

Enquiries: Planning Services
Telephone: (03) 6261 8530

Ref. PSA 2021/6

17 November 2023

Claire Hynes
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

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

Dear Ms Hynes

RE: PSA 2021/6 DRAFT AMENDMENT – LOTS 5 & 6 POULTERS ROAD, NEW NORFOLK

I am writing in response to your letter, dated 25 September 2023, relating to further directions given by the Commission.

1. Subdivision approval (planning permit 89/2005)

- a. Details of the amendment history of the permit are included in the covering letter accompanying the most recent planning permit amendment, dated 15 June 2022, previously supplied to the Commission. The table is included below:

Date	Description
24/10/2005	Original Permit
28/11/2008	General revision of permit conditions Revision of overall development plan
16/12/2010	Modification of lot layouts to Stage 4, 5 & 7 Revision of overall development plan
10/1/2012	Correction of original endorsed plan
12/1/2012	Modification of lot layouts to Stage 6A, 6B, 6C, 6D, 8, 9 & 10 Revision of overall development plan
4/4/2012	Modification of lot layouts to Stages 11 to 28 Revision of overall development plan
15/6/2012	Reduction of lots in Stage 4
22/8/2012	Modification of road alignment in Stage 4
6/2/2013	Reduction of lots in Stage 4
19/11/2020	Modification of Stage 6C & 6D Englobo lots for Stage 6C & 6D
16/12/2020	Deletion of Developer Contributions condition [unnumbered]
5/3/2021	Creation of englobo lots for Stage 8, 9 & 10 New Condition 5a [in unnumbered DIER condition group]
18/8/2021	Modification of Stage 6C to Stage 6C-1 & 6C-2

1/2/2022	Modification & consolidation of Stages 6C & 6D and various minor changes including updating permit conditions
15/6/2022	Modification of staged lot layout and englobo lots for Stages 9 & 10 and substages for Stage 10

The following is a summary of each planning condition for the permit dated 15 June 2022, as this is the current approval, and the approval which the developer is required to comply with.

Condition	Status
Condition 1 – Layout	Ongoing for each stage
Condition 2	Deleted
Condition 3 – Survey plan	Ongoing for each stage
Condition 4 – Staging of Development	Ongoing for each stage – Several conditions relate to Stage 6C and are ongoing
Condition 5 – Bushfire Hazard minimisation	Ongoing for each Stage 1-14
Condition 6 – Landscaping	Ongoing for the POS at each stage
Condition 7 – Hours of works	Ongoing – construction condition
Condition 8 – Environmental Protection	Ongoing – construction condition
Condition 9 - Aboriginal Sites & Relics	Ongoing
Condition 10 - Threatened Species Act	Deleted
Condition 11 – Public Safety	Ongoing – construction condition
Condition 12 – Services (TasNetworks and Telstra)	Ongoing for each stage
Condition 13 – Open Space	Ongoing – 5% will be required overall but yet to be transferred
Condition 14 – Cash in lieu of open space	Ongoing – if CiL required
Condition 15 – Land Instability Assessment	Ongoing for each Stage 1-14. Usually required at engineering approval stage
Condition 16 - Water Capacity Report	Deleted
Condition 17 – Water supply	Ongoing. TasWater approval for each stage
Condition 18 – River Reserve	Future issue, Stage 15-18, 22 & 26-28. Would be identified and assessed by Inundation Code for any new approval
Condition 19 - Flood Level Covenant – River Reserve	Future issue, habitable floor level less than 300 millimetres above the 1% AEP assessed under building approvals
Condition 20 - Erosion and Sedimentation Control	Ongoing for each stage
Condition 21 - Works in Highway or Road Reservation	Ongoing for each construction stage
Condition 22 - Works in Road Reservations	Deleted
Condition 23 - Engineering Drawings	Ongoing for each stage
Condition 24 – Security	Deleted
Condition 25 – Electrical Reticulation	Deleted
Condition 26 – Sealing of Final Survey Plan	Ongoing for each stage
Condition 27 – Council Connections	Deleted
Condition 28 – Sewer and Stormwater	Completed as only applies to stages 1 & 2
Condition 29 – Water	Applies to stages 1-6. Ongoing as part of stage 6 is still to be completed. Also covered in condition 17.
Condition 30 - Developer Contributions	Deleted
Condition 31 – Water supply	Ongoing for each stage
Condition 32 – Sewerage	Ongoing for each stage

Condition 33 – Drainage	Ongoing for each stage
Condition 34 – Re-survey	Ongoing for each stage
Condition 35 – Survey pegs	Ongoing for each stage
Condition 36 - Building Envelope	As required. Has been met for sealed stages
Condition 37 – Electricity Infrastructure Easement	As required. Has been met for sealed stages
Condition 38 – Scour Valves	TasWater condition. As required
Condition 39 – Offtake	TasWater condition. As required
Condition 40 – Crossing of the Pipeline Easement	Ongoing for each stage
Condition 41 (1) – Left turn lane	Completed
Condition 41 (2) – Junction and right turn lane	Completed
Condition 41 (3) – Bond	N/A
Condition 41 (4) – Proposed plans – Glebe Rd	Completed
Condition 41 (5) – Limited access road	Completed for sealed stages
Condition 41 (5A) – Acoustic fence	Completed
Condition 41 (6) – Noise from state road	Planting and Part 5 Agreement completed for sealed stages
Condition 41 (7) – Part 5 Agreement	Completed for sealed stages

- b. The 2005 planning permit has been superseded by a number of amendments under Sections 55 and 56 of LUPAA. The most recent version of the permit, dated 15 June 2022, still includes these conditions, combined as Condition 41 titled 'conditions relating to the state road'.

Condition 41 (1) requires the provision of a left turn auxiliary lane on the Lyell Highway when titles have been issued for 60 lots. Condition 41 (2) required the Glebe Road junction to be relocated to the east and upgraded to include a right turn auxiliary lane on the Highway when titles have been issued for 170 lots. This work has been completed and was triggered by the completion of the 60 lots, and 170 lots. 225 lots have been sealed to date.

2. Visitor Accommodation permit

A copy of planning permit, DA 2022/001 has been included with this response.

3. Lot yield and residential growth targets – Regional Land Use Strategy

- a. Council does not have access to any additional data beyond the data already supplied to the Commission by the applicant. REMPLAN are in the process of developing some better data for the Derwent Valley Municipality however this will not be ready for some time.

The STRLUS states that the 20-30% in the number of potential dwellings is “calculated as the percentage of the number of dwelling existing at the declaration date that can occur across the 25 year planning period”.

Council is not able to establish a base line of how many dwellings existed at the declaration date as it is not clear what this date is, and if a date could be established then Council has no ability to extract data to provide an exact number of dwellings/approvals existing on that date.

The Urbis analysis is the most contemporary information available. The only

additional information available is the approval of several subdivisions, summarised below.

Subdivision	Number of lots
Tynwald	71 lots
Back River Road A	51 lots
McLeod Street	52 lots
Back River Road B	60 lots
Benjamin Terrace	29 lots
TOTAL	263 lots

These figures do not change the overall figures outlined in the Urbis analysis as these would be deducted from the estimated potential dwelling yield in the table supplied on page 48. Only the 51 lot subdivision at Back River Road has been sealed. All other approved subdivisions are either under construction or yet to commence. The 71 lot and 60 lot subdivision will be developed in stages.

- b. It is not clear what constitutes 'residential land' for the purposes of the Greater Hobart Residential Strategy, as referred to in the STRLUS. It is uncertain if residential land refers to all land or just land zoned General Residential (given that the Strategy refers to residential development of a suitable density).

The lot yield will not be changing. If the existing Rural Living land is considered as residential then the rezoning of the land and introduction of the SAP will not contribute any increase in residential growth from 2011-2035 as the approval of the 730 lots predates the declaration date of the Strategy, assumed to be some time in 2011.

The STRLUS acknowledges that to supply a mix of both greenfield and infill development an expansion of the residential zone may be required to meet this target. Council's understanding is that to be considered Greenfield development a rezoning is required as the development of land already zoned residential is considered infill.

If the Rural Living lots under the current approval are not considered residential for the purposes of the growth scenarios, then the rezoning would constitute New Norfolk's only greenfield development, helping to achieve the target of 50/50 greenfield/infill development. In this scenario it is argued that all residential development in New Norfolk has been infill since 2011, as only land zoned residential has been subdivided and developed. This means that the residential growth of New Norfolk is not currently meeting the expectations of the mixed growth scenario.

4. Reference to Commission's previous decisions

Below is a list of previous Commission decisions relevant to the Structure Plan:

- [Derwent Valley Interim Planning Scheme 2015 amendment RZ91/2017 \[2018\] TASPComm 27 \(5 July 2018\)](#)

Insert Particular Purpose Zone 4 – Royal Derwent Hospital - The Commission found that the Structure Plan provides no guidance or assistance on the future

use and development of the subject site.

- Derwent Valley Interim Planning Scheme 2015 amendment 206-2019 [2020] TASPComm 46 (4 December 2020)

Kensington St Rezoning – didn't consider structure plan even though this decision was specifically contrary to it.

- Derwent Valley 2015 - RZ 2020-03 (20 August 2021)

For a site specific lot size qualification in Rural Living Zone – Commission found that the structure plan did not reflect the current residential market situation in New Norfolk

- Derwent Valley 2015 - RZ 2020-02 (20 August 2021)

Rezone part of the land at Ring and Link Roads, New Norfolk and land at Warner Avenue, New Norfolk from Open Space to General Residential; and rezone land accessed from Turriff Lodge Drive, New Norfolk from Open Space to Rural Resource - Commission found the structure plan did not reflect the current residential market situation in New Norfolk

5. Water servicing plan

Provided by the applicant to Taswater.

6. Bushfire risk management

The applicant is still working with their expert bushfire consultant and the TFS on drafting changes to the proposed SAP in accordance with the Commission's directive 6. It is expected that a revised SAP can be submitted to the Commission within two weeks.

7. Specific Area Plan drafting

The applicant is still working on a drafting review of the proposed SAP. Once any changes have been made Council will review and work with the applicant to agree upon the changes. It is expected that a revised SAP can be submitted to the Commission within two weeks.

Please do not hesitate to contact Laura Ashelford on 03 6261 8530 should you have any additional questions.

Yours sincerely



LAURA ASHELFORD
SENIOR PLANNER

Enquiries: Planning Services
(03) 6261 8530

File: DA 2022/116

Date: 24 June 2022

Omega Investment Holdings C/- Urbis
Level 10, 477 Collins Street
Melbourne 3000

via email: bgreenham@urbis.com.au

Dear Sir or Madam

PLANNING APPLICATION DA 2022/116

Lots 5 & 6 Poulters Road and Lot 7 Glebe Road, NEW NORFOLK - Visitor accommodation - 30 holiday cabins with associated restaurant and recreation facilities, landscaping, car parking and access (amended)

I am pleased to advise that Derwent Valley Council (acting as a Planning Authority) has granted approval for the above application. A copy of the planning permit is attached.

Section 61 of the *Land Use Planning and Approvals Act 1993* provides that an applicant, owner or any representor may appeal to the Tasmanian Civil & Administrative Tribunal (TASCAT) within 14 days of notice of this decision being served.

For further information about procedures for lodging an appeal please contact the Tribunal on 1800 657 500 or via email at resourceplanning@tascat.tas.gov.au.

If you wish to discuss this matter further please contact the above office, or via email dvcouncil@dvc.tas.gov.au quoting the above reference.

Yours sincerely



DANIEL MARR
EXECUTIVE MANAGER DEVELOPMENT SERVICES

PLANNING PERMIT

Derwent Valley Interim Planning Scheme 2015

In accordance with Division 2 of the *Land Use Planning and Approvals Act 1993*, Derwent Valley Council (acting as a Planning Authority) grants the following permit:-

REFERENCE: DA 2022/116

Purpose: Visitor accommodation - 30 holiday cabins with associated restaurant and recreation facilities, landscaping, car parking and access

Address: Lots 5 & 6 Poulters Road and Lot 7 Glebe Road, NEW NORFOLK (Folio Ref: CT /)

Date: 24 June 2022

This permit is subject to the following conditions:

GENERAL

1. The use or development must only be undertaken in accordance with the endorsed plans and documents (as described in Attachment A to this permit) and any permit conditions and must not be altered without the written consent of Council.
2. No other signage has been approved as part of this report. Therefore, details regarding any additional signage, must be subject to a separate application.

USE

3. The restaurant, bar and leisure facilities is to remain ancillary to the main use of the site as visitor accommodation. The purpose of the restaurant, bar and leisure facilities is to predominantly provide for guests of the visitor accommodation.

HOURS OF OPERATION

4. The hours of operation for the ancillary restaurant and bar must be in accordance with the following:
 - 6:00am to 11:00pm – Monday to Sunday and Public Holidays

LANDSCAPING

5. The landscaping works must be provided substantially in accordance with the approved landscape plan that forms part of this permit, and to the satisfaction of Council's General Manager within six (6) months of the first use of the development.
6. All landscaping must continue to be maintained to the satisfaction of Council.

ENGINEERING

7. The end of Leila Street must be sealed and a sufficiently sized turning head must be provided at the start of the access strip, on the subject site, at the termination of the public road at Leila Street. When Leila Street is extended and adopted as a public road as part of future development the turning head must be relocated to the end of the public road to continue to allow for on-site turning.

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8. Prior to commencement of works onsite, detailed engineering drawings prepared by a licensed civil engineer showing turning head, access strip, internal service lines and connections to existing infrastructure, stormwater collection, treatment and finished levels must be submitted to Council for the approval by Council's General Manager (or delegate). All works required by this condition must be installed, prior to the issuing of a building permit, or prior to the commencement of the use where no building permit is required.
 9. Engineering design drawings must comply with the relevant Australian Standards.
 10. Approved Engineering Plans will remain valid for a period of 2 years from the original date of approval.

PARKING AND ACCESS

11. At least 64 parking spaces, must be designed and provided on the site, and available at all times for the approved use in accordance with Australian Standards
 - The circulation roadways, ramps and parking module (parking spaces, aisles and manoeuvring area) must be designed and constructed in accordance with Australian Standard AS/NZS2890.1:2004 (including the requirement for vehicle safety barriers where required), and must have:
 - Space on site to allow cars to turn with a single turning movement and leave the site in a forward direction.
 - An all-weather pavement constructed and surfaced to the satisfaction of the Council's Municipal Engineer.
 - Line-marking or some other means to show the parking spaces to the satisfaction of Council.
 - Drainage discharging to the stormwater system in accordance with the requirements of a plumbing permit issued by the plumbing Permit Authority.
12. Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.
13. The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.

CONSTRUCTION AMENITY

14. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:

Monday to Friday	7:00 a.m. to 6:00 p.m.
Saturday	8:00 a.m. to 6:00 p.m.
Sunday and State-wide public holidays	10:00 a.m. to 6:00 p.m.

15. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:

-
- a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - b) The transportation of materials, goods and commodities to and from the land.
 - c) Obstruction of any public footway or highway.
 - d) Appearance of any building, works or materials.
16. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.

PROTECTION OF WATER QUALITY

17. Prior to any other works approved by this permit commencing, a Soil and Water Management Plan (SWMP) prepared by a consultant approved by Council's Municipal Engineer recommending measures to control stormwater runoff from the land to prevent sediment and construction materials from being deposited on roads, adjoining properties or entering the stormwater system and water ways must be submitted to and approved by the Council's Municipal Engineer. The SWMP shall form part of the permit when approved.
18. Prior to any other works approved by this permit commencing, install temporary run-off, erosion and sediment controls in accordance with the measures detailed in the approved SWMP and inspect and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development to the satisfaction of Council's General Manager.
19. Drainage from the proposed development must drain to a legal discharge point to the satisfaction of Council's Municipal Engineer and in accordance with plumbing approval issued by the Permit Authority in accordance with the Building Act 2016.
20. Wastewater from the development must discharge to an on-site waste disposal system in accordance with a Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016 prior to the commencement of any works.
21. All waste oil and other contaminants generated by the approved development must be stored appropriately and disposed of by a licensed contractor. Prior to the approved use commencing, the applicant shall apply for and be issued with a Plumbing Permit for Trade Waste issued by the Permit Authority in accordance with the Building Act 2016.

Signed:



DANIEL MARR
EXECUTIVE MANAGER DEVELOPMENT SERVICES

This following advice applies to this permit:

1. Please consult your building surveyor to ascertain whether the development requires approval under the Building Act 2016. Where approval is required this is to be obtained from the Council prior to the commencement of any works.
2. An application for a plumbing permit must be lodged in accordance with the Building Act 2016 and a permit issued prior to the commencement of any plumbing work on site.
3. The granting of this planning permit does not certify compliance with the Building Code of Australia nor the *Disability Discrimination Act 1992* and does not imply that any approval required under any other legislation or by-law has been granted.
4. In accordance with Section 53 of the *Land Use Planning and Approvals Act 1993*, this permit does not take effect until the expiry of 14 days from the day on which notice of this permit was served on all persons who have a right of appeal, or the determination of any appeal lodged against the granting of this permit. If the applicant is the only person with the right to appeal and notifies the planning authority in writing, the use or development to which this permit relates may be commenced prior to the expiry of this period, but the applicant waives the right to appeal.
5. In accordance with Section 53(5) of the *Land Use Planning and Approvals Act 1993*, this permit lapses after a period of two years from the date of this permit unless the use or development has substantially commenced within that period or an extension has been granted.
6. Should any features or deposits of an archaeological nature be discovered on the site during excavation or disturbance:
 - All excavation and/or disturbance must stop immediately; and
 - A qualified archaeologist must be engaged to attend the site and provide advice and assessment of the features and/or deposits discovered and make recommendations on further excavation and/or disturbance; and
 - All features and/or deposits discovered must be reported to the Council; and
 - A copy of the archaeologist's advice, assessment and recommendations obtained in accordance with (2) above must be provided to the Council for information.

