

URBIS

THE MILLS RESIDENTIAL ESTATE PLANNING SCHEME AMENDMENT

Planning Report

Prepared for
OMEGA INVESTMENT HOLDINGS PTY LTD
3 November 2021

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EXECUTIVE SUMMARY

This Planning Report supports the application for a Planning Scheme Amendment (the Amendment) to rezone and apply a Specific Area Plan (SAP) to part of the land referred to as ‘The Mills Residential Estate’, New Norfolk in order to facilitate a comprehensive master-planned residential subdivision.

There is an existing approved planning permit for residential subdivision of the Site however the approved plan is not able to be modified due to the current zoning. This Amendment is required to apply the General Residential Zone and an overarching Masterplan to the Site in order to facilitate a more coherent, environmentally friendly and higher-amenity residential development with no net increase in the number of allotments beyond the current approved plan. The ‘Mills Residential Concept Masterplan’ provides the same yield of lots but with significantly greater landscaped open space, reduced development footprint and nuanced design that works with the topography of the site. The SAP also provides support for and guidance on potential non-residential uses within the ‘balance land’ of the subdivision concept.

The Residential Estate is a part of the broader ‘The Mills’ Masterplan development. The Mills redevelopment is a major renewal project for New Norfolk and on a separate site (The Central Precinct) proposes a hospital, childcare centre, tourism food market facility, hotel and aged care residences.

The Mills Residential Estate Masterplan will service the increasing housing demand of the New Norfolk township and surrounding area. The Masterplan proposes a layout that is highly nuanced to its landscape and topography, with significant open space retained on-site.

This report demonstrates the proposal aligns with and supports the relevant requirements of Section 32 of the *Land Use Planning and Approvals Act 1993* (the Act).

Table 1 – Site Summary

ADDRESS	‘Poulters Road’, New Norfolk (<i>referred to in this report as ‘the Residential Estate’ of ‘The Mills’ development</i>)	
MUNICIPALITY	Derwent Valley	
SIZE	118.33 hectares	
CROWN DESCRIPTION	The rezoning and Specific Area Plan applies to 2 parcels: <ul style="list-style-type: none"> ▪ Lot 6 141514 (Poulters Road) ▪ Lot 5 142090 (Poulters Road) 	
ZONING	<ul style="list-style-type: none"> ▪ General Residential Zone ▪ Low Density Residential Zone ▪ Rural Living Zone 	
OVERLAYS	<ul style="list-style-type: none"> ▪ Historic Heritage Overlay ▪ Electricity Transmission Infrastructure Protection ▪ Bushfire Prone Areas 	<ul style="list-style-type: none"> ▪ Landslide Hazard Area ▪ Waterway and Coastal Protection Areas

INTRODUCTION

This planning report has been prepared by Urbis on behalf of Omega Investment Holdings Pty Ltd. The report supports a Planning Scheme Amendment (pursuant to Section 34 of the Act) to rezone (to General Residential Zone (GRZ)) and introduce a Specific Area Plan (SAP) to the Site under the *Derwent Valley Interim Planning Scheme 2015* (the Planning Scheme).

The Site is on the eastern fringe of New Norfolk and currently has three zones (General Residential, Low Density Residential and Rural Living) as well as an approved planning permit for residential subdivision (issued initially in 2005). The current owners have prepared a new, concept Masterplan that significantly alters the subdivision layout. The existing planning permit cannot be modified to the extent of the new concept masterplan due to the current zoning and age and conditions of the permit. However, the proposed Masterplan layout is a significant improvement on the approved plan, providing a more nuanced design appropriate to its landscape, with far greater protection of open space and vegetation.

The Mills Residential Estate is primarily unconstructed although a north-western portion has staged development (some completed and some currently underway). The overall residential construction is expected to continue for several years.

The rezoning of the Site to General Residential Zone (GRZ) and application of the SAP will provide a coherent and appropriate planning framework to facilitate development under the newly proposed Masterplan. The SAP provides purpose and desired future character statements and some tailored development standards (that override provisions of the GRZ) to guide future residential development. Furthermore, a Use Table applying to the balance land of the concept subdivision supports and outlines a range of non-residential uses as 'Discretionary', as well as restricting residential development to avoid potential unfettered residential development.

In order to satisfy the Derwent Valley Council (the Council) that the Amendment is consistent with the requirements of Section 32 of the Act, this assessment undertakes a review of:

- Subject site context and history; and
- Strategic rationale for the Amendment, including but not limited to:
 - Its compliance with relevant state, regional and local policies, relevant legislation and the *Derwent Valley Interim Planning Scheme 2015*;
 - Its improved residential development outcome above the current endorsed subdivision, with higher amenity, higher standard subdivision layout and dwelling design; and
 - Its appropriateness with current and future surrounding land uses and orderly planning of the area.

This Planning Report should be read in conjunction with the following documents:

- Certificates of Title (**Appendix A**);
- The Proposed Planning Provisions (**Appendix B**);
- The Mills Masterplan Concept Report (**Appendix C**);
- Existing Residential Subdivision Permit Layout (**Appendix D**);
- Current Planning Policies (**Appendix E**);

The following assessment reports and statements have been prepared to support the overall development of The Mills. These reports are to be considered alongside this Planning Scheme Amendment submission:

- *Aboriginal Heritage Assessment Report (Final Draft Version 1)*, prepared by Cultural Heritage Management Australia, dated 16 June 2020;
- *Ecological Assessment of Proposed Subdivision, Glebe Road and Ecological Assessment of The Mills Project Area*, prepared by ECOTas, dated 03 August 2018 and 13 April 2020;
 - *Statement on Natural Values Management*, prepared by ECOTas, dated 13 December 2020.

- *Phase 1 Environmental Site Assessment (ESA) Desktop Report*, prepared by Environmental Management & Consulting, dated 10 April 2020;
 - Addressing the Potentially Contaminated Land Code for Re-zoning Stage 11 Onwards at The Mills Valley Estate Development, prepared by Environmental Management & Consulting, dated 20 May 2021.
- *Traffic Impact Assessment*, prepared by Pitt and Sherry, dated 25 May 2021;
- *Bushfire Management Requirements – subdivision, Poulters Road, New Norfolk*, prepared by ERA Planning & Environment, dated 4 June 2021;
- *The Mills Proposed Residential Subdivision New Norfolk, Geotechnical Report*, prepared by William Cromer, dated November 2020
- *Engineer’s Advice – Waterway Overlay*, prepared by Aldanmark Consulting Engineers, dated 25 June 2021
- *New Norfolk Residential Land Need & Supply*, prepared by Urbis, dated 24 December 2020;
- *Economic Impact of The Mills Development*, prepared by BDO, dated 3 December 2020;

Note: the Aboriginal Heritage Assessment Report covers the masterplan concept area and cites a previous report conducted for the ‘Stage 6’ subdivision area.

Note: the Concept Masterplan prepared by Kenton Cox Architecture has gone through an iterative design process in the preceding 18 months. This Planning Report considers the finalised Concept Masterplan and as such should be taken as the final advice: any inconsistencies within supporting reports (that may relate to lot numbers or layout for example) should rely upon this Planning Report and the final Concept Masterplan.

‘The Mills’ development concept comprises two precincts, including this Residential Estate, summarised in the following pages.

The Mills project represents a significant opportunity for the Derwent Valley, providing a high-quality master planned community for existing and future residents of the region. The Mills will provide substantial employment opportunities, community facilities and quality open space. The development will deliver significant economic and social benefits to the region and will also create tourism opportunities at the state and regional level.

“THE MILLS” NEW NORFOLK PROJECT SUMMARY

‘The Mills’ project is delivering major residential and mixed-use commercial development across two precincts, the ‘Central Precinct’ and ‘Residential Estate’.

The project represents a significant opportunity for the Derwent Valley, providing a high-quality master planned community for existing and future residents of the region.

Developers Noble Ventures are committed to achieving an exceptional outcome for New Norfolk.

With a range of planning approvals granted and underway, construction will continue across both precincts for many years to ensure all elements of this vision are delivered.



\$500 MILLION DEVELOPMENT



1,100 NEW JOBS PER ANNUM



700+ RESIDENTIAL LOTS



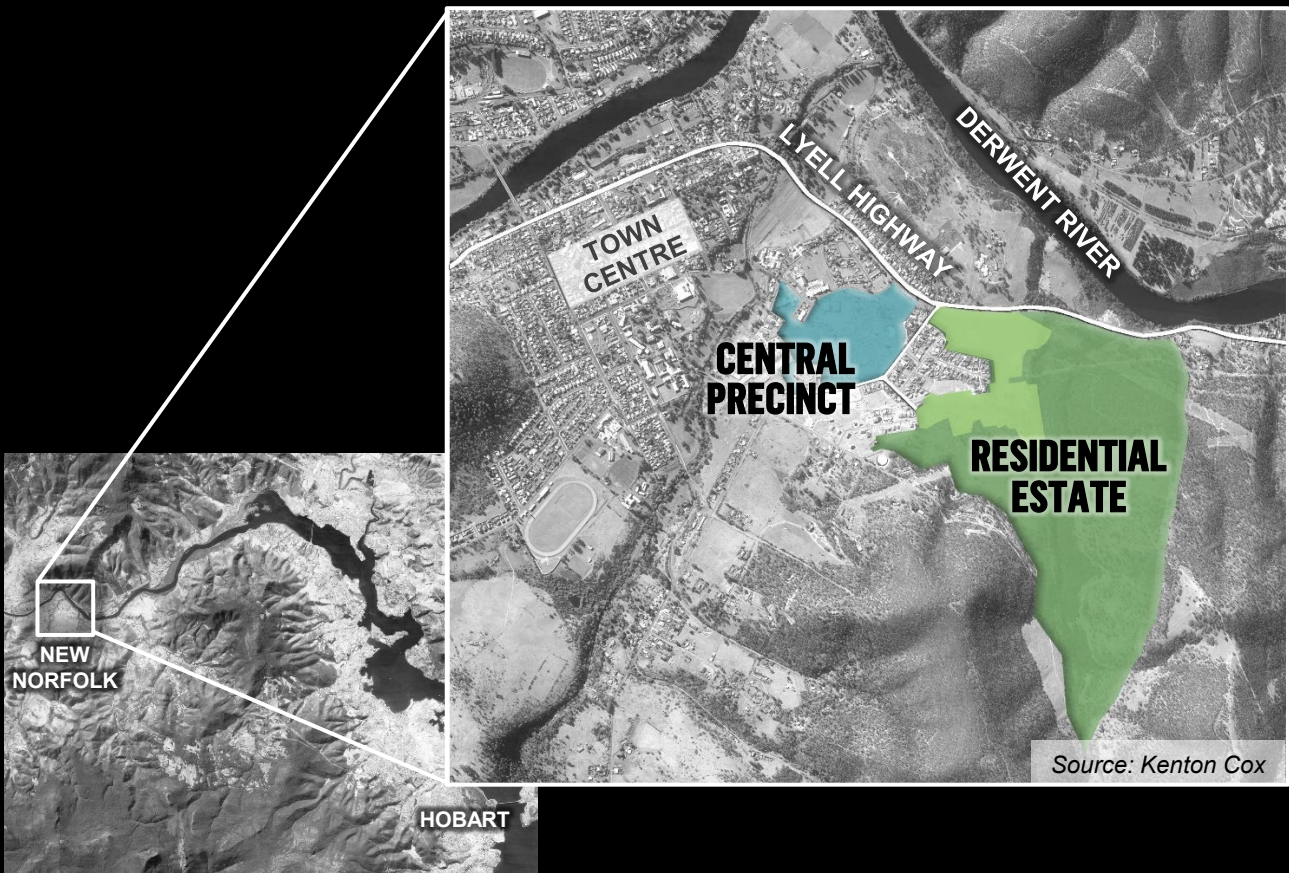
MIXED USES INCLUDE A HOSPITAL, MARKET, HOTEL, CHILDCARE & RETIREMENT LIVING



\$70M GSP CONTRIBUTION TO DERWENT VALLEY



\$5 M PER YEAR IN STAMP DUTY, LAND TAX AND PAYROLL TAX TO STATE GOVERNMENT



RESIDENTIAL PRECINCT

The Residential Precinct builds upon an existing approved plan of subdivision.

It will deliver 216 residential lots consistent with the current endorsed subdivision and a further 329 residential lots in a masterplanned estate, nestled into the scenic landscape.

The subdivision will be completed in stages, with construction underway.

THE MASTER PLAN WILL DELIVER:



Significant landscaping and open spaces



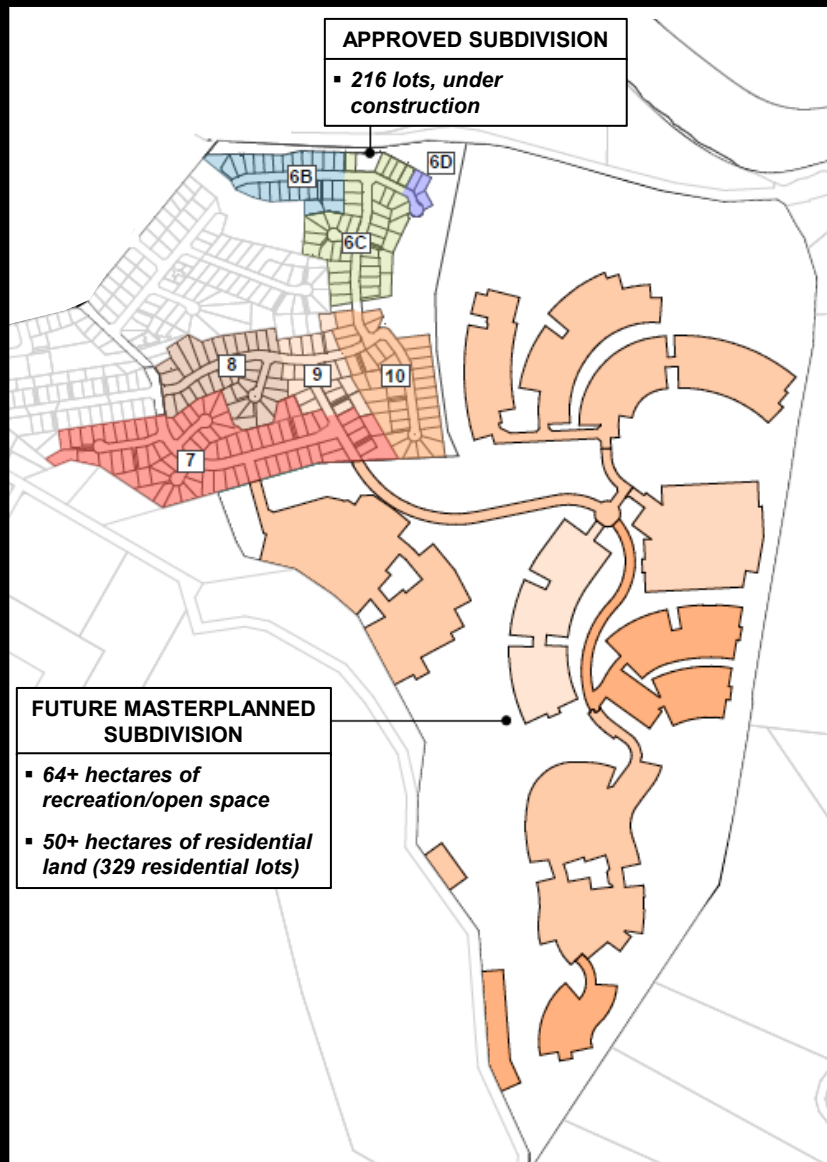
More than 500 architect-designed houses in a magnificent hillside setting



\$30M Gross Regional Produce contribution per annum over FY22-32



34 direct FTE jobs per annum over FY21-23 within the Derwent Valley



The Residential Precinct is primarily unconstructed although a north-western portion has commenced. Stage 6 is under construction, with stages 7, 8, 9 & 10 upcoming.

The balance master planned land will be developed over the coming years.

CENTRAL PRECINCT

The \$500 million Central Precinct investment covers 19 hectares in the centre of New Norfolk and will provide high-quality mixed-use renewal of the area.

The land for the Central Precinct is less than 1 kilometre from the New Norfolk town centre, on the former Royal Derwent Hospital site. The masterplan seeks to enhance New Norfolk’s attraction for residents and visitors to enjoy.

THE CENTRAL PRECINCT PLAN WILL CREATE:



100+ place Childcare Centre
(planning approved)



200 Dwelling Independent Retirement Living Estate
(planning approved)



100-bed 4-star Boutique Hotel
(planning approved)



100-bed Private Hospital



Tasmanian Growers and Makers Co-op Precinct with Market



Large Central Park



\$50M+ Gross Regional Produce contribution per annum over FY24-40



585 direct FTE jobs per annum over FY21-40 within the Derwent Valley



Daniel Noble said the company was attracted to New Norfolk because it had more to offer than the outer suburbs of Hobart.

“There’s a township, a community and really great lifestyle but it needed to be rejuvenated,” he said.

“And when we saw that, we thought, ‘This is what we want to invest the next 15 years into.’”

1. SITE CONTEXT

1.1. THE SITE

The Site (part of the land referred to as 'The Mills Residential Estate') is located on the eastern fringe of New Norfolk approximately 1.2 km southeast of the town centre. The primary vehicle routes to the site come from Lyell Highway via Glebe Road and Leila Street.

The Site is currently known as Poulters Rd, New Norfolk (comprising two parcels – see Table 1). It is generally bounded by Lyell Highway (Hobart Road) to the north, Glebe Road and existing residential land to the west, Poulters Road to the south and rural land to the east.

In 2015, the area of the Mills Residential Estate was rezoned to its current zoning of General Residential, Low Density Residential and Rural Living. There is an existing approval (issued 2005, preceding the rezoning) for residential subdivision on the Site however, due to the current zoning density restrictions, no substantial modifications to the layout can be approved. A portion ('Stages 6-10') of the Mills Residential Estate is being subdivided in accordance with the existing approved subdivision permit and *does not require application of the Specific Area Plan within this Amendment*. The balance land (previously known as Stages 11-28) is the primary focus of this Amendment (the Site), to introduce a new Concept Masterplan via the SAP, supporting an improved subdivision layout.

Figure 1 – The Site within 'The Mills Residential Estate'



Source: Urbis

1.2. SITE HISTORY AND EXISTING RESIDENTIAL SUBDIVISION APPROVAL

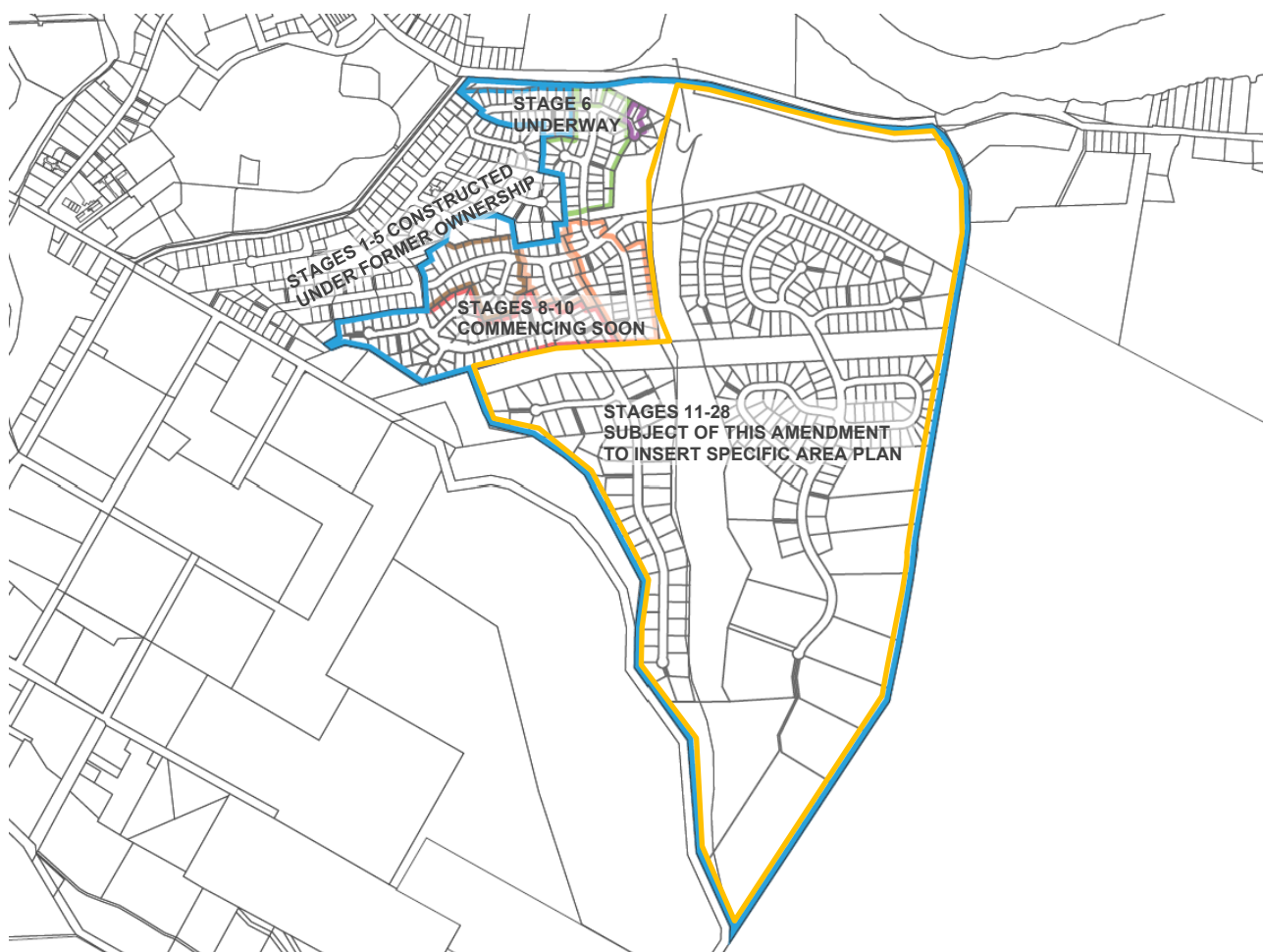
The Cultural Heritage Assessment notes that the Site is most likely to have been within the area of the Leenowwenne people (one of five clans) of the Big River Nation. There are known Aboriginal heritage sites

within the Site, including isolated artefacts and moderate and high density artefact scatters, as well as a quarry. Aboriginal heritage sites have been adequately mapped and considered in the Masterplan design.

Post European contact, the Site has been generally cleared and used for agriculture. The supporting Phase 1 Environmental Site Assessment (ESA) provides a series of historic aerial photographs. The aerial images from 1969 and 1992 (Appendix C of that report) shows the Site was partially cleared for agriculture grazing and devoid of any buildings.

In 2005, a planning permit (89/2005) was issued for subdivision of the Site (under a previous zoning regime) as well as land now developed under the previous ownership, directly west of the Site (see Figure 2), where 193 lots have been developed (known as Stage 1-5). The endorsed plans have been modified multiple times to 2012, with the current plan allowing for a total 738 residential lots across 28 stages (inclusive of those already constructed). The current owners purchased the Site in 2020, intending to develop the remaining incomplete stages (for 545 residential lots). This Planning Scheme Amendment seeks to facilitate development of 329 of those 545 residential lots within the Specific Area Plan area.

Figure 2 – Previously approved subdivision layout overlaid on current cadastre



Source: Urbis

The Site has been subject to its current zoning since approximately November 2015. Up to 2015 it was zoned Special Development Zone (under the *New Norfolk Council Planning Scheme 1993*). Since November 2015 it has had the current zoning (under the *Derwent Valley Interim Planning Scheme 2015*). At the point of scheme translation, the current endorsed planning permit was incorrectly not recognised. It is understood that Derwent Valley Council has received advice confirming that the permit is valid and current, and will be proposing the necessary adjustments to the proposed scheme translation zones and the New Norfolk Structure Plan. The Site has been under the current ownership since mid-2020, with the owners seeking to deliver a holistic masterplanned development of the Site.

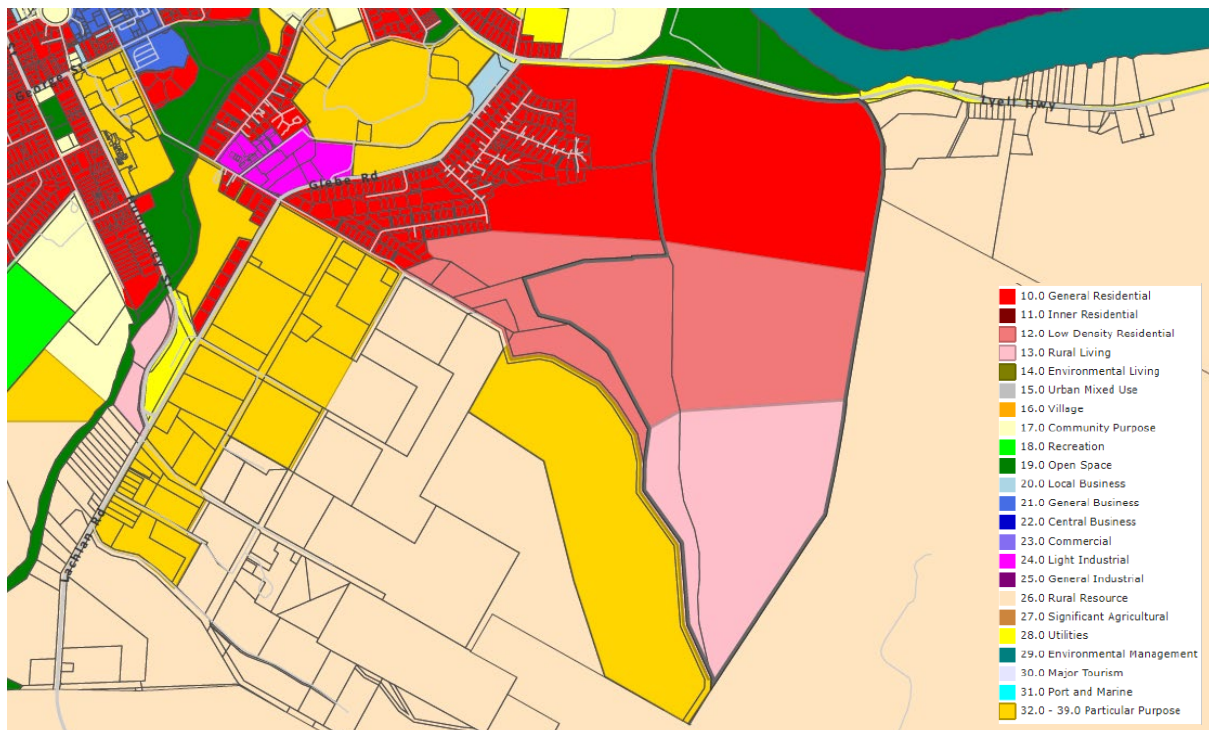
1.3. PLANNING CONTROLS

The Site is subject to three zones and 5 overlays, summarised in Table 2 and shown in Figures 9 and 10.

