

THE MILLS

NEW NORFOLK

**PROJECT OVERVIEW
FOR TASMANIAN PLANNING COMMISSION**

13 SEPTEMBER 2023





ACKNOWLEDGEMENT OF COUNTRY



I acknowledge the Wurundjeri People of the Kulin Nation as the Traditional Custodians of our land, water and sea. I recognise their deep spiritual connection with Country and pay my respect to Elders past and present.

OUTLINE



- The Mills Overview
- The Challenging Economic Context and Housing Affordability Crisis
- The Mills Masterplan
 - Central Precinct
 - Residential Estate
- The Future Residential Estate and the Vision
- Proposal



THE MILLS
NEW NORFOLK



THE MILLS IN THE MEDIA

6- DERWENT VALLEY GAZETTE Wednesday, June 2, 2021

news

Work begins on the Noble vision

JOSH HARRIS

CONSTRUCTION on The Mills central precinct has begun, the first sod turned marking a major milestone.

The groundworks at the Derwent Hospital site have begun, with the area destined to form a residential subdivision.

Noble Venture director Roger Noble said the central precinct formed an important part of The Mills vision.

"After years of behind the scenes planning it's highly rewarding to see the heavy machinery on the ground and the foundations for the central precinct and retirement living resort taking shape," he said.

"From the outset, we've been very mindful of making sure The Mills development adds to what makes the Derwent Valley a great place to live, which is why we've

included a whole suite of infrastructure, amenities and services in our guiding masterplan."

Co-director Daniel Noble also acknowledged the importance of the milestone.

"The central precinct will complement the residential side of the project and help set New Norfolk and surrounds up for a sustained period of economic and population growth, bringing jobs and opportunity to the region," he said.

"The next milestone we're looking forward to is the commencement of residential construction, with the first slab on track to be poured within the next month."

Over 700 lots are earmarked for the residential estate, with plans to create an "enviable community lifestyle with a strong focus on the local natural landscape and recreational opportunities."



The heavy lifting starts on The Mills development at the Derwent Hospital site.

HEALTH FIX PLEDGE

MARTINE HALEY

If elected, a Tasmanian Labor Government would have funding for the New Norfolk District Hospital and the Central Highlands Community Health Centre.

Speaking in New Norfolk at the weekend, Labor Leader and Lyons MP Martine Haley committed to fund \$1.5 million in new capital works and the appointment of five more practitioners at the hospital as well as 347 care at the Central Highlands health centre.

Continued page 2



PROGRESS TO DATE



HOSPITAL PLANS ON SHOW

PLANS for a new hospital in the Derwent Valley will be put on public exhibition for 28 days.

The council this week voted to make public a proposal to amend the planning scheme to allow plans for a childcare centre and an 100-bed hospital to progress at The Mills precinct in the heart of New Norfolk.

The \$500m Central

Precinct project is a mixed-use residential and community development.

After public exhibition, the amendment would be referred to the Tasmanian Planning Commission for assessment.

The Mills masterplan includes more than 700 residential lots, a 100-bed private hospital and 198 retirement homes.

Hospital plan big step closer

NEW Norfolk is a step closer to having a new hospital to service patients from Hobart's northern suburbs to the central highlands.

The Derwent Valley Council has passed a motion to initiate and place on public exhibition a planning scheme amendment that will allow applications for the hospital and childcare centre to be lodged within The Mills' \$500 million Central Precinct.

Noble Ventures director, Roger and Daniel Noble said the hospital would provide a boost to healthcare not only in New Norfolk but in all surrounding regions.

"Our planned hospital will help ease pressure on Tasmania's health system, offering 100 beds and state-of-the-art day surgery and in-patient services in an easy to access location for those living north of Hobart," Mr Roger Noble



An artist's impression of the planned hospital in The Mills complex. Picture: KENTON COX ARCHITECT

Daniel Noble said by increasing services in the area the region could better adapt to population growth.

"We're currently in discussions with a range of stakeholders to make sure the hospital can offer the greatest benefit to not only New Norfolk and surrounds, but the Tasmanian health system as a whole," Mr Noble said.

The Mills masterplan includes more than 700 residential lots, a 100-bed private hospital, 198 living retirement homes, a Tasmanian growers and makers commercial co-op precinct, a 100-bed boutique hotel, a childcare centre and a community park.

is an important piece of the puzzle. "The Mills development has been designed with the vision of adding to what makes New Norfolk such a great place to live."

MARKET A BIG EARNER

MARTINE HALEY

A REPORT into the economic impact of the popular New Norfolk Market, held every Saturday, has found it attracts 90,000 visitors a year and generates \$1.6 million in economic activity.

The Derwent Valley Council commissioned the independent study as part of its consideration for the extension of the market licence which is currently held by Jessica Cosgrove.

Continued page 2

DERWENT VALLEY GAZETTE Wednesday, August 18, 2021 - 3

news

The Mills lifestyle option popular

NEW Norfolk's over 500 lifestyle estate, The Mills, which is under construction has already sold 25 per cent of first release homes, staged in only a few weeks of being on the market.

Derwent Valley locals interested in learning more about how they can be a part of Noble Life at The Mills are invited to meet the project developers Roger and Daniel Noble this Sunday, August 22 at the New Norfolk Golf Club.

"We've been overwhelmed by the interest for Noble Life so far, with over 25 per cent of the first release of homes already under offer after less than one month in the market," Roger Noble said.

"What this shows is a strong desire for people to come to New Norfolk to retire, to take advantage of wonderful lifestyle on offer here and to be a part of a new over 500 housing option unlike anything else in Tasmania."

"Noble Life Retirement at The Mills will feature 198 independent living homes, 50 serviced apartments and a clubhouse all set amidst beautiful landscaped grounds," Daniel Noble said.

"The retirement village also forms an important feature of the Central Precinct, comprising of the retirement resort, a boutique hotel, a childcare centre, a private hospital and a community park."

The Noble Life information session will take place at the New Norfolk Golf Club, 1 Howell Drive, New Norfolk, from 3pm - 5pm. Drinks and nibbles included.

To register your interest, visit: <https://signature.harcourt.com.au/Home/new-norfolk-the-mills/noble-life-retirement>



An artist's impression of The Mills clubhouse, above, the pool, far left and the clubhouse interior, left.

THE MILLS IN THE MEDIA



Noble Ventures Director Daniel Noble with Janelle and Shane Malone as the slab is poured at their new home - the first of The Mills residential development

DOWN TO BUSINESS

Mills are alive as work starts on

TASMANIA'S tight housing market has received a shot in the arm with the first concrete slab of a new 700-home residential development poured in New Norfolk. Noble Ventures Director Daniel Noble, who was joined by Minister for State Development, Construction and Housing Michael Ferguson to pour the first slab, said the project would help ease Hobart's housing squeeze and bring jobs and economic growth to New Norfolk.

"After years of behind-the-scenes planning it's highly rewarding to see the foundations being laid for the first of the 700 houses to take shape," Mr Noble said.

"Hobart's housing issues are well documented, and it's great to know that we are contributing to the solution, while also bringing jobs and economic growth to New Norfolk."

"New Norfolk is already a great place to live, and we're committed to adding to that by building infrastructure and services to make sure the town is set up for future economic and

population growth.

"We're delighted to report that interest in our house-and-land packages is going strong, with 95 per cent of first-stage lots sold to people from outside of New Norfolk, as more and more families realise what the town has to offer, just a short drive from Hobart."

"Encouraging more Tasmanians to move to the Derwent Valley will also result in a real boost for local businesses in the area and give rise to more opportunities for new businesses to open and thrive, while relieving pressure on Tasmania's housing crisis in the same step."

Derwent Valley Mayor Ben Shaw said The Mills was an exciting development for both New Norfolk and the greater Derwent Valley.

"Over the past few years, we've seen great progress and investment in the area, with a number of exciting new businesses and attractions leading to New Norfolk recently being voted the state's top tourism town over 5000 residents," Cr Shaw said.

"We can't wait to welcome more new residents to come and enjoy the life on offer in the Derwent Valley, as well as more visitors to experience the region's magic."

The Mills masterplan includes over 700 residential lots, a 100-bed private hospital, 198 living retirement homes, a Tasmanian growers and makers commercial co-op precinct, a 100-bed boutique hotel, a childcare centre and a community park.

Mr Noble said the \$500 million project will be of significant economic benefit to the Derwent Valley - creating 1096 jobs each year between 2021 and 2040 - more than half of which will be in the Derwent Valley.

FAR RIGHT: Daniel Noble of developers Noble Ventures, left, with Janelle and Shane Malone of Wynyard, who plan to move into the new Mills development. RIGHT: An artist's impression of the new clubhouse at The Mills.

Media release

Thursday, 10 December 2020

\$500 million Tasmanian residential and community project set to revitalise new life into regional town

A major new project planned for New Norfolk which is set to revitalise a long-neglected part of the town is one step closer to reality with the opening of an information centre in the main street of New Norfolk.

