

Devonport Local Provisions Schedule

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Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
16	9 July 2025	section 80O alteration	Miscellaneous changes to ensure consistent use of formatting, grammar, expression, numerical referencing, and punctuation.	Text
15	3 January 2025	AM 2022-02	Delete DEV-S1.0 Devonport Regional Homemaker Centre Specific Area Plan and DEV-S2.0 Devonport Homemaker Service Industrial Centre Specific Area Plan; and Insert DEV -1.0 Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan to various properties.	Text/Map
14	3 October 2024	AM2023-02	Apply the General Residential Zone to part of 200 Stony Rise Road, Stony Rise (folio of the Register 163007/2).	Map
13	2 October 2024	section 80O alteration	Miscellaneous changes to correct formatting, grammatical errors, minor expression, numerical referencing and punctuation. Changes assist/necessary to implement the Tasmanian Planning Schemes Online (TPSO).	Text
12	22 February 2024	AM2023-03	Rezone 17 Merseyside Street, Quoiba from Utilities to General Industrial, delete priority vegetation area overlay and insert waterway and coastal protection area overlay	Map
11	6 February 2024	AM2022-05	Rezone 171 Steele Street, Devonport from General Residential to Commercial and remove the Priority Vegetation Area overlay.	Map
10	25 January 2024	AM2022.04	Rezone part of 246 Brooke Street, East Devonport (folio of the Register 9450/29) and adjoining portions of Brooke Street and Upper Drew Street to the road centre line from the Agriculture Zone to the General Residential Zone.	Map
9	9 October 2023	AM2022.03	Rezone folio of the Register 198466/1, forming part of 130 Tugrah Road, Tugrah from Agriculture Zone to Rural Living Zone C and insert the Natural Assets Code - Priority Vegetation Area overlay.	Map
8	26 September 2023	AM2023.01	Rezone part of 158 Caroline Street, East Devonport from Rural Living Zone A to General Residential Zone.	Map
7	2 June 2023	section 80O alterations	Replace clause DEV-P2.6.4 P1 Waste disposal for Multiple Dwellings	Text
6	26 October 2022	AM2021-02	Rezone 86A Gunn Street, Devonport from Recreation to General Residential and insert the Devonport Showground Redevelopment Specific Area Plan.	Text Map
5	14 April 2022	AM2021.03	Rezone 215-221 Tarleton Street, East Devonport and part of the adjoining roadway from the General Residential Zone to the Local Business Zone	Map
4	4 January 2022	AM2020.01	Rezone 17 Devonport Road and adjacent Crown Land from Recreation and Environmental Management to PPZ - Waterfront Complex and insert DEV-P2.0 PPZ – Waterfront Complex	Text
3	17 August 2021	AM2020.03	Replace clause DEV-S1.6.I A2 (a) with Excluding Food Services. The gross floor area of each tenancy within a building must not be less than 500m ²	Text
2	25 June 2021	Section 80o alteration	Minor mapping changes to address discrepancies between approved Devonport LPS PDF mapping and GIS mapping appearing on theLIST	Map
1	18 November 2020	Not applicable	Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>	Text

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DEV-Local Provisions Schedule Title

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

DEV-Effective Date

DEV-1.2 The effective date for this Local Provisions Schedule is 18 November 2020.

DEV-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

DEV-Particular Purpose Zones

DEV-P1.0 Particular Purpose Zone - Elimatta Hotel

In the area of land this zone applies to, the provisions of the particular purpose zone are in addition to the provisions of the Signs Code, as specified in the relevant provision.

DEV-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone - Elimatta Hotel is:

- DEV-P1.1.1 To provide for the continued use and further development of the property known as the Elimatta Hotel.
- DEV-P1.1.2 To provide for other use or development that does not constrain or conflict with the hotel use.
- DEV-P1.1.3 That use and development of the land does not impact adversely on the residential amenity or heritage values of the locality.

DEV-P1.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
DEV-P1.2.1	Elimatta Hotel, shown on an overlay map as DEV-P1.2.1.	<p>The local area objectives for the Elimatta Hotel are:</p> <ul style="list-style-type: none"> a. to provide for the land to be used and developed as an integrated complex of buildings, vehicle parking areas, vehicle lanes and landscaped open spaces in a manner that provides for the management of on-site activities, parking, movements of vehicles and patrons, so as to minimise impact on the amenity of neighbouring or adjacent properties; and b. to provide for the appearance of development to be sympathetic to the character of the adjoining General Residential Zone, the river front location and the streetscape of Victoria Parade and Lower Madden Street.

DEV-P1.3 Definition of Terms

This clause is not used in this particular purpose zone.

DEV-P1.4 Use Table

Use Class	Qualification
No Permit Required	
None	
Permitted	
Food Services	If: (a) within the building envelope shown in Figure DEV-P1.6.1; and (b) not for a takeaway food premises with a drive through facility.
Hotel Industry	Not including a drive through bottle shop or nightclub.
Visitor Accommodation	If: (a) within the building envelope shown in Figure DEV-P1.6.1; and (b) not for a camping and caravan ground or overnight camping area or similar.
Discretionary	
Food Services	If not listed as Permitted.
Visitor Accommodation	If: (a) not listed as Permitted; and (b) not for a camping and caravan ground or overnight camping area or similar.
Prohibited	
All other uses	

DEV-P1.5 Use Standards

DEV-P1.5.1 Amenity

Objective:	That uses do not unreasonably impact on residential amenity.	
Acceptable Solutions	Performance Criteria	
A1 The hours of operation for Food Services and Hotel Industry uses must be within: (a) 6.00am and midnight Monday to Saturday, and 8.00am and midnight Sunday and public holidays; or (b) other hours as granted on an Out-of-Hours Permit by the Commissioner for Licencing.	P1 The hours of operation must not have an unreasonable impact upon residential amenity, having regard to: (a) the nature and intensity of the proposed use; (b) the characteristics and frequency of any emissions generated; (c) the extent and timing of traffic generation; (d) the hours of delivery and dispatch of goods and materials; and (e) the existing levels of amenity.	

<p>A2</p> <p>Commercial vehicle movements, (including loading and unloading) to or from a site and waste removal must be within the hours of:</p> <p>(a) 8.00am to 6.00pm Monday to Saturday; and</p> <p>(b) 9.00am to 4.00pm Sundays and public holidays.</p>	<p>P2</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) must not unreasonably impact on the amenity of adjacent sensitive uses, having regard to:</p> <p>(a) the extent and timing of traffic generation;</p> <p>(b) the dispatch of goods and materials; and</p> <p>(c) the existing levels of amenity.</p>
<p>A3</p> <p>Noise generated by a use must:</p> <p>(a) not exceed a time average A-weighted sound pressure level (LAeq) 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</p> <p>(b) be in accordance with any permit conditions required by the Environment Protection Authority or an Environmental Protection Notice issued by the Director of the Environment Protection Authority.</p>	<p>P3</p> <p>Noise generated must not cause unreasonable loss of amenity to adjoining sensitive uses, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated;</p> <p>(b) the nature of the proposed use; and</p> <p>(c) any mitigation measures proposed.</p>
<p>A4</p> <p>External lighting must comply with the following:</p> <p>(a) be turned off between midnight and 7.00am, except for security lighting; and</p> <p>(b) be baffled to minimise light spillage into adjoining land containing a sensitive use.</p>	<p>P4</p> <p>External lighting used on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <p>(a) the number of light sources and their intensity;</p> <p>(b) the nature of the proposed use; and</p> <p>(c) any mitigation measures proposed.</p>
<p>A5</p> <p>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 impacting sensitive uses in adjoining or immediately opposite properties.</p>	<p>P5</p> <p>Noise, odours, fumes or vibration generated must not cause unreasonable loss of amenity to sensitive uses in adjoining or adjacent properties, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site;</p> <p>(d) the landscaping of the site; and</p> <p>(e) any mitigation measures proposed.</p>

DEV-P1.6 Development Standards for Buildings and Works

DEV-P1.6.1 Location and configuration of development

<p>Objective:</p>	<p>The location and configuration of development is to:</p> <ul style="list-style-type: none"> (a) not dominate the streetscape when viewed from the Victoria Parade parklands; (b) not obscure or detract from the heritage values of the Victoria Parade Local Heritage Precinct; and (c) minimise the impact of vehicle ingress and egress on Lower Madden Street.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Buildings must be contained within a building envelope determined by the height limits and setbacks shown in Figure DEV-P1.6.1.</p>	<p>P1 Buildings must:</p> <ul style="list-style-type: none"> (a) minimise likelihood for overshadowing of: <ul style="list-style-type: none"> (i) a habitable room in a dwelling; (ii) the minimum area of private open space appurtenant to an existing dwelling; and (b) minimise the apparent scale, bulk and proportion of buildings on the site when viewed from Victoria Parade and Lower Madden Street.
<p>A2 Vehicular ingress and egress from car parking area must be only from:</p> <ul style="list-style-type: none"> (a) Victoria Parade; or (b) Lower Madden Street, if for ingress only and not more than one existing access point. 	<p>P2 The number of accesses for each frontage and their traffic impact upon sensitive uses is to be minimised, having regard to:</p> <ul style="list-style-type: none"> (a) the function and traffic generation characteristics of buildings served by accesses; (b) minimising the number of vehicle ingress and egress points; (c) impact on residential amenity on adjoining land; (d) impact on pedestrian safety and amenity; and (e) maintaining traffic safety.
<p>A3 The Lower Madden St façade of a building must not contain doorways, other than for an emergency exit.</p>	<p>P3 The design of a building with frontage to Lower Madden Street must minimise likely adverse impacts on the streetscape or the amenity of sensitive uses.</p>
<p>A4 Not less than 10% of the site must be provided as landscaped open space.</p>	<p>P4 Adequate landscaping must be provided or retained to:</p> <ul style="list-style-type: none"> (a) soften the view of unscreened car parking areas, especially from the street; (b) reduce the visual impact of buildings; and (c) maintain public views of items with heritage values in the Victoria Parade Conservation Area.

<p>A5 Continuous walls, excluding fences within 1.5m of a boundary to Lower Madden Street or the General Residential Zone, must be not higher than 3.0m and not longer than 20m.</p>	<p>P5 Continuous walls, excluding fences within 1.5m of a boundary to Lower Madden Street or the General Residential Zone, are not obtrusive, having regard to:</p> <ul style="list-style-type: none"> (a) whether building materials, form and proportion complements the streetscape; (b) the solid to void ratio; (c) the potential to include wall articulation or soft landscaping features; and (d) the amenity of adjoining sensitive uses.
<p>A6 Site coverage must not be more than 50%.</p>	<p>P6 Site coverage must have regard to:</p> <ul style="list-style-type: none"> (a) the provision of adequate, usable areas for vehicle parking and manoeuvring, unloading and storage of goods; (b) the size and shape of the site; (c) the existing buildings and any constraints imposed by existing development; (d) the provision for landscaping; (e) the site coverage of adjacent lots; and (f) the character of the surrounding area.
<p>A7 Outdoor storage areas, excluding the display of goods for sale or the storage of goods for consumption on the site, must not be visible from any road or public open space adjoining the site, or be located closer than 10m from an adjoining sensitive use.</p>	<p>P7 Outdoor storage areas, excluding the display of goods for sale or the storage of goods for consumption on the site, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, or on the amenity of adjoining sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the appearance or offensiveness of the materials; (b) the means of containing or screening the materials; and (c) the distance of the storage area from sensitive uses.

Figure DEV-P1.6.1 - Building envelope as required by subclause DEV-P1.6.1 A1



DEV-P1.6.2 Setback from zone boundaries

This clause is in addition to the Signs Code - clause C1.6.1 Design and siting of signs.

<p>Objective:</p>	<p>Development of land adjoining land in another zone is to minimise:</p> <ul style="list-style-type: none"> (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 impact on the amenity of use on land beyond the boundaries of the zone.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Development of land with a boundary to a zone must:</p> <ul style="list-style-type: none"> (a) have a setback from the boundary adjoining the General Residential Zone of not less than 4m; (b) not include within the setback distance required by A1(a): <ul style="list-style-type: none"> (i) a building or works; (ii) vehicular or pedestrian access from a road if the boundary is not a frontage; (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, community event, performance, sport or for a spectator facility; (vi) a sign orientated to view from land in the General Residential Zone; or (vii) external lighting for operational or security purposes; and (c) a building with an elevation to the boundary adjoining with a General Residential Zone must be contained within a building envelope determined by: <ul style="list-style-type: none"> (i) the setback distance required by A1(a); and (ii) projecting upward and away from the General Residential Zone boundary at an angle of 45 degrees above the horizontal from a wall height of 3.0m at the setback distance from the General Residential Zone boundary; and (d) the elevation of a building facing a boundary with a General Residential Zone boundary must not contain an external opening such as a door, window to a habitable room, loading bay, or vehicle entry, excluding an emergency exit. 	<p>P1</p> <p>The location of development must:</p> <ul style="list-style-type: none"> (a) minimise likelihood for conflict, constraint or interference from sensitive use on land in an adjoining zone; and (b) minimise likely impact on the amenity of the sensitive use on land in an adjoining zone.

DEV-P1.7 Development Standards for Subdivision

This clause is not used in this particular purpose zone.

DEV-P1.8 Tables

This clause is not used in this particular purpose zone.

DEV-P-2.0 Particular Purpose Zone-Waterfront Complex

DEV-P2.1 Zone Purpose

The purpose of the Particular Purpose Zone - Waterfront Complex is:

DEV- P2.1.1 To provide for Residential and Visitor Accommodation use and development where full infrastructure services are available or can be provided.

DEV- P2.1.2 To provide for compatible use and development that compliments and supports the established residential and visitor accommodation use.

DEV- P2.1.3 To provide for use and development that does not interfere with the function of the established cycling and pedestrian network.

