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Devonport Local Provisions Schedule

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 <insert date>.

DEV-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

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 sub-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	
<p>A1</p> <p>The hours of operation for Food Services and Hotel Industry uses must be within:</p> <p>(a) 6.00am and midnight Monday to Saturday, and 8.00am and midnight Sunday and public holidays; or</p> <p>(b) other hours as granted on an Out-of-Hours Permit by the Commissioner for Licencing.</p>	<p>P1</p> <p>The hours of operation must not have an unreasonable impact upon residential amenity, having regard to:</p> <p>(a) the nature and intensity of the proposed use;</p> <p>(b) the characteristics and frequency of any emissions generated;</p> <p>(c) the extent and timing of traffic generation;</p> <p>(d) the hours of delivery and dispatch of goods and materials; and</p> <p>(e) the existing levels of amenity.</p>	
<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> <p>(a) not dominate the streetscape when viewed from the Victoria Parade parklands;</p> <p>(b) not obscure or detract from the heritage values of the Victoria Parade Local Heritage Precinct; and</p> <p>(c) minimise the impact of vehicle ingress and egress on Lower Madden Street.</p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>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</p> <p>Buildings must:</p> <p>(a) minimise likelihood for overshadowing of:</p> <p>(i) a habitable room in a dwelling;</p> <p>(ii) the minimum area of private open space appurtenant to an existing dwelling; and</p>

	<p>(b) minimise the apparent scale, bulk and proportion of buildings on the site when viewed from Victoria Parade and Lower Madden Street.</p>
<p>A2</p> <p>Vehicular ingress and egress from car parking area must be only from:</p> <p>(a) Victoria Parade; or</p> <p>(b) Lower Madden Street, if for ingress only and not more than one existing access point.</p>	<p>P2</p> <p>The number of accesses for each frontage and their traffic impact upon sensitive uses is to be minimised, having regard to:</p> <p>(a) the function and traffic generation characteristics of buildings served by accesses;</p> <p>(b) minimising the number of vehicle ingress and egress points;</p> <p>(c) impact on residential amenity on adjoining land;</p> <p>(d) impact on pedestrian safety and amenity; and</p> <p>(e) maintaining traffic safety.</p>
<p>A3</p> <p>The Lower Madden St façade of a building must not contain doorways, other than for an emergency exit.</p>	<p>P3</p> <p>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</p> <p>Not less than 10% of the site must be provided as landscaped open space.</p>	<p>P4</p> <p>Adequate landscaping must be provided or retained to:</p> <p>(a) soften the view of unscreened car parking areas, especially from the street;</p> <p>(b) reduce the visual impact of buildings; and</p> <p>(c) maintain public views of items with heritage values in the Victoria Parade Conservation Area.</p>
<p>A5</p> <p>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</p> <p>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> <p>(a) whether building materials, form and proportion complements the streetscape;</p> <p>(b) the solid to void ratio;</p> <p>(c) the potential to include wall articulation or soft landscaping features; and</p> <p>(d) the amenity of adjoining sensitive uses.</p>

<p>A6</p> <p>Site coverage must not be more than 50%.</p>	<p>P6</p> <p>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</p> <p>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</p> <p>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.

Objective:	Development of land adjoining land in another zone is to minimise: <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.
Acceptable Solutions	Performance Criteria
<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): 	<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.

<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 <p>(c) a building with an elevation to the boundary adjoining with a General Residential Zone must be contained within a building envelope determined by:</p> <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 <p>(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>	
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DEV-P1.7 Development Standards for Subdivision

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

DEV-S1.0 Devonport Regional Homemaker Centre Specific Area Plan

DEV-S1.1 Plan Purpose

The purpose of the Devonport Regional Homemaker Centre Specific Area Plan is:

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

DEV-S1.2 Application of this Plan

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

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

- (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, shown on an overlay map as DEV-S1.3.1.	The local area objective for the Devonport Regional Homemaker Centre is to provide use and development for integrated bulky goods showrooms and trade supplies, including associated food outlets, car parking, signage and landscaping.