The \$500 million residential and community project, known as The Mills, will create 1,126 jobs in Tasmania each year and inject \$139 million annually into the Tasmanian economy over the next 20 years

New lifestyle hub for the over 50s



An artist's impression of the proposed The Mills development in New Norfolk. The Mills development is a \$500 million residential and community project set to revitalise a long-neglected part of the town. The project will create 1,126 jobs in Tasmania each year and inject \$139 million annually into the Tasmanian economy over the next 20 years. The Mills development is a \$500 million residential and community project set to revitalise a long-neglected part of the town. The project will create 1,126 jobs in Tasmania each year and inject \$139 million annually into the Tasmanian economy over the next 20 years.

DERWENT VALLEY



An artist's impression of the proposed The Mills hotel in New Norfolk. PICTURE: KENTON COX ARCHITECTURE

Four stars for Valley

A 100-bed five-star hotel planned for New Norfolk has a long way to go before it can be built, but the project has already received a glowing endorsement from the region's tourism industry. The Mills development is a \$500 million residential and community project set to revitalise a long-neglected part of the town. The project will create 1,126 jobs in Tasmania each year and inject \$139 million annually into the Tasmanian economy over the next 20 years.

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Valley wants a piece of Taste

THE Taste of Tasmania could be partly held in New Norfolk, according to proponents of a \$500m development in the region.

Noble Ventures is behind The Mills residential development and its director Daniel Noble called on Tasmania's business sector to come together to ensure the Taste goes ahead this summer.

"The Taste is an iconic event for Hobart and Tasmania and, as we saw last year, its absence left a great hole in the summer schedule for locals, tourists and businesses alike when it couldn't go ahead," Mr Noble said.

"Now Hobart City Council is no longer solely responsible for the event, there's a real opportunity to share the excitement and economic activity generated by the festival with other regions of Tasmania."

"While we understand the magic of the festival is closely tied to the waterfront location, especially with the Sydney to Hobart yachts rolling in, we also see a great opportunity to establish a satellite site for the Taste in New Norfolk."

Hobart Lord Mayor Anna Reynolds said it was great to see enthusiasm from events businesses and the hospitality sector about the potential of organising an event.

Cr Reynolds (pictured), said the council was having discussions with the state government about the ideas coming forward, but said council was keen to support those that activated the Hobart waterfront.

"Council is committed to a well-considered transition of the Taste to ensure this great event in the long term," she said.

Last week, the City of Hobart divested the local authority of the festival, on which it spends \$1.6m annually, leaving its future uncertain.



THE MILLS IN THE MEDIA

Large-scale The Mills estate leads New Norfolk growth

Mayor tips emergence of regional powerhouse

DAVID LAMONT

DEVELOPMENT has never moved so quickly in New Norfolk, with thousands of building applications approved and many homes under construction.

With record-breaking progress, Derwent Valley Council Mayor Ben Shaw said New Norfolk was on target to become "a country capital of Tasmania" and "a satellite city of Hobart" in the next 10 years.

Cr Shaw said steady growth over the past year and a half showed no signs of slowing.

He said the New Norfolk community had welcomed the \$500m development of The Mills estate, which includes 700 residential lots along with key amenities such as a childcare centre, hospital, and retirement living.

"The proof is in the pudding with this. We didn't receive any (adverse) representations against it, so that gives you a feel about how the community needs and wants that extra growth," Cr Shaw said.

The first 30 residential lots were so sought for their expected November completion before the next lot of 40 started, to be followed by lots of 20-40 to development "keeps rolling through".

"People really want them, as soon as a lot is released they are purchased straight away," Cr Shaw said.

The Mills over 500 villages, which is set to have 200 retirement units in a gated village, has received positive feedback too, with "40 contracts signed on the night" of a recent information session alone.

Cr Shaw said there was much activity aside from The Mills project.

Then included 20 new social housing places soon to be available, 40 new CentraCare social housing built, with an offer to come a 54-lot subdivision "at the edge of the plan in a week" in the Muga hamlet, and a current application for a 75-lot subdivision near Tyndal Park.

"Our growth is the culmination of Hobart becoming more expensive and the desire on the housing market and people are starting to realize that New Norfolk is a great place to live and raise a family," he said.

"We are just 25 minutes from Hobart in such a peaceful, tranquil and beautiful area."

Derwent Real Estate agent Hayden Windsor said he noticed the building boom late in 2018.

"There's been some really on the housing market and people are starting to realize that New Norfolk is a great place to live and raise a family," he said.

He said it's led to an increase in house prices, which could be bad news for some.

"It's a sad situation because that was one of the best parts of my job - househunting people get their first homes," Mr Windsor said.

"A lot of those people are simply priced out of the market or taking on huge mortgages."

Mr Windsor said it was driven by low interest rates and a lack of housing in greater Hobart and across Tasmania.

"There's talk of close to 800-1000 houses being built but there's no talk of upgrades to services," Mr Windsor said.

However, growth tends to be tempered with sustainability, with a growth strategy currently being planned to ensure the housing of key infrastructure and services, Cr Shaw said.

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Download our app

Mill sales soar

CONSTRUCTION of The Mills retirement village will start tomorrow.

The project includes 190 independent living homes, 48 serviced apartments and a clubhouse.

Buyer support for the multi-faceted The Mills project has also meant the proponents will bring forward the release of the next stage of house and land packages.

The Mills project also includes a 700-residential lot subdivision which is under way, a childcare centre which is due to start construction in June, a hotel and hospital, both of which are before The Derwent Valley Council for consideration.

Daniel Noble, a director of project proponent Noble Ventures, said the retirement living estate would be unlike anything seen in Tasmania before.

"Noble Life retirement seeks to improve the lives of people moving into retirement, offering residents an idyllic lifestyle and access to unparalleled facilities," Mr Noble said.

After Easter, 41 additional house and land packages will be available for purchase.

"With 95 per cent of the first stage release already sold, we've been overwhelmed by WHAT'S IN STORE AT THE MILLS

100-room boutique hotel Development Application being considered by Council

Childcare centre Plans approved, construction to begin June 2021

GOOD NEWS FOR THE DERWENT VALLEY

Mills home sales take of \$500m plan jobs boost

100-bed hospital, boutique hotel, 700 homes to lift New Norfolk

Ms White said the health of Tasmanians living in regional areas had been ignored over the past seven years by the Government and the situation required an immediate solution.

"The sad fact is that people in regional areas have poorer health and the younger," Ms White said.

"The neglect of regional health facilities in light of this fact is just another health failure by the Liberal Party, who have created and overseen the biggest health crisis in our state's history."

"Just half of all emergency patients are seen within recommended timeframes and Tasmanians are becoming sicker waiting for help."

"Labor's solution is to treat more people in their community by providing local 24/7 nursing, access to allied health, a mental health social worker and a vehicle for patient transport."

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THE MILLS

NEW NORFOLK

Why New Norfolk captured our foot

There's no better place to live than New Norfolk. It's a beautiful town, with a beautiful location, a beautiful climate, a beautiful lifestyle, a beautiful community, a beautiful future.

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Labor's pledge on highlands health

From page 1

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MLC Craig Farrell, left, Labor Leader Rebecca White, Dr Bastian Seidel MLC and Labor Candidate for Lyons Edwin Batt

grated community health care strategy is to upgrade all Community Health Centres in Tasmania with 24/7 coverage.

Services would include community nursing, palliative care, home visits with an additional 90 nurses to be employed across the state.

Community health centres would also be staffed by 60 additional physiotherapists, occupational therapists, dietitians and exercise physiologists.

Liberal campaign spokesman Michael Ferguson hit back, saying Dr Seidel had previously said Tasmania had too many hospitals.

"In May 2015, he was quoted saying 'closing hospitals has little impact on patient outcomes'."

"To date Dr Seidel has released a comm-

Dear Resident,

When we started this project, we committed to keeping you informed and involved as things progress. Much has happened through 2020 and it is with great pleasure we send out our first update for 2021 about what's been happening at The Mills.

By now, many of you would have seen plenty of activity at our site, with construction of the first stage of our 700-home residential development well underway.

Already, 95 per cent of the first stage has been sold out with an incredible 95 per cent of these sales being to Tasmanians currently living outside New Norfolk - meaning population growth for New Norfolk.

From the very beginning our mission for The Mills was always to be able to add to what makes the Derwent Valley such a great place to live, and at this early stage of the project it is extremely pleasing to see early signs of population growth and economic activity in the town.

We're proud to report that the project is travelling full steam ahead, the retirement living estate for 190 homes received council approval in late January and the initial earth works are scheduled to commence in April, plus we will also be releasing an additional 41 house and land lots scheduled at the same time.

Looking forward, we plan to commence construction of the 120-place childcare centre in June this year and Council is now considering our plans for a private hospital and a boutique hotel.

We also plan to submit an application for our Growers and Makers marketplace by the middle of this year.

If you would like further detail on our plans, we welcome you to drop into our office at 1 High Street, New Norfolk for a chat with our team.