DEV-P2.2 Local Area Objectives

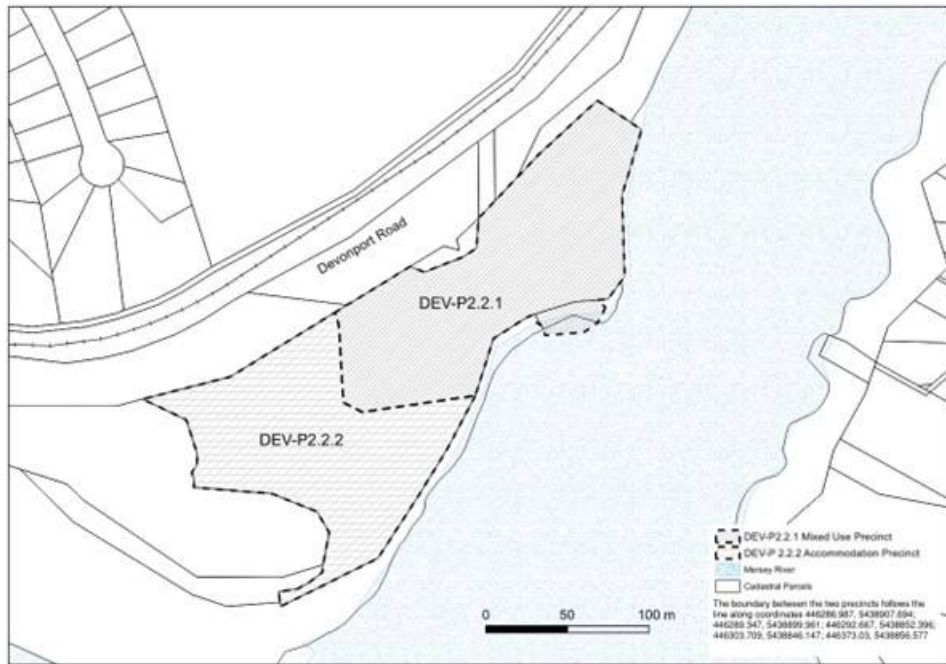
Reference Number	Area Description	Local Area Objectives
DEV-P2.2.1	Mixed Use Precinct - shown on an overlay map as DEV-P2.2.1	The Local area objectives for the Mixed Use Precinct are: <ul style="list-style-type: none"> (a) to reuse and adapt the existing building for visitor accommodation or business activities; (b) to use the car parking and landscaped area on the northern side of the existing building for a market or similar activity that does not interfere with the internal driveway servicing the other precincts; (c) to provide for use and development that services and supports residents or visitors to the area; (d) to provide for limited opportunities for Business and Professional Services and General Retail and Hire uses to establish in the precinct; (e) to allow residential development and visitor accommodation that does not exceed the capacity of infrastructure such as water and sewerage; (f) to mitigate impacts from noise, light, or other emissions from non-residential uses; and (g) to support the continued use of the cycling and pedestrian network.
DEV-P2.2.2	Accommodation Precinct – shown on an overlay map as DEV-P2.2.2	The local area objective for the Accommodation Precinct is: <ul style="list-style-type: none"> (a) to limit use and development to residential or visitor accommodation; and (b) to support the continued use of the cycling and pedestrian network.

DEV-P2.3 Definition of Terms

DEV-P2.3.1 In this particular purpose zone, unless the contrary intention appears:

Terms	Definition
Mixed Use Precinct	means the area of the zone identified in Figure DEV-P2.3.1.
Accommodation Precinct	means the area of the zone identified in Figure DEV-P2.3.1.
Mersey River	means the body of water identified in Figure DEV-P2.3.1.
Existing building	means a lawfully approved building that was existing on the effective date.

Figure DEV-P2.3.1 - Precincts as referred to in clause DEV-P2.3.1



DEV-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities
Permitted	
Community Meeting and Entertainment	If within the Mixed Use Precinct and for a function centre.
Food Services	If within the Mixed Use Precinct and not for: (a) a drive-through facility; or (b) a take-away food shop, excluding a mobile food business.
General Retail and Hire	If within the Mixed Use Precinct and for a market.
Residential	If within the Accommodation Precinct and for: (a) a single dwelling; (b) home occupation; or (c) multiple dwellings.
Sports and Recreation	If within the Mixed Use Precinct and for: (a) outdoor recreation; or (b) indoor recreation in an existing building.
Visitor Accommodation	If not for camping and caravan park or overnight camping area.
Discretionary	
Business and Professional Services	If within the Mixed Use Precinct and for: (a) a consulting room; or (b) a veterinary centre.
Community Meeting and Entertainment	If within the Mixed Use Precinct and for: (a) a public art gallery; or (b) a place of worship.
General Retail and Hire	If within the Mixed Use Precinct and for: (a) a commercial art gallery; (b) a shop only for the specific purpose of bike hire; and (c) not listed as Permitted.
Residential	If not listed as Permitted.
Sports and Recreation	If within the Mixed Use Precinct and not listed as Permitted.
Tourist Operation	If within the Mixed Use Precinct.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	If within the Accommodation Precinct and not listed as Permitted.
Prohibited	
All other uses	

DEV-P2.5 Use Standards

DEV-P2.5.1 All uses

Objective:	That uses do not cause an unreasonable loss of amenity to visitor accommodation or residential use.
Acceptable Solutions	Performance Criteria
<p>A1 Hours of operation for a use, excluding Residential and Visitor Accommodation, must be within the hours of 7.00am to 6.00pm.</p>	<p>P1 Hours of operation for a use, excluding Residential and Visitor Accommodation must not cause an unreasonable loss of amenity to Residential or Visitor Accommodation uses, having regard to:</p> <ul style="list-style-type: none"> (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
<p>A2 External lighting for a use, excluding Residential and Visitor Accommodation:</p> <ul style="list-style-type: none"> (a) must not operate within the hours of midnight to 6.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property or sensitive uses within the site 	<p>P2 External lighting for a use, excluding Residential and Visitor Accommodation must not cause an unreasonable loss of amenity to sensitive uses within the zone or on adjacent land, having regard to:</p> <ul style="list-style-type: none"> (a) the number of proposed light sources; (b) the location of the proposed light sources; (c) the type of illumination and duration of lighting; (d) the proximity of the proposed light sources to nearby sensitive uses.
<p>A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use excluding, Residential and Visitor Accommodation, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00am to 7.00pm Monday to Saturday; and (b) 9.00am to 4.00pm Sunday and public holidays. 	<p>P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Residential and Visitor Accommodation, must not cause unreasonable loss of amenity to sensitive uses having regard to:</p> <ul style="list-style-type: none"> (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the nature of the proposed use; (d) existing levels of amenity; and (e) any existing or proposed noise mitigation measures between the vehicle movement areas and Residential or Visitor Accommodation uses.

<p>A4 Air conditioning, air extraction, heating or refrigeration systems or compressors for a use, excluding Residential and Visitor Accommodation, must be designed, located, baffled or insulated to prevent noise, odours, fumes or vibration from being received by Residential or Visitor Accommodation uses in the zone.</p>	<p>P4 Air conditioning, air extraction, heating or refrigeration systems or compressors for a use, excluding Residential and Visitor Accommodation must not cause unreasonable loss of amenity to Residential or Visitor Accommodation uses, having regard to:</p> <ul style="list-style-type: none"> (a) the time and duration of emissions generated from plant and equipment; (b) the nature of the proposed use; (c) existing levels of amenity; (d) the landscaping of the site; and (e) any existing or proposed noise mitigation measures between the vehicle movement areas and Residential or Visitor Accommodation uses.
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DEV-P2.5.2 Uses in the Mixed Use Precinct

Objective:	That the scale and proportion of business and retail activities, excluding Residential and Visitor Accommodation uses, does not distort the activity centre hierarchy.	
Acceptable Solutions		Performance Criteria
<p>A1 Business and Professional Services, Community Meeting and Entertainment, Food Services, General Retail and Hire, Sports and Recreation and Visitor Accommodation uses in the Mixed Use Precinct must:</p> <ul style="list-style-type: none"> (a) be in an existing building; and (b) be for a single tenancy. 	<p>P1 Business and Professional Services, Community Meeting and Entertainment, Food Services, General Retail and Hire, Sports and Recreation and Visitor Accommodation uses in the Mixed Use Precinct must not compromise the established character of the zone, having regard to:</p> <ul style="list-style-type: none"> (a) the local area objectives; (b) the characteristics the site; and (c) the size, scale or permanency of the proposed use. 	
<p>A2 Business and Professional Services and General Retail and Hire uses in the Mixed Use Precinct must have a combined gross floor area of not more than 250m² in the Precinct.</p>	<p>P2 No Performance Criterion.</p>	

DEV-P2.6 Development Standards for Buildings and Works

DEV-P2.6.1 Building height and setbacks

<p>Objective:</p>	<p>The height and setback of buildings is to:</p> <ul style="list-style-type: none"> (a) minimise the visual prominence of buildings and structures when viewed from the Bass Highway, Devonport Road or the Mersey River; (b) not cause unreasonable loss of sunlight to a habitable room of Residential or Visitor Accommodation uses; (c) minimise the impact on the pedestrian network and on adjoining land parallel to the banks of the Mersey River; (d) provide consistency in the apparent scale, bulk, massing and proportion of buildings; and (e) provide reasonable access to sunlight for existing solar energy installations.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Building height must be not more than 8.5m.</p>	<p>P1 Building height must be compatible with existing buildings and not cause unreasonable loss of amenity having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the bulk and form of existing and proposed buildings; (c) the apparent height of proposed buildings when viewed from the Bass Highway, Devonport Road, and other public places; (d) overshadowing of public places; (e) overshadowing and reduction in sunlight to habitable rooms and private open space of sensitive uses or Visitor Accommodation; and (f) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another building on the same site.
<p>A2 Buildings must have a setback from the frontage of Devonport Road of:</p> <ul style="list-style-type: none"> (a) not less than 5m; or (b) not less than the setback of a building existing on the site . 	<p>P2 Buildings must have a setback from the frontage of Devonport Road that is compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the topography ; (b) the setback of existing buildings within the site; (c) the height, bulk and form of existing and proposed buildings; and (d) the safety and impact on the internal driveway and the pedestrian and cycle network.
<p>A3 Buildings, fences and freestanding walls must not be constructed within 30m of the mean high water mark of the Mersey River.</p>	<p>P3 No Performance Criterion.</p>

DEV-P2.6.2 Private open space for dwellings and buildings for Visitor Accommodation

<p>Objective:</p>	<p>That dwellings or buildings used for visitor accommodation are compatible with the amenity and character of the site and provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents and visitors; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>A dwelling or building for Visitor Accommodation must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10. 	<p>P1</p> <p>A dwelling or building for Visitor Accommodation must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) oriented to take advantage of sunlight.

DEV-P2.6.3 Separation of dwellings or buildings for Visitor Accommodation Use

Objective:	That the separation between dwellings and buildings for Visitor Accommodation provides reasonable opportunity for sunlight to enter private open space and for privacy for dwellings and buildings for Visitor Accommodation.	
Acceptable Solutions		Performance Criteria
A1 A dwelling or building for Visitor Accommodation Use that is to the north of the private open space of another dwelling or building for Visitor Accommodation Use, must be setback a distance of 3m from the northern edge of private open space and vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal.	P1 A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space of another dwelling on the same site.	
A2 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or (iii) has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	P2 A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.	

DEV-P2.6.4 Waste disposal for Multiple Dwellings

Objective:	That the storage of waste and recycling bins for multiple dwellings be provided.	
Acceptable Solutions		Performance Criteria
A1 A dwelling must have a storage area, for waste and recycling bins, that is an area of not less than 1.5m ² per dwelling and is within: (a) a common storage area with an impervious surface that: (i) has a setback of not less than 5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from a 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 proposed dwellings; (b) screened from the frontage and dwellings; and (c) in a location that can be accessed by a waste collection service.	

DEV-P2.6.5 Outdoor storage

Objective:	That outdoor storage areas do not detract from the appearance of the site or surrounding area.	
Acceptable Solutions		Performance Criteria
A1	Outdoor storage areas must not be visible from any road, public open space or pedestrian network in or adjoining the zone.	P1 Outdoor storage areas excluding any goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

DEV-P2.7 Development Standards for Subdivision

DEV-P2.7.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards.	
Acceptable Solutions		Performance Criteria
A1	No Acceptable Solution	P1 Each lot or a lot proposed on a plan of subdivision must be suitable for use and development that is consistent with the purpose of the zone, having regard to the combination of: (a) slope, shape, orientation and topography of the site; (b) any established pattern of use and development; (c) connection to the road network; (d) availability of or likely requirements for utilities; (e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and (f) presence of any natural hazards.
A2	Each lot, or a lot proposed in a plan of subdivision, must be provided with vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P2 Each lot, or proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.

DEV-P2.7.2 Services

Objective:	That the subdivision of land provides services for future use and development of land.	
Acceptable Solutions	Performance Criteria	
A1 Each lot must have a connection to a full water supply service.	P1 Each lot excluding for a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.	
A2 Each lot must have a connection to a reticulated sewerage system.	P2 No Performance Criterion.	
A3 Each lot must be capable of connecting to: (a) a public stormwater system; or (b) existing stormwater system without increasing the rate of discharge to a waterway.	P3 A lot proposed in a plan of subdivision must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of a lot; (b) topography of the zone; (c) the flow and rate of discharge to a waterway; (d) any existing buildings in the zone; (e) any area of the zone covered by impervious surfaces; and (f) water sensitive design measures proposed.	

DEV-P2.8 Tables

This clause is not used in this particular purpose zone.

DEV-Specific Area Plans

DEV-S1.0 Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan

DEV-S1.1 Plan Purpose

The purpose of the Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan is:

DEV- To manage the use or development of the Devonport Regional Homemaker Centre and Stony Rise S1.1.1 Village site.

DEV-S1.2 Application of this Plan

DEV- The specific area plan applies to the area of land designated as Devonport Regional Homemaker
S1.2.1 Centre and Stony Rise Village Specific Area Plan on the overlay maps.

DEV- In the area of land this plan applies to, the provisions of the specific area plan are in substitution for,
S1.2.2 and are in addition to the provisions of:

- (a) Commercial Zone;
- (b) Signs Code; and
- (c) Parking and Sustainable Transport Code,
as specified in the relevant provision.

DEV-S1.3 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
DEV-S1.3.1	Devonport Regional Homemaker Centre and Stony Rise Village, shown on an overlay map as DEV-S1.3.1. (as amended)	The local area objectives for the Devonport Regional Homemaker Centre and Stony Rise Village are: To provide use and development for integrated bulky goods showrooms, large format retail and trade supplies, including associated food services, car parking, signage and landscaping; To provide a neighbourhood centre that offers a limited range of retail, business and food service uses for the convenience needs of the local area; and To provide for other uses and development that supports and does not compromise or distort the role of established activity centres.
DEV-S1.3.2	Stony Rise Village Precinct A, shown on an overlay map as DEV-S1.3.2	To provide for a major supermarket as the primary activity generator; To provide a limited range of retail, business and food service uses that support the convenience needs of the local area; and To provide for other use and development that supports and does not compromise or distort the role of established activity centres.
DEV-S1.3.3	Stony Rise Village Precinct B, shown on an overlay map as DEV-S1.3.2	To provide for use and development for integrated bulky goods showrooms, large format retail and trade supplies; and To provide for use and development that complements the function of Stony Rise Village Precinct A as a neighbourhood centre and does not unreasonably compromise or distort the role of established activity centres.

DEV-S1.4 Definition of Terms

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

Terms	Definition
neighbourhood centre	means a localised activity centre that provides for a limited range of use and development to service the convenience needs for the local area. A major supermarket serves as the primary activity generator and is supported by a limited range of complimentary uses.
Stony Rise Village Precinct A	means the area of land identified on an overlay map as DEV-S1.3.2.
Stony Rise Village Precinct B	means the area of land identified on an overlay map as DEV-S1.3.3.