DEV-S1.4 Definition of Terms

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

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.
Permitted	
Bulky Goods Sales	If for the retail sale of: <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.
Food Services	If the total number of Food Services on land subject to the Devonport Regional Homemaker Centre Specific Area Plan is: <ul style="list-style-type: none"> (a) not more than 5 takeaway food shops; and (b) not more than 2 restaurants.
Vehicle Fuel Sales and Service	If for a service station.
Discretionary	
Bulky Goods Sales	If for motor vehicle, boat or caravan sales.
General Retail and Hire	If for a market retailing food by independent stall holders.
Storage	If not for a liquid fuel depot or a solid fuel depot.
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 Bulky Goods Sales.	
Acceptable Solutions		Performance Criteria
A1	The total gross floor area of all tenancies within the Devonport Regional Homemaker Centre Specific Area Plan must not exceed 46,150m ² .	P1 No Performance Criterion.
A2	<p>(a) The gross floor area of each tenancy within a building must not be less than 500m²; and</p> <p>(b) The proportion of total gross floor area for all buildings:</p> <p>(i) for tenancies with a gross floor area of more than 3,000m² must be not less than 35%; and</p> <p>(ii) for tenancies with a gross floor area of between 1,000m² and 3,000m² must be not less than 35%.</p>	P2 No Performance Criterion.

DEV-S1.7 Development Standards for Buildings and Works

DEV-S1.7.1 Building height

This clause is in substitution for the Commercial Zone – clause 17.4.1 Building height.

Objective:	The building height is to minimise visual prominence when viewed from the Bass Highway or Stony Rise Road.	
Acceptable Solutions		Performance Criteria
A1	Building height must be not more than 12m.	P1 Building height must: <ul style="list-style-type: none"> (a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling; (b) minimise the apparent scale, bulk, massing and proportion in relation to any adjacent building; (c) be consistent with the streetscape; and

	(d) respond to the effect of the slope and orientation of the site.
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DEV-S1.7.2 Setbacks

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

Objective:	Development of land is to minimise:	
	<ul style="list-style-type: none"> (a) likelihood for conflict, interference and constraint between the use or development of land in the Devonport Regional Homemaker Centre Specific Area Plan and the use of land in an adjoining land and (b) unreasonable impact on the amenity of use on land beyond the boundaries of the Devonport Regional Homemaker Centre Specific Area Plan. 	
Acceptable Solutions		Performance Criteria
A1	<p>Buildings and parking areas must:</p> <ul style="list-style-type: none"> (a) have a setback, or be separated a distance, of not less than 20m from the Bass Highway frontage and the setback, or separation distance area must be landscaped in accordance with a landscape plan approved by the planning authority; and (b) have a setback, or be separated a distance, of not less than 6m from the Stony Rise Road frontage and: <ul style="list-style-type: none"> (i) allow for the Stony Rise Road carriageway to receive at least 5 hours of sunlight on the 21st of June; and (ii) the setback area, or separation distance area must be landscaped in accordance with a landscape plan approved by the planning authority. 	<p>P1</p> <p>No Performance Criterion.</p>
A2	<p>Buildings must have a setback of not less than 10m from the side and rear site boundaries and the setback area must be landscaped in accordance with a landscape plan approved by the planning authority.</p>	<p>P2</p> <p>No Performance Criterion.</p>

DEV-S1.7.3 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
A1	There must be not more than 3 signs located within the setback area from the Bass Highway frontage.	P1 No Performance Criterion.
A2	The height of a sign must be not more than 10m.	P2 No Performance Criterion.
A3	There must be not more than 1 sign at the access from Stony Rise Road.	P3 No Performance Criterion.
A4	The area of signage on each tenancy window must be not more than 50% of the window area.	P4 No Performance Criterion.
A5	A sign must not include flashing, moving, rotating or reflecting elements.	P5 No Performance Criterion.
A6	For a sign located above the parapet or roof line of a building: (a) there must be not more than 1 sign for each tenancy; and (b) the area of each sign must be not more than 15m ² .	P6 No Performance Criterion.

DEV-S1.7.4 Access

This clause is in substitution for the Parking and Sustainable Transport Code – clause C2.6.3 Number of accesses for vehicles, and in addition to the Parking and Sustainable Transport Code – clause C2.6.5 Pedestrian access.

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, excluding vehicular access across the Bass Highway frontage, must be across the Stony Rise Road frontage.	P2 No Performance Criterion.	
A3 A separated and safe pedestrian network must be provided between the vehicle parking areas and the entry to buildings.	P3 No Performance Criterion.	

DEV-S1.8 Development Standards for Subdivision

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

DEV-S2.0 Devonport Homemaker Service Industrial Centre Specific Area Plan

DEV-S2.1 Plan Purpose

The purpose of the Devonport Homemaker Service Industrial Centre Specific Area Plan is:

DEV-S2.1.1 To accommodate uses which support the operation of the Devonport Regional Homemaker Centre.

DEV-S2.2 Application of this Plan

DEV-S2.2.1 The specific area plan applies to the area of land designated as Devonport Homemaker Service Industrial Centre Specific Area Plan on the overlay maps.

DEV-S2.2.2 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:

(a) Commercial Zone; and

(b) Signs Code,

as specified in the relevant provision.

