure.</p>

E16.6 Use Standards

E16.6.1 Unacceptable uses

Objective:

To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.

Acceptable Solutions

A1

Must not be:

- (a) Education and occasional care, except in the Inveresk Cultural precinct;

Performance Criteria

P1

No performance criteria.

- (b) Emergency services; or
- (c) Hospital services.

A2

Must not be Residential, unless:

- (a) a single dwelling in the Invermay Residential or Inveresk Residential precincts;
- (b) a multiple dwelling in the Invermay Residential Precinct; or
- (c) associated with and supporting the educational activities within the Inveresk Cultural precinct.

P2

No performance criteria.

A3

Must not be Community meeting and entertainment in the Riveredge Industrial or Inveresk Residential precincts, unless:

- (a) a museum in the Riveredge Industrial precinct and located in the Light Industrial Zone or Commercial Zone.

P3

No performance criteria.

E16.7 Development Standards

E16.7.1 Intensification of residential development

Objective:

To limit the intensification of residential development in areas subject to, or isolated by, flood inundation.

Acceptable Solutions

Performance Criteria

A1

Except within the Invermay Residential Precinct, new residential development or extensions of existing residential buildings:

- (a) must 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;
- (b) must not result in more than 200m² of gross floor area on a single title; or
- (c) must be for residential uses associated with the educational activities within the Inveresk Cultural Precinct.

P1

No performance criteria.

A2

Subdivision or division of land by strata plan:

- (a) must not create any additional lots capable for any future residential development; or

is to:

- (i) separate existing dwelling units; or
- (b)

P2

Subdivision or division of land by strata plan must not create any additional lots capable of future residential development unless:

- (a) it is within the Invermay Residential Precinct and is consistent with achieving the land use objectives for that precinct; or

separate existing residential and (ii) non-residential buildings;

that have been approved by Council on a single title.

it is for residential activities associated (b) with the educational activities within the Inveresk Cultural Precinct.

E16.7.2 Flood Impact

Objective:

To ensure that new buildings and infrastructure are sited and designed to avoid or mitigate the risk and minimise the impact of flooding.

Acceptable Solutions

A1

Floor levels of all habitable rooms within the Residential use class must be at least 3.7m AHD.

A2

No acceptable solutions.

Performance Criteria

P1

No performance criteria.

P2

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:

detail:

- (i) the risks to life;
- (a) (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

consider the following:

- (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;
- (b) (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.

P3

Buildings not in the Residential use class must be sited and designed in accordance with a hydrological report and an emergency

A3

All buildings not in the Residential use class must have a:

- (a) floor level of at least 3.4m AHD; and
gross floor area of not more than:
 - (i) 400 m²; or
 - (ii) 10% more than that existing or approved on the 1st January 2008.

management plan prepared by a suitably qualified engineer. The report and plan must:

detail:

- (i) the risks to life;
 - (a) (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

consider the following:

- (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;
- (b) (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.

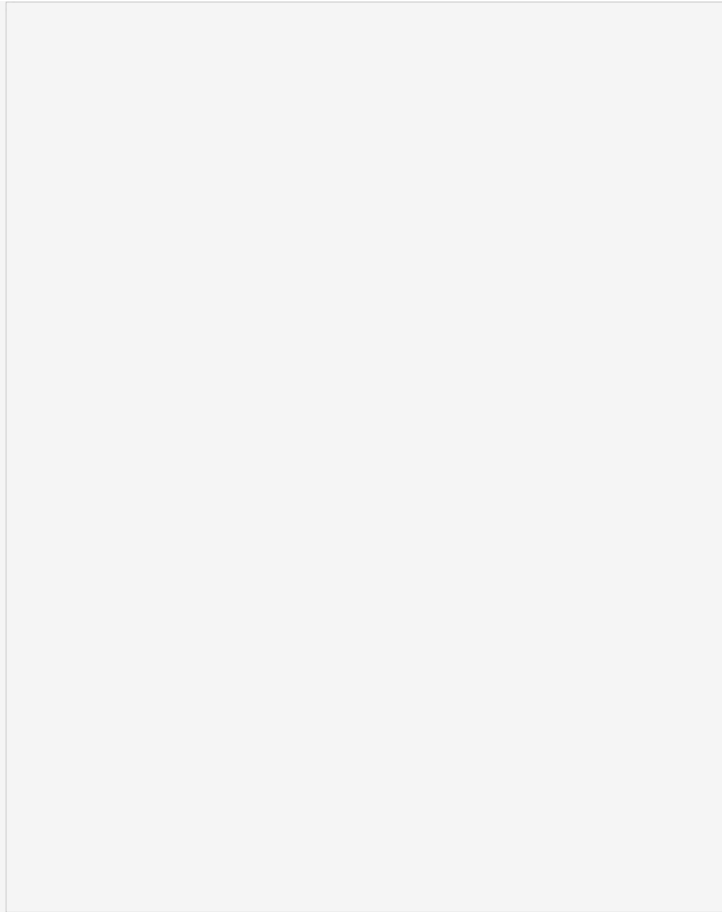


Figure E16.1 - Precinct Maps

Map E16 Invermay/Inveresk Flood Inundation Area - LISTmap

Link to the [interactive map](#)

E17.0 Cataract Gorge Management Area Code

E17.1 Purpose of the Cataract Gorge Management Area Code

E17.1.1

The purpose of this provision is to:

- (a) protect the Cataract Gorge Reserve from incremental loss and degradation of its character and values; and
- (b) ensure 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.

E17.2 Application of this Code

E17.2.1

This Code applies to development, including subdivision, within the Cataract Gorge Management Units 1- 17 and Management Unit 18, as shown on the planning scheme overlay maps.

E17.3 Definition of Terms

E17.3.1

In this Code, unless the contrary intention appears:

dark natural tones	means the dominant colours found within the natural bush land of the Cataract Gorge Management Area 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 specific area as shown on the planning scheme overlay maps.
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.
	means the shoulder of a hill or ridge rather than its actual or topographic crest, or highest point.
military crest	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.
	means a plan that is prepared to coordinate appropriate long-term development for land areas proposed for future development.
overall development plan	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 the Planning Scheme Overlay Maps.
scenic drives	means approaches to the Cataract Gorge Reserve, that are within the boundary of the Cataract Gorge Management Area, 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).

E17.4 Use or Development exempt from this Code

E17.4.1

The following use or development is exempt from this Code:

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;
- (a)
 - (iv) no part of the outbuilding or structure is higher than 2.4m above natural 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;

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;
- (b)
 - (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, Forestry Tasmania or the Parks and Wildlife Service.

E17.5 Management objectives for management units

E17.5.1

To guide the appropriate future control of land use and development the area has been divided into 18 management units.

MU	Description	Management objectives
MU1	<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>	<ul style="list-style-type: none"> • 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. • 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. • To ensure 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>MU2</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 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>	<ul style="list-style-type: none"> • 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. • To maintain the established residential character of the management unit including lot sizes and density. Buildings must be designed to complement the site, orientation and proportions of the existing building forms. Particular consideration should be given to the relationship of buildings to the street and the Cataract Gorge Reserve boundary. • Development must be inevent and not intrude on the military crest when viewed from prime viewpoints and from scenic drives. • To ensure 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>MU3</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>	<ul style="list-style-type: none"> • 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. • Development must be inevent and not intrude on the military crest when viewed from prime viewpoints and from scenic drives. • To ensure 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>MU4</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>	<ul style="list-style-type: none"> • To maintain lot sizes and density of the management unit and development must be inevent when viewed from prime viewpoints and from scenic drives. • To ensure 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>MU5</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>	<ul style="list-style-type: none"> • 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. • Development must be inevent when viewed from prime viewpoints and from scenic drives. • To ensure 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>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</p>	<ul style="list-style-type: none"> • 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. • Development must be inevent when viewed from prime viewpoints and from scenic drives.

<p>MU6</p>	<p>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 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>	<ul style="list-style-type: none"> • Development within the West Launceston Primary School site must not be visually apparent on the military crest when viewed from prime viewpoints. • To ensure 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>MU7</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>	<ul style="list-style-type: none"> • 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. • Development must be inevent when viewed from prime viewpoints and from scenic drives. • To ensure 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>MU8</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>	<ul style="list-style-type: none"> • To establish a residential character for the management unit including retention of lot sizes and density. • 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. • To ensure 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.