Once again, thank you for welcoming The Mills and we would like to reiterate our commitment to the Derwent Valley community for 2021.

We have fallen in love with New Norfolk and have a deep appreciation for the history, character and great people of the Derwent Valley, and we know that the rest of Tasmania and Australia will too.

Yours sincerely,

Roger Noble Daniel Noble

Noble Ventures Email: info@nobleventures.com.au

THE CHALLENGING ECONOMIC CONTEXT

Demand-side Contraction

- Although interest rate rises are broadly expected to have peaked, the impact of 12 consecutive increases has only recently begun to flow through the economy as fixed rate mortgages roll-over and savings over the COVID-19 period become depleted.
- Housing loan commitments activity in Tasmania has also fallen by -31% over the last 24-months, compared to -21% nationally.

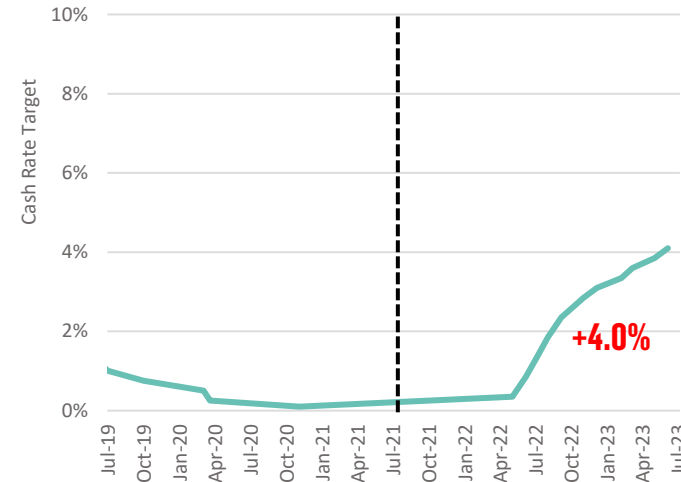
Supply-side Inflation

- Construction costs in Tasmania have increased significantly over the last 24-months, up by 23%, compared to 19% nationally. This growth has been underpinned by supply-chain issues and labour shortages.
- More recently, construction costs appear to have peaked, however, risks of escalation in the future remain, underpinned by the scale of planned public infrastructure projects.

"IN 2023, LABOUR DEMAND IS PROJECTED TO GROW BY 42,000 TO A PEAK OF 442,000. THIS IS MORE THAN DOUBLE THE PROJECTED AVAILABLE SUPPLY."

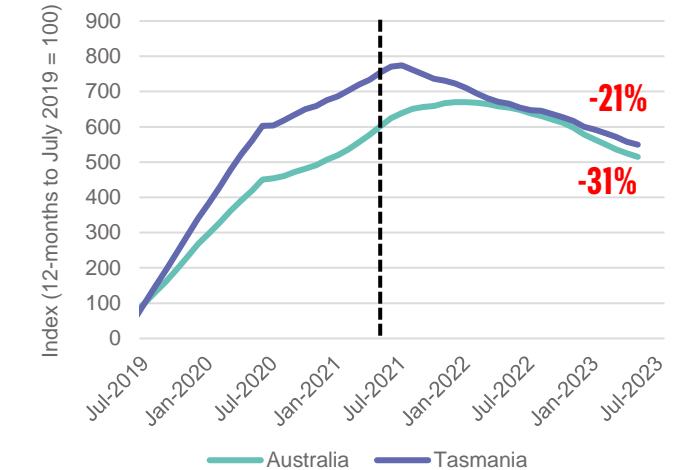
-Infrastructure Australia, Infrastructure Market Capacity (2022)

CASH RATE TARGET

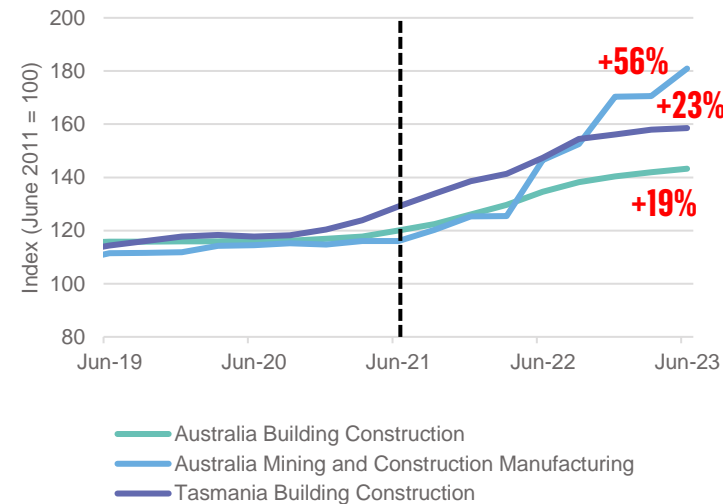


NEW HOUSING LOAN COMMITMENTS

Rolling 12-months



CONST. & MANU. PRODUCER PRICE INDEX



UNIT LABOUR COST GROWTH



Source: RBA, ABS

WORSENING AFFORDABILITY

Population Drivers in the Longer Term

- As at 2021 there were an estimated 251,000 residents living in Greater Hobart. The Australian Government's Centre for Population forecasts a further 33,600 additional residents to Tasmania in the five years to 2026. Of which, 59% are forecast to reside in Greater Hobart.
- The concentration of growth in Greater Hobart requires a targeted and thorough housing strategy that prioritises a diverse housing offer, ensuring the availability of affordable options.

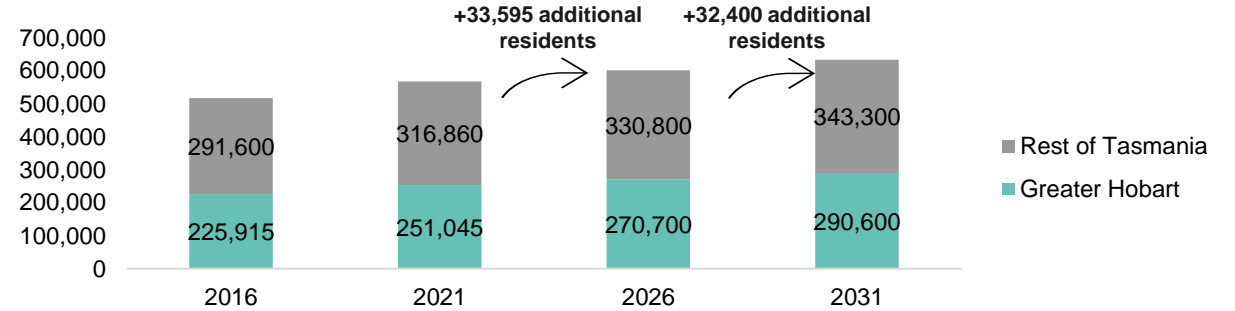
Rising Unaffordability

- In recent years, inflationary pressures have forced the Reserve Bank of Australia to initiate periods of monetary tightening. As a result residents in Greater Hobart are paying, on average, **46% of their income on mortgage repayments**.
- It is recommended that home owners dedicate less than 30% of their income towards mortgage repayments to avoid 'mortgage stress'.

Widening Median Multiple

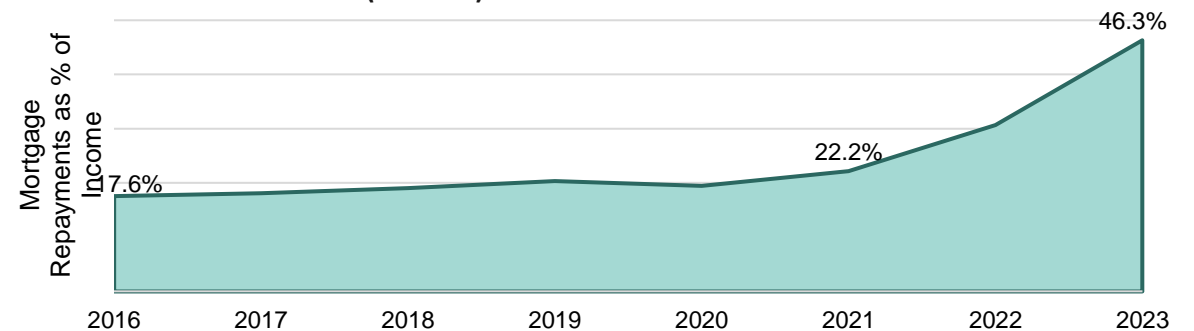
- The median multiple is a housing indicator used to highlight the affordability of housing in any given community.
- It is calculated taking the ratio of median house price to average household income in Greater Hobart.
- The International Housing Affordability Survey considers a median multiple over 5.1 to be **severely unaffordable**.

