

## **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-S1.1.1	To manage the use or development of the Devonport Regional Homemaker Centre and Stony Rise Village site.
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### **DEV-S1.2 Application of this Plan**

DEV-S1.2.2	The specific area plan applies to the area of land designated as Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan on the overlay maps.
DEV-S1.1.1	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**

<b>Reference Number</b>	<b>Area Description</b>	<b>Local Area Objectives</b>
DEV-S1.3.1	Devonport Regional Homemaker Centre and Stony Rise Village, shown on an overlay map as DEV-S1.3.1. (as amended)	<p>The local area objectives for the Devonport Regional Homemaker Centre and Stony Rise Village are:</p> <p>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;</p> <p>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</p> <p>To provide for other uses and development that supports and does not compromise or distort the role of established activity centres.</p>
DEV-S1.3.2	Stony Rise Village Precinct A, shown on an overlay map as DEV-S1.3.2	<p>To provide for a major supermarket as the primary activity generator;</p> <p>To provide a limited range of retail, business and food service uses that</p>

		<p>support the convenience needs of the local area; and</p> <p>To provide for other use and development that supports and does not compromise or distort the role of established activity centres.</p>
DEV-S1.3.3	Stony Rise Village Precinct B, shown on an overlay map as DEV-S1.3.2	<p>To provide for use and development for integrated bulky goods showrooms, large format retail and trade supplies; and</p> <p>To provide for use and development that compliments 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.</p>

#### DEV-S1.4 Definition of Terms

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
<b>No Permit Required</b>	
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.
<b>Permitted</b>	
Bulky Goods Sales	<p>If not within Stony Rise Village Precinct A or B and for the retail sale of:</p> <p>(a) furniture and floor coverings;</p> <p>(b) electrical appliances, including white goods and computer equipment;</p>

	<p>(c) home entertainment equipment;</p> <p>(d) manchester, curtains and blinds;</p> <p>(e) camping and outdoor recreation equipment;</p> <p>(f) office supplies;</p> <p>(g) building, construction and hardware goods;</p> <p>(h) garden and landscape material;</p> <p>(i) auto accessories;</p> <p>(j) pet supplies and ancillary services; or</p> <p>(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> <p>If within Stony Rise Village Precinct A and provided that the sale of:</p> <p>(a) auto accessories;</p> <p>(b) building, construction and hardware goods;</p> <p>(c) rural supplies;</p> <p>(d) garden and landscape material; or;</p> <p>(e) motor vehicle, boat or caravan sales</p> <p>is not a predominant activity.</p> <p>If within Stony Rise Village Precinct B and provided that the sale of:</p> <p>(a) rural supplies;</p> <p>(b) timber and steel; or;</p> <p>(c) garden and landscape material;</p> <p>is not a predominant activity.</p>
Business and Professional Services	If within Stony Rise Village Precinct A or B and for a consulting room, medical centre, veterinary centre, child health clinic or dentist.
Education and occasional care	If within Stony Rise Village Precinct A or B and for a childcare centre.
Food Services	<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> <p>(a) not more than 5 drive through facility food services; and</p>

	(b) not more than a total of 12 food services. If within Stony Rise Village a drive through facility is limited to one premises each for Precinct A and Precinct B.
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 car wash, pet wash or laundromat.
Sport & Recreation	If for fitness centre or gymnasium and site is located at least 50m from General Residential zoned land.
Vehicle Fuel Sales and Service	If for a service station.
<b>Discretionary</b>	
Bulky Goods Sales	If not listed as Permitted.
General Retail and Hire	If for a tenancy (within a building) with a gross floor area of not less than 500m <sup>2</sup> .
Storage	If not for a liquid fuel depot or a solid fuel depot.
Utilities	If not listed as No Permit Required.
<b>Prohibited</b>	
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.

<b>Objective:</b>	
The primacy of the Devonport Central Business District for General Retail and Hire is protected by providing a designated location for large format retail.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b>	<b>P1</b>

<p>The gross floor area of a tenancy within a building must not be less than 500m<sup>2</sup> with the exception of:</p> <ul style="list-style-type: none"> <li>(a) Food Services;</li> <li>(b) a use that relies on more than 50% of the site area for outdoor display of goods for sale; or</li> <li>(c) a use within Stony Rise Village Precinct A.</li> </ul>	<p>The proposed use and development must be consistent with the local area objectives being:</p> <ul style="list-style-type: none"> <li>(a) for integrated bulky goods showrooms and trade supplies;</li> <li>(b) for a neighbourhood centre providing for food retailing and the convenience needs of the local area; or</li> <li>(c) compliments the function of a neighbourhood centre; and</li> <li>(d) does not unreasonably compromise or distort the role of established activity centres.</li> </ul>
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## 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 A1 Setbacks.

<b>Objective:</b>	
<p>Development of land is to minimise:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Buildings and parking areas must:</p> <ul style="list-style-type: none"> <li>(a) have a setback, or be separated a distance, of not less than 20m from the Bass Highway frontage;</li> <li>(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</li> <li>(c) not less than 5.5m from any other road frontage.</li> </ul>	<p><b>P1</b></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> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the setback of buildings on adjacent properties; and</li> <li>(c) the safety of pedestrians and road users.</li> </ul>

### DEV-S1.7.2 Signs

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

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

### 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.


<b>Objective:</b>	
There is safe vehicular and pedestrian access to the site.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> 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.	<b>P1</b> No Performance Criterion.
<b>A2</b> All vehicular access is to be via an existing vehicle crossing.	<b>P2</b> 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 sub-clause is not used in this specific area plan – the underlying zone provisions apply.



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



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

#### DEV-S1.3.1 Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan



 DEV-S1.3.2 Stony Rise Village Precinct A  
 DEV-S1.3.3 Stony Rise Village Precinct B

#### DEV-S1.3.2 Stony Rise Village Precinct A and Precinct B