

LAUNCESTON INTERIM PLANNING SCHEME 2015

AMENDMENT 5

Insert the following new particular purpose zone after Particular Purpose 9 into the Launceston Interim Planning Scheme 2015:

40.0 Particular Purpose Zone 9 - North Bank Silos

40.1 Zone Purpose

40.1.1 Zone Purpose Statements

40.1.1.1 To provide for redevelopment of the existing silos for visitor accommodation, hotel industry, food services, community meeting and entertainment and other supporting uses.

40.1.2 Local Area Objectives

40.1.2.1 To allow for the adaptive reuse of the existing silos.

40.1.2.2 To ensure development of the land contributes positively to the river edge location and respects the form and scale of the existing structures.

40.1.3 Desired Future Character Statements

40.1.3.1 Re-development of the land should seek to promote interaction between Lindsay Street and the adjoining public parkland.

40.1.3.2 The existing silos should be retained. Any extensions to the silo structure or new buildings should allow the original form and function of the silos to be understood and be designed to reflect the former industrial and port character of the land and adjacent land.

40.2 Use Tables

No Permit Required	
Use Class	Qualification
None	
Permitted	
Use Class	Qualification
Community Meeting & Entertainment	
Food Services	
Hotel Industry	
Visitor Accommodation	
Discretionary	
Use Class	Qualification
Business and Professional Services	
Prohibited	
All other uses	

40.3 Use Standards

40.3.1 Mechanical plant and equipment

This standard applies to the use classes specified in Table 40.3.

Objective:	
To ensure that mechanical plant and equipment do not cause an unreasonable loss of amenity to user of the site or adjoining public land.	
Acceptable Solutions	Performance Criteria
A1 Air conditioning, air extraction, heating or refrigeration systems or compressors for non-sensitive uses must be designed, suitably located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by users of the surrounding public land.	P1 Noise, odours, fumes and vibration generated must not cause unreasonable loss of amenity to users of the surrounding public land having regard to: (a) the characteristics and frequency of any emissions generated; (b) the proximity and number of sensitive uses in the area; (c) the capacity of the surrounding area to accommodate emissions; and (d) the nature of the proposed use and mitigation measures proposed.

40.3.2 Light Spill

This standard applies to the use classes specified in Table 40.3.

Objective:	
To ensure that light spill and levels of illumination from external lighting does not cause an unreasonable loss of amenity to the surrounding area.	
Acceptable Solutions	Performance Criteria
A1 Direct light sources from a building above the height of 10 metres must not be emitted outside the land.	P1 External lighting on the land must not unreasonably impact on the amenity of the area having regard to: (a) the number of light sources and their intensity; (b) the proximity of the proposed light sources to adjoining sensitive uses; (c) the topography of the land; (d) the landscape character of the land; and (e) the degree of screening between the light source and adjoining sensitive uses.

40.3.3 Storage

This standard applies to the use classes specified in Table 40.3.

Objective:
To ensure that adequate provision is made for storage of goods and waste.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Storage of goods and materials, other than for retail sale, or waste must not be visible from any road or public open space adjoining the site.</p>	<p>P1</p> <p>Storage of goods and materials, other than for retail sale, or waste must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the type of goods, materials or waste proposed to be stored;</p> <p>(c) the topography and landscape characteristics of the land;</p> <p>(d) the proximity and location of public views into the land; and</p> <p>(e) the degree of screening proposed.</p>

Table 40.3 Application of use standards to use classes

Clause	Use Class
40.3.1 to 40.3.3	All use classes

40.4 Development standards

40.4.1 Building height, siting and design

This standard applies to the use classes specified in Table 40.4.

