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Ref No. PSA 2026/01

16 October 2026

Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

via email: tpc@planning.tas.gov.au

Dear Sir/Madam,

**DERWENT VALLEY DRAFT LOCAL PROVISIONS SCHEDULE (LPS) – DRAFT
AMENDMENT 2026/01**

I am writing in relation to your correspondence dated 23 September 2026 requesting consideration of the amendment in relation to the relevant parts of the Southern Tasmanian Regional Land Use Strategy 2026 (2026 STRLUS).

Please find below the planning authority's view of compliance with the 2026 STRLUS.

The following regional policies are relevant to the amendment:

3.1.2.1. Growth management strategy – metropolitan urban boundary

(b) Urban growth (for example, residential, commercial, industrial and community use and development) within the metropolitan urban boundary is to:

- i. prioritise the use of existing infrastructure capacity through consolidation, infill and renewal, particularly through growth in priority growth areas;*
- ii. achieve any relevant growth management targets (Table 2) and structure plan requirements (Appendix 1);*
- iii. in greenfield growth areas, priority growth areas or urban renewal projects, include opportunities for affordable and social housing supply based on consultation with relevant State agencies or authorities and social and affordable housing providers;*
- iv. be delivered through the application of appropriate planning controls, that are:*
 - a. sequenced consistently with any endorsed Infrastructure and Growth Coordination Plan outlined in the Implementation Plan; and*
 - b. integrated with infrastructure and service delivery for greenfield growth areas.*

Compliance:

The proposed zoning change will not result in additional growth as the change would result in a change in zoning which is predominately provides for a community use to a zone which is predominately provides for commercial uses.

The land is within the nominated town boundary for New Norfolk and is for the application of the Local Business Zone on the fringe of the town centre and adjacent to other land already zoned

Local Business.

3.1.2.3. Activity centres

(a) Plan for economic activity and growth of activity centres based on consolidation of existing centres, how they are categorised in Table 4, and the relevant growth management strategies under Sections 3.1.2.1 and 3.1.2.2 and structure plan requirements (Appendix 1).

...

(e) Planning for district centres and service hubs is to:

i. achieve activation through mixed uses including residential development, while maintaining sufficient commercial and retail capacity to meet demand; and

ii. support the diversification and growth of the centres to meet the surrounding community's employment, convenience, local service, entertainment and recreation needs and access to public transport or regional bus routes.

...

(h) Planning for activity centres is to incorporate:

i. public realm features (for example, landscaping, urban design or street furniture) that provide high amenity and emphasise centres as places for people to congregate; and

ii. design responses demonstrating that development contributes positively to existing heritage character and to established or desired future character.

...

Compliance:

New Norfolk is categorised as a Service hub. The role of a service hub is to primarily offer convenience goods, services and some community facilities to the surrounding areas. The proposed amendment will facilitate a broader range of uses for the site which will promote economic growth, employment, and encourage business activities within close proximity to the town centre. The application of the Local Business Zone to the site will help facilitate the economic growth of the activity centre.

3.1.2.5. Historic cultural heritage and Aboriginal cultural heritage in growth areas

(a) Where Aboriginal cultural heritage is likely to be impacted by use and development in proposed growth areas, Aboriginal cultural heritage surveys are encouraged to be undertaken prior to rezoning for growth, taking into consideration any advice from the relevant State agency.

(b) Planning for priority growth areas, greenfield growth areas, towns and villages is to identify historic cultural heritage items and include urban design responses that facilitate sensitively designed urban renewal that respects the cultural heritage values of the area.

(c) Historic urban patterns including road networks, landmark buildings, features and other public places, such as parks and gardens, are to be retained and interpreted when planning for urban renewal.

Compliance:

The property has been and will continue to be listed on the Tasmanian Heritage Register and as a local heritage place under the Planning Scheme. The application of the Local Business Zone will not result in a loss of the historic urban pattern of the town.

3.6.2.2. Historic cultural heritage

(a) Protect items of heritage significance to the region, including natural and built heritage sites, precincts and areas that reflect the distinctive cultural and natural heritage values of the region (Figure 23).

(b) Structure plans for priority growth areas are to identify historic cultural heritage items and facilitate sensitively designed urban renewal responses that conserve the historic cultural heritage values of the area.

(c) The settings and landscape contexts of highly significant historic cultural heritage sites are to be respected and protected when planning for growth and development, particularly for World Heritage sites and items listed on the National Heritage Register.

(d) Historic urban patterns including road networks, landmark buildings, features and other public places, such as parks and gardens, are to be retained and interpreted when planning for urban renewal.

(e) Planning for growth and land use change in towns that contain significant historic cultural heritage features is to include appropriate design responses and identify land uses that support the retention, active or adaptive use of heritage items and reflect their value to local economies, including as tourist attractions.

(f) Plan for predicted climate change impacts, including bushfire, coastal inundation and coastal erosion that may impact on significant historic cultural heritage places and integrate mitigation measures to protect those places and surrounding areas.

Compliance:

The site will continue to be listed on the Tasmanian Heritage Register and as a local heritage place under the Planning Scheme.

Please contact this office should you require any information additional clarification on the above.

Yours sincerely,



LAURA ASHELFORD
EXECUTIVE MANAGER DEVELOPMENT