Table 2 – Planning Zones and Overlays Summary

Name	Coverage	Purpose
Zoning		
General Residential Zone (GRZ)	<i>Northern area</i>	Residential development of an urban density
Low Density Residential Zone (LDRZ)	<i>Central area</i>	Residential development of a lower density (lot sizes above 1,200m ²)
Rural Living Zone (RLZ)	<i>Southern area</i>	Rural-residential development (>1 hectare)
Overlays		
Historic Heritage Overlay	<i>Entire Site</i>	Identification and protection of cultural heritage
Electricity Transmission Infrastructure Protection	<i>Two transmission lines</i>	Protection of electricity transmission infrastructure (inner and outer zones)
Bushfire Prone Areas	<i>Entire Site</i>	Identification of bushfire prone areas
Landslide Hazard Area	<i>Slopes of 11-20 degrees, across Site</i>	Identification of landslip prone areas
Waterway and Coastal Protection Areas	<i>Natural creek-lines across Site</i>	Protection of waterways

Figure 3 – Planning Zones



Source: Urbis

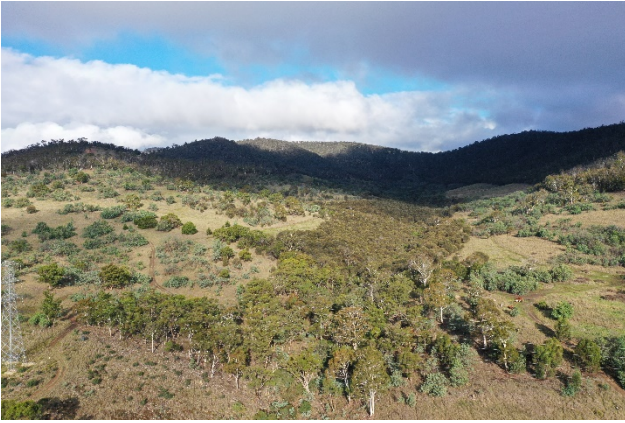
1.4. SITE CHARACTERISTICS

Figure 4 is a recent aerial image of the Site. The following pictures cover various aspects of the Site and illustrate the distinctly undulating topography as well as the impressive views across the Derwent Valley.

Figure 4 – Aerial image of the Site



Source: *Playstreet*



Picture 1: Drone aerial view NW from centre of site

Source: *Playstreet*



Picture 2: Drone aerial view east from SW of site

Source: *Playstreet*



Picture 3: Drone aerial view east from centre of site

Source: *Playstreet*



Picture 4: Drone aerial view east from east of the site

Source: *Playstreet*



Picture 5: Drone aerial view south from centre of site

Source: *Playstreet*



Picture 6: Drone aerial view SE from the east of site

Source: *Playstreet*



Picture 7: View within site, under powerlines

Source: Kenton Cox Architecture



Picture 8: Ephemeral Creek line

Source: Kenton Cox Architecture



Picture 9: View NW to New Norfolk

Source: Kenton Cox Architecture



Picture 10: View NW to New Norfolk

Source: Kenton Cox Architecture



Picture 10: View within site

Source: Kenton Cox Architecture



Picture 11: View within site

Source: Kenton Cox Architecture

Slope and Land Stability

The Site is on the lower north side slopes of a series of prominent hills (Ironstone Hills and The Backbone). The large size of the Site means there is significant differences in elevation, gradient and general topography. Elevation across the site varies between 5 and 170 metres above sea level. The Site has areas subject to the Landslide Risk Area overlay. A geotechnical assessment has been prepared to inform this Amendment.

The northern portion of the Site is on the lower hill slopes with gradients between 2-10°. This relatively flatter land is the primary location of proposed residential allotments.

The southern and central portions of the Site have some steep slopes between 10-30°.

The undulating nature of the Site creates a series of gullies with ephemeral creeks. A central creek-line (unnamed) dissects the Site as it flows north towards the Derwent River (which is approximately 300m north of the Site).

Vegetation

The Site has widely cleared areas as well as areas of remnant (mainly disturbed) native vegetation (see aerial photo in Figure 4). The northern and central areas (where the terrain is more gently undulating) has primarily been cleared and replanted with introduced grasses in the east of the study area, patches of Eucalyptus forest and woodland occur. The deeper creek gully running north-south has the most-dense vegetation of the Site.

The supporting ecological assessments identify a number of native flora types, although there are no EPBC listed flora or fauna. While the Site has potential to support some flora and fauna listed under the *Threatened Species Protection Act 1995* (TSPA) none were detected.

The TasVEG mapping units found on the Site are summarise in Table 3 below:

Table 3 – Mapped native vegetation types

<i>Eucalyptus amygdalina</i> forest on mudstone (DAM)	Regenerating cleared land (FRG)
<i>Eucalyptus viminalis</i> grassy forest and woodland (DVG)	Extra-urban miscellaneous (FUM)
<i>Allocasuarina verticillata</i> forest (NAV)	Permanent easements (FPE)
Lowland grassland complex (GCL)	Weed infestation (FWU)
Lowland Themeda triandra grassland (GTL)	Water, sea (OAQ)
Agricultural land (FAG)	

Of the vegetation types recorded from the study area, none are listed as threatened vegetation types on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*. Four declared species under the Tasmanian *Weed Management Act 1999* were present.

Bushfire Risk

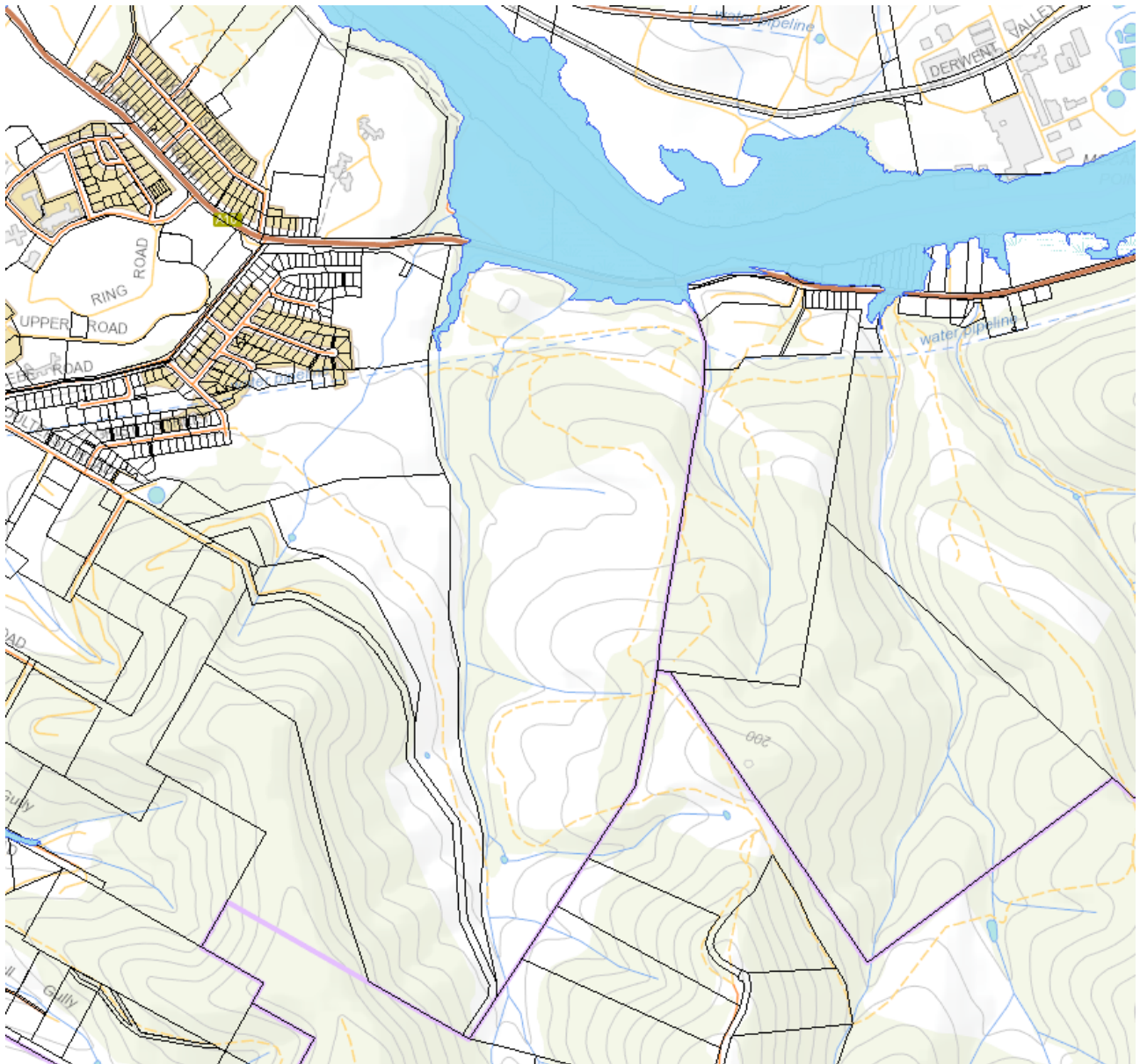
The subject site contains and is within 100 metres of bushfire-prone vegetation equal to or greater than 1 hectare and therefore within a 'bushfire prone area' as defined under Clause E1.3 of the Bushfire-Prone Areas Code. Part of the Site was affected by bushfire in 1966-67. In some areas the topography and vegetation are particularly susceptible to bushfire spread. Some parts of the Site are however cleared and relatively flat.

Flooding Risk

It is noted that the Waterway and Coastal Protection Overlay that affects the subject site is for the protection of waterways and not flood mitigation. The site's proximity to the Derwent River increases its vulnerability to inundation, however, historic flood information and flood modelling suggest the vast majority of the site is not at risk. During the June 2016 floods, the northern portion of the site was partially impacted as floodwaters pushed up the natural gully, as illustrated in Figure 5. There is no development proposed in this area.

Aldanmark Consulting Engineers have provided advice regarding the impact of the proposed subdivision on the waterway. They consider all overland flow can be appropriately managed (refer to Engineer's Advice dated 25 June 2021 for further information). This will form part of the detailed design and subsequent approval process. Once complete, the subdivision will not impact on any other flow paths and there will be no flooding impact or risk of inundation.

Figure 5 – June 2016 High Water Mark Flood Extent

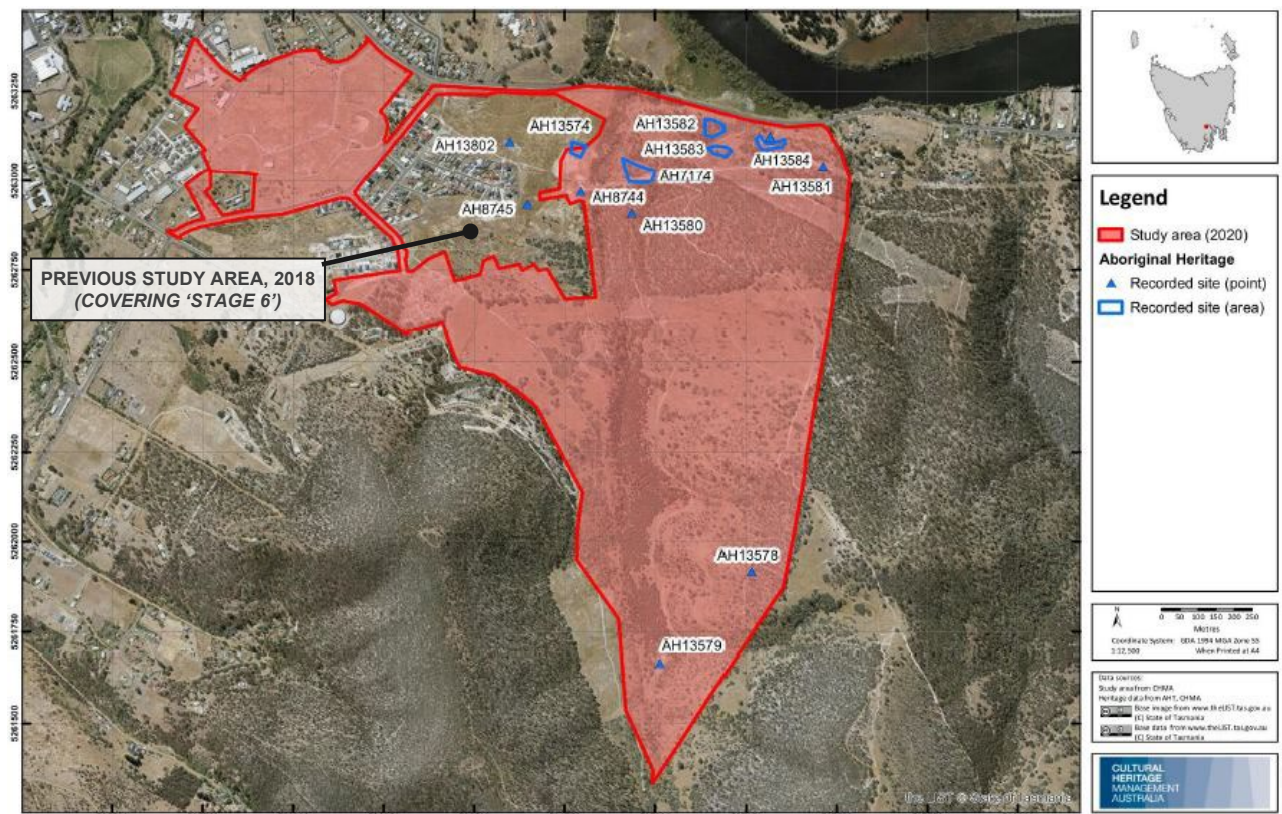


Source: LIST Map

Aboriginal Cultural Heritage

Desktop and field surveys have been conducted by Cultural Heritage Management Australia. The reports conclude that various aboriginal heritage sites are located within and immediately adjacent to the Site (12 sites in total), from medium to high significance. The Aboriginal Heritage Assessment Report Version 1 Final Draft provides management recommendations for these isolated artefact and artefact scatter sites. Figure 10 demonstrates that the majority of the sites within the amendment site have been consciously avoided in the development concept masterplan. In the broader Mills projects, Relevant permits have been sought from Aboriginal Heritage Tasmania to impact site AH13580 (within the area of this Amendment) and three (3) sites within the broader Mills project area (Stages 6-10).

Figure 6 – Known Aboriginal cultural heritage sites within The Mills area



Source: Cultural Heritage Management Australia

Post-European Contact Heritage

The Site does not have any known Post-European Contact heritage significance.

Contamination Risk

A Phase 1 Environmental Site Assessment (ESAs) has been undertaken to understand potential contamination issues across both precincts of The Mills project. The report focuses primarily on the Central Precinct as the higher risk area.

The Phase 1 Desktop ESA notes that this Site may contain three areas of potential concern, from either formal or informal historic landfills. Two of these were within the 'Stage 6' subdivision area currently under construction. Site 17 of the ESA is within the new concept masterplan/proposed SAP area.

The site proposed for rezoning is not included in Phase 2 of the ESA as the size of the site makes it unpractical and unlikely to identify contaminated sites.

A summary memo prepared by Environmental Management and Consultant Pty Ltd found that no potentially contaminating activities had been identified on the site with the exception of a potential former tip and asbestos dump site (APEC 17). Historically, APEC17 has been used for dumping of old cars and waste and is now used for the dumping of construction waste. The exact location of APEC 17 is unknown from the

investigation undertaken to date. The summary memo advises that a multi-step plan can adequately address and mitigate this risk, involving site walkovers in advance of any works (controlled in a construction plan).

The historic aerial imagery in Appendix C of the Phase 1 ESA shows the agricultural grazing use of the Site.

Vehicle Access and Roads

The Site generally has access to the surrounding road network, connecting to the Lyell Highway (Hobart Road) to the north via Glebe Road. Leila Street and Gateway Drive provide access through existing recent residential development. Additional access to the site is provide via Poulters Road to the south, which connects with Glebe Road and is predominantly an unmade road; its unconstructed road reserve continues along the length of the south-western boundary.

The Site is criss-crossed by a series of unmade, informal tracks.

Services: power, water, drainage and sewerage

The proposal will be connected to all relevant services. Specifically, power, water, waste, drainage and NBN will be provided to all lots. Further information can be found in section 4.

There are two major electricity transmission lines (and easements) dissecting the Site. TasNetworks have been engaged and consulted in the preparation of this Planning Scheme Amendment.

There is also a proposed major water pipeline (and easement), Lake Fenton Pipeline dissecting the Residential Estate. TasWater have been engaged and consulted in the preparation of this Planning Scheme Amendment; the proposed pipeline traverses the area within the SAP north of the concept residential subdivision, therefore causing no conflict.

1.5. SURROUNDING AREA AND INTERFACES

New Norfolk is a key commuter settlement of Greater Hobart and situated approximately 23km northwest of the Hobart CBD. It is located on a key gateway route for visitors travelling from Hobart into the Derwent Valley area and beyond to the Lakes District. New Norfolk is a sub-regional centre and the largest settlement in the Derwent Valley.

The New Norfolk town centre is located approximately 1 kilometre to the west of the Site and accessible via the existing road and pedestrian pathway network. Direct bus connections with the town centre and Hobart exist on the Lyell Highway.

The immediate surrounds are as follows:

- **To the north:** The Lyell Highway runs along the northern boundary. Across the highway is the Derwent River, 50 metres at its closest point to the Site (although there is a significant and steep drop from the Site down to the highway along this interface) and approximately 570m distant from the Stage 6 area. Across from the Stage 6 area is the Millbrook Rise Hospital (Mental Care).
- **To the east:** Two rural-residential properties adjoin the northeastern corner of the Site. The eastern boundary otherwise interfaces forested woodland and patches of clearer grazing land. The eastern boundary has no legal access points.
- **To the south:** The southern interfaces are generally to forested woodland. There are some rural residential properties further south with no direct line of site.
- **To the west:** The southwestern boundary abuts the unconstructed Poulters Road reserve. Three rural residential properties abut the western boundary. Further west is more forested woodland and some rural residential properties. The western interface of the Stages 6-10 area is to the previously constructed residential areas of the current existing planning permit (known as Gateway Estate). These residential properties separate The Mills' Residential Estate and Central Precinct. Further west is the New Norfolk town centre (approximately 1 kilometre / 3-4 minutes drive).

Figure 7 – Site Context Map



THE MILLS - RESIDENTIAL ESTATE SITE LOCATION

Source: Urbis

Figure 8 – Surrounding Context Photos



Picture 12: Poulters Road, New Norfolk

Source: Urbis



Picture 13: Poulters Road, New Norfolk

Source: Urbis



Picture 14: Poulters Road, New Norfolk

Source: Urbis



Picture 15: Glebe Road, New Norfolk (Residential development by former site owners)

Source: Urbis



Picture 16: Ring Road, New Norfolk (Central Precinct)

Source: Urbis



Picture 17: Ring Road, New Norfolk (Central Precinct)

Source: Urbis

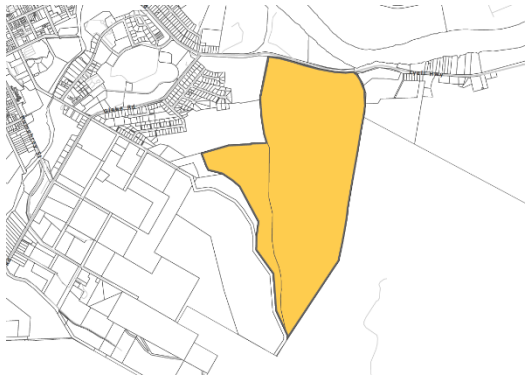
2. PROPOSED AMENDMENT

2.1. PROPOSAL DETAIL

2.1.1. Amendment Summary

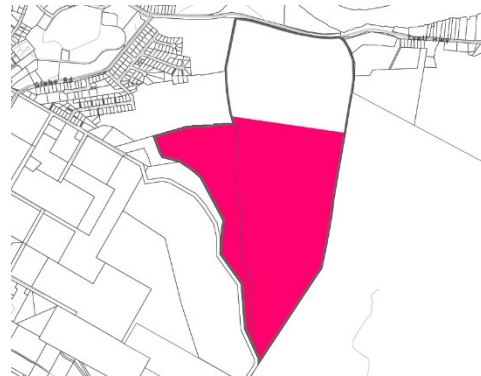
The Amendment proposes two key components: (1) to rezone areas of the Site that are not currently General Residential Zone, to the General Residential Zone, as well as (2) introduce a Specific Area Plan over the land, to cohesively facilitate its development as per the proposed Concept Masterplan. These changes are shown in Figure 9 below. The proposed SAP is included in Appendix B.

Figure 9 – Amendment Summary



Picture 18: SAP Area

Source: Urbis



Picture 19: Area to be rezoned to GRZ

Source: Urbis

The philosophy underpinning the proposed controls is to provide a unique and cohesive design typography that follows the natural contours of the land, minimising vegetation removal and impacting the ground (via cut and fill) as little as possible.

The combined controls of the GRZ and SAP are required to ensure development is cohesive and provides for the same number of residential allotments as the current endorsed plan of subdivision. The rezoning will provide a consistent and appropriate zoning to the entire Site, with overarching controls in the SAP to manage the subdivision layout, residential lot cap, provide appropriate development standards, and respond to environmental risks and infrastructure.

The proposed SAP provisions are detailed further in 2.1.3 below.

The full suite of standard zones were assessed for suitability for rezoning. The most appropriate planning controls when assessing the concept subdivision are:

- **General Residential Zone:** The proposed lot sizes/density reflect traditional residential development achieved under the GRZ. Other lower density residential zones require larger minimum lot sizes.
- **Specific Area Plan Overlay:** It is proposed to introduce a SAP, which will include a Development Framework plan which outlines a general site layout. The SAP also introduces a maximum lot cap that aligns with the currently approved number of lots (ie. no net increase in lots). Specific provisions relating to dwelling design will also be created, supporting the necessary flexibility in design to achieve a unique dwelling design on a significantly sloping site.

2.1.2. Masterplan Concept

A summary of the Masterplan concept is shown below (Figure 10). The Masterplan has been uniquely developed to respond to the undulating and scenic landscape of the site. Proposed lot sizes generally range between 600 and 1000 square metres. The Masterplan has provision for significant open/recreation space (retained in private ownership), including a mix of highly manicured and more 'natural' landscaping. Walking trails are proposed to weave through the site and will be retained in private ownership and not transferred to Council. Bushfire mitigation measures will be incorporated through buffer protection zones.

Figure 10 – Proposed Concept Masterplan for the Residential Estate



Designed by Kenton Cox Architecture

Comparison to the existing endorsed plan of subdivision

The Concept Masterplan is distinctly different in layout to the existing endorsed plan of subdivision (see Figure 2, or Appendix D), providing for the same number of allotments in a more efficient manner. The key changes are:

- Significant increase in open space (see Table 4) and reduction in residential footprint
- Greater nuance in layout, designed to work with the natural contours of the Site (with roads primarily running across the hillside gradients)
- Improved environmental design with a focus on waterways and gullies as natural elements of the landscape to be retained and improved, along with contiguous linear areas of managed vegetation
- Reduction in average lot sizes to reduce the development footprint; this is most evident in the southern area of the Site, where the current endorsed plan includes large rural-residential allotments

While providing for the same number of residential lots, the Masterplan reduces the development footprint and increases the density of housing in superlot clusters. This provides a more residential character rather than low density rural living character. This design change improves amenity for future residents by allowing for greater open and recreational space and more efficient servicing of allotments.

Table 4 - Comparison of existing and proposed subdivision layouts

<i>(all in hectares)</i>	Residential	Recreation/Open Space	Total
Existing Plan of Subdivision			
General Residential Zone Area	16.29	21.95	38.24
Low Density Residential Zone Area	37.54	9.75	47.30
Rural Living Zone Area	29.66	3.13	32.79
Total	83.49	34.84	118.33
Proposed Masterplan			
General Residential Zone Area	16.50	21.74	38.23
Low Density Residential Zone Area*	25.13	22.49	47.62
Rural Living Zone Area*	11.83	20.65	32.48
Total	53.45	64.88	118.33

**This table reflects the current zoning for comparison. This is proposed to be rezoned to GRZ as part of this Amendment.*

2.1.3. Specific Area Plan

The purpose of the proposed SAP is to facilitate the masterplanned development concept shown in Figure 10. The Concept Masterplan and proposed residential development are unique – the architect-designed dwellings will be developed by the landowner and sold as a 'house + land' package. The vision for the masterplanned estate is to have a high-quality and bespoke dwelling design and high-amenity and consistent residential character, nestled into the scenic landscape, maximising the impressive hillside views.

The SAP includes purpose and character statements, figures of the area it applies to, and sets out tailored Development Standards for residential development on the Site. The primary purpose of these Development Standards is to ensure residential development is facilitated with a 'light touch' and responds to the Site's demanding topography.

The SAP specifies that the Development Standards override a number of standard GRZ provisions. In drafting the SAP we have sought to avoid duplication of GRZ provisions and minimise the amount of new controls as much as possible, providing a simple-to-use control.

A Use Table is proposed for the balance land (outside the residential subdivision clusters) that outlines support and guidance on appropriate non-residential uses. The landowner is seeking to provide flexibility for complementary, low-scale uses within the balance land. The Use Table also ensures that multiple dwellings are prohibited in the balance land, helping preserve the intended open space, natural landscape character. The Development Standards for Non-residential development will continue to apply through the GRZ.

Figure 9 shows the area the SAP will apply to, and the entire proposed SAP is included at Appendix B. The provisions of the SAP specifically set out to:

- Provide an allotment cap in line with the existing endorsed subdivision plan
- Provide the over-arching site layout, including environmental risk areas not for development, indicative subdivision cluster areas (indicative areas for residential allotments), general road layout and bushfire mitigation buffers, and guidance on appropriate uses within the balance land
- Provide lot and dwelling layout guidance to ensure a coherent built form and landscape character

The SAP is a necessary tool in this instance to provide certainty to the community, Council and proponent of the intended residential and overall site outcomes. The cap is nominated at 329, representing a base design of 321, *plus* accounting for an expected 'loss' of 8 lots in Stages 6-10 due to necessary redesigns to account for servicing and topography (nominated in the Subdivision 1.5.1 Performance Criteria P5). It is expected that this cap will guide Council's future decision-making on subdivision applications within this area, providing the basis to ensure no increased lot yield above the existing approval.