MU9	<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">• 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.• Development must be inevent when viewed from prime viewpoints and from scenic drives.• To ensure 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.• To demonstrate that development satisfies the objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.
MU10	<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>	<ul style="list-style-type: none">• 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.• Development must be inevent when viewed from prime viewpoints and from scenic drives.• To ensure 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.

	<ul style="list-style-type: none"> • To demonstrate that development satisfies the objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.
<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>MU11A 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>	<ul style="list-style-type: none"> • Development must be inevent when viewed from prime viewpoints and from scenic drives. • To ensure 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. • To demonstrate that development satisfies the objectives of this management unit through the submission of an Overall Development Plan, when requested by the planning authority.
<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>MU11B 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>	<ul style="list-style-type: none"> • 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. • Development must be inevent when viewed from prime viewpoints and from scenic drives. • To ensure 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. • To demonstrate that development satisfies the objectives of this management unit through the submission of

an Overall Development Plan, when requested by the planning authority.

MU12	<p>This management unit is comprised of a dwelling on one lot of around 20,000m². 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>	<ul style="list-style-type: none">• To maintain the current intensity of development and the undeveloped bush land character.• Development must be inevent when viewed from prime viewpoints and scenic drives.• To ensure 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.
MU13	<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>	<ul style="list-style-type: none">• To maintain the current level of development of a dwelling and the bush land character.• Development must be inevent when viewed from prime viewpoints and from scenic drives.• To ensure 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.
MU14	<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>	<ul style="list-style-type: none">• 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.• 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. Unnecessary removal of vegetation must be avoided.

It is comprised of a large single vacant lot.

Where removal is unavoidable, the impact of the development must be satisfactorily screened from prime viewpoints and from scenic drives.

- Development must be inevent when viewed from prime viewpoints and scenic drives.

MU15

This management unit contains heritage listed dwellings associated with Duck Reach Power Station.

The management unit is visible from within the Cataract Gorge Management Area and from Corin Street and Corin Street Lane.

It is comprised of seven lots ranging from around 600m² to 25 000m².

- 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.

- 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. 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.

- Development must be inevent when viewed from prime viewpoints and scenic drives.

MU16

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.

- 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.

- 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.

- 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 Reserve including the historic setting of the Gatekeeper's house, Kings Bridge and other buildings of historic interest.

MU17	This management unit is part of an area used for tourism, hotel, commercial and recreational purposes with a mixture of old and new buildings. It is part of an established area near the mouth of the Cataract Gorge.	<ul style="list-style-type: none"> • 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. • To ensure 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.
		<ul style="list-style-type: none"> • 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. • To ensure 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. • 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.
MU18	The Cataract Gorge Reserve including all natural and cultural areas.	

E17.6 Development Standards

E17.6.1 Acceptable development

Objective:

To protect the character and values of the Cataract Gorge Reserve.

Acceptable Solutions

A1

Subdivision must not create internal lots in MU1.

A2

Must not be a new building, structure

Performance Criteria

P1

No performance criteria.

P2

(except landscaping, fences, pergolas, dog kennels and the like) or works on slopes with a maximum average slope steeper than 1:3.

No performance criteria.

A3

P3

Must not be for Residential in MU14. No performance criteria.

A4

Development within the Residential Use class must be for single dwelling only in management units 12, 13, 15 & 18.

P4

No performance criteria.

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 criteria.

E17.6.2 Intensification

Objective:

To ensure that development density is consistent with achieving the management objectives within the management units.

Acceptable Solutions

Performance Criteria

A1

Lot density must not be more than:

(a) one lot per 1 000m² with a minimum lot size of 500m² in the General Residential zone of management units 1, 2, 3, 6 & 9; or

(b) one lot per 1 500m² with a minimum lot size of 1 500m² in the Low Density Residential Zone of management units 4, 5, 6, 7, 8, 9 & 10; or

(c) one lot per 7 500m² with a minimum lot size of 1 500m² in management units 11A and 11B.

P1

No performance criteria.

A2

Multiple dwellings must not exceed a minimum site area per dwelling of 7 500m² in management units 11A and 11B.

P2

No performance criteria.

E17.6.3 Siting of buildings, structures and works

Objective:

To ensure that development is consistent with achieving the management objectives within the management units.

Acceptable Solutions

Performance Criteria

A1

Buildings in management units must:

(a) be setback at least 30m from the Cataract Gorge Reserve boundary for 23, 27 & 28 Coniston Place, in MU1; and

P1

No performance criteria.

- (b) not be located within the 'no building' areas in Figure E17.1 to this Code.

A2

Driveways and roads must:

- (a) not be at a greater angle than 30° to the contour where the Maximum Average Slope is greater 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 no steeper than 25% (1 in 4) for distances of no more than 6 metres;
- (e) be no steeper than 20% (1 in 5) for balance of the driveway;
- (f) have an area with a grade of no more than 1 in 6 for a distance of at least 5 metres 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.

P2

When viewed from prime viewpoints and scenic drives, new driveways and roads must be consistent with the management objectives for the management unit, having regard to:

- (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.

A3

Driveways and roads must be:

- (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.

P3

No performance criteria.

A4

Excavation or filling:

- (a) must not occur within 2m of any lot boundary;
- (b) must not exceed 1.8m in height;
- (c) must be retained;
- (d) on all slopes must be revegetated with endemic trees, shrubs and ground covers immediately after the works have been undertaken;
- (e) must not encroach within 3m of existing trees;

P4

The visibility of excavation and filling from prime viewpoints and scenic drives must be consistent with the management objectives for the management unit, having regard to:

- (a) the necessity of the works to facilitate development;
- (b) the siting of the works;
- (c) the scale of the works;
- (d) the engineering, materials and other design elements of the works;

- (f) must not alter a military crest; and
- (g) must be minimised by stepping building work with the terrain.

- (e) the use of vegetation to screen and stabilize the works; and
- (f) the proposed methods for stabilization.

A5

Power lines and associated service infrastructure must be underground in management units:

- (a) 2, 3, 8, 9, 10, 11A, 12, 13, 14, 15 and 18; and
- 1, 4 & 5 when located between the building and Cataract Gorge Reserve boundary.

P5

No performance criteria.

P6

The visibility of development from the prime viewpoints and scenic drives must be consistent with the management objectives for the management unit, having regard to:

A6.1

Areas between the ground floor (including outdoor deck areas) and ground level must be screened from view from prime viewpoints and scenic drives.

- (a) the necessity of the works to facilitate development;
- (b) the siting of the works;
- (c) the scale of the works;

A6.2

Tennis courts, ponds and swimming pools must not be constructed on land with a maximum average slope greater than 25% (1 in 4).

- (d) the engineering, materials and other design elements of the works;
- (e) the use of vegetation to screen and stabilize the works; and
- (f) the proposed methods for stabilization.

P7

The visibility of boundary fences and walls from the prime viewpoint locations and scenic drives must be consistent with the management objectives for the management unit, having regard to:

A7

Boundary fences and walls must be:

- (a) not greater than 1.8m high; and
- (b) coloured with dark natural tones.

- (a) the purpose of the structure;
- (b) the height of the structure;
- (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.

E17.6.4 Height and Bulk of Buildings

Objective:

To ensure that building height and building footprint are consistent with achieving the management objectives within the management units.

Acceptable Solutions

A1

Building height must not be greater than 6m.

A2

The building footprint must not exceed 250m².

Performance Criteria

P1.1

In management units 1-15 (excepting West Launceston Primary School), the visibility of development from the prime viewpoints and scenic drives must be consistent with the management objectives for the management unit, having regard to:

- (a) the siting of the building;
- (b) the building bulk and form;
 - the design, materials, articulation
- (c) 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.

P1.2

In management units 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 management objectives for the management unit, having regard to:

- (a) the siting of the building;
- (b) the building bulk and form;
 - the design, materials, articulation
- (c) and other design elements of the building;
- (d) the topography of the site; and
- (e) the use of vegetation to screen the building.

P2

Building footprint must be consistent with the management 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;
 - the impact of a larger footprint on
- (d) natural values present on the site; and
 - the visual impact of the building
- (e) when viewed from prime viewpoints and scenic drives.

E17.6.5 Tree and Vegetation Removal

Objective:

To ensure that the removal, destruction or lopping of trees or the removal of vegetation is consistent with achieving the management objectives within the management units.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

The removal, destruction or lopping of trees or the removal of vegetation must be consistent with the management objectives for the management units; and must demonstrate that the development will become inevident or suitably minimised when viewed from the prime viewpoints and scenic drives having regard to:

- (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.

