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Latrobe Local Provisions Schedule Title

LAT-1.1 This Local Provisions Schedule is called the Latrobe Local Provisions Schedule and comprises all the land within the municipal area.

LAT Effective Date

LAT-1.2 The effective date for this Local Provisions Schedule is <insert date>.

LAT Local Area Objectives

This clause is not used in this Local Provisions Schedule.

LAT-P1.0 Particular Purpose Zone – Port Sorell Waterfront Site

LAT-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone – Port Sorell Waterfront Site is:

LAT-P1.1.1 To provide for residential development and suitably located and compatible commercial and tourist activity that can take advantage of the unique seafront location.

LAT-P1.1.2 To require new roads to connect to existing roads to provide effective and convenient linkages between sites for vehicles, pedestrians and cyclists.

LAT-P1.1.3 To protect the site and adjacent developments from impacts of inundation, potential sea level rise and storm surge.

LAT-P1.1.4 To provide for well-designed and attractive public open space areas that complement residential development and the foreshore.

LAT-P1.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAT-P1.2.1	Residential Precinct, shown on an overlay map as LAT-P1.2.1 and in Figure LAT-P1.1	The Local Area Objectives for the Residential Precinct are (a) to provide for a range of residential choices.
LAT-P1.2.2	Mixed Use Precinct, shown on an overlay map as LAT-P1.2.2 and in Figure LAT-P1.1	The Local Area Objectives for the Mixed Use Precinct are: (a) to provide for limited commercial activity to service residents and visitors to the area; (b) to provide for higher density residential development, including apartments and tourist accommodation; and (c) to provide for the precinct to occupy up to 1ha of the zone.
LAT-P1.2.3	Open Space and Utilities Precinct shown on an overlay map as LAT-P1.2.3 and in Figure LAT-P1.1	The Local Area Objectives for the Open Space and Utilities Precinct are: (a) to provide public open space areas and stormwater management and hazard protection infrastructure.

LAT-P1.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAT-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	If: (a) in the Open Space and Utilities Precinct; and (b) a public park or reserve.
Residential	If: (a) in the Residential Precinct; and (b) for a single dwelling or home-based business.
Permitted	
Educational and Occasional Care	If: (a) in the Residential Precinct; and (b) for home-based child care.
Food Services	If in the Mixed Use Precinct and: (a) not a licensed premises; and (b) not including a drive-through facility.
General Retail and Hire	If in the Mixed Use Precinct with a floor area per tenancy of not more than 200m^2.
Residential	If in the Residential Precinct or Mixed Use Precinct and for: (a) multiple dwellings; or (b) a retirement village.
Resource Development	If in the Residential Precinct or Open Space and Utilities Precinct and: (a) for a community garden for production or ornamental purpose to service the local community; and (b) not for the keeping of animals.
Utilities	If for minor utilities.

Vehicle Parking	If in the Mixed Use Precinct and for ground level or basement parking.
Visitor Accommodation	If in the: (a) Residential Precinct and for: (i) a bed and breakfast; or (ii) a holiday unit for not more than 16 persons; or (b) Mixed Use Precinct and not a camping and caravan park or overnight camping area.
Discretionary	
Business and Professional Services	If in the Mixed Use Precinct and for a travel agent or tourism related business.
Community Meeting and Entertainment	If in the Mixed Use Precinct and for a function centre or art gallery.
Educational and Occasional Care	If in the Mixed Use Precinct and for a child care centre.
Food Services	If in the Mixed Use Precinct and not including a drive through take away food premises.
Hotel Industry	If in the Mixed Use Precinct.
Residential	If not listed as No Permit Required or Permitted.
Sport and Recreation	If in the Mixed Use Precinct and for a gym or fitness centre.
Tourist Operation	If in the Mixed Use Precinct.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

LAT-P1.5 Use Standards

LAT-P1.5.1 Light spill and illumination

Objective:	That light spill and levels of illumination from external lighting do not cause unreasonable loss of amenity to sensitive uses.

Acceptable Solutions	**Performance Criteria**
A1 Use must: (a) not include permanent, fixed floodlighting if the site adjoins the boundary of a General Residential Zone or Residential Precinct; and (b) contain direct light from external 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 light source and sensitive uses; and (f) existing light sources nearby.

LAT-P1.5.2 Use standards – Mixed Use Precinct

LAT-P1.5.2.1 Hours of operation – Mixed Use Precinct

Objective:	That non-residential uses in the Mixed Use Precinct do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of Commercial vehicles must be within the hours of 6.00am to 7.00pm.	**P1** Hours of operation of Commercial vehicles must not cause an unreasonable loss of amenity to 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.

LAT-P1.5.2.2 Mechanical Plant and Equipment – Mixed Use Precinct

Objective:	That the use of mechanical plant and equipment in the Mixed Use Precinct does not cause an unreasonable loss of amenity to sensitive uses.

Acceptable Solutions	**Performance Criteria**
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.	**P1** Noise, odours, fumes or vibration generated must not cause an 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.

LAT-P1.5.2.3 Noise levels – Mixed Use Precinct

Objective:	To provide that noise emissions from uses in the Mixed Use Precinct do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions	**Performance Criteria**
A1 Noise generated by a use on the site must: (a) not exceed a time average A – weighted sound pressure level (L^{Aeq}) of 5dB(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.	**P1** Noise levels from uses on the site must not cause an unreasonable loss of amenity to 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.

LAT-P1.6 Development Standards for Buildings and Works

LAT-P1.6.1 Dwelling density

Objective:	That: (a) dwelling density across the site provides for a range of residential choices while maintaining residential amenity; and (b) a range of lot sizes is provided to suit a variety of dwelling and household types.

Acceptable Solutions	**Performance Criteria**
A1 Dwelling density for each precinct must be within the range of: (a) 28 – 44 dwellings in the Residential Precinct (Northern); (b) 24 – 40 dwellings in the Residential Precinct (Southern); and (c) 32 – 48 dwellings in the Mixed Use Precinct.	**P1** No Performance Criterion.

LAT-P1.6.2 Private Open Space

Objective:	To provide: (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight.

Acceptable Solutions	**Performance Criteria**
A1.1 Single dwellings in the Residential Precinct must have an area of private open space with an area of not less than 24m^2 and dimensions of not less than 4m. **A1.2** Multiple dwellings in the Residential Precinct must have an area of private open space with an area at ground level of not less than 18m^2 and dimensions of not less than 3m.	**P1** Dwellings must have: (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and: (i) provides outdoor recreational space consistent with the projected requirements of the occupants; (ii) provides for operational needs such as clothes drying; and (iii) considers the proximity of properties to available public open space or common open space; and (b) reasonable space for the planting of gardens and landscaping.

A2 Dwellings in the Mixed Use Precinct must have an area of private open space that: (a) if on an upper storey or on ground level overlooking the Open Space and Utilities Precinct has: (i) an area of not less than10m²; and (ii) dimensions of not less than 2m; (b) if on ground level and without outlook to the Open Space and Utilities Precinct, has: (i) an area of not less than 18m²; and (ii) dimensions of not less than 3m; and (iii) is directly accessible from a habitable room other than a bedroom.	**P2** A dwelling must have access to an open space area capable of providing for outdoor relaxation that is: (a) conveniently located; and (b) orientated to take advantage of sunlight.

LAT-P1.6.3 Frontage fencing

Objective:	The height and transparency of frontage fences (including fences along a boundary with the Open Space and Utilities Precinct): (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the street or public open space and the dwelling; and (c) provides reasonably consistent height and transparency.

Acceptable Solutions	**Performance Criteria**
A1 A frontage fence must be: (a) located on the street title boundary; and (b) be continued until meeting a wall built to the front boundary or around any side street or parkland to behind the dwelling.	**P1** A fence (including a free-standing wall) on a frontage or within the front setback must: (a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and (b) be consistent with the height and transparency of fences in the street, having regard to traffic volumes on the adjoining road; and (c) enable land between the fence and the road to be adequately maintained.
A2 A fence between the Open Space and Utilities Precinct and a dwelling must have a height of not more than 1.5m and a uniform transparency of not less than 70% (excluding any posts or uprights).	**P2** No Performance Criterion.

The height is to be calculated from the top of any retaining wall bounding the Open Space and Utilities Precinct.	

LAT-P1.6.4 Waste storage

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

Acceptable Solutions	**Performance Criteria**
A1 A multiple dwelling must have a storage area for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback from a frontage including a boundary with the Open Space and Utilities Precinct of not less than 3m ; and (ii) is screened from the frontage and any dwelling by a wall to a height of not less than 1.2m above the finished surface level of the storage area.	**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; and (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise; or (d) in a fully enclosed area.
A2 Commercial development must have a storage area for waste and recycling bins, that is not less than 1.5m ^{2} per tenancy and is within: (a) an area for the exclusive use of each building; or (b) a common storage area with an impervious surface that: (i) has a setback from a frontage including a boundary with the Open Space and Utilities Precinct of not less than 3m ; and (ii) is screened from the frontage and any dwelling by a wall to a height of not less than 1.2m above the finished surface level of the storage area; or (iii) is in a common storage area that is fully enclosed and not less than 2m from a frontage.	**P2** Commercial development must have storage, for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; and (b) is screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise; or (d) is in a fully enclosed area.

LAT-P1.6.5 Coastal processes and drainage

Objective:	Objective: (a) to minimise risk to development from exposure to hazards associated with coastal processes; (b) to make adequate arrangements for the drainage of stormwater; (c) required fill does not cause loss of residential amenity to properties adjoining the site.

Acceptable Solutions	**Performance Criteria**
A1 A tidal barrage must be constructed within the Port Street road reserve between Wilmot Street and Archer Street to a height of not less than 2.5m AHD, with design and construction capacity for an increase in height to not less than 3m AHD. The barrage must be designed and constructed to make it suitable for pedestrian and bicycle traffic. It must be provided for as part of Stage 1 of subdivision.	**P1** Lots with direct access to Wilmot and Darling Street may be developed prior to the tidal barrage provided the existing sea wall located within the site and its surrounds are increased to a height of not less than 2.1m AHD, together with an appropriate agreement with the planning authority for the timing and conditions of delivery of the barrage.
A2 No Acceptable Solution.	**P2** A floodway and stormwater detention management plan for the whole site must be prepared by a suitably qualified professional and submitted with the Stage 1 plan of subdivision, having regard to: (a) the impact of the barrage and high tide levels on site inundation; and (b) provide for the 1% AEP flood level, having regard to the probability of high levels of urban runoff coinciding with maximum tide levels; or (c) whether the existing sea wall is to be used for an interim barrage, in which case, an interim floodway and stormwater detention management plan must be prepared, together with an agreement with the planning authority regarding provision of the final floodway and stormwater plan in conjunction with the permanent barrage.
A3 No Acceptable Solution.	**P3** Fill levels and drainage design must be appropriate, as demonstrated through an engineering report by a suitably qualified professional, having regard to: (a) adjoining properties and structures; (b) groundwater and stormwater; and

	(c) soil erosion.
A4 Site fill must: (a) be provided to a level of 2.3m AHD under all dwellings and mixed use buildings and (b) be graded down to the existing ground levels at the boundaries of the site and abutting residential properties.	**P4** Earthworks and fill must provide adequate flood protection for buildings whilst minimizing both visual impact and drainage problems on the streetscape and on adjacent land.

LAT-P1.6.6 Development standards for buildings and works – Residential Precinct

LAT-P1.6.6.1 Building height, setback and siting - Residential Precinct

Objective:	To control the siting and scale of dwellings in the Residential Precinct to: (a) provide reasonably consistent frontage setback for new dwellings; (b) provide reasonable consistency in the apparent scale, bulk, massing and proportion of dwellings; and (c) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space areas.

Acceptable Solutions	**Performance Criteria**
A1 Dwellings in the Residential Precinct, excluding protrusions (such as eaves, steps, porches and awnings), must have: (a) a setback from the primary frontage of not less than 3m; (b) a setback from any other frontage of not less than 2m; and (c) a separation of not less than 2m from any boundary with the Open Space and Utilities Precinct.	**P1** Dwellings in the Residential Precinct must have a setback from a frontage or boundary with the Open Space and Utilities Precinct that is consistent with existing dwellings in the precinct, having regard to any topographical constraints.
A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) must: (a) be contained within a building envelope determined by: (i) a distance equal to the frontage setback, (ii) a distance of 4m from the rear boundary unless an internal site	**P2** The siting and scale of a dwelling must not cause unreasonable loss of residential amenity, having regard to: (a) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (b) overshadowing the private open space of a dwelling on an adjoining property; (c) overshadowing of an adjoining vacant property; or

abutting the Open Space and Utilities Precinct (see A4 and A5); and (iii) be not more than 8.5m above natural ground level; and (b) have a side setback of not less than 1m, or alternatively a setback within 1m of a side boundary, if the dwelling: (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), and has a wall height of not more than 3.3m; and (c) have a side setback of not less than 2m if the wall height is greater than 3.3m and does not exceed 6.5m; and (d) have a side setback of not less than 3m if the wall height is greater than 6.5m and does not exceed 8.5m.	(d) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property.
A3 The facades of multiple dwellings must be sited as follows: (a) if facing each other, separated by not less than of 12m across a shared accessway; (b) if facing across the site to the side or rear of another dwelling, not less than 3m to a shared accessway; or (c) if to the side or rear of a dwelling, not less than 2.5m to a shared accessway; (d) setback from a wall containing a window or private open space appurtenant to another dwelling of not less than of 2m; and (e) if for a dwelling abutting a wall on an adjoining property, a side boundary setback of not less than 2m for upper storey walls greater than 3.3m high.	**P3** Multiple dwelling frontages must be sited: (a) so that a shared driveway or parking space (excluding a parking space allocated to that dwelling) is screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling; and (b) to provide adequate separation between multiple dwellings so that adequate visual and acoustic privacy is provided.
A4 A dwelling on an internal site adjoining the Open Space and Utilities Precinct must be orientated to face that precinct.	**P4** No Performance Criterion.
A5 A garage, for a dwelling and with a wall height of no more than 3.3m on an internal site	**P5** No Performance Criterion.

adjoining the Open Space and Utilities Precinct must have a setback: (a) from the side or rear boundary of not less than 1m; or (b) within 1m of a rear boundary if the garage does not exceed a total length of 9m.	

LAT-P1.6.6.2 Width and location of openings for garages and carports - Residential Precinct

Objective:	That garages or carports in the Residential Precinct do not dominate the primary frontage or an access way.