Table 5 – Explanation of proposed 'Mills Estate' SAP controls

SAP	Provision	Commentary / justification
1.1	Purpose	Tailored purpose statements address the masterplanned design, amenity and environmental risks and values
1.3	Desired Future Character Statements	<i>Substitutes GRZ Clause 10.1.3</i> As per purpose statements, with additional recommendations for land for non-residential purposes.
1.4	Use Table	<i>Substitutes GRZ Clause 10.2 – only for the areas of balance land (Area 'B')</i> The GRZ Use Table has been modified to suit the intent for balance land, including prohibiting multiple dwellings, and allowing Discretionary consideration of limited complementary commercial uses.
1.5	Development Standards for Dwellings	Some general GRZ provisions will be substituted to achieve desired dwelling development character (tailored controls will allow desired dwelling development to achieve relevant standards and therefore will generally not trigger discretionary individual planning permits).
1.5.1	Setbacks and building envelopes	<i>Substitutes Clause 10.4.2 in GRZ</i> Setbacks: Zero setbacks allowed for dwellings and carports/garages to account for the distinct topography. A consistent street character will be achieved. Street road reserve width of 18m is sufficient visual separation of dwellings. Pedestrian safety requirements will still be met. Building envelopes: Tailored building envelopes are provided for steep 'uphill' and 'downhill' sites. A minimum side setback of 3m has been introduced, balancing the reduction of primary frontage setback. Maximum height typically remains 8.5m although as downhill sites slope down the practical above-natural-ground height increases to 9.5m, measured 20m from the front boundary. <i>See further below for detailed discussion of building envelopes</i>
1.5.2	Site coverage and private open space	<i>Substitutes Clause 10.4.3 in GRZ</i> Modification to provision to allow up to 50% of the private open space to be sloping due to the steep topography.
1.6	Development Standards for Subdivision (1.5.1 Lot Design)	<i>Substitutes A1, P1, A2, P2, A5 and P5 of Clause 10.6.1 in GRZ</i> Residential lot minimum and maximum sizes provided to achieve design intent and consistency. Removes A2 (d) and (e) to account for the site's topography. P5 creates a residential lot cap, as discussed above.

2.1.4. Desired Built Form and Dwelling Building Envelopes

The Mills concept masterplan (Appendix C) seeks to achieve a unique architecturally designed, masterplanned development. Some of the primary drivers for tailored controls within the SAP are to minimise ground disturbance through reducing cut and fill, and to have streets running with the contours across the steep slopes. This will result in 'uphill' and 'downhill' dwellings on either side of the street.

The below images demonstrate the design concepts, the challenging topography and relationship to standard dwelling building envelopes.

Figure 11 – Concept designs for 'uphill' and 'downhill' dwellings

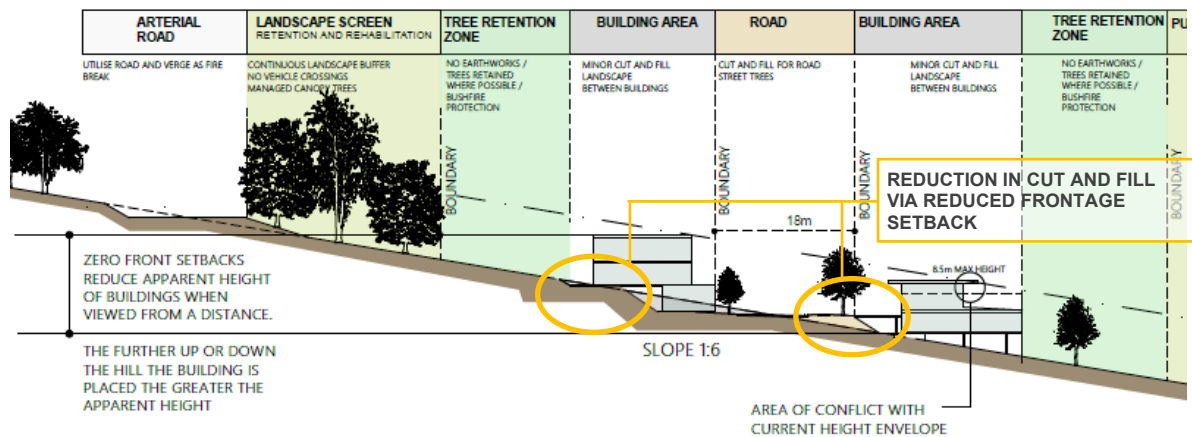


Designed by Kenton Cox Architect



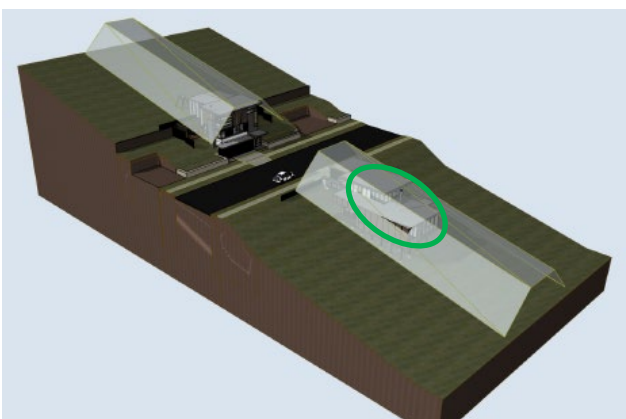
Designed by Kenton Cox Architect

Figure 12 – Concept street and dwelling cross-section

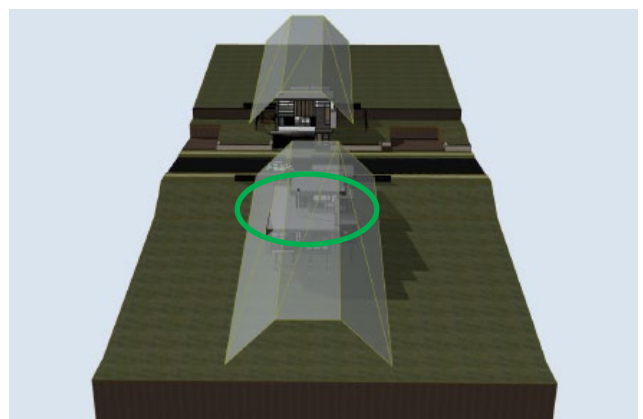


Source: Kenton Cox Architect (Residential Site Section – page 12 of Concept Masterplan document)

Figure 13 – Example of constraints for concept dwellings against current general building envelopes

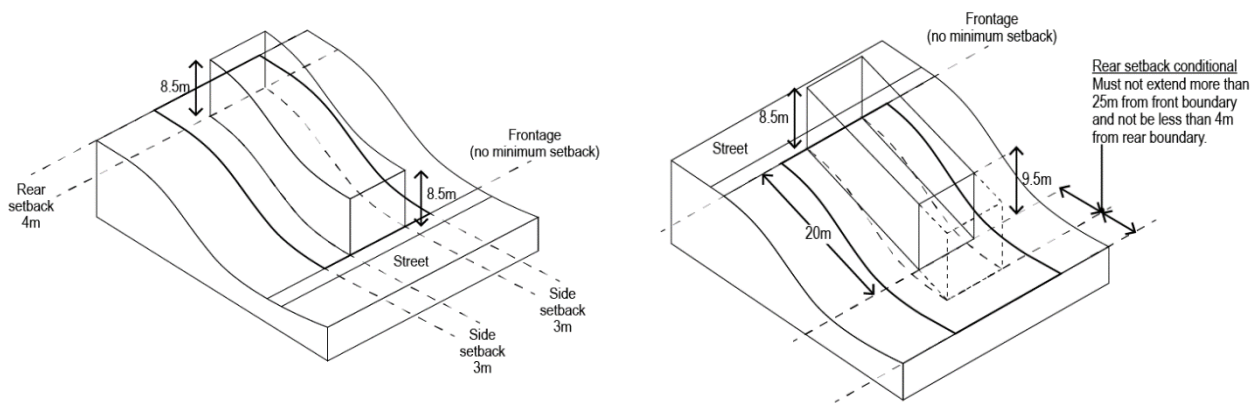


Source: Kenton Cox Architect



Source: Kenton Cox Architect

Figure 14 – Proposed SAP building envelopes for ‘uphill’ and ‘downhill’ dwelling designs



Source: Urbis

Source: Urbis

The concept design requires zero setbacks to the primary frontage to reduce cut and fill. This approach creates a friendlier pedestrian streetscape with dwellings at ground level and a lower ‘apparent’ height compared to some steep sites that typically have dwellings constructed on natural ground level, set back higher on the slope, with steep driveways and a tall apparent height from the street level, as shown in the images below. The building envelope introduces a 3m side setback to provide a more open visual character.

Figure 15 – Examples of typical steep-site development within general GRZ provisions



Source: Google StreetView (Location: City of Clarence)



Source: Google StreetView (Location: City of Clarence)

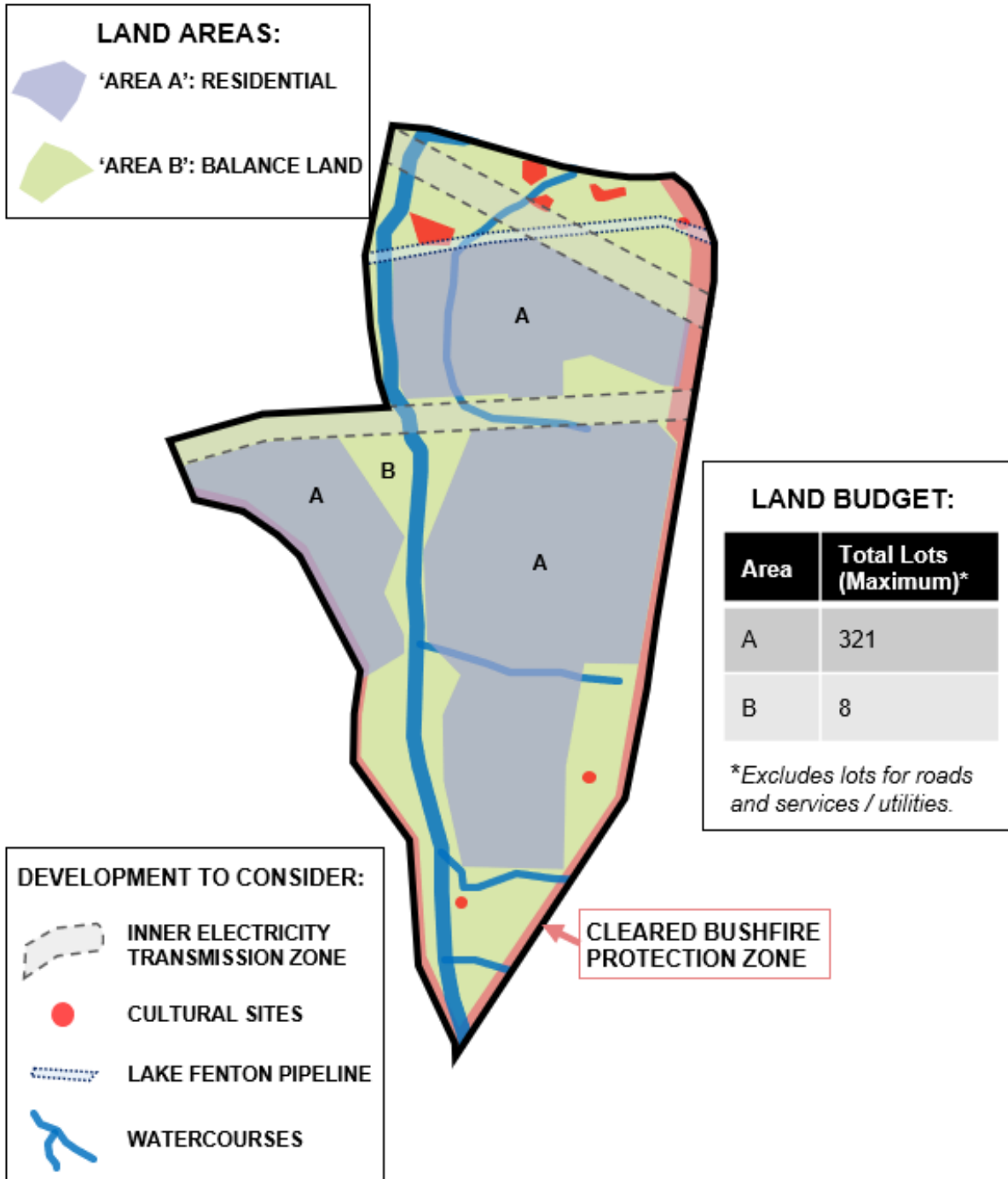
The tailored provisions in this SAP are considered appropriate to the context and will support the desired design intent, to deliver a high-amenity, masterplanned residential community. They provide the necessary flexibility to deliver single dwellings on complex sloping sites without triggering the need for discretionary assessment. The GRZ Development Standards continue to apply (if not substituted), therefore standard controls such as lot coverage continue to apply and control development.

2.1.5. Development Framework Plan

The Development Framework Plan (Figure 16) within the SAP seeks to provide an over-arching guidance to future subdivision and development. The two primary spatial tools of the Development Framework Plan are (1) to nominate Area ‘A’ as residential and Area ‘B’ as balance land, and (2) indicate areas for development to avoid, including the inner electricity transmission zone, Lake Fenton Pipeline easement, cultural sites and water courses. This guidance is sufficiently flexible to allow for detailed design of the plan of subdivision to occur at a later time.

A planning permit application for subdivision will need to be lodged in the future and will be a Discretionary application. Therefore, Council is provided a flexible tool upon which to aid decision-making. The intent of the Concept Masterplan is represented by the ‘clusters’ of residential lots.

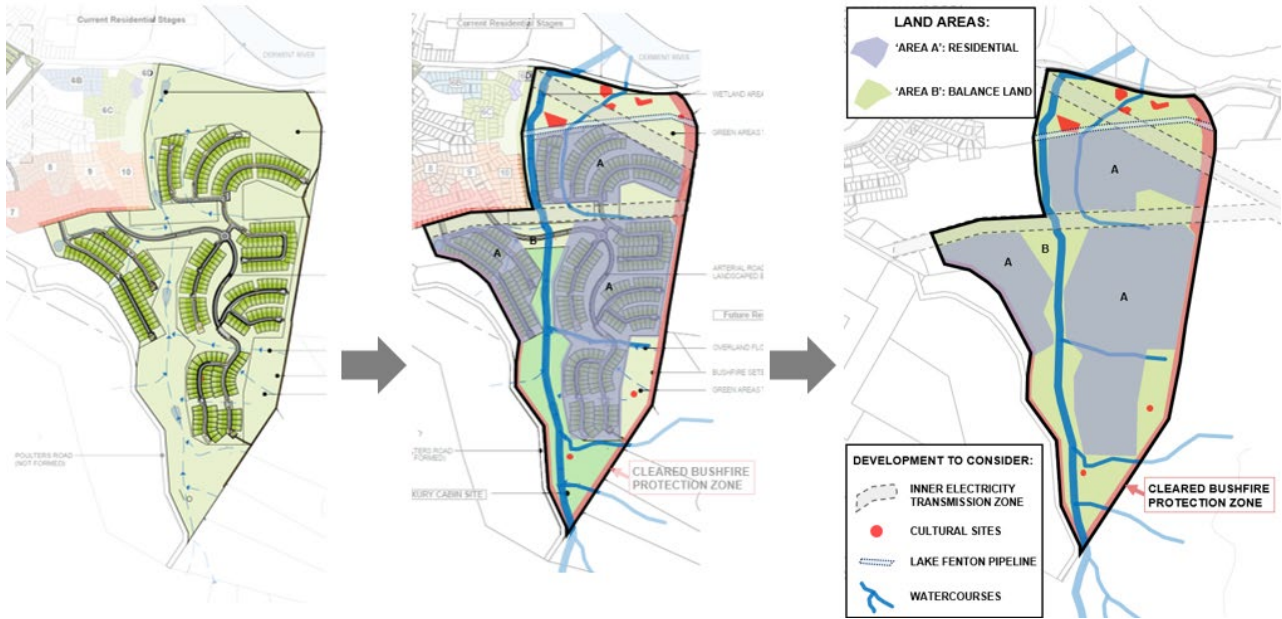
Figure 16 – Development Framework Plan



Source: Urbis

Figure 17 demonstrates the steps and rationale for the delineation of Areas A and B. The Concept Masterplan areas of residential subdivision have been grouped into three primary areas, with balance land delineated Area 'B'.

Figure 17 – Development Framework Plan layout rationale



Source: Kenton Cox Architect, Urbis

2.2. RESIDENTIAL DWELLING DEMAND

This amendment is premised upon the basis that the existing planning permit and endorsed plan of subdivision allows for 545 (uncompleted) residential lots to be subdivided. The permit is valid. It was issued under the previous zoning regime (Special Development Zone) and subsequently not recognised during the period of translation to the Interim Planning Scheme in 2015. This has led to essentially a backzoning of the land, prejudicing the ability to significantly modify the endorsed plan of subdivision layout.

The SAP provision includes a lot cap to ensure that the concept masterplan creates no increase in potential lots, even though the land is proposed to be rezoned to GRZ. Derwent Valley Council have provided their in principle support to this approach, noting that the current planning permit and plan of subdivision is valid. Furthermore, the Use Table for Area B (balance land) ensures no unintended consequences are created within the balance land (the primary example being that residential uses including Multiple Dwelling would have been allowed under the default GRZ Use Table).

In the same period as the Interim Planning Scheme was introduced, the New Norfolk Structure Plan (a Council plan, not included in the Planning Scheme) was completed, which also did not recognise the current validity of the planning permit. The Structure Plan considers New Norfolk to have an oversupply of residential land. Urbis has undertaken an assessment of residential dwelling need and demand for New Norfolk, finding that there is indeed strong demand and a low forecast supply.

The findings of this report further justify this Planning Scheme Amendment, that recognises an existing approved planning permit and plan of subdivision for significant residential development, while improving the layout, functionality and amenity of the future development. This report is discussed in greater detail in Section 4.1.

3. PLANNING POLICY

The following section of this report contains an overview of the relevant planning policies and controls within the *Derwent Valley Interim Planning Scheme 2015* and other strategic planning documents, noting a more detailed summary is contained at Appendix E.

3.1. CURRENT PLANNING CONTROLS

3.1.1. Zoning

Three zones apply the Site, as shown in Figure 3: General Residential Zone (GRZ), Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ).

Table 6 below summarises the purpose and key use/subdivision elements of the three zones.

Table 6 – Existing Zoning Summary

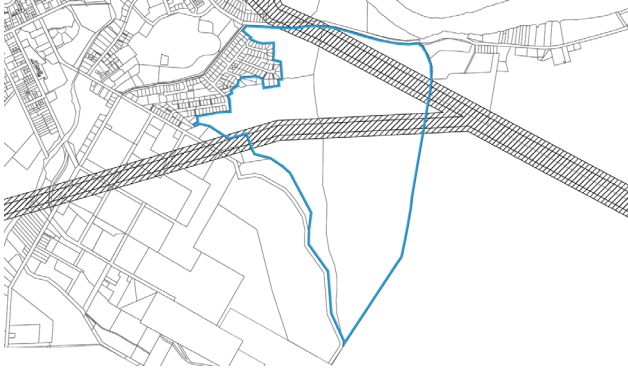
Zone	Purpose	Key use/subdivision comments
GRZ	<ul style="list-style-type: none"> ▪ To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided ▪ To provide for compatible non-residential uses that primarily serve the local community ▪ To provide for the efficient utilisation of services 	<ul style="list-style-type: none"> ▪ A range of population-servicing uses are included as no-permit or discretionary classes ▪ Extensive development standards apply to residential subdivision and dwelling development ▪ Residential lot size requirements between 400-1,000 square metres
LDRZ	<ul style="list-style-type: none"> ▪ To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development 	<ul style="list-style-type: none"> ▪ Extensive development standards apply to residential subdivision and dwelling development ▪ Residential lot size requirements between 1,000-2,500 square metres
RLZ	<ul style="list-style-type: none"> ▪ To provide for residential use or development on large lots in a rural setting where services are limited ▪ To provide for compatible use and development that does not adversely impact on residential amenity ▪ To provide for agricultural uses that do not adversely impact on residential amenity ▪ To facilitate passive recreational uses that enhance pedestrian, cycling and horse trail linkages 	<ul style="list-style-type: none"> ▪ A broader range of non-residential uses is included in the no-permit and discretionary use classes ▪ Extensive subdivision standards apply, with lower control over development standards ▪ Residential lot sizes must be at least 2 hectares (Site is within RLZ 'A' area)

The Amendment seeks to rezone the areas of LDRZ and RLZ because they are unsuitable for the type and density of the concept residential subdivision.

3.1.2. Overlays and Codes

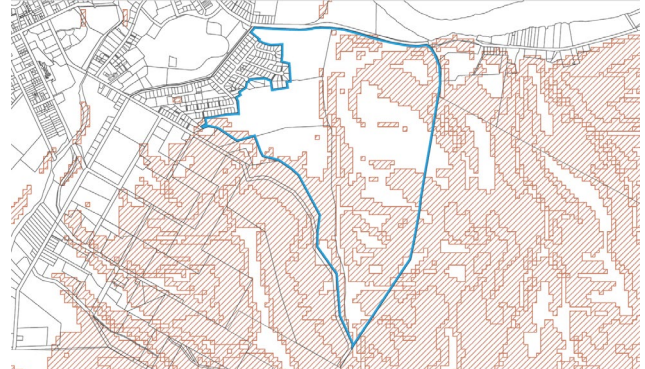
The site is affected by five overlays as outlined in Table 2, and in greater detail below (Table 7). The Amendment does not propose to alter any of the overlays applying to the Site.

Figure 18 – Overlays



Picture 20: Electricity Transmission Overlay

Source: Urbis



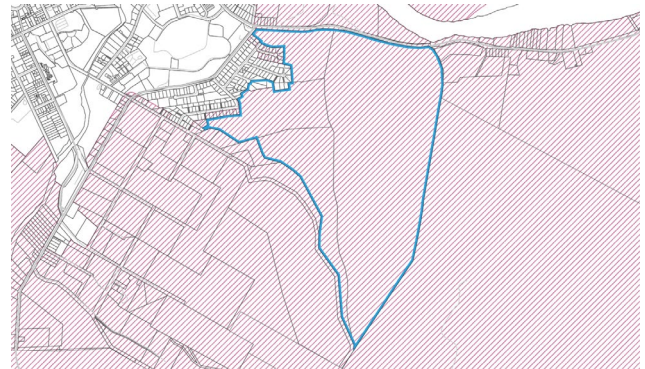
Picture 21: Landslide Hazard Overlay

Source: Urbis



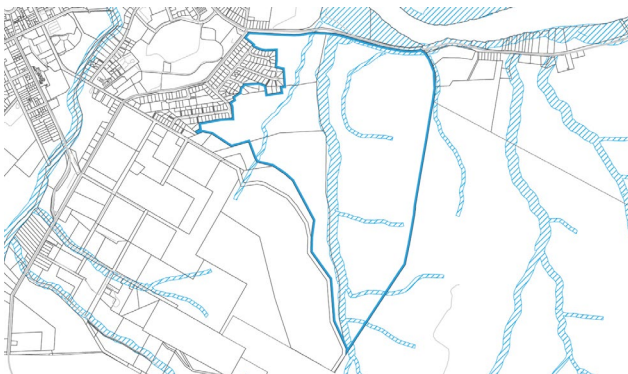
Picture 22: Heritage Area/ Precinct Overlay

Source: Urbis



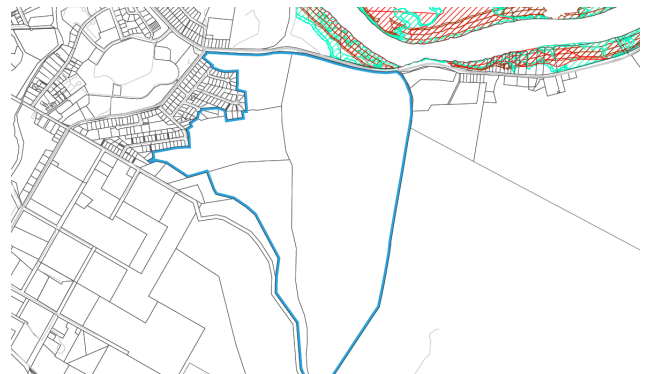
Picture 23: Bushfire Prone Area Overlay

Source: Urbis



Picture 24: Waterway and Coastal Protection Areas Overlay

Source: Urbis



Picture 25: Other nearby Overlays

Source: Urbis

A number of overlays apply in the vicinity of the Site but are not considered relevant to the proposal. These are shown in Picture 6 and include:

- Coastal Inundation Hazard Area
- Coastal Erosion Hazard Area
- Flood Risk Area
- Potential Acid Sulfate Soils
- Buffer area (Attenuation Area)

An assessment against the principles of the following codes will be undertaken in Section 5 of this report.

Table 7 – Applicable Codes Summary

Code	Purpose and key comments
Bushfire-Prone Areas (E1.0) <i>(mapped overlay – extends over majority of Site. Figure 16 – Overlays)</i>	<p>Ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires</p> <p><i>Applies to subdivision, use and development</i></p>
Potentially Contaminated Land (E2.0)	<p>Ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment</p> <p><i>Applies to sensitive use or development on potentially contaminated land</i></p>
Landslide (E3.0) <i>(mapped overlay – extends across the Site. See Figure 16 Picture 2)</i>	<p>Ensure that use and development is appropriately designed, located, serviced, constructed or managed to reduce to within tolerable limits the risk to human life and property and the cost to the community, caused by landslides</p> <p><i>Applies to use, subdivision and buildings and works within a Landslide Hazard Area</i></p>
Road and Railway Assets (E5.0)	<p>Protect the safety and efficiency of the road and railway networks</p> <p><i>Applies to use, subdivision or development that will require a new vehicle crossing (or intensifies the use of an existing access), or within 50 metres of a Trunk Road or Regional Freight Road (Lyell Highway)</i></p>
Parking and Access (E6.0)	<p>Ensure safe and efficient access to the road network for all users</p> <p>Ensure enough parking is provided for a use or development to meet the reasonable requirements of users</p> <p>Ensure parking areas are designed and located in conformity with recognised standards</p> <p><i>Applies to use and development</i></p>
Stormwater Management (E7.0)	<p>Ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy</p> <p><i>Applies to development (not use) and subdivision of more than 5 lots</i></p>
Electricity Transmission Infrastructure Protection (E8.0) <i>(mapped overlay – extends across the Site. See Figure 16 Picture 1)</i>	<p>Ensure protection of use and development against hazard associated with proximity to electricity transmission infrastructure</p> <p><i>Applies to development and subdivision within an electricity transmission corridor (two corridors exist within the Site)</i></p>
Waterway and Coastal Protection Area (E11.0)	<p>Manage vegetation and soil disturbance in the vicinity of wetlands, watercourses and the coastline in order to minimise impact on water</p>

Code	Purpose and key comments
<i>(mapped overlay – extends across the Site. See Figure 16 – Overlays</i>	quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes <i>Applies to development within Waterway and Coastal Protection Areas</i>
Historic Heritage (E13.0) <i>(mapped overlay ‘Place of Archaeological Potential’ – extends across the entire Site. See Figure 6)</i>	Recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics <i>Applies to development (and subdivision) within a Place of Archaeological Potential</i>

3.2. PLANNING POLICY FRAMEWORK

3.2.1. Strategic Planning Documents

Southern Tasmania Regional Land Use Strategy (2010-2035)

The Southern Tasmania Regional Land Use Strategy (2010-2035) seeks to facilitate and manage change, growth, and development within Southern Tasmania. It provides land use policies and strategies for the region based upon State and regional visions, strategic directions, and a comprehensive set of regional planning policies addressing the underlying social, economic, and environmental issues in Southern Tasmania. New Norfolk is designated as a Rural Services Centre in the Activity Centre Network, and a Major District Centre in the Regional Settlement Strategy. It nominates a High Growth Strategy of Mixed Growth (ie, mix of greenfield and infill) for New Norfolk (outside the Hobart Urban Growth Boundary). The Site does not have a specific designation within the Strategy.