Figure E17.1 Cataract Gorge Management Area Code - Schedule 1

□

Map E17 Cataract Gorge Management Unit - LISTmap

□ Link to the [interactive map](#)

E18.0 Signs Code

E18.1 Purpose of the Signs Code

E18.1.1

The purpose of this provision is to:

- (a) provide opportunities for appropriate business advertising and information essential to support and encourage business activity;
- (b) promote the use of well-designed signs that complement and enhance the streetscape and the City and do not contribute to visual clutter and detract from the visual amenity of the locality; and
- (c) ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

E18.2 Application of this Code

E18.2.1

This Code applies to:

- (a) a new sign; and
 - the renewal or replacement of an existing sign where:
- (b) (i) the sign has changed in dimensional proportions; or
 - (ii) the renewal or replacement is for a different sign type.

E18.2.2

If the sign does not readily fit within a sign type as categorised in E18.3.1, it must be categorised into the most similar sign type.

E18.2.3

A sign may be subject to a qualification in a Use Table that provides for conditions or limitations on the use class.

E18.2.4

This Code does not apply to properties listed in Table E13.2 of the Local Historic Cultural Heritage Code.

E18.3 Definition of Terms

E18.3.1 Definitions

In this Code, unless the contrary intention appears:

advertisement means words, lettering, model, symbol, device, representation, banner, bunting, decorative flag or lights used for the purpose of advertising, announcement or display.

E18.3.2 Sign type definitions

In this Code, the text definitions are to be used to categorise the sign type, and the diagrams are illustrative only.

above awning sign



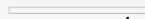
means a sign attached to and supported above an awning, veranda or similar.

arcade sign



means a sign suspended from or attached to the ceiling of an internal public pedestrian area (but excluding other sign types).

awning fascia sign



means a sign attached to the face of an awning.

means a sign constructed of light weight non-rigid

banner sign - horizontal	material, such as cloth, canvas or similar fabric, attached to the wall of a building or other structure including light poles or stand-alone frames.
banner sign - vertical	means a sign constructed of a light weight non-rigid material, such as cloth, canvas or similar fabric, attached at the top and bottom by two rigid horizontal beams that are then attached to a vertical pole.
below awning sign	means a sign attached to and suspended below an awning, verandah, arcade, ceiling or similar.
blade sign	means a sign that projects vertically from the ground by a single form in which the supports/structure of the sign are concealed within.
building fascia sign	means a sign attached to the fascia of a building.
building site sign	means a temporary sign which identifies architects, engineers, builders or contractors involved with construction on the premises, the name of the building or development, the intended purpose of the building or development and/or the expected completion date.
bunting (flag and decorative elements)	means a sign made up of small flags attached to a pole or rope.
business directory	means a sign for a building with multiple tenancies, which identifies the name of the business and its location within the same building and does not contain any product or other advertising content.
cabinet sign	means a lockable compartment with a transparent face for the display of notices and advertising attached to a wall of a building or structure for the display of information within, for example menus outside a restaurant.
canopy sign	means a sign attached to the canopy of a vehicle service station for the purpose of shielding from the elements.
community information sign	means a sign erected by a statutory authority for the purpose of providing community information.
election sign	means a temporary sign identifying political candidates and/or promoting a political party at local, state or federal government election.
flag	means a piece of cloth or similar material, typically rectangular or square, attachable by one edge to a pole or rope.
flashing lights	means a sign that contains the display of intermittent lighting, animation, or moving parts.
ground base sign	means a freestanding sign permanently attached to the ground on its own supportive structure, but not including a pole/pylon sign.
hanging sign	means a sign suspended from a bracket which projects perpendicularly from the wall of a building.
horizontal projecting wall sign	means a sign that projects from the street façade of a building such that the horizontal dimension is greater than the vertical dimension.
interpretive sign	means a sign designed to communicate information about the nature, origin and purpose of historical, natural or cultural resources, objects, sites and phenomena.
name plate	means a single sign identifying one of the occupants of a property used for professional rooms, attached to the wall of the building.
painted building	means corporate or bright colours (primary and secondary colours, and fluorescent colours) applied to a building surface.

painting wall sign	means a sign painted on the wall of a building other than the transom of a doorway or building fascia.
pole / pylon sign	means a sign supported by one or more vertical supports, independent of any building or other structure.
portable sign	means a sign not permanently attached to the ground or building structure. Portable Signs are regulated by the Launceston City Council <i>Portable Signs Guidelines and Specifications (HLPr-003)</i> .
real estate sign	means a sign erected for the purposes of advertising a parcel of land or building for sale, lease or let.
regulatory sign	means a sign that provides notice of laws, regulations and warnings and are subject to legal control.
roof sign	means a sign erected directly on a roof or parapet of a building.
sky sign	means a sign erected directly on the top of the building structure such that the base of the sign is higher than the highest point of the building.
sports ground sign	means a sign that refers to the sports ground in which it is erected and is located wholly within the sports ground. Any advertising material is not visible from the footpath.
statutory sign	means a sign that is required to be installed in buildings and is regulated by the Building Code of Australia.
sun blind	means a canvas or other cloth or metal awning, erectable or fixed, projecting from the face of a building over a door or window, to which a message is attached.
temporary sign	means an impermanent sign announcing an event of a religious, educational, cultural, social or recreational character erected for a specific period of time.
third party sign	means a sign that does not relate to the use or the goods or services available on the premises to which it is attached.
transom sign	means a single-faced sign erected above the entrance door or display window of a building.
vertical projecting wall sign	means a sign that projects from the street façade of a building such that the vertical dimension is greater than the horizontal dimension.
wall mural	means a graphic design that covers the wall of a building and does not convey a defined advertising message.
wall sign	means a sign attached to the wall of a building.
window sign	means a sign attached to the inside or outside of a window including windows painted or covered in an opaque finish, for the display of advertisements relating to the goods or services available inside the premises.

E18.4 Signs that do not require a permit

- E18.4.1 The following signs do not require a permit, provided they meet the following requirements:
Must:
- (a) have a maximum vertical dimension of 250mm and not project above or below the fascia of the awning to which it is attached;

awning fascia sign	<ul style="list-style-type: none"> (b) must not contain lettering that projects more than 38mm from the fascia line of the awning; (c) not be closer than 450mm from a vertical projections of the kerb alignment of any street; and (d) not be higher than 2.4m above the ground level of any street. <p>Must:</p>
business directory	<ul style="list-style-type: none"> (a) not be placed on the exterior of a building, but may be placed within a recessed entrance or doorway 90 degrees to the property boundary and must not project beyond the building surface; and (b) have a maximum horizontal dimension of 0.6m and vertical dimension of 1m.
building site sign	Must be removed at the completion of the construction works.
community information sign	No requirements.
	<p>Must:</p> <ul style="list-style-type: none"> (a) not be located on public land; (b) have a maximum area of 1.5m²;
election sign	<ul style="list-style-type: none"> (c) not contain fluorescent or iridescent colours or finishes; (d) not be erected more than eight (8) weeks before the polling date; and (e) be removed within 7 days after the election. <p>Must:</p>
flag	<ul style="list-style-type: none"> (a) display only the national symbol of any country, state, territory, council, ethnic group, the standard of a representative of a royal family, visiting dignitaries or an international institution; and (b) have a minimum clearance above ground level of 2.4m. <p>Must:</p>
interpretive sign	<ul style="list-style-type: none"> (a) not contain advertising material; and (b) have a maximum area of 2m². <p>Must:</p> <ul style="list-style-type: none"> (a) be at the entrance to the building;
name plate	<ul style="list-style-type: none"> (b) display only the name of the occupant, qualification, and the occupation of the person occupying the premises; and (c) have a maximum area of 0.1m².
portable sign	No requirements.
	<p>Must:</p>
real estate sign	<ul style="list-style-type: none"> (a) be erected only on the land for which the property is for let, lease or for sale; and (b) be removed within 7 days of the property being sold, leased or let.

regulatory sign	Must not contain advertising material.
sports ground sign	Must be located wholly within the sports ground.
statutory sign	Must not contain advertising material. Must:
	(a) announce an event of a religious, educational, cultural, social or recreational character;
	(b) have the sponsor's name or logo subordinate to the message;
	(c) have permission from the landowner to erect the sign;
temporary sign	(d) not be erected on any vegetation;
	(e) have a maximum area of 2m ² ;
	(f) be displayed for no longer than 30 days before the event; and
	(g) be removed within 7 days of the events completion.
tourism visitor information sign	Must have written approval from Council and the relevant agency, where necessary.
window sign	Must not occupy more than 25% of the window area.

