



The General Manager
Devonport City Council
PO Box 604
Devonport TAS 7310

Date: 25.05.2020

By email to: council@devonport.tas.gov.au

To the General Manager,

RE: Draft Devonport Local Provisions Schedule

The Tasmanian Chapter of the Australian Institute of Architects (the Institute) has reviewed the Devonport City Council's *Draft Local Provisions Schedule* and would like to make the following representation.

Overall, we support the *Draft Local Provisions Schedule*, however have a few comments as listed below.

DEV-P1.0 Particular Purpose Zone – Elimatta Hotel

DEV-P1.5 Use Standards

DEV-P1.5.1 Amenity

A5 & P5:

Air conditioning, air extraction, heating or refrigeration systems or compressors should not only be considered in terms of the noise, odours, fumes or vibrations that might be created, but should also be considered in terms of their visual impact. The location and design of these services should therefore be considered in this regard in terms of their impact on both development within the area, but also for adjoining or immediately opposite properties.

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

DEV-S1.6 Use Standards

DEV-S1.6.1 Floor areas

A2 (a):

We believe that mandating that tenancies be not less than 500m² is limiting the variety of uses for the site. We note that 'Food Services', including a limited number of takeaway food shops and restaurants, are listed as being permitted in the Use Table. Many of these uses would be

financially unviable if they were required to be not less than 500m². We recommend allowing these uses to be exempt from this particular floor area requirement.

A2 (b):

This clause is unclear overall. There is no explanation as to what the percentage (35%) is measuring, and the same percentage is referenced in both part (i) and (ii), which is confusing as the area of tenancies listed in each of these parts is different.

DEV-S1.6.1 Signs

A2:

It is unclear if this clause regarding the height of the signs is just referring to signs located on the Bass Highway frontage or if it also refers to Stony Rise Road and signage within the site. We would recommend that consideration should also be given to the width & length or area of the sign, not just the height.

We thank you for the opportunity to make a representation on this Draft Schedule, and the Institute would be happy to discuss any issues mentioned in further detail if required.

Yours sincerely,



Jennifer Nichols
Tasmanian Executive Director,
Australian Institute of Architects



Shamus Mulcahy
Tasmanian President,
Australian Institute of Architects

The Australian Institute of Architects is the peak body for the architectural profession, representing 11,500 members across Australia and overseas. The Institute actively works to improve the quality of our built environment by promoting quality, responsible and sustainable design. To learn more about the Institute, log on to www.architecture.com.au.