Acceptable Solutions	**Performance Criteria**
A1 Garages or carports for dwellings must: (a) have a width of not more than 6m or 50% of the dwelling facade (whichever is the lesser); (b) have a setback from a frontage of not less than 5.5m; and (c) be no closer to the frontage than the building line of the dwelling.	**P1** Garages or carports must be designed and located to minimise the width of openings that are visible from the street and to minimise the potential for the openings of garages or carports to dominate the primary frontage.
A2 A garage or carport for multiple dwellings must have a setback from an access way of not less than the same distance as the associated dwelling.	**P2** A garage or carport must be designed and located to minimise their potential to dominate an access way.

LAT-P1.6.6.3 Sunlight for dwellings - Residential Precinct

Objective:	To provide in the Residential Precinct: (a) the opportunity for sunlight and daylight to enter habitable rooms (other than bedrooms) of dwellings; and (b) separation between multiple dwellings on the same site to provide reasonable opportunity for sunlight to enter habitable rooms (other than bedrooms) and private open space areas.

Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have not less than 1 habitable room (other than a bedroom) in which there is a window with a glazed area of not less than $2m^2$ that faces between 30 degrees west of north and 30 degrees east of north.	**P1** A dwelling must be sited and designed to allow sunlight and daylight to enter not less than 1 habitable room (other than a bedroom).

A2 A wall greater than 3.3m in height for a building with a long axis orientated within 30 degrees west of north and 30 degrees east of north must have a setback from the southern boundary of not less than 6m.	**P2** A dwelling must be sited and designed to allow sunlight and daylight to enter not less than 1 habitable room (other than a bedroom) of a dwelling on an adjoining property to the south.
A3 For a multiple dwelling development: (a) if the window of a habitable room (other than a bedroom) faces between 30 degrees west of north and 30 degrees east of north, there must be an offset from a building to the north of not less than: (i) 3m if the dwelling to the north is a single storey dwelling; and (ii) 6m if the dwelling to the north is a double storey dwelling; and (b) if the private open space of a dwelling is located within 30 degrees west of north and 30 degrees east of north, there must be an offset (from the northern most point of the private open space) not less than - (i) 2m from a single storey dwelling to its north; and (ii) a total of 5m from any upper storey wall to its north.	**P3** Multiple dwellings must be designed and sited to not cause an unreasonable loss of residential amenity by overshadowing the northern windows and private open space of another dwelling on the same site.

LAT-P1.6.7 Development standards for buildings and works – Mixed Use Precinct

LAT-P1.6.7.1 Building envelope for development - Mixed Use Precinct

Objective:	To control the siting and scale of buildings in the Mixed Use Precinct to: (a) take advantage of views to Rubicon Estuary and public open space areas; and (b) protect the residential amenity of adjoining properties and residential development within and abutting the precinct; and (c) promote and maintain high levels of public interaction and residential amenity.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must be located within a building envelope determined by: (a) a setback to a road or public open space frontage of: (i) 0m if for walls of ground floor non-residential uses. Ground floor	**P1** The siting and scale of a building must not cause an unreasonable loss of residential amenity to adjoining properties or to residential buildings within the site, having regard to: (a) reduction in sunlight to a habitable room (other than a bedroom);

verandas for public use may project up to 3m into a street or into a property within the Open Space and Utilities Precinct; (ii) 2m for walls of residential uses with a 1m setback for protrusions (such as eaves, roofed or unroofed balconies, and decks, steps, porches and awnings); (b) a setback to land in a General Residential Zone or Residential Precinct of not less than: (i) 0m for walls ups to 3.3m in height; (ii) 4m for walls up to 6.5m in height; or (iii) 15m for walls over 6.5m in height; and (c) a height of not more than 13m.	(b) significantly increasing overlooking and loss of privacy; and (c) causing significant visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property.

LAT-P1.6.7.2 Garages and car parking - Mixed Use Precinct

Objective:	That car parks, garages or carports in the Mixed Use Precinct do not dominate the primary frontage or public open space frontage.

Acceptable Solutions	**Performance Criteria**
A1 Garages or carports in the Mixed Use Precinct for individual dwellings on sites with road frontage must: (a) have a width of not more than 6m or 50% of the dwelling frontage (whichever is the lesser); (b) have a setback from a frontage of not less than 5.5m; and (c) be no closer to the frontage than the facade of the dwelling.	**P1** Garages or carports in the Mixed Use Precinct must be designed and located to minimise the width of openings that are visible from the street and to minimise the potential for the openings of garages and carports to dominate the primary frontage.
A2 Car parks, garages or carports on sites in the Mixed Use Precinct must be located behind the building line of a building that fronts a road and/or behind a building that fronts the Open Space and Utilities Precinct.	**P2** Car parks, garages or carports in the Mixed Use Precinct must be designed and located to minimise their potential to dominate the primary frontage or Open Space and Utilities Precinct.

LAT-P1.7 Development Standards for Subdivision

LAT-P1.7.1 Lot design and servicing

Objective:	The minimum properties of a site and of each lot on a plan of subdivision are to: (a) provide a suitable development area for the intended use; (b) provide access from a road; and (c) make adequate provision for connection to a water supply and for the drainage of sewage and stormwater.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 330m^2 excluding any access strip; and (b) if intended for a building, contain a building area of not less than 8m x 12m: (i) clear of any applicable setback from a frontage, side or rear boundary; (ii) clear of any registered easement; (iii) clear of any registered right of way benefiting other land; (iv) clear of any restriction imposed by a utility; (v) not including an access strip; (vi) accessible from a street frontage or access strip.	**P1** Each lot, or a lot proposed in a plan of subdivision must have sufficient area for its intended use or development without likely constraint or interference, for: (a) erection of a building if required by the intended use; (b) access to the site; (c) use or development of adjacent land; (d) a utility; and (e) any easement or lawful entitlement for access to other land.
A2 Each lot, or a lot in a plan of subdivision, must have: (a) a frontage of not less than 3.6m; or (b) for adjacent internal lots, a joint frontage of 4m if shared by 2 properties using cross easements. The cross easements may extend into the main area of the 2 internal lots for an area of not more than 45m^2.	**P2** No Performance Criterion.
A3 An internal lot served by a 4m wide shared access way must be for a single dwelling.	**P3** No Performance Criterion.

A4 Each lot, or a lot proposed in a plan of subdivision, must have a water supply provided in accordance with the *Water and Sewerage Industry Act 2009*.	**P4** It must be unnecessary to require a water supply.
A5 Each lot, or a lot proposed in a plan of subdivision, must drain sewage and waste water to a sewage system provided in accordance with the *Water and Sewerage Industry Act 2009*.	**P5** It must be unnecessary to require the drainage and disposal of sewage or waste water.
A6 Each lot, or a lot proposed in a plan of subdivision, must drain stormwater to a public stormwater system.	**P6** A lot may utilise an alternative stormwater drainage solution approved by Council if connection to a reticulated system cannot be achieved.

LAT-P1.7.2 Subdivision design

Objective:	That subdivision development provides: (a) suitable building envelopes and street access; (b) development of a road network that provides linkages into adjoining properties and facilitates the safe passage of cars, pedestrians and cyclists through the zone; and (c) public open space areas, which are attractive and enhance passive recreation opportunities and stormwater detention areas.

Acceptable Solutions	**Performance Criteria**
A1 Subdivision of land must be substantially in accordance with the precinct plan at Figure LAT-P1.1 and a master plan must demonstrate how the balance of the land can be developed.	**P1** Subdivision design that varies from an approved master plan for the whole of the land must demonstrate: (a) an integrated and holistic approach to subdivision and subsequent development of all land within the zone; (b) adequate street connectivity; (c) safe and convenient vehicular, pedestrian and cycling access throughout the zone and to adjoining residential and open space areas; and (d) useable areas of public open space around the stormwater detention basin.

A2 A master plan is not required provided that each lot on a plan of subdivision must: (a) be required to restructure, re-size, or reconfigure land for utility purposes; (b) be required for public use by the Crown, a council or a State Authority ; or (c) be required for the provision of utilities.	**P2** No Performance Criterion.
A3 The subdivision layout must provide for street connections to existing developed land and land with development potential within the zone.	**P3** No Performance Criterion.
A4 For subdivision that includes development of a public open space area, a landscaping plan must be provided that demonstrates: (a) pedestrian linkages connecting to existing streets and paths; (b) the location of plantings; (c) the species of plants to be used; and (d) density of the plantings.	**P4** No Performance Criterion.

LAT-P1.7.3 Reticulation of an electricity supply to new lots on a plan of subdivision

Objective:	Distribution and connection of reticulated electricity supply to new lots in a plan of subdivision is to be without visual intrusion on the streetscape or landscape qualities of the residential area.

Acceptable Solutions	**Performance Criteria**
A1 Electricity reticulation and site connections must be installed underground.	**P1** It must be impractical, unreasonable, or unnecessary to install electricity reticulation and site connections underground.

LAT-P1.7.4 Road cross-section designs

Objective:	To achieve a consistent outcome for new road construction in Port Sorell.

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

A new road must be constructed: (a) substantially in accordance with the relevant design as shown in Figure LAT-P1.2 and Figure LAT-P1.3; or (b) if in the Mixed Use Precinct, a road can incorporate 90 degree angle parking, provided that the carriageway has a width of not less than 6.4m and the adjacent parking bays have a paved length to kerb of not less than 5m and a width of 2.6m. Such a road must also incorporate a footpath of not less than 1.5m wide together with a verge of not less than 2.5m wide.	No Performance Criterion.

LAT-P1.8 Tables

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

Figure LAT-P1.1 – Port Sorell Waterfront Site Precinct Plan

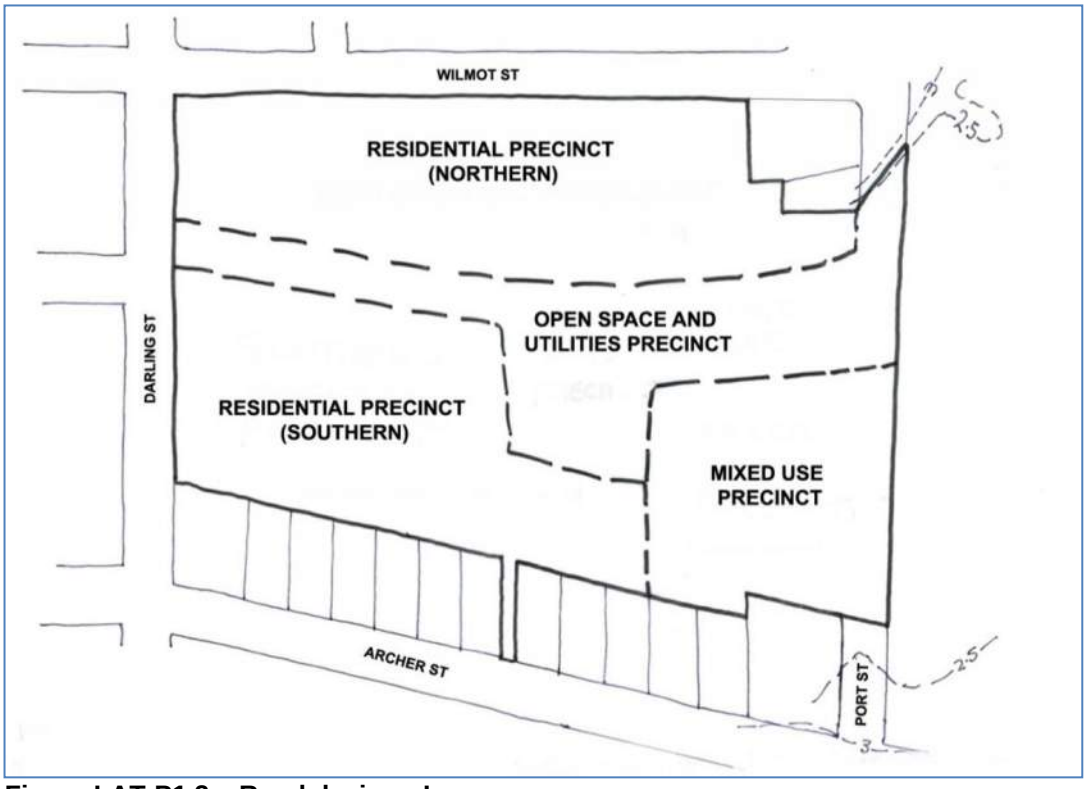
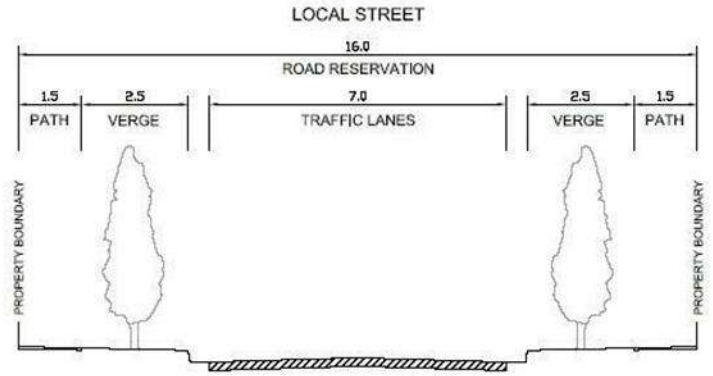


Figure LAT-P1.2 – Road design - Laneway



Figure LAT-P1.3 – Road design – Local street



LAT-P2.0 Particular Purpose Zone – Latrobe Speedway Site

LAT-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone – Latrobe Speedway Site is:

LAT-P2.1.1 To provide for recreational activity if off site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.

LAT-P2.1.2 To provide for expansion of the speedway facility.

LAT-P2.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAT-P2.2.1	Latrobe Speedway Site shown on an overlay map as LAT-P2.2.1	The Local Area Objectives for the Latrobe Speedway Site are: (a) to provide for convenient access to a range of active and organised recreational use for residents of the locality and tourists. (b) to provide for use and development complementary to the speedway operations. (c) to maintain the amenity of sensitive uses on land adjacent to the zone. (d) Use or development on the Latrobe Speedway Site: (i) may occur on natural or modified sites; (ii) is not required to be comparable with development on adjacent land; (iii) may involve large outdoor facilities and highly modified sites and include buildings and structures for administration, a clubroom and change facilities, light towers and car parking; and (iv) may involve indoor facilities in large buildings with distinctive design, bulk and height.

LAT-P2.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAT-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	If: (a) for conservation, rehabilitation, or protection against degradation; and (b) not a building or external activity area for information, interpretation, or display of items or for any other use.
Permitted	
Community Meeting and Entertainment	If for a function centre associated with an established use.
Motor Racing Facility	If not a new facility.
Passive Recreation	
Sports and Recreation	If for: (a) a bowling alley, fitness centre, gymnasium; or (b) an indoor or outdoor recreation facility and not a spectator sport.
Utilities	If for minor utilities.
Discretionary	
No Uses	
Prohibited	
All other uses	

LAT-P2.5 Use Standards

LAT-P2.5.1 Hours of Operation

Objective:	That non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions	Performance Criteria
A1 Commercial vehicle operation must be within the hours of 6.00am to 10pm.	**P1** Commercial vehicle operation must not cause an unreasonably loss of amenity to adjacent 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.