DEV-S1.5 Use Table

This clause is in substitution of the Commercial Zone - clause 17.2 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 any outdoor area for information, interpretation, or display of items or for any other use.
Passive Recreation	
Utilities	If for minor utilities.
Permitted	

<p>Bulky Goods Sales</p>	<p>If not within Stony Rise Village Precinct A or B and for the retail sale of:</p> <ul style="list-style-type: none"> (a) furniture and floor coverings; (b) electrical appliances, including white goods and computer equipment; (c) home entertainment equipment; (d) manchester, curtains and blinds; (e) camping and outdoor recreation equipment; (f) office supplies; (g) building, construction and hardware goods; (h) garden and landscape material; (i) auto accessories; (j) pet supplies and ancillary services; or (k) any combination of the goods in (a) to (j), provided that the sale or hire of clothing or footwear is not a predominant activity. <p>If within Stony Rise Village Precinct A and provided that the sale of:</p> <ul style="list-style-type: none"> (a) auto accessories; (b) building, construction and hardware goods; (c) rural supplies; (d) garden and landscape material; or; (e) motor vehicle, boat or caravan sales is not a predominant activity. <p>If within Stony Rise Village Precinct B and provided that the sale of:</p> <ul style="list-style-type: none"> (a) rural supplies; (b) timber and steel; or; (c) garden and landscape material; <p>is not a predominant activity.</p>
<p>Business and Professional Services</p>	<p>If within Stony Rise Village Precinct A or B and for a consulting room, medical centre, veterinary centre, child health clinic or dentist.</p>
<p>Educational and Occasional Care</p>	<p>If within Stony Rise Village Precinct A or B and for a childcare centre.</p>
<p>Food Services</p>	<p>If the total number of Food Services on land subject to the Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan is:</p> <ul style="list-style-type: none"> (a) not more than 5 drive through facility food services; and (b) not more than a total of 12 food services and further limited to not more than 4 food services premises outside of Precinct A and Precinct B; and <p>If within Stony Rise Village a drive through facility is limited to one premises each for Precinct A and Precinct B.</p>

General Retail and Hire	If within Stony Rise Village Precinct A and provided the sale or hire of: (a) clothing or footwear (other than personal protective equipment); (b) jewellery; or (c) adult sex products is not a predominant activity. If within Stony Rise Village Precinct B and not for a supermarket, pharmacy or bottle shop and provided the sale or hire of: (a) clothing or footwear (other than personal protective equipment); (b) jewellery; or (c) adult sex products is not a predominant activity
Service Industry	If for a car wash, pet wash or laundromat.
Sports and Recreation	If for a fitness centre or gymnasium and the site is located at least 50m from General Residential zoned land.
Vehicle Fuel Sales and Service	If for a service station.
Discretionary	
Bulky Goods Sales	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted and for a market retailing food by independent stall holders.
Sports and Recreation	If for fitness centre or gymnasium.
Storage	If not for a liquid fuel depot or a solid fuel depot.
Utilities	If not listed as No Permit Required
Prohibited	
All other uses	

DEV-S1.6 Use Standards

DEV-S1.6.1 Floor areas

This clause is in substitution for the Commercial Zone - clause 17.3.3 Retail impact.

Objective:	The primacy of the Devonport Central Business District for General Retail and Hire is protected by providing a designated location for large format retail.	
Acceptable Solutions	Performance Criteria	
A1 The gross floor area of a tenancy within a building must not be less than 500m ² with the exception of: (a) Food Services; (b) a use that relies on more than 50% of the site area for outdoor display of goods for sale; or (c) a use within Stony Rise Village Precinct A.	P1 The proposed use and development must be consistent with the local area objectives being: (a) for integrated bulky goods showrooms and trade supplies; (b) for a neighbourhood centre providing for food retailing and the convenience needs of the local area; or (c) complements the function of a neighbourhood centre; and (d) does not unreasonably compromise or distort the role of established activity centres.	

DEV-S1.7 Development Standards for Buildings and Works

DEV-S1.7.1 Setbacks

This clause is in substitution for the Commercial Zone - clause 17.4.2 Setbacks.

Objective:	Development of land is to minimise: (a) likelihood for conflict, interference and constraint between the use or development of land in the Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan and the use of land in an adjoining zone; (b) unreasonable impact on the amenity of use on land beyond the boundaries of the Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings and parking areas must:</p> <p>(a) have a setback, or be separated a distance, of not less than 20m from the Bass Highway frontage;</p> <p>(b) have a setback, or be separated a distance, of not less than 6m from the Stony Rise Road frontage and allow for the Stony Rise Road carriageway to receive at least 5 hours of sunlight on the 21st of June; or</p> <p>(c) not less than 5.5m from any other road frontage.</p>	<p>P1</p> <p>Buildings must have a setback from a frontage that provides suitable amenity for intended users and adequate space for landscaping, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the setback of buildings on adjacent properties; and</p> <p>(c) the safety of pedestrians and road users.</p>

DEV-S1.7.2 Signs

This clause is in addition to the Signs Code - clause C1.6.1 Design and siting of signs.

Objective:	That the need for signs is recognised and the impact, size and number is managed.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>There must be not more than 3 signs located within the setback area from the Bass Highway frontage.</p>	<p>P1</p> <p>No Performance Criterion.</p>	
<p>A2</p> <p>The height of a sign must be not more than 10m.</p>	<p>P2</p> <p>No Performance Criterion.</p>	
<p>A3</p> <p>There must be not more than 2 signs located within the setback area from the Stony Rise Road frontage.</p>	<p>P3</p> <p>No Performance Criterion.</p>	

DEV-S1.7.3 Access

This clause is in substitution for the Parking and Sustainable Transport Code - clause C2.6.3 Number of accesses for vehicles.

Objective:	There is safe vehicular and pedestrian access to the site.	
Acceptable Solutions	Performance Criteria	
A1 There must be not more than one vehicular entry to the site across the Bass Highway frontage and the vehicular access must comprise a single left hand turn from the west bound lane of the Bass Highway.	P1 No Performance Criterion.	
A2 All vehicular access is to be via an existing vehicle crossing.	P2 Any new vehicular access must be necessary as evidenced by a Traffic Impact Assessment, prepared by a suitably qualified person and approved by the relevant Road Authority.	

DEV-S1.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

DEV-S2.0 This Specific Area Plan is not used in this Local Provisions Schedule

DEV-S3.0 Devonport Reserved Residential Land Specific Area Plan

DEV-S3.1 Plan Purpose

The purpose of the Devonport Reserved Residential Land Specific Area Plan is:

DEV- To require the subdivision and subsequent use and development of land reserved for future residential
S3.1.1 purposes:

- (a) has no impact on threatened fauna or flora;
- (b) occurs in an orderly sequence of release; and
- (c) enables the efficient provision of roads and utilities.

DEV-S3.2 Application of this Plan

DEV- The specific area plan applies to the area of land designated as Devonport Reserved Residential Land
S3.2.1 Specific Area Plan on the overlay maps.

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

- (a) General Residential Zone; and
- (b) Natural Assets Code,
as specified in the relevant provision.

DEV-S3.3 Local Area Objectives

This clause is not used in this specific area plan.

DEV-S3.4 Definition of Terms

This clause is not used in this specific area plan.

DEV-S3.5 Use Table

This clause is not used in this specific area plan.

DEV-S3.6 Use Standards

This clause is not used in this specific area plan.

DEV-S3.7 Development Standards for Buildings and Works

This clause is not used in this specific area plan.

DEV-S3.8 Development Standards for Subdivision

DEV-S3.8.1 Subdivision

This clause is in addition to the General Residential Zone - clause 8.6 Development Standards for Subdivision, and in addition to Natural Assets Code - clause C7.7.2 Subdivision within a priority vegetation area.

Objective:	That subdivision: (a) makes efficient use of land; (b) optimises provision of utilities; (c) provides an integrated network of internal roads; (d) minimises impact on threatened fauna and flora; and (e) provides for a logical and sequence progression of release in accordance with the most efficient arrangements for provision of road access and utilities.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 The subdivision of land must: (a) make appropriate provision for the protection of any threatened fauna and flora identified to exist on the land; and (b) be staged or sequenced in accordance with: (i) a utilities provision plan for the locality; (ii) a road network plan for the locality; and (iii) a staging plan for the efficient and orderly release of land.

DEV-S4.0 Devonport Showground Redevelopment Specific Area Plan

DEV-S4.1 Plan Purpose

The purpose of the Devonport Showground Redevelopment Specific Area Plan is:

- DEV- S4.1.1 To provide for redevelopment of the Devonport Showground site as an inner-city living precinct, providing a mix of residential uses, dwelling types and densities to support a range of household sizes and demographics.
- DEV- S4.1.2 To support high quality residential amenity through the provision of a central open space area with good pedestrian linkages through a new internal road network that delivers interconnectivity through the site and with surrounding areas.
- DEV- S4.1.3 To promote a lot layout and dwelling arrangements based on an adaptable lot size strategy.
- DEV- S4.1.4 To provide for non-residential opportunities that:
- (a) support social inclusion or serve the community, including community based organisations;
 - (b) support residential uses or are appropriate to an inner-city location, including local shops, arts and cultural facilities, and visitor accommodation; and
 - (c) do not compromise established activity centres.
- DEV- S4.1.5 To enable healthy and active lifestyles and reduce dependence on private motor vehicles.

DEV-S4.2 Application of this Plan

- DEV- S4.2.1 The specific area plan applies to the area of land designated as the Devonport Showground Redevelopment Specific Area Plan on the overlay maps.
- DEV- S4.2.2 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:
- (a) General Residential Zone; and
 - (b) Parking and Sustainable Transport Code,
- as specified in the relevant provision.

DEV-S4.3 Local Area Objectives

This clause is not used in this specific area plan.

DEV-S4.4 Definition of Terms

DEV-S4.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
Adaptable lot size strategy	Means an adaptable subdivision pattern whereby different building typologies can be achieved through multiplication or division of lots, as shown in Figure DEV-S4.4.
Apartment typology	Means as shown in Figure DEV-S4.6.
Common open space	Means shared outdoor space for the relaxation and recreation of residents
Community and open space area	Means as shown in Figure DEV-S4.1 and spatially defined on planning scheme maps.
Developable land area	Means as shown in Figure DEV-S4.1 and spatially defined on planning scheme maps.
Devonport Showground Redevelopment Master Plan Development Framework	Means the overall use and development framework of the Specific Area Plan, outlining the community and open space area, developable land area, interface overlay area, road reserve area, and shared zone area, as shown in Figure DEV-S4.1 and spatially defined on planning scheme maps.
Interface overlay area	Means as shown in Figure DEV-S4.1 and spatially defined on planning scheme maps.
Devonport Showground local shop	Means the use of land for the sale of grocery or convenience items if the gross floor area is not more than 500m ² .
Private road	Means a road or street that is privately owned.
Road reserve area	Means as shown in Figure DEV-S4.1 and spatially defined on planning scheme maps.
Shared zone area	Means as shown in Figure DEV-S4.1 and spatially defined on planning scheme maps.
Small house typology	Means as shown in Figure DEV-S4.6.
Street hierarchy	Means as shown in Figure DEV-S4.8.
Street typology	Means the design of a street as shown in Figures DEV-S4.9, DEV-S4.10, DEV-S4.11, DEV-S4.12 and DEV-S4.13.
Terrace typology	Means as shown in Figure DEV-S4.7.

DEV-S4.5 Use Table

This clause is in substitution for the General Residential Zone - clause 8.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If: (a) for a community based organisation; and (b) in the community and open space area.

Community Meeting and Entertainment	If: (a) for a place of worship, art and craft centre, public hall, community centre, or neighbourhood centre; and (b) in the community and open space area or developable land area.
General Retail and Hire	If: (a) for a market; and (b) in the community and open space area.
Residential	If not listed as No Permit Required.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If: (a) for a consulting room, medical centre, veterinary centre, child health clinic, a community based organisation, or the provision of residential support services; and (b) not listed as Permitted.
Community Meeting and Entertainment	If: (a) for a place of worship, art and craft centre, public hall, community centre, or neighbourhood centre; and (b) not listed as Permitted.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take-away food premises with a drive through facility.
General Retail and Hire	If: (a) for a Devonport Showground local shop, market or commercial art gallery; and (b) not listed as Permitted.
Sports and Recreation	If for a fitness centre, gymnasium public swimming pool; or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

DEV-S4.6 Use standards

DEV-S4.6.1 Location of discretionary uses

This clause is in addition to the General Residential Zone - clause 8.3.1 Discretionary uses.

<p>Objective:</p>	<p>That the location of discretionary uses supports:</p> <ul style="list-style-type: none"> (a) high quality residential amenity; (b) interconnectivity within the Specific Area Plan and to adjacent areas; and (c) the provision of open spaces that contain communal or community uses.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Discretionary use in the community and open space area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1 is for:</p> <ul style="list-style-type: none"> (a) Emergency Services; (b) Sports and Recreation; or (c) Food Services if located in an existing building or an extension to an existing building. 	<p>P1</p> <p>Discretionary use in the community and open space area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1, other than for a use listed in A1, must not result in an unreasonable loss of open space, pedestrian connectivity or residential amenity having regard to:</p> <ul style="list-style-type: none"> (a) the scale, intensity and nature of the proposed use; (b) whether the use supports a community based organisation; (c) the proportion of the open space area the use occupies; (d) the ability to achieve passive surveillance; (e) the provision of community and open space in other areas in the Specific Plan Area; and (f) the need for the use in that location.
<p>A2</p> <p>Discretionary use in the road reserve and shared zone areas as shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1 is for a road associated with the Utilities use class.</p>	<p>P2</p> <p>Discretionary use in the road reserve and shared zone areas as shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1, other than for a use listed in A1, must not unreasonably compromise the delivery of an internal road network that supports connectivity within the site and to adjoining areas having regard to:</p> <ul style="list-style-type: none"> (a) the scale, intensity and nature of the proposed use; (b) the proportion of the road reserve/shared zone area the use occupies; (c) the extent to which the Specific Area Plan is redeveloped; (d) the ability to achieve road connections in alternative locations; and (e) the need for the use in that location.

DEV-S4.6.2 Hours of operation for vehicles in the shared zone area

This clause is in addition to the General Residential Zone - clause 8.3 Use Standards.

Objective:	That vehicle movement associated with uses in the shared zone area: (a) minimises impacts on residential amenity; and (b) discourages private vehicle travel.
Acceptable Solutions	Performance Criteria
A1 Vehicle movements, excluding Emergency Services, in the shared zone area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1, must be between the hours 7.00am and 8.00pm.	P1 The use of the road in the shared zone area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1, must prioritise personal transport such as walking and cycling over motorised transport such as cars, having regard to the impact of the use on residential amenity arising from noise and other emissions.

DEV-S4.6.3 Location of Residential use and Visitor Accommodation use

This clause is in addition to the General Residential Zone - clause 8.3 Use Standards.

Objective:	That Residential use and Visitor Accommodation use is: (a) encouraged in the developable land area; and (b) discouraged outside the developable land area unless special circumstances apply.
Acceptable Solutions	Performance Criteria
A1 Residential use and Visitor Accommodation use is located within the developable land area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1.	P1 Residential use and Visitor Accommodation use outside the developable land area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1 must not result in an unreasonable loss of open space, pedestrian connectivity, vehicle access, or community space, having regard to: (a) the scale and extent of the proposed use; (b) the impact of the proposed use on access through the site; (c) the operation of existing and likely future non-residential use; (d) the provision of community and open space in other areas in the Specific Plan Area; and (e) the residual development potential of the Specific Area Plan area.

DEV-S4.6.4 Car parking numbers

This clause is in substitution for the residential use class in the Parking and Sustainable Transport Code - clause C2.5.1 Car parking numbers.

Objective:	That an appropriate level of car parking spaces are provided to meet the needs of the use and purpose of the Specific Area Plan.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>The number of on-site residential car parking spaces must be no less than the number specified in Table DEV-S4.1, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table DEV-S4.1 is greater than the number of car parking spaces specified in Table DEV-S4.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table DEV-S4.1 is less than the number of car parking spaces specified in Table DEV-S4.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ <p>N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table DEV-S4.1 C = Number of on-site car parking spaces required for the proposed use or development specified in Table DEV-S4.1</p> 	<p>P1</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area. 	