Objective:	
<p>To:</p> <p>(a) provide for re-development of the land and reuse of the silos to ensure that the visual impacts of any development are managed and that the form of development respects the original silo structures; and</p> <p>(b) ensure the re-development and re-use of the silos allows for the efficient use of the land.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must not exceed:</p> <p>(a) 10.0m; and</p> <p>(b) 42.0m, provided the building is contained in an envelope formed by;</p>	<p>P1</p> <p>Building height must be complementary to the existing silos structure, having regard to:</p> <p>(a) the scale, forms, and design of the buildings proposed;</p>

<p>(i) a line 16m to the north or, and parallel to, the northern façade of the existing silos;</p> <p>(ii) a line 2.0m to the south of, and parallel to, the southern façade of the existing silos; and</p> <p>(iii) lines projecting at 90 degrees to the line of the northern and southern facades of the existing silos, drawn at the eastern and western extremities of the building;</p> <p>(iv) as shown in Figure 40.4.1</p>	<p>(b) the level of articulation of the proposed new development;</p> <p>(c) the visual impacts of the development when viewed from adjoining land and other parts of the city;</p> <p>(d) the relationship of proposed buildings with the existing silo structures; and</p> <p>(e) the level of shading to the road, public places or adjoining land.</p>
<p>A2.1</p> <p>Buildings must be setback a minimum of 5.5m from a frontage.</p> <p>A2.2</p> <p>Buildings may be built to the side and rear boundaries.</p>	<p>P2</p> <p>Buildings must be sited to ensure that there is no significant loss of amenity on adjacent land, having regard to:</p> <p>(a) proximity to adjoining uses;</p> <p>(b) size and bulk of proposed buildings;</p> <p>(c) the degree of overshadowing and overlooking to adjoining land; and</p> <p>(d) the visual amenity impacts on the streetscape.</p>
<p>A3</p> <p>Site coverage must not exceed 55%.</p>	<p>P3</p> <p>The site coverage must be appropriate to the efficient use of the land, having regard to:</p> <p>(a) the local area objectives and desired future character statements; and</p> <p>(b) impacts on adjoining land.</p>
<p>A4</p> <p>A wall of a habitable floor higher than 10m with an area of more than 40m² and a minimum dimension of 3.0m must be broken by:</p> <p>(a) a window with a minimum dimension of 500mm; or</p> <p>(b) a balcony; or</p>	<p>P4</p> <p>Any extension to the silos structure must be articulated, having regard to:</p> <p>(a) the use of the architectural forms proposed;</p> <p>(b) the use of window, balconies, materials and finishes to create architectural interest; and</p>

<p>(c) a change in the vertical plane of more than 500mm.</p>	<p>(c) the need to break up the perceived visual bulk of structures.</p>
<p>A5</p> <p>The southern external wall of the existing silos structure higher than 10m must not have mechanical plant and equipment, such as air conditioning units or heat pumps, visible from public view points or from publicly accessible areas on the land.</p>	<p>P5</p> <p>The installation of mechanical plant and equipment on the southern wall of the existing silos structure must respect the original form and character of the silos, having regard to:</p> <p>(a) visibility from ground level public view points; and</p> <p>(b) the ability to recognise such plant and equipment from ground level public viewpoints.</p>



Figure 40.4.1 Building Heights

40.4.2 Active ground floors

This standard applies to the use classes specified in Table 40.4.

Objective:	
To ensure that building facades at ground floor level promote and maintain high levels of pedestrian interaction and amenity.	
Acceptable Solutions	Performance Criteria
A1.1	P1
New buildings on ground floors must: (a) have clear glazing display windows or glass doorways for not less than a total of 50% of all ground floor facades; and	New buildings must be designed to maximise interaction between the use of the building and pedestrians and other users of the road, having regard to:

<p>(b) screen mechanical plant or equipment.</p> <p>A1.2</p> <p>New buildings must provide at least one accessible entry point to connect the buildings to the levee walkway to the south of the land.</p>	<p>(a) maximising the level of glazing, openness and transparency on all ground floor facades to the frontage and public open space;</p> <p>(b) minimising the potential for intrusive security devices to reduce the amenity of the building or reduce levels of interaction with the public; and</p> <p>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps, so they are not recognisable or visible from ground level public viewpoints;</p> <p>P1.2</p> <p>New buildings or extensions to the existing silos building must provide adequate opportunities for public access and interaction from adjoining public open space.</p>
<p>A2</p> <p>Alterations on ground floors must:</p> <p>(a) have clear glazing, display windows or glass doorways for not less than a total of 50% of all ground floor facades; and</p> <p>(b) screen mechanical plant or equipment.</p>	<p>P2</p> <p>Alterations on ground floors must be designed to maximise interaction between the use of the building and pedestrians and other users of the road, having regard to:</p> <p>(a) maximising the level of glazing, openness and transparency on all ground floor facades to the frontage and public open space;</p> <p>(b) minimising the potential for intrusive security devices to reduce the amenity of the building or reduce levels of interaction with the public; and</p> <p>(c) screening or obscuring all mechanical plant or equipment such as air conditioning units or heat pumps, so they are not recognisable or visible from ground level public viewpoints.</p>

40.4.3 Landscaping

This standard applies to the use classes specified in Table 40.4.

Objective:

To ensure that new development provides acceptable levels of landscaping.

Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>A minimum of 5% of any uncovered car park is to be landscaped.</p> <p>A1.2</p> <p>A minimum of 1 tree (capable of growing to a minimum of 5.0m in height) per 250m² of the land must be provided.</p>	<p>P1</p> <p>Landscaping must be provided at a level that enhances the appearance of the land, having regard to:</p> <p>(a) the need to soften and screen the buildings and the car park;</p> <p>(b) providing shade for occupants of the land; and</p> <p>(c) providing shade to car parking areas;</p>

40.4.4 Subdivision

Objective:	
<p>(a) To achieve subdivision that facilitates the local area objectives and the use and development standards; and</p> <p>(b) To ensure that each lot has appropriate water supply, wastewater and stormwater disposal.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision must be for:</p> <p>(a) re-alignment of the boundaries of existing lots; or</p> <p>(b) consolidation of titles in relation to the land; or</p> <p>(c) creation of lots for the maintenance of the flood protection levee;</p> <p>(d) boundary adjustment.</p>	<p>P1</p> <p>No performance criteria.</p>
<p>A2</p> <p>Each lot (other than lots created for the maintenance of the flood protection levee) must be connected to a reticulated:</p> <p>(a) Water supply;</p> <p>(b) Sewerage system;</p> <p>(c) Stormwater system.</p>	<p>P2</p> <p>No performance criteria.</p>