LAT-P2.6 Development Standards for Buildings and Works

LAT-P2.6.1 Location and configuration of development

Objective:	The location and configuration of development is to: (a) provide for the efficient use of land; (b) provide for buildings, service activity and vehicle parking of suitable size to accommodate use; (c) provide consistency in the apparent scale, bulk, massing and proportion of adjacent buildings; and (d) minimise unreasonable impact on the amenity of the use on land beyond the boundaries of a zone.

Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 10m.	**P1** Building height must: (a) minimise apparent scale, bulk, massing and proportion relative to any adjacent building; (b) respond to the effect of the slope and orientation of the site; and (c) provide separation between buildings to attenuate impact.
A2 Building or works on land with a boundary to a zone must: (a) have a setback from the boundary of adjoining land in a Light Industrial Zone of not less than 5m; (b) not include within the setback area required from a boundary to land in a Light Industrial Zone:	**P2** The location of Building or works must: (a) minimise likelihood for conflict, interference and constraint from use on land in an adjoining zone; and (b) minimise likely impact on the amenity of use on land in an adjoining zone.

(i) a building or work; (ii) vehicular or pedestrian access from a road; (iii) vehicle loading or parking area; (iv) an area for the gathering of people, including for entertainment, community event, performance, sport or for a spectator facility; (v) a sign orientated to view from land in another zone; or (vi) external lighting for operational or security purposes; and (c) a building with an elevation to a zone boundary must be contained within a building envelope determined by: (i) the 5m setback distance from a Light Industrial Zone; and (ii) projecting upward and away from the zone boundary at an angle of 45^0 above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary; and (d) the elevation of a building to a zone boundary must not contain an external opening other than an emergency exit, including a door, window to a habitable room, loading bay, or vehicle entry.	

LAT- P2.7 Development Standards for Subdivision

LAT-P2.7.1 Lot design and servicing

Objective:	That each lot: (a) provide a suitable development area for the intended use; (b) is provided with appropriate access to a road; and (c) make adequate provision for connection to a water supply and for the drainage of sewage and stormwater.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1,000m² excluding any access strip; and (b) if intended for a building, have a building area:	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use or development, having regard to: (a) erection of a building if required by the intended use;

(i) not less than 300m²; (ii) clear of any applicable setback from a zone boundary; (iii) clear of any registered easement; (iv) clear of any registered right of way benefitting other land; (v) clear of any restriction imposed by a utility; (vi) not including an access strip; (vii) clear of any area required for on-site disposal of stormwater; and (viii) accessible from a frontage or access strip; (c) be required for public use by the Crown, a council or State authority; or (d) be required for the provision of public utilities.	(b) access to the site; (c) use or development of adjacent land; (d) a utility; (e) any easement or lawful entitlement for access to other land; and (f) any relevant local area objectives.
A2 Each lot, or a lot proposed in a plan of subdivision, must have a separate access from a road: (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road: (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot of the acceptable solution in any applicable standard; and (d) with a width of frontage and any access strip or right of way of not less than 10m; and (e) the relevant road authority under the *Local Government (Highways) Act 1982* or the *Roads and Jetties Act 1935* must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.	**P2** (a) Each lot, or a lot proposed in a plan of subdivision, must have a reasonable and secure access from a road provided: (i) across a frontage; or (ii) by an access strip connecting to a frontage, if for an internal lot; or (iii) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot of the Acceptable Solution in any applicable standard; and (iv) the dimensions of the frontage and any access strip or right of way must be adequate for the type and volume of traffic likely to be generated by: a. the intended use; and b. the existing or potential use of any other land which requires use of the access as the means of access for the land; and (v) the relevant road authority under the *Local Government (Highways) Act 1982* or the *Roads and Jetties Act 1935* must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a subdivision plan; or

	(b) it must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.
A3 Each lot, or a lot proposed in a plan of subdivision, must be capable of connecting to a water supply: (a) from a connection to a full water supply service; or (b) from a rechargeable drinking water system R6 with a storage capacity of not less than 10,000 L if: (i) there is not a reticulated water supply; and (ii) development is for a use with an equivalent population of not more than 10 people per day.	**P3** (a) There must be a water supply available for the site or for each lot on a plan of subdivision with an adequate level of reliability, quality and quantity to service the anticipated use of the site or the intended use of each lot on a plan of subdivision; or (b) it must be unnecessary to require a water supply.
A4 Each lot, or a lot proposed in a plan of subdivision, must be capable of draining and disposing of sewage and trade waste: (a) to a reticulated sewerage system; or (b) on-site disposal if: (i) sewage or trade waste cannot be drained to a reticulated sewerage system; and (ii) the development: a. is for a single dwelling; or b. creates a total sewage and waste water flow of not more than 1,000l per day; and (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic- waste water management clear of any defined building area or access strip.	**P4** (a) Each lot, or a lot proposed in a plan of subdivision must drain and dispose of sewage and trade waste: (i) in accordance with any prescribed emission limits for discharge of waste water; (ii) in accordance with any limit advised by the Environmental Protection Agency; (iii) without likely adverse impact for the health or amenity of the land and adjacent land; (iv) without compromise to water quality objectives for surface or ground water established under the State Policy on Water Quality Management 1997; and (v) with appropriate safeguards to minimise contamination if the use or development has potential to: a. indirectly cause the contamination of surface or ground water; or b. involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or trade waste that may cause harm to surface or ground water if released through accident, malfunction, or spillage; or

	(b) it must be unnecessary to require arrangements for the drainage and disposal of sewerage or trade waste.
A5 Each lot, or a lot proposed on a plan of subdivision, must be capable of draining and disposing of stormwater: (a) for discharge to a public stormwater system; or (b) if stormwater cannot be drained to a public stormwater system: (i) for discharge to a natural drainage line, water body, or watercourse; or (ii) for disposal within the site if: a. the site has an area of not less than 5,000m^2; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface.	**P5** (a) Each lot or a lot proposed on a plan of subdivision must drain and dispose of stormwater: (i) to accommodate the anticipated stormwater; (ii) without likelihood for concentration on adjacent land; (iii) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land; (iv) to manage the quantity and rate of discharge of stormwater to receiving waters; (v) to manage the quality of stormwater discharged to receiving waters; and (vi) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; or (b) It must be unnecessary to require arrangements for the drainage and disposal of stormwater.

LAT-P2.8 Tables

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

LAT-P3.0 Particular Purpose Zone – Hawley Esplanade Visitor Accommodation

LAT-P3.1 Zone Purpose

The purpose of the Particular Purpose Zone – Hawley Esplanade Visitor Accommodation is:

LAT-P3.1.1 To enable land to be used for visitor accommodation in a manner complementary to Hawley House and the surrounding area.

LAT-P3.1.2 To provide for other use and development that is complementary to visitor accommodation.

LAT-P3.1.3 To preserve existing natural values in the zone.

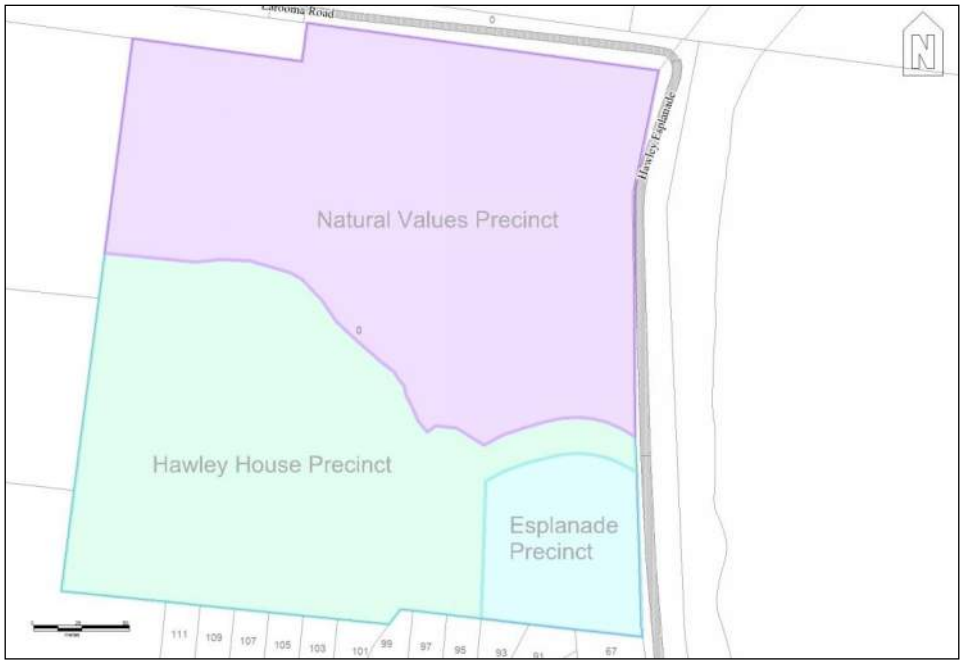
LAT-P3.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAT-P3.2.1	Hawley House Precinct, shown on an overlay map as LAT-P3.2.1 and in Figure LAT-P3.1	The Local Area Objectives for the Hawley House Precinct are: (a) to provide for visitor accommodation in the Hawley Beach area; (b) to provide for a function centre and restaurant associated with the existing visitor accommodation business in the Esplanade precinct; (c) to minimise constraint or interference with adjoining primary industry use; (d) to maintain a rural setting and retain landscape associations with Hawley House; and (e) The Hawley House Precinct: (i) may include separate self contained holiday units ancillary to the existing visitor accommodation business; (ii) must have a well-defined, clearly visible access; (iii) may include appropriately located, landscaped, hard-seal and illuminated areas for car parking and loading, or the storage and handling of goods and materials; and (iv) must include landscaping to screen and buffer, as appropriate, activities at zone boundaries to minimise likely impact on amenity between

		uses and adjoining residential properties.
LAT-P3.2.2	Esplanade Precinct, shown on an overlay map as LAT-P3.2.2 and in Figure LAT-P3.1	The Local Area Objectives for the Esplanade Precinct are: (a) to provide for visitor accommodation in the Hawley Beach area; (b) to provide for 1 large accommodation building (e.g. a motel) complemented by separate self contained holiday units; (c) to provide a site of sufficient size to fully accommodate all building and development; (d) to provide for landscaping to protect residential amenity in an adjoining zone; and (e) The Esplanade Precinct: (i) must have a well-defined, clearly visible access. (ii) must maintain building setbacks from Hawley Esplanade consistent with the existing streetscape. (iii) may include up to 2 storeys for the large accommodation building and the holiday units. (iv) may attract a higher volume of light commercial and passenger vehicles. (v) must include landscaping to screen and buffer, as appropriate, activities at zone boundaries to minimise likely impact on amenity between uses on adjoining residential properties. (vi) may include appropriately located, landscaped, hard-seal and illuminated areas for car parking and loading, or the storage and handling of goods and materials. (vii) the operating practices and outputs must have minimal likelihood to cause unreasonable loss of the amenity of land beyond the site boundary, having regard to: a. emission to air, land or water of light, noise, odour, particulates, radiation or vibration; b. visual prominence of external activity areas; c. hours of operation;

		d. overshadowing; e. traffic generation; or f. adverse impact on the efficient and safe operation of a road network.
LAT-P3.2.3	Natural Values Precinct, shown on an overlay map as LAT-P3.2.3 and in Figure LAT-P3.1	The Local Area Objectives for the Natural Values Precinct are: (a) to preserve existing natural values in the area; and (b) The Natural Values Precinct must: (i) include areas of bush and wetland; and (ii) not include development, such as buildings, accesses or car parking areas.

Figure LAT-P3.1 Precinct Map



LAT-P3.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAT-P3.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	If for conservation, rehabilitation, or protection against degradation, but must not include a building or external activity area for information, interpretation, or display of items or for any other use.
Passive Recreation	If in the Natural Values Precinct.
Permitted	
Community Meeting and Entertainment	If for a function centre associated with the restaurant in the Hawley House Precinct.
Food Services	If for a café or restaurant: (a) occupying a minor part of Hawley House or a large visitor accommodation building; (b) not in the Natural Values Precinct; and (c) not including a drive through facility.
Visitor Accommodation	If not for camping and caravan park or a hostel and not in the Natural Values Precinct.
Utilities	If for minor utilities.
Discretionary	
Community Meeting and Entertainment	If for a function centre associated with a café or restaurant in the Esplanade Precinct.
Food Services	If not listed as No Permit Required and if for a café or restaurant: (a) in the Esplanade Precinct; and (b) not including a drive through facility.
Prohibited	
All other uses	

LAT-P3.5 Use Standards

LAT-P3.5.1 Operating hours

Objective:	That non-residential use does not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions	**Performance Criteria**
A1 Commercial vehicles must only operate within the hours of 6.00am to 10.00pm.	**P1** Commercial vehicles must not cause an unreasonable loss of amenity to 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.

LAT-P3.5.2 Mechanical plant and equipment

Objective:	That the use of mechanical plant and equipment does not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions	**Performance Criteria**
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 sensitive uses.	**P1** Noise, odours, fumes or vibration generated must not cause an 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 landscaping of the site; and (d) any mitigation measures proposed.

LAT-P3.5.3 Noise levels

Objective:	That noise emissions from uses do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions	**Performance Criteria**
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	**P1** Noise levels from use on the site must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to: (a) the nature and intensity of the use; the characteristics of the noise emitted; the

when measured at the boundary of an existing sensitive use adjoining the site; or (b) be in accordance with any condition or restriction required under the *Environmental Management and Pollution Control Act 1994* to be contained in a permit, or an environmental protection notice issued by the Director, Environment Protection Authority.	separation between the noise emission and the sensitive use; the degree of screening between the noise source and adjoining sensitive uses; and (b) the character of the surrounding area.

LAT-P3.5.4 Storage of goods

Objective:	Storage of goods, materials or waste must be located or screened to minimise its impact on views into the site from any road or public place.

Acceptable Solutions	**Performance Criteria**
A1 Any area for the handling and storage of goods, materials or waste must be located behind the primary frontage of a building.	**P1** Any area for the handling and storage of goods, materials or waste must be located or screened to attenuate impact of views from a road or adjoining properties.

LAT-P3.5.5 Lighting

Objective:	Floodlighting, or other external lighting, must be located or screened to minimise its impact on nearby sensitive uses.