E18.5 Development Standards

E18.5.1 Unacceptable signage

Objective:

To prevent unacceptable signage.

Acceptable Solutions

A1

Signage must not be for the following sign types:

- (a) an above awning sign;
- (b) bunting (flag and decorative elements);
- (c) a flashing lights sign;
- (d) a roof sign;
- (e) a sky sign; or
- (f) a third party sign.

Performance Criteria

P1

No performance criteria.

E18.5.2 Design and siting of signage

Objective:

To:

- (a) provide for appropriate signage and to ensure the visual scale and impact of signage is managed; and
- (b) ensure that the design and siting of signs achieves the purpose of this code.

Acceptable Solutions

Performance Criteria

P1

A1

A sign must:

- (a) be located within the applicable zone for the relevant sign type set out in Table 1 of E18.6; and
- (b) meet the requirements for the relevant sign type set out in Table 1 of E.18.6.

A2

A sign must be a minimum distance of 2m from the boundary of any lot in the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living or Village zones.

A3

A building or tenancy must have:

- (a) a maximum of one of each sign type per building or tenancy, unless otherwise stated in Table 1 of E18.6; and
- (b) no more than 3 individual signs in total.

A4

A sign must not be illuminated.

A sign must:

- (a) be located within an applicable zone for the relevant sign type as set out in Table 1 of E18.6; and

be appropriate to the natural and built environment of the locality, having regard to:

- (i) domination of the streetscape or premises on which it is located;
- (ii) the size and dimensions of the sign;
- (b) (iii) the amenity to surrounding properties;
- (iv) the repetition of messages or information;
- (v) the number and density of signs; and
- (vi) the obstruction of movement of vehicles and pedestrians.

P2

A sign must not result in the unreasonable loss of amenity to adjoining residential properties, having regard to:

- (a) the topography of the site and the surrounding area;
- (b) the relative location of buildings;
- (c) any overshadowing; and
- (d) the nature and type of the sign.

P3

Visual clutter must be reduced where multiple signs of the same type are proposed, having regard to:

- (a) the number of signs;
- (b) replacement of existing signs with fewer, more effective signs; and
- (c) duplication of messages or information on the same frontage.

P4

A sign must not result in unreasonable loss of amenity to neighbouring properties or cause undue distraction to drivers of motor vehicles, having regard to:

- (a) the location of the sign;
- (b) the intensity of the lighting;

- (c) the hours of operation of the sign;
- (d) whether the sign is visible from the road; and
- (e) the character of the surrounding area.

E18.6 Table 1

Sign Type	Applicable Zones	Requirements
arcade	Central Business Commercial Community Purpose General Business General Industrial Local Business Light Industrial PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ9 Silos Recreation Urban Mixed Use Utilities Village	<p>Must:</p> <ul style="list-style-type: none"> (a) have a maximum area of 0.5m²; (b) have a maximum vertical dimension of 0.3m; (c) have a minimum clearance above ground level of 2.4m; (d) be limited to one arcade sign at each main public entrance or arcade; and (e) display the name of the premises only.
awning fascia	All Zones	<p>Must:</p> <ul style="list-style-type: none"> (a) have a maximum vertical dimension of 250mm and not project above or below the fascia of the awning to which it is attached (b) not contain lettering that projects more than 38mm from the fascia line of the awning; (c) not be closer than 450mm from a vertical projection of the kerb alignment of any road; and (d) have a minimum height above ground level of 2.4m.
banner - horizontal	Central Business Commercial Community Purpose Environmental Management General Business General Industrial Light Industrial Local Business Open Space PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ8 Frankin	<p>Must:</p> <ul style="list-style-type: none"> (a) have a maximum vertical dimension of 1m; (b) have a maximum horizontal dimension of 4m; (c) have a minimum clearance above ground level of 5.5m; and (d) have a maximum area of 4m² if attached to the front of a building façade.

	Village PPZ9 Silos Recreation Rural Resource Urban Mixed Use Utilities Village	
banner - vertical	Central Business Commercial Community Purpose Environmental Management General Business General Industrial Light Industrial Local Business Open Space PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ8 Franklin Village PPZ9 Silos Recreation Rural Resource Urban Mixed Use Utilities Village	Must: (a) be no higher than 4.2m; above the ground; (b) have a minimum clearance above ground level of 2.4m; and (c) have a maximum number of two (2) banners per site frontage.
below awning	Central Business Commercial Community Purpose Environmental Living General Business General Industrial General Residential Inner Residential Light Industrial Local Business Low Density Residential Open Space PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ9 Silos Recreation Rural Living Rural Resource Urban Mixed Use Utilities Village	Must: (a) have a maximum vertical dimension of 500mm; (b) have a maximum width of 300mm; (c) not project beyond a point within 450mm of the vertical projection of the kerb line of any road; (d) not project beyond the width of the awning or exceed 2.5m in horizontal dimension, whichever is the shorter; and (e) have a minimum clearance above ground level of 2.4m.
	Commercial Community Purpose General Business General Industrial Light Industrial PPZ1 Techno Park	Must:

blade	PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ9 Silos Recreation Urban Mixed Use	<p>have a maximum vertical dimension of</p> <p>(a) 3.6m; and</p> <p>have a maximum horizontal dimension of</p> <p>(b) 1.2m.</p>
building fascia	Commercial Community Purpose Environmental Management General Business General Industrial Local Business Light Industrial PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ7 Boags Brewery PPZ8 Franklin Village PPZ9 Silos Rural Resource Utilities Urban Mixed Use Village	<p>Must:</p> <p>(a) not project above or below the fascia of the building;</p> <p>(b) not exceed two-thirds the depth of the fascia, and in any case must not exceed 950mm in vertical dimension; and</p> <p>(c) not project more than 200mm from the vertical face of the fascia.</p>
business directory	All Zones	<p>Must:</p> <p>(a) have a maximum of one sign per building;</p> <p>(b) have a maximum vertical dimension of 2m; and</p> <p>(c) have a maximum horizontal dimension of 600mm.</p>
cabinet	All Zones	<p>Must:</p> <p>(a) be lockable;</p> <p>(b) be of a trade standard construction, including lettering;</p> <p>(c) be no higher than 2m above the ground;</p> <p>(d) not project more than 400mm from the wall, if erected on a wall or structure; and</p> <p>(e) have a maximum area of 2m².</p>
canopy	Commercial General Business General Industrial Local Business Light Industrial Urban Mixed Use	<p>Must:</p> <p>have a minimum clearance above ground</p> <p>(a) level of 2.4m; and</p> <p>not project beyond a point within 450mm of the vertical projection of the kerb line of any road.</p> <p>(b)</p>

election	All Zones	<p>Must:</p> <ul style="list-style-type: none"> (a) not be located on public land; (b) not contain fluorescent or iridescent colours or finishes; (c) have a maximum area of 1.5m²; (d) not be erected more than eight (8) weeks before the polling date; and (e) be removed within 7 days after the election.
flag	<p>Commercial Community Purpose General Business General Industrial Local Business Light Industrial PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ9 Silos Recreation Rural Resource Urban Mixed Use Village</p>	<p>Must:</p> <ul style="list-style-type: none"> (a) be limited to two (2) flags per site; (b) not display products, services or proprietary items; (c) not display fluorescent or iridescent colours; (d) have a minimum clearance above ground level of 2.4m; and (e) have a maximum area 1.5m² for each flag.
ground base	All Zones	<p>Must:</p> <ul style="list-style-type: none"> (a) be limited to one (1) ground base sign per 20m of frontage or part thereof; (b) have a maximum horizontal dimension of 2m; (c) not be higher than 1.5m above the ground; (d) be located close to the ground; and (e) have a supportive structure that does not project above the sign face, unless it forms a feature or is incorporated in the sign design.
hanging	All Zones	<p>Must:</p> <ul style="list-style-type: none"> (a) be limited to one (1) hanging sign on each tenancy having frontage; (b) have a maximum vertical dimension of 800mm; (c) have a minimum hanging distance of 100mm from the wall and a maximum distance of 200mm from the wall; (d) have a minimum clearance above ground level of 2.7m; (e) not be erected within 2.4m of any existing projecting sign; and