Table 40.4 Application of use standards to use classes

Clause	Use Class
40.4.1 to 40.4.4	All use classes

E18.0 Signs Code

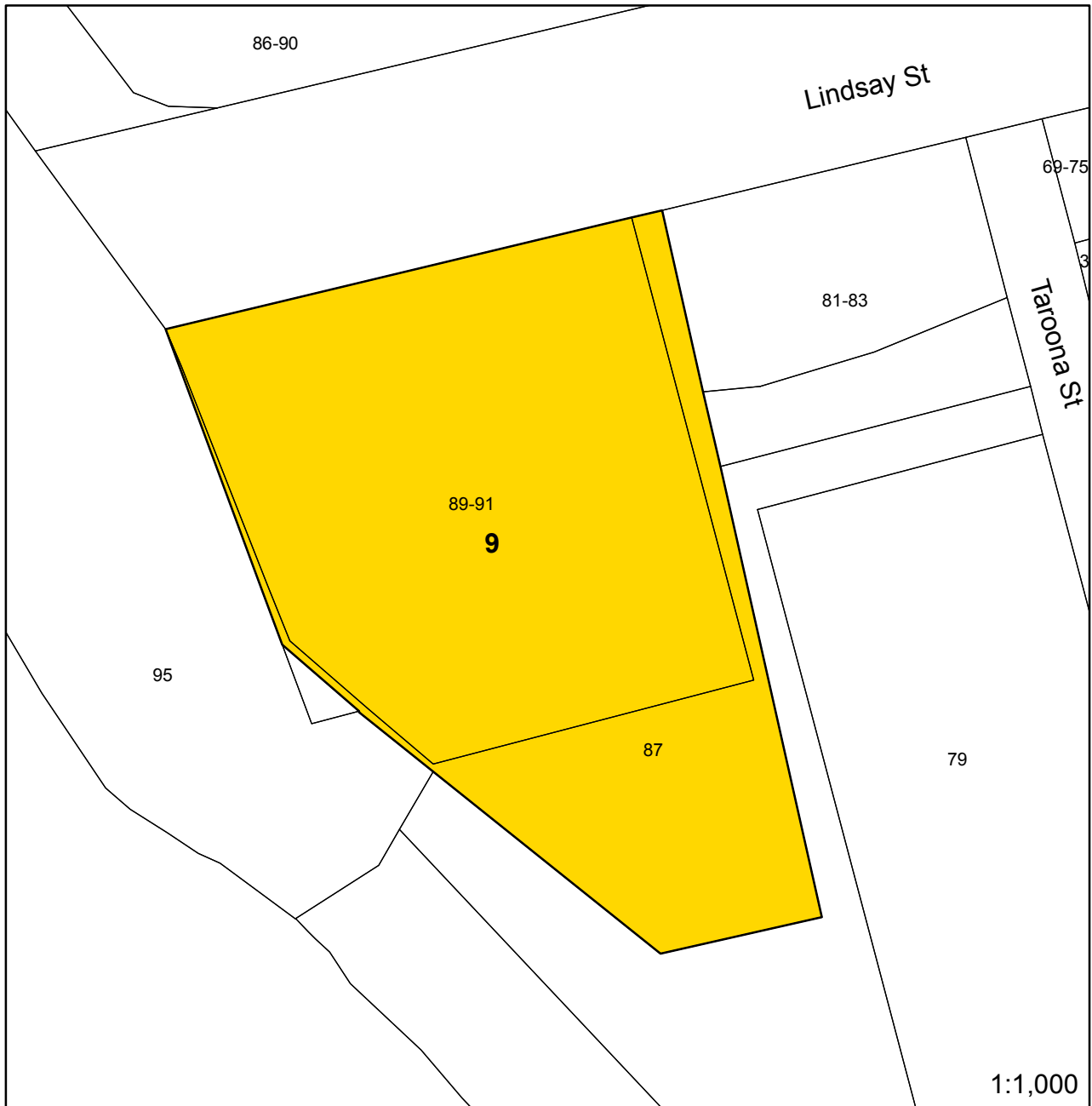
In Table 18.6 of the Signs Code add Particular Use 9 - Silos to the applicable zones section for the following sign types:

- Arcade
- Banner - horizontal
- Banner - vertical
- Below awning
- Blade
- Building fascia
- Flag
- Horizontal projecting wall
- Painted wall
- Pole/pylon
- Sun blind
- Vertical projecting wall
- Wall
- Wall mural

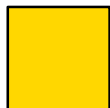
Launceston Interim Planning Scheme 2015

AMENDMENT 5

Amend the interim planning scheme maps as below:



Zoning

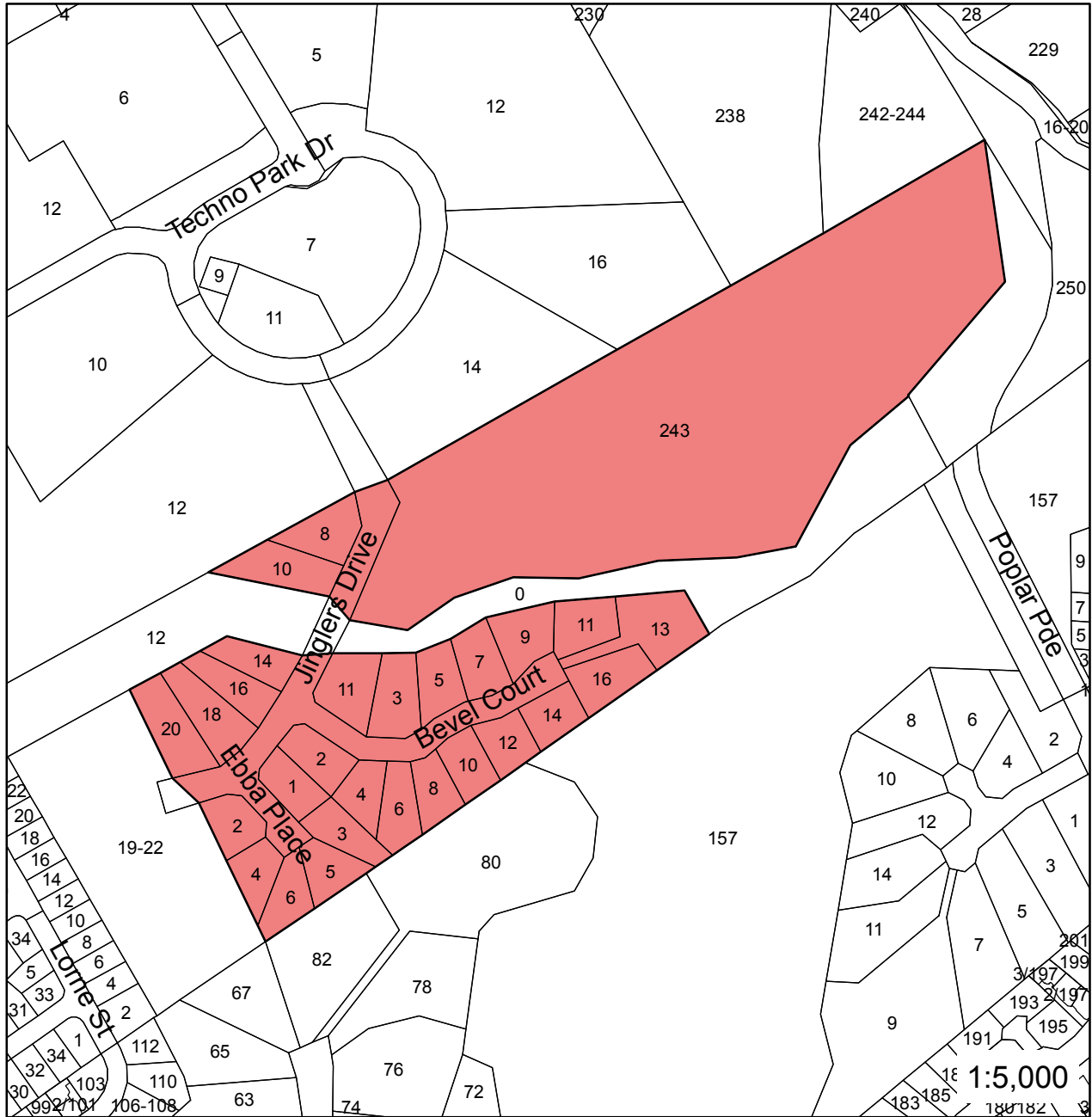


Particular Purpose Zone 9 - North Bank Silos

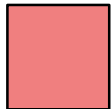
Launceston Interim Planning Scheme 2015

AMENDMENT 6

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Zoning