ATTACHMENT A: ENDORSED PLANS & DOCUMENTS

The following plans and documents are endorsed and form part of this permit:

DESCRIPTION	REFERENCE	DATE PROVIDED
Application Form		18 May 2022
Certificate of Title		18 May 2022
Town Planning Report	<i>Luxury Cabins, The Mills, New Norfolk</i> Urbis Prepared for Omega Investments Holding Issue date: 17 May 2022	18 May 2022
Planning Approval Report	The Mills New Norfolk Luxury Cabins Planning Approval Report Part A Site Planning (Kenton Cox Architect) Plan No.s LC-01 (The Mills Masterplan), LC-02 (Site Plan), LC-03 (Site Zone Plan), LC-04 (Site Interpretation Plan), LC-05 (Retreat Layout Plan), LC-06 (Retreat Staging Plan, LC-07 (Central Facilities Layout Plan), LC-08 (Site Cross Sections), LC-09 (Site Photos Panorama 1), LC-10 09 (Site Photos Panorama 2), LC-11 09 (Site Photos Panorama 3), LC-12 (Site Photos 4), LC-13 (Site Photos 5) Part B Building Design (QCC Collection, Wild Modular) Central Facilities A1 Indicative Rendered Image A6 Elevations 1 A7 Elevations 2 A8 Floor Plan A9 Roof Plan Cabins B1 Indicative Rendered Image B5 Indicative Coloured Elevation B6 Floor Plan B7 External Elevations B8 External Elevations	18 My 2022
Landscape Character	The Mills Estate – Luxury Cabins – Landscape Character	18 May 2022

THE MILLS

NEW NORFOLK



LUXURY CABINS

PLANNING APPROVAL REPORT

ISSUE: A DATE: 14th DECEMBER 2021

DERWENT VALLEY COUNCIL PLANNING SERVICES

Development Application No: DA 2022/116

Approved/Refused:
Date: 24/06/2022



PART A

SITE PLANNING (KENTON COX ARCHITECT)

- LC-01** THE MILLS MASTERPLAN
- LC-02** SITE PLAN
- LC-03** SITE ZONE PLAN
- LC-04** SITE INTERPRETATION PLAN
- LC-05** RETREAT LAYOUT PLAN
- LC-06** RETREAT STAGING PLAN
- LC-07** CENTRAL FACILITIES LAYOUT PLAN
- LC-08** SITE CROSS SECTIONS
- LC-09** SITE PHOTOS PANORAMA 1
- LC-10** SITE PHOTOS PANORAMA 2
- LC-11** SITE PHOTOS PANORAMA 3
- LC-12** SITE PHOTOS 4
- LC-13** SITE PHOTOS 5

PART B

BUILDING DESIGN (QCC COLLECTION, WILD MODULAR)

CENTRAL FACILITIES

- A1** INDICATIVE RENDERED IMAGE
- A6** ELEVATIONS 1
- A7** ELEVATIONS 2
- A8** FLOOR PLAN
- A9** ROOF PLAN

CABINS

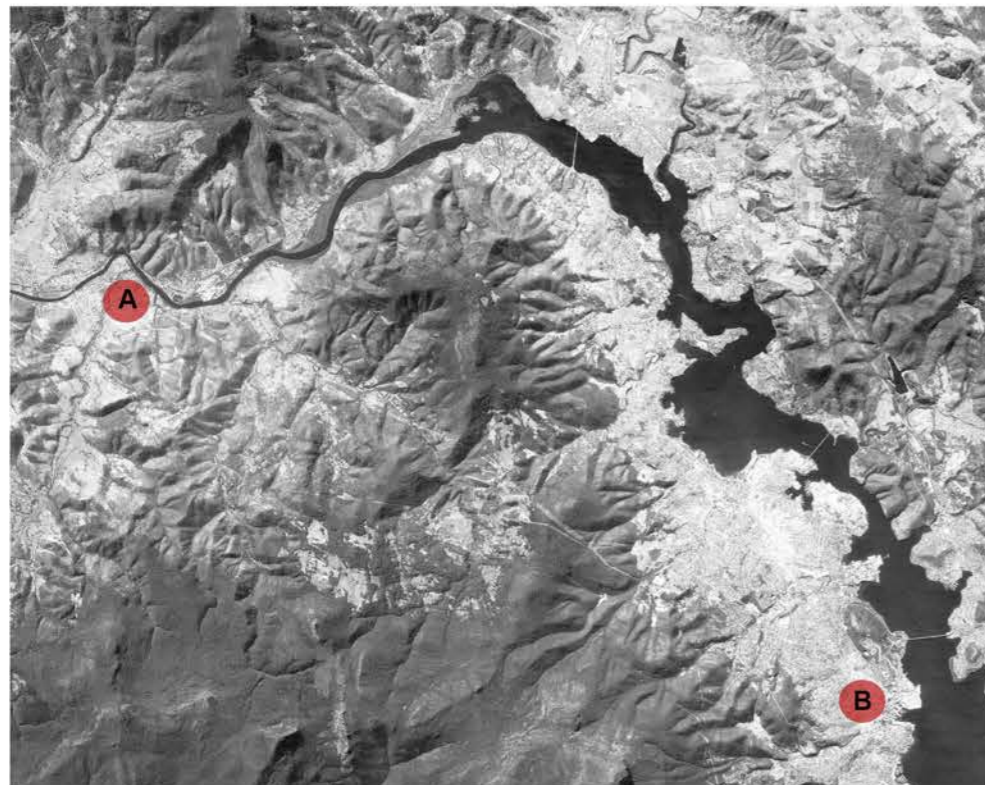
- B1** INDICATIVE RENDERED IMAGE
- B5** INDICATIVE COLOURED ELEVATION
- B6** FLOOR PLAN
- B7** EXTERNAL ELEVATIONS
- B8** EXTERNAL ELEVATIONS

**DERWENT VALLEY COUNCIL PLANNING
SERVICES**

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PART A: SITE PLANNING



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



A. NEW NORFOLK
B. HOBART



DERWENT VALLEY COUNCIL PLANNING SERVICES
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SITE LOCATION



THE MILLS CENTRAL PRECINCT



THE MILLS HILLSHADE



TEMPORARY LEGAL POINT OF ACCESS

TEMPORARY UNSEALED ROW ACCESS DRIVEWAY TO CABINS

SITE PLAN EXTENSION

CONNECTION TO LEILA STREET

TEMPORARY TURNING HEAD

TEMPORARY GARBAGE BIN ENCLOSURE AND PUMP ROOM

TEMPORARY POINT OF ACCESS

- 1 CENTRAL FACILITIES
- 2 LUXURY CABINS
- 3 VALLEY PARKING
- 4 REHABILITATED BUSHLAND
- 5 ENTRY DRIVEWAY
- 6 OVERLAND FLOW AND GULLY
- 7 FUTURE LEGAL ACCESS POINT
- 8 TEMPORARY ROW DRIVEWAY



DERWENT VALLEY COUNCIL PLANNING SERVICES

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- ZONE 1**
GENERAL REHABILITATION AND BUSHFIRE MAINTENANCE
 118,600 sqm
 BUSHFIRE FIRE PROTECTION AND LONG TERM REHABILITATION
- ZONE 2**
SPECIFIC LANDSCAPE ZONE
 15,000 sqm
 INCULDES FEATURE LANDSCAPE, SPECIFIC RELAXATION ZONES, ACTIVITY ZONES, FOOD PRODUCTION, SW TREATMENT ETC
- ZONE 3**
SPECIFIC REHABILITATION ZONE
 21,400 sqm
 INCLUDES CABIN SCREENING REHABILITATION WITH NATIVE SPECIES PEDESTRAIN PATHS.
 GUEST-NATURE INTERATION ZONE
- ZONE 4**
OVERLAND FLOW ZONE
 19,300 sqm
 SPECIFIC OVERLAND FLOW REHABILITATION, DETENTION AND TREATMENT PONDS



POWERLINE EASEMENT

DERWENT VALLEY COUNCIL PLANNING SERVICES

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Date: 24/06/2022



COPYRIGHT: This drawing and the information it contains is the copyright of Kenton Cox Architect and can not be copied, reproduced or used for any building site other than the one for which it was prepared.

PROJECT NAME
The Mills New Norfolk

DRAWING
ZONE PLAN

DATE:
14/12/2021

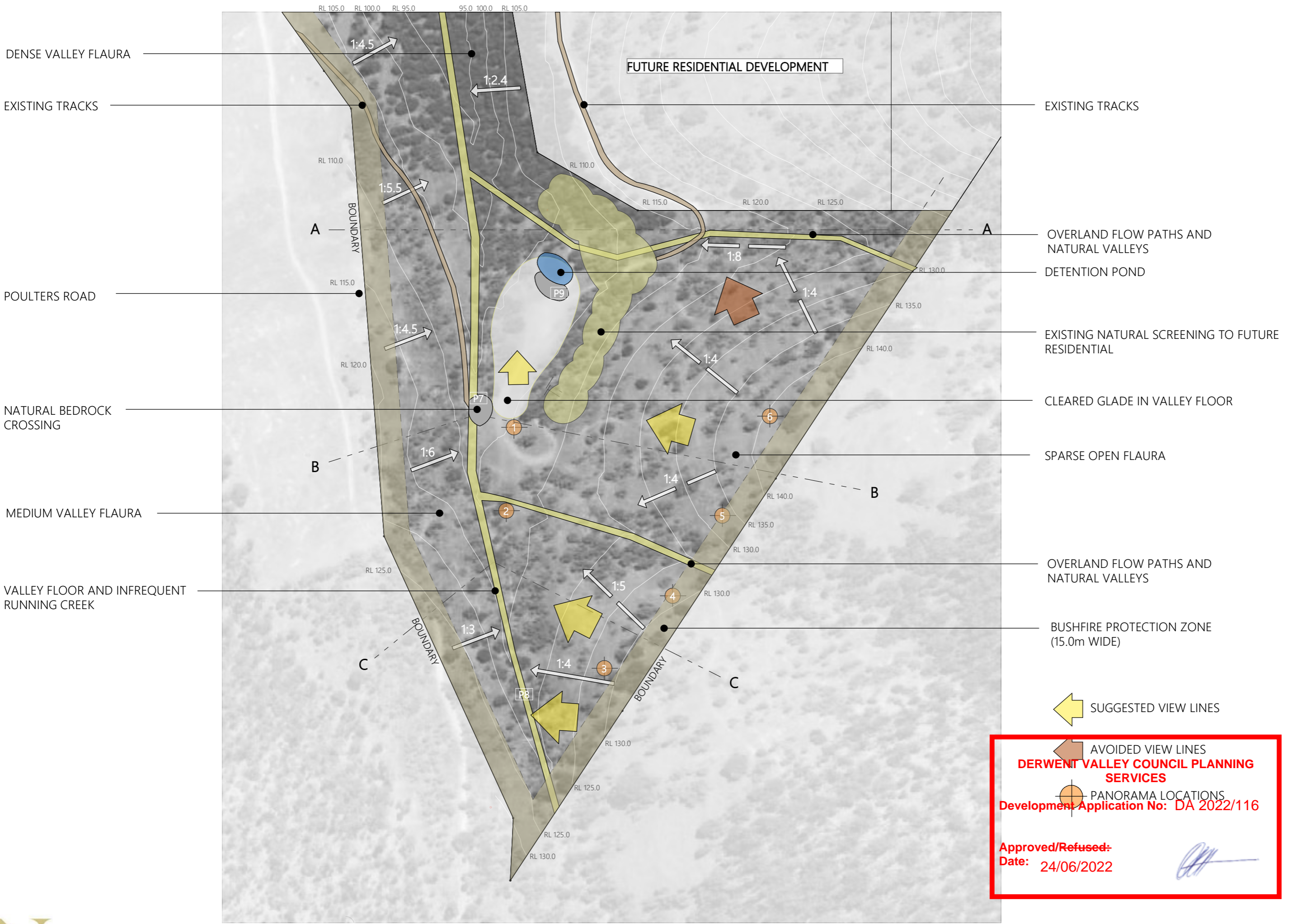
SCALE:

PROJECT NO:
2001

DRAWING NO.
LC2-03

ISSUE
A

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



DENSE VALLEY FLAURA

EXISTING TRACKS

POULTERS ROAD

NATURAL BEDROCK CROSSING

MEDIUM VALLEY FLAURA

VALLEY FLOOR AND INFREQUENT RUNNING CREEK

FUTURE RESIDENTIAL DEVELOPMENT

EXISTING TRACKS

OVERLAND FLOW PATHS AND NATURAL VALLEYS

DETENTION POND

EXISTING NATURAL SCREENING TO FUTURE RESIDENTIAL

CLEARED GLADE IN VALLEY FLOOR

SPARSE OPEN FLAURA

OVERLAND FLOW PATHS AND NATURAL VALLEYS

BUSHFIRE PROTECTION ZONE (15.0m WIDE)

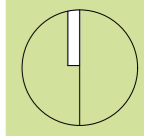
← SUGGESTED VIEW LINES

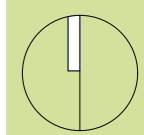
← AVOIDED VIEW LINES

DERWENT VALLEY COUNCIL PLANNING SERVICES

PANORAMA LOCATIONS
Development Application No: DA 2022/116

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REHABILITATED BUSH

FEATURE CREEK CROSSING SUFFICIENT FOR DELIVERY AND FIRE TRUCK REHABILITATED NATURAL ZONE TO ENHANCE SCREENING OF ENTRY DRIVEWAY AND FUTURE RESIDENTIAL

CENTRAL ACTIVITY ZONE, WETLAND, SW DETENTION, LANDSCAPE FEATURE, VEG GARDENS

TEMP SEWER TREATMENT SYSTEM AND SUB SURFACE IRRIGATION

SUGGESTED LOCATION FOR CENTRAL FACILITIES

EXISTING BEDROCK AREA TO BE EXPOSED AND INTEGRATED INTO LANDSCAPE CONCEPT (WILL ENHANCE FEELING OF PERMANENCE)

CREEK REHABILITATION ZONE (LANDSCAPE FEATURE)

BUSHFIRE PROTECTION ZONE (15m)

CAR PARKING REQUIREMENTS

REQUIRED
1 PER CABIN = 30

15 SPACES PER 100sqm GFA @ 273 sqm 41

PROVIDED = 64



FUTURE RESIDENTIAL PROPOSED LAYOUT

FUTURE CARPARK CONNECTION FOR EMERGENCY ACCESS AND POSSIBLE PUBLIC DAY ACCESS.

NATURAL OVERLAND FLOW TO INTEGRATE INTO PARKING (LANDSCAPE FEATURE)

SCREENED CAR PARKING IN NATURAL VALLEY (50 SPACES SHOWN)

REHABILITATED NATURAL VEGETATION TO IMPROVE SCREENING AND NATURAL BUSH BACKDROP

USE OF NATURAL GROUND CONTOUR TO SCREEN CABINS

FIRE TRAIL (min 4.0m WIDE WITH PASSING BAY @ max 200m)

OPTIONAL WATER HEADER TANK IF MAIN FEED FROM NEW RESERVOIR NOT POSSIBLE

FIRE HYDRANT (max 120m COVER TO CABINS)

OVERLAND FLOW PATH PROVIDE TIMBER BOARDWALK/BRIDGE FOR GOLF CART ACCESS

BUSHFIRE COVERAGE PROVIDED BY HYDRANT WITHIN LUXURY CABINS

CABIN ZONE WITH NATURAL AND REVEGETATED SCREENING (30 CABINS SHOWN)

GOLF CART ACCESS TO CABINS

DERWENT VALLEY COUNCIL PLANNING SERVICES

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BUSHWALK II CONNECTION FACILITIES
J A M D

EXISTING OVERLAND FLOW





- FEATURE CREEK CROSSING (IMPORTANT WAYPOINT)
- REHABILITATED NATURAL ZONE TO ENHANCE SCREENING OF ENTRY DRIVEWAY AND FUTURE RESIDENTIAL
- CENTRAL ACTIVITY ZONE, WETLAND, SW DETENTION, LANDSCAPE FEATURE, VEG GARDENS
- SUGGESTED LOCATION FOR CENTRAL FACILITIES
- EXISTING BEDROCK AREA TO BE EXPOSED AND INTEGRATED INTO LANDSCAPE CONCEPT (WILL ENHANCE FEELING OF PERMANENCE)
- CREEK REHABILITATION ZONE (LANDSCAPE FEATURE)

- FUTURE RESIDENTIAL PROPOSED LAYOUT
- SCREENED CAR PARKING IN NATURAL VALLEY (24 SPACES SHOWN)
- STAGE 2 CONSTRUCTION ACCESS VIA FIRE TRAIL AND FUTURE RES TRACK
- FIRE TRAIL
- WATER HEADER TANK (MAINS FED FROM STAGE 7)
- CABIN ZONE WITH NATURAL AND REVEGETATED SCREENING (15 CABINS SHOWN)
- GOLF CART ACCESS TO CABINS

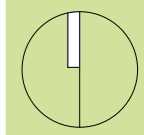
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Date: **24/06/2022**





FEATURE CREEK CROSSING TO ACT AS GATEWAY AND WAYFINDING.

CROSSING TO THE EASTERN BANK AT THIS POINT PROVIDES ACCESS TO SCREENED PARKING AREAS. HIGH LEVEL ENTRY TO THE CENTRAL FACILITIES AND PROTECTS VIEWS OVER THE WESTERN BANK AND DOWN THE CREEK.

MULTIUSE SPACE, GRASSLAND, FOOD PRODUCTION, LANDSCAPED GARDEN, WETLAND TREATMENT.