		(f) not be erected within 1.2m of any side boundary.
horizontal projecting wall	Central Business Commercial General Business General Industrial Local Business Light Industrial PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ9 Silos Urban Mixed Use	Must: (a) have a maximum horizontal dimension of 2.5m; (b) have a maximum vertical dimension of 500mm; (c) have a maximum width of 30mm; (d) not project beyond a point within 450mm of the vertical projection of the kerb alignment of the road; and (e) have a minimum clearance above ground level of 3.6m.
interpretive	All Zones	Must not contain advertising material.
name plate	All Zones	Must: (a) be constructed of brass or similar traditional finish; (b) be fixed directly to the wall of a building; (c) have a maximum area of 0.1m ² ; (d) be no higher than 1.8m above the relevant level of access to the building; and (e) may be externally illuminated in the case of a medical or veterinary practice operating after dark, if the lighting is suitably baffled.
painted building	Commercial General Business General Industrial Local Business Light Industrial	Must have corporate colours or bright colours (primary and secondary colours, and fluorescent colours) applied to no more than 40% of the visible exterior of the building.
painted wall	Commercial Community Purpose Environmental Management General Industrial General Business Local Business Light Industrial PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ7 Boags Brewery PPZ9 Silos Rural Resource Utilities Urban Mixed Use Village	Must: (a) be limited to one (1) painted wall sign per site; (b) not exceed 12m ² ; and (c) not occupy more than 25% of the wall area.

pole / pylon	Commercial Community Purpose General Business General Industrial Recreation Open Space Local Business Light Industrial PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ9 Silos	Must: <ul style="list-style-type: none"> (a) have no part project beyond a boundary of the site; (b) have no more than two faces; (c) have a maximum area of 5m² for each face; (d) be no higher than 4m above the ground; and (e) have a minimum clearance above ground level of 2.7m.
sun blind	Central Business Commercial Community Purpose Environmental Living Environmental Management General Business General Residential General Industrial Inner Residential Low Density Residential Local Business Light Industrial PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ9 Silos Rural Living Rural Resource Urban Mixed Use Utilities Village	Must: <ul style="list-style-type: none"> (a) advertise only the name and number or premises to which it is attached and the nature of the business; (b) not project more than 1.5m from the face of the building; (c) not project beyond a point within 450mm of the vertical projection of the kerb alignment of the road; and (d) have a minimum clearance above ground level of 2.4m.
temporary	All Zones	Must: <ul style="list-style-type: none"> (a) have the sponsor's name or logo subordinate to the message; (b) have a maximum area of 2m²; (c) not be affixed to trees or other similar vegetation; and (d) be displayed for a maximum of four months.
transom	All Zones	Must: <ul style="list-style-type: none"> (a) not extend more than 200mm beyond the wall; (b) not extend beyond or below the level of the head of the doorway or window above which it is attached; <p>have a maximum vertical dimension of</p>

			<p>(c) 500mm; and</p> <p>(d) not be higher than 3.6m above the ground.</p>
vertical projecting wall	<p>Central Business Commercial Community Purpose Environmental Management General Business General Industrial Local Business Light Industrial PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ9 Silos Recreation Rural Resource Urban Mixed Use Village</p>	<p>Must:</p> <p>(a) have a maximum projection of 1.2m from the wall;</p> <p>(b) have no part of the sign above the eaves or the parapet of the façade, and in no case be higher than 6m above the ground;</p> <p>(c) have a minimum distance of 1.2m from any side boundary;</p> <p>(d) have a maximum vertical dimension of 2.4m;</p> <p>(e) have a maximum width of 300mm; and</p> <p>(f) have a minimum clearance above ground level of 3.6m.</p>	
wall	<p>Commercial Community Purpose Environmental Management General Business General Industrial Light Industrial Local Business PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ6 Prospect Business Precinct PPZ7 Boags Brewery PPZ9 Silos PPZ10 Birch Avenue Rural Resource Urban Mixed Use Utilities Village</p>	<p>Must:</p> <p>(a) must not extend beyond the wall or above the top of the wall to which it is attached;</p> <p>(b) have a maximum area of 4.5m²; and</p> <p>(c) must not occupy more than 25% of the wall area.</p>	
wall mural	<p>Commercial Community Purpose Environmental Management General Business General Industrial Local Business Light Industrial Open Space PPZ1 Techno Park PPZ2 Coats Patons Complex PPZ3 Seaport PPZ4 Inveresk Site PPZ5 UTAS Newnham Campus PPZ9 Silos Recreation Rural Resource</p>	<p>Must:</p> <p>(a) not extend beyond the wall or above the top of the wall to which it is attached; and</p> <p>(b) have a maximum area of 9m².</p>	

	Utilities Urban Mixed Use Village	
window	All Zones	Must not occupy more than 50% of the window area.

E19.0 Development Plan Code

E19.1 Purpose of the Development Plan Code

E19.1.1

The purpose of this provision is to:

- identify areas of significant development potential or strategic (a) importance, that require a co-ordinated approach to future development.

E19.2 Application of this Code

E19.2.1

This Code applies to the subdivision of land within the Development Plan Code (DPC) as shown on the planning scheme overlay maps.

E19.3 Development Standards

E19.3.1 Co-ordination of subdivision

Objective:

To ensure 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 Plan Code (DPC) area.

Acceptable Solutions

A1

No acceptable solution.

Performance Criteria

P1

Subdivision layout is designed and developed having regard to:

- (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 Plan Code (DPC) area.

E19.3.2 Former Gunns Veneer Mill Waverley

Objective:

To ensure 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
A1**

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.

Performance Criteria

P1
No performance criteria.

Map E19 Development Plan Code - LISTmap

Link to the [interactive map](#)

Part F Specific Area Plans

F1.0 Mount Stuart Drive Specific Area Plan

F1.1 Purpose of Specific Area Plan

F1.1.1

The purpose of this specific area plan is to:

- (a) provide residential subdivision appropriate to the entry to the City along the East Tamar Highway corridor.

F1.2 Application of Specific Area Plan

F1.2.1

The specific area plan applies to the area of land designated as SAP1 - Mount Stuart Drive Specific Area Plan shown on the planning scheme overlay maps and in the figure to this clause.



Figure F1.2.1

F1.3 Development Standards

F1.3.1 Subdivision

This standard applies to the use classes specified in [Table F1.3](#).

Objective:

To ensure that the layout of lots implements the specific area plan.

Acceptable Solutions

A1

Development for subdivision is substantially in accordance with the lot layout shown in Figure F1.2.1.

Performance Criteria

P1

No performance criteria.

F1.3.2 Development on lots

This standard applies to the use classes specified in [Table F1.3](#).

Objective:

To ensure that development maintains an appropriate density and minimises visual impact.

Acceptable Solutions

A1

Development on a lot is limited to a single dwelling only.

Performance Criteria

P1

No performance criteria.

Table F1.3 Application of development standards to use classes

Clause	Use class
F1.3.1 to F1.3.2	All use classes

Map F1 Mount Stuart Drive Specific Area Plan - LISTmap

Link to [interactive map](#)

F2.0 The Green Specific Area Plan

F2.1 Purpose of Specific Area Plan

F2.1.1

The purpose of this specific area plan is to:

- (a) provide for a range of housing types and densities and supporting local services;
- (b) provide a range of lots to accommodate affordable housing density; and
- (c) to improve road connectivity between the northern suburbs and the City.

F2.2 Application of Specific Area Plan

F2.2.1

The specific area plan applies to the area of land designated as SAP2 - The Green Specific Area Plan shown on the planning scheme overlay maps and in the figure to this clause.

Figure F2.2.1

F2.3 Development Standards

F2.3.1 The Green Specific Area Plan

This standard applies to the use classes specified in [Table F2.3](#).

Objective:

To ensure that use and development is in accordance with the Green Specific Area Plan.

Acceptable Solutions

A1

Subdivision to be substantially in accordance with Figure F2.3.1.

A2

Development 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

Performance Criteria

P1

Subdivision not substantially in accordance with Figure F2.3.1 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;
- (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.

P2

No performance criteria.

the flow rate as if the land remained undeveloped.

A3

Development 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.

P3

No performance criteria.

P4

Subdivision must be staged to achieve orderly and efficient delivery of residential areas, having regard to:

A4.1

The staging of subdivision must be in accordance with the stages listed in Figure F2.3.1.