New Norfolk Structure Plan (2016)

The New Norfolk Structure Plan is an adopted Council plan, although not a formal part of the Planning Scheme. It sought to provide the first strategic land use and development direction for the township, as a basis for future planning scheme updates.

The Structure Plan provides an overall vision, objectives for zoning, identifies potential economic development opportunities, identifies a settlement boundary and identifies further strategic work and infrastructure projects.

The Site is highlighted in the Structure Plan as part of an oversupply of residential-zoned land, despite its existing planning permit for residential subdivision.

3.2.2. Planning Policies

Key regional and local planning policies of relevance within the Derwent Valley Interim Planning Scheme include:

- Clause 2.2 – Regional Land Use Strategy
 - Clause 2.2.1 – The Southern Tasmania Regional Vision
 - Clause 2.2.2 – The Southern Tasmania Region
 - Clause 2.2.3 – The Southern Tasmania Regional Land Use Strategy
 - Clause 2.2.4 – Municipal Setting
- Clause 3.0 – Planning Scheme Objectives

These policies generally relate to good planning principles and the integration of planning with transport, infrastructure, population growth, natural environment, the economy and liveability. Planning should leverage existing assets efficiently for a focus on sustainability. Refer to Appendix E for full details.

Tasmania Planning Reform

Tasmania's planning system is currently undergoing reform by introducing a single planning scheme for the State (the Tasmanian Planning Scheme). State policies came into effect on 19th April 2018.

Local policies for Derwent Valley are operating under the Interim Planning Scheme (2015). Council is currently reviewing and developing its permanent Local Provision Schedule. The timeframe for this to be completed is not clear.

3.2.3. Other State Policies

The following State Policies are made under the *State Policies and Projects Act 1993* (The National Environmental Protection Measures are automatically adopted as State Policies under the *State Policies and Projects Act 1993*):

- *State Policy on the Protection of Agricultural Land 2009*;
- *State Policy on Water Quality Management 1997*;
- *Tasmanian State Coastal Policy 1996*; and
- The National Environmental Protection Measures (NEPMS).

These policies have been considered in preparing this Amendment, with assessment against these policies provided in Section 5.

4. 4. SITE CAPABILITY

4.1. GENERAL LAND USE CONDITIONS

In determining the suitability of the Site to develop the Concept Master Plan, the following land use planning conditions have been considered:

- Surrounding Uses: whether there is any land use conflict (existing and potential)
- Location: whether the site is generally appropriate in relation to New Norfolk township
- Residential land supply: whether there is sufficient or an oversupply of residential land in New Norfolk

For the reasons discussed below it is considered that the site is suited to the proposed Concept Master Plan and it is compatible with the pattern of surrounding land uses.

Surrounding Uses

The Site is generally bound by bushland with some rural residential properties to the east, south and southeast. To the north is the Derwent River (across the Lyell Highway). To the west is the already-constructed residential area of the 'Gateway Estate', built under the same residential subdivision permit that applies to the Site.

The proposed residential subdivision development is a variation of layout on the already approved subdivision permit. The Site will extend the residential interface of New Norfolk slightly eastwards. The nuanced, landscaped layout of the concept Master Plan means that the future development will be highly screened among vegetation and is not in conflict with surrounding uses. The concept masterplan allows for significant vegetation retention, planting and screening to ensure a bushland character to the subdivision. None of the surrounding land is subject to any known rezoning proposals. The majority of surrounding land is zoned Rural Resource. A parcel of land to the southwest is zoned for Future Urban Growth and would be an appropriate interface if developed.

Location

The Site is approximately 1 kilometre (as the crow flies) from the New Norfolk town centre, including supermarket and other services. By vehicle the town centre is a 3-4 minute drive via The Avenue or Lyell Highway. The proximity of the Site to the town centre is highly suitable to provide residential development and a valuable suburban area for the benefit of New Norfolk.

Residential Land Supply

The supporting report *New Norfolk Residential Land Need & Supply*, prepared by Urbis' Property Economics Research team, was undertaken to provide quantitative analysis of the dwelling demand and supply in New Norfolk. The report reviewed population and demographic trends; residential sales and land supply.

The report contrasts with the New Norfolk Structure Plan, that sought to backzone the site to an environmental zone. The report finds significant demand above historic modelling, based in part upon Hobart (and Tasmania's) unprecedented growth in the past 10 years.

In the period that the STRLUS and Structure Plan were prepared, neither report envisaged the level of residential growth seen in Hobart and flowing-on to New Norfolk. The population trend prior to 2012 was a forecast decline, which has been fully reversed with the data demonstrating strong population growth in Tasmania and metropolitan Hobart – above average and above expectations. The Structure Plan does not currently recognise the existing Planning Permit for the site – but is in the process of being updated to address this. The Structure Plan was also based on lower population forecasts and it overestimates the land available for development – stating an 85-100 year supply of residential land. Urbis' supply and demand assessment suggests that the realistic supply amounts to circa 600 potential dwellings, which is equivalent to around 12 years' supply (based on 51 additional dwellings needed per annum). This is unable to fulfill the forecast additional dwelling demand for circa 1,000 dwellings over 2017-37. The undersupply could be even more acute if some potential supply does not materialise, creating an affordability problem, .

Given rising house prices in Hobart, a sizeable number of residents have been flowing to nearby areas. Towns like New Norfolk are becoming increasingly popular, resulting in growth for New Norfolk over 2016-2019 – exceeding government forecasts. There is a real shift to the regions with the trend further accelerated

by COVID-19. The majority of residents moving to New Norfolk/Derwent Valley are working in Metropolitan Hobart – a commuter settlement trend not recognised in the STRLUS.

In terms of the type of residential stock in demand, there is a shift to smaller lots (600-800sm) and smaller product types (2-3 beds), driven by young families, downsizers, and young adults looking for affordable housing in a good lifestyle area.

This growing demand is being met with very limited new stock. New Norfolk has limited current and future residential-zoned land that is suited for residential development. If the limited supply pipeline is not addressed, there is a risk that scarcity will increase, leading to further price increases.

While this Planning Scheme Amendment does increase potential residential yield above the existing planning permit, the practical layout and concept design better aligns with demand for smaller residential product type. Therefore, the amendment facilitates a speedier delivery of needed supply for New Norfolk.

4.2. SITE SPECIFIC CONSIDERATIONS

4.2.1. Physical

Slope and Land Stability

The Site is partially subject to the Landslide Risk Area due to its undulating and sometimes steep topography. The supporting geotechnical assessment indicates that the risks relating to landslide are low or very low and will remain so after development. Tunnel erosion is considered to be a moderate to high risk on the site, however with appropriate treatment this risk can be reduced to low to moderate as outlined in the Geotechnical Report by W.C. Cromer Pty Ltd. The report concludes that the proposed residential development should proceed, having regard to the recommendations of the aforementioned report.

Vegetation

The Site has a mix of cleared agricultural land, remnant vegetation (eucalyptus forest and woodlands), wetlands and riparian vegetation. Significant stands of remnant vegetation cover patches of the Site, including within proposed development footprints.

The supporting Ecological Assessment Report concludes that there are no specific constraints on any proposed development with the vegetation types identified. At this stage of planning, detailed recommendations have not been provided but it is recommended that once the subdivision design is finalised (as part of the future development application process) a statement be prepared confirming it meets the intent of the recommendations of the ecological assessment.

Two threatened flora species are listed as vulnerable and may occur on the Site. These species were not located during fieldwork for the ecological assessment but need to be considered / or conduct future surveys in the vicinity of their known locations.

The Site is not within an area of high landscape quality or biodiversity value as per the Planning Scheme. A protection area along the un-named creek will prevent development that impacts vegetation within that area. The proposed concept Master Plan seeks to protect and create a significant network of open green spaces in a mix of highly manicured and semi-managed landscaping, including areas of recreational uses and bushfire hazard buffers.

Overall, the Site is considered suitable regarding native vegetation and a planning permit would not generally be required for the likely native vegetation removal that will occur under future development.

Bushfire Risk

The Site is within an area of identified Bushfire Risk and due to the vegetation on and surrounding the site the area within the SAP is by definition a Bushfire Prone Area. Despite this, measures can be undertaken to mitigate the risk that are posed by bushfires. The concept masterplan prepared by Kenton Cox Architecture has been through an iterative design process to achieve appropriate bushfire risk mitigation. The supporting memo report prepared by ERA Planning & Environment notes that the concept masterplan demonstrates capability to achieve relevant bushfire risk provisions at the subdivision stage.

The two primary measures are a 'Cleared Bushfire Protection Zone' along the inside of the eastern and western boundary (23-32m wide except in the northwest where risk is higher and the zone is 51-67m), and a 'Bushfire Hazard Management Zone' across the balance site (selected tree clearing, removal of deadwood

and undergrowth. The buffer zone reduces the threat and intensity of a potential bushfire coming into the site, and the management area reduces the fuel load within the site. To ensure management measures are maintained and formalised, a Part 5 Agreement will be entered into.

The concept Master Plan includes provision for necessary infrastructure and road access and evacuation routes. At the subdivision planning permit application stage these measures will be formally addressed.

Flooding Risk

The Site is not subject to any flooding risk mapping due to its undulating topography and central creek line running north directly into the Derwent River. The Site is considered not to be subject to flooding risk.

Aboriginal Cultural Heritage

The Site contains 10 known Aboriginal heritage sites (plus 2 within the Stages 6-10 area). A full cultural heritage assessment has been undertaken and the supporting Aboriginal Heritage Assessment Report provides recommendations on protecting known sites. Only 1 of the 10 known sites is proposed to be impacted within the concept Master Plan (an improvement upon the currently endorsed subdivision layout), ensuring that future development protects these sites of significance. (See the supporting report Table 5, Figure 11 and Figure 12, as well as the Site Master Plan within Appendix C for details and locations of the sites and their management recommendations).

Post-European Contact Heritage

The Site is not known to contain any sites or items of Post-European contact heritage significance.

Contamination Risk

EM&C conducted a twofold investigation into the potential contamination of the subject site. Phase 1 of the ESA report found no existing record or finding of actual contamination at the Residential Estate site. However, potential contamination activities such as informal tip sites, asbestos and fires involving hazardous materials all have the potential to contaminate the land. Phase 1 desktop report notes 3 sites (1 within the SAP area) of potential concern. The Phase 2 assessment primarily addresses the 'Central Precinct' and does not assess the subject site given the scale of the investigation that would be required. The site area proposed for rezoning and the SAP has therefore not had a Phase 2 ESA completed, as the size of the site makes it unpractical and unlikely to identify contaminated sites.

The supporting memo found that no potentially contaminating activities had been identified on the site with the exception of a potential former tip and asbestos dump site (APEC 17). Historically, APEC17 has been used for dumping of old cars and waste and is now used for the dumping of construction waste. The exact location of APEC 17 is unknown from the investigation undertaken to date.

The summary memo advises that risk can be appropriately addressed through a multi-step plan, firstly involving site walkovers prior to development commencing. If a location is found to potentially have waste or hazardous materials an appropriately qualified person must assess and address the area of risk. This plan aims to address the PCLC under Section E2.6.1 Subdivision under the 'Acceptable Solution' (A1) *For subdivision of land, the Director, or a person approved by the Director for the purpose of this Code:*

(b) approves a plan to manage contamination and associated risk to human health or the environment, that will ensure the subdivision does not adversely impact on health or the environment and is suitable for its intended use.

4.2.2. Infrastructure

Vehicle Access and Roads

The Site has existing connection to the surrounding road network and multiple formal access points. Future subdivision or development will need to construct internal roads connecting to the existing road network.

Overall traffic capacity of the surrounding network is analysed in the supporting Traffic Impact Assessment (TIA). The TIA has modelled the expected vehicle movements generated by the overall residential development. The report concludes that the existing road network can accommodate the expected increase in vehicle movements.

Roads will be constructed to relevant standards, in consultation with Council's engineering department. Proposed road reserve widths in the Concept Masterplan are 18m.

Services: power, water, drainage and sewerage

The development area has access to all necessary reticulated services. The project will supply power, water, drainage, sewerage and NBN to all lots within the development. These necessary services support the future population and support growth within the region.

5. STRATEGIC ASSESSMENT

This section demonstrates that the amendment has strategic basis and that it is consistent with the intent of the *Derwent Valley Interim Planning Scheme 2015*, the objectives of the *Land Use Planning and Approvals Act 1993* and relevant State and local policies.

5.1. LAND USE PLANNING AND APPROVALS ACT 1993

The application to amend an Interim Planning Scheme is to be assessed under the former provisions of the Act. This amendment request is made under Section 33 of the Act. As per this Section, before making a decision whether or not to initiate an amendment of the planning scheme, the planning authority must consider –

- (a) whether the requested amendment is consistent with the requirements of **section 32**; and*
- (ab) any representation made under section 30I, and any statements in any report under section 30J as to the merit of a representation, that may be relevant to the amendment; and*
- (b) any advice referred to in section 65 of the Local Government Act 1993 received by it.*

Section 32 of the Act requires:

- (1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–*
 - (e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
 - (ea) must not conflict with the requirements of **section 300**; and*
 - (f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*
- (2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Section 300 states (inter alia):

- (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.*

Section 20(1) requires a decision-maker to consider:

- (a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*
- (b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*
- (d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*
- (e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

The amendment is considered consistent with the above requirements, as discussed below.

Potential land use conflicts

As discussed in Section 1.5 the site has various interfaces and the proposal is considered consistent with those surrounding land uses. The Site is generally bound by bushland with some rural residential properties to the east, south and southeast. To the north is the Derwent River (across the Lyell Highway). To the west is the already-constructed residential area of the 'Gateway Estate', built under the same residential subdivision permit that applies to the Site.

The concept masterplan and residential subdivision is a variation of layout on the already approved subdivision permit. The Site will extend the residential interface of New Norfolk slightly eastwards. The nuanced, landscaped layout of the concept Master Plan means that the future development will be highly screened among vegetation and is not in conflict with surrounding uses.

Regional environmental, economic and social impacts

The proposal will facilitate development of a high-amenity, masterplanned residential community. The proposal will deliver new housing stock that is in demand. Beyond the direct housing benefit, the development is a multi-million-dollar investment, with significant broader economic impacts. Overall, The Mills project (including mixed use Central Precinct) is expected to generate (average between FY21 and FY40):

- 1,096 full-time equivalent (FTE) jobs in Tasmania, 629 of those in the Derwent Valley; and
- Economic activity of \$131 million to gross state product (GSP), \$67 million of that gross regional product (GRP) for Derwent Valley.

Of the above, the Residential Estate component is expected to generate (average between FY21 and FY32):

- Economic activity of \$43 million to GSP, \$30 million of that GRP for Derwent Valley;
- 75 direct FTE jobs in Tasmania, 34 of those in the Derwent Valley; and
- 95 indirect FTE jobs in Tasmania, 43 of those in the Derwent Valley.

The area within this SAP accounts for 329 of the 545 dwellings to be constructed. Tax revenue to the Tasmanian Government will comprise stamp duty, land tax and payroll tax, averaging approximately \$1.4m per year between FY21 and FY40.

Revenue to Derwent Valley Council is expected to ramp up from \$0.03 million in FY22 to \$0.9m in FY31. Council rates will maintain at \$0.9 million per annum post-FY31. The concept masterplan is a more nuanced design better suited to the site's topography, seeking to retain vegetation as much as possible, with further landscape planting to be undertaken. The Residential Estate will attract new residents to New Norfolk, bringing new economic activity and flow-on effects to commercial and other services within New Norfolk, as well as broadly promote New Norfolk's reputation as a liveable community.

Relevant representations under Section 30I and 30J

We are not aware of any previous Tasmanian Planning Commission hearing relating to this Site. We are also not aware of any documentation explaining the decision to rezone from the Special Development Zone to the current zoning regime as part of the move to the Interim Planning Scheme (despite this being a 'down-zoning' and incorrectly considering the current planning permit for subdivision expired).

Advice under section 65 of the *Local Government Act 1993*

This section requires that a council, council committee and/or general manager consider advice that is prepared by a person who has the experience or qualifications necessary to make such advice. It is expected that appropriately qualified Council officers will prepare a report to Council advising on the merit of this proposal.

Gas Pipelines Act 2000

The *Gas Pipelines Act 2000* seeks to protect gas infrastructure. The amendment does not impact gas infrastructure.

5.2. DERWENT VALLEY INTERIM PLANNING SCHEME 2015

The proposal is to rezone a portion of the site to GRZ as well as introduce a SAP over part of the land (to facilitate a concept masterplan) and does not conflict with the requirements of Section 30O. This sub-section demonstrates the proposed amendment is consistent with the local and state provisions of the *Derwent Valley Interim Planning Scheme 2015*.

5.2.1. Planning Scheme Purpose

Clause 2.2.4 Municipal Setting identifies '*New Norfolk is the major settlement and main Activity Centre for the municipal area and is the major focus of growth and development*'. Policy also seeks to maximise efficient use of land and accommodate residential and economic activity through a balance of infill, redevelopment and expansion opportunities. The proposal will help facilitate residential development in an appropriate location, with an improved subdivision layout as part of The Mills Masterplan concept. This will bolster the New Norfolk population and strengthen the opportunities for community services being provided in response to existing and future growth within the New Norfolk township and broader area, in line with the overarching policy direction of **Clause 2.2.4** to '*support a pattern of regional settlement featuring contained, well connected and separate centres, each of which provide an efficient, safe, and pleasant place in which to live, work or visit*'.

5.2.2. Zoning

The current zoning of the site does not adequately reflect the existing planning permit and plan of subdivision. The proposed rezoning aligns with the residential density and layout provided in the masterplan concept. The combined controls of GRZ + SAP will facilitate an appropriate residential development site response and does not conflict with surrounding zoning.

5.2.3. Codes

As previously noted, this amendment does not constitute a development proposal itself. Therefore, the proposal is assessed against the *principles* of the following codes in order to ascertain the appropriateness of the potential future uses. Any future development will need to address the development guidance of these codes. Section 4 of this report contains further information regarding the following headings. To achieve the future desired development, a planning permit application for subdivision will need to be approved – it is this subdivision application stage that will provide the physical mitigation measures for the majority of these codes, with future dwelling applications also needing to address relevant codes.

E1 Bushfire Prone Areas

The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

The supporting reports demonstrate that appropriate measures will be introduced to ensure bushfire risk is mitigated. The Concept Masterplan provides for bushfire protection zones and buffer zones, with managed clearance zones providing a clear break in fuel load between the site and neighbouring land.

E2 Potentially Contaminated Land Code

The purpose of this code is to ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment. In order to investigate potential contamination of the Site, a Phase 1 Environmental Site Assessment (ESA) has been completed, which concludes with a good level of confidence that the site is free of contaminated soil. The report has been followed by a further supporting memo to address the potential risk of waste and/or hazardous materials in the Residential Estate.

The memo notes that a Phase 2 report is not appropriate to the site context, and that management measures at the subdivision and development stages can appropriately address and mitigate risk. This includes works being preceded by a walkover by a suitably qualified professional, to identify any localised risk areas.

Overall, the Site is suitable for development and the Amendment proposing sensitive uses is appropriate, with future development to provide a CEMP and manage any building hazards.

E3 Landslide Code

The purpose of this code is to ensure that use and development is appropriately designed, located, serviced, constructed or managed to reduce to within tolerable limits the risk to human life and property and the cost to the community, caused by landslides.

The Site is partially subject to the Landslide Risk Area (Category Low) due to its undulating and sometimes steep topography. The supporting geotechnical assessment indicates that the risks relating to landslide are low or very low and will remain so after development. Tunnel erosion is considered to be a moderate to high risk on the site, however with appropriate treatment this risk can be reduced to low to moderate as outlined in the Geotechnical Report by W.C. Cromer Pty Ltd. The report concludes that the proposed residential development should proceed, having regard to the recommendations of the aforementioned report.

E5 Road and Railway Assets Code

The Site is not proximate to any railway, therefore no impact.

The supporting Traffic Impact Assessment provides an assessment of the surrounding road network, potential access point, and models future traffic demand impact. The assessment concludes that even with all components of The Mills masterplan concept developed, the existing road network is capable of carrying the increased traffic with no modifications necessary.

Site access and internal roads will require construction but will be dealt with at the future subdivision and development stages.

E6 Parking and Access Code

The purpose of this code is to ensure appropriate access and design of roads and parking to provide a safe, efficient system with an appropriate amount of car parking.

The Site is large enough to accommodate the future required roads and amounts of car parking spaces and will be designed at the subdivision and dwelling development stages. The supporting traffic impact report notes that the concept subdivision layout and dwelling designs are appropriate to relevant standards. The zero setback to the primary frontage is supported conceptually.

E7 Stormwater Management Code

The purpose of this Code is to ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy, managing stormwater in new developments to mitigate the impacts of stormwater on urban areas and the environment.

The Site is large and future development will increase impervious surfaces. Nonetheless, this can be dealt with holistically at the subdivision stage and locally at the dwelling development stage. The Site is large enough for suitable on-site catchment, treatment and retention of stormwater to meet all requirements.

E8 Electricity Transmission Infrastructure Protection

The purpose of this code includes ensuring protection of use and development against hazard associated with proximity to electricity transmission infrastructure, as well as ensuring that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.

The site has two existing transmission lines dissecting the site. Within the Concept Masterplan the inner protection zone is completely excluded from development. The site is large enough to accommodate the concept development while protecting existing infrastructure and providing appropriate setbacks. TasNetworks have been regularly consulted throughout development of The Mills projects.

E11 Waterway and Coastal Protection Area

The purposes of this provision include managing vegetation and soil disturbance in the vicinity of wetlands watercourses in order to minimise impact on water quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

The topography of the site lends itself to a number of natural gullies, running into an ephemeral watercourse line that goes north into the Derwent River. The Concept Masterplan supports protection of riparian vegetation along the watercourses and seeks to ensure appropriate ecological management. The supporting

letter from ECOTas notes the concept masterplan provides an improved outcome on the existing subdivision layout.

E13 Historic Heritage Code (Cultural Landscape Precinct: Core Site and Peripheral)

The purpose of this code is to recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics. The Site is within a *Place of Archaeological potential*.

Desktop and field surveys have been conducted by Cultural Heritage Management Australia. The reports conclude that various aboriginal heritage sites are located within and immediately adjacent to the Site (12 sites in total), from medium to high significance. The Aboriginal Heritage Assessment Report Version 1 Final Draft provides management recommendations for these isolated artefact and artefact scatter sites. Figure 10 demonstrates that only 1 of 10 sites are proposed to be impacted, having redesigned the concept subdivision plan to consciously avoid the vast majority of sites (an improvement upon the existing layout).

5.3. SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY 2010-2035

Southern Tasmania Regional Land Use Strategy (2010-2035) (STRLUS) (residential supply & demand)

New Norfolk is designated as a Rural Services Centre in the Activity Centre Network, and a Major District Centre in the Regional Settlement Strategy. It nominates a High Growth Strategy (20-30% dwelling increase upon 2011 numbers - much of which has already occurred) of Mixed Growth (ie, mix of greenfield and infill) for New Norfolk (outside the Hobart Urban Growth Boundary). The Site does not have a specific designation within the Strategy. The STRLUS did not envision the level of population growth that has been seen in New Norfolk, despite the permit being issued for 738 lots before the Strategy was released, and noting this permit is still live.

Urbis' economists have undertaken a land supply and demand assessment to consider housing demand in New Norfolk and the Derwent Valley based on current population figures and projections; residential land supply; demand for this housing product and also considers the population growth and housing demand projections included in the STRLUS. The report identifies that there is strong demand for new residential product in New Norfolk and that the proposal supports the intent of the Strategy, including:

- To achieve residential growth through a mix of in-fill and greenfield development (being a rare residential-zoned greenfield site in New Norfolk), and to be responsive to future needs.
- The Mills also addresses market demand and need for:
 - Smaller lots
 - Affordable housing options and additional supply to maintain affordable pricing in New Norfolk.
 - Planned community and major developer backing to provide buyers with confidence on timely, reliable delivery of new stock.
 - Greater housing choice and diversity by introducing new stock and smaller lots (that also appeal to renters).
- Ultimately The Mills enables New Norfolk to respond to market demand, and fulfil its role as a growing area just outside the metro Hobart area.

The SAP control is proposed to include a lot yield cap, to provide relevant authorities confidence that rezoning to GRZ will not open the site up to new development applications with higher levels of residential development. Therefore, the residential 'supply' of this proposal is simply a modification to the layout of a valid planning permit approved prior to the STRULS being completed, representing 'supply' that pre-existed the Strategy.

Notably, the Tasmanian Government recently supported a proposal to update the Regional Land Use Strategies, which was one of the recommendations included in the Premier's Economic and Social Recovery Advisory Council (PESAC). This is likely to result in greater recognition of the unprecedented population growth above projections that Southern Tasmania has experienced in the past 10 years.

5.4. STATE POLICIES AND NATIONAL ENVIRONMENT PROTECTION MEASURES

The following State Policies are made under the *State Policies and Projects Act 1993* (The National Environmental Protection Measures are automatically adopted as State Policies under the State Policies and Projects Act 1993):

- *State Policy on the Protection of Agricultural Land 2009*;
- *State Policy on Water Quality Management 1997*;
- *Tasmanian State Coastal Policy 1996*; and
- The National Environmental Protection Measures (NEPMS).

State Policy on the Protection of Agricultural Land 2009

The Site is not within an area of prime agricultural land, therefore this policy does not apply.

State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* applies to any proposed use and development that may impact on surface or ground water quality. It seeks to achieve sustainable management of surface and groundwater by protecting and enhancing their qualities.

The Site is within the New Norfolk urban area, with existing stormwater infrastructure on-site connecting into the broader stormwater network. Future development must ensure stormwater management meets all relevant guidelines. The Amendment does not have an impact upon ground or surface water.