POPULATION GROWTH (2016-31)

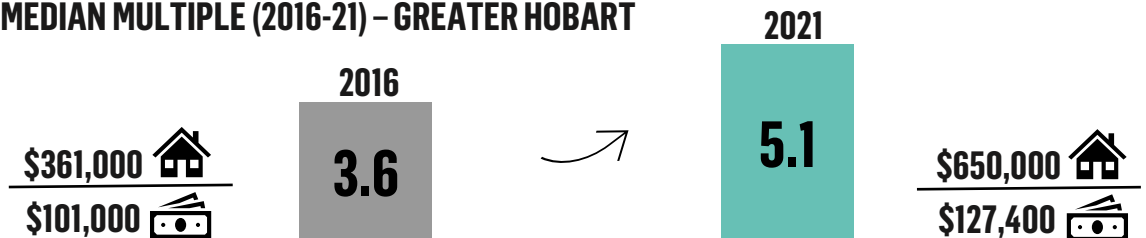


Source: ABS, Centre for Population; Urbis

MORTGAGE SERVICEABILITY (2016-23) – GREATER HOBART



MEDIAN MULTIPLE (2016-21) – GREATER HOBART



Source: ABS, Pricerfinder; Urbis

WHAT DOES THIS MEAN FOR THE MILLS?

- ❑ New Norfolk is attracting residents from Greater Hobart
- ❑ Strong demand for smaller lots and smaller product types. Residents looking for affordable housing in a good lifestyle area
- ❑ Limited housing stock and future residential zoned land suited for residential development
- ❑ The Mills Residential Estate subdivision approval exists, and development is underway. Approved layout unable to be modified under current zoning.
- ❑ The Amendment will:
 - ✓ Facilitate an improved outcome for the site, responding to site topography, natural features
 - ✓ Deliver smaller and more affordable lots, to respond to demand
 - ✓ Reduce the development footprint on the site
 - ✓ Maintain the number of approved lots.
- ❑ Omega Investments is focussing on delivering the residential estate



THE MILLS PROJECT OVERVIEW



SITE LOCATION



THE MASTER PLAN

CENTRAL PRECINCT: 18.7 HA

RESIDENTIAL ESTATE: 122 HA

- **EXISTING RESIDENTIAL SUBDIVISION (STAGES 6-10) UNDERWAY OR BEING AMENDED**
- **INFRASTRUCTURE WORKS UNDERWAY TO SECURE TITLES**
- **FUTURE RESIDENTIAL ESTATE**
- **LUXURY RETREAT (CABINS)**



THE MILLS CENTRAL PRECINCT

MIX OF USES

STATUS OF APPROVALS



THE CENTRAL PRECINCT

A DESTINATION FOR THE REGION

RETIREMENT LIVING

CHILDCARE

CENTRAL PARK

HOSPITAL

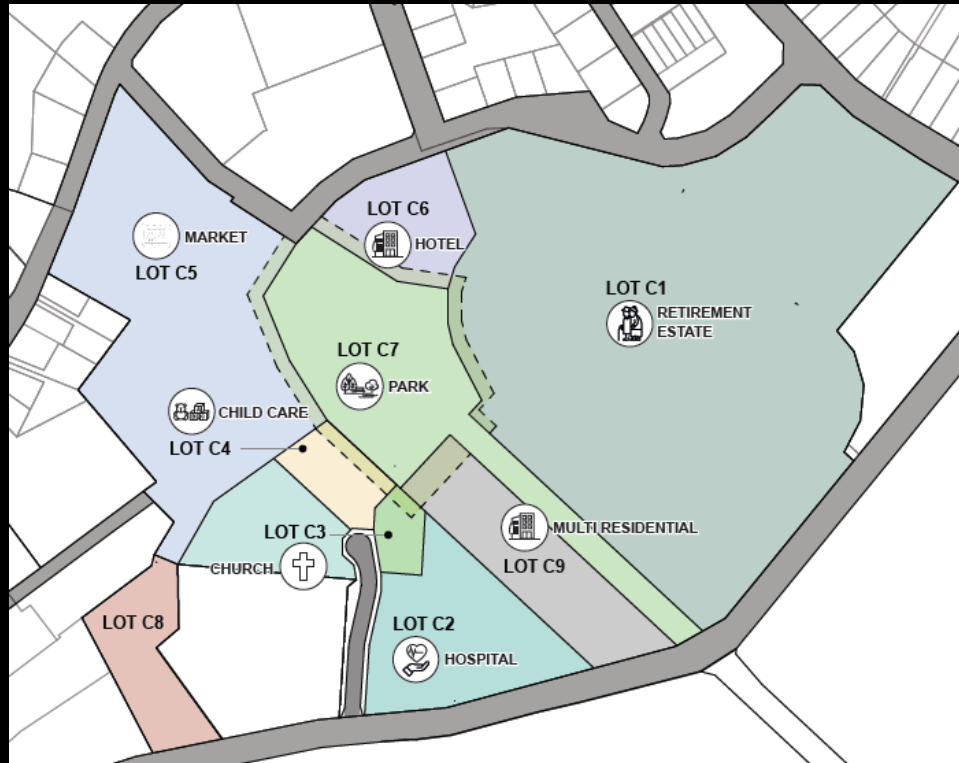
PRODUCE MARKET

BOUTIQUE HOTEL



THE CENTRAL PRECINCT

SEPARATE LOTS CREATED IN SUPPORT OF MASTERPLAN



THE MILLS CENTRAL PRECINCT

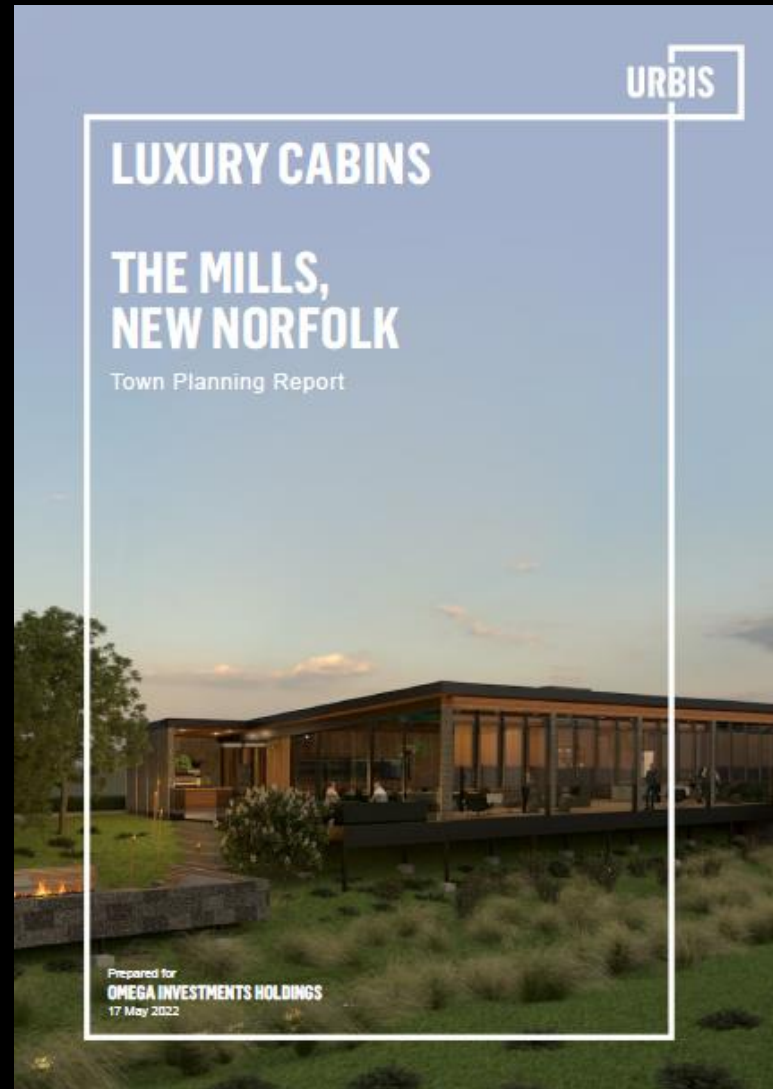
Project Element	Permit Application Status
<i>Child Care Centre (relocation of existing facility)</i>	<i>Approved 17/09/20</i>
<i>Retirement Living (MHE)</i>	<i>Approved 22/12/20</i>
<i>Central Precinct Subdivision</i>	<i>Approved 23/12/20</i>
<i>Hotel</i>	<i>Approved 25/06/21</i>
Commercial Market	TBC
Retiree Serviced Apartments	TBC
Hospital	TBC, <i>PSA approved allowing use</i>

LUXURY RETREAT

30 Luxury cabins, outdoor living, ancillary restaurant and bar and leisure facilities including a spa and treatment centre