(a) the completion of road connections;

A4.2

Subdivision must provide for a collector road between Parklands Parade and Reservoir Road capable of accommodating a public bus route.

(b) the integration of development with surrounding areas;

A4.3

The collector road must be completed as a through road prior to the completion of Stage 4 as referred to in Figure F2.3.1.

(c) residential amenity in the completed stages of the development;

(d) the anticipated take up of residential lots; and

(e) provision of, and access to, services and open space.

F2.3.1 Figure: Staging of subdivision and road connections

The indicative staging of subdivision and road connections, subject to clause F2.3.1 of the planning scheme shall be as follows:

Stage 1 Meadowbank Road to the abandoned railway reserve

1

Stage 2 Abandoned railway reserve to the Bell Bay Railway Line

2

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

3

Stage 4 Area or sub-stages following the south-western boundary, completion of collector road to resevoir Road

4

Stage 5 Area or sub-stages following the north-western and north-eastern boundaries, construction of road access to north-eastern boundary.

5

□

Figure F2.3.1

Table F2.3 Application of development standards to use classes

Clause Use class

F2.3.1 All use classes

Link to [interactive map](#)

F3.0 Raglan Street Specific Area Plan

F3.1 Purpose of Specific Area Plan

The purpose of this specific area plan is to:

- (a) provide for co-ordinated subdivision of the properties within the area covered by the specific area plan;
- (b) co-ordinate provisions of infrastructure and roadworks; and
- (c) provide for residential amenity along the Midlands Highway and the Kings Meadows Connector.

F3.2 Application of Specific Area Plan

F3.2.1

The specific area plan applies to the area of land designated as SAP3 - Raglan Street Specific Area Plan shown on the planning scheme overlay maps and in the figure to this clause.

Figure F3.2.1

F3.3 Development Standards

F3.3.1 Subdivision

This standard applies to the use classes specified in [Table F3.3](#).

Objective:

To ensure subdivision implements the Raglan Street Specific Area Plan.

Acceptable Solutions

A1

Development for subdivision is substantially in accordance with the lot layout shown on Figure F3.2.1.

Performance Criteria

P1

Development for subdivision not in accordance with the Raglan Street Specific Area Plan must be assessed against the provisions for subdivision in the General Residential zone.

F3.3.2 Contributions

This standard applies to the use classes specified in [Table F3.3](#).

Objective:

To ensure 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

A1.1

Development for subdivision or 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

Performance Criteria

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	P1
64608/1	0.224	\$6,863.00	No performance criteria.
CNV 22/263	4.280	\$131,114.00	
TOTAL	31.389	\$961,579.00	

A1.2

Development for subdivision or multiple dwellings must not be approved until the Councils General Manager has provided written advice that satisfactory payment arrangements 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

Table F3.3 Application of development standards to use classes

Clause	Use class
F3.3.1 to F3.3.2	All use classes

Map F3 Raglan Street Specific Area Plan - LISTmap

Link to [interactive map](#)

F4.0 Hillary Street Specific Area Plan

F4.1 Purpose of Specific Area Plan

F4.1.1

The purpose of this specific area plan is to:

- (a) provide for orderly development within the Hillary Street Special Area Plan and to coordinate the provision of infrastructure across land with multiple ownership;
- (b) ensure that road and pedestrian network connectivity is provided in a coordinated and predetermined way; and
- (c) identify the preferred layout of public open space.

F4.2 Application of Specific Area Plan

F4.2.1

The specific area plan applies to the area of land designated as SAP4 - Hillary Street Specific Area Plan shown on the planning scheme overlay maps and in the figure to this clause.

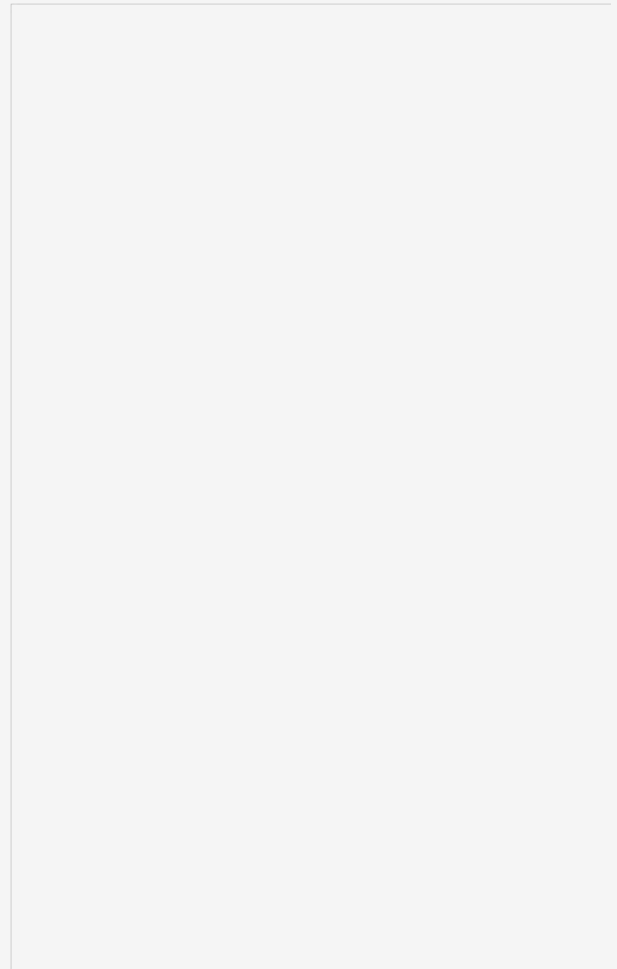


Figure F4.2.1

F4.3 Development Standards

F4.3.1 Subdivision

This standard applies to the use classes specified in

[Table F4.3.](#)

Objective:

To ensure 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 F4.2.1.

P1

No performance criteria.

A2.1

The stormwater system must be provided as shown on the Figure F4.2.1.

A2.2

All stormwater drainage shown on Figure F4.2.1 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 criteria.

A3

The provision of public open space:

(a) must be in accordance with Figure F4.2.1; or

P3

where no public open space provision is shown for a site, a
(b) cash contribution of 5% of the unimproved value of the site must be paid to the Council.

No performance criteria.

Table F4.3 Application of development standards to use classes

Clause Use class

F4.3.1 All use classes

Map F4 Hillary Street Specific Area Plan - LISTmap

Link to [interactive map](#)

F5.0 Drivers Run Specific Area Plan

F5.1 Purpose of Specific Area Plan

F5.1.1

The purpose of this specific area plan is to:

- (a) provide for development of low density lots in a coordinated and environmentally sustainable manner;
- (b) conserve remnant bushland to protect water quality, heritage and natural values; and
- (c) provide for community conservation and recreational use, of the bushland.

F5.2 Application of Specific Area Plan

F5.2.1

The specific area plan applies to the area of land designated as SAP5 - Drivers Run Specific Area Plan shown on the planning scheme overlay maps and in the figure F5.2.1.

Figure F5.2.1.

Figure F5.2.2.

F5.3 Use Table

F5.3.1 Recreation area

No Permit Required

Use Class	Qualification
-----------	---------------

Natural and cultural values Management

Passive recreation

Resource development

If for grazing

Permitted

Use Class	Qualification
-----------	---------------

Utilities

If for minor utilities

Discretionary

Use Class	Qualification
-----------	---------------

Community meeting and entertainment

General retail and hire

If for a local shop or market

Utilities

Prohibited

Use Class	Qualification
-----------	---------------

All other uses

F5.3.2 Conservation area and preservation areas

No Permit Required

Use Class	Qualification
-----------	---------------

Natural and cultural values Management

Passive recreation	
Permitted	
Use Class	Qualification
Resource development	If for grazing
Discretionary	
Use Class	Qualification
Utilities	If for minor utilities
Prohibited	
Use Class	Qualification
All other uses	

F5.4 Development Standards

F5.4.1 General standards

This standard applies to the use classes specified in [Table F5.4](#).

Objective:

To ensure development implements the purposes of the specific area plan.