DEV-S2.3 Local Area Objectives

Reference Number	Area Description	Local Area Objectives
DEV-S2.3.1	Devonport Homemaker Service Industrial Centre, shown on an overlay map as DEV-S2.3.1.	The local area objective for the Devonport Homemaker Service Industrial Centre is to provide allied service industry, warehousing and support offices and sales and product distribution on a small scale.

DEV-S2.4 Definition of Terms

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

DEV-S2.5 Use Table

This clause is in substitution for 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 development area for information, interpretation or display of items or for any other use.
Permitted	
Service Industry	
Storage	
Vehicle Parking	
Discretionary	
Bulky Goods Sales	If for motor vehicle, boat or caravan sales and garden and landscape supplies.
Prohibited	
All other uses	

DEV-S2.6 Use Standards

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

DEV-S2.7 Development Standards for Buildings and Works

DEV-S2.7.1 Building height

This clause is in substitution for the Commercial Zone – clause 17.4.1 Building height.

Objective:	The building height is to minimise visual prominence when viewed from the Bass Highway or Stony Rise Road.	
Acceptable Solutions		Performance Criteria
A1 Building height must be not more than 12m.		P1 Building height must: <ul style="list-style-type: none"> (a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling; (b) minimise the apparent scale, bulk, massing and proportion in relation to any adjacent building; (c) be consistent with the streetscape; and

	(d) respond to the effect of the slope and orientation of the site.
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DEV-S2.7.2 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 Homemaker Service Industrial Centre Specific Area Plan and the use of adjoining land; and (b) unreasonable impact on the amenity of use on land beyond the boundaries of the Devonport Homemaker Service Industrial Centre Specific Area Plan.
Acceptable Solutions	Performance Criteria
A1 Buildings and parking areas must have a setback, or be separated a distance, of not less than 15m from the Friend Street frontage and the setback or separation distance area must be landscaped in accordance with a landscape plan approved by the planning authority.	P1 No Performance Criterion.
A2 A building must have a setback of not less than 10m from the side and rear site boundaries and the setback area must be landscaped in accordance with a landscape plan approved by the planning authority.	P2 The setback of a building from a side or rear boundary must: (a) be necessary to accommodate use or development; and (b) have minimum likelihood to impact on the amenity of other land.

DEV-S2.7.3 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
A1 The area of signage for each tenancy window must be not more than 50% of the window area.	P1 No Performance Criterion.

<p>A2</p> <p>A sign must not include flashing, moving, rotating or reflecting elements.</p>	<p>P2</p> <p>No Performance Criterion.</p>
<p>A3</p> <p>For a sign located above the parapet or roof line of a building:</p> <p>(a) there must be not more than 1 sign for each tenancy; and</p> <p>(b) the area of each sign must be not more than 15m².</p>	<p>P3</p> <p>No Performance Criterion.</p>

DEV-S2.8 Development Standards for Subdivision

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

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-S3.1.1 To require the subdivision and subsequent use and development of land reserved for future residential 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-S3.2.1 The specific area plan applies to the area of land designated as Devonport Reserved Residential Land Specific Area Plan on the overlay maps.

- DEV-S3.2.2 In the area of land to this plan applies to, the provisions of the specific area plan are in addition to the provisions of:
- (a) General Residential Zone; and
 - (b) Natural Assets Code,
- as specified in the relevant provision.

DEV-S3.3 Local Area Objectives

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

DEV-S3.4 Definition of Terms

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

DEV-S3.5 Use Table

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

DEV-S3.6 Use Standards

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

DEV-S3.7 Development Standards for Buildings and Works

This sub-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:	<p>That subdivision:</p> <ul style="list-style-type: none"> (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
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>The subdivision of land must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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-Site-specific Qualifications

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

DEV-Code Lists

DEV-Table C3.1 Other Major Roads

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

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

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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
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

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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-C6.1.27	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 Lapthorne Close	Not applicable	136967/1	1960 fibro clad petrol station
DEV-C6.1.48	Not applicable	Don	7 Lapthorne Close	Not applicable	55304/3	1880 Victorian cottage

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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-C6.1.49	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.
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	Waughambeham	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

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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
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

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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
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

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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-C6.1.102	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
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

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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-C6.1.120	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>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<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>
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>

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<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.</p> <p>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>

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Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<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>
DEV-C6.2.8	Devonport	Ronald and Best Street Local Heritage Precinct	<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>
DEV-C6.2.9	East Devonport	David Street Local Heritage Precinct	<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</p>

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Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
			<p>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>
DEV-C6.2.10	East Devonport	Thomas Street Local Heritage Precinct	<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>

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-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-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.		