

9. PLANNING AUTHORITY ITEMS

The Chairperson is to advise the meeting if the Council (or a Council Committee) intends to act at a meeting as a Planning Authority under the Land Use Planning and Approvals Act 1993.

The General Manager is to ensure that the reasons for a decision by the Council (or a Council Committee) acting as a Planning Authority are recorded in the minutes.

Any alternative decision the Council may make to a recommendation appearing on the Agenda requires a full statement of reasons in order to maintain the integrity of the planning approval process and to comply with the requirements of the Judicial Review Act.

9.1 DRAFT AMENDMENT PSA 2026/1

Decision #:	
Responsible Officer:	Executive Manager Development
Reporting Officer:	Senior Planner
File:	PSA 2026/1
DA#:	PSA 2026/1
Address:	9 Burnett Street, New Norfolk
Description:	Rezoning from Community Purpose Zone to Local Business Zone
Attachments:	A. Supporting Planning Report (all distributed separately)

PURPOSE

The purpose of this report is to consider an application for a planning scheme amendment to rezone the two titles known as 9 Burnett Street, New Norfolk (CT 134304/1 and CT 134306/1) from Community Purpose to Local Business.

RECOMMENDATION

That the Council

- A. In accordance with Section 40D of the Land Use Planning and Approvals Act 1993, Council agrees to prepare draft amendment PSA 2026/1 to the LPS.
- B. In accordance with Section 40F of the Land Use Planning and Approvals Act 1993, Council certifies draft amendment PSA 2026/1 to the LPS by instrument in writing affixed with the common seal of the planning authority.
- C. In accordance with Section 40G of the Land Use Planning and Approvals Act 1993, Council directs that draft amendment PSA 2026/1 be placed on public exhibition.

IMPLICATIONS AND FINANCIALS

Our Valley 2023 Strategic Plan	3.2 - We value, protect, and enhance the Derwent Valley's natural environment and biodiversity. 3.6 - We provide planning services to ensure appropriate development that protects and enhances the natural and built environment. 4.5 - We encourage and facilitate community participation and engagement in decision-making processes
Council Policy	Not applicable.
Legislative Context	This application is made under Section 37 of LUPAA.
Consultation	Once initiated, a draft planning scheme amendment is publicly advertised for a minimum of 28 days, during which representations may be received.
Impact on Budget/Resources	Not applicable.
Risk	Not applicable.

BACKGROUND

No relevant background.

DISCUSSION

Site

The site involves two adjoining parcels of land, known as the St Paul's Uniting Church, at 9 Burnett Street, New Norfolk.

The site is almost entirely covered by buildings, with the front title containing the church building and the rear title containing a hall. Only the front title has frontage to Burnett Street, with parking available for a vehicle on the northern frontage. Both titles have a benefiting easement comprising a right of way from Burnett Street across the adjoining land to the south, which provides vehicle access the length of the southern boundary.

The site (inclusive of both lots) is listed on the Tasmanian Heritage Register (THR 1222), being the St Paul's Uniting (former Methodist) Church. The heritage data sheet identifies the importance of the site as being:

- *St. Paul's Uniting Methodist Church is of historic heritage significance because of its ability to demonstrate the principal characteristics of a stucco Old Colonial Gothic ecclesiastical building.*
- *St. Paul's Uniting Methodist Church is of high historic cultural heritage significance because of its strong and special association with the general community as a religious and townscape landmark.*

The site is surrounded by a mix of uses. The New Norfolk District Hospital is to the south, residential properties to the west and east, and a car yard (with recent approval for a change of use to bottle shop) to the north.



Figure 1 Subject site

The site is zoned Community Purpose within the Derwent Valley Local Provisions Schedule (LPS) and adjoins Local Business to the north, Community Purpose to the south, and General Residential to the east and west. The site is also covered by the mapped Local Historic Heritage Code, and the Parking and Sustainable Transport and Road and Railway Assets codes will apply to any future development of the property.