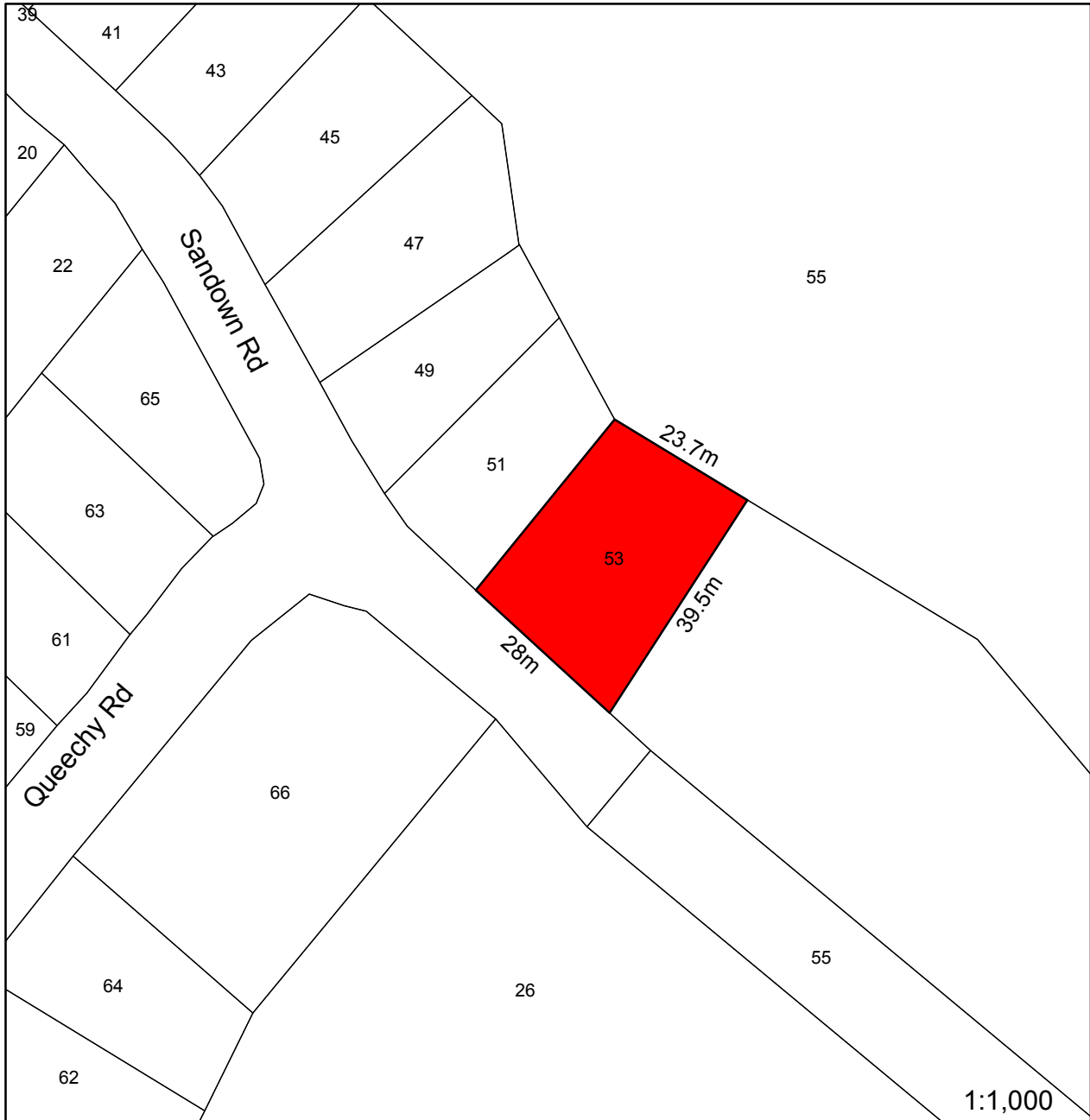


Low Density Residential

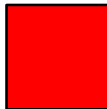
Launceston Interim Planning Scheme 2015

AMENDMENT 7

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Zoning