DEV-S4.7 Development Standards for Dwellings

DEV-S4.7.1 Total dwelling yield

This clause is in addition to the General Residential Zone - clause 8.4 Development Standards for Dwellings.

Objective:	<p>That the total dwelling yield in the Specific Area Plan supports:</p> <ul style="list-style-type: none"> (a) medium to high density infill residential development that is compatible with the prevailing density characteristics of Devonport; (b) high quality residential amenity supported by open space and interconnectivity with surrounding areas; and (c) a range of household sizes and demographics with the ability to adapt over time to meet changing needs.
Acceptable Solutions	Performance Criteria
<p>A1 The total number of approved dwellings in the Specific Area Plan must not exceed 290.</p>	<p>P1 The total number of approved dwellings in the Specific Area Plan must result in a dwelling density that is compatible with the prevailing density characteristics of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the contribution towards a range of dwelling types and sizes; (b) the provision of housing for a specific accommodation need such as social or affordable housing; (c) the impact on residential amenity; and (d) if the total number of approved dwellings in the Specific Area Plan exceeds 309; <ul style="list-style-type: none"> (i) the degree of departure from the permitted standard; and (ii) the housing needs of the area as defined through a residential supply and demand analysis.

DEV-S4.7.2 Residential density for multiple dwellings

This clause is in substitution for the General Residential Zone - clause 8.4.1 Residential density for multiple dwellings.

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.	
Acceptable Solutions		Performance Criteria
A1	Multiple dwellings must have a site area per dwelling of: (a) not less than 325m ² if in the interface overlay area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1; or (b) if located outside the interface overlay area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1: (i) not less than 200m ² ; or (ii) not less than 150m ² if for a terrace typology; or (iii) not less than 50m ² if for an apartment typology or small house typology.	P1 Multiple dwellings must only have a site area per dwelling less than required by clause DEV-S4.7.2 A1 if: (a) the development provides for a specific accommodation need with significant social or community benefit; or (b) the development contributes to a range of dwelling types and sizes appropriate to the location having regard to: (i) the housing needs of the community; (ii) compatibility of the proposed building with established built form in the Specific Area Plan or surrounding area; (iii) consistency with the adaptable lot size strategy shown in Figure DEV-S4.4; (iv) consistency with the housing typologies shown in Figures DEV-S4.5, DEV-S4.6 or DEV-S4.7; and (v) consistency with the Devonport Showground Redevelopment Master Plan Development Framework shown in Figure DEV-S4.1.

DEV-S4.7.3 Setbacks and building envelope for all dwellings

This clause is in substitution for the General Residential Zone - clause 8.4.2 Setbacks and building envelope for all dwellings.

Objective:	That the siting and scale of dwellings: (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations	
Acceptable Solutions		Performance Criteria

<p>A1</p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing building on the site; (b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the setback, from a frontage that is not a primary frontage, of any existing building on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level. 	<p>P1</p> <p>A dwelling must have a setback from a frontage that is compatible with:</p> <ul style="list-style-type: none"> (a) the relevant street typology shown in Figures DEV-S4.9, DEV-S4.10, DEV-S4.11, DEV-S4.12 and DEV-S4.13 as guided by the street hierarchy in Figure DEV-S4.8; or (b) the streetscape.
<p>A2</p> <p>A garage or carport for a dwelling, must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage. 	<p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>

<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures DEV-S4.2 and DEV-S4.3) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and <p>(b) only have a setback within 1.5m of a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> (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 one-third the length of that boundary (whichever is the lesser). 	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and <p>(b) provide separation between buildings on adjoining properties that is compatible with that existing on established properties in the area; and</p> <p>(c) be compatible with one of the housing typologies shown in Figures DEV-S4.5, DEV-S4.6, or DEV-S4.7.</p>
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DEV-S4.7.4 Site coverage and private open space for all dwellings

This clause is in substitution for the General Residential Zone - clause 8.4.3 Site coverage and private open space for all dwellings.

<p>Objective:</p>	<p>That dwellings are compatible with the amenity and character of the area and provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of residents; (b) opportunities for the planting of gardens and landscaping; (c) private open space that is conveniently located and has access to sunlight; and (d) opportunities for recreation and social interaction through the provision of useable and accessible areas of common open space.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

<p>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, excluding dwellings for an apartment typology or small house typology, a total area of private open space of not less than 40m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer); or (c) for dwellings in an apartment typology or small house typology, a total area of private open space of not less than 10m² associated with each dwelling. 	<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage compatible with that existing on established properties in the area; (b) private open space or common open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
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<p>A2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 10m², if for an apartment typology or small house typology; and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if for an apartment typology or small house typology; (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10. 	<p>P2</p> <p>A dwelling must:</p> <ul style="list-style-type: none"> (a) have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation dining, entertaining and children's play and is: <ul style="list-style-type: none"> (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight; or (b) for apartment or small house typologies have reasonable access to a useable common open space on the site that provides opportunities for a range of outdoor recreation needs of the occupants including relaxation and entertainment, children's play, and includes common garden areas that enhance residential amenity, having regard to: <ul style="list-style-type: none"> (i) the proximity and accessibility of the dwelling to the common open space; (ii) the orientation of the common open space to take advantage of sunlight; (iii) the number of dwellings reliant on the common open space (as an alternative to private open space); (iv) the flexibility of the space and opportunities for various forms of recreation; (v) the availability and location of common facilities within the space; (vi) landscaping and the area available for gardens, trees and plantings; and (vii) the level of noise intrusion from external noise sources.
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DEV-S4.7.5 Sunlight to private open space of multiple dwellings

This clause is in substitution for the General Residential Zone - clause 8.4.4 Sunlight to private open space of multiple dwellings.

Objective:	That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space and common open space for dwellings on the same site.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause DEV- S4.7.4, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure DEV-S4.14):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<p>P1</p> <p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the common open space or private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause DEV- S4.7.4.</p>

DEV-S4.8 Development Standards for Non-dwellings

DEV-S4.8.1 Non-dwelling development

This clause is in substitution for the General Residential Zone - clause 8.5.1 Non-dwelling development A1, A2 and P1, P2.

Objective:	<p>That all non-dwelling development:</p> <ul style="list-style-type: none"> (a) is compatible with the character, siting, apparent form, scale, bulk, massing and proportion of residential development; and (b) does not cause an unreasonable loss of amenity on adjoining residential properties.
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>A building that is not a dwelling, excluding for General Retail and Hire, Food Services, garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 3m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 2m, or if the setback from the primary frontage is less than 2.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street. 	<p>P1</p> <p>A building that is not a dwelling, excluding for General Retail and Hire, or Food Services, must have a setback from a frontage that is compatible with:</p> <ul style="list-style-type: none"> (a) if located in the interface overlay area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1, the streetscape; and (b) the relevant street typology shown in Figures DEV-S4.9, DEV-S4.10, DEV-S4.11, DEV-S4.12 and DEV-S4.13.
<p>A2</p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Figures DEV-S4.2 and DEV-S4.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and (b) only have a setback within 1.5m of a side or rear boundary if the building: <ul style="list-style-type: none"> (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 that boundary (whichever is lesser). 	<p>P2</p> <p>The siting and scale of a building that is not a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and (b) provide separation between buildings on adjoining properties that is compatible with that existing on established properties in the area.

DEV-S4.9 Development Standards for Buildings and Works

DEV-S4.9.1 Development outside the developable land area

This clause is in addition to the General Residential Zone - clause 8.4 Development Standards for Dwellings, and in addition to the General Residential Zone - clause 8.5 Development Standards for Non-dwellings.

Objective:	<p>That the location of development supports:</p> <ul style="list-style-type: none"> (a) high quality residential amenity and diversity of built form; (b) provision of open spaces that support pedestrian connectivity; and (c) a new internal road network that supports interconnectivity within the site and to adjacent areas.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development in an area, other than the developable land area as shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1, must be:</p> <ul style="list-style-type: none"> (a) for the extension or alteration of an existing building; (b) for the purposes of providing a communal driveway for a multiple dwelling development; (c) for a road, private road, shared access way or shared path in the road reserve area or shared zone area; or (d) for a No Permit Required or Permitted use in DEV-S4.5 Use Table. 	<p>P1</p> <p>Development in an area, other than the developable land area as shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1, and not listed in A1, must:</p> <ul style="list-style-type: none"> (a) not compromise the delivery of open space or vehicle and pedestrian links that are consistent with Figures DEV-S4.1 and DEV-S4.8; and (b) support high quality residential amenity and diversity of built form having regard to: <ul style="list-style-type: none"> (i) location and scale of the proposed development; (ii) the location and scale of existing development in the Specific Area Plan; (iii) the residual development potential of the Specific Area Plan; (iv) the quality and amenity characteristics of the proposed building design; and (v) the use of the building.

DEV-S4.9.2 Building design

This clause is in addition to the General Residential Zone - clause 8.4 Development Standards for Dwellings, and in addition to the General Residential Zone - clause 8.5 Developments Standards for Non-dwellings.

Objective:	That buildings are designed to address open space areas.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>(a) Buildings in the developable land area and within 10m of the community and open space area as shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1 must, if for residential use, limit any fencing to the open space to less than 1.5m in height; and</p> <p>(b) provide a building design that includes at least one habitable room window per building level that is fully transparent and faces the open space.</p>	<p>P1</p> <p>Buildings in the developable land area and within 10m of the community and open space area as shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1, must be designed to minimise negative impacts on the safety, amenity and use of the open space, having regard to:</p> <p>(a) the quality of the building design;</p> <p>(b) the use of the building;</p> <p>(c) the nature of the nearby open space area; and</p> <p>(d) the ability to maintain or not compromise passive surveillance of the open space.</p>	
<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Buildings in the community and open space area as shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV- S4.1 must:</p> <p>(a) be freestanding in appearance and design; and</p> <p>(b) incorporate windows, entries, other forms of glazing and architectural features that provide visual interest and activation on all elevations; and</p> <p>(c) screen infrastructure, service plant and lift structures within the design of the building to minimise their visual impact when viewed from the open space area.</p>	

DEV-S4.9.3 Private roads and shared access ways

This clause is in addition to the General Residential Zone - clause 8.4 Development Standards for Dwellings, and in addition to the General Residential Zone - clause 8.5 Developments Standards for Non-dwellings.

<p>Objective:</p>	<p>That the arrangement and design of private roads and shared access ways provides for:</p> <ul style="list-style-type: none"> (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic in accordance with a street hierarchy; (c) the efficient development of the entirety of the land and of surrounding land; and (d) variable urban design treatments to facilitate a street hierarchy that facilitates healthy living, and integrates with land uses.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1.1</p> <p>The layout of new private roads or shared access ways must be consistent with:</p> <ul style="list-style-type: none"> (a) the street hierarchy shown in Figure DEV-S4.8; (b) the relevant street typology shown in Figure DEV-S4.9, DEV-S4.10, DEV-S4.11, DEV-S4.12, or DEV-S4.13; and (c) the Devonport Showground Redevelopment Master Plan Development Framework shown in Figure DEV-S4.1. <p>A1.2</p> <p>Public pedestrian access through the site must be consistent with Figure DEV-S4.1 – Devonport Showground Redevelopment Master Plan Development Framework.</p>	<p>P1</p> <p>The arrangement and construction of private roads and shared access ways must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant road network plan adopted by the Council; (b) the existing road hierarchy surrounding the Specific Area Plan; (c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land, to facilitate future development potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the topography of the site; (i) the future development potential of any adjoining or adjacent land; (j) the pattern of development envisaged in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1. (k) compatibility with the street hierarchy shown in Figure DEV-S4.8; and (l) compatibility with the relevant street typology shown in Figure DEV-S4.9, DEV-S4.10, DEV-S4.11, DEV-S4.12 or DEV-S4.13.

DEV-S4.10 Development Standards for Subdivision

DEV-S4.10.1 Lot design

This clause is in substitution for the General Residential Zone - clause 8.6.1 Lot design.

<p>Objective:</p>	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions consistent with the adaptable lot size strategy; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for use and development appropriate to the purpose of the Specific Area Plan.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding lots in the interface overlay area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 200m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 12m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause DEV- S4.7.3 A1, A2 and A3, and DEV- S4.8.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; (ii) existing buildings are consistent with the setback required by clause DEV-S4.7.3 A1, A2 and A3, and DEV-S4.8.1 A1 and A2; and (iii) be consistent with the boundary alignments for the developable land area, road reserve area, shared zone area, and community and open space area in the Devonport Showground Redevelopment Master Plan Development Framework shown in Figure DEV-S4.1; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the Specific Area Plan. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding lots in the interface overlay area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; (f) the pattern of development existing on established properties in the area; (g) the pattern of development envisaged in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1; and (h) the adaptable lot size strategy and housing typologies shown in Figures DEV-S4.4, DEV- S4.5, DEV-S4.6 and DEV-S4.7.

<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, in the interface overlay area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1 must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 400m² and: <ul style="list-style-type: none"> (i) be able to contain a minimum area of 10m x 12m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> a. all setbacks required by clause DEV-S4.7.3 A1, A2 and A3, and DEV-S4.8.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause DEV-S4.7.3 A1, A2 and A3, and DEV-S4.8.1 A1 and A2; and (iii) be consistent with the pattern of development envisaged in the Devonport Showground Redevelopment Master Plan Framework shown in Figure DEV-S4.1; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the Specific Area Plan. 	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, in the interface overlay area shown in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV-S4.1 must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; (f) the pattern of development existing on established properties in the area; (g) the pattern of development envisaged in the Devonport Showground Redevelopment Master Plan Development Framework shown in Figure DEV-S4.1; and (h) the adaptable lot size strategy and housing typologies shown in Figures DEV-S4.4, DEV-S4.5, DEV-S4.6 and DEV-S4.7.
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<p>A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than that specified for the relevant housing typology shown in Figure DEV-S4.4, DEV-S4.5, DEV-S4.6 or DEV-S4.7.</p>	<p>P3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; (f) the pattern of development existing on established properties in the area; and (g) the pattern of development envisaged in the Devonport Showground Redevelopment Master Plan Development Framework shown in Figure DEV-S4.1.
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DEV-S4.10.2 Roads

This clause is in substitution for the General Residential Zone - clause 8.6.2 Roads.

<p>Objective:</p>	<p>That the arrangement and design of new roads within a subdivision provides for:</p> <ul style="list-style-type: none"> (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land; and (d) variable urban design treatments to facilitate a street hierarchy that facilitates healthy living, and integrates with land uses.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>The layout of new roads must be consistent with:</p> <ul style="list-style-type: none"> (a) the street hierarchy shown in Figure DEV-S4.8; (b) the relevant street typology shown in Figures DEV-S4.9, DEV-S4.10, DEV-S4.11, DEV-S4.12, or DEV-S4.13; and (c) the Devonport Showground Redevelopment Master Plan Development Framework shown in Figure DEV-S4.1. 	<p>P1</p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> (a) any relevant road network plan adopted by the Council; (b) the existing road hierarchy surrounding the Specific Area Plan; (c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (i) the topography of the site; (j) the future subdivision potential of any balance lots on adjoining or adjacent land; (k) the pattern of development envisaged in the Devonport Showground Redevelopment Master Plan Development Framework in Figure DEV- S4.1. (l) compatibility with the street hierarchy shown in Figure DEV-S4.8; and (m) compatibility with the street typologies shown in Figures DEV-S4.9, DEV-S4.10, DEV-S4.11, DEV- S4.12 or DEV-S4.13.