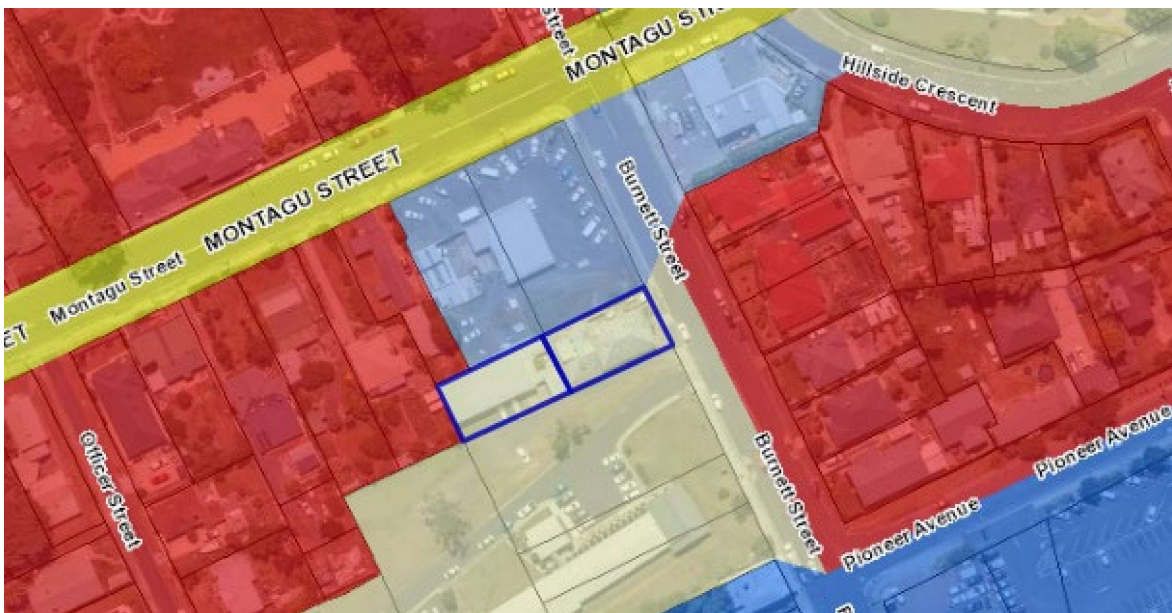


Figure 2 Current zoning (Community Purpose Zone shown in light yellow, Local Business Zone shown in light blue, General Business Zone shown in dark blue, General Residential Zone shown in red and Utilities Zone shown in yellow (Source: LISTmap))

Proposal

A request for an amendment to the LPS is made in accordance with section 37 of the *Land Use Planning and Approvals Act 1993*.

The request is for the rezoning of the two titles comprising St Pauls Uniting Church, known as 9 Burnett Street, New Norfolk (Certificate of Title References: CT 134304/1 and CT 134306/1) from Community Purpose to Local Business.

If the rezoning is supported, the Local Business zoning will facilitate a wider range of uses that can be applied for, including commercial uses that are appropriate for a privately owned property.

Statutory Provisions

Determination of Applications

This application is made under s37 of LUPAA. Section 37(1) of LUPAA provides for a person to request a planning authority to amend an LPS that applies to the municipal area of the planning authority.

In considering a draft amendment to the planning scheme, the Planning Authority must be satisfied that the requirements of s34 of LUPAA are met.

Section 34(2) of LUPAA states:

“(2) The LPS criteria to be met by a relevant planning instrument are that the instrument –

- (a) contains all the provisions that the SPPs specify must be contained in an LPS; and*
- (b) is in accordance with section 32 ; and*
- (c) furthers the objectives set out in Schedule 1 ; and*
- (d) is consistent with each State policy; and*
- (da) satisfies the relevant criteria in relation to the TPPs; and*
- (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and*
- (f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and*
- (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
- (h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019 ..”*

A detailed assessment against the requirements of section 34(2) of the Act is set out in this report.

Once initiated, a draft planning scheme amendment is publicly advertised for a minimum of 28 days, during which time representations may be received.

Following the public exhibition period, Council is required to consider the merits of the representations and the need to modify the draft amendment and forward the application to the Tasmanian Planning Commission (TPC), who may hold a hearing to determine the matter.

Assessment

Section 8A of LUPAA

In considering the appropriateness of applying the Local Business Zone to the site, the Tasmanian Planning Commission's *Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application* (Guideline 1) is relevant and outlined below.

