ALANVALE NEIGHBOURHOOD PLAN

DRAWING KEY

Boundaries and Land Parcels

- Alanvale Neighbourhood Plan Extent
- Internal Land Parcels

Land Uses

Existing Land Uses

- Established Residential Area
- Established Industrial Precinct
- Established Industrial Use to be retained
- Nearby School & Higher Education Facilities
- Surrounding Rural & Agriculture
- Environmental Management

Proposed Land Uses

- Neighbourhood Activity Centre
- Possible Future Activity Centre Expansion
- Medium Density with potential for Mixed or compatible uses
- Indicative locations for Medium Density Residential
- Standard Residential
- Area of high visual sensitivity
  development layout and density subject to a more detailed review.
- Investigation Area for larger lots
  due to considerations on interface with adjacent heritage site, high visual sensitivity and steep topography
- Possible Residential Development Site
- Heritage Sites (subject to refinement)

Open Space

- Existing Parks & Reserves
- Indicative Town Plaza Location
- Proposed Passive Open Space
- Proposed Active Reserves
- Proposed Drainage Reserves & Corridors

Drainage

- Kanamaluka / Tamar River
- Low Lying Areas (subject to Flood Management)
- Waterway, Drainage Channel or Pipe Waterway
- Indicative Drainage Basins
- Indicative Sediment Ponds

Movement Network

Street Network

- East Tamar Highway
- Existing Arterial & Connector Roads
- Proposed Collector Road (Bus Capable & Shared Path)
- Proposed Higher Order Local Road (Piped Waterway)
- Proposed Key Local Roads
- Potential Road / Pedestrian Connections
- East Tamar Highway Flexible Edge Treatment
- Indicative Links between landholdings
- Potential Controlled Intersection
- Proposed Intersection Upgrade
- Potential Road Widening
- Potential Road Widening Investigation
  (Existing Driveway Access)
- Potential Road Connections *(subject to confirmation of Tamar River Crossing Investigation Area)*
- Investigation Area for Second Kanamaluka / Tamar River Crossing

Public and Active Transport Network

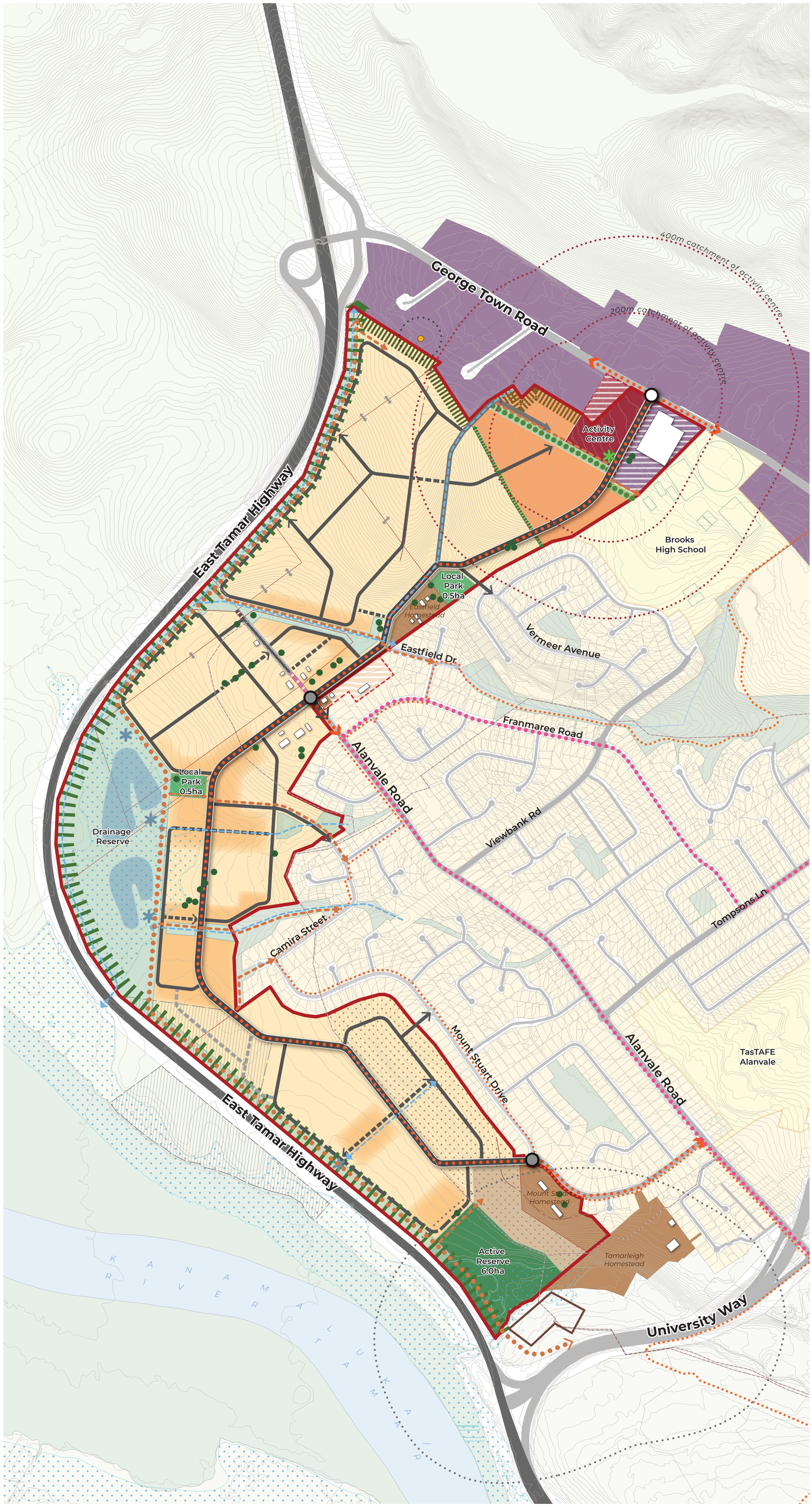
- Possible Bus Route
- Existing Bus Route
- East Tamar Highway Shared path
- Other 'off road' shared paths
  On Street Pathway network as per cross sections
- Launceston Urban Fringe Trail

Interfaces and Buffers

- 50m Multifunctional Road Attenuation Area
  (as per the Road and Railway Assets Code in the Tasmanian Planning Scheme)
- Activity Centre Transition
- Proposed Standard Residential Interface to Existing Industrial Area
- Proposed Mixed Use / Medium Density Residential Interface to Existing Industrial Area
- Telecommunications Tower & Buffer
- Wastewater Treatment Plant & Noise / Odour Buffer

Other Features

- Ridgeline & High Points
- Existing Buildings
- Existing Trees & Vegetation for Possible Retention
- Sewer Trunk Main
  To be accommodated in easements or reserves
- 1m contours



N

0 250 500 m

1:5000 at A1 1:10000 at A3

April 2026

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City of Launceston

Alanvale Neighbourhood Plan

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