VEHICLE AND PEDESTRIAN ACCESS FROM THE EASTERN SIDE

NORTHERN ASPECT AND PRIMARY LONGER VIEWS OVER GLADE

SHORTER VIEWS OVER CREEK OPORTUNITY FOR REHABILITATION AND NATURAL BUSH SETTING. BEDROCK AREA COULD BECOME A FEATURE

REHABILITATE VEGETATION ON WEST BANK

REHABILITATE AND STABILISE CREEK ZONE WITH BOULDERS AND ROCKS

QUIET ZONE, MEDITATION AND YOGA

LANDSCAPE SCREENING TO FUTURE RESIDENTIAL

RETAINING WALL AND VEGETATED SCREEN TO HIDE PARKING AREA

PARKING DRIVEWAY LESS OBVIOUS FOR ARRIVING TRAFFIC TO RETAIN FEELING OF SECLUSION

WALKING TRAIL THROUGH BUSH FROM CAR PARK TO CENTRAL FACILITIES (MAX 100m)

MINIMAL CONTOUR CHANGE BETWEEN PARKING AND CENTRAL FACILITIES

VEHICLE SETDOWN AND VALET PARKING INTEGRATED INTO CENTRAL FACILITIES DESIGN

DIRECT WALKING TRAIL FROM CABINS (ALTERNATIVE TO GOLF CART TRACK)

●●●●● BUSHWALK INTERPRETATION AND CONNECTION TO CENTRAL FACILITIES

— EXISTING OVERLAND FLOW

FIRE HYDRANT AND HARDSTAND

- 1 FIRE PIT
- 2 EXTERNAL DECK
- 3 SERVICE BAY
- 4 LOUNGE AND DINING
- 5 KITCHEN AND BOH
- 6 RECEPTION
- 7 WC
- 8 HEALTH SPA
- 9 SPA POOL

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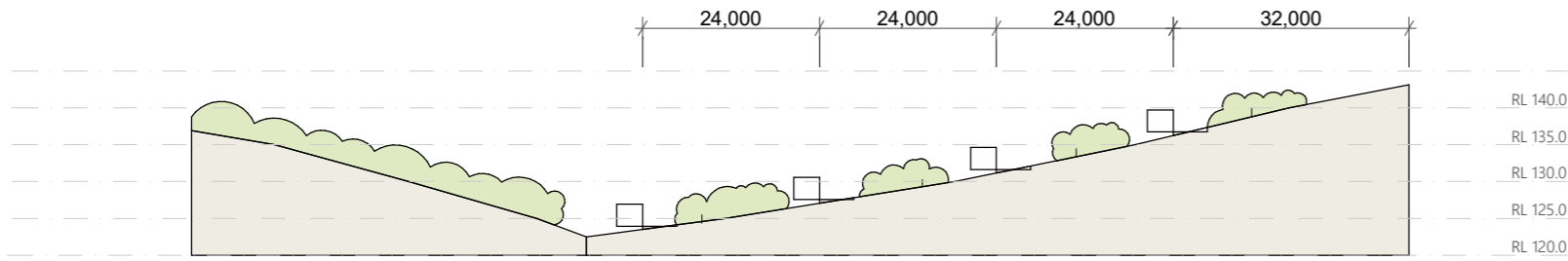
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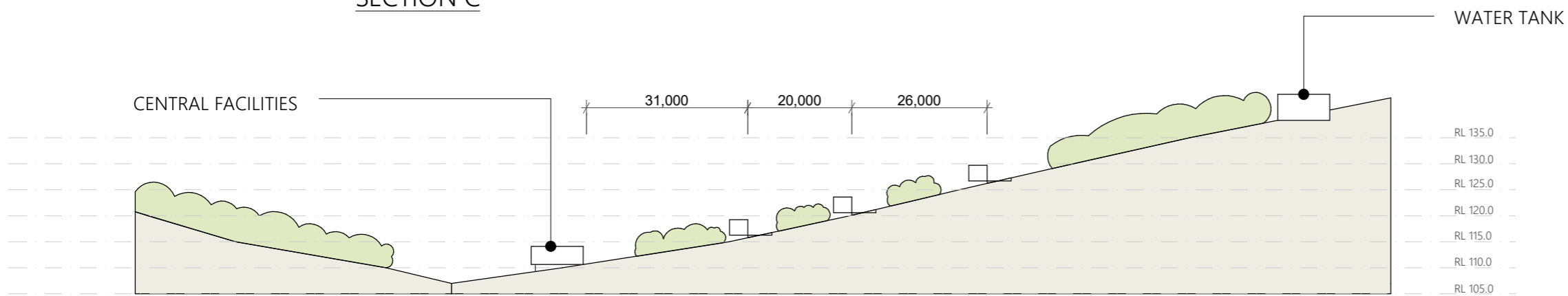
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REHABILITATE AND STAB OVERLAND FLOW PATH

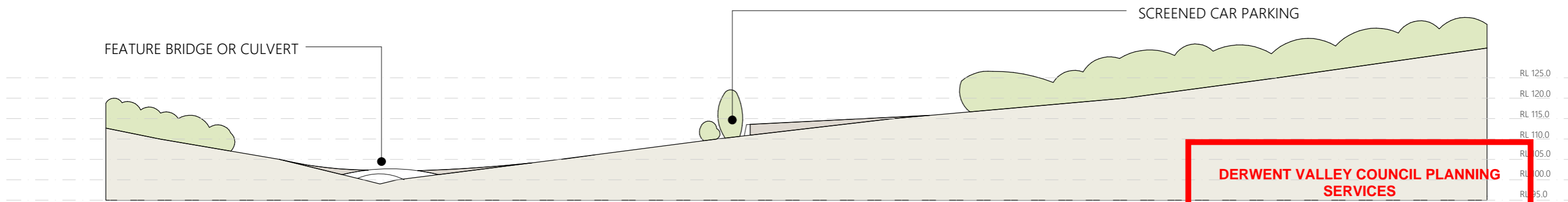




SECTION C



SECTION B



SECTION A

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PANORAMA 1



PANORAMA 2

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FUTURE RESIDENTIAL HIDDEN FROM THIS LOCATION

PANORAMA 3



FUTURE RESIDENTIAL HIDDEN FROM THIS LOCATION

PANORAMA 4

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HILLSIDE BUFFER TO FUTURE RESIDENTIAL



FUTURE RESIDENTIAL HIDDEN FROM THIS LOCATION

FUTURE RESIDENTIAL

PANORAMA 5



FUTURE RESIDENTIAL VISIBLE FROM THIS LOCATION

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PANORAMA 6





BEDROCK CROSSING VIEW NORTH DOWN VALLEY PHOTO 7A



BEDROCK CROSSING VIEW SOUTH UP VALLEY PHOTO 7B



VALLEY CREEK ADJACENT TO CABINS PHOTO 8



STORMWATER DETENTION POND PHOTO 9

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SW TREATMENT POND

VEGETATION SCREEN TO FUTURE RESIDENTIAL



TO BEDROCK CROSSING

LANDSCAPED ACTIVITY SPACE

VIEW NORTH FROM CENTRAL FACILITIES

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PHOTO 10



PART B: BUILDING DESIGN



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CENTRAL FACILITY BUILDING CONCEPT

OVERVIEW

- COMMERCIAL KITCHEN
- STAFF AMENITIES
- SPA AND TREATMENT CENTRE
- PATRON AMENITIES
- RESTAURANT & BAR

- CHANGE ROOMS
- INFINITY POOL
- INDOOR OUTDOOR POOL
- ROOF OPENING IN POOL AREA
- ACCESSIBLE BATHROOM

- FIRE PIT
- MAIN FLOOR AREA APPROX 380 SQM
- SPA AND POOL AREA 140 SQM INCLUSIVE
- DECK AREA APPROX 65 SQM
- 50-70 CAPACITY

CONSTRUCTION OVERVIEW

PREFABRICATED OFFSITE VOLUMETRIC MODULES COMBINED WITH CLT FLOOR AND ROOF PANELS MANUFACTURED OFF SITE. POOL AREA CONVENTIONALLY BUILT ON SITE

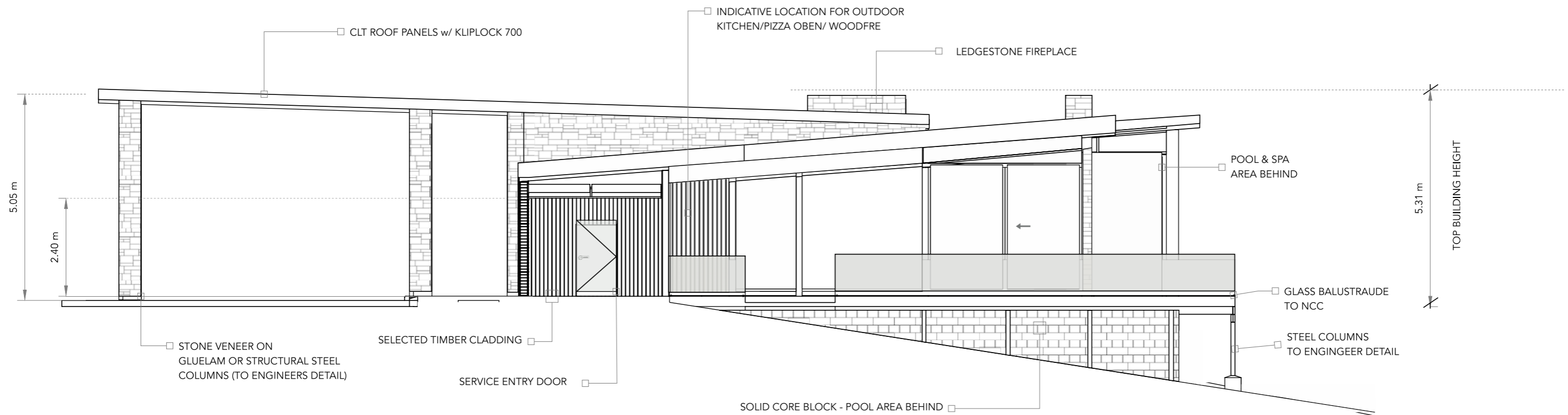


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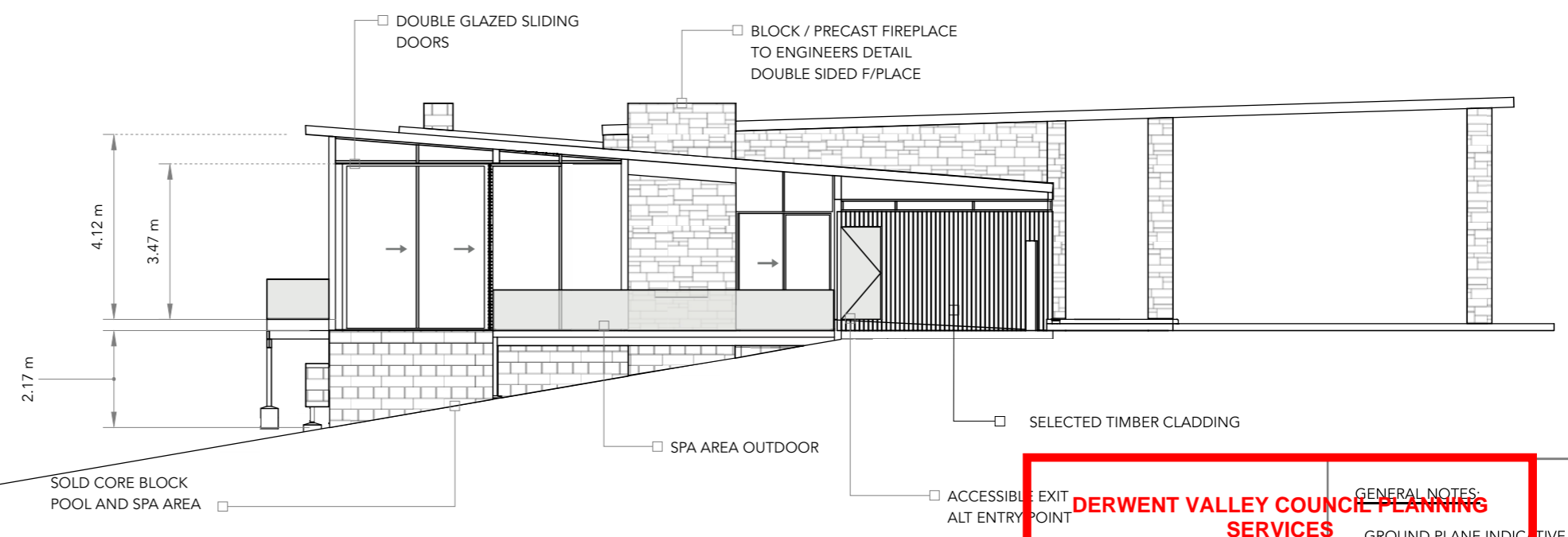
NOTES:

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- ENGINEERING AND DIMENSIONS TO BE FINALISED.
- MEASUREMENTS AND ORIENTATION ARE YET TO BE RESOLVED.
- FINISHES AND FIXTURES ARE INDICATIVE ONLY
- ROOM LAYOUTS ARE INDICATIVE

REVISIONS		REMARKS
1	10 / 10 / 21	CONCEPT REVISION 1 - ISSUE FOR REVIEW
2	02 / 11 / 21	CONCEPT REVISION 2 - ISSUE FOR REVIEW
3	- / - / -	...
4	- / - / -	...
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1 NORTH EAST ELEVATION
A00



1 SOUTH WEST ELEVATION
A00

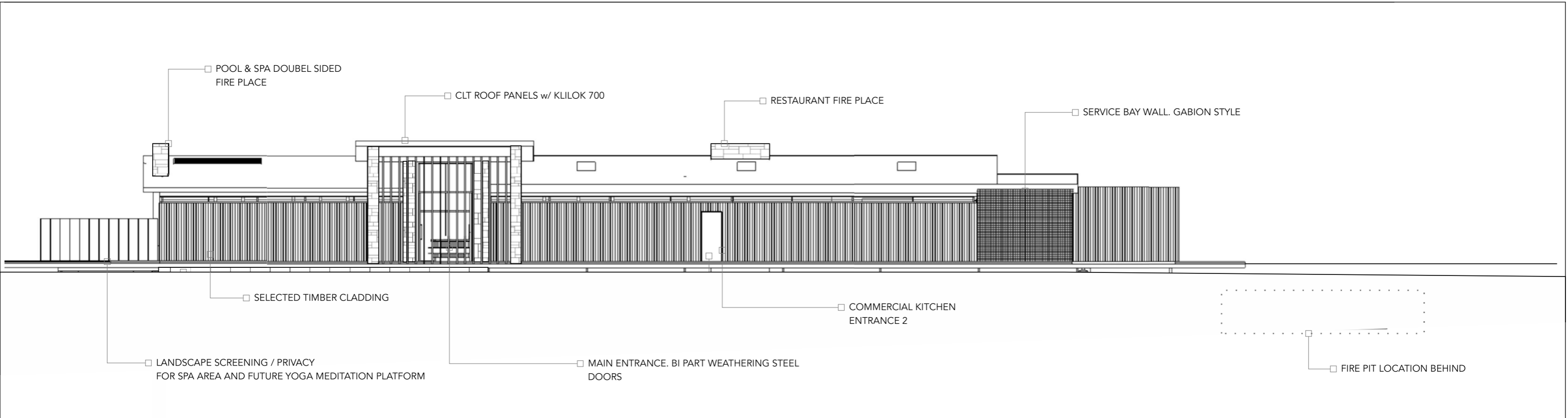
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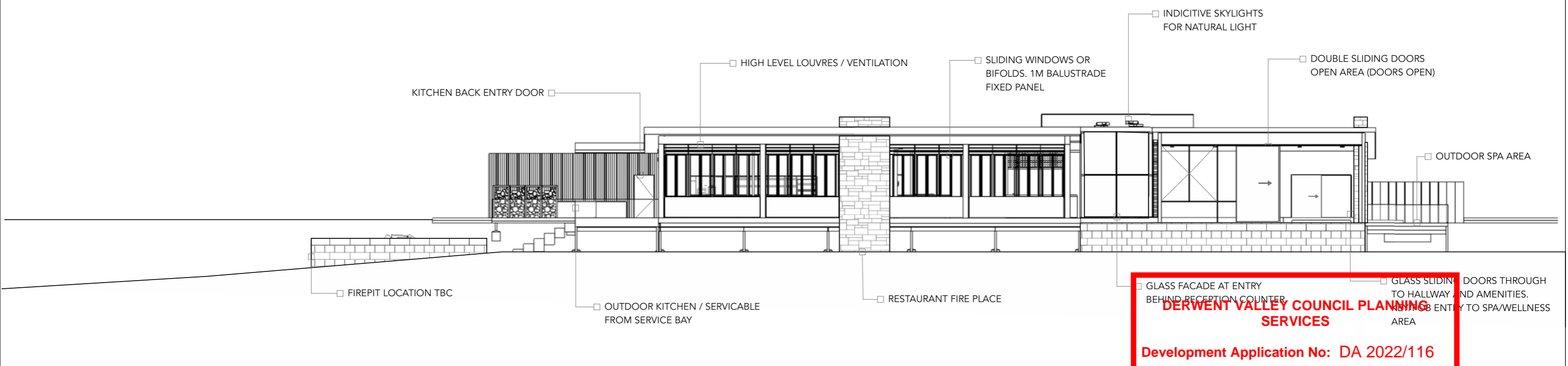
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GENERAL NOTES:
 - GROUND PLANE INDICATIVE ONLY
 - ALL FOUNDATIONS TBC
 - CLT FLOOR PANELS
 - GL COLUMNS & BEAMS

REVISIONS		REMARKS
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1 SOUTH EAST ELEVATION
A00



1 NORTH WEST ELEVATION
A00

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- FINISHES AND FIXTURES ARE INDICATIVE ONLY
- ROOM LAYOUTS ARE INDICATIVE