Zone Application Guideline	Comment
LBZ 1 <i>The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</i> (a) <i>local shopping strips; or</i> (b) <i>town centres for some smaller settlements.</i>	The site is within the New Norfolk urban settlement, which is categorised as a Rural Services Centre under the STRLUS. The subject site adjoins Local Business zoned land to the north and north-east, which are currently used for a car yard, service station and hotel. The town centre is to the south, with the site being approximately 59 metres from the General Business Zone. The Local Business Zone is considered appropriate for the site as it will be part of a local shopping area/strip which is just outside of the town centre and differentiates it from the main centre
LBZ 2 <i>The Local Business Zone may be applied to:</i> (a) <i>Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy;</i> (b) <i>Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and</i> (c) <i>the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy.</i>	This guideline is not applicable, as New Norfolk is within a Rural Services Centre.
LBZ 3 <i>The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</i>	The site is within a group of local shops and businesses adjacent to an existing residential area. The provisions of the surrounding residential zone (General Residential Zone) would not be appropriate for the site, as the historical use of the site has not been residential and there is intention to maintain broader uses. The site has historically been used for a community function. A rezoning of the site to Local Business will provide for more diverse use options that are reasonably expected for privately owned, non-residential land in an urban settlement.
LBZ 4 <i>The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</i>	This guideline is not applicable as the site is not an isolated local shop or business. The site adjoins the Local Business Zone to the north.

(a) <i>they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or</i> (b) <i>there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i>	
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Section 32 of LUPAA

The proposed amendment is for a rezoning to another zone to which the SPPs would apply and therefore is in accordance with Section 32 of LUPAA.

Objectives of the Resource Management and Planning System

The Resource Management and Planning System (RMPS) objectives are outlined in the table below:

Objectives	Compliance
Part 1	
(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The proposed Local Business Zone will promote the sustainable development of existing urban land. The site contains existing buildings and is not affected by any environmental constraints or hazards. The proposed rezoning will not impact on any ecological processes or genetic diversity.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The site is currently zoned Community Purpose, with its historic use being for a church which fit the purpose of the zone being for community facilities and services. The property is now in private ownership and the proposed rezoning to Local Business will allow greater flexibility for commercial uses to be undertaken to allow for the sustainable future development of the land. The site adjoins the Local Business zone to the north and the rezoning will provide for a fair, orderly and efficient use of the existing infrastructure.
(c) <i>to encourage public involvement in resource management and planning</i>	This procedural objective is satisfied to the extent possible noting public exhibition will occur if the amendment is supported.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	The rezoning to Local Business will allow for a wide range of uses, including commercial, which will support local economic development. The zone will provide greater opportunity for commercial and mixed-use activity and will facilitate employment opportunities for the area,

	as well adaptive reuse of a site on the edge of the town centre.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	The proposal was referred to TasWater who have stated: <i>"TasWater does not object to the draft amendment and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings."</i> Heritage Tasmania has confirmed: <i>"There are no heritage concerns with the proposed rezoning from Community Purpose Zone to Local Business Zone. Please note that any works within the registered THR boundary associated with future use will remain subject to heritage approvals from the Tasmanian Heritage Council."</i>
Part 2	
(a) <i>to require sound strategic planning and co-ordinated action by State and local government</i>	The proposed amendment will include both local and state tiers of government to participate in the amendment process. In preparing this report, consideration has been given to how the proposed amendment is consistent with the STRLUS and its applicable policies and actions.
(b) <i>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</i>	The proposed amendment seeks to amend the zoning to facilitate potential future use and development of land. The existing planning controls within the Local Business Zone and Local Historic Heritage Code and other relevant Codes under the SPPs are considered sufficient to control any future use or development of the site.
(c) <i>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</i>	The proposed amendment will not have a direct effect on the environment, as there are no known environmental values at the site. The amendment will provide opportunity for commercial use of the site, creating opportunities for a range of social and economic benefits.
(d) <i>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</i>	This procedural objective is met.
(e) <i>to provide for the consolidation of approvals for land use or development</i>	This procedural objective is met.

	<i>and related matters, and to co-ordinate planning approvals with related approvals</i>	
(f)	<i>to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i>	The amendment seeks to rezone an established site to Local Business, providing greater flexibility for the property to be utilised for commercial uses. The amendment will create opportunity for employment within a short distance of the major commercial centre, and within walking distance of an established residential area.
(g)	<i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	The site is listed on the Tasmanian Heritage Register and is covered by the Local Historic Heritage code. The rezoning to Local Business will allow for a greater variety of uses to be applied for, including commercial uses, which will assist in the ongoing utilisation and conservation of the historic buildings.
(h)	<i>to protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community</i>	The proposal is not expected to have adverse effect on existing infrastructure or planned infrastructure. The property has access to services and any future development proposals will be referred to any relevant agencies for comment and approval, if applicable.
(i)	<i>to provide a planning framework which fully considers land capability</i>	This procedural objective is met.