Tasmanian State Coastal Policy 1996

The Site is not within a coastal area or State Waters zone and therefore this policy does not apply.

National Environmental Protection Measures (NEPMS)

Current NEPMS include:

- Air Toxics NEPM
- Ambient Air Quality NEPM
- Assessment of Site Contamination NEPM
- Diesel Vehicle Emissions NEPM
- Movement of Controlled Waste between States and Territories NEPM
- National Pollutant Inventory (NPI) NEPM
- Used Packaging Materials NEPM

The only relevant NEPM is the *Assessment of Site Contamination*. The Environmental Site Assessment completed by EM&C has been completed in accordance with this NEPM, by suitably qualified personnel. EM&C have concluded that there are no identified areas of soil contamination, and any potential localised hazardous or waste materials can be identified prior to works commencing.

5.5. DERWENT VALLEY COUNCIL PLAN - 'OUR VALLEY 2030'

The 'Our Valley 2030' documents how Council 'want the Valley to look like in 2030, how we will achieve that vision and who needs to be involved'. More jobs created from having a competitive, diverse and innovative economy were identified as being very important to the Valley. The plan recognises a need to grow a diverse population with more affordable housing. This project will deliver upon multiple indicators of the plan, including growing development, community and brand. This Amendment supports the following main outcomes of the plan:

- 1. A regionally diverse, competitive and innovative Valley that is attractive to all.

- 2. A well-planned and supported infrastructure to meet the growing demands of the region.
- 3. We preserve, protect and promote our lived, built and natural environment for the next generation.
- 6. The Valley has highly liveable and engaged communities, supported by access to its needs.
- 7. The Derwent Valley brand shapes our story and reputation.

Overall, the Amendment supports community and economic growth.

5.6. NEW NORFOLK STRUCTURE PLAN 2016

The New Norfolk Structure Plan is an adopted Council plan, although not a formal part of the Planning Scheme. The specific recommendations within the Structure Plan for this site were made in error; at the time Council did not recognise the existing approved planning permit as live. Council is in the process of updating the Structure Plan, having confirmed that the planning permit is indeed valid.

5.7. SCHEDULE 1 OF THE LAND USE PLANNING & APPROVALS ACT 1993

Schedule 1 of the Act sets out objectives for resource management, planning systems and objectives of the planning process. The following section assesses the proposal against these objectives.

Overall, the Amendment aligns with the objectives as set out below.

Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania

1. The objectives of the resource management and planning system of Tasmania are –

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and

(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and

(c) to encourage public involvement in resource management and planning; and

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The Amendment promotes development of a site within the centre of New Norfolk, providing an efficient and sustainable use of urban land. The proposal is part of a broader masterplan concept that will provide the fair, orderly and sustainable use and development of the Site.

As the Amendment progresses the public will have the opportunity to provide input on the proposal.

2. In clause 1 (a), sustainable development means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

(a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

(c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

The Amendment has no detrimental impact upon natural or physical resources, air, water, soil or ecosystems. The potential future development of the Site will provide a social and economic benefit and represents a sustainable and appropriate use of urban land.

Schedule 1, Part 2 - Objectives of the Planning Process Established by this Act

The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –

(a) to require sound strategic planning and co-ordinated action by State and local government; and

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

(i) to provide a planning framework which fully considers land capability.

As discussed in this report, the proposal supports the intent of relevant land use strategies, policies and controls. Utilising the lot yield from the existing subdivision permit, the concept masterplan redesigns the balance of these lots to provide a more nuanced, environmentally friendly development that will provide real housing supply in an area experiencing a supply shortage.

The existing permit demonstrates the land is suitable for residential supply. This report demonstrates that the revised concept masterplan meets the threshold tests against various environmental concerns, including bushfire, cultural archaeology, waterway management, infrastructure, inundation, contamination risk, biodiversity and stormwater management. The Amendment will facilitate a unique, nuanced and ambitious masterplanned residential development with very high economic benefit to Derwent Valley and Tasmania.

The Amendment aligns with municipal, regional and State level land use and development planning policies.

Objectives e and f are not relevant to this Amendment.

6. CONCLUSION

The Planning Scheme Amendment seeks to facilitate the strategic vision for the Site as contained in The Mills Residential Estate Masterplan, on land that has an existing endorsed plan of subdivision. Specifically, the Amendment will:

- Rezone the area of land not currently within the General Residential Zone, to the General Residential Zone; and
- Introduce a Specific Area Plan to facilitate the vision, via:
 - Purpose and Desired Future Character statements;
 - Controlling the total number of lots;
 - Providing a Development Framework plan for general layout with an Area A (Residential) and Area B (Balance land);
 - Providing a tailored Use Table for the balance land (Area B); and
 - Tailored Development Standards for Dwellings.

This Planning Report demonstrates that the vision does not conflict with any threshold environmental constraints. The concept masterplan and supporting reports provide assurance that bushfire, landslide, contamination and inundation risks are sufficiently low and can be mitigated through the subdivision and development process. Furthermore, environmental and cultural values have been addressed and the supporting reports demonstrate that the proposal is acceptable.

The introduction of these controls provides authorities with the confidence that residential lot yield is contained to the same amount allowed for the existing approved planning permit for subdivision (and endorsed plan of subdivision), while facilitating a more coherent, environmentally friendly and higher-amenity residential development.

By introducing the proposed provisions, any future subdivision and development proposal will be subject to full development assessment and approval by Council, including consideration of siting, design, code and development issues. The Site has no physical or development threshold constraints that prejudice the ability of the land to be developed for residential subdivision as per the Concept Masterplan.

This report demonstrates that the Amendment has a high degree of alignment with the relevant requirements of Section 32 of the Act by:

- Avoiding potential land use conflict with existing surrounding uses as well as potential use and development as permissible under the zoning of the Site and adjoining land;
- Being consistent with the *Southern Tasmania Regional Land Use Strategy 2010-2035* and local provisions;
- Allowing consideration of future residential subdivision and development that has high potential for social and economic benefit to New Norfolk and region, while having no detrimental impacts upon the environment; and
- Being consistent with the overarching requirements for planning schemes.

The Mills Residential Estate will provide significant economic benefit to Tasmania and the Derwent Valley, beyond the benefit of greater housing choice and supply within an area of growing demand and low supply.

DISCLAIMER

This report is dated 3 November 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Omega Investment Holdings Pty Ltd (**Instructing Party**) for the purpose of Planning Scheme Amendment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

CERTIFICATES OF TITLE

SEARCH OF TORRENS TITLE

VOLUME 141514	FOLIO 6
EDITION 5	DATE OF ISSUE 02-Jul-2020

SEARCH DATE : 21-Jul-2021

SEARCH TIME : 09.33 AM

DESCRIPTION OF LAND

Town of NEW NORFOLK
 Lot 6 on Sealed Plan 141514
 Derivation : Part of 441 Acres Gtd to T G Gregson and J Dobson
 Prior CT 135109/8

SCHEDULE 1

M826787 TRANSFER to GATEWAY ESTATE NOMINEES PTY LTD
 Registered 02-Jul-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP141514 EASEMENTS in Schedule of Easements
 SP141514 FENCING COVENANT in Schedule of Easements
 SP141514 WATER SUPPLY RESTRICTION
 SP141514 COUNCIL NOTIFICATION under Section 83(5) of the Local
 Government (Building and Miscellaneous Provisions)
 Act 1993.
 SP135109 FENCING PROVISION in Schedule of Easements
 C331634 FENCING PROVISION in Transfer
 M826540 MORTGAGE to Snowy Mountain Pty Ltd, Lockwood S A Pty
 Ltd, Raiph Nominees Pty Ltd and Ramil Nominees Pty
 Ltd Registered 02-Jul-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

M905259 PRIORITY NOTICE reserving priority for 60 days
 D/MORTGAGE SNOWY MOUNTAIN PTY LTD, LOCKWOOD S A PTY
 LTD, RAIPH NOMINEES PTY LTD AND RAMIL NOMINEES PTY
 LTD TO GATEWAY ESTATE NOMINEES PTY LTD
 MORTGAGE GATEWAY ESTATE NOMINEES PTY LTD TO VAN CAMP
 FAMILY MANAGEMENT PTY LTD AND JONED PTY LTD Lodged
 by BUTLER MCINTYRE & B on 29-Jun-2021 BP: M905259
 E160201 MORTGAGE to Van Camp Family Management Pty Ltd
 Lodged by BUTLER MCINTYRE & B on 13-Jul-2021 BP:
 M895907
 M895907 DISCHARGE OF MORTGAGE M826540 Lodged by BUTLER

MCINTYRE & B on 13-Jul-2021 BP: M895907

SEARCH OF TORRENS TITLE

VOLUME 142090	FOLIO 5
EDITION 5	DATE OF ISSUE 02-Jul-2020

SEARCH DATE : 21-Jul-2021

SEARCH TIME : 09.33 AM

DESCRIPTION OF LAND

Town of NEW NORFOLK
 Lot 5 on Sealed Plan 142090
 Derivation : Part of 441 Acres Gtd to T G Gregson and J Dobson
 Prior CT 141514/7

SCHEDULE 1

M826787 TRANSFER to GATEWAY ESTATE NOMINEES PTY LTD
 Registered 02-Jul-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP141514 COVENANTS in Schedule of Easements
 SP141514 SP142090 FENCING COVENANT in Schedule of Easements
 SP141514 SP142090 WATER SUPPLY RESTRICTION
 SP141514 SP142090 COUNCIL NOTIFICATION under Section 83(5) of
 the Local Government (Building and Miscellaneous
 Provisions) Act 1993.
 SP 142090 EASEMENTS in Schedule of Easements
 SP135109 FENCING PROVISION in Schedule of Easements
 C331634 FENCING PROVISION in Transfer
 M826540 MORTGAGE to Snowy Mountain Pty Ltd, Lockwood S A Pty
 Ltd, Raiph Nominees Pty Ltd and Ramil Nominees Pty
 Ltd Registered 02-Jul-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements
 pursuant to Request to Amend No. C898200 made under
 Section 103 of the Local Government (Building and
 Miscellaneous Provisions) Act 1993. Search Sealed
 Plan No. 154132 Lodged by SHIELDS HERITAGE (H) on
 20-Feb-2009 BP: C898200
 M905259 PRIORITY NOTICE reserving priority for 60 days
 D/MORTGAGE SNOWY MOUNTAIN PTY LTD, LOCKWOOD S A PTY
 LTD, RAIPH NOMINEES PTY LTD AND RAMIL NOMINEES PTY
 LTD TO GATEWAY ESTATE NOMINEES PTY LTD

MORTGAGE GATEWAY ESTATE NOMINEES PTY LTD TO VAN CAMP
FAMILY MANAGEMENT PTY LTD AND JONED PTY LTD Lodged
by BUTLER MCINTYRE & B on 29-Jun-2021 BP: M905259
E160201 MORTGAGE to Van Camp Family Management Pty Ltd
Lodged by BUTLER MCINTYRE & B on 13-Jul-2021 BP:
M895907
M895907 DISCHARGE OF MORTGAGE M826540 Lodged by BUTLER
MCINTYRE & B on 13-Jul-2021 BP: M895907

APPENDIX B

THE PROPOSED PLANNING PROVISIONS

Part F Specific Area Plans

F1.0 The Mills Residential Estate Specific Area Plan

F1.1 Purpose of the Specific Area Plan

F1.1.1 The purpose of this specific area plan is:

- (a) Facilitate subdivision and development of a masterplanned residential community within a natural landscape setting.
- (b) Promote a layout of subdivision with a residential lot density.
- (c) Promote a layout of subdivision that responds to its natural topography and protects the watercourse, riparian corridor and cultural heritage sites.
- (d) Ensure road connectivity with the existing and potential roads in adjoining areas consistent with maintaining the safety and efficiency of the road network.
- (e) Promote an internal network of open space and pedestrian recreational trails.
- (f) Promote a consistent dwelling character with high amenity aspect and design.

F1.2 Application of Specific Area Plan

F1.2.1 This specific area plan applies to the area of land designated as The Mills Residential Estate Specific Area Plan on the Planning Scheme maps and as shown in Figure F1.1. Normal zone provisions apply unless otherwise stated within this Specific Area Plan.

F1.3 Desired Future Character Statements

This clause is a substitution for Clause 10.1.3 in the General Residential Zone.

Desired Future Character Statements	Implementation Strategy
Land intended for residential use	
(a) The residential subdivision layout should provide: <ul style="list-style-type: none">i. A high degree of consistency in lot size and primary frontage width.ii. Provision of lots at a standard residential density in clusters that seek to promote a sense of community. (b) Dwelling design should: <ul style="list-style-type: none">i. Provide varied typologies that respond to topography and siting, with typical 'uphill' and 'downhill' designs on steep slopes.ii. Provide consistency in siting and design, within clusters.iii. Provide consistency in setback to a primary frontage, including allowance for zero setback to a primary frontage.	Development Standards
Land intended for non-residential use	
(a) Protect areas of high environmental value. (b) Provide a network of open space with a pedestrian trails and recreation opportunities. (c) Provide for well-maintained landscaping that retains existing mature native vegetation where possible and enhances natural values while maintaining appropriate bushfire risk management. (d) Utilise water-sensitive urban design to protect watercourses and riparian habitat.	Subdivision layout should create lots for non-residential use that allow for protection of environmental and cultural values, creation of landscape areas or complementary non-residential uses guided by the Development Framework (Figure 1.2).

(e) Support consideration of complementary uses that do not detract from residential amenity, such as Visitor Accommodation and recreational uses.	
--	--

F1.4 Development Standards for Dwellings

1.4.1 Setbacks and building envelope for all dwellings

This clause is a substitution for Clause 10.4.2 in the General Residential Zone.

Objective:	
<p>The siting and scale of dwellings:</p> <ul style="list-style-type: none"> (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 separation between dwellings on adjoining properties to allow 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 0.9 m into the frontage setback, must have a setback from a frontage that is not a primary frontage of not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site.</p>	<p>P1</p> <p>A dwelling must:</p> <ul style="list-style-type: none"> (a) have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; or (b) have a setback from a frontage that is compatible with the desired character statements for this area.
<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) 5.5 m, or alternatively 1 m behind the building line; or (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) 0m, if the existing ground level slopes up or down at a gradient steeper than 1 in 6 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 and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must be contained within a building envelope determined by:</p> <ul style="list-style-type: none"> (a) for land if the natural ground level slopes up or down at a gradient not steeper than 1 in 6 for a distance of 10 m from the frontage (refer to Diagram 1.4.1A) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above existing ground level at 	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause 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; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with

<p>the side and rear boundaries to a building height of</p> <ul style="list-style-type: none"> (iii) not more than 8.5 m above existing ground level; or <p>(b) for land if the natural ground level slopes up at a gradient steeper than 1 in 6 for a distance of 10 m from the frontage (refer to Diagram 1.4.1B) determined by:</p> <ul style="list-style-type: none"> (i) the front boundary; and (ii) a distance of 3 m from the side boundary; and (iii) a distance of 4 m from the rear boundary; and (iv) a building height that does not exceed a plane measured from 9.5 m above existing ground level at the front boundary to 8.5 m above existing ground level at a point 4 m from the rear boundary; or <p>(c) for land if the natural ground level slopes down at a gradient steeper than 1 in 6 for a distance of 10 m from the frontage (refer to Diagram 1.4.1C) determined by:</p> <ul style="list-style-type: none"> (i) the front boundary; and (ii) a distance of 3 m from the side boundary; and (iii) a building height that does not exceed a plane measured from 8.5 m above existing ground level at the front boundary to 9.5 m above existing ground level at a point 20 m along the side boundary; and (iv) a distance of 4 m from the rear boundary or 25 m from the front boundary, whichever is the lesser. 	<p>that existing on established properties in the area; and</p> <ul style="list-style-type: none"> (c) 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 dwelling on the same site.
<p>A4</p> <p>A garage or carport for a dwelling must:</p> <ul style="list-style-type: none"> (a) have a setback to a side boundary of at least 1.5 m; and (b) not exceed a total length of 9 m; and (c) have a building height of not more than 3 m above existing ground level measured at the point of the front and side boundaries. 	<p>P4</p> <p>The siting and scale of a garage or carport for a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause 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; or (ii) visual impacts caused by the apparent scale, bulk or proportions of the outbuilding when viewed from an adjoining property.

Diagram 1.4.1A. Building envelope as required by subclause 1.4.1 A3 (a)

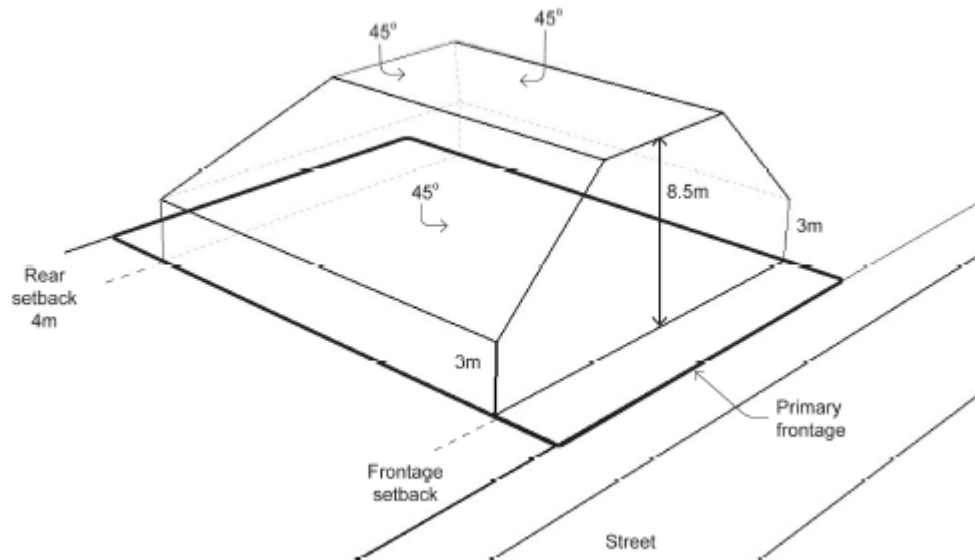


Diagram 1.4.1B. Building envelope for 'uphill' sloping sites as required by subclause 1.4.1 A3 (b)

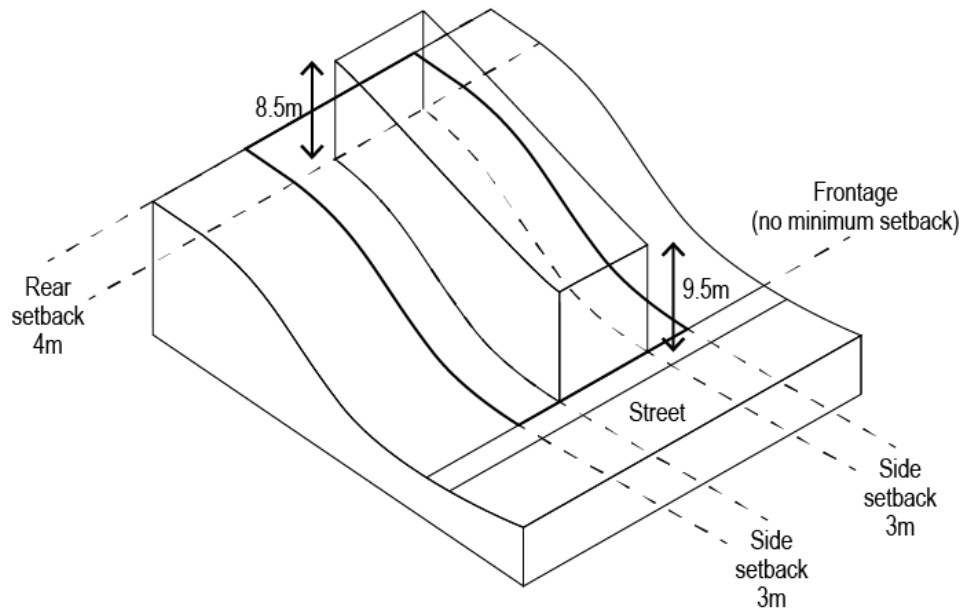
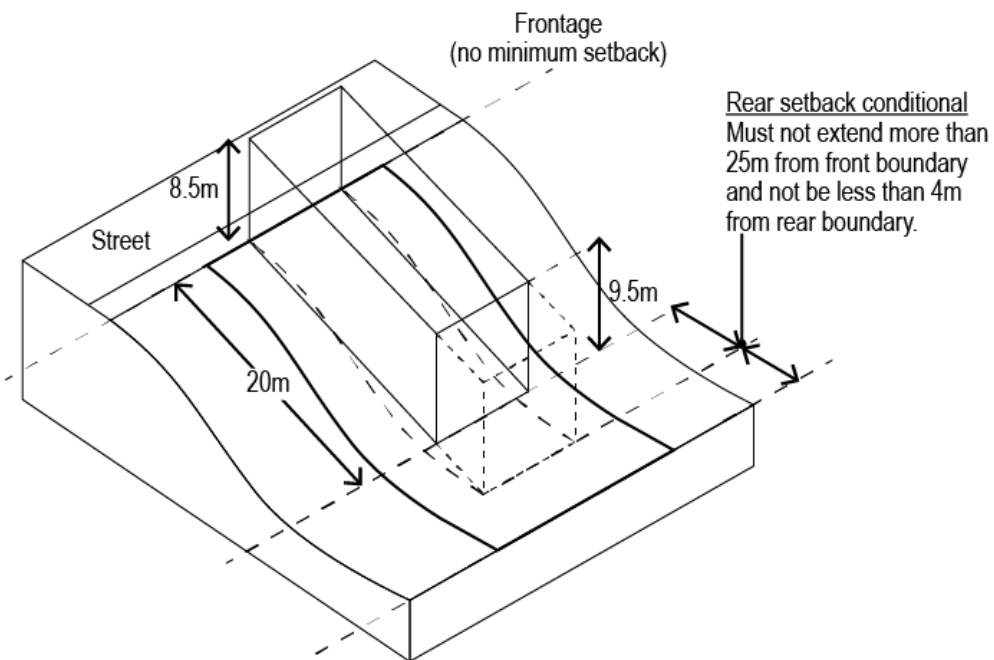


Diagram 1.4.1C. Building envelope for 'downhill' sloping sites as required by subclause 1.4.1 A3 (c)



1.4.2 Site coverage and private open space for all dwellings

This clause is a substitution for Clause 10.4.3 in the General Residential Zone.

Objective:	
That dwellings are compatible with the amenity and character of the area and provide: <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless 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). 	<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are 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.
<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) 12m², if the dwelling is a multiple dwelling with 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 is a multiple dwelling with 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 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 for a minimum of 50% of the required open space in (a). 	<p>P2</p> <p>A dwelling 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) orientated to take advantage of sunlight.

F1.5 Development Standards for Subdivision

1.5.1 Lot Design

This clause is a substitution for A1, P1, A2, P2 and A5 and P5 of Clause 10.6.1 in the General Residential Zone.

Objective:	
<p>To provide for new lots that:</p> <ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards; (c) are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces; (d) are not internal lots, except if the only reasonable way to provide for desired residential density; (e) are provided in a manner that provides for the efficient and ordered provision of infrastructure. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each residential lot, or a residential lot proposed in a plan of subdivisionsub division, must:</p> <ul style="list-style-type: none"> (a) have an area not less than 600 m²; and (b) have an area not more than 1100 m². <p>There is no minimum or maximum lot size for lots intended to be used for non-residential purposes such as open space, a riparian or littoral reserve or utilities.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have an area that is compatible with the purpose of the Specific Area Plan having regard to:</p> <ul style="list-style-type: none"> (a) the attainment of the development framework shown in Figure F1.2; and (b) the topography of the site.
<p>A2</p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities:</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) is 10m x 15m in size. 	<p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be reasonably capable of accommodating residential use and development; (b) meets any applicable standards in codes in this planning scheme; (c) enables future development to achieve maximum solar access, given the slope and aspect of the land; (d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development; (e) provides for sufficient useable area on the lot for both of the following: <ul style="list-style-type: none"> (i) on-site parking and manoeuvring; (ii) adequate private open space.
<p>A5</p> <p>Subdivision is for no more than 3 lots.</p>	<p>P5</p> <p>Arrangement and provision of lots must satisfy all of the following;</p> <ul style="list-style-type: none"> (a) provision of no more than 329 residential lots; (b) staging, if any, provides for the efficient and ordered provision of new infrastructure; (c) is consistent with the applicable Desired Future Character Statements within this control.