Table DEV-S4.1 Parking Space Requirements

Use		Parking Space Requirements	
		Car	Bicycle
Residential	If a 1-3 bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	1 space per dwelling	No requirement
	If a 4 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling	No requirement
	Visitor parking for multiple dwellings in the General Residential Zone	1 dedicated space per 5 dwellings (rounded down to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 4 dwellings (rounded down to the nearest whole number)	No requirement
	Other Residential use in the General Residential Zone	2 spaces per 5 bedrooms + 1 visitor space for every 10 bedrooms (rounded up to the nearest whole number)	No requirement for residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.

Notes to Table DEV-S4.1:

- (1)The number of parking spaces required is to be calculated based on the proposed use or development.
- (2)Parking spaces must be individually accessible, excluding tandem parking spaces which may be used to serve a dwelling.

Figure DEV-S4.1 - Devonport Showground Redevelopment Master Plan Development Framework as referred to in clause DEV-S4.4.1, clause DEV-S4.6, clause DEV-S4.7, and clause DEV-S4.10



Figure DEV-S4.2 - Building envelope as required by clause DEV-S4.7.3

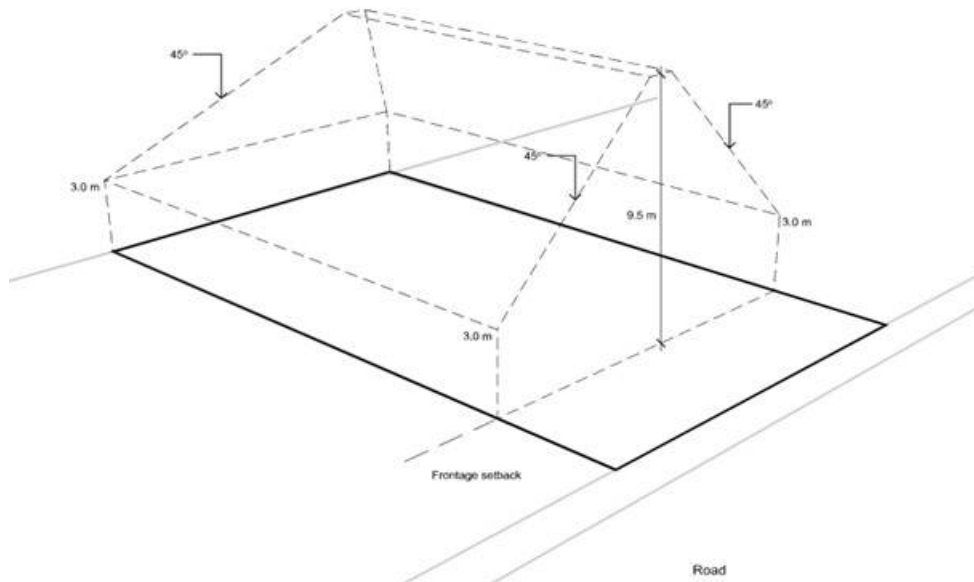


Figure DEV-S4.3 - Building envelope for corner lots as required by clause DEV-S4.7.3

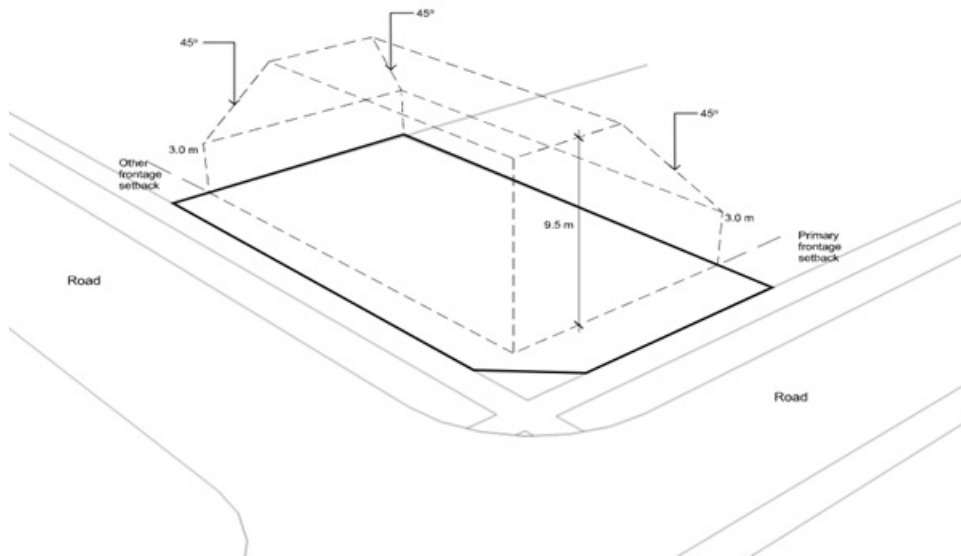


Figure DEV-S4.4 - Adaptable lot size strategy and housing typologies (to be read in conjunction with the housing typologies shown in Figures DEV-S4.5, DEV-S4.6 and DEV-S4.7) as required by clause DEV-S4.4.1, clause DEV-S4.7.2 P1(b)(iii), and clause DEV-S4.10.1 A3

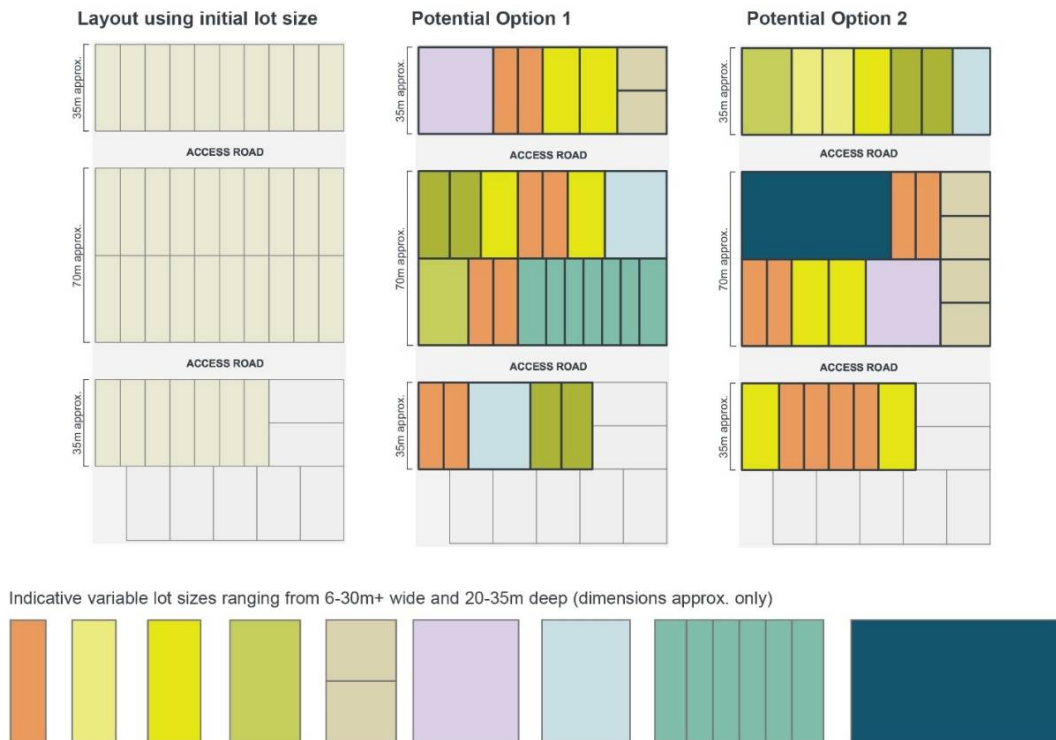
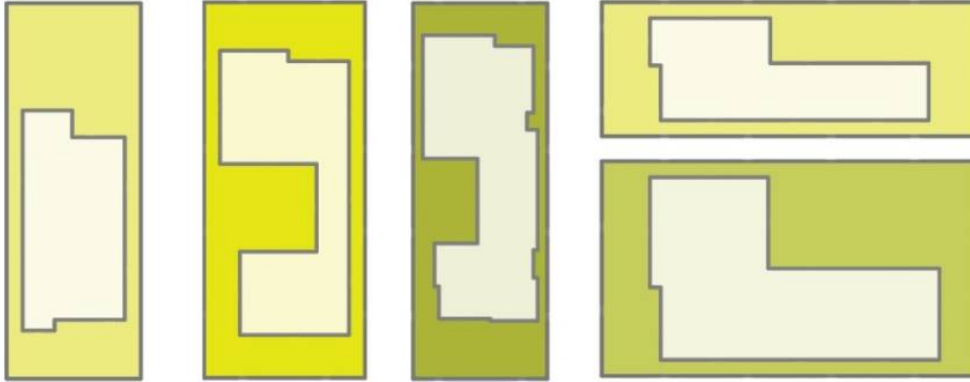


Figure DEV-S4.5 - Detached, semi-detached, group, and corner housing typologies as referred in Figure DEV-S4.4

Detached and Group Homes Examples

Primary frontage ranging from: 10-20m wide
Typical depth: 20m-35m



Semi-detached and Corner Sites Examples

Primary frontage ranging from: 10-20m wide
Typical depth: 20-35m

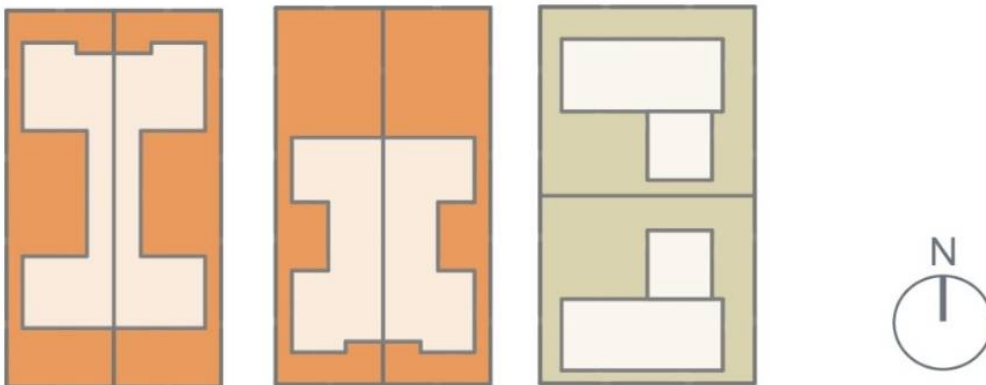
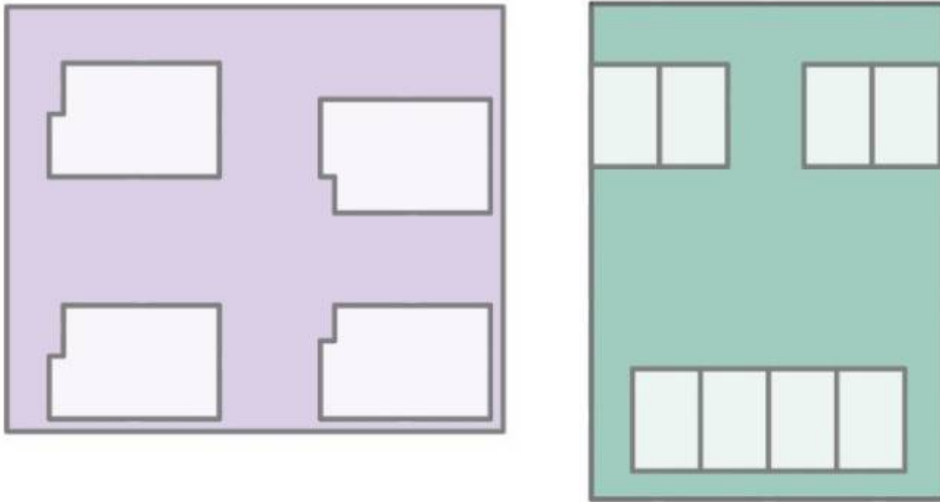


Figure DEV-S4.6 - Small house, villa, and apartment housing typologies as referred in Figure DEV-S4.4

Villa/ Midblock / Small Housing

Primary frontage ranging from: 25-30m wide
Typical depth: 35m



Apartments Example

Primary frontage ranging from: 20m+ wide
Typical depth: 25m+

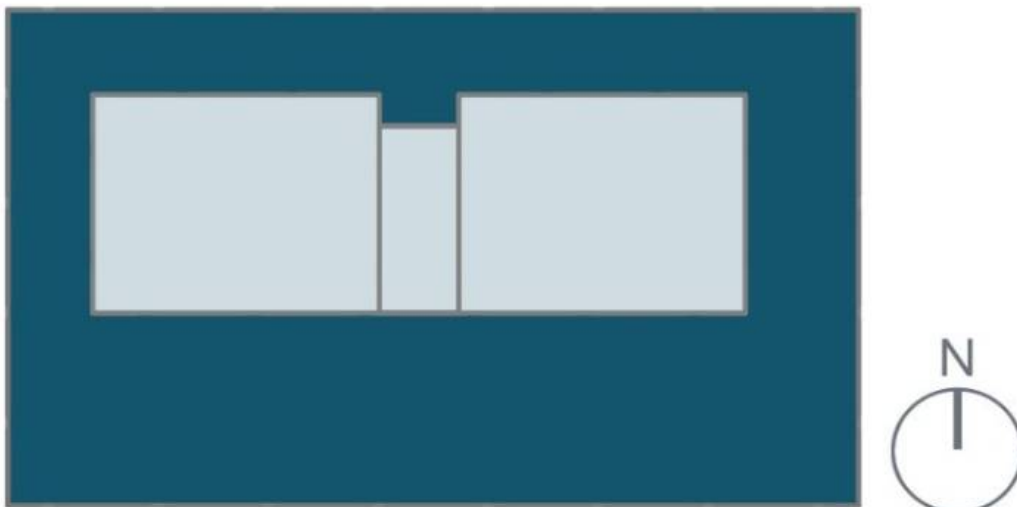
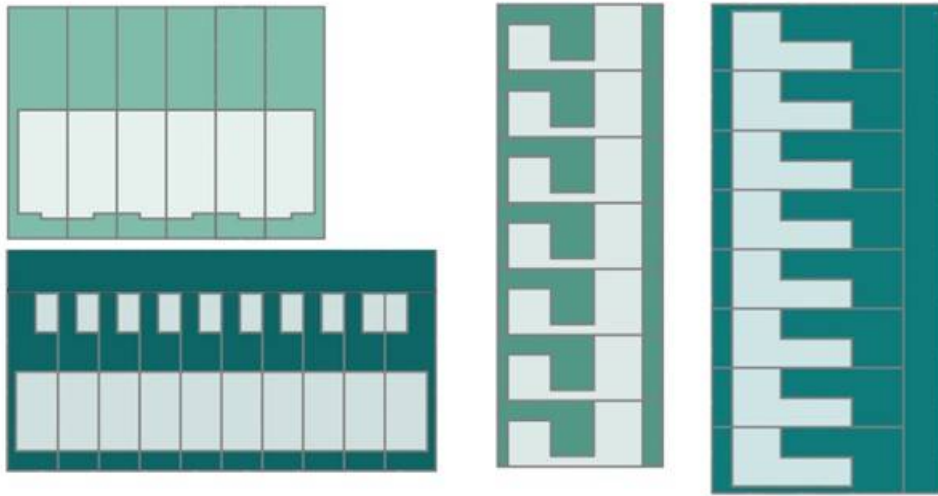