Acceptable Solutions	**Performance Criteria**
A1 Floodlighting or other external lighting (excluding for signage lighting) must: (a) not be permanently illuminated if within 15m of a General Residential Zone; and (b) be hooded so as to contain direct light from external sources within the boundaries of the site.	**P1** Floodlighting or other external lighting (excluding for signage lighting) must – (a) have regard to any relevant local area objectives; and (b) demonstrate that it will not cause an unreasonable loss of amenity to sensitive uses within the surrounding area.

LAT-P3.6 Development Standards for Buildings and Works

LAT-P3.6.1 Development standards for buildings and works - Esplanade Precinct

LAT-P3.6.1.1 Buildings - Esplanade Precinct

Objective:	That buildings in the Esplanade Precinct provide for: (a) a large accommodation building in the north-east of the precinct; and (b) self contained holiday accommodation in the remainder of the precinct.

Acceptable Solutions	Performance Criteria
A1.1 A building: (a) for a self contained unit for Visitor Accommodation must be located within 30m of a General Residential Zone; and (b) other than for a self contained unit for Visitor Accommodation must have a setback from a General Residential Zone of not less than 30m. **A1.2** A building: (a) greater than 200m^2 in gross floor area must be offset 30m from a General Residential Zone; and (b) other than an outbuilding or less than 200m^2 in gross floor area must be within 30m of a General Residential Zone.	**P1** The size and siting of buildings for Visitor Accommodation must: (a) provide sufficient room on the site to provide for a large accommodation complex and associated car parking; and (b) be consistent with the local area objectives.

LAT-P3.6.2 Development standards for buildings and works – Hawley House Precinct and Esplanade Precinct

LAT-P3.6.2.1 Location and configuration of development – Hawley House Precinct and Esplanade Precinct

Objective:	The location and configuration of development in the Hawley House Precinct and Esplanade Precinct is to: (a) provide for the efficient use of land; (b) provide for the avoidance or mitigation of hazards; (c) provide for buildings, service activity areas and vehicle parking to accommodate permissible uses; and (d) minimise the impact of development on adjoining residential use.

Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback: (a) from a frontage for the large accommodation building of not less than 6m; (b) from a frontage for self contained accommodation units of not less than 4.5m; and (c) from the boundary between the Hawley House and Esplanade precincts of not less than 4m.	**P1** No Performance Criterion.

A2 A door or window to a habitable room or any part of a balcony, deck, roof garden, parking space or carport of a building must be separated by not less than: (a) 6m from any door, window, balcony, deck or roof garden in another building on the same site; and (b) 10m from a side boundary.	**P2** Setbacks provide for the safe and efficient use of the site and privacy of building occupants, having regard to: (a) sightlines; (b) separation from vehicle and pedestrian paths; and (c) any means of obscuring or screening view into buildings or private open spaces.
A3 Building height must be not more than: (a) 2 storeys; and (b) 8.5m; or (c) 6.5m if within 30m of a General Residential Zone.	**P3** Building height must: (a) minimise likelihood for overshadowing of a building for a sensitive use on any adjacent site; (b) minimise the apparent scale, bulk, massing and proportion relative to any adjacent building; and (c) be not more than: (i) 10m; or (ii) 8m if within 30m of a General Residential Zone.

LAT-P3.6.2.2 Site coverage – Hawley House Precinct and Esplanade Precinct

Objective:	That site coverage in the Hawley House Precinct and Esplanade Precinct: (a) provides sufficient area for private open space and landscaping; and (b) assists with the management of stormwater runoff.

Acceptable Solutions	**Performance Criteria**
A1.1 Site coverage must be not more than 50% in both the Hawley House and Esplanade Precincts. **A1.2** Not less than 25% of the Hawley House and Esplanade Precincts must be free from impervious surface.	**P1** Site coverage must have regard to: (a) the capacity of the site to absorb stormwater runoff; (b) the size and shape of the site; (c) the existing buildings and any constraints imposed by existing development; and (d) the provision for landscaping and private open space.

LAT-P3.6.2.3 Setback from zone boundaries – Hawley House Precinct and Esplanade Precinct

Objective:	Use or development of land adjoining land in another zone in the Hawley House Precinct and Esplanade Precinct is to minimise: (a) likelihood for conflict, interference, and constraint between the use or development of land in the zone and sensitive use of land in an adjoining zone; and (b) unreasonable loss of amenity of use on land beyond the boundaries of the zone.

Acceptable Solutions	**Performance Criteria**
A1 Development (excluding subdivision) of land with a boundary to a General Residential Zone must: (a) be setback from the boundary of a General Residential Zone by not less than the 10m; (b) not include within the setback area required from a boundary to land in a General Residential Zone: (i) a building or work; (ii) vehicular or pedestrian access from a road; (iii) vehicle loading or parking area; (iv) an area for the display, handling, operation, manufacturing, processing, servicing, repair or storage of any animal, equipment, goods, plant, materials, vehicle or waste; (v) an area for the gathering of people, including for entertainment, performance, sport or for spectator facility; (vi) a sign orientated to view from land in another zone; and (c) if a building is setback from a General Residential Zone, the area between a building and a General Residential Zone must be landscaped and treated by retention, replacement, or provision of trees or plantings of native vegetation to a depth of not less than 2m.	**P1** The location of development (excluding subdivision) must: (a) minimise likelihood for conflict, constraint or interference from sensitive use on land in an adjoining zone; and (b) not cause unreasonable loss of amenity to sensitive use on land in an adjoining zone, having regard to: (i) visual impact caused by the apparent scale, bulk or proportions of a building when viewed from an adjoining property; or (ii) loss of privacy.

LAT-P3.6.2.4 Location of Car Parking – Hawley House Precinct and Esplanade Precinct

Objective:	That car parking in the Hawley House Precinct and Esplanade Precinct is located to protect visual amenity of Hawley Esplanade.

Acceptable Solutions	**Performance Criteria**
A1 Car parking areas must be located behind buildings in the Esplanade Precinct.	**P1** Car parking must be located to minimise its visibility, having regard to: (a) the Hawley Esplanade streetscape; (b) the location of the car parking; (c) vehicle and pedestrian traffic safety; (d) any measures to screen parking; and (e) any landscaping proposed.

LAT-P3.7 Development Standards for Subdivision

LAT-P3.7.1 Development standards for subdivision - Natural Values Precinct

LAT-P3.7.1.1 Subdivision – Natural Values Precinct

Objective:	To preserve existing natural values in the Natural Values Precinct.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or State authority; (b) be required for the provision of public utilities; or (c) be for the consolidation of a lot with another lot.	**P1** No Performance Criterion.

LAT-P3.7.2 Development standards for subdivision - Hawley House Precinct and Esplanade Precinct

LAT-P3.7.2.1 Lot design – Hawley House Precinct and Esplanade Precinct

Objective:	That each lot in the Hawley House Precinct and Esplanade Precinct: (a) provides a suitable development area for the intended use; (b) is provided with appropriate access to a road; and (c) makes adequate provision for connection to a water supply and for the drainage of sewage and stormwater.

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 7,000m^2; (b) be required for public use be required by the Crown, a council or State authority; (c) be required for the provision of public utilities; or (d) be for the consolidation of a lot with another lot.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be of sufficient area for the intended use or development, having regard to: (a) erection of a building if required by the intended use; (b) access to the lot; (c) use or development of adjacent land; (d) any easement or lawful entitlement for access to other land; (e) have an area of not less than 3,000m^2; and (f) consistency with the local area objectives.
A2 Each lot, or a lot proposed in a plan of subdivision, must have a separate access from a road: (a) with a width of frontage and any access strip or right of way of not less than 6m; and (b) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the lot, or a lot proposed in a plan of subdivision.	**P2** Each lot, or a lot proposed in a plan of subdivision, must have a reasonable and secure access from a road provided: (a) across a frontage; or (b) the dimensions of the frontage and any access strip or right of way is adequate for the type and volume of traffic likely to be generated by: (i) the intended use; and (ii) the existing or potential use of any other land which requires use of the access as the means of access for that land; and (c) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 has advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the lot; or (d) it must be unnecessary for the development to require access to the lot or a lot proposed in a plan of subdivision plan.
A3 Each lot, or a lot proposed in a plan of subdivision, must have a connection to a full water supply.	**P3** (a) There must be a water supply available for the lot or for each lot proposed in a plan of subdivision with an adequate level of reliability, quality and quantity to service the anticipated use of the lot or the intended use of each lot proposed in a plan of subdivision; or

	(b) it must be unnecessary to require a water supply.
A4 Each lot, or a lot proposed in a plan of subdivision, must be capable of connecting to a reticulated sewerage system.	**P4** (a) Each lot, or a lot proposed in a plan of subdivision, must drain and dispose of sewerage and liquid trade waste: (i) in accordance with any prescribed emission limits for discharge of waste water; (ii) in accordance with any limit advised by the Tasmanian Environmental Protection Authority; (iii) without likely adverse impact for the health or amenity of the land and adjacent land; (iv) without compromise to water quality objectives for surface or ground water established under the State Policy on Water Quality Management 1997; and (v) with appropriate safeguards to minimise contamination if the use or development has potential to: a. indirectly cause the contamination of surface or ground water; or b. involve an activity or process which required the use, production, conveyance or storage of significant quantities of sewerage or trade waste that may cause harm to surface or ground water if released through accident, malfunction, or spillage; or (b) it must be unnecessary to require the drainage and disposal of sewage or waste water.
A5 Each lot, or a lot proposed in a plan of subdivision, must be capable of connecting to a public stormwater system.	**P5** (a) An application involving a lot or each lot proposed in a plan of subdivision must drain and dispose of stormwater in accordance with a stormwater management plan approved by the planning authority's engineer that considers: (i) to accommodate the anticipated stormwater: a. currently entering from beyond its boundaries; and b. from the proposed development; (ii) without likelihood for concentration on adjacent land;

	(iii) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land; (iv) to manage the quantity and rate of discharge of stormwater to receiving waters; (v) to manage the quality of stormwater discharged to receiving waters; and (vi) to provide positive drainage away from any sewer pipe, on-site sewerage disposal system, or building area; or (b) it must be unnecessary to require the drainage of stormwater.
A6 Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 30m.	**P6** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage that is sufficient for the intended use or a legal connection to a road by a right of carriageway, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the functionality and useability of the frontage or access; (c) the anticipated nature of vehicles likely to access the lot; (d) the ability to manoeuvre vehicles on the lot; (e) the ability for emergency services to access the lot; (f) the pattern of development existing on established properties in the area; and is not less than 6m wide.

LAT-P3.7.2.2 Reticulation of an electricity supply to lots proposed in a plan of subdivision - Hawley House Precinct and Esplanade Precinct

Objective:	Distribution and connection of reticulated electricity supply to lots proposed in a plan of subdivision in the Hawley House Precinct and Esplanade Precinct is to be without visual intrusion on the streetscape or landscape qualities of the residential area.

Acceptable Solutions	**Performance Criteria**
A1 Electricity reticulation and site connections to a lot proposed in a plan of subdivision must be installed underground.	**P1** It must be impractical, unreasonable, or unnecessary to install electricity reticulation and

	site connections underground to a lot proposed in a plan of subdivision.

LAT-P3.8 Tables

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

LAT-P4.0 Particular Purpose Zone – Piping Lane Business Park

LAT-P4.1 Zone Purpose

The purpose of the Particular Purpose Zone – Piping Lane Business Park is:

LAT-P4.1.1 To provide for a mix of industrial and business activities that support primary industry activity.

LAT-P4.1.2 To provide for use and development that has minimal off site impacts or off site impacts that can be managed to minimize conflict with, or unreasonable loss of amenity to any other uses.

LAT-P4.1.3 To provide for use and development dependent for operational efficiency on access to the State Highway network, Devonport Airport and rail and shipping facilities.

LAT-P4.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
LAT–P4.2.1	Piping Lane Business Park	The Local Area Objectives for the Piping Lane Business Park are: (a) to provide for industrial and business activities in close proximity to regionally significant transport routes with access via Piping Lane. (b) to provide for use and development complementary to resource development. (c) to restrict commercial use, including bulky goods sales that do not support primary industry activity.

LAT-P4.3 Definition of Terms

This sub-clause is not used in this particular purpose zone.

LAT-P4.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	If for conservation, rehabilitation, or protection against degradation, but must not include a building or external activity

	area for information, interpretation, or display of items or for any other use.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for: (a) a veterinary centre; or (b) an agribusiness consultant or agricultural consultant.
Bulky Goods Sales	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) landscaping materials or trade supplies; (c) tyre sales; or (d) rural supplies.
Education and Occasional Care	If for a training facility associated with Resource Development.
Emergency Services	If a facility servicing a regional community for training, maintenance, storage, command or administration.
Equipment and Machinery Sales and Hire	
Research and Development	If associated with Resource Development or Resource Processing.
Resource Processing	If for a packaging facility.
Service Industry	If associated with Extractive Industry, Resource Development or Resource Processing.
Storage	If for: (a) a warehouse; (b) a contractors yard; (c) freezing and cooling storage; (d) grain storage; or (e) a liquid, solid or gas fuel depot.
Transport Depot and Distribution	If a freight or mail distribution centre.

Discretionary	
Business and Professional services	If not listed as Permitted.
Food Services	If: (a) not a drive through facility; and (b) not a licensed premises; and (c) servicing the local area.
Manufacturing and Processing	If for metal or wood fabrication or the processing of materials from Extractive Industry.
Research and Development	If not listed as Permitted.
Resource Processing	If not an abattoir, animal saleyard, cheese factory, fish processing, milk processing or sawmilling and not listed as Permitted.
Service Industry	If not listed as Permitted.
Sports and Recreation	If for a gymnasium.
Utilities	If for the provision of service infrastructure in the zone.
Prohibited	
All other uses	

LAT-P4.5 Use Standards

LAT-P4.5.1 Discretionary use

Objective:	That the location, scale and intensity of a use listed as discretionary: (a) is required for operational reasons; (b) does not unreasonably confine or restrain the operation of uses on adjoining properties; and (c) is appropriate for a rural location and does not compromise the function of surrounding activity centres.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as discretionary must require a rural location for operational purposes, having regard to: (a) the nature, scale and intensity of the use;

	(b) the importance of the proposed use for the local community; (c) whether the use requires close proximity to infrastructure or natural resources; and (d) whether the use requires separation from other uses to minimise impacts.
A2 No Acceptable Solution.	**P2** A use listed as discretionary must not confine or constrain existing or potential agricultural use on adjoining properties, having regard to: (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off site impacts from adjoining uses.
A3 No Acceptable Solution.	**P3** A use listed as discretionary must be appropriate for a rural location and not compromise the function of surrounding activity centres, having regard to: (a) the location of the proposed use; (b) the extent that the proposed use impacts on the function of other activity centres; (c) whether the use could reasonably be located on land zoned for business or commercial purposes; (d) the capacity of the local road network to accommodate the traffic generated by the use; and (e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.