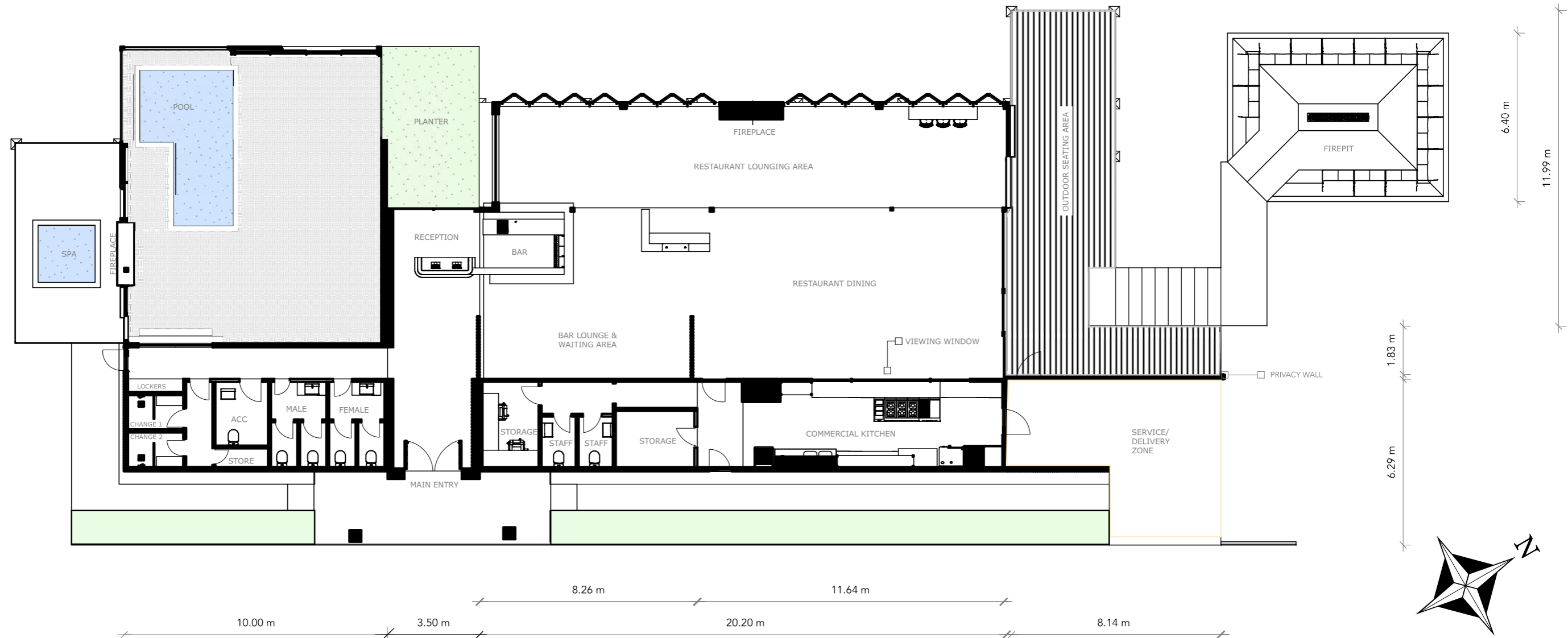
CENTRAL FACILITY CONCEPT
MOTIF RETREATS - THE MILLS, TASMANIA

REVISIONS		REMARKS
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7
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4.10 m 9.90 m 3.65 m 3.56 m 16.44 m 4.00 m 4.02 m 8.40 m

3.65 m
7.62 m
1.35 m
3.50 m



1 FLOOR PLAN
A00

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Development Application No. DA 2022/118

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GENERAL NOTES:
 - FINISHES AND DIMENSIONS TO BE FINALISED
 - FOOD STORAGE AREAS TO BE FINALISED
 - DECK STRUCTURE SEPARATE FROM MAIN STRUCTURE
 - ACCESSIBILITY REQUIREMENT TO BE DETERMINED
 - FIRE INGRESS AND EGRESS TO BE DETERMINED
 - SWITCHBOARD/COMMS PLANT ROOM ABC
 - BUILDING SERVICES UNDER CLT PANELS

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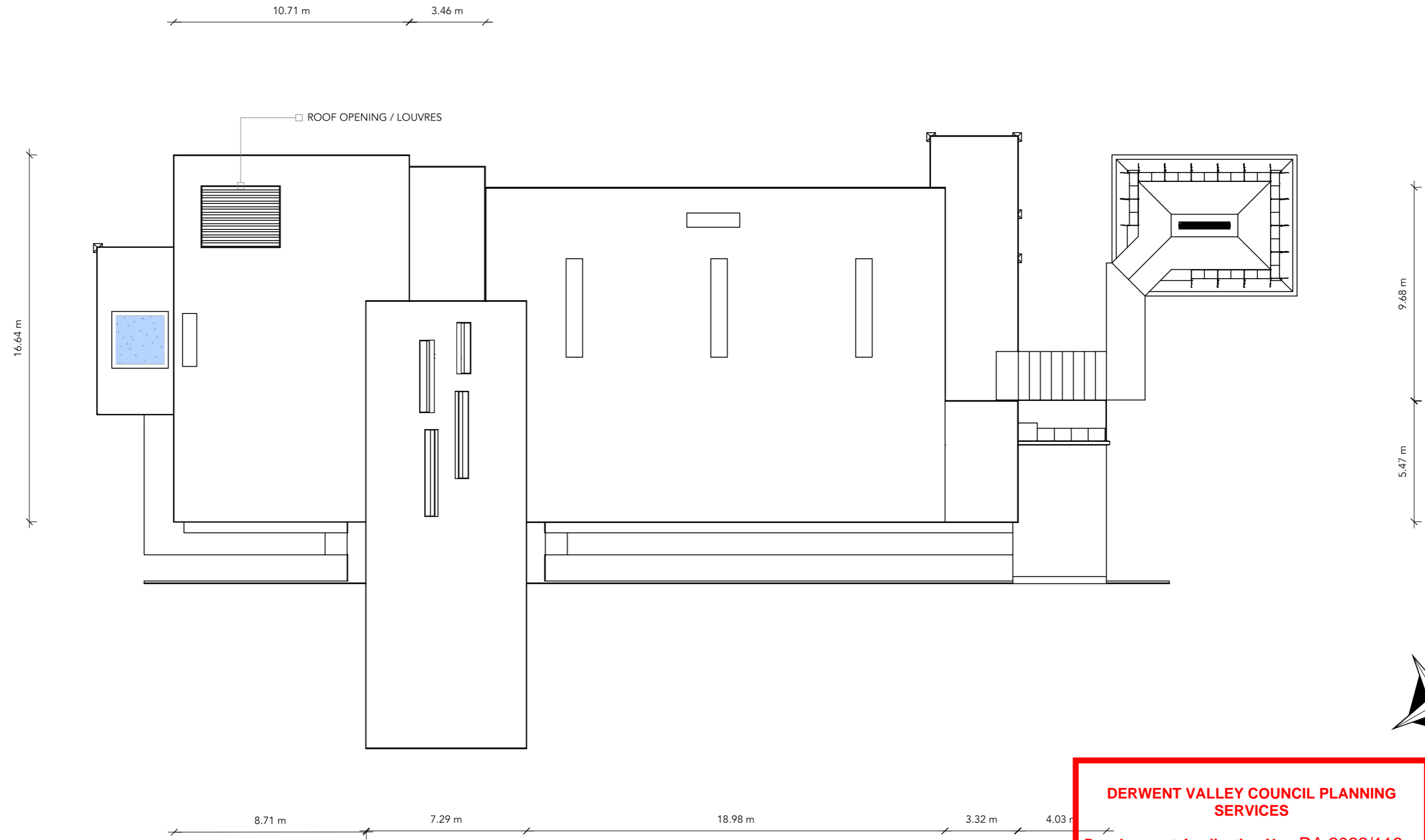
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 - FINISHES AND FIXTURES ARE INDICATIVE ONLY
 - ROOM LAYOUTS ARE INDICATIVE

CENTRAL FACILITY CONCEPT
 MOTIF RETREATS - THE MILLS, TASMANIA

REVISIONS		REMARKS
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1 ROOF PLAN
A00

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REVISIONS		
		REMARKS
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ACCOMMODATION CABIN

OVERVIEW:

- KING SIZED BED
- 31 SQM INTERNAL FLOOR
- 20 SQM COVERED DECK AREA
- COVERED ENTRY

- DOUBLE SIDED FIREPLACE
- OUTDOOR LIVING
- KITCHENETTE w/ BAR FRIDGE
- HANGING WARDROBE

- STACKING GLASS DOORS
- OPEN PLAN BATHROOM
- INDOOR/OUTDOOR BATH
- HIGH QUALITY FIXTURES

CONSTRUCTION OVERVIEW

PREFABRICATED VOLUMETRIC MODULES
MANUFACTURED OFF SITE.
DECK AND SOFFIT MODULE (OPTIONAL
EXTRA)



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NOTES:

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- ORIENTATION IS YET TO BE RESOLVED.
- FINISHES AND FIXTURES ARE INDICATIVE ONLY

ACCOMMODATION CABIN

THE MILLS, TASMANIA

REVISIONS		REMARKS
1	10 / 10 / 21	CONCEPT REVISION 1 - ISSUE FOR REVIEW
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

B1

ALL FINISHES ARE SUBJECT TO CHANGE

GENERAL NOTES:
 - CABIN MODULE (VOLUMETRIC) SEPERATE FROM DECK AND SOFFIT MODULE
 - CABIN MANUFACTURED OFFSITE
 - FOUNDATIONS TO BE DESIGNED TO SITE SPECIFIC GEOTECHNICAL REPORT



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ACCOMMODATION CABIN

THE MILLS, TASMANIA

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3	--/--/--	...
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5	--/--/--	...

B5

NOTE:
GUTTERS AND DOWNPIPES LOCATIONS ARE INDICATIVE ONLY AND ARE TO BE INSTALLED AT THE PLUMBER'S DISCRETION IN ACCORDANCE WITH AS 3500.3.2018.

NOTE:
MECHANICAL VENTILATION TO BE DUCTED TO "OUTDOOR AIR" - NEW BCA CONDENSATION MANAGEMENT REQUIREMENT.

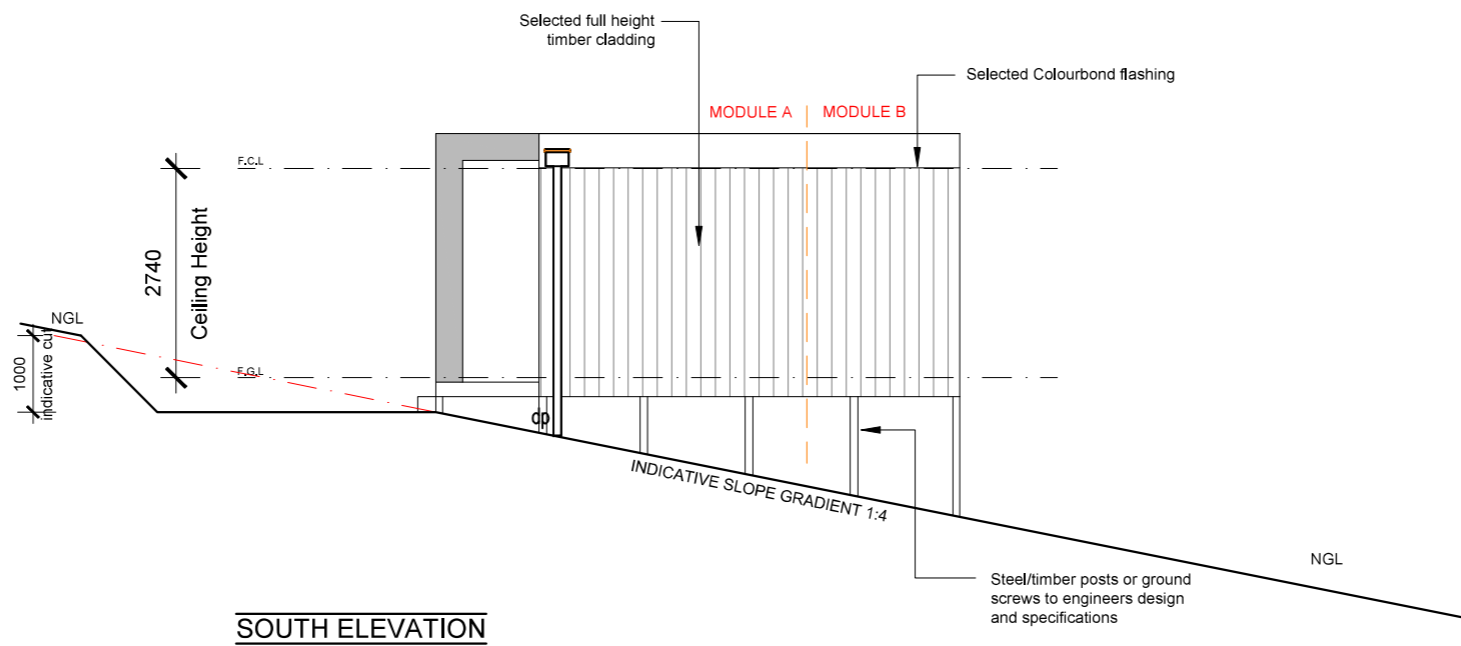
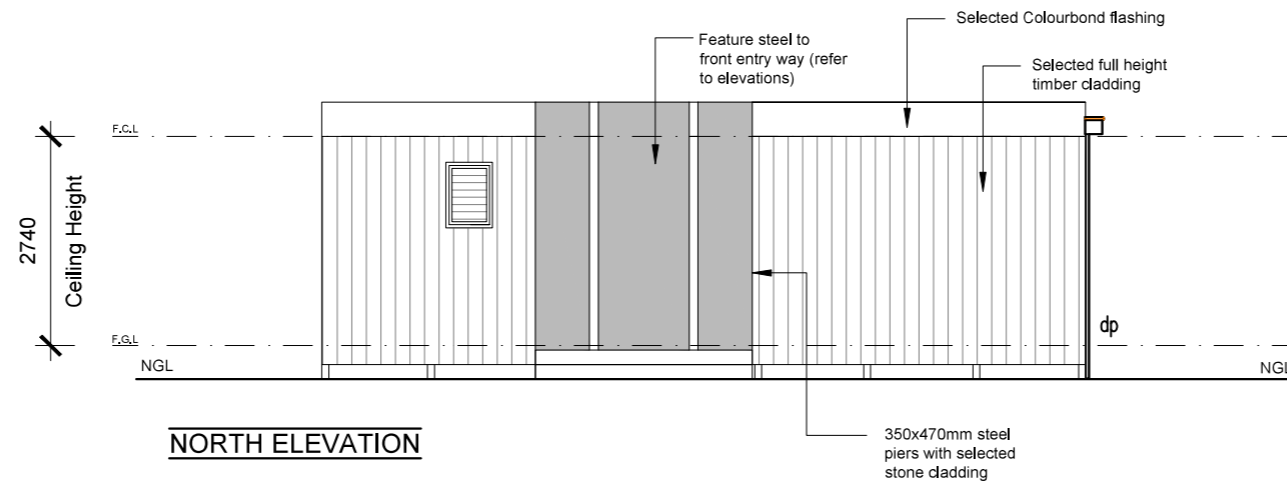
NOTE:
WINDOW AND DOOR SIZES ARE NOMINAL. REFER TO MANUFACTURERS SPECIFICATIONS FOR CORRECT SIZING AND STUD OPENINGS.

NOTE:
EXTERNAL WALLS TO BE WRAPPED IN A Pliable BUILDING MEMBRANE AS REQUIRED BY BCA 3.8.7.2 -NEW BCA 2019 CONDENSATION MANAGEMENT REQUIREMENT.

NOTE:
DOUBLE GLAZING THROUGHOUT.

NOTE:
PROVIDE STRUCTURAL BRACING IN ACCORDANCE WITH AS1684 - 2010

NOTE:
ALL LIGHT WEIGHT STEEL FRAMING TO BE IN ACCORDANCE W/ CURRENT NCC & COMPLY W/ AS 4100, AS/NZS4600, AS/NZS 5100.6



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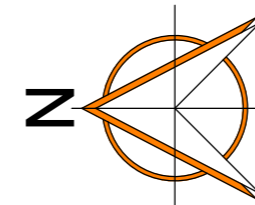
NOTE:
SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY
REF NO: N/A
DATED: N/A
BY: N/A