State Policies

The State Policies and Projects Act 1993 determines the functions of a State Policy and what it can contain:

S.5(1) A State Policy-

- (a) must seek to further the objectives set out in Schedule 1; and*
- (b) may be made only where there is, in the opinion of the Minister, a matter of State significance to be dealt with in the State Policy; and*
- (c) must seek to ensure that a consistent and coordinated approach is maintained throughout the State with respect to the matters contained in the State Policy; and*
- (d) must incorporate the minimum amount of regulation necessary to obtain its objectives.*

The following State Policies are made under the State Policies and Projects Act 1993:

State Policy on the Protection of Agricultural Land 2009

This policy is not relevant to the proposed amendment.

State Policy on Water Quality Management 1997

The State Policy on Water Quality Management 1997 is relevant to this amendment as water use and stormwater management must be considered.

Any future use or development that may impact on the surface or groundwater quality in Tasmania will meet the policy by complying with any applicable use or development standards within the Planning Scheme.

The proposed amendment is consistent with the objectives of this policy.

Tasmanian State Coastal Policy 1996

The *Tasmanian State Coastal Policy 1996* is relevant to this amendment as the land is located inland, within one kilometre of the high-water mark of the River Derwent.

Assessment against each of the three main principles of the *Tasmanian State Coastal Policy 1996* is as follows:

- *Natural and cultural values of the coast shall be protected.*

The site is not situated on the coast and will the natural and coastal values will therefore not be directly affected.

- *The coast shall be used and developed in a sustainable manner.*

The proposal will allow for the site to be further developed in a sustainable manner whilst not impacting directly on coastal values.

- *Integrated management and protection of the coastal zone is a shared responsibility.*

The planning scheme amendment process is a shared process between State and Local Government, therefore ensuring that the management and protection of the coastal zone is a shared responsibility.

The proposed amendment is consistent with the objectives of this policy.

National Environment Protection Measures

National Environment Protection Measures (NEPM's) are also taken to be State Policies in Tasmania. NEPMs are made under Commonwealth legislation and are given effect in Tasmania through the *State Policies and Projects Act 1993*. Seven NEPM's have been made to date that deal with air toxics, ambient air quality, site contamination, diesel vehicle emissions, movement of controlled waste between states and territories, national pollutant inventory, and used packaging materials.

The site is not identified as potentially contaminated, and the proposal does not involve any use or development that would require consideration against any of the NEPM's. If rezoned, the Use and Development Standards of the Local Business zone will provide appropriate controls for non-residential or discretionary uses to maintain a reasonable level of residential amenity for adjoining residential zoned land. Such uses are not likely to, or have the potential to, require consideration against the NEPM's.

Tasmanian Planning Policies (TPPs)

The Tasmanian Government released the approved Tasmanian Planning Policies (TPPs) on 19 November 2025, noting that they will not come into effect until 1 July 2026. The purpose of the TPPs is to provide a consistent planning policy setting, to guide planning outcomes delivered through the strategic and regulatory elements of the planning system. The seven policies cover:

- Settlement
- Environmental Values

- Environmental Hazards
- Sustainable Economic Development
- Physical Infrastructure
- Cultural Heritage
- Planning Processes

The policies relevant to the proposal are discussed below.

1.0 Settlement TPP

The Settlement TPP prioritises a settlement pattern that locates people where they have access to employment, social infrastructure and transport networks to improve connectivity and liveability. Where possible, use and development should align with and maximise the use of existing infrastructure and services.

The following strategies are relevant to the proposal:

- *Promote the vibrancy and character of specific activity centres, hubs or inner-city locations that have good connectivity, housing choices and access to goods and services that support urban lifestyles, where the impacts associated with mixed use and higher density residential use can be managed.*

The proposed rezoning will contribute to the vibrancy of the area by providing flexibility for the future use and development of the site. The site is in a central location with close proximity to goods and services.

- *Identify and protect the key values and activities of rural towns and villages, and support use and development that enhances these values and activities.*

The proposal will support the ongoing use of an important heritage site which has value to the New Norfolk township.

4.0 Sustainable Economic Development TPP

The Sustainable Economic Development TPP focuses on identifying and supporting our economic activity, to deliver economic growth in a socially and environmentally responsible way. The TPP supports economic activity through the planning system through the allocation of land in appropriate locations, supporting the efficient use of infrastructure, and promoting diversification and sustainable development.