LAT-P4.5.2 Hours of operation

Objective:	That non-residential uses do not cause an unreasonable loss of amenity to nearby sensitive uses.
Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural	**P1** Hours of operation of a use, excluding Emergency services, Natural and Cultural

Values Management, Passive Recreation or Utilities must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	Values Management, Passive Recreation or Utilities must not cause an unreasonable loss of amenity to nearby sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions, and (c) the existing levels of amenity.
A2 Commercial vehicle movements and the loading and unloading of commercial vehicles for a use, excluding Emergency Services or Utilities, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P2** Commercial vehicles and the loading and unloading of commercial vehicles for a use, excluding Emergency Services or Utilities, must not cause an unreasonable loss of amenity to 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.

LAT-P4.6 Development Standards for Buildings and Works

LAT-P4.6.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; (b) minimises overshadowing on adjoining properties; and (c) minimises impacts on visual amenity when viewed from Bass Highway, Frankford Highway, Port Sorell Road and Piping Lane.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 10m.	**P1** Building height must: (a) be required for operational purposes associated with the use of the building; (b) minimise overshadowing of adjoining properties, having regard to: (i) the height, bulk and form of the building; (ii) the nature of existing use on the adjoining properties; (iii) separation from existing use on the adjoining properties; (iv) any buffers created by natural or other features; and

	(c) minimise loss of the visual amenity of the area, having regard to: (i) the topography of the site; (ii) any existing vegetation; and (iii) visibility from Bass Highway, Piping Lane, Frankford Road and Port Sorell Road.

LAT-P4.6.2 Building setbacks

Objective:	The building setback: (a) is compatible with the character of the surrounding area; (b) maintains traffic safety on adjacent roads; and (c) minimises adverse impacts on adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a separation from Port Sorell Road and Piping Lane of 20m.	**P1** Buildings must be sited to be compatible with the character of the surrounding area and not cause unreasonable impact on Port Sorell Road and Piping Lane, having regard to: (a) the topography of the site; (b) the bulk and form of the building; (c) any existing vegetation; (d) any buffers created by natural or other features; and (e) traffic safety for the users of Port Sorell Road and Piping Lane.
A2 Buildings must have a setback from all other boundaries of: (a) not less than 5m; or (b) not less than the existing building, if the setback of an existing building is within 5m..	**P2** Buildings must be sited to provide safe vehicle access and not cause unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.

LAT-P4.6.3 Exterior building finishes and fencing

Objective:	Exterior building finishes and fencing must: (a) protect the safety of users of Piping Lane, Frankford Road and Port Sorell Road; and (b) minimise adverse impacts on adjoining properties and the visual amenity of the area.

Acceptable Solutions	**Performance Criteria**
A1 Exterior building finishes must have a light reflectance value not more than 40%.	**P1** Exterior building finishes must not cause an unreasonable loss of amenity to users of Piping Lane, Frankford Road, Port Sorell Road or adjoining properties, having regard to: (a) the appearance of the building when viewed from a road in the surrounding area; (b) any screening vegetation; and (c) the nature of exterior finishes.
A2 Fencing of boundaries with Piping Lane, Frankford Road and Port Sorell Road must be: (a) security fencing; and (b) of chain mesh type.	**P2** Fences must not cause unreasonable impact on the visual amenity of adjoining property owners and users of Port Sorell Road and Piping Lane, having regard to: (a) their height, design, location and extent; (b) the proposed materials and construction; (c) any existing vegetation; and (d) any buffers created by natural or other features.

LAT-P4.6.4 Outdoor storage areas

Objective:	Outdoor storage areas minimise adverse impacts on adjoining properties and the visual amenity of the area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas must not be visible from any road adjoining the site.	**P1** Outdoor storage areas must be located, treated or screened to not cause an unreasonable loss of visual amenity when viewed from any road adjoining the site.

LAT-P4.6.5 Lighting

Objective:	Lighting must not impact the safety of users of Piping Lane, Frankford Road and Port Sorell Road and minimise loss of amenity for adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Exterior lighting must: (a) not operate between the hours of 11.00pm and 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend outside the boundary of the zone.	**P1** Exterior lighting must not: (a) impact the safety of users of Piping Lane, Frankford Road, Port Sorell Road; or (b) cause an unreasonable loss of amenity to adjoining properties.

LAT-P4.6.6 Landscaping

Objective:	Landscaping enhances the amenity and appearance of the streetscape if buildings are setback from a road frontage.

Acceptable Solutions	**Performance Criteria**
A1 If a building is setback from a road, landscaping treatment must be provided along the frontage of the site: (a) to a depth of not less than 5.5m; or (b) not less than the frontage of an existing building if it is a lesser distance.	P1 If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to: (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) existing vegetation on the site; (e) the location, type and growth habit of the proposed vegetation; and (f) any relevant local area objectives.

LAT-P4.7 Development Standards for Subdivision

LAT-P4.7.1 Lot design

Objective:	That each site, or a lot proposed in a plan of subdivision, (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1,000m²; (b) be able to contain an area of not less than 15m x 20m clear of: (i) any applicable setback from a frontage, side or rear boundary; (ii) easements or other title restrictions that limit and restrict development; and (iii) existing buildings are consistent with any applicable setback from a frontage, side or rear boundary; or (c) be required for public use by the Crown, a council or a State authority; (d) be required for the provision of Utilities; or (e) be for the consolidation of a lot with another lot provided each lot is within the same 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 lot; (b) existing buildings and the location of intended buildings on the lot; (c) the topography of the lot; and (d) the pattern of development existing on established properties in the area.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding those for Utilities, must have a frontage of not less than 20m to: (a) a road connected to Piping Lane; or (b) a common access driveway connected to Piping Lane.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or a legal connection to Piping Lane by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principle means of access; (b) the topography of the lot; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the lot; (e) the ability for vehicles to manoeuvre vehicles on the lot; (f) the ability of emergency services to access the lot; and (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot in	**P3** 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:

accordance with the requirements of the road authority.	(a) the topography of the lot; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.

LAT-P4.7.2 Services

Objective:	That each lot or a lot proposed in a plan of subdivision has: (a) adequate provision for connection to a reticulated water supply or sewerage system if available; (b) sufficient area for the management and disposal of waste water and stormwater if a reticulated system is not available; and (c) the potential for nuisance and flooding from the overland flow of stormwater onto adjoining land is managed.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be connected to a full water supply service if the frontage is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have an on-site water storage supply adequate for the proposed use, including provision for fire fighting purposes.
A2 Each lot, or a lot proposed in a plan of subdivision, must have a connection to a reticulated sewerage system.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site waste water management system adequate for the intended use and development of the land, which minimises environmental impacts.
A3 Development is consistent with a Stormwater Management Plan prepared by a suitably qualified person and approved by the planning authority.	**P3** The planning authority is satisfied that the potential for nuisance and flooding from overland flows of stormwater onto adjoining land can be mitigated, having regard to:

	(a) the passage of water through the catchment via dams and drainage channels; (b) the topography of the lot; (c) soil conditions; (d) any existing buildings on the lot; (e) any area of the lot covered by impervious surfaces; (f) any watercourse on the land; and (g) a report from a suitably qualified expert.

LAT-P4.8 Tables

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

LAT-S1.0 Bellfield Industrial Specific Area Plan

LAT-S1.1 Plan Purpose

The purpose of the Bellfield Industrial Specific Area Plan is:

LAT-S1.1.1 To recognise existence of an area previously developed for industrial purposes but which is inconsistent with the Latrobe industrial land strategy

LAT-S1.1.2 To constrain opportunity for industrial use to activity that is dependent for operational efficiency on access to the State highway network and proximity to the Devonport airport and to rail and shipping facilities;

LAT-S1.1.3 To require a site is only to be accessed from Frankford Main Road and from an existing constructed access; and

LAT-S1.1.4 To require use and development on land to which the Bellfield Industrial Specific Area Plan applies is without adverse visual impact to view from the State road network or adjacent land.

LAT-S1.2 Application of this Plan

LAT-S1.2.1 The specific area plan applies to the area of land designated as Bellfield Industrial Specific Area Plan on the overlay maps and in Figure LAT-S1.1.

LAT-S1.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to, the provisions of the Rural Zone, as specified in the relevant provision.

Figure LAT-S1.1 Bellfield Industrial precincts



LAT-S1.3 Local Area Objectives

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

LAT-S1.4 Definition of Terms

LAT-S1.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	**Definition**
Precinct A	means the area shown in Figure LAT-S1.1 as 'A'.
Precinct B	means the area shown in Figure LAT-S1.1 as 'B'.
Precinct C	means the area shown in Figure LAT-S1.1 as 'C'.

LAT-S1.5 Use Table

This clause is in substitution for Rural Zone – Clause 20.2 Use Table

Use Class	**Qualification**
No Permit Required	
No Uses	
Permitted	
Equipment and Machinery Sales And Hire	If in Precinct A or Precinct B.
Manufacturing and Processing	
Research and Development	If in Precinct C.
Service Industry	If in Precinct A.
Storage	If in (a) Precinct A; (b) Precinct B and not a warehouse; or (c) Precinct C.
Transport Depot and Distribution	
Utilities	If for minor utilities.

Discretionary	
Bulky Goods Sales	If: (a) in Precinct B or Precinct C; and (b) for wholesale of building materials, construction aggregates, or garden and landscape materials.
Service Industry	If: (a) not listed as Permitted; and (b) in Precinct B.
Storage	If: (a) not listed as Permitted; and (b) in Precinct B.
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

LAT-S1.6 Use Standards

LAT-S1.6.1 Discretionary use

This clause is in substitution for Rural Zone – clause 20.3.1 Discretionary Use A2 and P2

Objective:	Each use of land within the Bellfield Industrial Specific Area Plan is to be without competition, displacement, conflict or interference from other use within the Rural Zone.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must: (a) be consistent with purpose of the Bellfield Industrial Specific Area Plan; and (b) minimise competition, displacement, conflict or interference with other use within the Rural Zone, having regard to: (i) nature, scale, and intensity of the use; (ii) operational characteristics; (iii) likely impact of traffic composition, volume, and frequency on operation and safety of the road network; and

	(iv) measures to minimise likely adverse impact on existing and potential: a. manufacturing, processing, service, storage, and transport activities on land within the boundaries of the Bellfield Industrial Specific Area Plan; and b. use of land beyond the boundaries of the Bellfield Industrial Specific Area Plan.

LAT-S1.7 Development Standards for Buildings and Works

LAT-S1.7.1 Location and configuration of development

This clause is in substitution for Rural Zone – clause 20.4.1 Building height, clause 20.4.2 Setbacks A1 and P1

Objective:	Development is to have minimal visual impact when viewed from the road network on land beyond the boundaries of land to which the Bellfield Industrial Specific Area Plan applies.

Acceptable Solutions	**Performance Criteria**
A1 The wall of a building must have a setback: (a) from Port Sorell Road of 30m; (b) from Frankford Road of 30m; (c) from any other road of 10m; (d) from the boundary of land to which the Bellfield Industrial Specific Area Plan does not apply of 10m; and (e) from the boundary of other land to which the Bellfield Industrial Specific Area plan applies of 5m.	**P1** Buildings must be sited to: (a) be consistent with prevailing frontage setbacks for any existing and approved building or external activity area on the site or on adjacent land; (b) provide separation between the road and the building sufficient to buffer or screen the site to view from a road; and (c) include measures to screen and attenuate visual impact of the site to view from a road and from land outside the boundaries of the land to which the Bellfield Industrial Specific Area Plan applies.
A2 Building height must be not more than 12m.	**P2** Building height must: (a) have regard to the relationship between appearance and design characteristics of the buildings and any buildings on adjacent land; and (b) not adversely impact the skyline or landscape character of the area.
A3 Site coverage must be not more than 50%.	**P3** No Performance Criterion.

A4 Electricity reticulation and site connections must be installed underground.	**P4** It must be impractical, unreasonable, or unnecessary to install electricity reticulation and site connections underground.
A5 External materials other than natural stone, earth, timber or glass must be finished in 1 or more of the following colours as defined in *Australian Standard AS 2700 – 1996, Colour Standards for General Purposes:* (a) B53 Dark Blue Grey; (b) G63 Deep Bronze Green; (c) N65 Graphite Grey; (d) N52 Mid Grey; (e) N54 Basalt; (f) Y61 Black Olive; (g) G15 Rain Forest Green; or (h) N64 Dark Grey.	**P5** External colours must complement the surrounding environment.

LAT-S1.7.2 Boundary fences

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works

Objective:	Development includes fencing to: (a) provide for the security of activity on land to which the Bellfield Industrial Specific Area Plan applies; and (b) minimise visual prominence if exposed to likely view from a road.

Acceptable Solutions	**Performance Criteria**
A1 Boundary fencing, other than within 4.5m of a frontage, must: (a) be of wire mesh or tubular metal picket construction; (b) be not more than 2m high; and (c) be not more than 1m high if within 5m of the Frankford Road frontage.	**P1** Boundary fences, other than within 4.5m of a frontage, must be of a height, appearance, and material: (a) reasonably required for the security and privacy of the site; and (b) unlikely to cause loss of the visual amenity of the locality.

LAT-S1.7.3 Lighting

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works

Objective:	External lighting is not to cause loss of amenity to road users, the Devonport airport, or of a use on adjacent land.

Acceptable Solutions	Performance Criteria
A1 External lighting must be hooded and directed so as not to cause: (a) overspill onto an adjacent land or onto Port Sorell Road or Frankford Road; and (b) interference to air safety at Devonport Airport.	**P1** No Performance Criterion.

LAT-S1.8 Development Standards for Subdivision

LAT-S1.8.1 Lot design

This clause is in substitution for Rural Zone – clause 20.5.1 Lot design

Objective:	The minimum properties of each lot, or a lot proposed in a plan of subdivision are to: (a) provide a suitable development area for the intended use; and (b) provide access from a road.

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must have an area of not less than 5,000m^2.	**P1** No Performance Criterion.
A2 There must be no new access onto Frankford Road.	**P2** No Performance Criterion.
A3.1 Each lot, or a lot proposed in a plan of subdivision, must: (a) provide a landscape buffer area with a width of not less than 7.5m along a frontage; and (b) provide a landscape buffer area with a width of not less than 10m along any boundary to land to which the Bellfield Industrial Specific Area Plan does not apply. **A3.2** The landscape buffer area must be landscaped and treated to assist screening of development to view from a road or from land to which the	**P3** No Performance Criterion.