Figure DEV-S4.7 - Terrace and retirement housing typologies as referred by Figure DEV-S4.4

Front and Rear Loaded Terraces Examples

Primary frontage ranging from: 6-12m wide
 Typical depth: 25-35m



 **ILU Example**
 Typically clustered on varied lot sizes



Figure DEV-S4.8 - Street hierarchy as required by clause DEV-S4.4.1, clause DEV-S4.7.3 P1(a), clause DEV-S4.9.3 A1.1(a) and P1(k), and clause DEV-S4.10.2 A1(a) and P1(l)

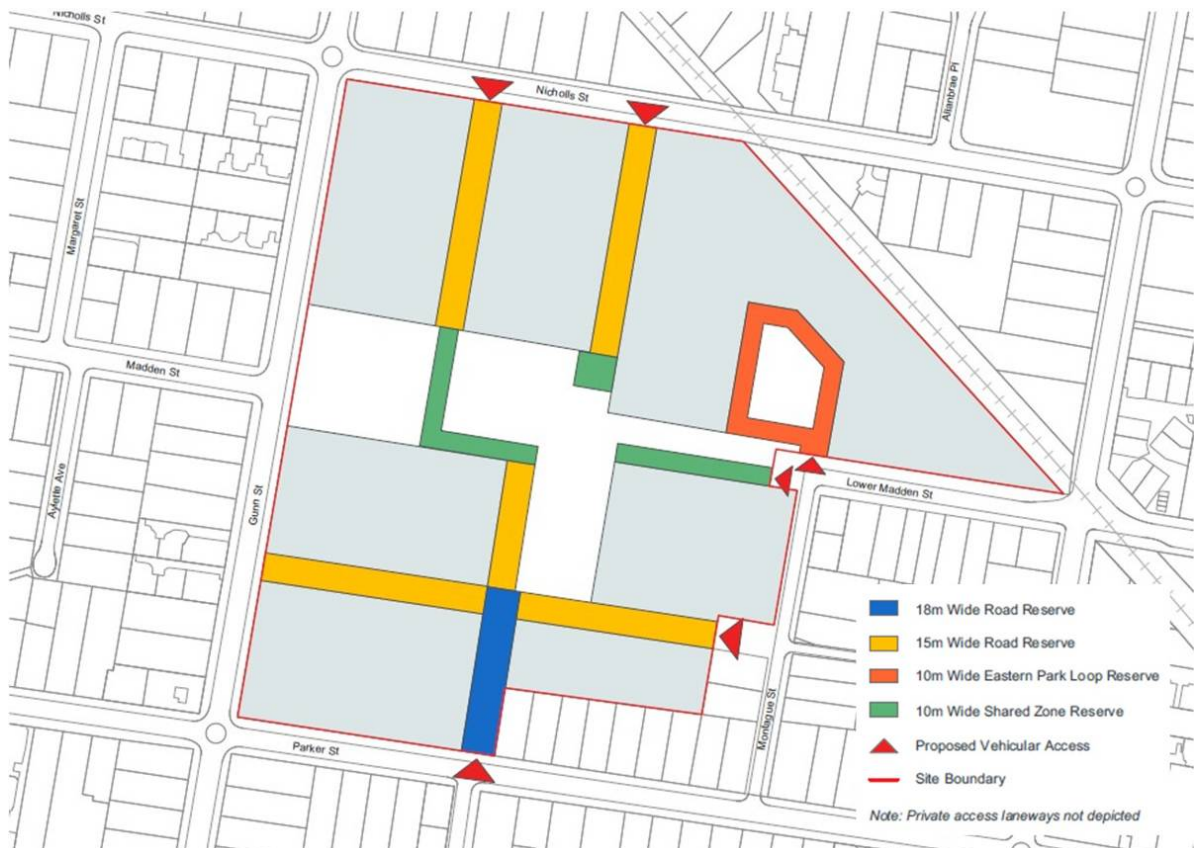


Figure DEV-S4.9 - Street typology for 18m wide reservation as required by clause DEV-S4.4.1, clause DEV-S4.7.3 P1(a), clause DEV-S4.8.1 P1(b), clause DEV-S4.9.3 A1.1(b) and P1(l), and clause DEV-S4.10.2 A1(b)



Figure DEV-S4.10 - Street typology for 15m wide reservation as required by clause DEV-S4.4.1, clause DEV-S4.7.3 P1(a), clause DEV-S4.8.1 P1(b), clause DEV-S4.9.3 A1.1(b) and P1(l), and clause DEV-S4.10.2 A1(b)

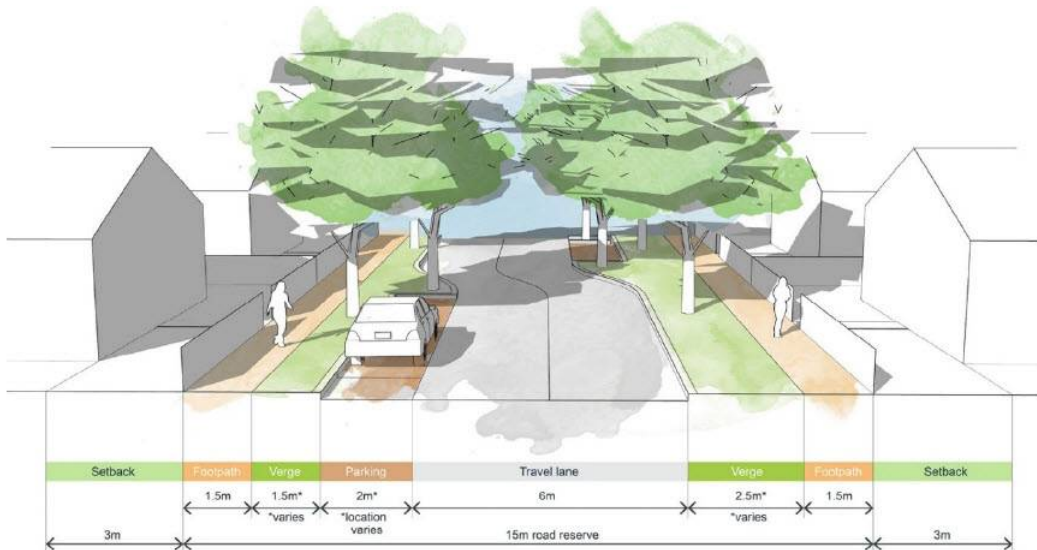


Figure DEV-S4.11 - Street typology for 10m wide eastern park loop reservation clause DEV-S4.4.1, clause DEV-S4.7.3 P1(a), clause DEV-S4.8.1 P1(b), clause DEV-S4.9.3 A1.1(b) and P1(l), and clause DEV-S4.10.2 A1(b)



Figure DEV-S4.12 - Street typology for 10m wide shared zone reservation clause DEV-S4.4.1, clause DEV-S4.7.3 P1(a), clause DEV-S4.8.1 P1(b), clause DEV-S4.9.3 A1.1(b) and P1(l), and clause DEV-S4.10.2 A1(b)

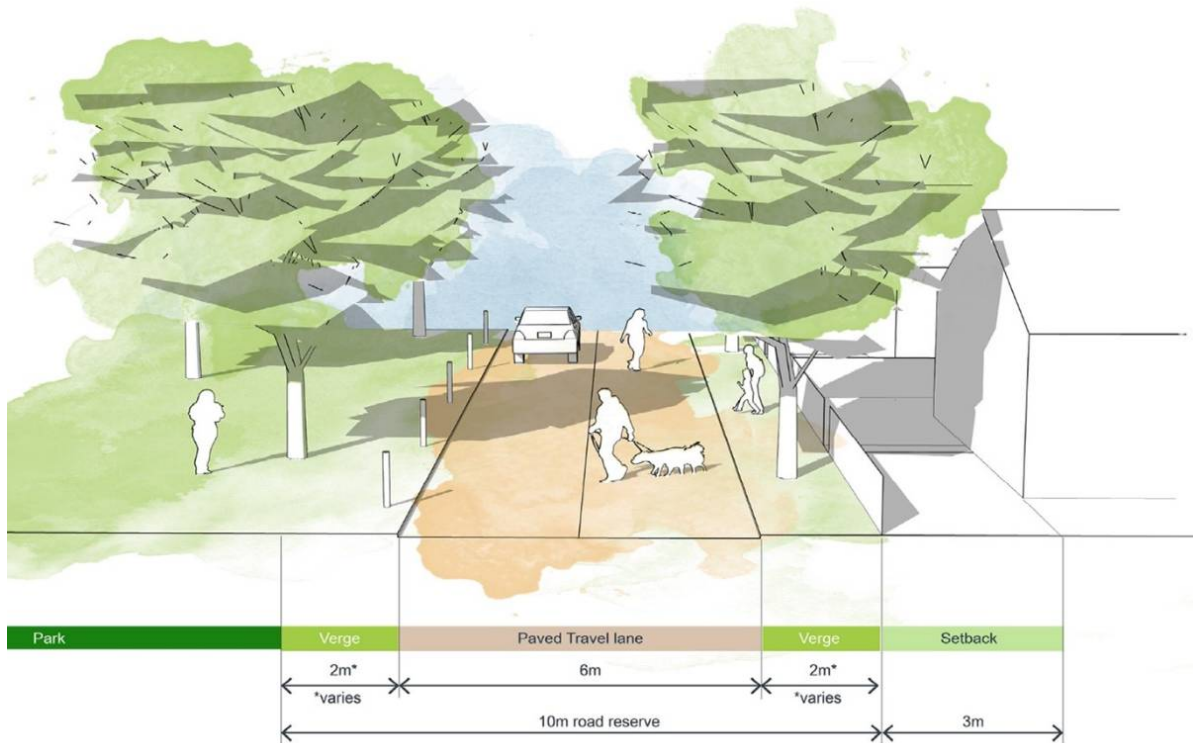


Figure DEV-S4.13 - Street typology for private access laneways clause DEV-S4.4.1, clause DEV-S4.7.3 P1(a), clause DEV-S4.8.1 P1(b), clause DEV-S4.9.3 A1.1(b) and P1(l), and clause DEV-S4.10.2 A1(b)

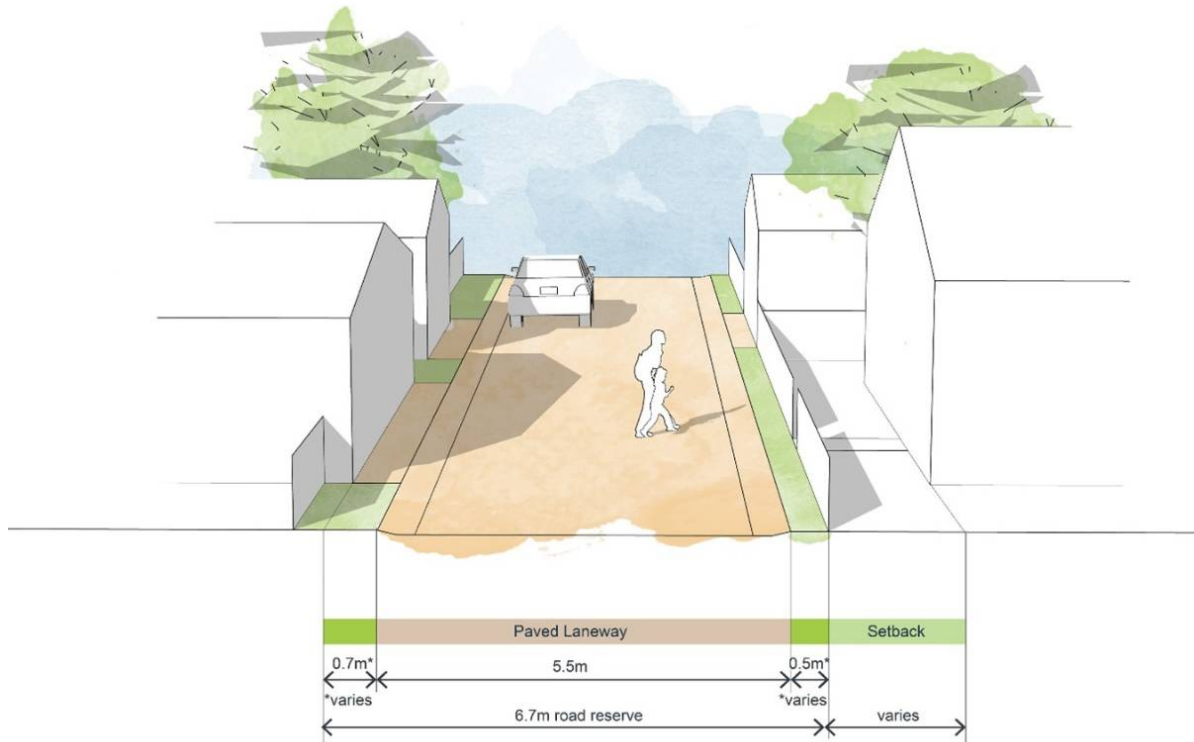
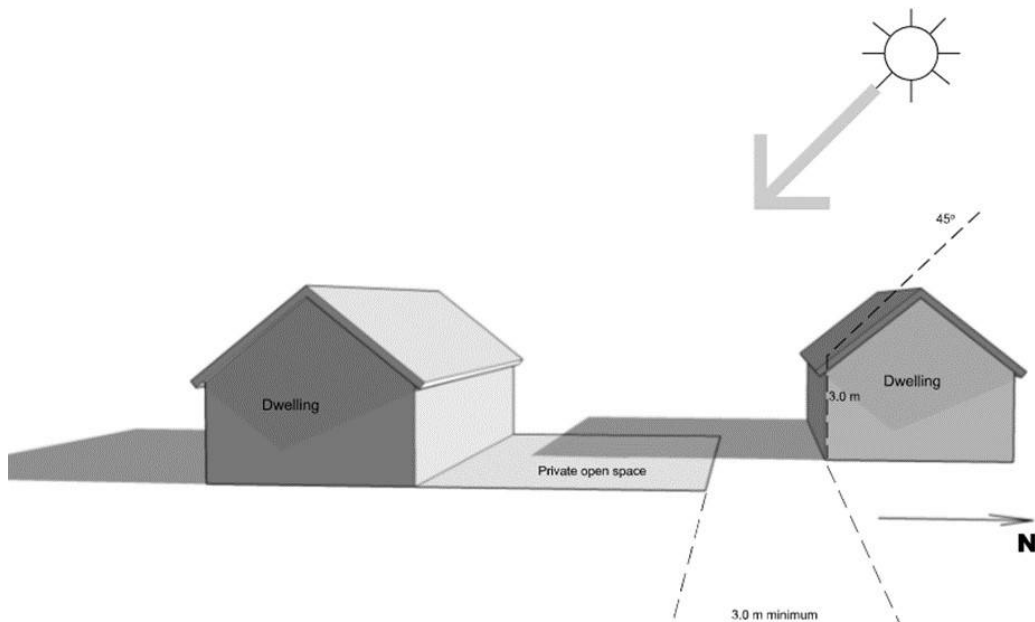


Figure DEV-S4.14 - Separation from open space of another dwelling on the same site as required by DEV-S4.7.5 A1



DEV-Site-specific Qualifications

There are no site-specific qualifications in this Local Provisions Schedule.