Extensive landscaped areas to complement natural setting

Approved June 2022



THE MILLS RESIDENTIAL ESTATE

PERMIT HISTORY

STATUS OF DEVELOPMENT



THE MILLS
NEW NORFOLK

URBIS

RESIDENTIAL ESTATE – PERMIT HISTORY

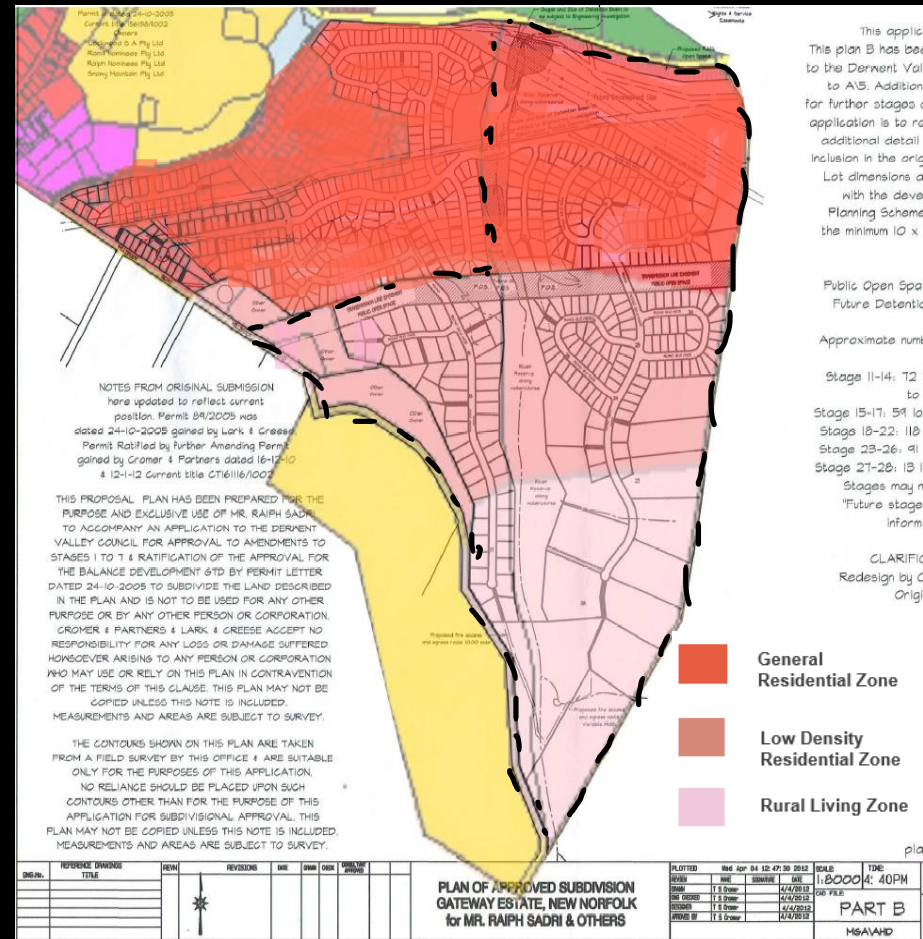
730 LOTS ACROSS 28 STAGES

Current Subdivision Permit layout, 2012:



*Green area already constructed.

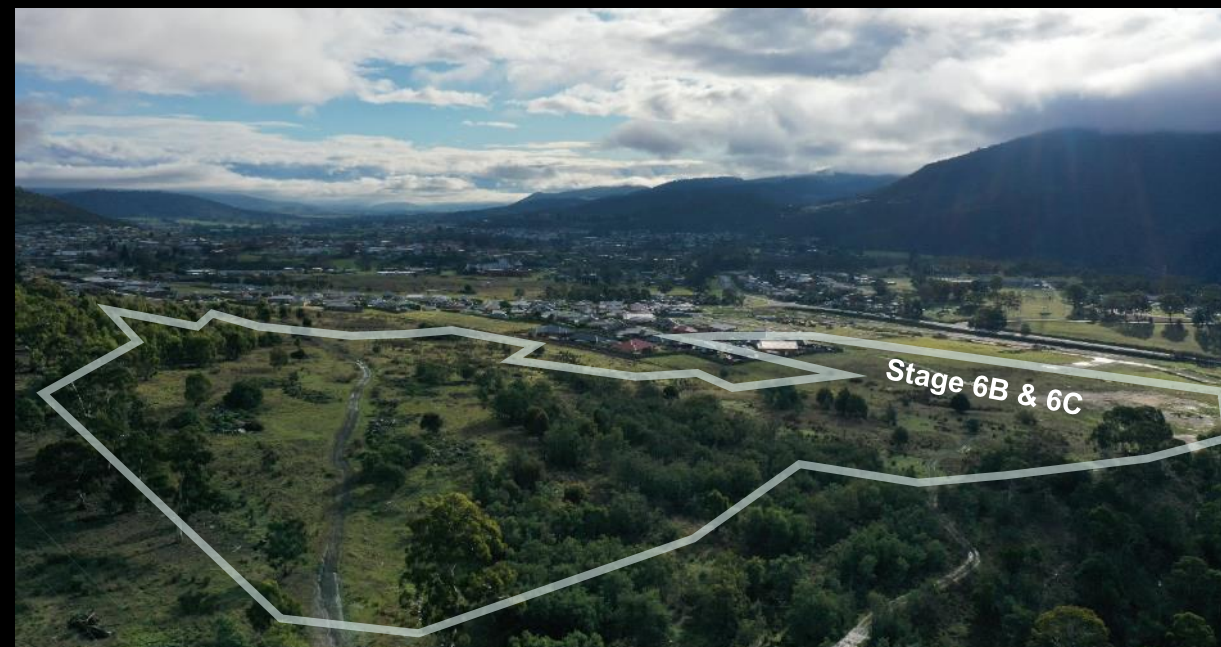
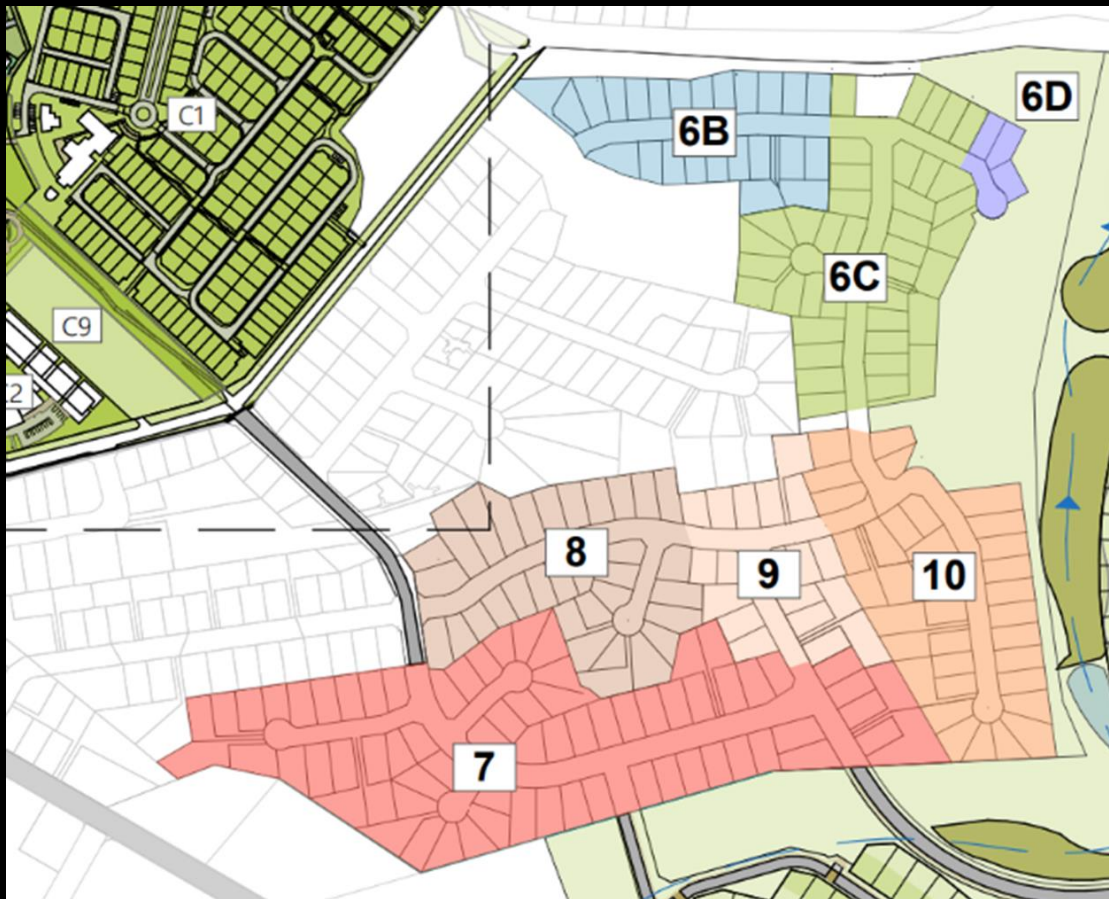
**Yellow and orange areas currently under construction