Bellfield Industrial Specific Area Plan does not apply by retention, replacement, or provision of trees or plantings of a type consistent with the established vegetation character of adjacent land.	

LAT-S1.9 Tables

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

LAT S2.0 Port Sorell and Environs Specific Area Plan

LAT-S2.1 Plan Purpose

The purpose of the Port Sorell and Environs Specific Area Plan is:

LAT-S2.1.1 To require development is in accordance with the guiding principles for sites within the Area as identified in the *Port Sorell and Environs Strategic Plan 2008*;

LAT-S2.1.2 To require protection of the area's natural resources and values and the agricultural land that surrounds it;

LAT-S2.1.3 To require new roads connect to existing roads to provide effective and convenient linkages between sites for vehicles, pedestrians and cyclists; and

LAT-S2.1.4 To provide a safe and attractive road network.

LAT-S2.2 Application of this Plan

LAT-S2.2.1 The specific area plan applies to the area of land designated as Port Sorell and Environs Specific Area Plan on the overlay maps.

LAT-S2.2.2 Precinct A applies to the area of land designated on the overlay maps as LAT-S2.3.1.1.

LAT-S2.2.3 Precinct B applies to the area of land designated on the overlay maps as LAT-S2.3.1.2.

LAT-S2.2.4 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:

(a) Rural Living Zone, and

(b) General Residential Zone,

as specified in the relevant provision.

LAT-S2.3 Local Area Objectives

LAT-S2.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives
LAT-S2.3.1.1	Precinct A, shown on an overlay map as LAT-S2.3.1.1	The Local Area Objectives for Precinct A are: (a) to reduce the potential for constraint or interference to agricultural use on adjacent agricultural land; (b) to enhance and protect the water quality in the Panatana Rivulet; (c) to protect the integrity of the Port Sorell Conservation Area; (d) to provide a safe road network; and (e) to protect wildlife habitat.

LAT-S2.3.1.2	Precinct B, shown on an overlay map as LAT-S2.3.1.2	The Local Area Objectives for Precinct B are: (a) to require new roads connect to existing roads to provide effective and convenient linkages between sites for vehicles, pedestrians and cyclists; and (b) to require stormwater retention to enable the controlled dispersal of stormwater discharge into the Rubicon Estuary.

LAT-S2.4 Definition of Terms

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

LAT-S2.5 Use Table

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

LAT-S2.6 Use Standards

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

LAT-S2.7 Development Standards for Buildings and Works

LAT-S2.7.1 Development Standards for Buildings and Works - Precinct A

LAT-S2.7.1.1 Vegetation corridors and buffers – Precinct A

This clause is in addition to Rural Living Zone clause 11.4 Development Standards for Buildings and Works

Objective:	Vegetation corridors and buffers in Precinct A are provided to: (a) minimise likelihood for constraint or interference to agricultural use on adjacent land; (b) assist integrity of the Port Sorell Conservation Area; (c) enhance and protect water quality in Panatana Rivulet; and (d) provide habitat corridors for native wildlife.

Acceptable Solutions	**Performance Criteria**
A1 There must be vegetation corridors on land described on folios of the Register 109132/1, 163587/1 and 163487/2 of mixed native woodland, grassland and wetland with a mature canopy height of not less than 2m.	**P1** No Performance Criterion.

A2 A dense vegetation buffer of not less than 50m width and mature canopy height of not less than 2m must be established on land described in folio of the Register 162415/40 along the entire southern boundary and that portion of the western boundary that adjoins land within a Rural Zone.	**P2** No Performance Criterion.
A3 A buffer of dense native vegetation, with a width of not less than 30m and a mature height of not less than 2m must be established along the shared boundary of folio of the Register 162415/40 with the Port Sorell Conservation Area.	**P3** No Performance Criterion.
A4 A landscape management plan must demonstrate: (a) number and species of plants to be used; (b) density of the plantings; and (c) arrangements for establishing and maintaining vegetation corridors and buffers.	**P4** Established or approved vegetation must: (a) provide a buffer between residential use and the use of adjacent land for agriculture; (b) be consistent with the Port Sorell Conservation Area; (c) protect water quality in Panatana Rivulet; and (d) provide habitat for wildlife.

LAT-S2.7.1.2 Fencing – Precinct A

This clause is in addition to Rural Living Zone - clause 11.4 Development Standards for Buildings and Works

Objective:	Fences on site boundaries in Precinct A: (a) assist to protect native vegetation and wildlife; and (b) have minimal visual impact.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** The height of a fence must be necessary for management of domestic animals or exclusion of native fauna from cultivated areas.
A2 A fence must: (a) be constructed of wire, timber, brick or stone; and (b) provide not less than 50% transparency.	**P2** A fence must have minimal impact on the rural character of the area.

A3 The boundary of a vegetated habitat corridor in accordance with Figure LAT-S2.1 must be fenced with a continuous dog-proof fence.	**P3** No Performance Criterion.
A4 Boundary fences on land within the vegetated wildlife corridor shown on Figure LAT-S2.1 must not obstruct the movement of wildlife.	**P4** No Performance Criterion.

LAT-S2.8 Development Standards for Subdivision

LAT-S2.8.1 Port Sorell and environs road connectivity plan

This clause is in addition to General Residential Zone clause 8.6.2 Roads and Rural Living Zone clause 11.5.2 Roads

Objective:	To achieve connected road linkages within and between the Port Sorell settlement area and the adjacent land.

Acceptable Solutions	**Performance Criteria**
A1 Subdivision must accommodate the road network identified in red and orange on the Port Sorell and Environs Street Connectivity Plan shown in Figure LAT-S2.3.	**P1** No Performance Criterion.

LAT-S2.8.2 Port Sorell and environs road cross-section designs

This clause is in addition to General Residential Zone clause 8.6.2 Roads and Rural Living Zone clause 11.5.2 Roads

Objective:	To achieve consistent outcomes for new road construction in Port Sorell.

Acceptable Solutions	**Performance Criteria**
A1 A new road in Port Sorell, Shearwater and Hawley Beach must be constructed substantially in accordance with the relevant design as shown on the Port Sorell and Environs Street Cross-section designs in Figures LAT-S2.4(a) to (g).	**P1** No Performance Criterion.

LAT-S2.8.3 Development Standards for Subdivision - Precinct A

LAT-S2.8.3.1 Subdivision – Precinct A

This clause is in addition to Rural Living Zone - clause 11.5.1 Lot design

Objective:	In Precinct A:

	(a) provide road networks that effectively connect existing and potential sites; (b) create pedestrian and cycle linkages that connect residential development with sites for community purposes; and (c) minimise likelihood for constraint or interference for agricultural use on adjacent land

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be in accordance with a master plan indicating how the development is to integrate with development on the balance of land within the locality.	**P1** No Performance Criterion.
A2 The southern boundary of folio of the Register 162415/40 must be contained within a single lot.	**P2** No Performance Criterion.

LAT-S2.8.3.2 Road network – Precinct A

This clause is in addition to Rural Living Zone - clause 11.5.2 Roads

Objective:	Road networks in Precinct A facilitate the safe movement of vehicles, cyclists and pedestrians.

Acceptable Solutions	**Performance Criteria**
A1 There must be no additional access onto Mill Dam Road.	**P1** Access to Mill Dam Road must only occur if it is not practical or safe to create access onto an internal road.
A2 There must be no additional access onto Parkers Ford Road.	**P2** Access to Parkers Ford Road must only occur if it is not practical or safe to create access onto an internal road.
A3 There must be no additional access onto Manouka Drive.	**P3** Access to Manouka Drive must only occur if it is not practical or safe to create access onto an internal road.

LAT-S2.8.3.3 Vegetation corridors and buffers - Precinct A

This clause is in addition to Rural Living Zone - clause 11.5 Development Standards for Subdivision

Objective:	Vegetation corridors and buffers in Precinct A are provided to: (a) minimise likelihood for constraint or interference to agricultural use on adjacent land;

	(b) assist integrity of the Port Sorell Conservation Area; (c) enhance and protect water quality in Panatana Rivulet; and (d) provide habitat corridors for native wildlife.

Acceptable Solutions	**Performance Criteria**
A1 A plan of subdivision for land described on folio of the Register 109132/1 must include continuous, vegetated habitat corridors provided in accordance with Figure LAT-S2.1 and clear of any building area, development, road or access.	**P1** No Performance Criterion.
A2 A plan of subdivision for land described on folios of the Register 163487/1 and 163487/2 must include continuous, vegetated habitat corridors provided in accordance with Figure LAT-S2.2 and clear of any building area, development, road or access.	**P2** No Performance Criterion.
A3 A plan of subdivision for land described on folio of the Register 210704/1 must include a continuous, vegetated habitat corridor provided in accordance with LAT-S2.1 and clear of any building area, development, road or access.	**P3** No Performance Criterion.
A4 A landscape management plan must demonstrate: (a) number and species of plants to be used; (b) density of the plantings; and (c) arrangements for establishing and maintaining vegetation corridors and buffers.	**P4** Established or approved vegetation must: (a) provide a buffer between residential use and the use of adjacent land for agricultural; (b) be consistent with the Port Sorell Conservation Area; (c) protect water quality in Panatana Rivulet; and (d) provide habitat for wildlife.

LAT-S2.8.4 Development standards for subdivision – Precinct B

LAT-S2.8.4.1 Subdivision - Precinct B

This clause is in substitution to General Residential Zone – clause 8.6 Development Standards for Subdivision.

Objective:	Development for suburban residential use in Precinct B: (a) provide a road network that effectively connects residential sites

	(b) create pedestrian and cycle linkages that connect residential development with sites for community purposes; and (c) manage peak stormwater flows to minimise overloading of the stormwater system.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be in accordance with a master plan indicating how the development is to integrate with development on the balance of land within the locality.	**P1** A plan of subdivision must: (a) provide an integrated and holistic approach to subdivision and subsequent development of all land with development potential; and (b) provide safe and convenient vehicular, pedestrian and cycling access to adjoining residential and open space areas.
A2 No Acceptable Solution.	**P2** Subdivision must be staged and sequenced in accordance with the *Stormwater System Management Plan*.
A3 No Acceptable Solution.	**P3** The layout of lots and building areas on each lot, or a lot proposed in a plan of subdivision must be consistent with the *Stormwater System Management Plan.*

LAT-S2.8.4.2 Road Network – Precinct B

This clause is in substitution to General Residential Zone Clause 8.6.2 Roads

Objective:	The road layout in Precinct B must provide for connections to developed land and land with development potential.

Acceptable Solutions	**Performance Criteria**
A1 The road network is designed to provide linkages into adjoining properties and facilitates the safe passage of cars, pedestrians and cyclist.	**P1** No Performance Criterion.

LAT-S2.9 Tables

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

Figure LAT-S2.1



Figure LAT-S2.2

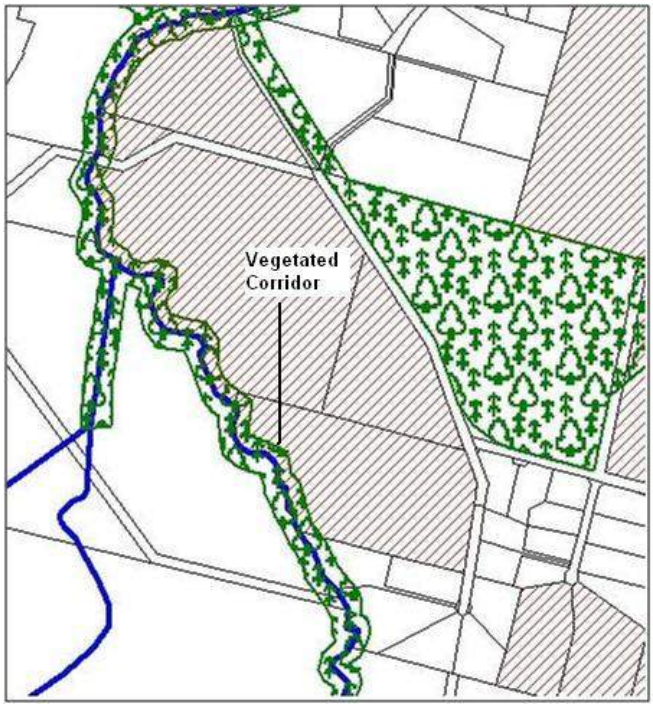


Figure LAT-S2.3 Port Sorell and Environs Street Connectivity Plan

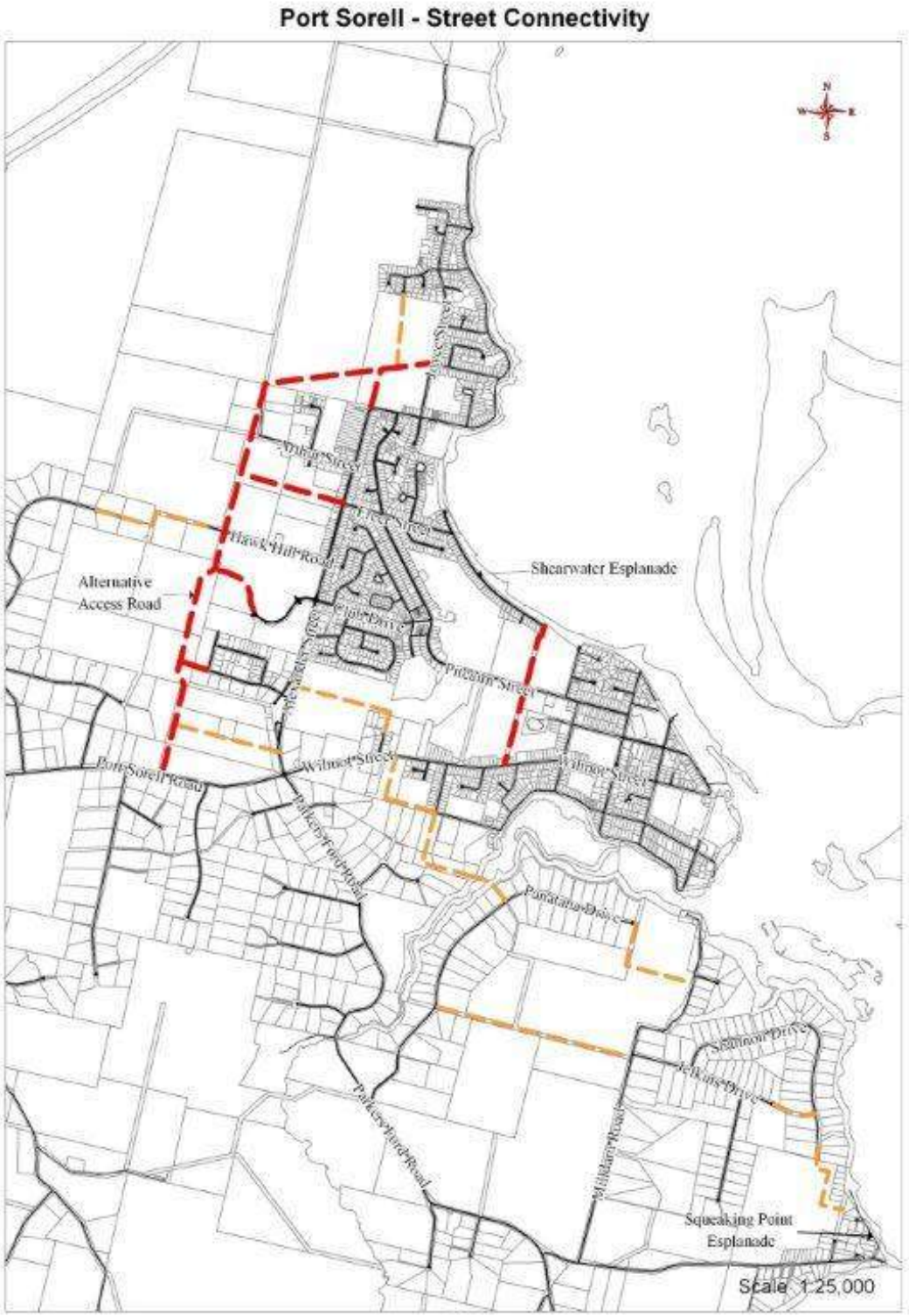


Figure LAT-S2.4(a) Port Sorell and Environs Street Cross-section designs - Alternative access route