Acceptable Solutions	Performance Criteria
	P1
	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:
A1	
Building height must not be greater than:	
(a) 6m; or	(a) the topography of the site; and
7m, where the slope of the land	screening provided by existing trees where a suitably qualified person determines that
(b) within the building footprint is 15% or greater.	with normal growth, the vegetation would not be required to be removed later for safety purposes.
	(b)
A2	
All lots within the land designated as Waste Water Special Lots on Figure F5.2.2 must have Aerated Wastewater Treatment Systems (AWTS) for wastewater disposal installed.	P2
	No performance criteria.
	P3
	Development must appropriately manage off-site stormwater run-off, having regard to:
	(a) minimising site disturbance;

- (b) retaining native vegetation;
- detaining stormwater through the use of permeable paving,
- (c) pebble paths, infiltration trenches, soak wells, lawn garden areas and swales;
- A3**
- All stormwater must be contained within each lot.
- (d) grading impervious surfaces such as driveways, to drain to vegetated areas;
- utilising landscaping to reduce peak stormwater discharges, increase
- (e) groundwater recharge, reduce erosion and sedimentation and increased retention of soil moisture; and
- (f) other Water Sensitive Urban Design principles.

A4

Residential development for a single dwelling must have a rainwater tank with a minimum capacity of 10 000 litres for collection and use of water.

P4

No performance criteria.

F5.4.2 Vegetation removal

This standard applies to the use classes specified in [Table F5.4](#).

Objective:

To ensure development implements the purposes of the specific area plan.

Acceptable Solutions Performance Criteria

A1

Removal, destruction or lopping of trees in the land shown as Conservation or Preservation areas on Figure F5.2.2 must only occur where it is:

- (a) for the construction and maintenance of planned trails; or

for the removal of trees required to

- facilitate a use or development that has been granted a permit by the planning authority;
- (b) or
- (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.

P1

No performance criteria.

F5.4.3 Subdivision standards

This standard applies to the use classes specified in [Table F5.4](#).

Objective:

To ensure development implements the purposes of the specific area plan.

Acceptable Solutions

Performance Criteria P1

Subdivision not in accordance with Figure F5.2.1 must only be in the Rural Living zone and must demonstrate that the design, layout and works:

A1

Subdivision must be in accordance with the lot and road layout in Figure F5.2.1.

(a) protect the natural values and cultural heritage values of the subject land;

(b) protect Distillery Creek;

(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.

P2

Subdivision must implement Water Sensitive Urban Design principles to minimise the amount of stormwater runoff, including at least 3 of the following measures:

- A2**
- No acceptable solution.
- (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.

Table F5.4 Application of development standards to use classes

Clause	Use class
F5.4.1 to F5.4.3	All use classes

Map F5 Drivers Run Specific Area Plan - LISTmap

Link to [interactive map](#)

F6.0 Relbia and Glenwood Road Specific Area Plan

F6.1 Purpose of Specific Area Plan

The purpose of this specific area plan is to:

- (a) provide orderly rural residential development and to preserve the opportunity for future urban expansion.

F6.2 Application of Specific Area Plan

F6.2.1

The specific area plan applies to the area of land designated as SAP6 - Relbia and Glenwood Road Specific Area Plan shown on the planning scheme overlay maps.

F6.3 Development Standards

F6.3.1 Lot size and dimensions

This standard applies to the use classes specified in [Table F6.3](#).

Objective:

To ensure 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

A1.1

Each lot, or a lot proposed in a plan of subdivision, must have a minimum area of at least 4ha; or

A1.2

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) 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; or

- (b) be required for the provision of public utilities; or

- (c) be for the consolidation of a lot with

- (c) another lot, provided each

Performance Criteria

P1.1

Subdivision not creating additional lots and not meeting the requirements of clause 9.3 may be approved, having regard to:

- (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

lot is within the same zone; and

potential; or

A1.3

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 clause D13.4.1.

P1.2

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.

Table F6.3 Application of development standards to use classes

Clause Use class

F6.3.1 All use classes

Map F6 Relbia and Glenwood Road Specific Area Plan - LISTmap

Link to [interactive map](#)

F7.0 Cataract Gorge Subdivision Specific Area Plan

F7.1 Purpose of Specific Area Plan

F7.1.1 The purpose of this specific area plan is to:

- (a) provide for appropriate lot sizes on the edge of the Cataract Gorge Reserve within the area covered by the specific area plan.

F7.2 Application of Specific Area Plan

F7.2.1 The specific area plan applies to the area of land designated as SAP7 - Cataract Gorge Subdivision Specific Area Plan shown on the planning scheme overlay maps and as shown below in the figure to this clause.

Figure F7.2.1

F7.3 Development Standards

F7.3.1 Subdivision

This standard applies to the use classes specified in [Table F7.3](#).

Objective:

To ensure subdivision is in accordance with the specific area plan.

Acceptable Solutions

A1.1

In the Specific Area Plan Area 1 of Figure F7.2.1 lots must have:

- (a) a lot density of not greater than one lot per 7 500m²; and

- (b) a minimum lot size of 1 500m²; and

Performance Criteria

P1

No performance criteria.

A1.2

In the Specific Area Plan Area 2 of Figure F7.2.1, no new lots.

Table F7.3 Application of development standards to use classes

Clause Use class

F7.3.1 All use classes

Map F7 Cataract Gorge Subdivision Specific Area Plan - LISTmap

Link to the [interactive maps](#)

F8.0 Forestry Area Specific Area Plan

F8.1 Purpose of Specific Area Plan

F8.1.1

The purpose of this specific area plan is to:

- set an appropriate lot size in the Rural Resource zone to prevent fragmentation of
- (a) land generally unsuitable for agriculture and maintain the capacity of the land for forestry.

F8.2 Application of Specific Area Plan

F8.2.1

The specific area plan applies to the area of land designated as SAP8 - Forestry Area Specific Area Plan shown on the planning scheme overlay maps.

F8.3 Development Standards

F8.3.1 Subdivision

This standard applies to the use classes specified in [Table F8.3](#).

Objective:

To ensure subdivision does not reduce the productive capacity of land generally used for forestry by fragmentation into smaller titles.

Acceptable Solutions

Performance Criteria

P1.1

Subdivision must ensure that the productive capacity of the land for forestry purposes is

A1.1

Each lot, or a lot proposed on a plan of subdivision, must have a minimum area of 100ha; and

not reduced, by ensuring that each lot, or a lot on a plan of subdivision, is not less than 90ha.

P1.2

A1.2

Each lot, or a lot proposed on a plan of subdivision, must have a frontage to a road maintained by a road authority of at least 20m.	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.
--	--

Table F8.3 Application of development standards to use classes

Clause Use class

F8.3.1 All use classes

Map F8 Forestry Area Specific Area Plan - LISTmap

Link to [interactive map](#)

F9.0 Launceston Plaza Retail Specific Area Plan

F9.1 Purpose of Specific Area Plan

F9.1.1 The purpose of this specific area plan is to:

- (a) ensure retail development at Launceston Plaza is appropriate to its location and in accordance with the activity centre hierarchy.

F9.2 Application of Specific Area Plan

F9.2.1 The specific area plan applies to the area of land designated as SAP9 - Launceston Plaza Retail Specific Area Plan shown on the planning scheme overlay maps and as shown below in the figure to this clause.



Figure F9.2.1.

F9.3 Use Table

No Permit Required	
Use Class	Qualification
Passive recreation	
Natural and cultural values management	
Permitted	
Use Class	Qualification
General retail and hire	
Recycling and waste disposal	If not a refuse disposal or waste transfer

	station
Service industry	
Utilities	If for min utilities
Discretionary	
Use Class	Qualifica
Business and professional services	
Community meeting & entertainment	
Educational and occasional care	
Emergency services	
Food services	
Hotel industry	
Sport and Recreation	
Vehicle parking	
Prohibited	
Use Class	Qualifica
All other uses	

F9.4 Use Standards

F9.4.1 Retail Impact

This standard applies to the use classes specified in [Table F9.4](#).

Objective:

To ensure that the economic, social and environmental impact of significant new retail use and development is consistent with the activity centre hierarchy.

Acceptable Performance Solutions Criteria P1

General r
hire uses
have acce
impacts c
viability c
activity c
hierarchy,
regard to
extent th
proposed

impro
broac
comm
retail

A1

(a)

The area of the site used for General retail and hire must not increase by more than 5 000m ² gross floor area over and above the gross floor area existing at the 17 October 2012.	(b)	within area; improvement outcomes activities amenities
	(c)	contraction at environmental for pedestrians
	(d)	contraction loss of investment blight disinvestment for a centre
	(e)	include environmental sustainable design principles
	(f)	is accessed by public transport

Table F9.4 Application of use standards to use classes

Clause Use class

General
F9.4.1 retail and hire

Map F9 Launceston Plaza Retail Specific Area Plan - LISTmap

Link to [interactive map](#)

F10.0 Newnham Housing Land Supply Order Specific Area Plan

F10.1 Purpose of Specific Area Plan

F10.1.1

The purpose of this specific area plan is to provide for subdivision in accordance with the Housing Land Supply (Newnham Order 2019).