185 LOTS SEALED BY PREVIOUS DEVELOPER (STAGES 1-5)

545 LOTS PURCHASED BY OMEGA INVESTMENTS IN 2020

RESIDENTIAL ESTATE DEVELOPMENT UNDERWAY



STAGE 6B, 6C AND 6D

[use Header and Footer tool to add title]
13/09/2023



DEVELOPMENT UNDERWAY



STAGE 6 CONSTRUCTED



STAGE 6C CIVIL WORKS



STAGE 10 CIVIL WORKS

FUTURE RESIDENTIAL ESTATE

THE SITE

OVERLAYS

SITE INVESTIGATIONS

THE PROPOSAL



FUTURE RESIDENTIAL ESTATE – THE SITE



VIEW NW TO NEW NORFOLK



AERIAL VIEW EAST FROM SW OF SITE



AERIAL VIEW EAST FROM CENTRE OF SITE



VIEW NW TO NEW NORFOLK



AERIAL VIEW NW FROM CENTRE OF SITE

FUTURE RESIDENTIAL ESTATE – THE SITE



VIEW SOUTH FROM CENTRE OF SITE



AERIAL VIEW EAST FROM CENTRE OF SITE



VIEW WITHIN SITE, UNDER POWERLINES



VIEW WITHIN SITE



EPHEMERAL CREEK LINE

OVERLAYS

OTHER APPLICABLE CODES

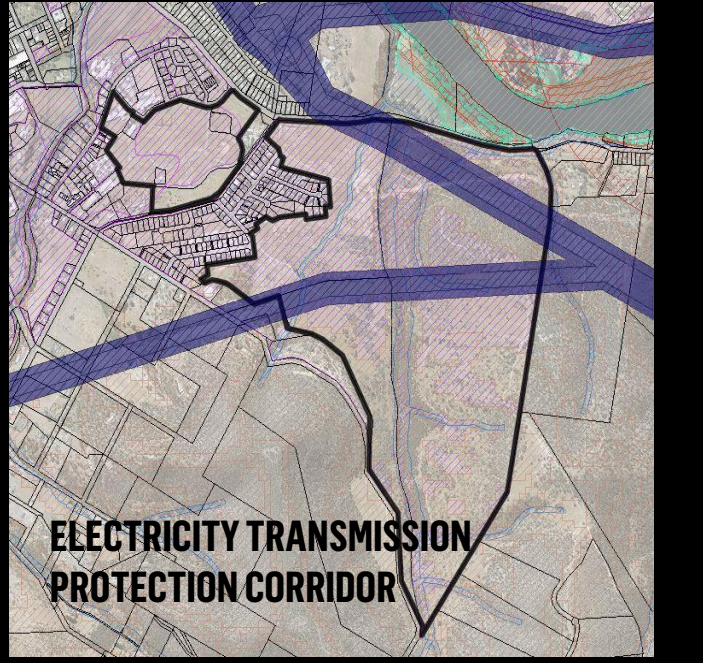
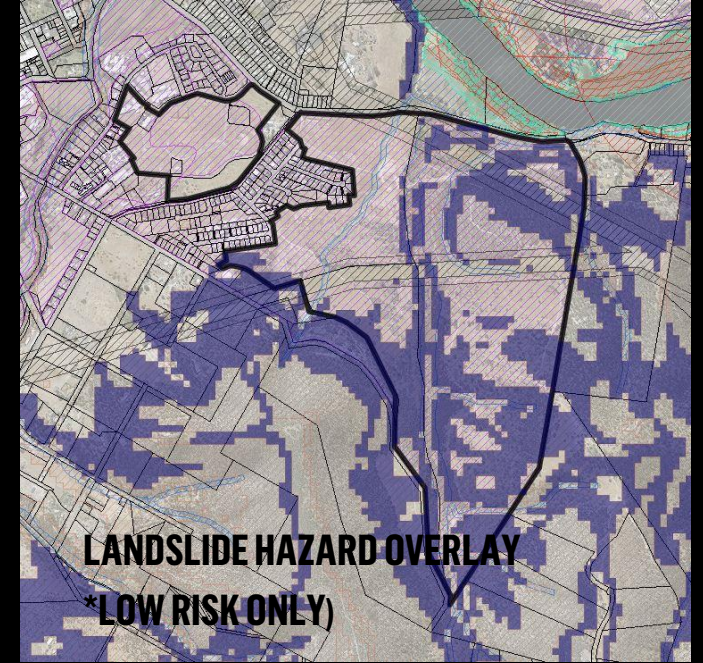
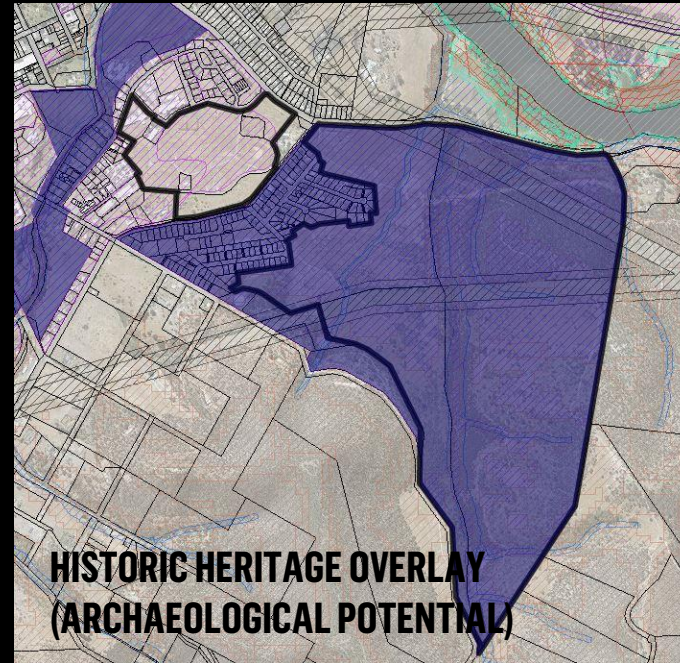
BUSHFIRE PRONE AREAS CODE (RESIDENTIAL ZONES ONLY)

POTENTIALLY CONTAMINATED LAND CODE

ROAD AND RAILWAY ASSETS CODE

PARKING AND ACCESS CODE

STORMWATER MANAGEMENT CODE



FUTURE RESIDENTIAL ESTATE

SUMMARY OF KEY SITE INVESTIGATION REPORTS

SITE INVESTIGATION REPORT	SUMMARY
Slope and Land Stability	<ul style="list-style-type: none">Site subject to Landslide Risk Area overlay due to its undulating and sometimes steep topography.Geotechnical assessment indicates landslide risks are low or very low and will remain so after development. Tunnel erosion considered to be moderate to high risk, however with appropriate treatment this risk can be reduced to low to moderate.
Vegetation and Fauna	<ul style="list-style-type: none">Ecological assessments identify a number of native flora types, but no EPBC listed flora or fauna.No fauna and flora listed under the <i>Threatened Species Protection Act 1995</i> were detected.No vegetation types recorded from the study area are listed as threatened under the <i>Tasmanian Nature Conservation Act 2002</i>.
Bushfire Risk	<ul style="list-style-type: none">Site is within a defined 'Bushfire Prone Area' under the Code.Topography and vegetation in some parts of the site susceptible to bushfire spread. Some parts of the site however are cleared and relatively flat.Supporting reports demonstrate bushfire risk can be mitigated through appropriate measures.
Flooding Risk	<ul style="list-style-type: none">Waterway and Coastal Protection Overlay affects site.Engineering advice concludes all overland flow can be appropriately managed. Once complete, the subdivision will not impact on any other flow paths and there will be no flooding impact or inundation risk.
Aboriginal Cultural Heritage	<ul style="list-style-type: none">Desktop and field survey reports conclude various aboriginal heritage sites are located within and immediately adjacent to the site (medium to high significance). Management recommendations for these isolated artefact and artefact scatter sites are provided.Concept subdivision plan has been redesigned to avoid majority of sites (improvement on existing approved layout).Approval received from AHT to impact 4 sites.

FUTURE RESIDENTIAL ESTATE

SUMMARY OF KEY SITE INVESTIGATION REPORTS

SITE INVESTIGATION REPORT	SUMMARY
Contamination Risk	<ul style="list-style-type: none">Phase 1 Environmental Site Assessment (ESA) and subsequent memo conclude that no potentially contaminating activities have been identified, with the exception of a potential former tip.Overall the site is suitable for development and the proposed sensitive use is appropriate, subject to implementing a multi-step plan to address and mitigate risk.
Infrastructure	<ul style="list-style-type: none">Traffic Impact Assessment concludes the existing road network is capable of accommodating the future traffic demand with no modifications necessary. The concept subdivision layout and dwelling designs are appropriate to relevant standards.Two existing transmission lines dissect the site and site is affected by the Electricity Transmission Infrastructure Protection code. Site is large enough to accommodate the concept development while protecting existing infrastructure and providing appropriate setbacks.Proposed major water pipeline (and easement) dissect the site. TasWater has been consulted, noting the proposed pipeline traverses area to the north of the subdivision, therefore causing no conflict.
Stormwater	<ul style="list-style-type: none">Site is large enough for suitable onsite catchment, treatment and retention of stormwater to meet all requirements. This can be dealt with at subdivision stage and locally at the dwelling development stage.
Waterways and Coastal Protection	<ul style="list-style-type: none">Site is affected by the Waterway and Coastal Protection Area code and lends itself to a number of natural gullies, running into an ephemeral watercourse.Masterplan supports protection of riparian vegetation and seeks to ensure appropriate ecological management.ECOTas letter supports concept masterplan as providing an improved outcome on the existing subdivision layout.