DEV-Code Lists

DEV-C3.0 Road and Railway Assets Code

DEV-Table C3.1 Other Major Roads

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

DEV-C6.0 Local Historic Heritage Code

DEV-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
DEV-C6.1.1	Not applicable	Devonport	27 Best Street	St Columbas Church	59910/12	1906 church hall with symmetrical façade and a 1956 modernist addition
DEV-C6.1.2	Not applicable	Devonport	73 Best Street	Not applicable	40635/1	Single storey Victorian house
DEV-C6.1.3	Not applicable	Devonport	108 Best Street	Not applicable	130384/2	Timber Victorian Italianate house
DEV-C6.1.4	Not applicable	Devonport	127 Best Street	Not applicable	229921/1	Brick stucco Federation bungalow
DEV-C6.1.5	Not applicable	East Devonport	5 Brooke Street	Not applicable	20802/1	1859 Georgian weatherboard house
DEV-C6.1.6	1382	Devonport	1A Bluff Access Road	Mersey Bluff Lighthouse	248785/1	Lighthouse
DEV-C6.1.7	Not applicable	Devonport	41 Bluff Road	Not applicable	Not applicable	Cemetery
DEV-C6.1.8	Not applicable	East Devonport	5 Cedar Court	Rannoch House	238899/1	1911 house operated as a school for orphans
DEV-C6.1.9	Not applicable	Devonport	5 Charles Street	Not applicable	110576/1	1900 prefabrication concrete house
DEV-C6.1.10	Not applicable	Devonport	7 Charles Street	Not applicable	50500/1	1900 prefabrication concrete house
DEV-C6.1.11	Not applicable	Devonport	1 Chettle Street	Not applicable	114053/1	1900 workers cottage
DEV-C6.1.12	Not applicable	Devonport	5 Chettle Street	Not applicable	124013/1	1940s Victorian workers cottage
DEV-C6.1.13	Not applicable	East Devonport	145 David Street	Not applicable	214623/1	1870 early Georgian house

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DEV-C6.1.14	Not applicable	East Devonport	148-150 David Street	Elsie Cottage	197464/1	1891 Victorian house
DEV-C6.1.15	Not applicable	East Devonport	9 Douglas Street	Not applicable	148915/1	19th Century cottage
DEV-C6.1.16	Not applicable	East Devonport	7 Drew Street	Not applicable	219890/1	Californian bungalow
DEV-C6.1.17	Not applicable	Devonport	29-31 Elizabeth Street	Not applicable	137911/1	1900 farmhouse
DEV-C6.1.18	Not applicable	Devonport	15 Fenton Street	Not applicable	117434/1	Victorian Carpenter Gothic Church
DEV-C6.1.19	Not applicable	Devonport	4 Finlaysons Way	Not applicable	88966/2	Victorian Italianate house
DEV-C6.1.20	Not applicable	Devonport	10 Finlaysons Way	Not applicable	223710/1	1900 Victorian house
DEV-C6.1.21	Not applicable	Devonport	62 Forbes Street	Not applicable	122285/1	1890 Victorian workers cottage
DEV-C6.1.22	Not applicable	Devonport	Formby Road	Not applicable	Not applicable	Stone railway platform. Remnant of old railway infrastructure. Item is located within the railway corridor opposite Formby Road (between King Street and Stewart Street) and as shown on the Local Heritage Place overlay map.
DEV-C6.1.23	Not applicable	Miandetta	1-3 Formby Road	Not applicable	126895/1 126895/2	Industrial railway warehouses
DEV-C6.1.24	Not applicable	Devonport	3 Formby Road	Not applicable	141112/1	Grain silos
DEV-C6.1.25	Not applicable	Devonport	80-82 Formby Road	Not applicable	173611/1	1930 Hotel
DEV-C6.1.26	Not applicable	Devonport	92 Formby Road	Not applicable	109931/2	Victorian Italianate commercial building
DEV-C6.1.27	Not applicable	Don	2-4 Forth Road	Not applicable	47452/1 70436/1	1930 weatherboard house
DEV-C6.1.28	Not applicable	Don	10 Forth Road	Not applicable	139740/1	1906 house (former hotel)
DEV-C6.1.29	Not applicable	Don	19-21 Forth Road	Not applicable	122278/1	1881 workers cottage
DEV-C6.1.30	1347	Don	24 Forth Road	Don River Railway	135735/1	Tourist railway and memorabilia repository
DEV-C6.1.31	Not applicable	Don	27-29 Forth Road	Not applicable	143276/1	1905 house

DEV-C6.1.32	Not applicable	Don	155 Forth Road	Not applicable	35519/2	1870 Georgian house
DEV-C6.1.33	Not applicable	Forth	457 Forth Road	Not applicable	110567/2	1890 Victorian house
DEV-C6.1.34	Not applicable	Forth	168 Forthside Road	Not applicable	247358/1	1900 farm house
DEV-C6.1.35	Not applicable	Devonport	16 George Street	Not applicable	231179/1	Victorian rail workers cottage
DEV-C6.1.36	Not applicable	Devonport	18 George Street	Not applicable	204145/1	Victorian rail workers cottage
DEV-C6.1.37	Not applicable	Devonport	22 George Street	Not applicable	227695/1	Victorian rail workers cottage
DEV-C6.1.38	Not applicable	Devonport	24 George Street	Ebor Cottage	206742/1	Victorian rail workers cottage
DEV-C6.1.39	Not applicable	Devonport	108 George Street	Not applicable	60902/33	1900 house
DEV-C6.1.40	Not applicable	Devonport	87 Gunn Street	Not applicable	55354/1	1915 Federation style cottage
DEV-C6.1.41	Not applicable	East Devonport	49 John Street	Not applicable	27312/1	1900 house
DEV-C6.1.42	Not applicable	Devonport	9 Kempling Street	Not applicable	55675/14	1890 Victorian cottage
DEV-C6.1.43	Not applicable	Devonport	11 Kempling Street	Not applicable	55675/12	1890 Victorian cottage
DEV-C6.1.44	Not applicable	Devonport	13 Kempling Street	Not applicable	55675/10	1890 Victorian cottage
DEV-C6.1.45	Not applicable	Devonport	15 Kempling Street	Not applicable	55675/8	1888 Victorian cottage
DEV-C6.1.46	Not applicable	Devonport	27-31 King Street	Not applicable	164703/1	Gabled parapet warehouse
DEV-C6.1.47	Not applicable	Don	2 Laphorne Close	Not applicable	136967/1	1960 fibro clad petrol station
DEV-C6.1.48	Not applicable	Don	7 Laphorne Close	Not applicable	55304/3	1880 Victorian cottage
DEV-C6.1.49	Not applicable	Don	21-23 Laphorne Close	Not applicable	237128/1	1883 Victorian cottage
DEV-C6.1.50	Not applicable	Devonport	44 Lawrence Drive	Not applicable	45733/1 245096/1 233081/1	Devonport cemetery Specific Extent The specific extent of the place is shown on the map, and also includes the land designated as "Reserved Road", which intersects 233081/1.

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DEV-C6.1.51	Not applicable	Lillico	28 Lillico Road	Windlee	104552/1	Victorian cottage
DEV-C6.1.52	Not applicable	Devonport	58 Madden Street	Not applicable	236649/1	1890 Victorian workers cottage
DEV-C6.1.53	Not applicable	Aberdeen	143 Melrose Road	Aberdeen Abbey	28443/1	Early Victorian Carpenter Gothic church retaining original features
DEV-C6.1.54	Not applicable	Aberdeen	144 Melrose Road	Not applicable	166259/2	1900 Farm house and macrocarpa row
DEV-C6.1.55	Not applicable	Aberdeen	298 Melrose Road	Not applicable	44613/1	1900 house
DEV-C6.1.56	Not applicable	Eugenana	398 Melrose Road	Not applicable	101676/3	1880 Victorian house and shop
DEV-C6.1.57	Not applicable	Melrose	769 Melrose Road	Not applicable	34712/1	1890 Victorian farm house
DEV-C6.1.58	Not applicable	Melrose	868 Melrose Road	Waughambehm	42050/1	1880 Victorian Italianate house
DEV-C6.1.59	Not applicable	Melrose	1031 Melrose Road	Not applicable	154318/100	1890 Victorian house
DEV-C6.1.60	Not applicable	Spreyton	18 Mersey Main Road	Not applicable	55884/3	Early workers cottage
DEV-C6.1.61	Not applicable	Spreyton	22-24 Mersey Main Road	Not applicable	251625/1	1885 Victorian House (former school)
DEV-C6.1.62	Not applicable	Spreyton	96 Mersey Main Road	Spreyton Scout Hall	113983/1	1909 brick Gothic church
DEV-C6.1.63	Not applicable	Spreyton	119-121 Mersey Road	Not applicable	148920/1	1900 Federation house
DEV-C6.1.64	Not applicable	Devonport	3 Middle Road	Not applicable	112395/4	1890 workers cottage
DEV-C6.1.65	Not applicable	Devonport	9 Middle Road	Not applicable	106348/2	1890 Victorian workers cottage
DEV-C6.1.66	Not applicable	Devonport	13 Middle Road	Not applicable	143258/1	1910 Victorian workers cottage
DEV-C6.1.67	Not applicable	Devonport	17 Middle Road	Not applicable	14404/1	1890 Victorian workers cottage
DEV-C6.1.68	Not applicable	Devonport	45 Middle Road	Not applicable	143557/80	1890 Victorian farm house
DEV-C6.1.69	Not applicable	East Devonport	30 Murray Street	Not applicable	35125/1	Early Victorian house
DEV-C6.1.70	Not applicable	East Devonport	56 Murray Street	Not applicable	51336/1	1910 Federation house
DEV-C6.1.71	Not applicable	East Devonport	76 Murray Street	Not applicable	80349/1	1890 late Victorian house

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DEV-C6.1.72	Not applicable	Devonport	40 Nicholls Street	Not applicable	53506/3	1900 Victorian house
DEV-C6.1.73	Not applicable	Devonport	44 Nicholls Street	Glendower	81713/1	1890 Victorian Italianate house
DEV-C6.1.74	Not applicable	Devonport	2-14 North Street	Not applicable	161410/1	Northern wall of old hospital (stone wall)
DEV-C6.1.75	Not applicable	Devonport	34 Oldaker Street	Not applicable	229547/1	1910 Federation bungalow
DEV-C6.1.76	Not applicable	Devonport	68 Oldaker Street	Not applicable	60282/1	1910 Federation house
DEV-C6.1.77	Not applicable	Devonport	89 Oldaker Street	Not applicable	55911/24	1890 Victorian house
DEV-C6.1.78	Not applicable	Devonport	219 Oldaker Street	Not applicable	203922/1	1870 house
DEV-C6.1.79	Not applicable	Eugenana	46 Old Tramway Road	Not applicable	153687/1	Arboretum including 1860s limestone quarry works
DEV-C6.1.80	Not applicable	East Devonport	1 Pardoe Street	Not applicable	84146/1	1908 weatherboard cottage
DEV-C6.1.81	Not applicable	East Devonport	5 Pardoe Street	Not applicable	63620/2	1888 Victorian house
DEV-C6.1.82	Not applicable	East Devonport	13 Pardoe Street	Not applicable	232180/1	1903 Victorian house
DEV-C6.1.83	Not applicable	East Devonport	26 Pardoe Street	Not applicable	223223/1	1857 commercial building
DEV-C6.1.84	Not applicable	East Devonport	30 Pardoe Street	Not applicable	105324/1	1900 commercial building
DEV-C6.1.85	Not applicable	Devonport	5 Parker Street	Not applicable	235806/1	1890 Brick Victorian house
DEV-C6.1.86	Not applicable	Devonport	5 Percy Street	Not applicable	250760/1	1910 Federation house
DEV-C6.1.87	Not applicable	Devonport	51 Percy Street	Not applicable	250522/1	1897 Victorian homestead
DEV-C6.1.88	Not applicable	Devonport	111 Percy Street	Imina	60602/3	1950 international style house
DEV-C6.1.89	Not applicable	Spreyton	13 Racecourse Road	Not applicable	121378/1	Original racetrack building (grandstand)
DEV-C6.1.90	Not applicable	Devonport	16 Rooke Street	Not applicable	174182/4	1910 Victorian commercial terrace
DEV-C6.1.91	Not applicable	Devonport	20 Rooke Street	Not applicable	111301/1	Palazzo inter-war style commercial building
DEV-C6.1.92	Not applicable	Devonport	17-23 Rooke Street	Not applicable	113610/1 124730/2 138363/1 106149/1	1900 Victorian commercial building
DEV-C6.1.93	Not applicable	Devonport	25 Rooke Street	Not applicable	240947/1	Victorian commercial building

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DEV-C6.1.94	Not applicable	Devonport	27 Rooke Street	Not applicable	93414/1	Victorian commercial building
DEV-C6.1.95	Not applicable	Devonport	29 Rooke Street	Not applicable	93199/5	Federation commercial building
DEV-C6.1.96	Not applicable	Devonport	31 Rooke Street	Not applicable	92863/1	1890 Victorian commercial building
DEV-C6.1.97	Not applicable	Devonport	37 Rooke Street	Not applicable	84823/1	1890 Victorian commercial building
DEV-C6.1.98	Not applicable	Devonport	48-52 Rooke Street	Not applicable	8403/2	1915 Georgian revival commercial building
DEV-C6.1.99	Not applicable	Devonport	56-60 Rooke Street	Not applicable	117691/1	1915 Federation free-styled commercial terrace building
DEV-C6.1.100	Not applicable	Devonport	57-59 Rooke Street	Not applicable	114907/1	1925 late Federation commercial building
DEV-C6.1.101	Not applicable	Devonport	69 Rooke Street	Not applicable	198082/1	1900 American Romanesque commercial building
DEV-C6.1.102	Not applicable	Devonport	77 Rooke Street	Not applicable	129099/1	1915 Federation free-styled house
DEV-C6.1.103	Not applicable	Devonport	79-81 Rooke Street	Not applicable	128917/1	1920 Federation commercial terrace
DEV-C6.1.104	Not applicable	Devonport	83-85 Rooke Street	Not applicable	145977/1 145977/2	1920 Federation commercial building
DEV-C6.1.105	Not applicable	Devonport	121-127 Rooke Street	Days Building	252506/1	1940 four storey inter-war functionalist building
DEV-C6.1.106	Not applicable	Devonport	153-159 Rooke Street	Not applicable	197128/1	1920 commercial building
DEV-C6.1.107	Not applicable	Spreyton	30 Sheffield Road	All Saints Anglican Church	125331/6	Church
DEV-C6.1.108	Not applicable	Spreyton	167 Sheffield Road	Not applicable	162733/3	1910 TanTallon Estate
DEV-C6.1.109	Not applicable	Devonport	59 Sorell Street	Not applicable	248460/1	1890 Victorian farm house
DEV-C6.1.110	Not applicable	Devonport	Unit 3 130 Steele Street	Not applicable	116059/3	1910 Federation building
DEV-C6.1.111	Not applicable	Devonport	166 Steele Street	Not applicable	251006/1	Early Victorian Georgian house
DEV-C6.1.112	Not applicable	Devonport	2 Stewart Street	Not applicable	80378/1	1887 Victorian Italianate commercial building
DEV-C6.1.113	Not applicable	Devonport	5-9 Stewart Street	Not applicable	6119/1	1936 theatre
DEV-C6.1.114	Not applicable	Devonport	44 Stewart Street	Not applicable	158228/2	1895 utility building