PROPOSED:
MODULAR CABIN

WILDMODULAR

PROJECT:
THE MILLS LUXURY RETREAT

EXTERNAL ELEVATIONS
SCALE 1:100



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TBC	-

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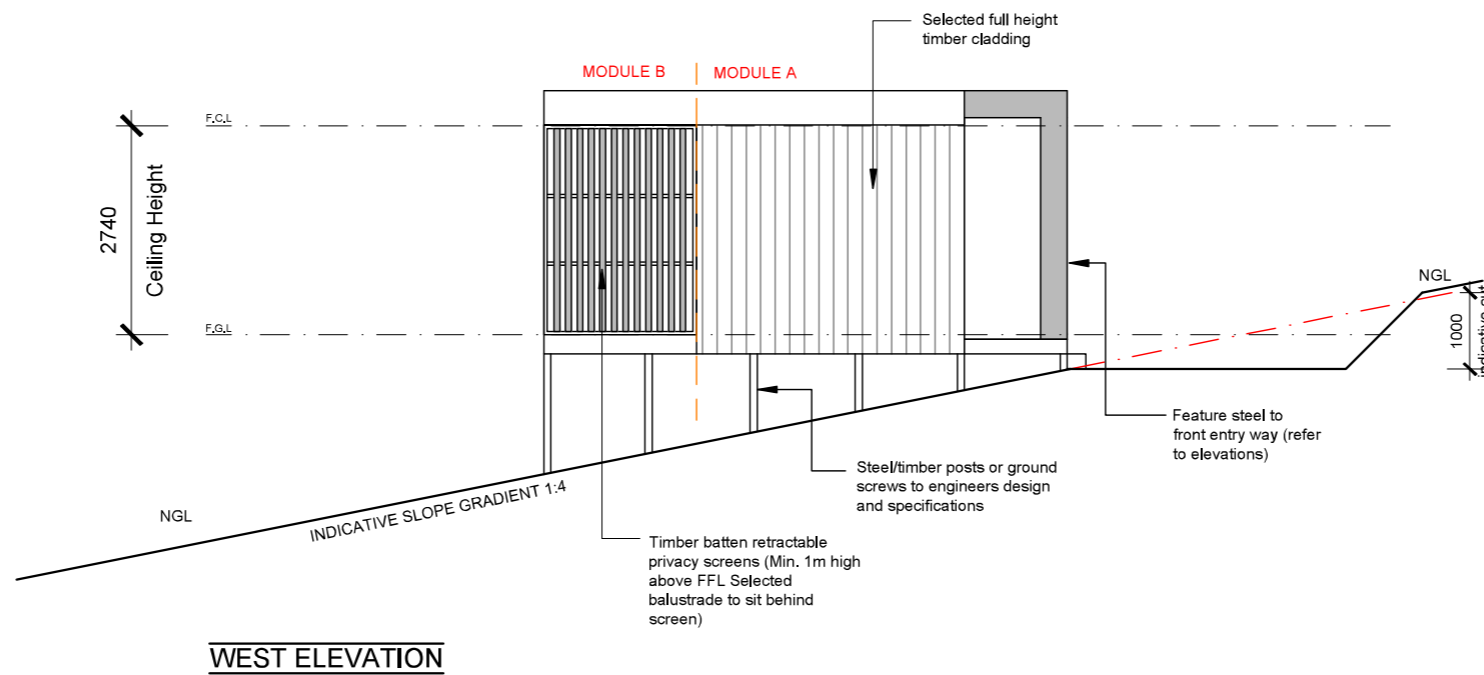
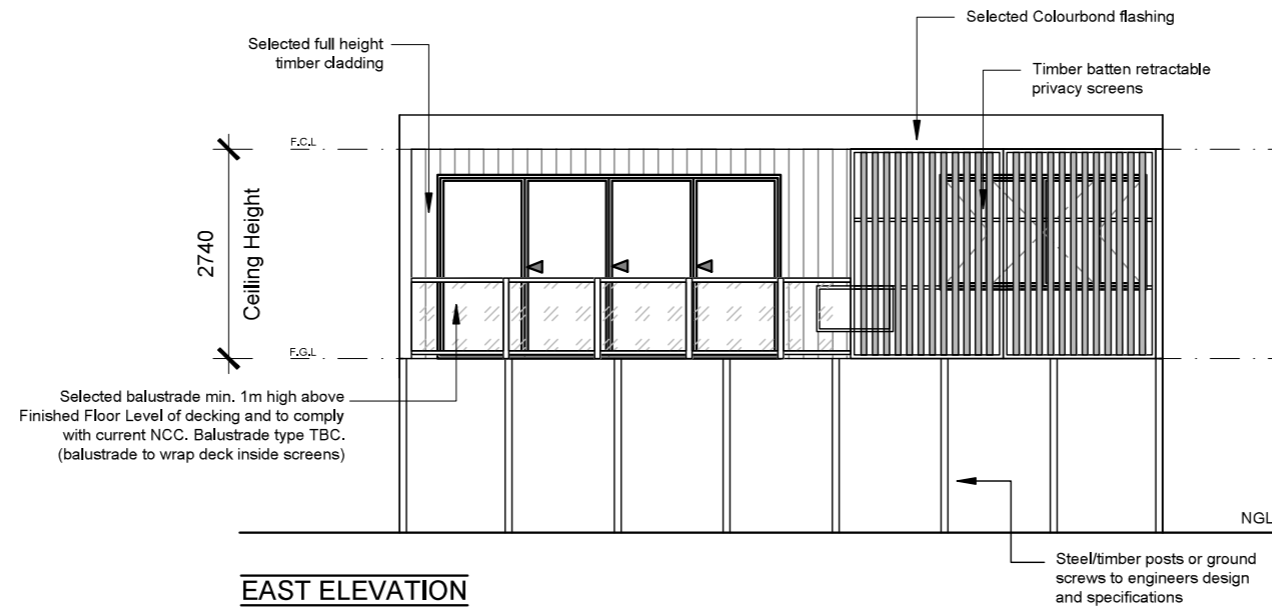
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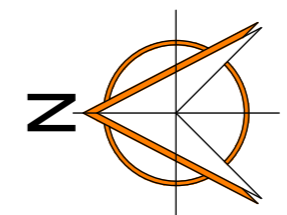
NOTE:
SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY
REF NO: N/A
DATED: N/A
BY: N/A

PROPOSED:
MODULAR CABIN



PROJECT:
THE MILLS LUXURY RETREAT

EXTERNAL ELEVATIONS
SCALE 1:100



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LUXURY CABINS

THE MILLS, NEW NORFOLK

Town Planning Report

Prepared for
OMEGA INVESTMENTS HOLDINGS
17 May 2022

DERWENT VALLEY COUNCIL PLANNING
SERVICES
Development Application No: DA 2022/116
~~Approved/Refused:~~
Date: 24/06/2022



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Jane Kelly
Associate Director	Billy Greenham
Consultant	James Littlewood
Project Code	P0021965
Report Number	Rep01

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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Table 1 – Site Summary

ADDRESS & CROWN DESCRIPTION	Development Area: Lot 6, 141514 'Poulters Road', New Norfolk Landscape Management Area: Lot 5 - 142090 'Lot 5 Poulters Road', Right of Way access to Leila Street: Lot 7 – 180903 (Lot 1 Glebe Road) <i>(Combined, the two parcels Lot 6 & Lot 5 are referred to in this report as 'the Future Stages land of the Residential Estate' of 'The Mills' development. Lot 7 is known as 'Stage 11')</i>	
MUNICIPALITY	Derwent Valley	
SIZE	108.52 hectares	
ZONING	<ul style="list-style-type: none"> ▪ General Residential Zone (no development within this zone) ▪ Low Density Residential Zone (landscape management area only) ▪ Rural Living Zone (development area contained within this zone) 	
OVERLAYS	<ul style="list-style-type: none"> ▪ Historic Heritage ▪ Electricity Transmission Infrastructure Protection ▪ Bushfire Prone Areas 	<ul style="list-style-type: none"> ▪ Landslide Hazard Area ▪ Waterway and Coastal Protection Areas

1. INTRODUCTION

This planning report has been prepared by Urbis on behalf of Omega Investment Holdings Pty Ltd. The report supports a planning permit application for the development of luxury cabins within the southern extent of the 'Future Stages' of 'The Mills Residential Estate', a master planned community within New Norfolk.

The proposed cabins are the newest development component proposed for The Mills. The cabins are located at the southern extent of the current Title Lot 6, 141514, within an area subject to a separate subdivision application for a new lot. The separate subdivision application seeks to subdivide two existing lots (Lot 5 on Survey Plan 142090 and Lot 6 on Survey Plan 141514) to create a 17.5Ha lot on the southern portion of the Mills site, aligning to the area of this development proposal.

1.1. OVERVIEW OF PROPOSAL

The proposal seeks approval for the development of 30 luxury cabins and an associated 'central facility' containing a reception and restaurant. The development is to be located on the southern portion of the Mills Residential Estate.

The overall Mills project is a substantial redevelopment and renewal opportunity which will contribute to the revitalisation of New Norfolk. This proposal is one component of the variety offerings that will support the redevelopment of the area and will contribute to the economic prosperity of the region.

The proposal seeks to use the land as visitor accommodation and develop 30 luxury cabins and associated central facility on the southern portion of the Mills Residential Estate, within a newly proposed lot that is subject to a separate subdivision application.

In preparing this report we have considered the relevant planning policies and controls within the Derwent Valley Interim Planning Scheme (2015). This report outlines the details of the proposal, assesses the merits of the proposal based on the applicable planning controls and policies, and undertakes an assessment of the appropriateness of the proposal within its context.

The assessment demonstrates that the proposal is appropriate for the following reasons:

- The use and development of visitor accommodation is appropriate for the zoning and is consistent with the objectives for the zone and mapped overlays.
- The proposal demonstrates strong policy support at both a state and local level for the use, with policy seeking to facilitate the timely development of visitor accommodation to meet the existing and future needs of the area.
- The provision of luxury cabins will assist in responding to the tourist and visitor accommodation needs within the New Norfolk area and the broader Derwent Valley, and responds to an identified need for commercial (including visitor accommodation) development to support the growing tourism economy in southern Tasmania.
- In the broader context, the proposal adopts respectful setbacks to all interfaces, noting there is currently a lack of sensitive interfaces given the site is surrounded predominantly by existing vacant land and roads.
- The proposed design incorporates a materiality and form that responds appropriately to the character and will not impact the vegetated character of the surrounding landscape.
- The proposal provides a substantial landscaping scheme and incorporates elements of WSUD and pedestrian trails throughout the site as part of the proposed master planned concept.
- The proposal has been designed to reduce off-site amenity impacts by way of visual bulk and mass, overlooking and overshadowing. This has been achieved through an appropriate level of compliance with the requirements of the Derwent Valley Planning Scheme, notably the relevant Development Standards within the Rural Living Zone.
- The proposal will provide a high level of internal amenity for future occupants of the hotel, including various hotel-related facilities and services, including restaurant and bar, and pool.

1.2. PLANNING PERMISSIONS SOUGHT

A planning permit is required as follows:

- Pursuant to the Rural Living Zone, for the use of land as a Visitor Accommodation*
- Pursuant to the Rural Living Zone, for the development of the land*
- Pursuant to the Landslide Code, for the development of the land as a Visitor Accommodation (vulnerable use)
- Pursuant to the Historic Heritage code, for the development of land.

*Note: while the site is subject to three zones, the physical development footprint of the proposal (Zones 2 & 3) is wholly within the Rural Living Zone.

1.3. SUPPORTING DOCUMENTATION

This planning report should be read in conjunction with the following documentation:

- Architectural Plans prepared by Kenton Cox Architecture
- Landscape Plan prepared by Playstreet

The proposed subdivision of the site has been lodged via a separate planning permit application.

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 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.
- *The Mills Proposed Residential Subdivision New Norfolk, Geotechnical Report*, prepared by William Cromer, dated November 2020

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

'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



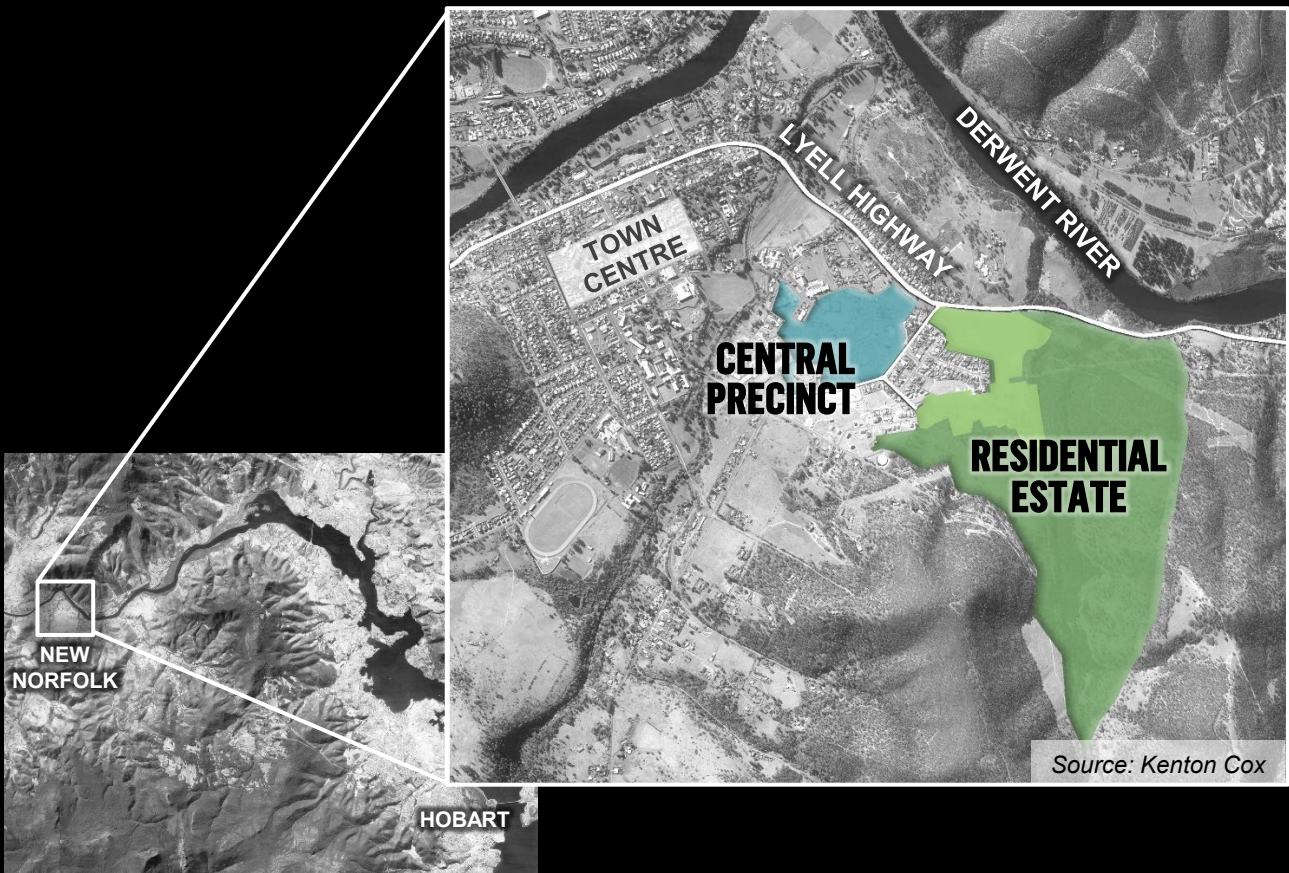
MIXED USES INCLUDE A HOSPITAL, MARKET, HOTEL, CHILDCARE & RETIREMENT LIVING



\$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



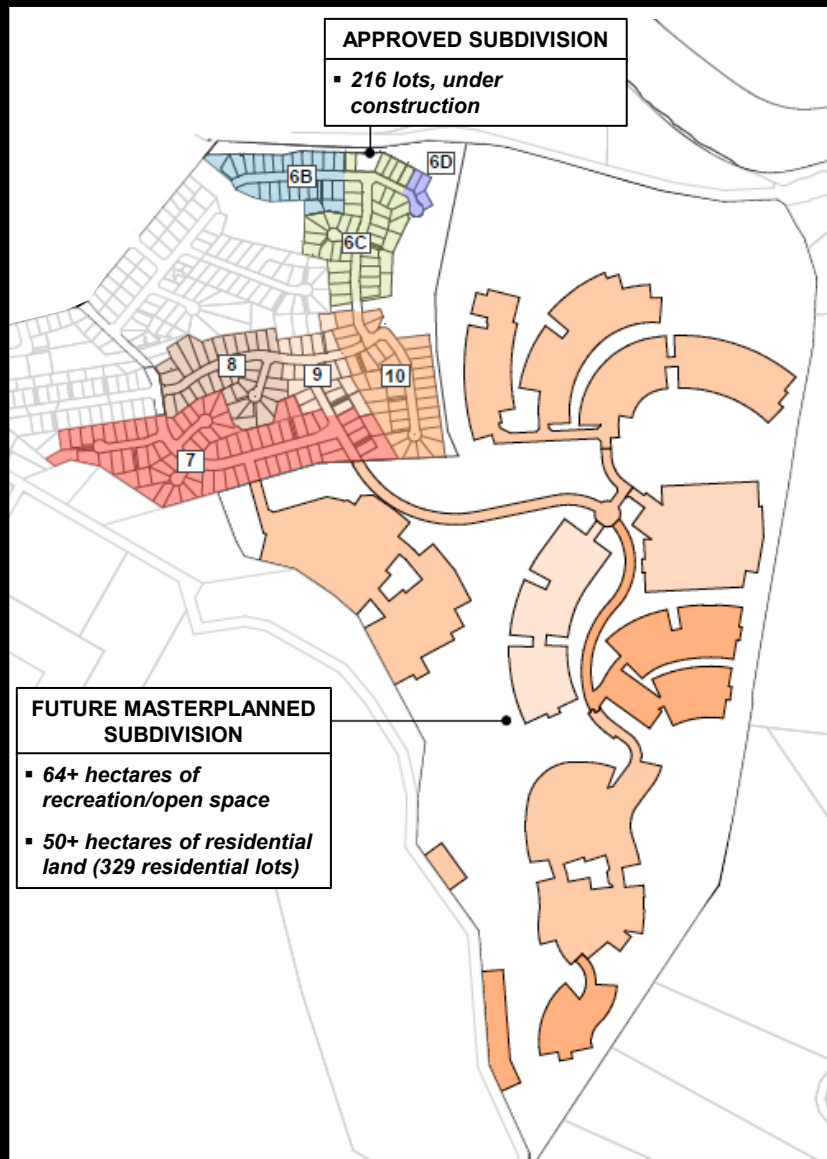
More than 500 architect-designed houses in a magnificent hillside setting



\$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.’”

3. THE PROPOSAL

The proposal seeks approval for the use and development of luxury cabins (visitor accommodation) in New Norfolk.

The development is located at the southern extent of the site, on the slopes of the hills at a higher elevation than the majority of the site.

The architectural plans utilise four designated zones to describe the separate functions within the development area. Two of these zones (Zone 1 and Zone 4) are for landscape (hazard) management only.

Figure 1 – The proposal 'zones'



Source: Kenton Cox Architect

The proposed accommodation is a standalone development within the Mills Estate, which offers a mix of high-quality facilities for residents and tourists.

The proposal will comprise the following key elements:

- 30 luxury cabins, with outdoor living, double sided-fire place and a kitchenette
- Ancillary facilities including food and drink (restaurant and bar) and leisure (infinity pool, spa and fire pit) within the central facility

- Spa and treatment centre
- A commercial kitchen and Back of House facilities for staff
- A total of 64 carparking spaces for use by the restaurant and cabin users.
- Vehicle access to the site will be via a Right of Way (ROW) gravel road from Leila Street. The ROW contains a creek crossing able to support delivery and emergency service vehicles and will culminate at a cul-de-sac in front of the central facility.
- Internal trails and golf cart tracks will be used to transport guests between the central facility and cabins
- Extensive landscaped areas, incorporating both hard and soft landscaping throughout the site to contribute to the secluded and natural setting.

Detailed plans for the proposal have been prepared by Kenton Cox Architects and are submitted as part of this application. The development will be constructed in two stages (See Appendix C – architectural plans)

Figure 2 – The overall development concept



Source: Kenton Cox Architect

3.1. BUILT FORM

3.1.1. Central Facility

The Central Facility has been situated in a prominent location for the luxury retreat. The single storey building comprises a porte-cochere, restaurant and bar with a lounge area with fireplace, outdoor seating area infinity pool and spa and a firepit for use by the guests. The Back of House facilities include a service and delivery zone, commercial kitchen, staff facilities and storage.