Figure 1.1 The Mills Residential Estate Specific Area Plan

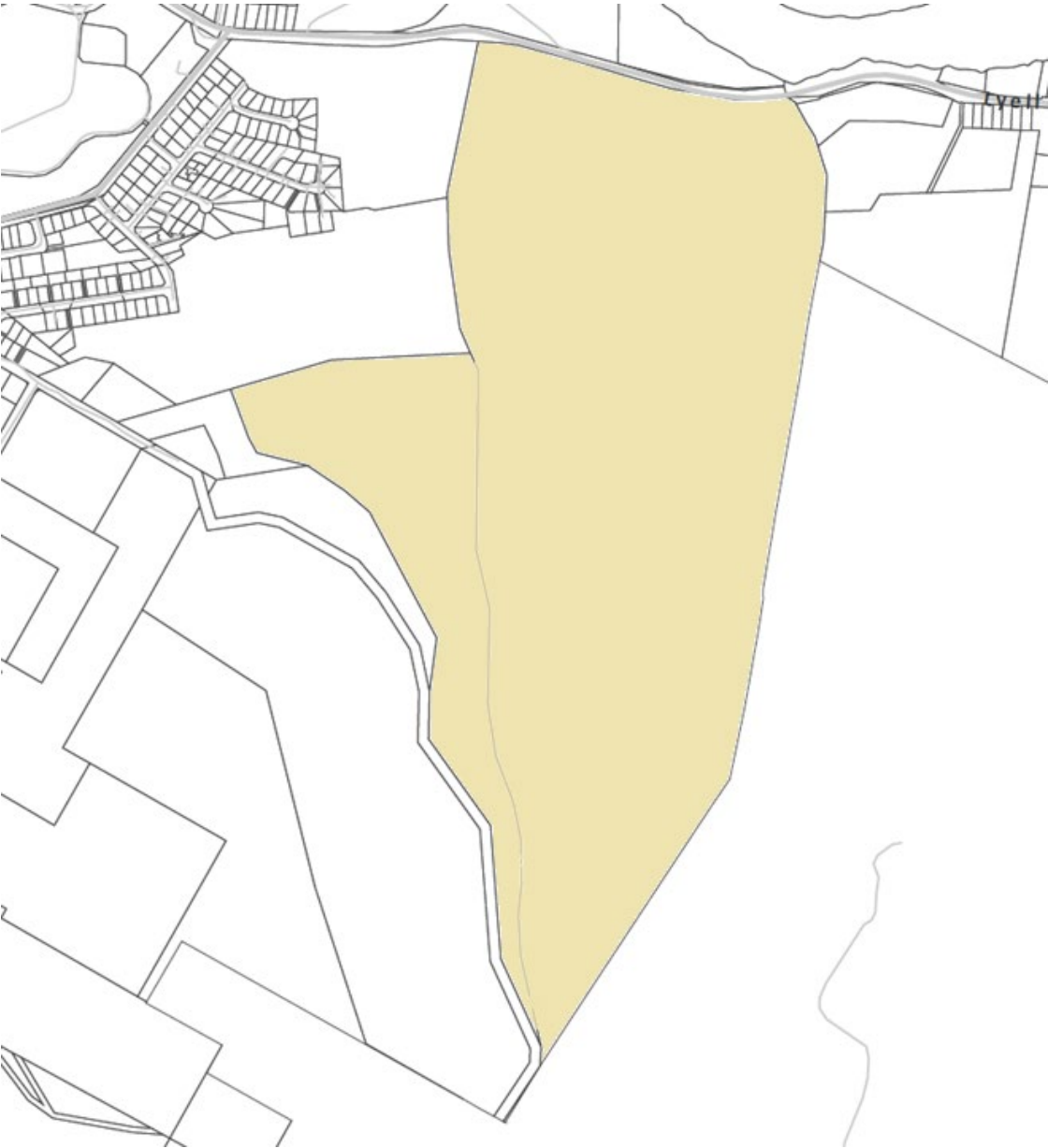
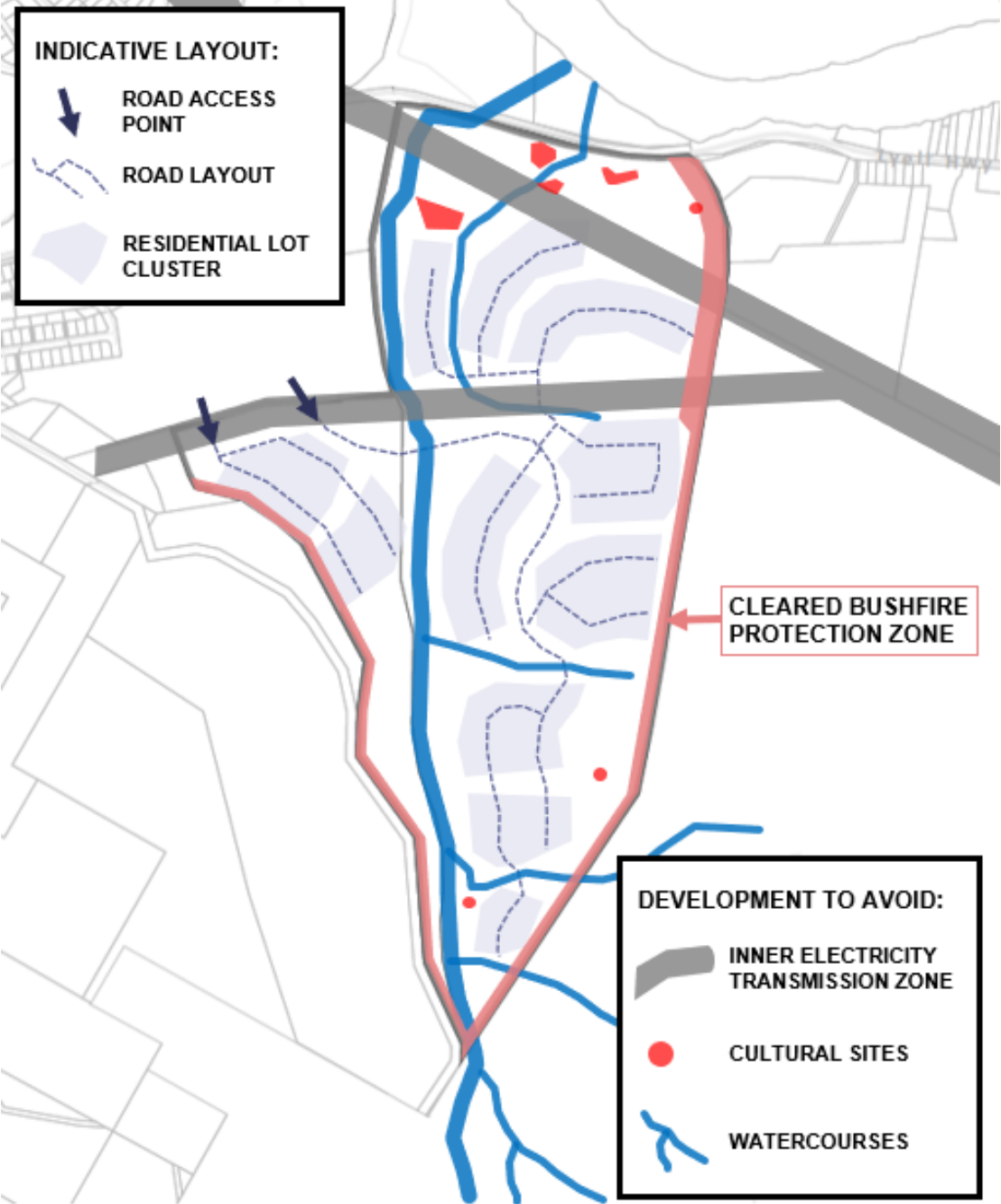


Figure 1.2 Development Framework



APPENDIX C

**THE MILLS RESIDENTIAL
MASTERPLAN CONCEPT**

THE MILLS

NEW NORFOLK



THE MILLS RESIDENTIAL SUBDIVISION

SCHEMATIC DESIGN

14 JULY 2021

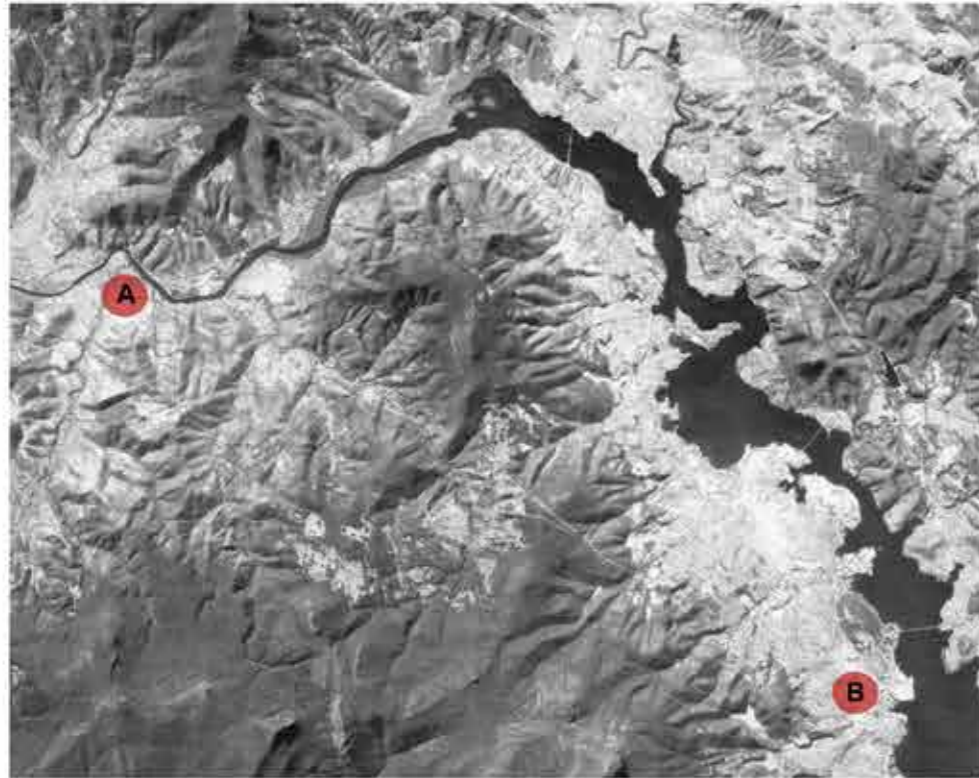


1. SITE LOCATION PLAN
2. RESIDENTIAL SITE PHOTOS
3. PLANNING OVERLAYS
4. THE MILLS MASTERPLAN
5. RESIDENTIAL SUBDIVISION
6. BALANCE LOT-GREEN SPACE
7. LANDSCAPE ZONES
8. SITE INTERPRETATION
9. INDICATIVE STREET LAYOUT
10. RESIDENTIAL SITE SECTION
11. BUILDING ENVELOPE ANALYSIS
12. PROPOSED HOUSE TYPES
13. INDICATIVE IMAGES 1
14. INDICATIVE IMAGES 2
15. TYPICAL HILLSIDE CASE STUDY

CONSULTANT LIST

ARCHITECT/MASTER PLANNER	KENTON COX ARCHITECT	KENTON COX
PLANNING	URBIS	JANE KELLY
LANDSCAPE	PLAYSTREET	CARL TURK
TRAFFIC	PITT AND SHERRY	LEENAH ALI-LAVROFF
SURVEYOR	CROMER SURVEYORS	TERRY CROMER
CULTURAL	CHMA	STUART HUYS
ENVIRONMENTAL	ECOtas	MARK WAPSTRA
BUSHFIRE	ERA	CLARE HESTER
GEOTECHNICAL		BILL CROMER
CIVIL	ALDANMARK	NATHAN MOREY

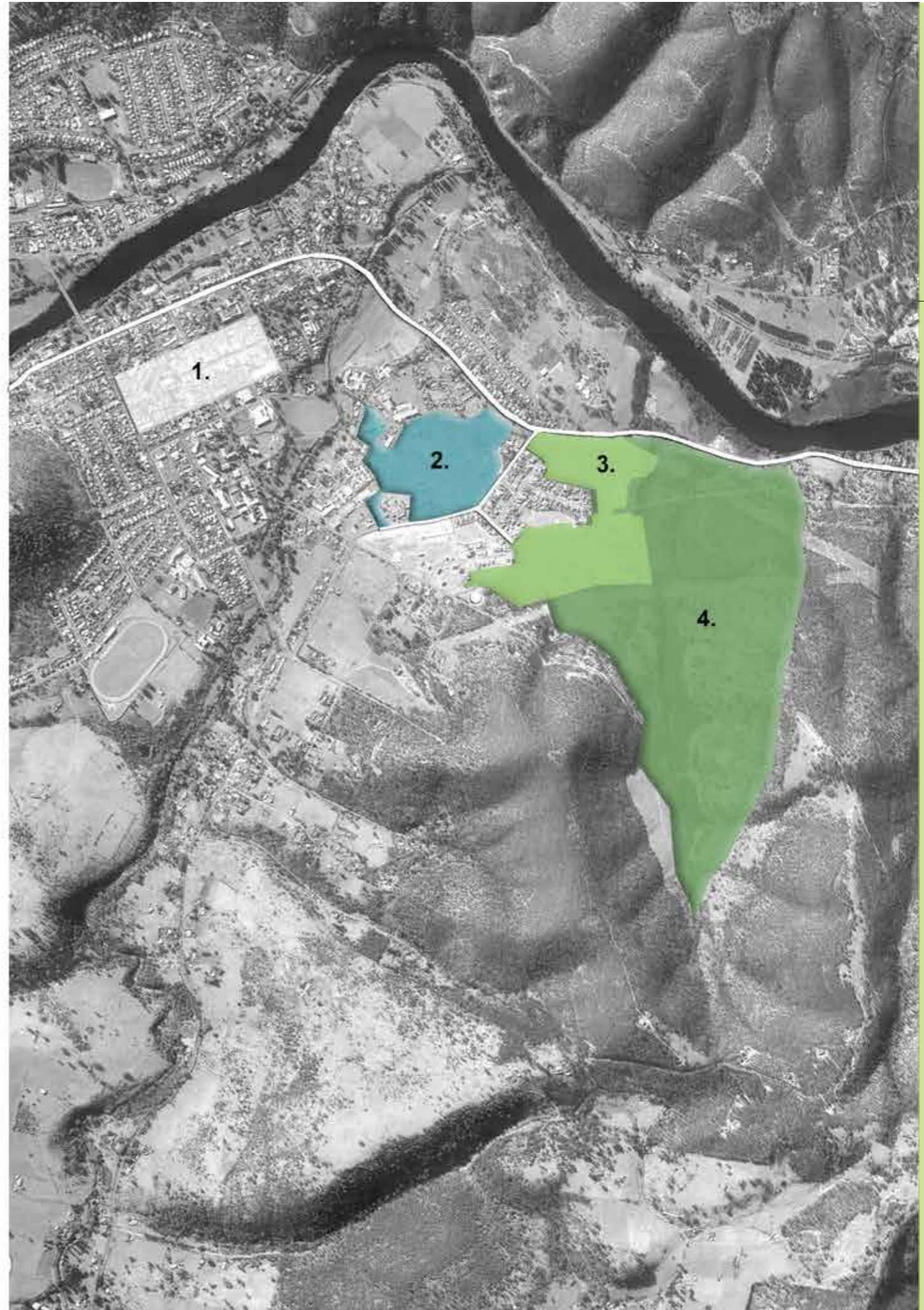
SITE LOCATION PLAN



1. TOWN CENTRE
2. CENTRAL PRECINCT
3. EXISTING APPROVED SUBDIVISION
4. REVISED RESIDENTIAL SUBDIVISION



A. NEW NORFOLK
B. HOBART



RESIDENTIAL SITE PHOTOS



New Norfolk

THE MILLS

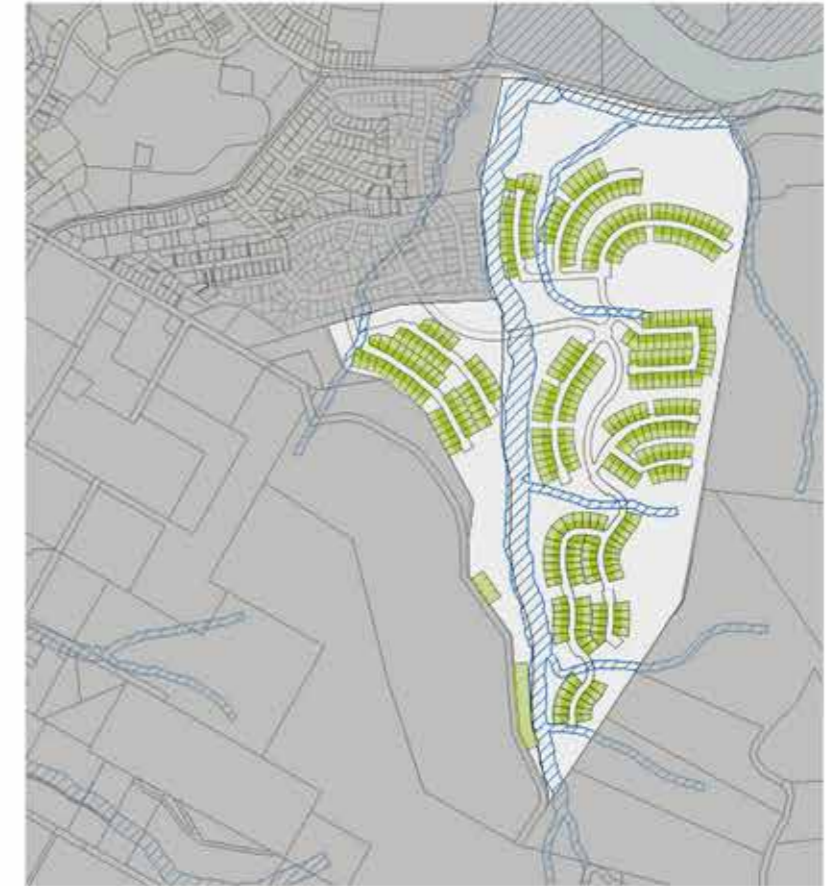
THE MILLS RESIDENTIAL SUBDIVISION



ELECTRICAL INFRASTRUCTURE



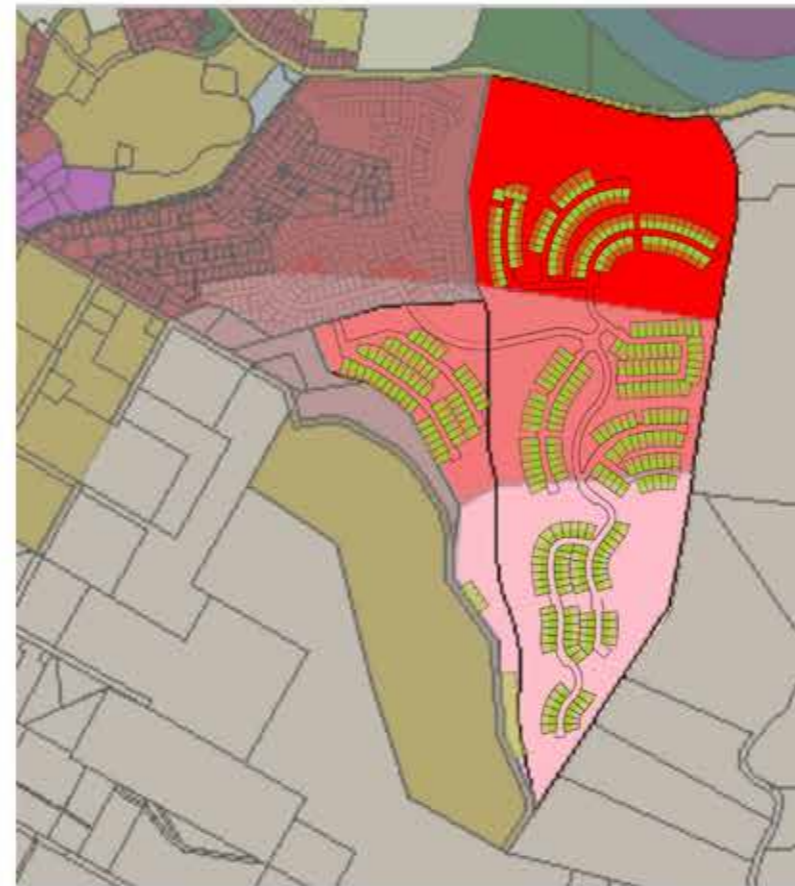
HERITAGE OVERLAY



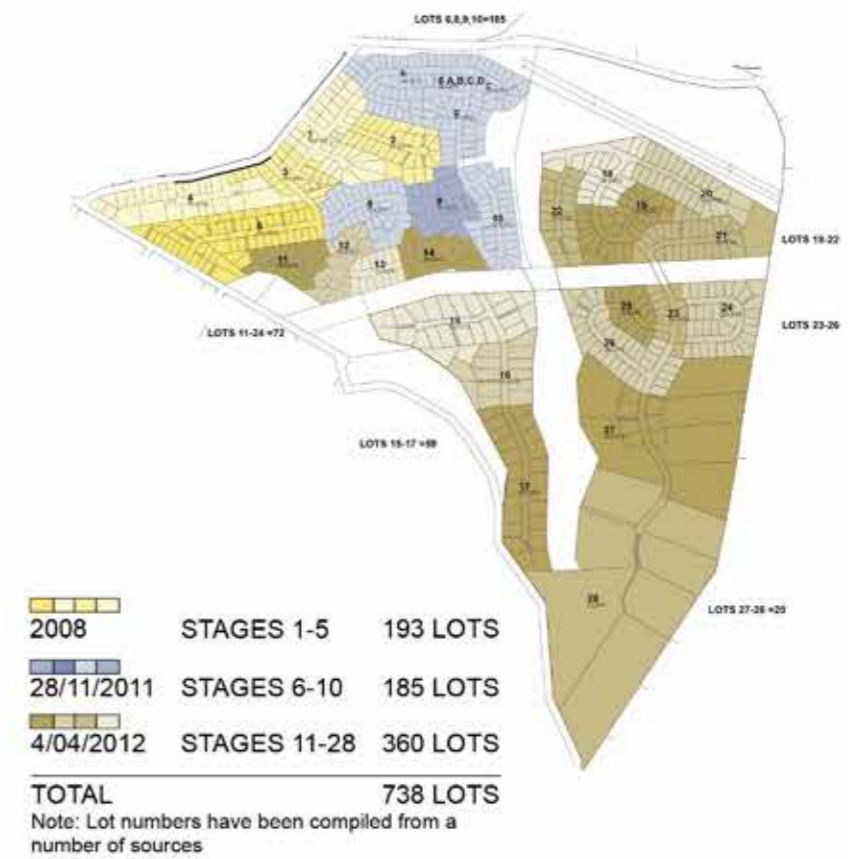
WATERWAY OVERLAY



LANDSLIDE HAZARD AREA



PLANNING ZONES



EXISTING SITE YIELD





Town Centre

Park Connection

Historical Precinct

Existing Residential Subdivision

Central Zone

Current Residential Stages

WETLAND AREA AND SW DETENTION

DERWENT RIVER

ARTERIAL ROAD WITH LANDSCAPED BUFFER

GREEN AREA TO RETAIN EXISTING TREES, LANDSCAPE AND REHABILITATION

ROADS FOLLOW CONTOURS TO REDUCE EXCESSIVE GRADIENT AND CUT AND FILL

OVERLAND FLOW PATHS ARE PROTECTED AND REHABILITATED

BUSHFIRE SETBACKS AND TRAILS AS PART OF A HOLISTIC FIRE MANAGEMENT PLAN ALLOWING TREE RETENTION AND REHABILITATION

Future Residential Subdivision

LEGAL ROAD

EXTERNAL SITE CONNECTION

CENTRAL PRECINCT

- C1 RETIREMENT ESTATE
- C2 HOSPITAL
- C3 CHAPEL
- C4 CHILDCARE
- C5 MARKET
- C6 HOTEL
- C7 PARK
- C8 STORAGE AND CARAVAN PARKING
- C9 MULTI RESIDENTIAL
- C10 HOSPITAL PARKING



KEY FEATURES

Reduced site impact and maximised existing tree retention through careful road and building lot placement.

Reduced cut and fill by following natural contours.

Protection of overland flow paths and waterway corridors.

Maximised green open space with use of smaller lots.






Integration of cultural heritage and local history through display and interpretation.

Specific house design to create sense of community, reduce cut and fill impact, maximise view corridors and protect visual amenity from lower areas.

Holistic fire management allowing landscaped outcome.

Significant protection and potential rehabilitation of site ecological values.

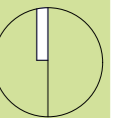
Integration of overland flow treatment and detention through use of ecological ponds

-  GREEN SPACE RETAINED
-  PROPOSED SUBDIVISION
-  WETLAND STORMWATER DETENTION
-  OVERLAND FLOWPATHS
-  CULTURAL HERITAGE SITES



Residential Lots

THIS PLAN IS AN INDICATIVE LOT LAYOUT PLAN FOR THE FUTURE RESIDENTIAL SUBDIVISION. FINAL LAYOUT WILL BE SUBJECT TO DETAILED DESIGN AND APPROVAL FROM DERWENT VALLEY COUNCIL.