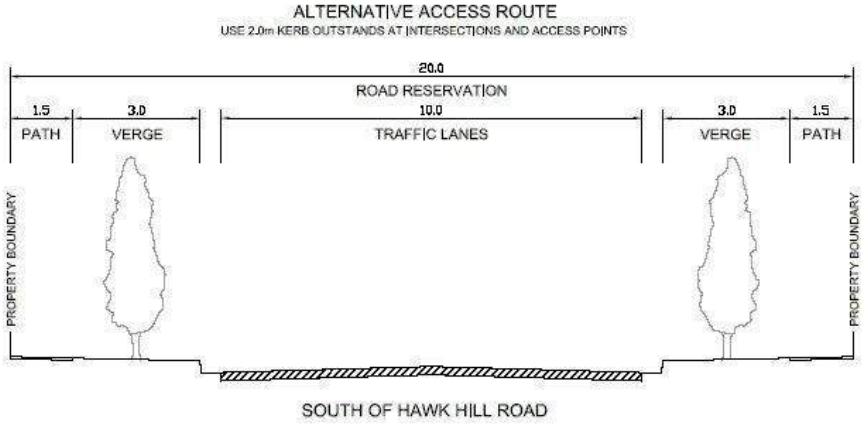


Figure LAT-S2.4(b) Port Sorell and Environs Street Cross-section designs - North of Hawk Hill Road

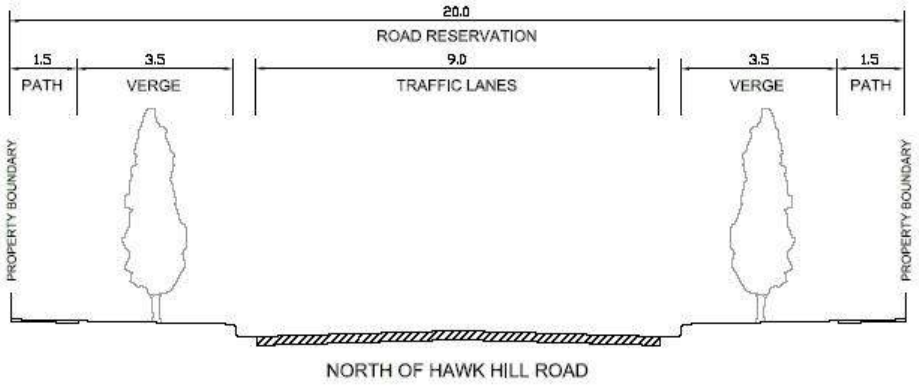


Figure LAT-S2.4(c) Port Sorell and Environs Street Cross-section designs -Alexander Street, South of Hawk Hill Road

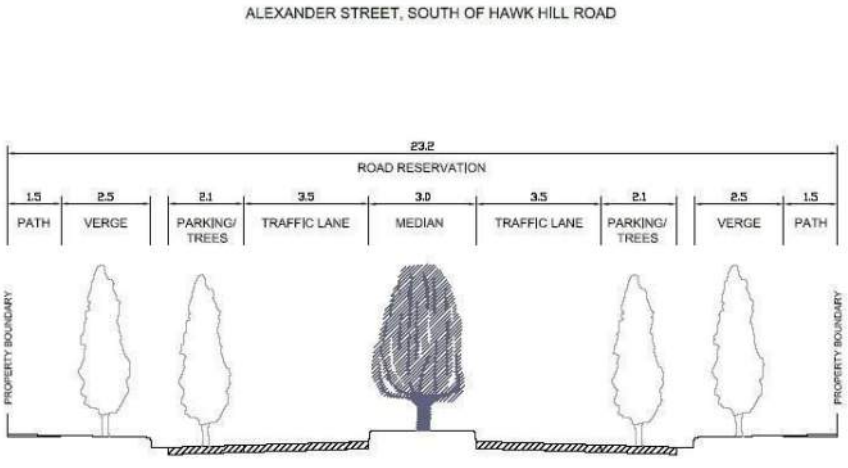


Figure LAT-S2.4(d) Port Sorell and Environs Street Cross-section designs -Park Edge Street

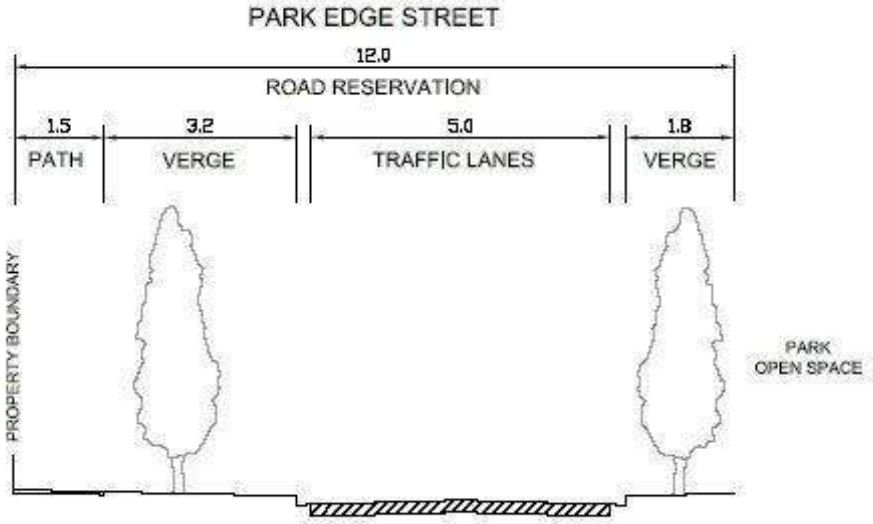


Figure LAT-S2.4(e) Port Sorell and Environs Street Cross-section designs - Bush Edge Street

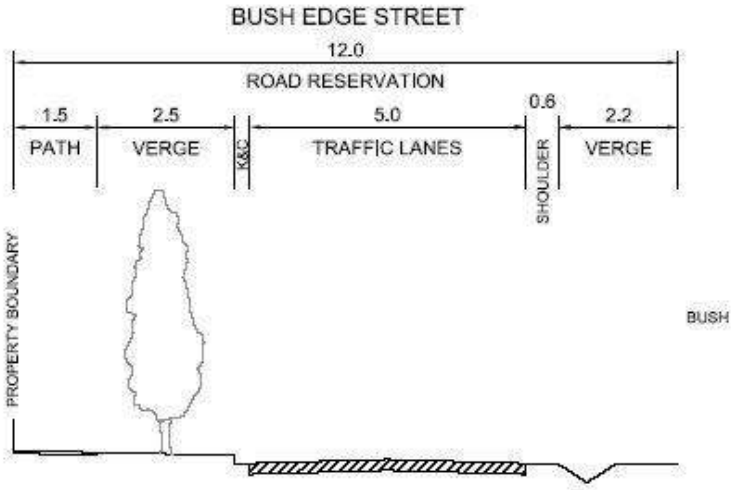


Figure LAT-S2.4(f) Port Sorell and Environs Street Cross-section designs - Laneway

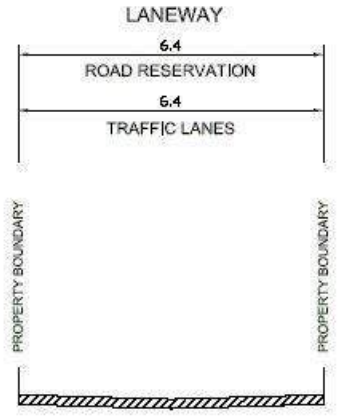
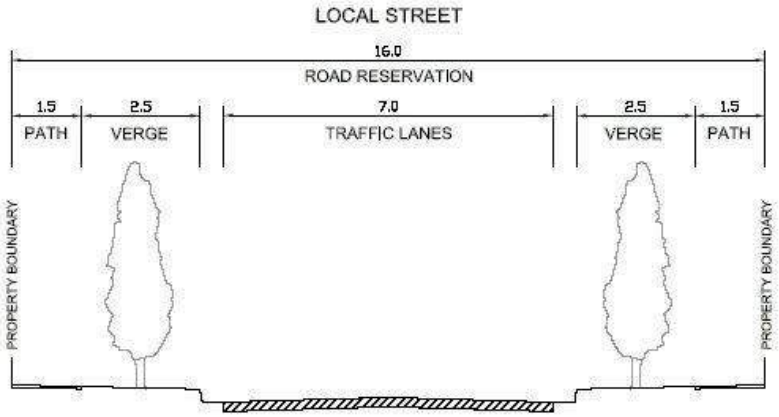


Figure LAT-S2.4(g) Port Sorell and Environs Street Cross-section designs – Local street



LAT-S3.0 Tarleton Specific Area Plan

LAT-S3.1 Plan Purpose

The purpose of the Tarleton Specific Area Plan is:

LAT-S3.1.1 To provide for the orderly use and development of land within the Tarleton area.

LAT-S3.1.2 To provide a safe road network.

LAT-S3.1.3 To improve street connectivity and emergency access.

LAT-S3.2 Application of this Plan

LAT-S3.2.1 The specific area plan applies to the area of land designated as Tarleton Specific Area Plan on the overlay maps.

LAT-S3.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of:

(a) Rural Zone

(b) Agriculture Zone,

as specified in the relevant provision.

LAT-S3.3 Local Area Objectives

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

LAT-S3.4 Definition of Terms

LAT-S3.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	**Definition**
future road connections	means the area of land intended to provide a future road corridor and shown on an overlay map and in Figure LAT-S3.1.

LAT-S3.5 Use Table

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

LAT-S3.6 Use Standards

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

LAT-S3.7 Development Standards for Buildings and Works

LAT-S3.7.1 Siting of buildings and works

This clause is in addition to Rural Zone Clause 20.4 Development Standards for Buildings and Works and Agriculture Zone Clause 21.4 Development Standards for Buildings and Works

Objective:	That building and works do not prejudice the potential to achieve desired accesses and street linkages.

Acceptable Solutions	**Performance Criteria**
A1 Buildings and works must be: (a) for an addition to an existing dwelling, a secondary residence or a home-based business; and (b) located to facilitate the future road connections identified in the Tarleton Road Connectivity Plan in Figure LAT-S3. 1.	**P1** Buildings and works must be located so as not to compromise future accesses and road connections, having regard to (a) Figure LAT-S3. 1; (b) the topography of the site; (c) any existing access arrangements; (d) location of services; (e) if the buildings and works are of a temporary nature able to be readily removed prior to the development of land for road purposes; and (f) the purpose, location and extent of any buildings and works.

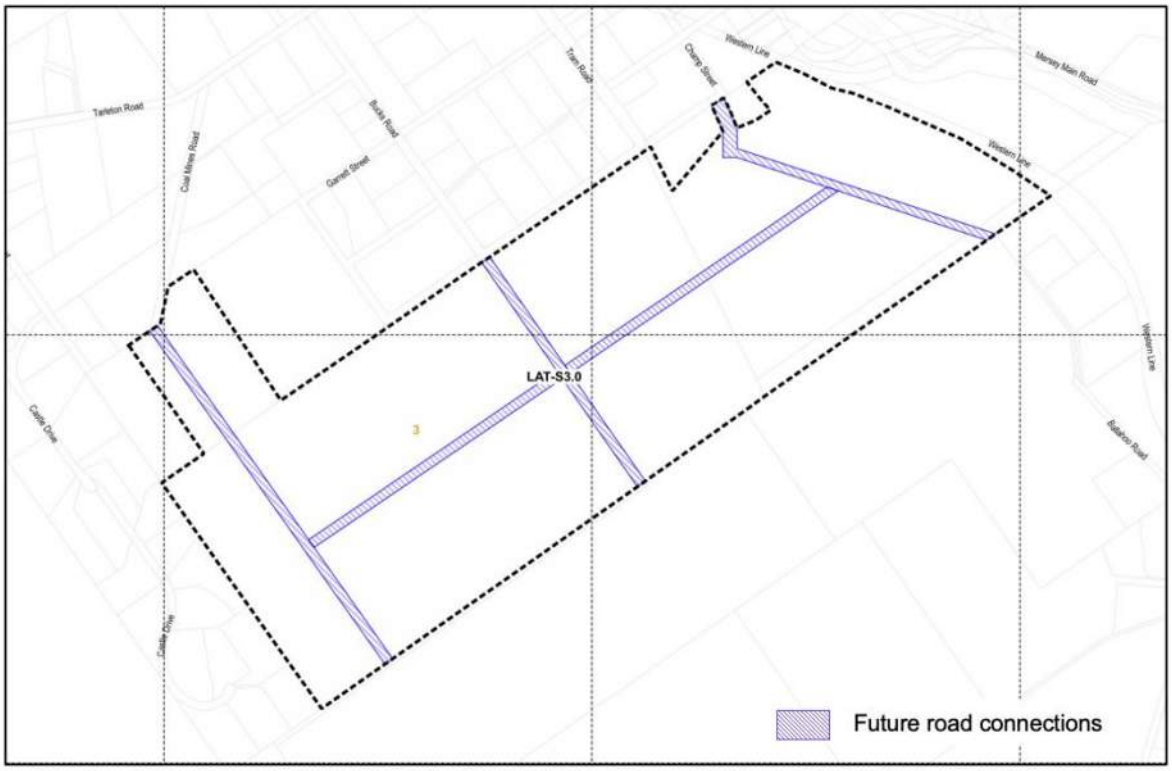
LAT-S3.8 Development Standards for Subdivision

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

LAT-S3.9 Tables

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

Figure LAT-S3.1 – Tarleton Road Connectivity Plan



LAT-S4.0 Merseylink Specific Area Plan

LAT-S4.1 Plan Purpose

The purpose of the Merseylink Specific Area Plan is:

LAT-S3.1.1 To recognise the existence of an area previously developed as a bus depot but which is inconsistent with the underlying zone provisions.