The central facility maintains a built form that responds to the low scale and natural character of the area. The building has a maximum height of 5.31 metres and is consistent with the zone Development Standards.

The design has been articulated with two sloped roof forms, which extends to create the porte-cochere to the east and to the west to provide views over the surrounding landscape. The proposal responds to the topography of the land by providing a terrace, pool and lounge area overlooking the land to the east, while minimising the visual bulk and mass of the building.

The materiality will be a combination of timber cladding, stone and glazing

The entrance to the central facility is accessible via the ROW road from Leila Street.

The land adjacent to the central facility will retain the existing natural landscaping, including exposed bedrock and incorporate adjacent wetlands to contribute to a natural landscaped setting of the site.

3.1.2. Cabins

The luxury cabins have been sited to capitalise on the views east towards Mount Wellington, while maintaining seclusion from the residential dwellings to the north and the other cabins within the development. The cabins maintain a minimum of 20 metre separation from the other cabins to ensure views downhill are retained, these setbacks are heavily landscaped to further preserve the seclusion. Each cabin is a single storey and covers an area of 51 square metres (31 sqm internal with a 20 sqm covered deck area). The cabins have a floor to ceiling height of approximately 2.74 metres and comprise a bedroom with a living area and kitchenette with an en-suite in the interior module, while the exterior module contains a deck with double sided electric fireplace and retractable privacy screens.

The cabins are finished with timber battens, steel panels and double-glazed sliding doors. The topography of the land requires steel/ timber posts to support the cabin below the floor.

The cabins are connected to the central facility via unsealed tracks, for use by pedestrians and golf carts.

3.2. LAND USE AND FACILITIES

The following land uses are proposed:

- 30 luxury cabins
- Ancillary facilities including food and drink (restaurant and bar) and leisure (pool and spa)

The luxury cabins is intended for short-stay visitor accommodation, attracting tourists to the region. The offer seeks to provide a retreat-style getaway, with supporting facilities.

The ancillary restaurant is intended for guests and visitors.

3.3. LANDSCAPING

Landscaping is proposed throughout the site and will provide a high-quality landscaped setting for the proposed accommodation. A landscaping plan has been prepared by Playstreet.

The landscape architectural design has designed to encapsulate the landscape vision, which seeks to create a unique visitor experience within the unique bush setting. The plan has been divided into four zones:

- Zone 1 seeks to protect and extend the existing forest that runs along the creek onsite to create a buffer to the future residential subdivision to the east. This has been designed to reduce the impacts of bushfires in accordance with the bushfire management report within the Landscape plan.
- Zone 2 relates to the Specific Landscape Zone and is located around the central facility and carpark. The zone's purpose is to improve the guest experience and introduce additional native species and ground cover. Permeable surfaces with nature colours and textures will contribute to the landscaped setting.
- Zone 3 is the Specific Rehabilitation Zone located around the luxury cabins and associated trails. This zone focuses on landscaped screening to improve privacy and will incorporate permeable surfaces and complementary colours and textures.
- Zone 4 seeks to revegetate the riparian corridor that runs through the site. Native vegetation will be used to improve habitat and biodiversity within the site.

The proposed landscaping provides opportunities for deep planting and a range of native and exotic vegetation types throughout the site including trees, shrubs and grasses.

Pedestrian links and golf cart trails are proposed throughout the site, connecting the central facility with the cabins. The landscaped spaces extend beyond the adjacencies of the development to provide visual intrigue along the walking trails scattered across the site. Landscaping has also been proposed between the subject site and the future residential subdivision to the north to provide a buffer.

3.4. CAR PARKING AND ACCESS

Access

As shown on plan LC 02 within the architectural package, access is provided via temporary staged ROW and unsealed internal drives, aligning with the future proposed roads within the Residential Estate.

A ROW from Leila Street across 'Stage 7' land will provide initial legal road frontage, with the drive unsealed until Stage 7 of the Residential Estate develops.

The internal drive within the site will be unsealed until future stages of the Residential Estate develop. The unsealed drive will be constructed to meet necessary requirements for fire truck property access.

Waste collection will occur from the waste collection area near Leila Street and deliveries will occur via the delivery zone on the northern corner of the facility.

Parking

A total of 64 car parking spaces are provided on site. These are predominantly located on the northern boundary of the site away from the cabins. Four carparking spaces for temporary parking during check-in etc. are proposed south of the central facility for convenience. A set-down area outside the central facility will service the building with easy access to the reception area.

No bicycle parking spaces are provided on site given its location.

4. SITE AND SURROUNDS

4.1. SUBJECT SITE

The subject site forms part of the Mills Residential Estate in Poulters Road, New Norfolk, and is formally known as Lot 5 on SP142090, Lot 6 on SP141514 and Lot 7 on SP180903.

The site is currently subject to a subdivision that will create three (3) lots (one new and two balance land lots from the two existing lots). The newly created lot will be an irregular shaped lot referred to as 'Lot 1', occupying an area of 17.5Ha on the southern-most portion of the Mills Residential Estate. The proposed Lot 1 boundary aligns with the development and landscape areas as proposed in this application.

The primary vehicle access routes to the site come from Lyell Highway via Glebe Road, Leila Street and Poulters Road.

The site is predominately vacant land and naturally slopes down to the east. The land is well vegetated, especially along the bank of the waterway that runs north-south through the site.

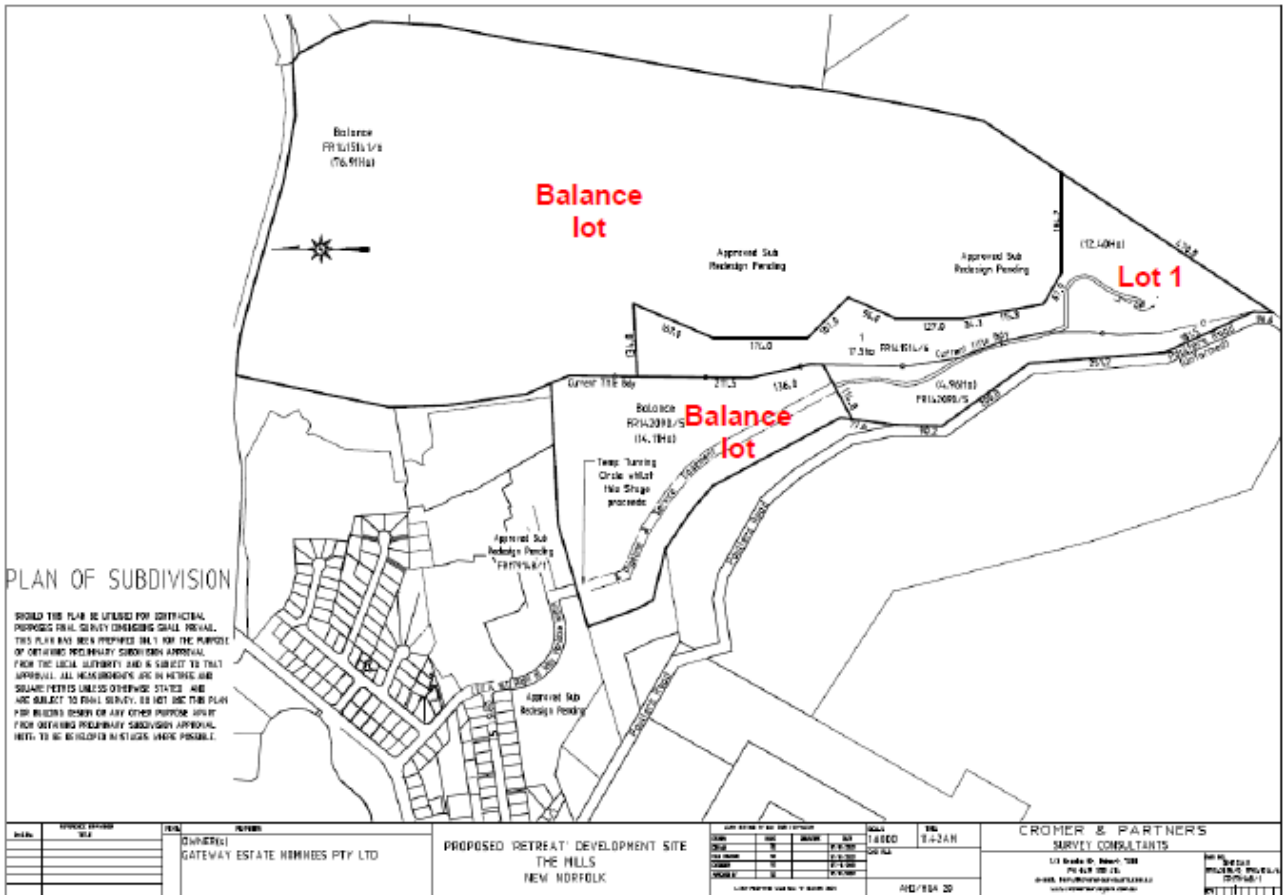
Figure 3 – Draft - The Site within 'The Mills Residential Estate'



Title boundaries are indicative only and subject to a separate application for subdivision

Source: Urbis

Figure 4 – Draft - Proposed subdivision plan (Separate application)



The above plan is indicative only and subject to a separate application for subdivision.

Source: Cromer & Partners

Figure 5 – Aerial image of the from the Residential Stage 6, to the Site



Source: Aldanmark

See Appendix C architectural package for more site photos.

4.2. SURROUNDS

New Norfolk is 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 2.5 kilometres to the north-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 Mills Residential Subdivision is immediately to the north of site, the residential subdivision is currently underway. Further to the North is Lyell Highway.
- **To the east:** The eastern boundary 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 western boundary abuts the unconstructed Poulter's Road reserve. Three rural residential properties abut the north-western boundary. Further west is more forested woodland and some rural residential properties.

5. POLICY SNAPSHOT

5.1. 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

Refer to Appendix A for full details.

5.2. ZONING

While the site is located within three zones, the proposal is limited to an area within the Low-Density Residential Zone (landscape management only) and the Rural Living Zone (development area wholly contained within the RLZ) of the *Derwent Valley Interim Planning Scheme 2015*. The purpose of these zones are as follows:

Table 2 – Planning Zones

Zone	Purpose	Key use comments
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"> ▪ To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development. ▪ Visitor accommodation should be of a scale that accords with the residential character and use of an area.
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 ▪ Visitor accommodation should be of a scale that accords with the semi-rural character and use of the area.

Considering Directive 6 on Visitor Accommodation, the use is Permitted, except as a new development the Acceptable Solution is not met, therefore the application falls to a Discretionary use, subject to the following performance criteria:

Visitor Accommodation must be compatible with the character and use of the area and not cause unreasonable loss of residential amenity, having regard to:

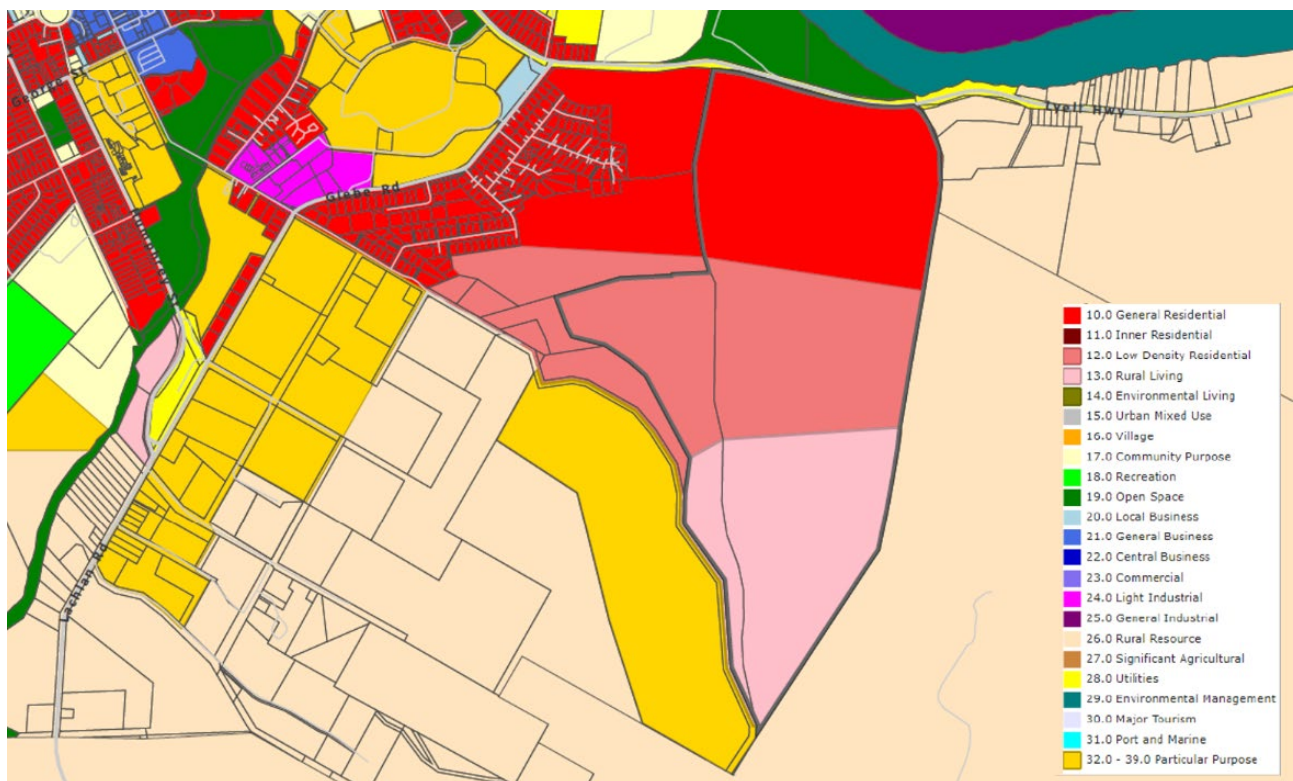
- (a) The privacy of adjoining properties.

- (b) Any likely increase in noise to adjoining properties;
- (c) The scale of the use and its compatibility with the surrounding character and uses within the area;
- (d) Retaining the primary residential function of an area;
- (e) The impact on the safety and efficiency of the local road network; and
- (f) Any impact on the owners and users rights of way

Development standards for non-dwelling development within the RLZ relate to:

- Building height
- Setback
- Design
- Fencing
- Outdoor storage areas

Figure 6 - Planning Zones



Source: Urbis

5.3. CODES

The subject site is affected by the following codes:

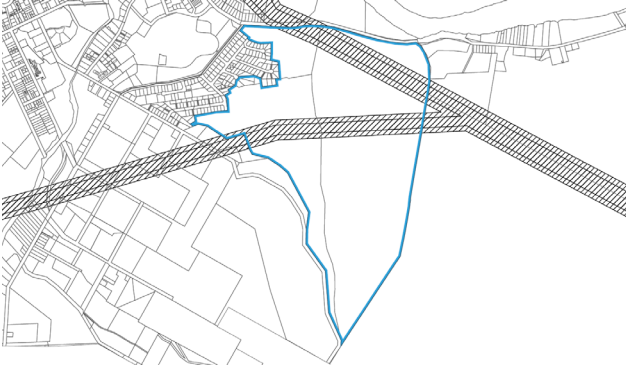
Table 3 – Planning Codes

Code	Purpose and key comments
Bushfire-Prone Areas (E1.0) <i>(mapped overlay – extends over majority of Site.</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>
Landslide (E3.0) <i>(mapped overlay – extends across the Site)</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)</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) <i>(mapped overlay – extends across the Site)</i>	<p>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</p> <p><i>Applies to development within Waterway and Coastal Protection Areas</i></p>

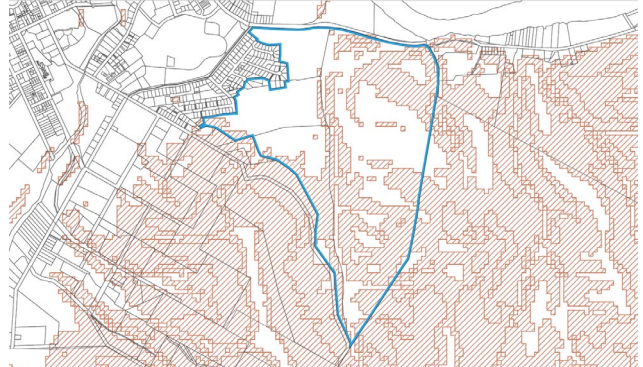
Code	Purpose and key comments
<p>Historic Heritage (E13.0)</p> <p><i>(mapped overlay 'Place of Archaeological Potential' – extends across the entire Site)</i></p>	<p>Recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics</p> <p><i>Applies to development (and subdivision) within a Place of Archaeological Potential</i></p>

Various use and development standards apply and are discussed in detail in Section 6.