PROPOSED RESIDENTIAL ESTATE

Utilising approved lot yield from 2012 endorsed plan with improvements to:

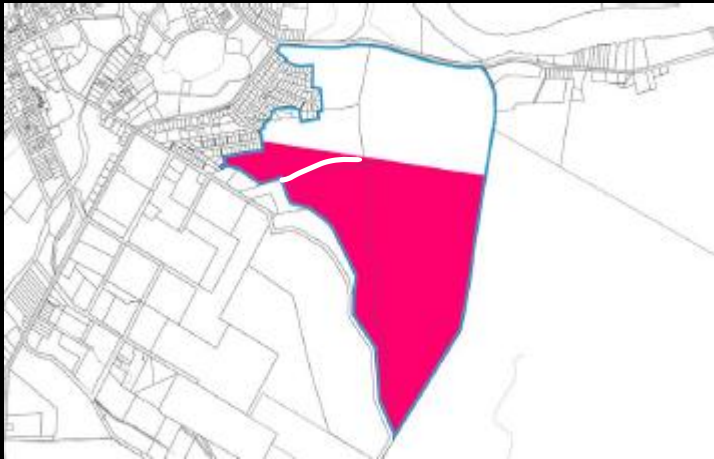
- *Site layout*
- *Environmental outcomes*
- *Visual appearance*
- *Landscape*
- *Cultural heritage*

NO CHANGE TO APPROVED YIELD

Indicative Masterplan



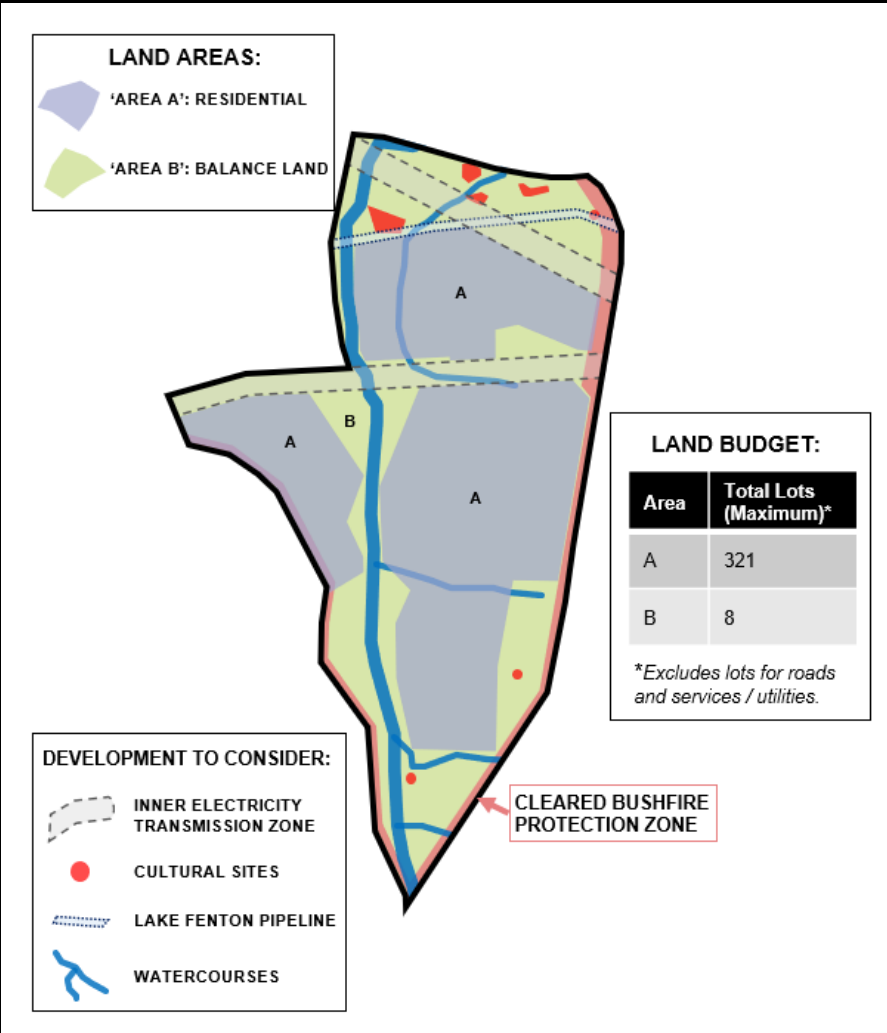
THE PROPOSAL



AREA TO BE REZONED TO GENERAL RESIDENTIAL ZONE (GRZ)



SPECIFIC AREA PLAN (SAP) AREA



LAND AREAS:

	'AREA A': RESIDENTIAL
	'AREA B': BALANCE LAND

LAND BUDGET:

Area	Total Lots (Maximum)*
A	321
B	8

**Excludes lots for roads and services / utilities.*

DEVELOPMENT TO CONSIDER:

	INNER ELECTRICITY TRANSMISSION ZONE
	CULTURAL SITES
	LAKE FENTON PIPELINE
	WATERCOURSES

CLEARED BUSHFIRE PROTECTION ZONE

SAP DEVELOPMENT FRAMEWORK PLAN

SPECIFIC AREA PLAN

Includes:

Development Framework Plan

Maximum lot yield (no net increase in lots)

General site layout

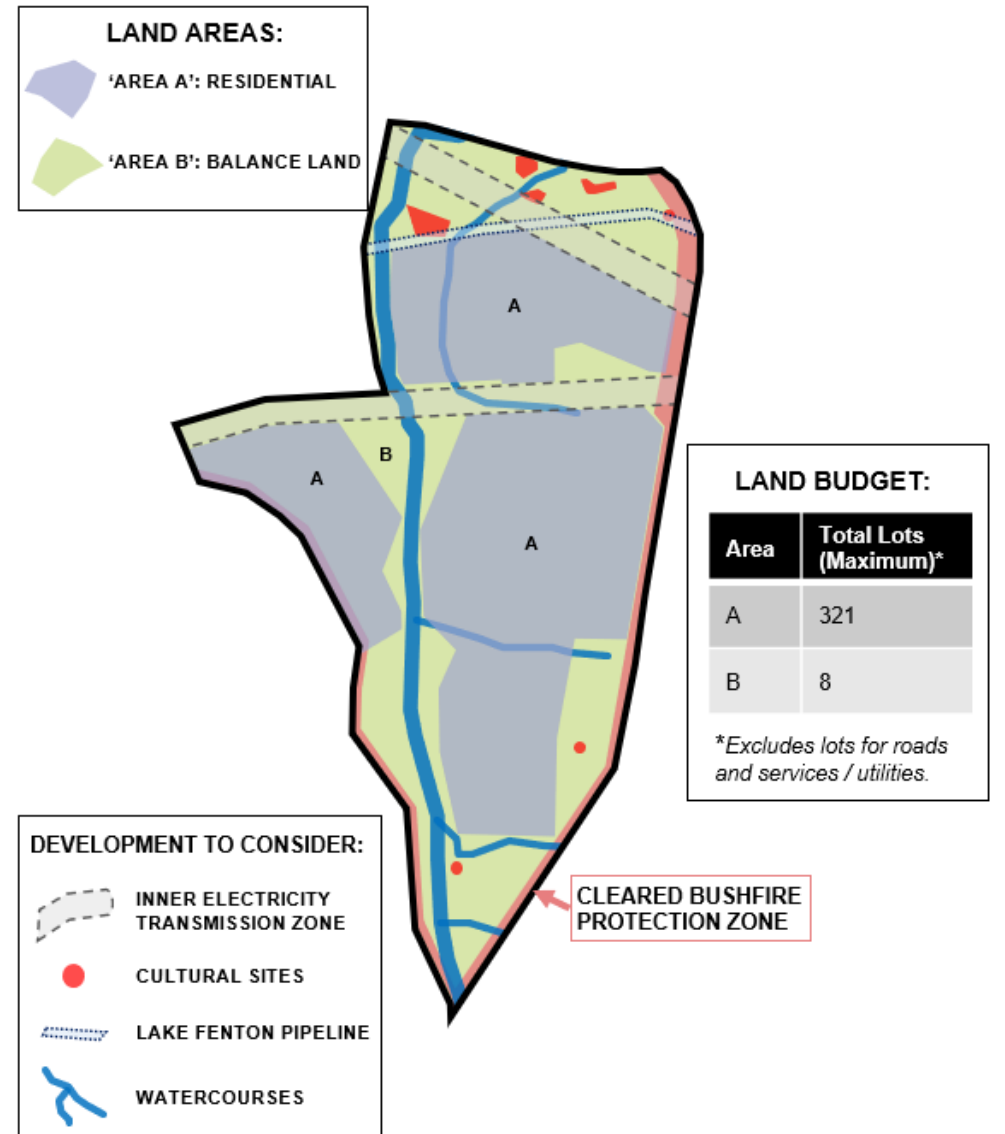
Some changes to GRZ provisions to allow dwellings to better response to the site:

- *Dwelling Design Requirements (setbacks and tailored building envelopes)*
- *Standards for Subdivision*

www.kentoncox.com.au
kenton cox architect
T 0420 857 827 E kenton@kentoncox.com.au

THE MILLS
NEW NORFOLK

URBIS



KEY FEATURES OF REVISED FUTURE RESIDENTIAL ESTATE

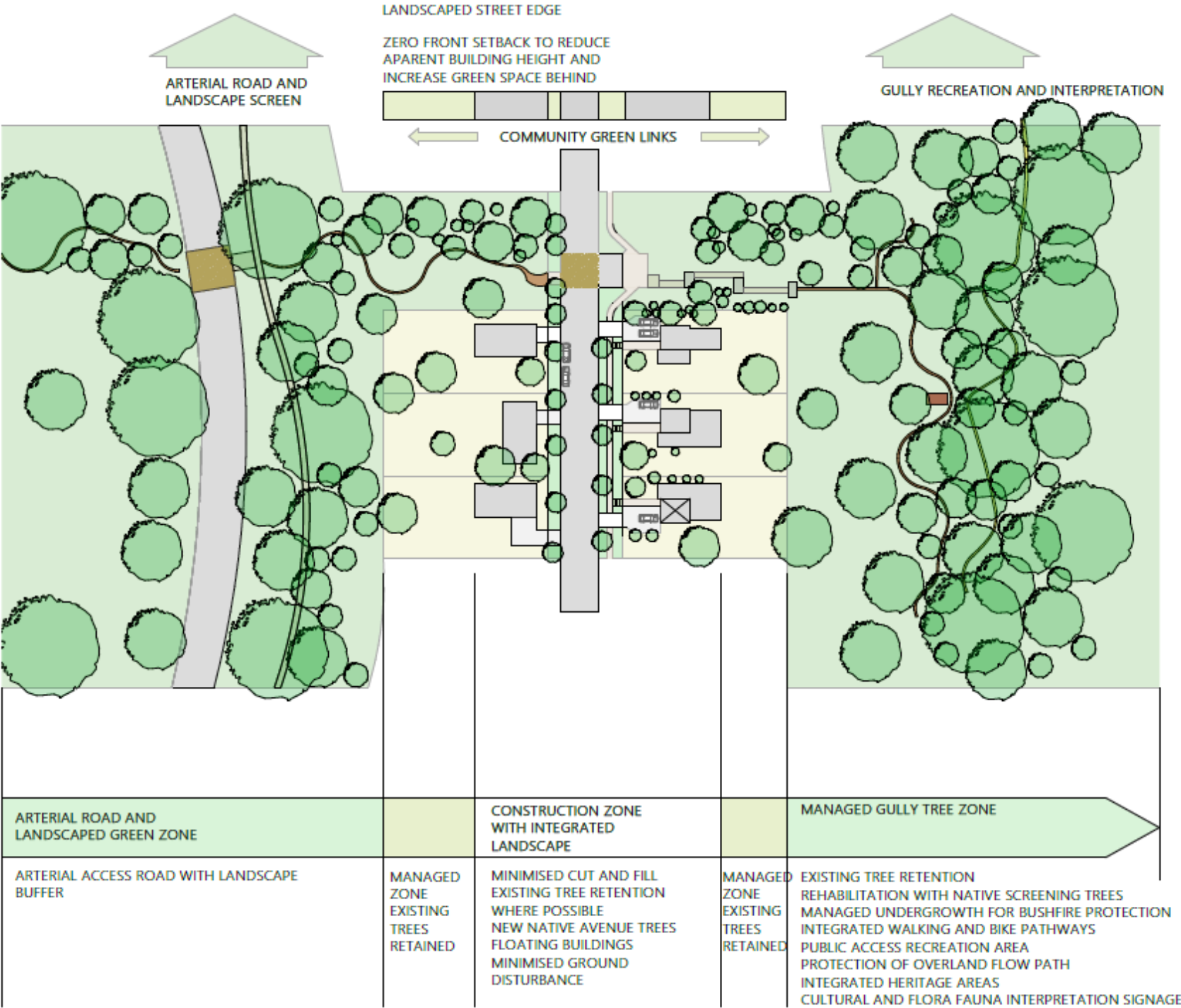
The Amendment seeks to facilitate changes to the approved subdivision layout to allow a layout that better meets the housing needs of existing and future residents; and responds to the site's topography and physical site constraints.

This will be achieved through the following key features:

- ☐ Significant increase in open space and reduction in residential footprint
- ☐ Smaller lot sizes (between 600 sq m – 1,100 sqm)
- ☐ Reduced site impact and maximised existing tree retention through careful road and building lot placement
- ☐ Reduced cut and fill by following natural contours
- ☐ Improved environmental design, through protection of overland flow paths and waterway corridors
- ☐ Integration of cultural heritage and local history
- ☐ Built form and subdivision requirements to create a sense of community, reduce cut and fill impacts, maximise view corridors and protect visual amenity from lower areas

No subdivision or development is proposed as part of this proposal. Any future changes to the approved subdivision permit, or subsequent use or development applications would require a separate application which would be determined on their merits based on the Scheme provisions at the time of the assessment.

INDICATIVE STREET LAYOUT

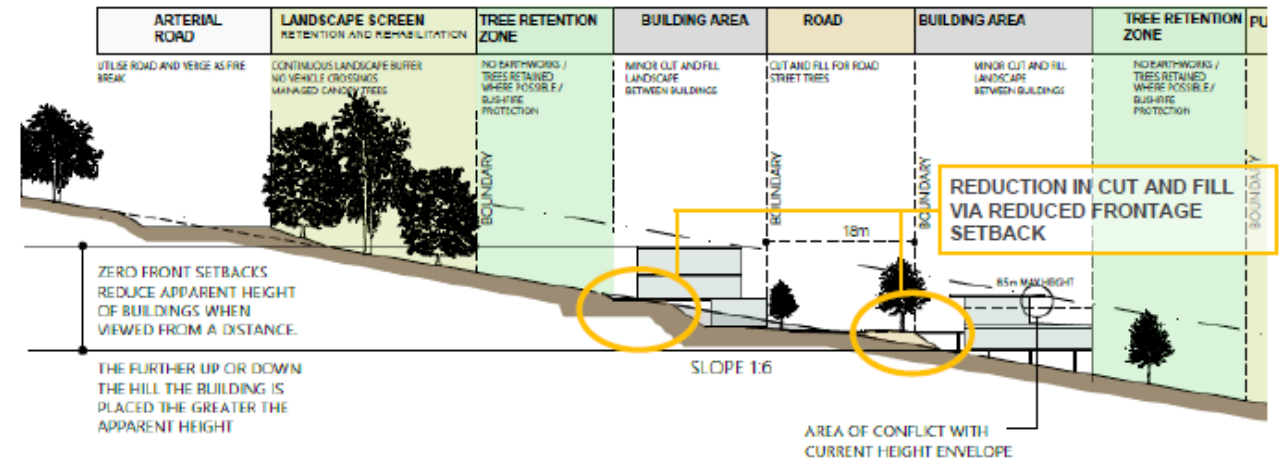


RESIDENTIAL ESTATE – HOUSING TYPOLOGIES

A STRONG FOCUS ON THE NATURAL ENVIRONMENT



Figure 12 – Concept street and dwelling cross-section



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

THE MILLS RESIDENTIAL ESTATE

SITE RESPONSIVE DESIGN WORKING WITH THE TOPOGRAPHY & NATURAL LANDSCAPE



TO CONCLUDE....

- ☐ The Planning Scheme Amendment seeks to facilitate the strategic vision for The Mills Residential Estate, on land with an existing endorsed plan of subdivision
- ☐ The proposed controls will facilitate a more coherent, environmentally friendly, and higher amenity residential development
- ☐ The site has no physical or development threshold constraints that prejudice the ability to be developed as per the Concept Master Plan
- ☐ Environmental matters regarding to bushfire, landslide, contamination and inundation risks are sufficiently low, and can be mitigated through the subdivision and development process
- ☐ The planning report and Council's assessment demonstrates that the Amendment has a high alignment with the relevant requirements of Section 32 of the Act
- ☐ The Mills Residential Estate will provide significant economic benefit to Tasmania and The Derwent Valley, and will deliver greater housing choice and supply within an area of growing demand and low supply.

THANK YOU