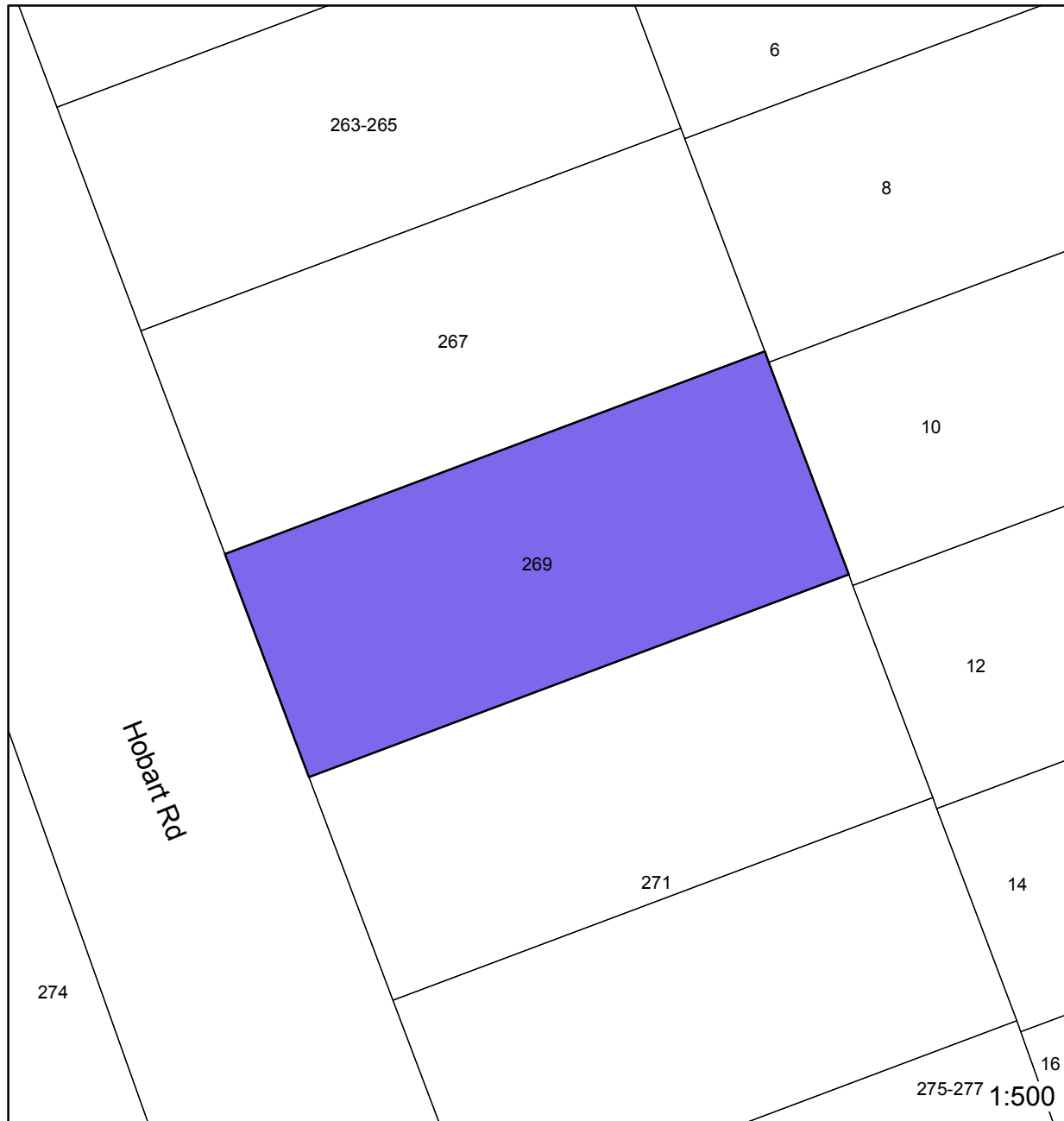


General Residential

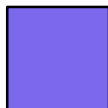
Launceston Interim Planning Scheme 2015

AMENDMENT 8

Amend the interim planning scheme maps as below:



Zoning



Commercial