**Residential Balance Lot Area
(Green Space)**
THIS PLAN SHOWS INDICATIVE AREA OF LANDSCAPED SPACE TO BE RETAINED.





LANDSCAPE ZONES



-  LANDSCAPE OPEN SPACE, GREEN BUFFERS, RECREATION AND PROTECTION OF VISUAL AMENITY
-  WETLAND STORMWATER DETENTION
-  OVERLAND FLOWPATHS
-  CULTURAL HERITAGE SITES



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PROJECT NAME
The Mills New Norfolk

DRAWING
RESIDENTIAL LANDSCAPE

DATE:
13/07/2021

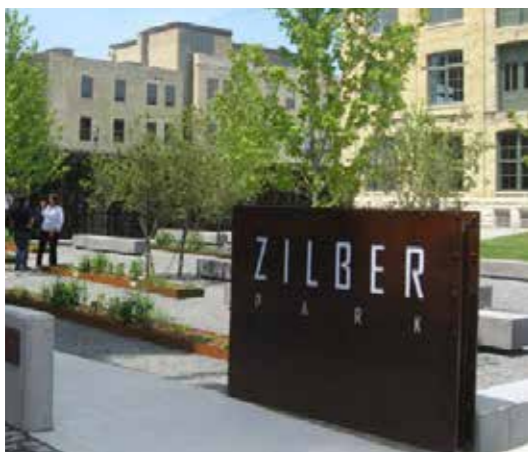
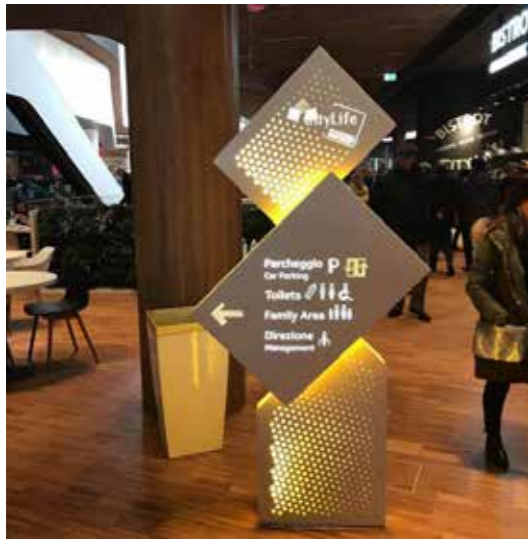
SCALE:

PROJECT NO:
2001

DRAWING NO.
SK-07

ISSUE
F

www.kentoncox.com.au
kenton cox architect
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 AH13574
 AH 8745 TO BE RELOCATED

GATEWAY ELEMENTS AND WAYFINDING POINTS
 CREATION OF STRONG VISUAL IDENTITY AT ENTRIES TO RESIDENTIAL PRECINCTS
 HISTORICAL REFERENCE
 MILLS REFERENCE
 DIRECTIONAL SIGNAGE FOR ROAD AND PEDESTRIAN NETWORKS
 CHANGE IN SURFACE TREATMENT
 SEATING AREAS AND PEDSTRIAN FRIENDLY ZONES



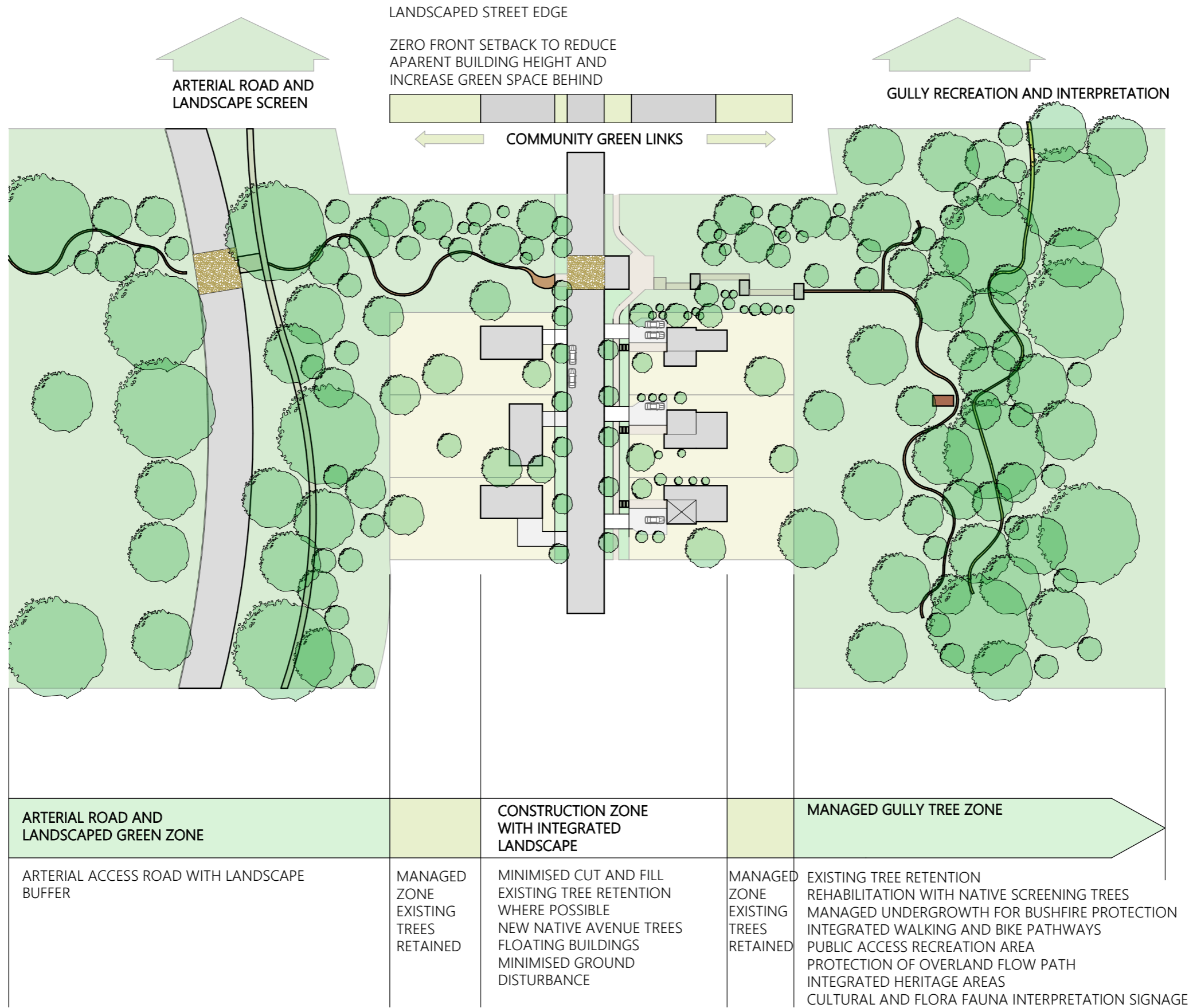
POTENTIAL CULTURAL INTERPRETATION ZONE
 LOCATION OF PREVIOUS INDIGENOUS HABITATION
 DISPLAY AND INTERPRETATION
 PROMOTE INDIGENOUS LANGUAGE WITH INTERPRETATION ALONG PATHWAYS
 PARK AND WALKWAY NAMES
 FLORA AND FAUNA IDENTIFICATION

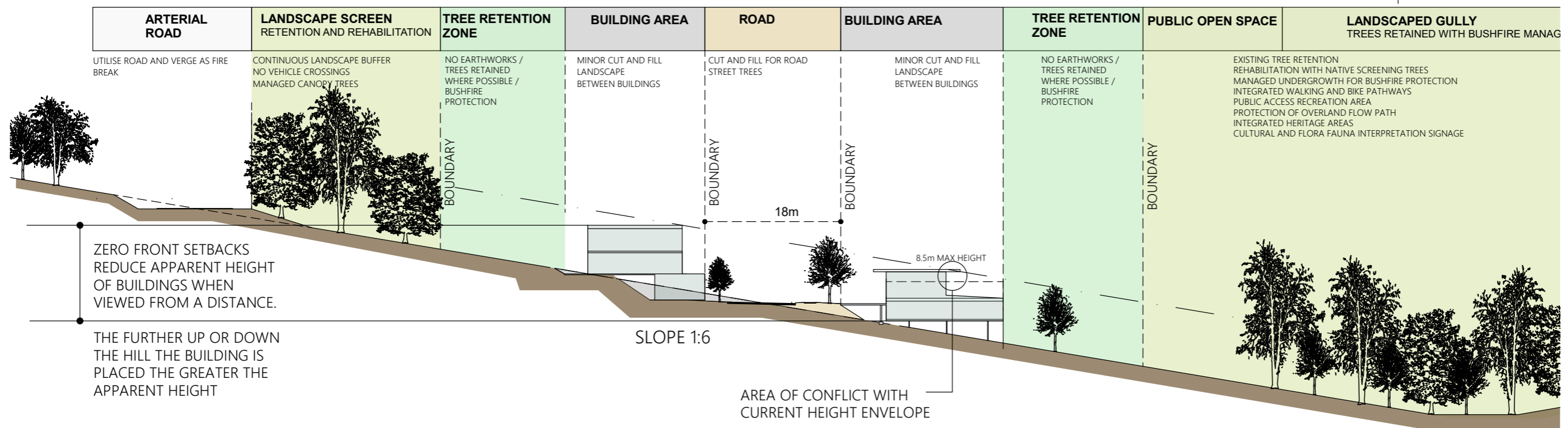
VIEW PLATFORM (OPTIONAL LOCATIONS)
 NEW NORFOLK HISTORY AND POINTS OF INTEREST
 LOCATION - HOBART DIRECTION
 CULTURAL LAND IDENTIFICATION

- ENTRIES AND WAYFINDING
- WETLAND STORMWATER DETENTION
- OVERLAND FLOWPATHS
- CULTURAL HERITAGE SITES



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● POINTS OF CONFLICT WITH CURRENT BUILDING ENVELOPE.

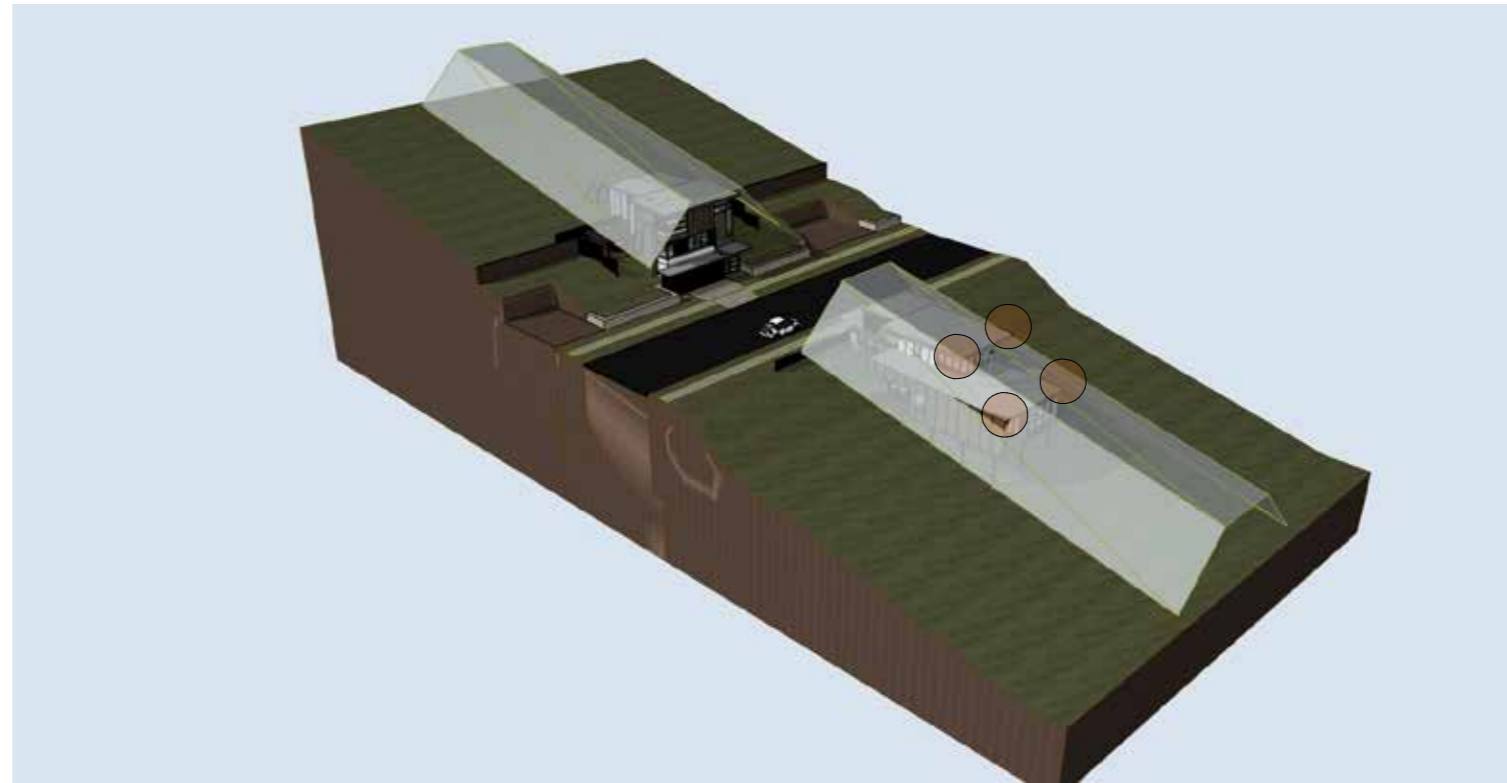
EVEN WITH CAREFUL DESIGN AND STEPPED BUILDING FORMS IT IS VERY DIFFICULT TO FIT WITHIN CURRENT BUILDING ENVELOPES ON SITES WITH GRADIENT STEPER THAN 1:6

POINTS OF CONFLICT OCCUR AT EITHER SIDE OF THE BUILDING DUE TO THE ANGLED HEIGHT PLANE

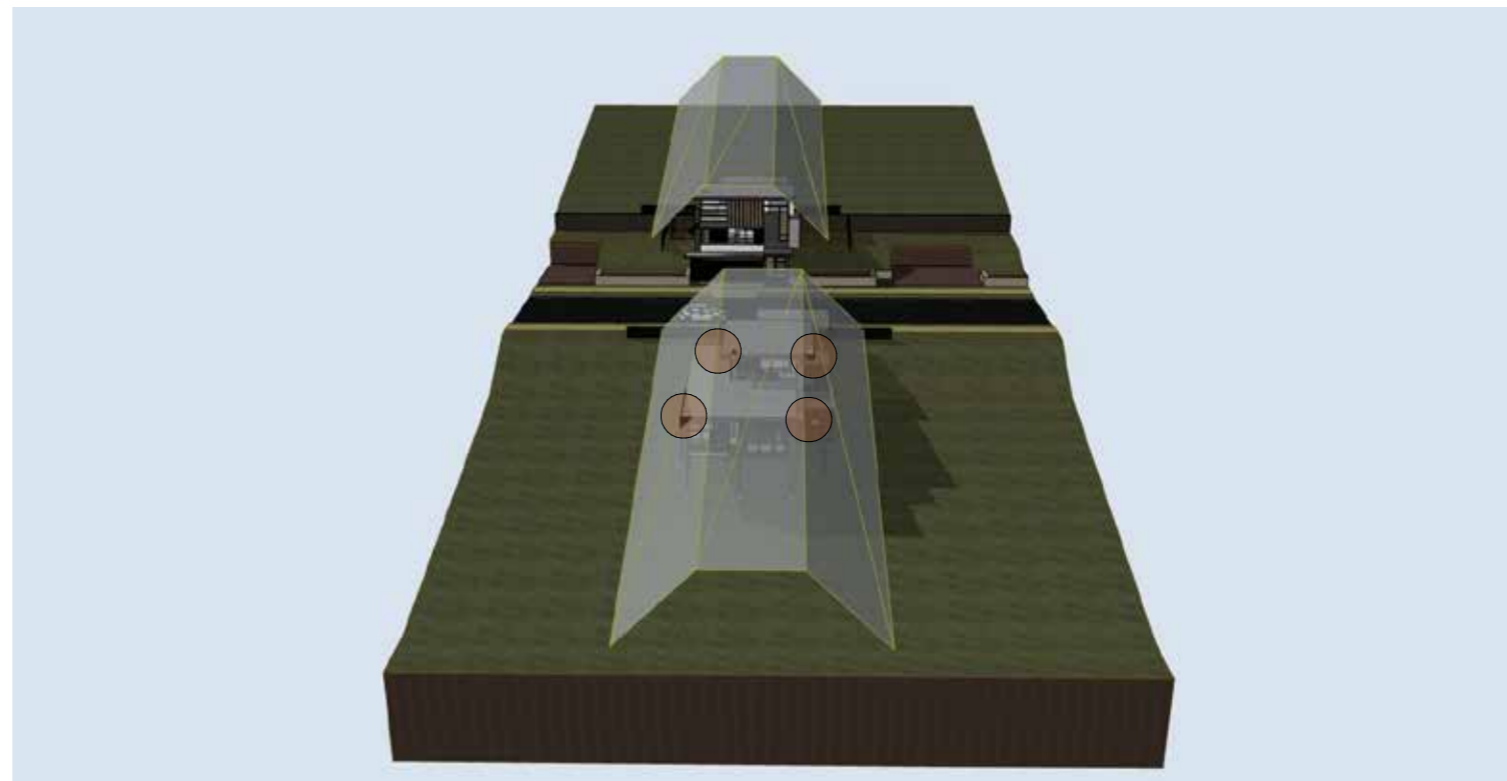
CONSIDERATION SHOULD BE GIVEN TO PROVIDE MORE FLEXIBILITY AT THE DOWNHILL CORNERS WHILST PROTECTING SIDE SETBACKS.

A RECTANGULAR BUILDING ENVELOPE WITH GREATER SIDE SETBACKS IS RECOMMENDED.

A REDUCTION IN THE FRONT SETBACK WILL ALSO REDUCE THE IMPACT OF BUILDING AND INCREASE USEABLE GREEN SPACE AND TREE RETENTION.



HEIGHT PLANE ENVELOPE 1



HEIGHT PLANE ENVELOPE 2





INDICATIVE DOWNHILL HOUSE TYPE



INDICATIVE UPHILL HOUSE TYPE





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PROJECT NAME
The Mills New Norfolk

DRAWING
INDICATIVE HOUSE IMAGES 1

DATE:
13/07/2021

SCALE:

PROJECT NO:
2001

DRAWING NO:
SK-13

ISSUE
A

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PROJECT NAME
The Mills New Norfolk

DRAWING
INDICATIVE HOUSE IMAGES 2

DATE:
13/07/2021

SCALE:

PROJECT NO:
2001

DRAWING NO.
SK-14

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VISUAL IMPACT



IMPACT OF LARGE FRONT SETBACKS ON SLOPING SITES

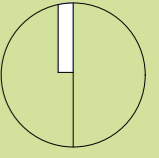
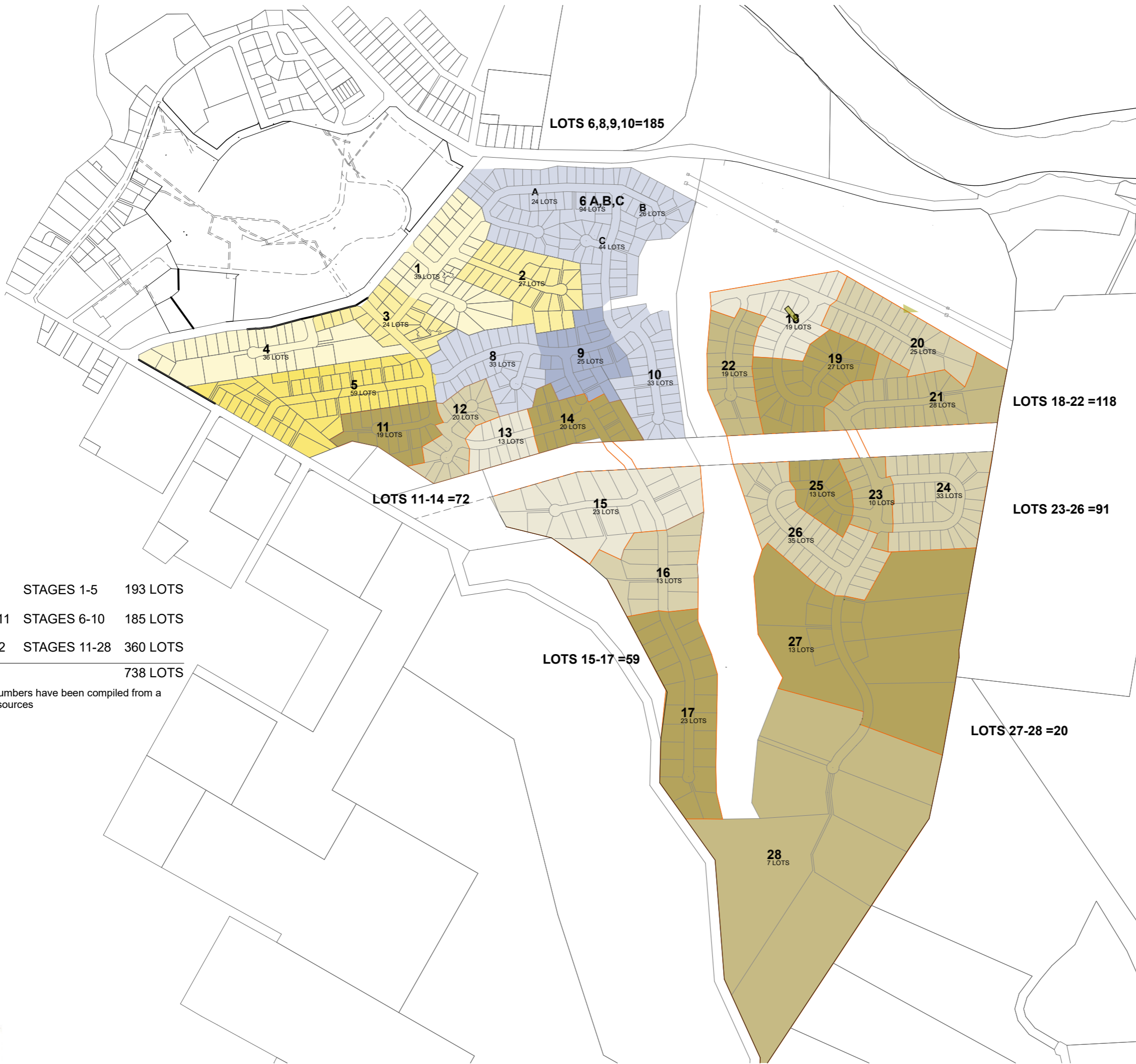
IMAGES HAVE BEEN SOURCED THROUGH GOOGLE EARTH TO DEMONSTRATE THE IMPACT OF LARGE FRONT SETBACKS ON SLOPING BLOCKS.

- TWO STOREY HOUSES PUSHED FURTHER UP THE SLOPE INCREASES VISUAL IMPACT (FROM ROAD TO ROOFTOP)
- LONG CONCRETE DRIVEWAYS CAN BE VISUALLY UNAPPEALING , COSTLY AND REQUIRE ONGOING MAINTENANCE
- FRONT YARDS ARE DIFFICULT TO USE, HARD TO MAINTAIN AND NOT LANDSCAPED TO PROTECT VIEWS FROM HOUSES
- DRIVEWAYS ARE ANGLED INCREASING DOMINANCE
- LARGE RETAINING WALLS REQUIRED TO STEP UP THE SLOPE
- HOUSE FRONTAGE USUALLY LENGTHWISE INCREASING VISUAL IMPACT.



APPENDIX D

**EXISTING RESIDENTIAL SUBDIVISION
PERMIT LAYOUT**



APPENDIX E

CURRENT PLANNING POLICIES

PLANNING POLICY FRAMEWORK

Key regional and local planning policies of relevance within the Derwent Valley Planning Scheme include:

- Clause 2.2 – Regional Land Use Strategy
- Clause 2.2.1 – The Southern Tasmania Regional Vision
- Clause 2.2.2 – The Southern Tasmania Region
- Clause 2.2.3 – The Southern Tasmania Regional Land Use Strategy
- Clause 2.2.4 – Municipal Setting
- Clause 3.0 – Planning Scheme Objectives

Clause 2.2 – Regional Land Use Strategy

The State Government's strategic planning context is directed by the Regional Land Strategy which sets out the overarching strategic direction and informs the structure planning for each local Council.

Clause 2.2.1 – The Southern Tasmania Regional Vision

This policy sets the overarching vision for Southern Tasmania as *'A vibrant, liveable and attractive region, providing sustainable growth opportunities that build upon our unique natural and heritage assets and advantages as Australia's southern most region.'*

Clause 2.2.2 – The Southern Tasmania Region

The Southern Region of Tasmania includes the Derwent Valley local government area. The region comprises diverse economic drivers of regional, state and national importance, with Hobart CBD and Greater Hobart accounting for the majority of the region's population (85%) and employment opportunities.

The remainder of the region's population is focussed in smaller settlements across coastal areas in the east and south, agricultural and highland districts to the north, and the lower-middle Derwent Valley to the west.

New Norfolk is one of the two largest settlements in the southern region outside Greater Hobart.

The region is characterised by a diverse landscape, with New Norfolk set within a traditional rural landscape.

The region historically has a relatively low population growth with an average annual rate of 0.9% (2001-2008), with an ageing population. The average household size has been reducing over time, along with migration being a feature of the region's demography.

Clause 2.2.3 – The Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Regional Land Use Strategy is a broad policy document that seeks to facilitate and manage change, growth and development within Southern Tasmania with a 25-year time horizon. The Strategy sets out strategic directions, including:

- Adopting a more integrated approach to planning and infrastructure
- Holistically managing residential growth
- Creating a network of vibrant and attractive activity centres
- Improving our economic infrastructure
- Supporting strong and healthy communities
- Making the region nationally and internationally competitive
- Creating liveable communities
- Climate change is also identified as a significant challenge facing the region.

Clause 2.2.4 – Municipal Setting

This clause identifies various characteristics of the Derwent Valley municipal area including:

- *The Derwent Valley municipal area is located in the upper reaches of the Derwent River, from the township of Granton to Strathgordon in the south west.*
- *Derwent Valley is located approximately 35 kilometres north-west of Hobart and is one of a number of municipalities outside of Greater Hobart.*
- *Derwent Valley has a total area of 4111 square kilometres with a population of approximately 10,000 people. The population median age is 38 year old which is just below Tasmania's median age of 39 years old at the last census.*
- *The municipal area is bordered by Brighton, Glenorchy, Southern Midlands, Central Highlands, West Coast and Huon Valley and is traversed by the Lyell Highway.*

Specific to New Norfolk, this policy identifies:

- *New Norfolk is the major settlement and main Activity Centre for the municipal area and is the major focus of growth and development.*
- *Since 2000, consistent growth has occurred with approximately 90% of all planning applications for the municipal area located within the township boundary of New Norfolk.*
- *Extensive rural residential zoned land exists to the east of New Norfolk and forms a commuter belt/urban development area around Sorell Creek, Glen Dhu, Molesworth, Malbina and Granton.*
- *New Norfolk was established in 1808 is one of the oldest towns in Tasmania. There are a number of heritage listed buildings and structures.*

The provisions of the planning scheme are consistent with and further the policy direction of the Southern Tasmanian Regional Land Use Strategy, including to:

- *Align the purpose and outcomes for the use, development, protection and conservation of land with the related strategies, policies and programs of State agencies and other economic, social, environmental, conservation, and resource management issues relevant for the Derwent Valley Region;*
- *Support consistency between municipalities in land use policy and regulation that: –*
 - *Makes wise use of natural resources*
 - *Facilitates a diverse, robust and successful economy*
 - *Provides liveable communities*
 - *Supports a sustainable pattern of primary production and settlement, and*
 - *Promotes an efficient, secure and prosperous future*
- *Accommodate human habitation and economic activity through a balance of infill, redevelopment and contiguous expansion of established centre's to maximise efficient use of land and to optimise available and planned infrastructure provisions.*
- *Safeguard the health, integrity and security of natural landforms, biodiversity and ecological systems and of the cultural identity and recognised heritage of the Region.*
- *Promote distribution and diversification of economic and community activity if there is a deep seated capacity or strategic advantage for sustained growth and prosperity, and where employment opportunities and service capacity equitably align to residential location.*
- *Support a pattern of regional settlement featuring contained, well connected and separate centres, each of which provide an efficient, safe, and pleasant place in which to live, work or visit.*
- *Protect the function, capacity and security of existing and planned infrastructure corridors, facilities and sites to serve the needs of the Region.*
- *Recognise the need for periodic review and possible amendment in response to change in State, Regional or municipal circumstances and conditions which underpin the strategies and policies informing the regulatory purpose and requirements embodied in the provisions of this scheme.*

Clause 3.0 – Planning Scheme Objectives

The following objectives are of relevance:

- **Clause 3.0.2 (Residential Growth: Regional Objectives)** seeks to manage residential growth holistically to create ‘a sustainable and compact network of settlements that complement the primary settlement of Greater Hobart while supporting self-sustaining rural areas’.

Outcomes will be achieved by:

- *Confining land zoned for urban development within identified settlement boundaries.*
- *Providing zone standards so that land zoned General Residential is developed at a minimum of 15 dwellings per hectare (net density).*
- *Ensuring that the amount of land zoned General Residential is consistent with growth targets for that settlement identified in the Regional Land Use Strategy based on the desired density.*
- *Applying the Low Density Residential Zone only where necessary to manage land constraints or to acknowledge existing areas.*
- *Minimising rural residential growth outside of identified settlements to existing rural residential areas.*

Note: There are no additional local objectives.