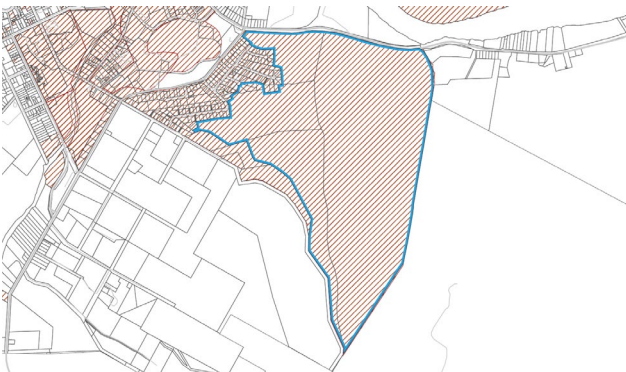
Figure 7 – Overlays



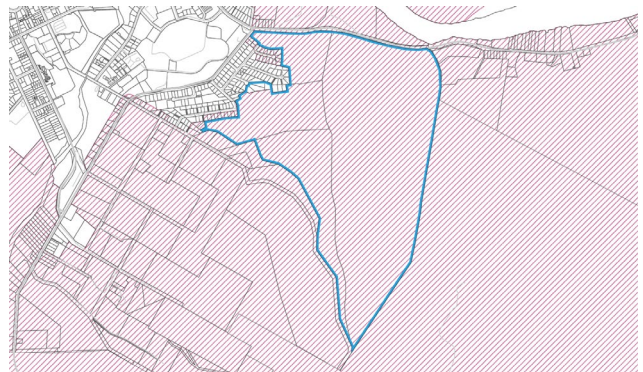
Picture 1: Electricity Transmission Overlay



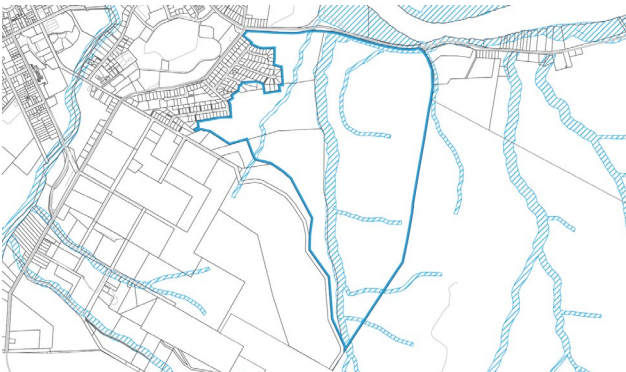
Picture 2: Landslide Hazard Overlay



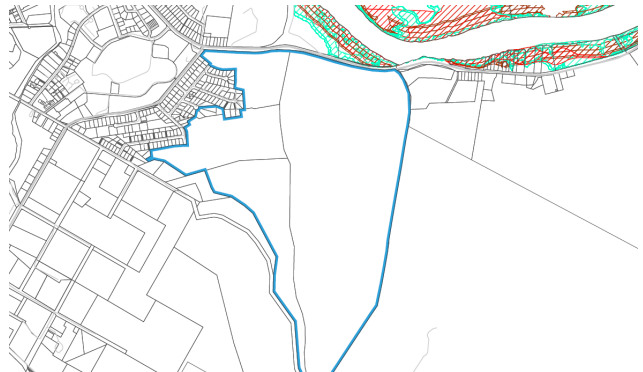
Picture 3: Heritage Area/ Precinct Overlay



Picture 4: Bushfire Prone Area Overlay



Picture 5: Waterway and Coastal Protection Areas Overlay



Picture 6: Other nearby Overlays

Source: Urbis

5.4. 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'

Please refer to **Appendix D** for 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.

6. PLANNING CONSIDERATIONS

The following assessment considers key themes of the proposal, as identified below:

6.1. STRATEGIC CONTRIBUTION

The proposal strongly aligns with the general directions and objectives of the Derwent Valley Interim Planning Scheme.

The proposed development of visitor accommodation on the subject site will form part of a significant urban renewal masterplan for the precinct, which will bring renewal and revitalisation to an underutilised site to benefit the broader New Norfolk township.

The proposal is responsive to economic and tourism opportunities identified for the region, bringing substantial employment opportunities to the region to benefit the local community. Furthermore, the proposed development will attract tourism to the New Norfolk township and surrounding area.

The proposed visitor accommodation is to be situated in the residential estate of the broader masterplanned development, within proximity of a range of new community facilities and services as part of the overall project.

The development of the luxury cabins on the subject site strongly aligns with the general directions and objectives of the Planning Scheme for the below reasons.

6.1.1. Regional Policy

- **Clauses 2.2.1 and 2.2.2** set the overarching vision for the **Southern Tasmania Region** as a *'vibrant, liveable and attractive region, providing sustainable growth opportunities building upon our unique natural and heritage assets'*. New Norfolk is one of the two largest settlements in the southern region outside Greater Hobart, set within traditional rural landscape setting. The proposal is in alignment with this vision as it will deliver a high-quality development that will enhance the growth opportunities of the region and responds to the surrounding context.
- Furthermore, the tourism sector is identified in Clause 2.2.2 as generating both direct and indirect employment opportunities and is an important contributor to the economy. The proposal will enhance the economy and provide substantial employment opportunities.
- **Clause 2.2.3** references the **Southern Tasmania Regional Land Use Strategy**, which 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 proposed visitor accommodation development broadly responds to the key directions of the strategy as it will:
 - Respond to the needs of the community in New Norfolk and the broader area through providing for tourism and commercial opportunities.
 - Enhance and contribute to the Activity Centres Network, which identifies New Norfolk as a Rural Services Centre
 - Improve economic infrastructure through providing employment opportunities
 - Strengthen the position of the New Norfolk region as nationally and internationally competitive, through providing tourism-based development
- **Clause 2.2.4** contains the **Municipal Setting** for the region and identifies *'New Norfolk is the major settlement and main Activity Centre for the municipal area and is the major focus of growth and development'*. Tourism is identified as a principal industry in the area. 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 develop an underutilised site, as part of the broader 'The Mills' development, providing employment opportunities to the surrounding community.
- Further, the proposed development will respond to existing and future growth opportunities 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'*.

6.1.2. Planning Scheme Objectives

- **Clause 3.0.2 (Residential Growth)** 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’. The proposal will form part of a significant urban renewal masterplan for the municipality, which will bring renewal and revitalisation to an underutilised site to benefit New Norfolk township.
- The proposal will provide local employment opportunities, as desired in **Clause 3.0.9 (Competitiveness: Regional Objectives)**, which seeks to support and protect strategic economic opportunities for Southern Tasmania. The proposal development will support tourism growth within New Norfolk, is appropriately located at an underutilised site and will bring associated economic benefits to the region.
- Built form objectives seek that new development contributes to the quality of the built environment, utilising design responses which take account of local context, the public realm, safety and amenity impacts. As discussed below in Section 6.3 (resign response) the design of the luxury retreat will enhance the surrounding area and is of a suitable siting, design and scale to respond to the surrounds.
- Furthermore, the proposal takes into account cultural heritage considerations, as desired in **Clause 3.0.10 (Liveability: Regional Objectives)**.

Overall, the proposal is supported by the key objectives of the relevant Planning Policy Framework.

6.1.3. Strategic Documents

6.1.3.1. Southern Tasmania Regional Land Use Strategy (2010-2035)

The proposal will respond to the key policies of relevance for the following reasons:

- **Policy 14 (Tourism)** identifies the importance of the tourism sector in providing a range of both direct and indirect employment opportunities and contribution to economic growth. With growth forecast in visitor numbers and expenditure, tourism will continue to be an important economic driver for the region and the proposed development will respond to this demand.

The proposal will provide a high-quality landmark development that will contribute to innovative and sustainable tourism objectives, including through responding to the local features and landscapes. The proposal forms part of a broader staged redevelopment The Mills, incorporating tourism use and development as desired within the Strategy.

- **Policy 19 (Settlement and Residential Development)** identifies New Norfolk as a Major District Centre with a ‘High’ growth strategy and a ‘Mixed’ growth scenario, meaning:
 - *‘High’ growth category has 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.*

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’.

The proposal is consistent with the objective of a Major District Centre as it will provide for visitor accommodation within proximity of a range of services and access to transport

6.1.3.2. 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.

6.2. LAND USE

The development will integrate well within the surrounding area, particularly through managed rehabilitative landscaping. The facility is an important factor in providing a valuable tourism service that will generate employment opportunities within New Norfolk and the wider Derwent Valley area. The development predominantly sits within the Rural Living Zone with a partial encroachment into the LDRZ. Pursuant to Clause 9.8 of the Derwent Valley Planning Scheme stipulates that if use or development projects over land in a different zone, the provisions of the zone in which the main part of the building is located apply. As such, the RLZ is the only zone against which a detailed assessment is provided.

The proposed visitor accommodation use responds to the overall objectives of the RLZ (and Directive 6) for the following reasons:

- The visitor accommodation use is compatible with the overarching intent of the zone to *‘provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development’*.
- The proposal is located within the master planned precinct providing a range of amenity benefits to guests and visitors
- The ancillary food and beverage and leisure uses are compatible with the residential amenity of guests and nearby residential dwellings.
- The development facilitates passive recreational uses through the network of pedestrian trails that are proposed throughout the site.
- The proposal protects the visual and ecological values of the site, with a strong focus on landscaping and maintaining the scenic landscape.

An assessment against the Acceptable Solutions and Performance Criteria for development in the RLZ is included below:

Table 4 – RLZ Development Standards

Acceptable Solution	Performance Criteria	Response
Building Height A1 Building height must be not more than 8.5m	Acceptable solution met	The proposal is not more than 8.5 metres and therefore complies with acceptable solution.
Setback A1 Building setback from frontage must be no less than 20m	Acceptable solution met	The proposal is appropriately setback and protects the amenity of the future residential lots to the north.
Setback A2 Building setback from side and rear boundaries must be no less than 20m.	Acceptable solution met	The proposal contains generous side and rear setbacks, with appropriate landscaping to protect the internal amenity of the site and ensure external amenity impacts are managed.
Setback	P3	The proposal is considered to

Acceptable Solution	Performance Criteria	Response
<p>A3</p> <p>Building setback for buildings for sensitive use must comply with the following:</p> <p>Be sufficient to provide a separation distance form land zoned rural resource no less than 100m.</p> <p>Be sufficient to provide a separation distance from land zoned significant agriculture no less than 200m.</p>	<p>Building setback for buildings for sensitive use (including residential use) must prevent conflict or fettering of primary industry uses on adjoining land, having regard to all of the following:</p> <ul style="list-style-type: none"> a) The topography of the site b) The prevailing setbacks of existing buildings on nearby lots c) The size of the site d) The location of existing buildings on the site e) Retention of vegetation f) The zoning of adjoining and immediately opposite land g) The existing use on adjoining and immediately opposite sites h) The nature, frequency and intensity of emissions produced by primary industry on adjoining and immediately opposite lots i) Any proposed attenuation measures j) Any buffers created by natural or otherwise features 	<p>appropriately respond to the contextual constraints of the site. The proposed luxury cabins are appropriately setback from the rural living zone to the east and south of the site to ensure that internal and external impacts are sufficiently considered. The proposal incorporates an extensive landscaping scheme to ensure that the separation between the two zones is managed appropriately.</p> <p>The nearest rural resource zone is directly east of the development area, although this is highly forested, hilly terrain with some rural residential development.</p>
<p>Setback</p> <p>A4</p> <p>Buildings and works must be setback from land zoned Environmental Management no less than 100m</p>	<p>Complies with Acceptable Solution</p>	<p>There is no land within 100m that is zoned Environmental Management.</p>
<p>Design</p> <p>A1</p> <p>The location of buildings and works must comply with any of the following</p> <ul style="list-style-type: none"> a) Be located within a building area, if provided on the title 	<p>P1</p> <p>The location of buildings and work must satisfy all of the following:</p> <ul style="list-style-type: none"> a) Be located on a skyline or ridgeline only if: <ul style="list-style-type: none"> (i) There are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope 	<p>The proposed development is not located exclusively on a ridgeline, however due to the size of the development and the undulation of the land, some portions of the property are located along a ridgeline.</p>

Acceptable Solution	Performance Criteria	Response
<p>b) Be an addition or alteration to an existing building</p> <p>c) Be located on a site that does not require the clearing of native vegetation and is not on a skyline or a ridgeline</p>	<p>(ii) There is no significant impact on the rural landscape</p> <p>(iii) Building height is minimised</p> <p>(iv) Any screening vegetation is maintained</p> <p>(b) Be consistent with any desired future character statements provided for the area or, if no such statements are provided, have regard to the landscape</p> <p>(c) Be located in an area requiring the clearing of native vegetation only if</p> <p>(i) There are no sites clear of native vegetation or any such areas are not suitable for development due to access difficulties or excessive slope</p> <p>(ii) The extent of clearing is the minimum necessary to provide for building, associated works and associated bushfire protection measures.</p>	<p>The proposal does not have any desired future character statements and has been designed to respond to the landscape of the site.</p> <p>The site is heavily vegetated and requires clearing in order to facilitate development. The landscape plan prepared by playstreet appropriately responds offsets the vegetation removal and appropriately mitigates the threat of bushfires.</p>
<p>Design</p> <p>A2</p> <p>Exterior building surfaces must be coloured using colours with a reflectance value not greater than 40 percent.</p>	<p>Acceptable solution met</p>	<p>All of the materials used have a reflectance value below 40%.</p>
<p>Design</p> <p>A3</p> <p>The combined gross floor area of buildings must be no more than 375 sqm.</p>	<p>P3</p> <p>The combined gross floor area of buildings must satisfy all of the following:</p> <p>(a) There is no unreasonable adverse impact on the landscape</p> <p>(b) Buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity</p> <p>(c) Be consistent with any desired future character statements provided for in the area.</p>	<p>The proposal has been designed to ensure that there will be no adverse impacts on the landscape and are appropriately sited away from the approve residential dwellings to the north.</p> <p>The site does not contain a desired future character statement.</p>
<p>Design</p> <p>A4</p> <p>Fill and excavation must comply with all of the following</p>	<p>Acceptable solution met</p>	<p>The proposal has been designed to respond to the topography of the land and will not result in cut and fill more than 1m.</p>

Acceptable Solution	Performance Criteria	Response
<p>(a) Height of fill and depth of excavation is no more than 1 metres from natural ground level, except where required for building foundations</p> <p>(b) Extent is limited to the area required for the construction of buildings and vehicular access.</p>		
<p>Outbuildings</p> <p>A1</p> <p>Outbuildings (including garages and carports not incorporated with the dwelling) must comply with all of the following:</p> <p>(a) Have a combined gross floor height area of no more than 100sqm</p> <p>(b) Have a wall height of no more than 6.5 m and a building height of not more than 7.5 m</p> <p>(c) Have setback from frontage no less than that of the existing or proposed dwelling on the site</p>	N/A	The proposal does not contain any outbuildings.
<p>Outdoor storage areas</p> <p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) Be located behind the building line;</p> <p>(b) All goods and materials stored must be screened from public view;</p> <p>(c) Not encroach upon car parking areas, driveways or landscaped areas</p>	N/A	The proposal does not contain any outdoor storage areas for non-residential uses

Planning Directive 6 relates to exemption and standards of visitor accommodation and contains the following relevant acceptable solutions and performance criteria:

Table 5 – Planning Directive 6 – Visitor Accommodation Development Standards

Acceptable Solutions	Performance Criteria	Response
<p>Objectives:</p> <p>That Visitor Accommodation:</p> <p>a) Is compatible with the character and use of the area</p> <p>b) Does not cause an unreasonable loss of residential amenity; and</p> <p>c) Does not impact the safety and efficiency of local roads or rights of way.</p>		
<p>A1</p> <p>Visitor Accommodation must:</p> <p>a) Accommodate guests in existing habitable buildings; and</p> <p>b) Have a gross floor area of not more than 200sqm per lot</p>	<p>P1</p> <p>Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <p>a) The privacy of adjoining properties;</p> <p>b) Any likely increase in noise to adjoining properties;</p> <p>c) The scale of the use and its compatibility with the surrounding character and uses within the area;</p> <p>d) Retaining the primary residential function of an area</p> <p>e) The impact on the safety and efficiency of the local road network; and</p> <p>f) Any impact on the owners and users rights of way.</p>	<p>The proposal complies with performance criteria as follows:</p> <p>The visitor accommodation is appropriately sited a considerable distance away from the residential subdivision that forms the remainder of the Mills Residential Estate. The proposal incorporates a low scale, fine grain residential ‘accommodation’ that is considered appropriate within its context.</p> <p>Leila Street has been designed to accommodate a considerable number of vehicles and the proposed ROW will not generate a significant traffic impact.</p>
<p>A2</p> <p>Visitor Accommodation is not for a lot, as defined in the <i>Strata Titles Act 1998</i>, that is part of a strata scheme where another lot within that strata scheme is used for a residential use.</p>	<p>Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents, occupying other lots within the strata scheme, having regard to:</p> <p>a) The privacy of adjoining properties</p>	<p>Complies with Acceptable Solution</p>

Acceptable Solutions	Performance Criteria	Response
	b) Any likely increase in noise; c) The residential function of the strata scheme; d) The location and layout of the lots; e) The extent and nature of any other non residential uses; and f) The impact on shared access and common property	

6.3. DESIGN RESPONSE

The proposed development will provide a high quality and attractive built form to the area.

The design of the proposal takes into consideration the objectives relating to design of development within the RLZ and is appropriate for the following reasons:

- The proposed built form has been designed to respond to the site and surrounding context.
- The proposed low scale built form is appropriate, with few massing or visual bulk implications
- The proposal presents a contemporary built form incorporating a combination of steel, timber and glazing for both the central facility and the luxury cabins.
- The cabins are orientated east to capitalise upon the views and topography of the land. This contributes to the serenity and separation of the accommodation.
- The site is appropriately setback from the proposed residential subdivision to the north, providing significant separation between the cabins and dwellings.
- A generous and considered landscaping scheme has been incorporated to capitalise on the existing landscape. The landscaping makes a positive contribution to the surrounding area by incorporating native flora into the scheme.
- The proposed built form is appropriate within its context due to the low scale and density of the development.

The proposal demonstrates a high level of compliance with the Development Standards for Visitor Accommodation and meets the relevant performance criteria.

6.4. HERITAGE

6.4.1. Historic Heritage Code

The subject site is located within a Historic Heritage Overlay as a place of Archaeological Potential.

An Aboriginal Heritage Assessment Report was prepared by Cultural Heritage Management Australia for the broader The Mills project.

An isolated artefact was uncovered on the west side of a low relief hill on the subject site. The artefact is a grey quartzite flake piece and was identified as having low scientific significance on the basis that it was an isolated discovery. The likelihood of other artefacts being uncovered in the area is identified as low.