The following strategies are relevant to the proposal:

- *Promote tourism use and development that protects, is compatible with and builds on the assets and qualities of the events, activities and attractions underpinning them.*

The proposal will provide opportunity for commercial use in an existing heritage building, enabling long term economic sustainability through the adaptive reuse of the building. The heritage values of New Norfolk are an important part of the local tourism offering and this proposal will assist in protecting the long term viability of this site.

- *Identify and promote the protection of attributes that attract and enhance tourism experience.*

The historic cultural heritage of New Norfolk is important to the local tourism experience. The proposal will provide opportunity for a greater variety of uses, including commercial, which will contribute to the protection of the site's heritage values.

- *Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.*

The proposal will provide opportunity for commercial use at a site within a Rural Services Centre which will increase the opportunity for economic growth and tourism appeal, given the site's heritage character.

- *Identify and allocate a sufficient supply of land within existing settlements or areas identified for future growth of settlements, to provide for commercial and business use and development based on existing and projected demands, considering:*
 - a) *the nature and scale of the catchment being serviced;*
 - b) *consumer demand and demographic forecast;*
 - c) *efficient use of existing infrastructure;*
 - d) *accessibility to existing transport networks and services;*
 - e) *access to workforce;*
 - f) *the activity centre hierarchy; and*
 - g) *the regional settlement hierarchy.*

The proposal will provide for commercial and business opportunities on an existing serviced site with accessibility to existing transport networks and services that is located within a Rural Services Centre.

- *Support the activity centre hierarchy by promoting complimentary use and development to strengthen efficiencies within activity centres and, where possible, avoid unnecessary competition between activity centres.*

The proposal is in alignment with the activity centre hierarchy, promoting local business scale commercial use within a Rural Services Centre.

- *Encourage the intensification and growth in, and around, higher order activity centres that are highly accessible and which promote the efficient use of infrastructure and services.*

The proposal will contribute to intensification of use within the New Norfolk activity centre (Rural Services Centre) in a central area with pedestrian connectivity.

6.0 Cultural Heritage TPP

The principle of the Cultural Heritage TPP is to manage and protect the cultural heritage values of buildings, infrastructure, places, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values and promote adaptive reuse.

The following strategies are relevant to the proposal:

- *Identify sites that have State, National or world heritage significance and consider the impacts on the heritage values of those sites when designating land for a particular purpose.*

The proposal will provide increased opportunity for the preservation of existing heritage values of the site through adaptive reuse and further options for economically viable commercial uses.

- *Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.*

The proposal will promote long-term tenancy of the site and provide for commercial uses, contributing to the economic sustainability of the site and increasing opportunity for heritage preservation.

- *Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.*

The proposal will encourage the adaptive reuse of the heritage building.

Regional Land Use Strategy

The *Southern Tasmanian Regional Land Use Strategy 2010 – 2035 (STRLUS)* provides key directions and policies for land use in the region.

The following regional policies are relevant to the amendment:

CV 2	<i>Recognise, retain and protect historic cultural 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.</i>
CV 2.2	<i>Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:</i> <i>places of local significance are to be listed within Heritage Codes contained within planning schemes, as determined by the local Council</i> <i>places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council.</i> <i>places of national or international significance are listed through national mechanisms as determined by the Australian Government.</i>
Compliance:	
The site will continue to be listed on the Tasmanian Heritage Register and as a local heritage place under the Planning Scheme.	
T1	<i>Provide for innovative and sustainable tourism for the region</i>
T1.1	<i>Protect and enhance authentic and distinctive local features and landscapes throughout the region.</i>
T1.5	<i>Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.</i>
Compliance:	
The amendment will provide opportunity for commercial uses, including tourism pursuits, to be undertaken on the site, providing economic stability and greater prospects for long term tenancy of the heritage building/s. The economic sustainability and continued use of the site will increase opportunity for heritage preservation.	
AC 1	<i>Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible</i>

<i>regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.</i> <i>AC 1.1 Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.</i> <i>AC 1.2 Utilise the Central Business, General Business, Local Business Zones to deliver the activity centre network through planning schemes, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.</i> <i>AC 1.6 Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.</i> <i>AC 1.10 Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.</i> <i>AC 1.11 Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within planning schemes.</i>	Compliance: New Norfolk is listed as a Rural Services Centre under the STRLUS. The Rural Services Centre's role is to provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. The proposed amendment will facilitate a broader range of uses for the site which will promote economic growth, employment, and encourage business activities within close proximity to the town centre. The application of the Local Business Zone to the site will help facilitate the economic growth of the activity centre.
<i>SD 1 Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.</i> <i>SD 1.1 Implement the Regional Settlement Strategy and associated growth management strategies through planning schemes.</i>	Compliance: New Norfolk is categorised as a Major District Centre under the STRLUS Settlement Network. A Major District Centre is a <i>significant urban area 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.</i> The proposed amendment will provide opportunity for commercial activity, employment and economic growth in the Centre.