- **Clause 3.0.3 (Activity Centres: Regional Objectives)** seeks to create a network of vibrant and attractive activity centres to achieve the desired outcomes which include:
 - *Employment, retail and commercial uses, community services and opportunities for social interaction are focused in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas*
 - *The role and function of the Primary and Principal Activity Centres are reinforced as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania*
 - *Activity Centres focus on people and their amenity and give the priority to creation of pedestrian orientated environments*

Outcomes will be achieved by:

- *Applying the General Business Zone to the core of the New Norfolk High Street Activity Centre, being Major Centre/Rural Services Centre within the Activity Centre Network.*
- *Applying the Local Business Zone to the core of the New Norfolk, Magra, Lachlan, Molesworth, Bushy Park, Westerway and Maydena Activity Centre, being Minor/Town Centre or Local Strip within the Activity Centre Network.*
- *Providing development standards requiring high quality urban design and pedestrian amenity which provides for active street frontage layouts and respects the character of the urban area.*
- *Providing development standards that support improved use of public transport and alternative modes of transport.*
- **Clause 3.0.6 (Natural Environment: Regional Objectives)** seeks to increase responsiveness to the region’s natural environment:
 - *The region’s biodiversity is not significantly diminished and ecosystems’ resilience to the impacts of climate change is facilitated.*
 - *Significant areas of threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these, are recognised and protected.*
 - *The spread of declared weeds under the Weed Management Act 1999 and other weeds of local significance is prevented and their removal is facilitated.*
 - *There is a response to the risk of soil erosion and dispersive and acid sulphate soils.*

- *Significant biodiversity, landscape, scenic and cultural values of the region’s coast are recognised and protected.*
- *The risk of loss of life and property from bushfires is minimised.*
- *The risk of loss of life and property from flooding is minimised.*
- *Life and property is protected from possible effects of land instability.*
- *Land and groundwater is protected from site contamination and progressive remediation of contaminated land required where a risk to human health or the environment exists.*
- *Outcomes will be achieved by:*
 - *Protecting significant environmental values through codes dealing with biodiversity, landscape, wetlands & waterways and water quality & stormwater.*
 - *Avoid applying urban zones and the Significant Agriculture Zone to land with significant environmental values.*
 - *Allow biodiversity ‘off sets’ to compensate for loss of environmental values if Council policy has determined that such values cannot be lost without compensation.*
 - *Providing appropriate setbacks for development from the boundaries of reserved land.*
 - *Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of weeds from development sites through construction management provisions.*
 - *Avoiding zoning any further land for urban development identified as at risk from rising sea levels.*
 - *Avoiding zoning any new areas identified as at unacceptable risk from bushfire, flooding, land instability, dispersive and/or acid sulphate soils for urban development.*
 - *Recognising areas at risk from bushfire and managing use and development accordingly through a bushfire prone areas code.*
 - *Recognising areas at risk from flooding and managing use and development accordingly through a flood prone areas code.*
 - *Recognising areas at risk from land instability and managing use and development accordingly through a landslip code.*
 - *Recognising areas potentially at risk from site contamination and managing use and development accordingly through a potentially contaminated land code.*
 - *Recognising areas at risk from soil erosion, dispersive and acid sulphate soils and managing use and development accordingly through construction management provisions and an acid sulphate soils code.*
- **Clause 3.0.9 (Competitiveness: Regional Objectives)** seeks to make the Southern Tasmania region nationally and internationally competitive to achieve the desired outcomes which include:
 - *Strategic economic opportunities for Southern Tasmania are supported and protected*
- **Clause 3.0.10 (Liveability: Regional Objectives)** seeks to create liveable communities to achieve the desired outcomes which include:
 - *Aboriginal heritage values within the region are recognised, retained and protected for their character, culture, sense of place, contribution to our understanding history and contribution to the region’s competitive advantage.*
 - *Historic cultural heritage values are recognised, retained and protected within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region’s competitive advantage.*
 - *Significant cultural landscapes are recognised and managed throughout the region to protect their key values.*

- *Archaeological values are recognised and managed throughout the region to preserve their key values.*

Outcomes will be achieved by:

- *Providing for the recognition and appropriate protection of known historic cultural heritage and archaeological sites of at least local significance within a local heritage code, particularly where not recognised and protected at the State level.*
- *Ensure development proponents are aware of their responsibilities under the Aboriginal Relics Act 1975.*
- *Ensuring development standards address open space, design and appearance issues.*

There are no Local Objectives of relevance.

GENERAL RESIDENTIAL ZONE

The site is partially located within the General Residential Zone. The purpose of this zone includes:

- *To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided*
- *To provide for compatible non-residential uses that primarily serve the local community*
- *To provide for the efficient utilisation of services*

Local area objectives and Desired Future Character Statements include:

- *New Norfolk provides for the municipal area's urban growth and accommodates the majority of housing needs.*
- *Residential development is the predominant but not exclusive form of development in the zone with single and multiple dwellings providing a range of housing types to meet housing needs.*
- *Suburban residential land is provided through incremental infill of established residential areas to extend housing options and progressively improve efficient use of residential land and utility provision.*
- *Non-residential uses that service the daily requirements of the local community that can co-exist harmoniously as an integral part of normal residential activity are allowable.*
- *New Norfolk will offer a diverse range of residential and non-residential developments that are typically individual one or two storeys structures setback from the frontage road and providing sufficient space on site for vehicle parking, recreation and household services. Diverse dwelling types will be supported to provide a variety of dwellings to suit the needs of the local community.*
- *The majority of employment opportunities will be home based activities or home businesses.*
- *Subdivision and subsequent development of land will be in accordance with Local Area Plans. Infill of underutilised land that can demonstrate that the development will provide fully serviced Lots that have sufficient space on site to provide for the car parking, recreational and service requirements of the residents will be promoted. Any internal subdivision roads are to safely and effectively articulate with the existing road network.*

Various Use and Development Standards are contained in the zone.

LOW DENSITY RESIDENTIAL ZONE

The site is partially located within the Low Density Residential Zone. The purpose of this zone includes:

- *To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.*

There are no Local Area Objectives or Desired Future Character Statements.

Various Use and Development Standards are contained in the zone.

RURAL LIVING ZONE

The site is partially located within the Rural Living Zone. The purpose of this zone includes:

- *To provide for residential use or development on large lots in a rural setting where services are limited*
- *To provide for compatible use and development that does not adversely impact on residential amenity*
- *To provide for agricultural uses that do not adversely impact on residential amenity*
- *To facilitate passive recreational uses that enhance pedestrian, cycling and horse trail linkages*

There are no Desired Future Character Statements. The Rural Living 'A' Area applies to this site.

Various Use and Development Standards are contained in the zone.

CODES

The following codes are relevant:

- E1 Bushfire-Prone Areas
- E2 Potentially Contaminated Land Code
- E3 Landslide
- E5 Road and Railway Assets Code
- E6 Parking and Access Code
- E7 Stormwater Management Code
- E8 Electricity Transmission Infrastructure Protection
- E11 Waterway and Coastal Protection Area
- E13 Historic Heritage Code (Core Site and Peripheral)

E1 Bushfire-Prone Areas

The purpose of the code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires. The code applies to subdivision, use and development.

Use and Development Standards apply to ensure that vulnerable uses can only be located on land where tolerable risks are achieved through mitigation measures.

E2 Potentially Contaminated Land Code

The purpose of this code is to ensure that use and development of potentially contaminated land does not adversely impact on human health or the environment. This code applies to a sensitive use and development on potentially contaminated land. The code applies to sensitive use or development on potentially contaminated land.

Use and Development Standards apply to ensure that potentially contaminated land is suitable for its intended use.

E3 Landslide

Ensure that use and development is appropriately designed, located, serviced, constructed or managed to reduce to within tolerable limits the risk to human life and property and the cost to the community, caused by landslides

Applies to use, subdivision and buildings and works within a Landslide Hazard Area

Use and Development Standards apply to ensure that vulnerable uses are only located in a hazard area in exceptional circumstances, reflecting the risk, nature and scale of the use taking into consideration the specific circumstances of the site.

E5 Road and Railway Assets Code

The purpose of this code is to protect the safety and efficiency of the road and railway network. It applies to use or development of land that will require a new vehicle crossing, intensifies an existing access, or involves a sensitive use, building, works or subdivision within 50m of a utilities zone.

Use and Development Standards include the following:

- E5.5.1: Existing road accesses and junctions
- E5.6.1: Development adjacent to roads and railways
- E5.6.2: Road access and junctions
- E5.6.4: Sight distance at access, junctions and level crossings

E6 Parking and Access Code

This code applies to all use and development to ensure safe and efficient access to the road network and sufficient parking provision and design. There are various Use and Development Standards applicable to future development.

E7 Stormwater Management Code

This code applies to all development and seeks to ensure that stormwater disposal is managed in a way that furthers the objectives of the State Stormwater Strategy. There are various Use and Development Standards applicable to future development.

E8 Electricity Transmission Infrastructure Protection

The purpose of this code is to ensure protection of use and development against hazard associated with proximity to electricity transmission infrastructure. The code applies to development and subdivision within an electricity transmission corridor (two corridors exist within the Site).

Use, Subdivision and Development Standards apply to ensure there is no conflict between proposed uses, existing infrastructure and future infrastructure needs.

E11 Waterway and Coastal Protection Area

The purpose of this code is to manage vegetation and soil disturbance in the vicinity of wetlands, watercourses and the coastline in order to minimise impact on water quality, natural values including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. The code applies to development within Waterway and Coastal Protection Areas.

Use, Subdivision and Development Standards apply to ensure no unnecessary or unacceptable impacts upon natural values.

E13 Historic Heritage Code (Core Site and Peripheral)

This code seeks to *'recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics'*.

The site is in a Cultural Landscape Precinct, meaning an area where the heritage significance is derived from the collective heritage value of individual elements and features (both natural and constructed), as a group for their landscape value.

This code applies development only (not use).

The eastern portion of the site is of Peripheral heritage significance, with the northern and western areas of the site of Core significance.

The statements of historic significance for each of the core and peripheral precincts are:

- Former Royal Derwent Hospital Complex **Core Site Area** – *The core area of the Royal Derwent Hospital Complex includes a number of buildings of State and local heritage significance and is highly significant in being able to demonstrate patterns on the evolution of philosophies for treating patients throughout the nineteenth and twentieth centuries from the Linear Asylums through to the Pavilion System.*

- Former Royal Derwent Hospital Complex **Peripheral Site Area** – *The peripheral site area of the Royal Derwent Hospital Complex includes a number of buildings of State and local heritage significance. The institution is highly significant in being able to demonstrate patterns on the evolution of philosophies for treating patients throughout the nineteenth and twentieth centuries from the Linear Asylums through to the Pavilion System.*

Various Development Standards apply for Cultural Landscape Precincts relating to demolition, development and subdivision. Objectives include:

- To ensure that **demolition** in whole or in part of buildings or works within a Cultural Landscape Precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.
- To ensure that **development** undertaken within a Cultural Landscape Precinct is sympathetic to the character of the precinct.
- To ensure that **subdivision** within a Cultural Landscape Precinct retains the character of the precinct and does not increase the likelihood of incompatible development.

Additionally, the Former Royal Derwent Hospital Complex is identified as a Place of Archaeological Potential meaning it has potential to contain archaeological remains.

KEY POLICY DOCUMENTS

The following key policy documents are of relevance:

- Southern Tasmania Regional Land Use Strategy (2010-2035)
- New Norfolk Structure Plan
- Derwent Valley Council Plan - 'Our Valley 2030'

Southern Tasmania Regional Land Use Strategy (2010-2035)

This strategy seeks to guide development over a 25-year timeframe within the 12 southern Tasmanian councils.

The Strategy sets out strategic directions to guide land use, development and infrastructure investment across the region by State and Local Government. It provides comprehensive land use policies and strategies for the region to facilitate and manage change, growth and development within Southern Tasmania.

New Norfolk is designated as a Rural Services Centre in the Activity Centre Network, and a Major District Centre in the Regional Settlement Strategy.

The Strategy contains the following relevant strategic directions:

- **Strategic Direction 2: Holistically Managing Residential Growth:** Aims that strategic planning will create a less dispersed settlement with greater housing diversity (types and densities).
- **Strategic Direction 3: Creating a Network of Vibrant and Attractive Activity Centres:** Seeks to recognise, protect and strengthen the network of interconnected activity centres to provide the population with reasonable access to necessary facilities and services.
- **Strategic Direction 6: Increasing Responsiveness to our Natural Environment:** Seeks to prevent and mitigate conflict between residential uses and natural values and hazards. Settlement planning should factor in the presence of natural values and underlying natural hazards in the process of identifying suitable areas for further development. It should nevertheless be recognised that, because of the region's physical characteristics, it will not always be possible to avoid natural values and hazards.
- **Strategic Direction 8: Supporting Strong and Healthy Communities:** Seeks to improve quality of life and provide for a more socially inclusive society. This is achieved through housing opportunities in locations with good access to community services, education and health facilities; less car dependency; better urban design to improve long term community health; equal opportunity to access to high quality open spaces and recreational facilities.

- **Strategic Direction 10: Creating Liveable Communities:** Seeks to ensure that land use planning supports quality of life, health and wellbeing for the people who live, work and visit. Seeks to provide liveable environments that are *'attractive, safe, accessible to people with disabilities and provide a high standard of amenity through such things as public transport, well designed open spaces, access to education and health services, recreational opportunities, air and water quality.'*

Policies of particular relevance include:

Water Resources (Policy 6)

- Policy seeks to 'Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries'. This is achieved through:
 - *Ensure use and development is undertaken in accordance with the State Policy on Water Quality Management*
 - *Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers, (particularly subdivision)*
 - *Include setback requirements in planning schemes to protect riparian areas relevant to their classification under the Forest Practices System*
 - *Ensure development that includes vegetation clearance and/or soil disturbance is undertaken in accordance with construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.*

Managing Risks and Hazards (Policy 8)

- Policy seeks to minimise the risk of loss of life and property from bushfires, flooding, the effects of land instability, protect land and groundwater from site contamination and manage risk to human health, and respond to the risk of soil erosion. This is achieved through:
 - *Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots.*
 - *Ensure subdivision road layout designs provide for safe exit points in areas subject to bushfire hazard.*
 - *Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners.*
 - *Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.*
 - *Include provisions in planning schemes for use and development in flood prone areas based upon best practice in order to manage residual risk.*
 - *Prevent further development in declared landslip zones*
 - *Require the design and layout of development to be responsive to the underlying risk of land instability.*
 - *Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.*
 - *Include provisions in planning schemes requiring the consideration of site contamination issues.*
 - *Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.*
 - *Wherever possible, ensure development avoid disturbance of soils identified as containing acid sulfate soils.*

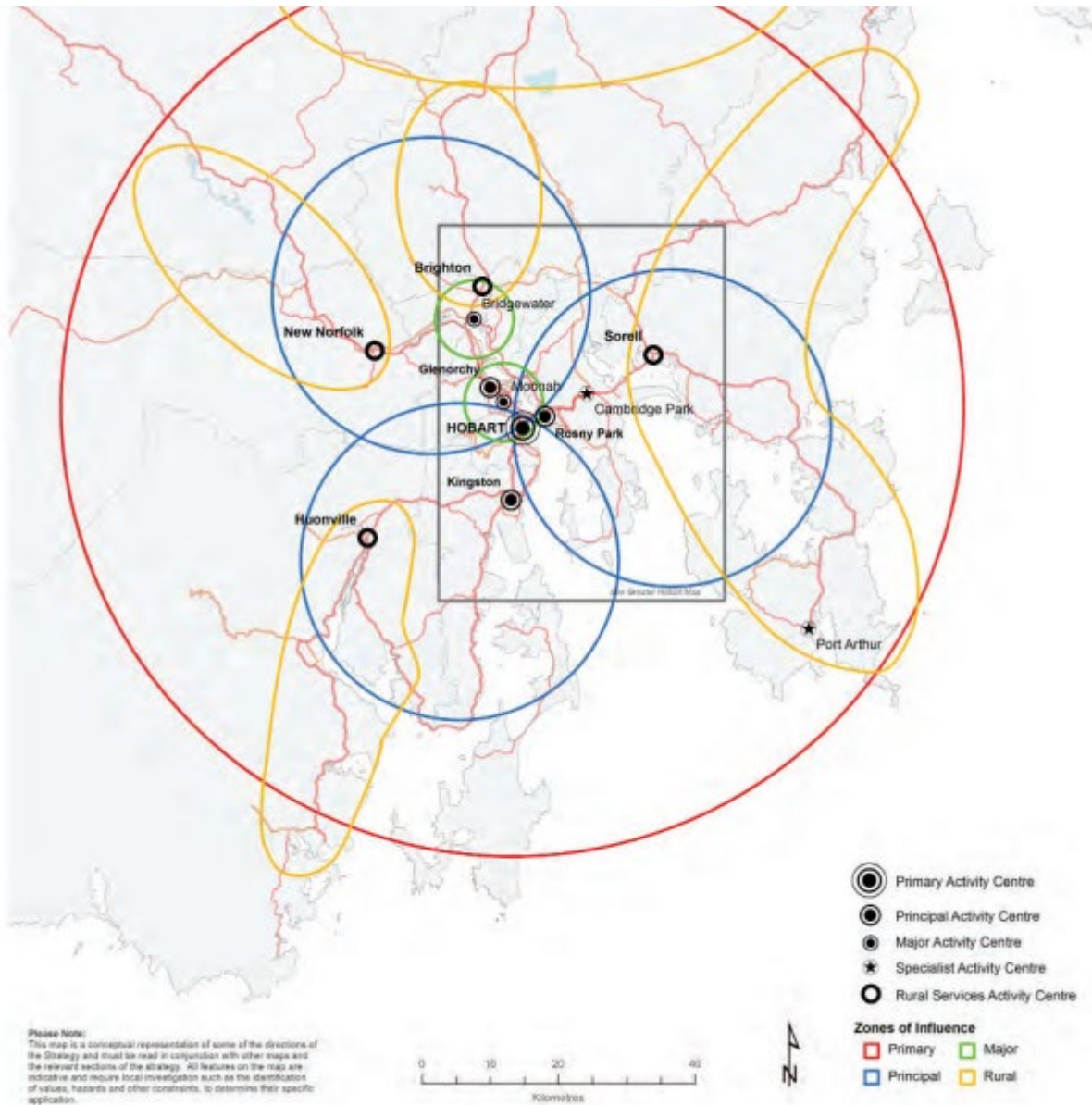
Cultural Values (Policy 9)

- Policy seeks to 'Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage' and 'Recognise and manage archaeological values throughout the region to preserve their key values'. This is achieved through:
 - *Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community, CV 1.3 Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist*
 - *Known archaeological sites of significance to be considered for listing as places of either local or state significance within Heritage Codes contained within planning schemes or on the State Heritage Register respectively, as appropriate.*
 - *Ensure development that includes soil disturbance within archaeology zones of significance is undertaken in accordance with archaeological management plans to ensure values are not lost, or are recorded, conserved and appropriately stored if no reasonable alternative to their removal exists.*

Activity Centres (Policy 18)

- New Norfolk is identified as a Rural Services Centre within the Activity Centre Network (refer to image below), which seeks:
 - To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally
 - Government Services and Community Infrastructure objectives aims are that Rural Services Centres should offer a range of health and cultural facilities to support rural communities, including educational facilities (at least primary and secondary schools) and a District Health Centre.
- Activity centre policy seeks to '*Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas*'.
- This is achieved though:
 - *Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.*
 - *Ensure high quality urban design and pedestrian amenity through the respective development standards*
 - *Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within planning schemes.*

The Activity Centre Network



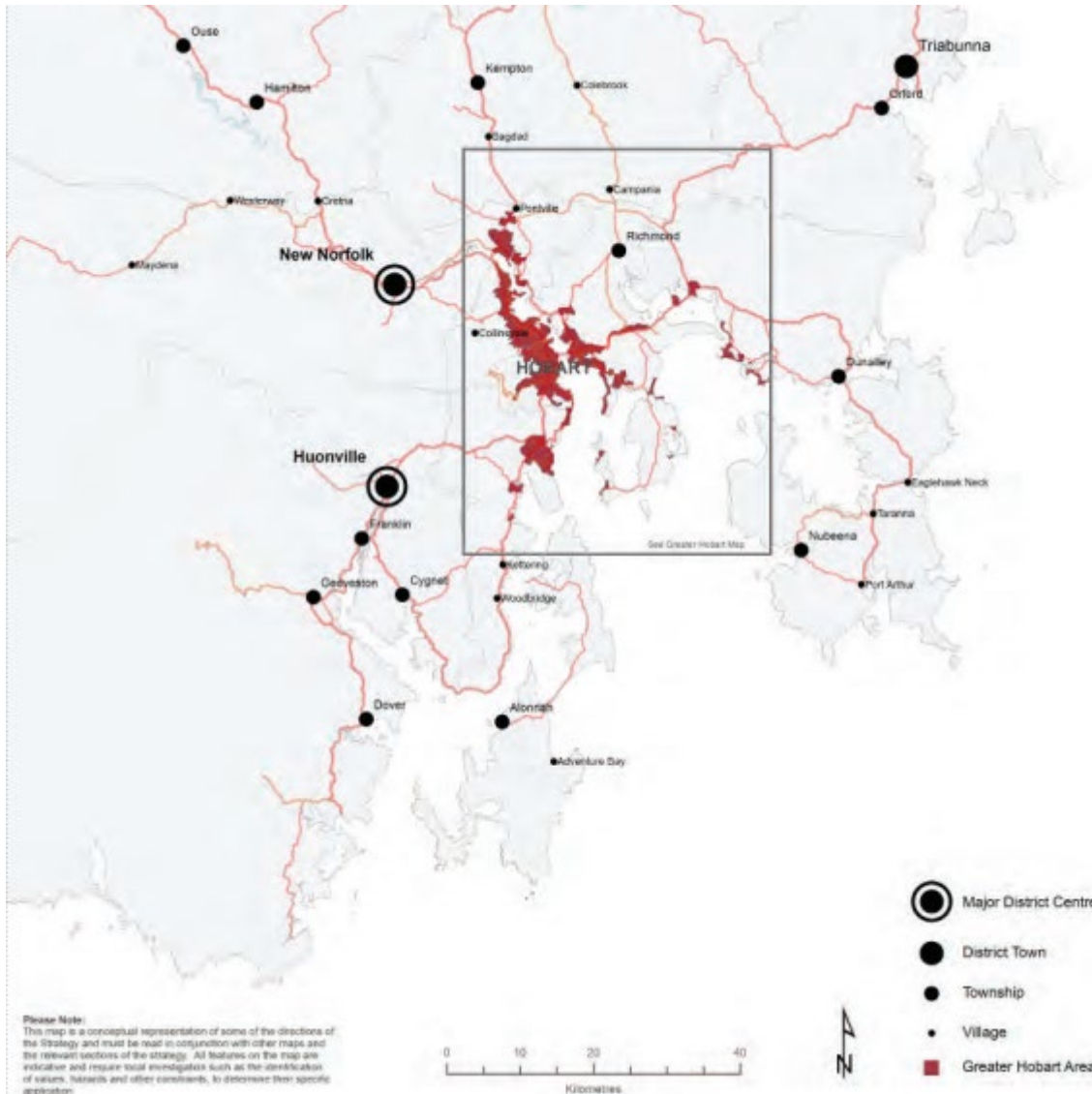
Source: *Regional Growth Strategy for Southern Tasmania* (p. 83)

Settlement and Residential Development (Policy 19)

- New Norfolk is identified as a Major District Centre with a 'High' growth strategy and a 'Mixed' growth scenario. Refer to Figure 11 below.
- A 'high' growth category has meaning an expected 20% - 30% increase in number of potential dwellings (across a 25-year timeframe).
- Growth management is a 'mixed growth scenario', where residential growth should come from a mix of both greenfield and infill development and expansion of the residential zone may be required dependent upon an assessment of yield capacity and vacancy of existing zoned land.
- The settlement is defined as being outside Greater Hobart and is subject to guidelines as to the typical population and service levels for settlements of its classification.
- Major District Centres are defined as '*significant urban areas physically divorced from Greater Hobart where residents of and visitors to the region can access a wide range of services, education and employment opportunities, although employment is strongly related to surrounding productive resources. Important centres to surrounding sub-region*'.

- Policy objectives include to 'provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand'.

Regional Settlement Strategy



Source: *Regional Growth Strategy for Southern Tasmania* (p. 99)

Settlement and Residential Development (Policy 19)

- Policy seeks to 'Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand'. This is achieved through:
 - Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes.
 - Support the consolidation of existing settlements by restricting the application of the Rural Living Zone.
 - Encourage land zoned General Residential to be developed at a minimum of 15 dwellings per hectare (net density).
 - Utilise the Low Density Residential Zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas..

New Norfolk Structure Plan

The New Norfolk Structure Plan provides the strategic direction for the region and seeks to achieve the vision for the area through four strategic principles, being building on existing assets; sustainable growth; New Norfolk as a gateway; and sound strategic planning.

The Structure Plan contains the following relevant projections and controls:

- The Structure Plan aims to support the residential growth figures outlined in the RGS which stipulated a 20% to 30% growth strategy increase in dwellings in New Norfolk.
- At the time of the Structure Plan (2006), there were 2,171 dwellings in New Norfolk, and as such, this is the starting point for the Strategy. At the last census, this number had increased to 2,452 dwellings (approx. 13% increase).
- The Site is highlighted in the Structure Plan as part of an oversupply of residential-zoned land, despite its existing planning permit for residential subdivision.
- The Land Use Directions Map items 1 and 2 contained within the Structure Plan recommends rezoning the majority of the site to Rural Resource to maintain appropriate residential land supply and in recognition of the site's landscape, biodiversity, gateway and archaeological values. Part of the site is recommended to be retained in General Residential, and some recommended for rezoning to Environmental Living.

The New Norfolk Structure Plan is an adopted Council plan, although not a formal part of the Planning Scheme. It sought to provide the first strategic land use and development direction for the township, as a basis for future planning scheme updates. Council is currently undertaking a review of the Structure Plan, specifically including this site, in recognition of the existing permit – which was not recognised as valid at the time the Structure Plan was prepared.

Derwent Valley Council Plan - 'Our Valley 2030'

'Our Valley 2030' sets out Council's vision for 2030, including the overall vision, how it will be achieved and who will be involved. The vision includes "Working together, the Derwent Valley will become known for the beauty of its preserved natural environment and the produce and lifestyle it provides for a prosperous and proud community. The Valley will be inviting for visitors, investors and families alike, while remaining very much local as growth is balanced against preserving what is special about what we have already. We celebrate our history and our successes as we unite to deliver a sustainable future for the next generation."

Broadly, this document seeks that more jobs created from having a competitive, diverse and innovative economy were identified as important. The plan seeks to help meet longer term needs of the community, playing the lead role in planning how the land within the area should be developed in order to meet the needs of the community, potential new residents and businesses, farmers and the natural environment.

The specific outcomes of relevance include:

- 1. A regionally diverse, competitive and innovative Valley that is attractive to all.
- 2. A well-planned and supported infrastructure to meet the growing demands of the region.
- 3. We preserve, protect and promote our lived, built and natural environment for the next generation.
- 6. The Valley has highly liveable and engaged communities, supported by access to its needs.
- 7. The Derwent Valley brand shapes our story and reputation.

Tasmania Planning Reform

Tasmania's planning system is currently undergoing reform by introducing a single planning scheme for the State (the Tasmanian Planning Scheme). State policies came into effect on 19th April 2018.

Local policies for Derwent Valley are operating under the Interim Planning Scheme (2015). Council is currently reviewing and developing its permanent Local Provision Schedule.