LAT-S3.1.2 To allow for the operation of the Transport Depot and Distribution Use Class within the area to which the Merseylink Specific Area Plan applies.

LAT-S4.2 Application of this Plan

LAT-S4.2.1 The specific area plan applies to the area of land designated as Merseylink Specific Area Plan on the overlay maps.

LAT-S4.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of the Agriculture Zone, as specified in the relevant provision.

LAT-S4.3 Local Area Objectives

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

LAT-S4.4 Definition of Terms

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

LAT-S4.5 Use Table

This clause is in substitution for Rural Zone – Clause 20.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	
Transport Depot and Distribution	If for a bus depot.
Utilities	If for minor utilities.

Permitted	
Business and Professional Services	If for: (a) a veterinary centre; or (b) an agribusiness consultant or agricultural consultant.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	If associated with Resource Development or Resource Processing.
Emergency Services	
Extractive Industry	
Food Services	If associated with Resource Development or Resource Processing.
General Retail and Hire	If associated with Resource Development or Resource Processing.
Manufacturing and Processing	If associated with Resource Development or Resource Processing.
Pleasure Boat Facility	If for a boat ramp.
Research and Development	If associated with Resource Development or Resource Processing.
Residential	If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
Resource Processing	
Storage	If for: (a) a contractors yard; (b) freezing and cooling storage; (c) grain storage; (d) a liquid, solid or gas fuel depot; or (e) a woodyard.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	If for guests accommodated within an existing building.

Discretionary	
Bulky Goods Sales	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscaping materials supplier; (c) a timber yard; or (d) rural supplies.
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	
Crematoria and Cemeteries	
Custodial Facility	
Educational and Occasional Care	If not listed as Permitted.
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Manufacturing and Processing	If not listed as Permitted.
Motor Racing Facility	
Pleasure Boat Facility	If not listed as Permitted.
Recycling and Waste Disposal	
Research and Development	If not listed as Permitted.
Residential	If for a single dwelling and not restricted by an existing agreement under section 71 of the Act.
Service Industry	If associated with Extractive Industry, Resource Development or Resource Processing.
Sports and Recreation	
Storage	If not listed as Permitted.

Tourist Operation	
Transport Depot and Distribution	If not No Permit Required.
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

LAT-S4.6 Use Standards

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

LAT-S4.7 Development Standards for Buildings and Works

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

LAT-S4.8 Development Standards for Subdivision

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

LAT-S4.9 Tables

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

LAT-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
LAT-11.1	75 East Glen, Port Sorell	16202/27	An additional Discretionary Use Class for this site is: Research and Development with the qualification "If for horticultural purposes."	Rural Living Zone – clause 11.2 Use Table

LAT-Code Lists

LAT-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

LAT-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
LAT-C6.1.1	Not applicable	Latrobe	91-93 Gilbert Street	Not applicable	229058/1	**Description** Old railway house
LAT-C6.1.2	3681	Latrobe	7 Hamilton Street	Not applicable	103073/1	Former Uniting Church
LAT-C6.1.3	Not applicable	Latrobe	5 Hampden Street	Not applicable	139275/2	Cottage
LAT-C6.1.4	Not applicable	Latrobe	Railton Road	Dolly Dalrymple Memorial	13368/1	Memorial obelisk
LAT-C6.1.5	Not applicable	Thirlstane	94 Parsons Road	Thirlstane House	136200/1	Farm House
LAT-C6.1.6	Not applicable	Northdown	310 Wrights Lane	Woodcote House	116458/1	Farm House
LAT-C6.1.7	Not applicable	Northdown	36 Northdown Lane	Not applicable	23/9837	Grave site (Thomas Family)
LAT-C6.1.8	Not applicable	Northdown	1062 Port Sorell Road	Oulton	144681/1	Farm House

LAT-C6.1.9	Not applicable	Sassafras	90 Churchills Road	Roche Vale	131093/1	Farm House
LAT-C6.1.10	Not applicable	Sassafras	35 Skelbrook Lane	Skelbrook	124818/1	Farm House
LAT-C6.1.11	Not applicable	Sassafras	160 Skelbrook Lane	Skelbrook Vale	167708/1	Farm House
LAT-C6.1.12	Not applicable	Sassafras	8108 Bass Highway	Robin Hood	112396/1	Farm House

LAT-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
C6.2.1	Latrobe	Latrobe Conservation Area	The Latrobe Conservation Area applies for that part of Latrobe centred on Gilbert Streeet where there is a high proportion of intact commercial, community and residential buildings for the early periods of the settlement during which the township had an important role in the development of north west Tasmania.

LAT-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule.			

LAT-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
This table is not used in this Local Provisions Schedule.				

LAT-Table C6.5 Significant Trees

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees

This table is not used in this Local Provisions Schedule.							

LAT-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
C8.1.1	Point Sorell Landscape Value Area	Above 20m contour	A topographical feature within an open agricultural landscape that is prominent when viewed from Hawley Beach and Rubicon Estuary.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.2	She-oak Knob (North) Landscape Value Area	Above 20m contour	A prominent topographical feature covered by native vegetation that is visible from public places.	(a) To locate buildings to avoid projection above the skyline. (b) To minimise the visual contrast between buildings and works and the natural bushland.
C8.1.3	She-oak Knob (South) Landscape Value Area	Above 55m contour	A prominent topographical feature covered by native vegetation that is visible from public places.	(a) To locate buildings to avoid projection above the skyline. (b) To minimise the visual contrast between buildings and works and the natural bushland.
C8.1.4	Hawk Trap Hill Landscape Value Area	Above 70m contour	The vegetated skyline and integration of existing development into the bushland slopes of Hawk Trap Hill provides a scenic backdrop to Hawley Beach and Shearwater.	(a) To locate buildings and works to minimise impact on skylines. (b) To minimise the visual contrast between buildings and works and the natural bushland.
C8.1.5	Browns Lookout Landscape Value Area	Above 30m contour	A prominent topographical feature covered by native vegetation that is visible from public roads and places.	(a) To locate buildings to avoid projection above the skyline. (b) To minimise the visual contrast between buildings and works and the natural bushland.
C8.1.6	Hill north of Bakers Lane Landscape Value Area	Above 130m contour	A topographical feature within an open agricultural landscape that is prominent when viewed from public	(a) To locate buildings to avoid projection above the skyline.

			roads and the surrounding area.	(b) To locate works in a manner that minimises impact on skylines.
C8.1.7	Bandicoot Hill Landscape Value Area	Above 100m contour	A topographical feature, partially covered by native vegetation, that is prominent when viewed from public roads and the surrounding area.	(a) To locate buildings and works to minimise impacts on the skyline.
C8.1.8	Handsome Sugarloaf Landscape Value Area	Above 60m contour excluding areas more than 80m south of the summit.	A prominent topographical feature that is visible from public places; partially covered by native vegetation.	(a) To locate works in a manner that minimises impact on skylines. (b) To minimise the visual contrast between buildings and works and areas of native vegetation.
C8.1.9	Rounded Hill (North of Northdown Church) Landscape Value Area	Above 120m contour	A topographical feature within an open agricultural landscape that is prominent when viewed from public roads.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.10	APPM Reservoir Hill Landscape Value Area	Above 90m contour	A prominent topographical feature in an open agricultural landscape with vegetation along the ridgeline that mitigates the visual impact of infrastructure when viewed from public roads and the surrounding area.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines. (c) To minimise the impact of works on the vegetated ridgeline.
C8.1.11	Rounded Hill (East of Wesley Vale) Landscape Value Area	Above 100m contour	A topographical feature in an open agricultural landscape that is prominent when viewed from public roads and the surrounding area; partially vegetated on the skyline with rows of native and exotic trees.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.12	Rounded Hill (West of Wrights Lane) Landscape Value Area	Above 110m contour	A topographical feature in an open agricultural landscape, partially covered by	(a) To locate buildings to avoid projection above the skyline.

			vegetation, that is prominent when viewed from public roads and the surrounding area.	(b) To locate works in a manner that minimises impact on skylines.
C8.1.13	Northdown Ridge Landscape Value Area	Above 140m contour	A topographical feature in an open agricultural landscape that is prominent when viewed from public roads and the surrounding area; partially vegetated on the skyline.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.14	Gwins Sugarloaf Landscape Value Area	Above 50m contour	A topographical feature in an open agricultural landscape, partially covered by vegetation, that is prominent when viewed from public roads and the surrounding area.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.15	Ormseby Hill Landscape Value Area	Above 120m contour	A topographical feature in an open agricultural landscape containing a traditional farm homestead with exotic vegetation that integrates buildings into the landscape.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.16	Landscape Value Area	Above 100m contour Oppenheim between Westford and Estford Creek.	A topographical feature within an open agricultural landscape that is prominent when viewed from public roads.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.17	Elwood Hill Landscape Value Area	Above 120m contour	A topographical feature within an open agricultural landscape that is prominent when viewed from public roads.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.18	Rockliffs Hill Landscape Value Area	Above 160m contour	A topographical feature in an open agricultural landscape that is prominent when viewed from public roads and the surrounding area;	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.

			partially vegetated on the skyline.	
C8.1.19	Rubicon Hills Landscape Value Area	Above 170m contour	A prominent topographical feature covered by native vegetation that is visible from public roads and places.	(a) To locate buildings to avoid projection above the skyline. (b) To minimise the visual contrast between buildings and works and the natural bushland.
C8.1.20	Drys Sugarloaf Landscape Value Area	Above 310m contour	A prominent topographical feature covered by native vegetation that is visible from public roads and places.	(a) To locate buildings to avoid projection above the skyline. (b) To minimise the visual contrast between buildings and works and the natural bushland.
C8.1.21	The Dazzler (South) Landscape Value Area	Above 500m contour	The prominent peaks of the Dazzler Range contribute to the scenic backdrop of the Rubicon Estuary when viewed from public places.	(a) To locate buildings and works in a manner that minimises impact on skylines. (b) To minimise the visual contrast between works and the natural bushland.
C8.1.22	The Dazzler (Mid) Landscape Value Area	Above 500m contour	The prominent peaks of the Dazzler Range contribute to the scenic backdrop of the Rubicon Estuary when viewed from public places.	(a) To locate buildings and works in a manner that minimises impact on skylines. (b) To minimise the visual contrast between works and the natural bushland.
C8.1.23	The Dazzler (North) Landscape Value Area	Above 500m contour	The prominent peaks of the Dazzler Range contribute to the scenic backdrop of the Rubicon Estuary when viewed from public places.	(a) To locate buildings and works in a manner that minimises impact on skylines. (b) To minimise the visual contrast between works and the natural bushland.
C8.1.24	Hill north of Marshes Creek Landscape Value Area	Above 90m contour	A prominent topographical feature covered by native vegetation that contributes to the scenic backdrop of the Rubicon Estuary when viewed from public places.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines. (c) To minimise the visual contrast between buildings and works and the natural bushland.
C8.1.25	Marshalls Hill Landscape Value Area	Above 70m contour	A prominent topographical feature covered by native vegetation that contributes to the scenic backdrop of	(a) To locate buildings to avoid projection above the skyline.

			the Rubicon Estuary when viewed from public places.	(b) To locate works in a manner that minimises impact on skylines. (c) To minimise the visual contrast between buildings and works and the natural bushland.
C8.1.26	Thompsons Hill Landscape Value Area	Above 220m contour to ridge line.	A topographical feature in an open agricultural landscape, partially covered by vegetation, that is prominent when viewed from public roads and the surrounding area.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.27	Saggers Hill Landscape Value Area	Above 165m contour	A topographical feature in an open agricultural landscape that is prominent when viewed from public roads and the surrounding area; partially vegetated on the skyline.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.28	Oppenheim Hill Landscape Value Area	Above 135m contour	A topographical feature within an open agricultural landscape that is prominent when viewed from public roads.	(a) To locate buildings to avoid projection above the skyline. (b) To locate works in a manner that minimises impact on skylines.
C8.1.29	Portview Hill Landscape Value Area	Above 120m contour	A prominent topographical feature covered by native vegetation that is visible from public roads and places.	(a) To locate buildings to avoid projection above the skyline. (b) To minimise the visual contrast between buildings and works and the natural bushland.
C8.1.30	Palmers Hill Landscape Value Area	Hill face of Staggs Hills ranging from Frankford Road to Wesley Vale Road.	A prominent vegetated ridge that frames the northern edge of the Latrobe township and provides a scenic backdrop when viewed from public roads and areas within Latrobe.	(a) To locate buildings and works to minimise impact on skylines. (b) To minimise the visual contrast between buildings and works and the natural bushland.
C8.1.31	Dooleys Hill Landscape Value Area	Hill face running south east along River	A prominent vegetated ridge that frames the northern edge of the Latrobe	(a) To locate buildings and works to minimise impact on skylines.

		Road from Ambleside to Latrobe and turning north east along the Bass Highway.	township and provides a scenic backdrop when viewed from public roads and areas within Latrobe.	(b) To minimise the visual contrast between buildings and works and areas of natural bushland.

LAT-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.			

LAT-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Bakers Beach	1.8	2.6	2.9	3.2
Hawley Beach	1.8	2.6	2.9	3.2
Latrobe	1.8	2.7	2.9	3.2
Port Sorell	1.8	2.6	2.9	3.2
Shearwater	1.8	2.6	2.9	3.2
Squeaking Point	1.8	2.6	2.9	3.2
Tarleton	1.8	2.7	2.9	3.2

LAT-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
Australian Standard AS 2700 – 1996, Colour Standards for General Purposes		LAT-S1.7.1
Port Sorell and Environs Strategic Plan 2008		LAT-S2.1.1
Stormwater System Management Plan		LAT-S2.8.4.1
AS/NZS1547:2012 On-site domestic-waste water management		LAT-P2.7.1