Strategic Plan 2023 – 2033

The Derwent Valley Strategic Plan 2023-2033 contains the following objectives:

1. *A vibrant, healthy and inclusive community*
2. *A thriving and diverse local economy*
3. *A sustainable natural and built environment*
4. *Good governance and community leadership*

The amendment aligns with the objectives of the Strategic Plan. The proposal will increase opportunities to build a thriving and diverse local economy on an existing serviced site within walking distance of the New Norfolk centre. The facilitation of new commercial uses will contribute to a thriving and diverse economy and will also contribute to a vibrant community.

The support for the draft amendment will further the objectives of a sustainable natural and built environment and good governance and community leadership by providing opportunities to develop a well located, serviced site and retain the buildings unique historic heritage values.

Local Land Use Strategy

The *New Norfolk Structure Plan 2016* applies to the site. The plan identifies the following key opportunities which are relevant to the amendment.

- *4.1.2 – Historic Cultural Heritage*

The historic cultural heritage of the New Norfolk township has been identified as an existing strength which could be better capitalised through assistance in the restoration and repair of buildings and streetscapes of heritage significance. The amendment will provide the subject site with greater opportunity for long term tenancy through the ability to undertake commercially viable uses, therefore ensuring the long term use and opportunity for building restoration.

- *4.1.4 – Town Centre*

The existing town centre has been identified as a compact centre based on a traditional 'high street' and is surrounded by many older style and historic buildings with opportunity for day-to-day social interaction focused around a pedestrian friendly environment. The amendment will provide opportunity for additional use of a site that is within easy walking distance from the town centre.

- *4.1.6 – Gateway Function*

The opportunity to capture a proportion of the traffic passing through New Norfolk has been identified as a key opportunity to benefit the town. The proposed amendment will provide opportunity for commercial uses to be undertaken that may have a high level of visitor interest and attract passing traffic to the town.

- *4.1.9 – Niche Retailing*

New Norfolk already has a cluster of niche retailers (antique shops, stationary supplies and art gallery) which are attractors to the town that capitalise on key strengths (historic cultural heritage and location). The proposed amendment will strongly align with this key opportunity, providing opportunity for commercial uses within a unique heritage site.

The following Strategic Principles are also relevant to the proposal.

- *Key Principle 1 – Building on Existing Assets*

The proposal will provide opportunity for an existing heritage building to be developed and used for commercial use, building on and revitalising an existing asset within the New Norfolk township.

- *Key Principle 3 – New Norfolk as a Gateway*

The proposal will help facilitate bringing passing visitors into New Norfolk, with additional opportunity for commercial uses to be undertaken that may have a high level of visitor interest and attract visitors to the town.

It is considered the amendment aligns with the *New Norfolk Structure Plan 2016*.

Consistency with adjoining LPS

This is not applicable, as the site subject to the amendment is not adjacent to any other municipal area.

Gas Pipeline safety

Gas Pipeline safety is not relevant to the Derwent Valley.

CONCLUSION

The proposal to amend the Derwent Valley Local Provisions Schedule meets the relevant provisions of the *Land Use Planning and Approvals Act 1993*.

Accordingly, it is recommended that Council agrees to prepare, initiate and certify the draft amendment and place on public exhibition.

ATTACHMENTS

All attachments are distributed separately.

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The Chairperson is to advise the meeting if the Council (or a Council Committee) intends to act at a meeting as a Planning Authority under the *Land Use Planning and Approvals Act 1993*.

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Reporting Officer:	Senior Planner
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PURPOSE

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RESOLUTION

Moved by Cr Shoobridge / Seconded by Cr Lowe

That the Council

- A. In accordance with Section 40D of the Land Use Planning and Approvals Act 1993, Council agrees to prepare draft amendment PSA 2026/1 to the LPS.
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The motion was put and was CARRIED

Mayor Dracoulis	For
Deputy Mayor Browning	For
Cr Derksen	For
Cr Bingley	For
Cr Lowe	For
Cr Shoobridge	For