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DEV-C6.1.115	Not applicable	Devonport	54-56 Stewart Street	Not applicable	230130/1	Federation house
DEV-C6.1.116	Not applicable	Devonport	55 Stewart Street	Not applicable	67523/4	1928 House
DEV-C6.1.117	Not applicable	Devonport	57 Stewart Street	Not applicable	67523/2 67523/3	Federation house
DEV-C6.1.118	Not applicable	Quoiba	11 Stony Rise Road	Not applicable	72453/4	Former Coach house
DEV-C6.1.119	Not applicable	Stony Rise	73-75 Stony Rise Road	Not applicable	109801/1	1916 farm house
DEV-C6.1.120	Not applicable	Stony Rise	131-135 Stony Rise Road	Not applicable	206613/2	Victorian farm house
DEV-C6.1.121	9844	Stony Rise	207 Stony Rise Road	Not applicable	211091/1	c.1864 cemetery
DEV-C6.1.122	Not applicable	East Devonport	30 Tarleton Street	Not applicable	5005/2	1908 house
DEV-C6.1.123	Not applicable	East Devonport	107 Tarleton Street	Not applicable	216882/1	1904 Victorian house
DEV-C6.1.124	Not applicable	East Devonport	201 Tarleton Street	Osterley	74479/2	1909 Federation house
DEV-C6.1.125	Not applicable	East Devonport	2-4 Thomas Street	Not applicable	103917/5	1857 Georgian-styled hotel
DEV-C6.1.126	Not applicable	East Devonport	19-21 Thomas Street	East Devonport Primary School	Not applicable	1910 Brick school house
DEV-C6.1.127	Not applicable	East Devonport	28-28A Thomas Street	Not applicable	60283/2	1910 Federation house and commercial building
DEV-C6.1.128	Not applicable	Devonport	19 Victoria Parade	Not applicable	7627/1	1910 Federation house
DEV-C6.1.129	Not applicable	Devonport	121-137 William Street	Devonport High School	Not applicable	1910 Brick school house
DEV-C6.1.130	Not applicable	Devonport	117 William Street	Not applicable	168633/1	1930 inter-war house
DEV-C6.1.131	Not applicable	Devonport	119 William Street	Not applicable	135272/1	1950 institutional building
DEV-C6.1.132	Not applicable	Devonport	190 William Street	Not applicable	225682/1	1900 workers cottage
DEV-C6.1.133	Not applicable	Devonport	192 William Street	Not applicable	230443/1	1900 workers cottage
DEV-C6.1.134	Not applicable	Devonport	194 William Street	Not applicable	55709/9	1900 workers cottage
DEV-C6.1.135	Not applicable	Devonport	204 William Street	Not applicable	107985/1	1900 farm house

DEV-C6.1.136	Not applicable	Devonport	215 William Street	Not applicable	214889/17	1900 farm house
DEV-C6.1.137	Not applicable	East Devonport	64 Wright Street	Not applicable	228218/1	1900 Victorian house
DEV-C6.1.138	Not applicable	East Devonport	109 Wright Street	Not applicable	136903/1	1890 timber house

DEV-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
DEV-C6.2.1	Devonport	Stewart Street Local Heritage Precinct	<p>Description This precinct is bordered by Steele, Newton and Fenton streets and incorporates parts of Stewart Street, Renison Court and Gunn Street.</p> <p>Statement of Local Historic Heritage Significance Of particular local heritage value are the surviving fine residential houses and civic buildings in Stewart Street. These buildings demonstrate the earliest development of the city and their conservation as a group is of importance. The extensive use of timber in the residential development is a key theme that provides part of Devonport's character and reflects the importance of timber in the early development of the area.</p> <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>
DEV-C6.2.2	Devonport	Wenvoe and Hiller Street Local Heritage Precinct	<p>Description The precinct contains a mixture of residential homes, schools and a church.</p> <p>Statement of Local Historic Heritage Significance This precinct is the major surviving heritage housing area of Devonport and is of very high heritage significance. Wenvoe Street is the main street through the area. The street rises to the west from Steele Street through an industrial area with the first residential buildings near Turton Street. As the street steeply rises a group of very fine houses are located on the slopes with good views and aspect to the north-east. At the southern end of the street are a group of houses and cottages extending into Elizabeth Street, a number of which were relocated from Zeehan. The street contains a wide range of buildings of value and a number of major properties.</p> <p>Macfie Street has also been impacted by industrial development at its northern end. As the street rises steeply heading west to Turton Street a group of two storey timber buildings are located on the high side with an early house at No. 27. The hill is topped by No. 44, a substantial two storey brick house. It is distinctive, as it is the most imposing building in the area with extensive views to the river and Bass Strait. Another significant house is at No. 47 again taking advantage of the extensive views.</p>

		<p>Hiller Street is located on the ridge and is comparatively level. However, houses on the eastern side are set down with the western houses set slightly above street level. The block between Steele and Turton Streets contains the finest group of buildings in the precinct with examples of various styles and fine decorative treatments. This area forms the core of the Wenvoe and Hiller Street Local Heritage Precinct.</p> <p>The streets oriented east-west generally have smaller scale buildings. Harold Street was a late subdivision from the lands around Pebble Lodge and contains a high consistency of buildings, a number of which are now altered and have non-characteristic fencing styles. While the street is wider than the other cross streets, the buildings are modest and representative of the wider development of early Devonport.</p> <p>Archer Street contains several unusual and fine buildings from several periods and a good collection of buildings of local heritage interest. It is a narrower street that typifies the pattern of early subdivision and development of the ridge area.</p> <p>Turton Street has a very high consistency of local heritage interest buildings that make up the basic housing stock of the area.</p> <p>Henry Street is an example of a more modest subdivision with small lot sizes and good consistent housing stock.</p> <p>Smith Street is the least coherent street containing a small number of contributory buildings. The other houses are however good examples of later development and provide a good setting for the more significant buildings.</p> <p>The key characteristics of this Local Heritage Precinct are:</p> <ul style="list-style-type: none"> (a) its consistent building form and scale; (b) the contrasts between larger properties in the north-south streets and the more regular rows of smaller houses in the east-west cross streets; (c) the regular relationship of most houses to the street frontage; and (d) the predominant late 19th century and early 20th century style of the buildings. <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>
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DEV-C6.2.3	Devonport	Formby Road Local Heritage Precinct	<p>Description The precinct includes a linear collection of commercial and industrial buildings fronting Formby Road that originally fronted the docks.</p> <p>Statement of Local Historic Heritage Significance The blocks approaching the business centre retain a tightly integrated collection of buildings ranging from the 1880s to the 1960s. The buildings include some of the finest examples of commercial building in Devonport. The relationship of the buildings to the wharves, silos and sheds opposite is a reminder of the working part and the historical foundation of Devonport.</p> <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>
DEV-C6.2.4	Devonport	Victoria Parade Local Heritage Precinct	<p>Description The precinct contains a number of houses ranging from the 1880 period through to the post-war period and a number of heritage items such as the cenotaph and former ship yards.</p> <p>Statement of Local Historic Heritage Significance Victoria Parade is the most prestigious residential district in Devonport. The overall quality, design and setting of houses along the waterfront clearly demarks this group from all other housing areas in the City. While there are many individual fine houses and several small precincts of fine houses in Devonport, Victoria Parade historically and today provides a snapshot of the height of Devonport's development and style.</p> <p>The precinct includes a number of exceptionally fine houses ranging from the 1880 period through to the post-war period. Their good design, use of materials, fine settings and the overall harmony of the area distinguish the precinct. The area behind Victoria Parade also includes good quality housing stock but not as distinguished as the houses fronting the water.</p> <p>Also, part of the precinct is the waterfront reserve and parkland in which are located the Cenotaph and the archaeological sites of the former shipyards. The waterfront parkland provides a fine setting for the precinct.</p> <p>The collective setting of the fine houses, gardens, waterfront reserve and the general intactness of the precinct provide the heritage value of the area.</p> <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>

DEV-C6.2.5	Devonport	Nicholls Street Local Heritage Precinct	<p>Description The precinct abuts the back of the Victoria Parade local heritage precinct and extends into North Fenton Street.</p> <p>Statement of Local Historic Heritage Significance The precinct contains a good collection of dwellings of local heritage interest where there is a predominance of timber buildings. Of particular interest is the mix of housing styles from a group of larger houses in North Fenton Street sitting on a slight rise with a mix of smaller cottages and larger houses in Nicholls Street.</p> <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>
DEV-C6.2.6	Devonport	North Fenton and Arthur Street Local Heritage Precinct	<p>Description This heritage precinct is located adjacent to the Nicholls Street Local Heritage Precinct but varies from it considerably in scale and form of housing.</p> <p>Statement of Local Historic Heritage Significance Of particular interest is an enclave of small-scale workers cottages centred on the very narrow Arthur Street. While narrow streets are seen in some parts of Devonport this group of cottages is unusual and appears to relate to the railway and showground adjacent. The cottages are distinctive for their simplicity and scale that contrast with the established larger housing across the railway line. Included within the precinct is a former railway house on a corner lot immediately adjacent to the tracks, which is an excellent and rare example of railway building in Devonport.</p> <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>
DEV-C6.2.7	Devonport	Steele Street Local Heritage Precinct	<p>Description This precinct is located close to the Wenvoe and Hiller Street Local Heritage Precinct and in many respects is similar in character.</p> <p>Statement of Local Historic Heritage Significance The principal streetscape is Steele Street which contains a number of fine early residences. The area extends into Gunn Street, which also contains a fine group of buildings from a range of periods on its western side.</p> <p>The area also includes Sumberg Street. This is an unpretentious streetscape with several good examples on the corners of Tasman and Symbister Streets and the balance of the street providing a typical intact early twentieth century development. While the balance of housing in this area is not highly distinctive, collectively it provides a very fine streetscape of consistent elements.</p> <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>

<p>DEV-C6.2.8</p>	<p>Devonport</p>	<p>Ronald and Best Street Local Heritage Precinct</p>	<p>Description The precinct contains parts of Ronald Street, Best Street, and Steele Street. Ronald Street is located on a small rise above the flatter land towards the city centre providing views over the city and lower suburbs toward the river and sea.</p> <p>Statement of Local Historic Heritage Significance The Ronald Street area contains a number of very fine residences that epitomise the development of Devonport around 1900 through to the 1920s with a number of 1960 period homes adding to the interest of the street. Ronald Street is located on a small rise above the flatter land towards the city centre providing views over the city and lower suburbs to the river and sea. The area was obviously developed because of its elevated status. The unifying feature is the quality of development along the spine of the ridge.</p> <p>The area also demonstrates later patterns of subdivision with the early large lot boundaries clearly evident and subdivision to form Cocker Place in the 1950s and 1960s breaking the pattern of development and introducing two well-designed post-war houses into the group.</p> <p>The street features mature and well-designed gardens, buildings oriented to the view and away from the street on the east side of the street and a well planted streetscape.</p> <p>The precinct extends into Best Street in recognition of a consistent grouping of later houses demonstrating a post- World War II subdivision with well laid out gardens and grounds.</p> <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>
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<p>DEV-C6.2.9</p>	<p>East Devonport</p>	<p>David Street Local Heritage Precinct</p>	<p>Description This precinct is based around a grouping of major houses located on the ridge overlooking East Devonport and across the river to Devonport. The development of East Devonport saw smaller modest housing developed along the waterfront (much now demolished with port development and river widening) with more substantial housing on larger lots on the hillside and hilltop. The corner of David and Stephen streets is the centre of this development and the top of the ridge.</p> <p>Statement of Local Historic Heritage Significance The key properties are “Cliffden” (100 David Street), “Fairmount” (104 David Street), “Mt Pleasant” (107 David Street) and 112 David Street. They are amongst the finest houses in Devonport with Mt Pleasant being the most significant residence in Devonport. Despite subdivision of several of these key properties they retain their prominence and overall setting and are a key visual element in the landscape viewed from central Devonport. In particular Fairmount is a landmark building on the hillside. The area also contains a number of more modest but very good residential buildings which are of local heritage interest. The other buildings in the area provide a good contextual setting with the group on the corner of Tarleton Street and Stephen Street contributing to the local heritage value of the area.</p> <p>The streetscape of Stephen Street is of particular value for its mix of small timber workers cottages and large established properties. This section of the street demonstrates the range of housing developed in East Devonport and its historic status as a desirable place to live.</p> <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>
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<p>DEV-C6.2.10</p>	<p>East Devonport</p>	<p>Thomas Street Local Heritage Precinct</p>	<p>Description The precinct contains a collection of residential buildings grouped around and along Thomas and Wright Streets. The focus of the area is the park, St Paul's Church and Pioneers Cemetery. The precinct contains the most intact surviving group of early buildings in East Devonport.</p> <p>Statement of Local Historic Heritage Significance The consistent setting and form of the residential buildings with the strongly defined corners with commercial, civic and early, very significant, residential building gives the area a completeness and integrity not found elsewhere in East Devonport. The buildings also represent a range of building styles and periods from early development to the later more typical brick residence/shop on the corner of Wright and Thomas Streets.</p> <p>The area is also of interest for the mix of residential and commercial buildings and the adaptation of residences to allow commercial use. Thomas Street falls to the river, running east west and provides a strong vista across the river to Devonport. The key features of the street are the park, the church and the residence on the corner of Thomas and Church Streets.</p> <p>The two buildings in the Esplanade on the former of Thomas Street are very significant early structures that typify the early development of East Devonport and with No. 13, the former Torquay Post Office, form one of the best corner groups to survive.</p> <p>Wright Street also contains a collection of fine houses. The group near the corner of Brooke Street, Numbers 22, 26 and 32 are amongst the best examples of late Victorian timber residential buildings in Devonport, and located on the large original lots, they make a high contribution to the area. No. 64 is a good representation of the later, more modest, housing that typifies development in the area.</p> <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>
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DEV-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
DEV-C6.3.1	Don/Lillico	Don/Lillico Straight Local Historic Landscape Precinct	<p>Description This precinct includes the rural landscape (including various plantings) around the western side of the Don River and including Don Heads.</p> <p>Statement of Local Historic Heritage Significance The Don Heads are viewed from many parts of Devonport, from the highway both descending to Lillico Beach from the east and approaching Devonport from the west. It is also overviewed from parts of Devonport's residential areas. It is a landmark landscape within the region.</p> <p>Design Criteria / Conservation Policy There are no design criteria or conservation policies for this precinct.</p>

DEV-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.				

DEV-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.							

DEV-C8.0 Scenic Protection Code

DEV-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.				

DEV-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.			

DEV-C11.0 Coastal Inundation Hazard Code**DEV-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
Ambleside	1.8	2.7	3.2	2.9
Devonport	1.8	2.7	3.3	3
Don	1.8	2.7	3.2	2.9
East Devonport	1.8	2.7	3.2	2.9
Miandetta	1.8	2.7	3.2	2.9
Quoiba	1.8	2.7	3.2	2.9
Spreyton	1.8	2.7	3.2	2.9
Stony Rise	1.8	2.7	3.2	2.9

DEV-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
This table is not used in this Local Provisions Schedule.		