F10.2 Application of Specific Area Plan

F10.2.1

The specific area plan applies to the area of land designated as Newnham Housing Land Supply Order Specific Area Plan on the planning scheme maps.

F10.2.2

In the area of land to which this specific area plan applies, the minimum area for a lot in clause 10.4.15 A1.1(a) is modified such

that the
minimum
area is
 450m^2 .

F11.0 Gorge Hotel Specific Area Plan

F11.1 Purpose of the Specific Area Plan

The purpose of
the Specific
Area Plan is:

F11.1.1
Provide
the
opportuni
for
developm
of a
building
to
provide
for
visitor
accommo
and
compleme
supporting
uses in
a
manner
that
does
not
unreasona
impact
on the
surroundi
streetscap

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
F11.7.1

F11.3 Local Area Objectives

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

F11.4 Definition of Terms

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

F11.5 Use Table

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

F11.6 Use Standards

Where clause F11.7.1 A1.1 is relied upon, the use must be for the purpose of Visitor Accommodation and ancillary uses directly associated with, and which are a subservient part of that use, which include general retail and hire, food services, community meeting and entertainment and hotel industry.

F11.7 Development Standards for Buildings and Works

F11.7.1 Building envelope

This clause is in addition to:

- A1 and P1 Urban Mixed Use Zone - clause 15.4.1
- (a) Building height, setback and siting

- If the requirements of A1.1 are not met,
- (b) there are no applicable Performance Criteria

or A1.1 All development must be contained within the Building envelope at Figures F11.7.2 and F11.7.3.	oi I p c
--	--------------------------

**F11.8
Development
standards for
Subdivision**

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

Figure F11.7.1

□

Figure F11.7.2

□

**Figure F11.7.3
F11.7.3**

□

Appendix 1 - Referenced and Incorporated Documents

Incorporated Documents

Document Title	Reference
<i>National Construction Code</i>	A
Building Code of Australia.	A
AS 3959- 2009 <i>Construction of Buildings in Bushfire Prone Areas.</i>	C
AS 2419.1 – 2005 - <i>Fire hydrant installations.</i>	C
AS/NZ 1158.3.1 <i>Lighting for roads and public spaces.</i>	C
AS 17642.7 <i>Manual of uniform traffic control devices – Railway crossings.</i>	C
AS/ NZS 2890.1 <i>Parking Facilities, Part 1: Off Road Car Parking.</i>	C
AS/ NZS 2890.2 <i>Parking Facilities, Part 2: Off-street commercial vehicle facilities.</i>	C
AS/ NZS 2890.3 <i>Parking facilities – Bicycle parking facilities.</i>	C
AS/NZ 2890.6 <i>Parking facilities – Off street parking for people with disabilities.</i>	C
Geodetic Datum of Australia Technical Manual version 1.2.3(1).	I

Department of
Primary Industries,
Water and Environment
General Offset Principles.
Australian Geomechanics
Society
*-Practical Note Guidelines for
Landslide Risk Management
2007.*

*Land Capability Handbook,
Second Edition,*
CJ Grose Ed,
1999,
Department of Primary
Industries, Water and
Environment, Tasmania.

Launceston Railway
Workshops Conservation
Plan.

*National Environment
Protection (Assessment
of Site Contamination)
Measure 1999.*

Portable Signs
Guidelines and
Specifications
(18-HLPrx-003).

*Tasmanian State Road
Hierarchy.*

*ARRB Unsealed Roads Manual-
Guidelines to Good Practice,
3rd Edition.*

Department of Primary
Industries, Parks, Water
and Environment
*Wetlands and Waterways
Works Manual.*

Referenced Documents

Document Title	Des
	Lau City 200

Launceston's
Vision 2020

Lau
Visi
Lau
City
Lau

Regional
Land Use
Strategy of
Northern
Tasmania
2013

JMC
Reg
Lan
Str:
Nor
Tas
ver
Nor
Tas
Dev
Lau

**Appendix 2 -
Planning
Scheme
Amendments**

**Appendix 3 -
Dispensations
from local
provisions**

**LAU D1-2012 163
Poplar Parade,
Kings Meadows**

**LAU D3-2013
Block bound by
Elizabeth, York,
Bathurst and
Wellington St,
Launceston**

Number	Descri
LAU D3-2013	To disp with the qualific for a discreti General retail a hire use class ir Urban I Use zoi part of block b by Elizabe York, Bathurst and Welling Street, Launce (link to decision)

**LAU D5-2013 269
Hobart Road,
Youngtown, (folio
of the Register,
volume 26116
folio 8)**

Number	Descri
LAU D5-2013	To disp with the provisic of the I Resider zone ar apply t provisic of the Comme zone tc at 269 Hobart Road, Youngt (folio o Registe volume 26116-8) (link decision)

**LAU D6-2013 87
and 89 Lindsay St,
Invermay**

Number	Descri
LAU D6-2013	To disp with the provisic of the (Space ; on land known Lindsay Street of the register volume 202442 1) and Lindsay Street (folios the Registe volume 166993 1, volu 50795 2 and volume 239540 1), Inverm subject conditi (link to decision)

**LAU D7-2013 53
Sandown Road,
Norwood**

Number	Descri
LAU D7-2013	To disp with the provisic the Rur Resour zone an apply t provisic the Ger Reside zone to of the l describ 53 San Road, Norwood (folio o Registe volume 36271 1) and definec Lot 1 of sd.02.9 (link to decision)

Appendix 4 - Planning Purposes Notice

Decision

Description	Effective Date
Planning Purposes Notice	22 Febr 2021

*Land Use Planning
and Approvals Act
1993*

PLANNING PURPOSES NOTICE

I, ROGER CHARLES JAENSCH, the Minister for Planning, in pursuance of section 30EA(9) of the *Land Use Planning and Approvals Act 1993* (the Act) and on the recommendation of the Tasmanian Planning Commission, revoke the planning purposes notice issued on 31 March 2015; and further, in pursuance of section 30EA(2) of the Act and on the recommendation of the Tasmanian Planning Commission, issue the following planning purposes notice:

- A local provision contained within a code or specific area plan specified in Part 1 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Launceston City Council, an overriding local provision where there is a conflict with
- (a)

any common mandatory provision in E1.0 Bushfire Prone Areas code in the relevant scheme;

(b) A local provision contained within a code or specific area plan specified in Part 2 of Schedule 1 is, if included in a relevant scheme in relation to the municipal area for the Launceston City Council, an overriding local provision where there is a conflict with any common mandatory provision in Clause 10.0 General Residential zone in the relevant scheme;

A local provision that:

consists of a provision containing the

(i) wording set out in Part 3 of Schedule 1; or

(c) is a provision specified in Part 3 of Schedule 1;

is, if included in a relevant scheme in relation to the municipal area for the Launceston City Council, a conflicting local provision.

Dated this 22nd day of February 2021

ROGER
CHARLES
JAENSCH
Minister for
Planning

Schedule 1

**Part 1 –
Overriding
local provisions
– E1.0
Bushfire Prone
Areas Code**

E7.0 Scenic
Manag
Code

E8.0 Biodiv
Code

E9.0 Water
Quality
Code

E13.0 Local
Histor
Cultur
Herita
Code

E17.0 Catar
Gorge
Manag
Area (

**Part 2 –
Overriding
local provisions
– Clause 10.0
General
Residential
Zone**

E2.0 Poten
Conta
Land (

E3.0 Lands

E4.0 Road
Asset

E5.0 Flood
Code

E7.0 Scenic
Manag

E8.0 Biodiv

E9.0 Water
Code

E11.0 Envirc
Impac
Attenu

Local

E13.0 Cultur
Code

E14.0 Coast

Inverr
E16.0 Flood
Area (

Catar:
E17.0 Mana
Code

Mt Stu
F1.0 Specif

The G
F2.0 Area I

Ragla
F3.0 Specif

**Part 3 –
Conflicting
local provisions**
Nil