The following requirements apply for buildings and works in a heritage place:

Table 6 – Historic Heritage Code Development Standards

Acceptable Solution	Performance Criteria	Response
<p>Objective:</p> <p>To ensure that development at a heritage place is:</p> <p>Undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance;</p> <p>Designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.</p>		
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>Development must not result in any of the following:</p> <ul style="list-style-type: none"> a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes; b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place. 	<p>The proposed development will not detract from the historic significance of the site. As discussed in Section 6.3 above, the proposal maintains a sympathetic height, scale, bulk form and materiality to the surroundings in an effort to maintain the isolated and landscaped character. The artefact uncovered on site was identified as being low scientific significance, this further identifies that the proposal will not diminish the heritage significance of the place.</p>
<p>A2</p> <p>No Acceptable Solution</p>	<p>P2:</p> <p>Development must be designed to be subservient and complementary to the place through characteristics including:</p> <ul style="list-style-type: none"> a) scale and bulk, materials, built form and fenestration; b) setback from frontage c) siting with respect to buildings, structures and listed elements 	<p>The proposal has been designed to complement the landscape of New Norfolk. Utilising muted toned, natural materials and a low scale built form, the proposed luxury retreat responds appropriately to the heritage context.</p>

Acceptable Solution	Performance Criteria	Response
	d) using less dominant materials and colours	
A3 No Acceptable Solution	P3: Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable	The historic heritage value does not identify any specific materiality of built form considerations. However, the proposed development is sympathetic to the landscape and does not impose a burden on the surrounding land.
A4 No Acceptable Solution	P4: Extensions to buildings must not detract from the historic cultural heritage significance of the place.	N/A
A5 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	P5: New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.	N/A

6.5. BUSHFIRE RESPONSE

Pursuant to the Code, Visitor Accommodation is not a vulnerable use, so no report is required to be prepared with the planning permit application. Nonetheless, the proposal has been designed to appropriately respond to the Bushfire Requirements determined by the *Directors Determination – Requirements, Building in Bushfire prone Areas*. The preliminary bushfire advice prepared by ERA Planning & Environment outlines the requirements to achieve best practice bushfire management strategies in compliance with the Directors Determination, and have been incorporated into the plans including:

- Appropriate fire truck access to the property
- Appropriate fire hydrant water supply
- A hazard management area incorporated into the landscape plan
- An emergency plan to be prepared in due course

The proposal will demonstrate compliance with the above requirements where practical. ERA will be preparing necessary documentation to support a future building permit application.

6.6. AMENITY IMPACTS

6.6.1. External Amenity

The siting and significant landscaping of the proposed development reduces the potential for external amenity impacts. The proposal responds to all interfaces of the site, noting that the east, south and west of the site is undeveloped land, while the proposed residential estate to the north is appropriately setback.

The proposed buildings are of a high architectural quality and have been designed and sited to minimise any potential for offsite impacts and will integrate well with the surrounding area.

The potential for external amenity impacts will be limited in terms of overshadowing, overlooking and visual bulk.

Therefore, the main external amenity considerations include carparking, traffic and waste, which are addressed below.

6.6.2. Internal Amenity

The proposal will provide appropriate internal amenity throughout the site and incorporates various ancillary functions including dining, recreation and leisure and conference facilities.

The generous provision of landscaped open space is provided throughout the proposal and incorporates native flora to ensure the proposal is congruous with its surrounding.

All cabins with a high level of amenity through appropriately sized rooms with excellent outlook and access to daylight.

The built form has been designed to maximise outlook to the adjacent land and landscaped areas and ensure privacy is retained. Appropriate siting of the cabins seeks to create a feeling of seclusion for the guests.

The generous provision of private outdoor space associated with the cabins and double-sided fireplace provide a high level of internal amenity of the guests.

6.7. TRAFFIC, CAR PARKING AND WASTE

Pursuant to the Parking and Access Code, the proposed hotel (Visitor Accommodation) generates a statutory carparking requirement for 51 car parking spaces (1 per unit and 15 per 200sqm of dining).

A total of 64 car parking spaces are proposed which therefore meets the planning scheme requirements

The proposal demonstrates compliance with the Acceptable Solutions of E6.0 (Parking and Access Code), along with the relevant Australia Standards, as required.

Waste will be collected via Leila Street. A bin enclosure located adjacent to the proposed ROW will ensure the efficient removal of waste from the site. This will be appropriately managed and screened.

6.8. INFRASTRUCTURE

Initial development construction will include **power** services.

Interim **on-site waste-water** management is proposed **until sewer connection** can be made as part of future residential development.

A **water** reservoir will be constructed to provide potable water. This is currently being discussed with TasWater to agree upon specifications. This reservoir is proposed to also provide potable water to the future residential stages.

As mentioned, the internal drive will be sufficient for fire truck property access. Initially the drive will be unsealed in the lower area, until residential development staging constructs public, sealed roads.

6.9. ENVIRONMENT

As set out in Appendix D – Landscape Package and discussed in this report, extensive landscaping is proposed, providing a high-amenity visitor experience. Landscape management will ensure environmental values are protected, while providing appropriate bushfire hazard management.

The un-named waterway will have a drive crossing constructed but otherwise is not impacted by the development area.

The initial on-site waste-water system will be designed and constructed to ensure no impacts upon the waterway. Reticulated sewer will be constructed as the residential estate progresses towards this site.

6.10. OTHER CONSIDERATIONS

6.10.1. Relationship to Planning Scheme Amendment

A Planning Scheme Amendment is currently being prepared to rezone all of the Mills Residential Estate to General Residential Zone and introduce a Specific Area Plan (SAP) over the land.

The GRZ contains objectives that are largely similar to that of the RLZ except with lot sizes that reflect more traditional residential development density.

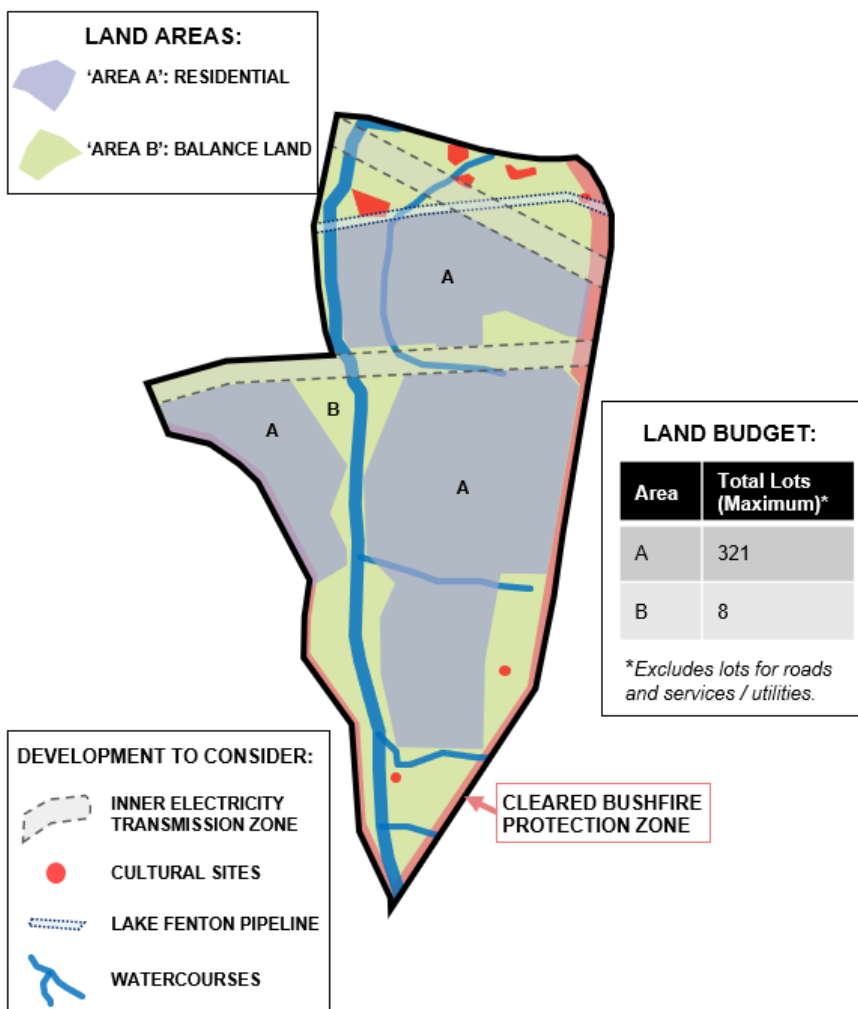
The SAP seeks to facilitate the master planned development within The Mills. The Development Framework Plan within the SAP (Figure 8) provides an over-arching guidance to future subdivision and development. The Plan nominates Area 'A' as residential land and Area 'B' as balance land to provide flexible guidance to allow for detailed design to occur at a later date. This proposal's development area is located within Area 'B', consistent with the SAP intentions.

Furthermore, the SAP use table allows Visitor Accommodation. The proposal is located within the 'balance land' Area B which seeks flexibility to facilitate future development opportunities such as this proposal.

See Section 6.2 above for an assessment against the development standards of the current zone.

The proposal is consistent with the current Planning Scheme Amendment and illustrates compliance with both the existing and proposed land use.

Figure 8 SAP - Development Framework Plan



Source: Urbis

7. CONCLUSION

In summary, the proposed use and development of the site for visitor accommodation is consistent with the Derwent Valley Interim Planning Scheme, the Southern Tasmania Regional Land Use Strategy and the New Norfolk Structure Plan.

The proposal responds to the anticipated tourism growth within the Southern Tasmania region and will provide high-quality tourist accommodation within New Norfolk, generating substantial opportunities for employment and economic growth in the New Norfolk township.

The proposal has been designed to limit impacts on the surrounding area and to provide an attractive built form building which will incorporate significant landscaping.

For the reasons set out in this report, the proposed development is appropriate and worthy of support, as follows:

- The proposal demonstrates a high level of consistency with the relevant planning policy framework and controls;
- The vacant land presents an excellent opportunity to meet the demand for tourist (visitor) accommodation in the Derwent Valley;
- The proposal will form a key stage of a significant redevelopment opportunity at 'The Mills' site in New Norfolk and sets a high standard for the integrated development of this precinct;
- It will generate employment opportunities within New Norfolk;
- The proposal presents a high quality and responsive building scale and design to the site and surroundings;
- There is policy support for tourism-related growth within the region;
- The amenity provided will provide a high quality of comfort and facilities for future guests;
- The proposal incorporates a total of 64 carparking spaces across the site which are accessible via Ring Road;
- The proposal will achieve a high quality of architecture and landscaping which responds positively to the wider landscaped character of the existing surrounding area;
- Offsite amenity impacts have been appropriately dealt with and are acceptable within the surrounding context.

For the reasons outlined within this report and the accompanying documentation, it is considered that the proposed development reflects a well resolved proposal and warrants favourable determination.

DISCLAIMER

This report is dated 24 December 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 Investments Holdings (**Instructing Party**) for the purpose of Town Planning (**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).

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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

RELEVANT PLANNING POLICY

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.

APPENDIX B

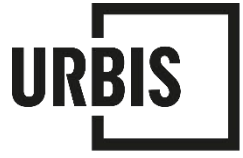
CERTIFICATE OF TITLE

APPENDIX C

ARCHITECTURAL PACKAGE

APPENDIX D

LANDSCAPE PACKAGE





THE MILLS ESTATE

LUXURY CABINS- LANDSCAPE CHARACTER

DERWENT VALLEY COUNCIL PLANNING SERVICES
Development Application No. DA 2022/116
Approved/Refused: 
Date: 24/06/2022

P/
ST.



Playstreet Pty Ltd
 92 Argyle Street
 Hobart TAS 7000

 T +61 455 022 266
 W www.playstreet.com.au
 E info@playstreet.com.au
 ABN 36 162 916 485

CONTENTS

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BUSHFIRE MANAGEMENT - VEGETATION STRATEGY.....	4
ZONE 1 - LANDSCAPE CHARACTER.....	5
ZONE 2 - LANDSCAPE CHARACTER.....	6
ZONE 2 - DETAILED PLAN	7
ZONE 3 - LANDSCAPE CHARACTER.....	8
ZONE 3 - DETAILED PLAN	9
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Project Information

Project Number	21-113
Project Name	The Mills Estate - Luxury Cabins
Document Number	21-113 Luxury Cabins - Landscape Character_V2 Package
Revision Date Issue	15.12.2021

Version	Date	Description	Prepared	Checked By:	Approved By:
1	10.12.2021	Mills Estate Luxury Cabins- Landscape Character Package	ALA	CT	PST
2	13.12.2021	Mills Estate Luxury Cabins- Landscape Character Package	ALA	CT	PST
3	15.12.2021	Mills Estate Luxury Cabins- Landscape Character Package	ALA	CT	PST

We acknowledge, with deep respect, the traditional owners of this land, the muwinina people, as the original custodians of our land and waters, and their unique ability to care for country and deep spiritual connection to it.

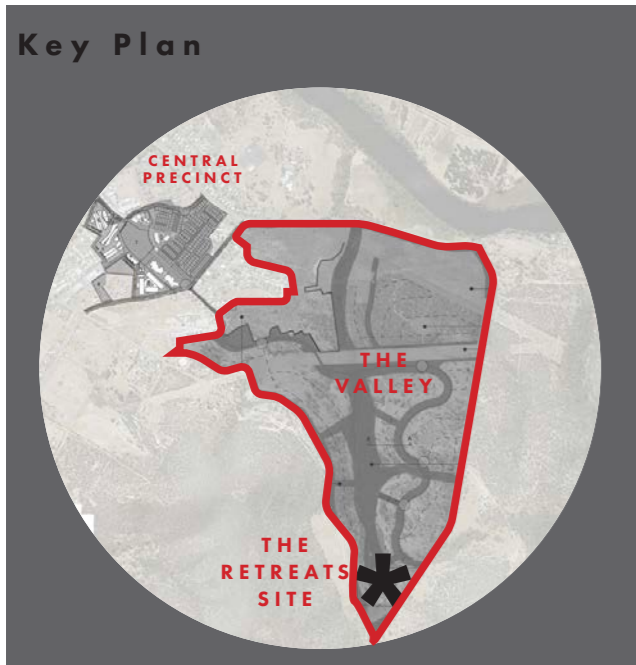
We honour elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

DERWENT VALLEY COUNCIL PLANNING SERVICES

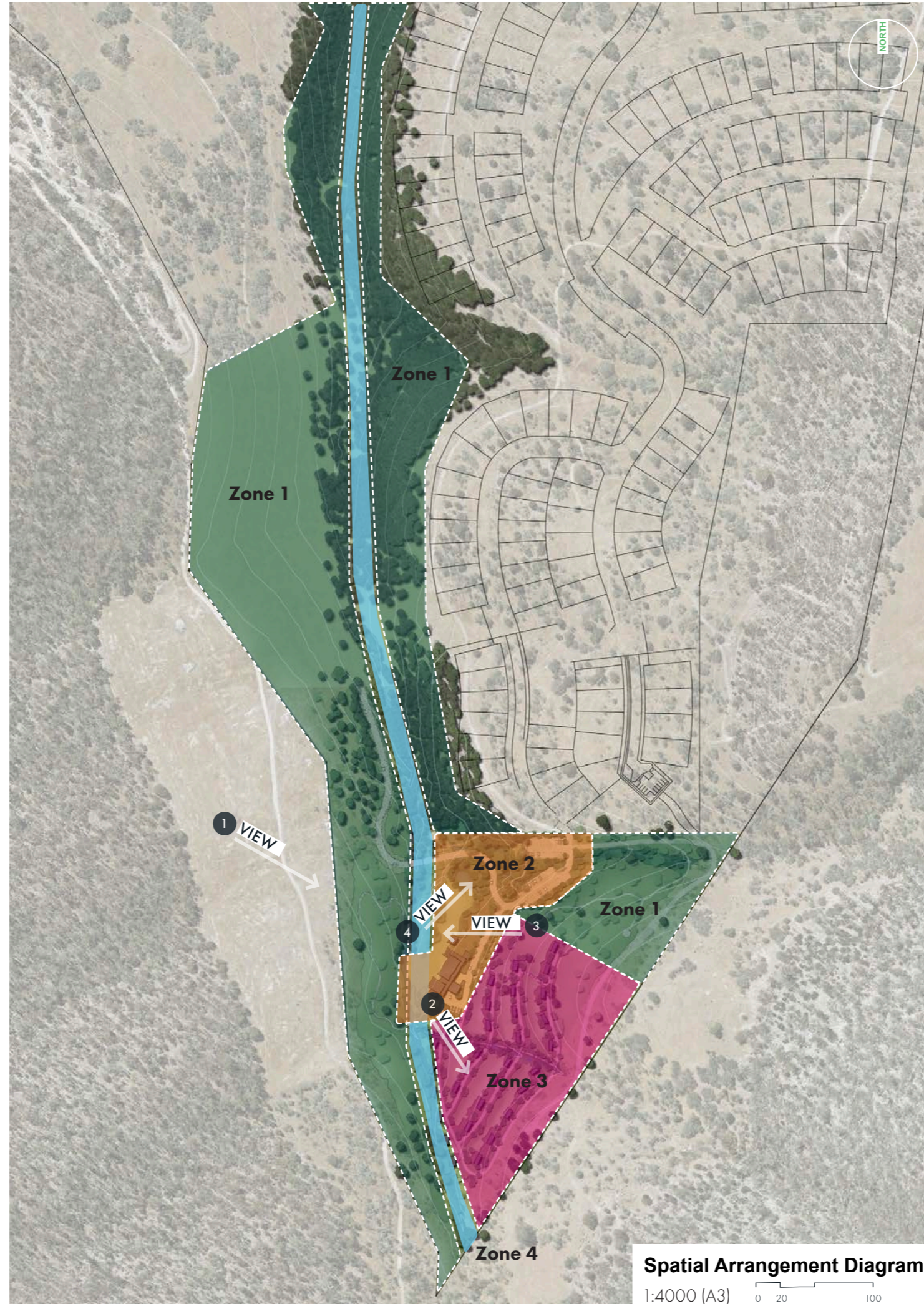
Development Application No: DA 2022/116

Approved/Refused:
 Date: 24/06/2022



Site Context - Views



Landscape Vision
The landscape design seeks to create a unique visitor experience by positioning the luxury cabins and amenities sensitively within a unique managed bush setting. Native vegetation rehabilitation and management is planned as part of this project.

Zone 1 - Rehabilitation & Bushfire Maintenance

Landscape works in this location will seek to protect and extend the significant Allocasuarina and Acacia forest that runs along the existing riparian corridor. This will increase and promote habitat across the site and establish a buffer to the future subdivision proposed to the east. The understory will be a managed landscape for fuel reduction in accordance with the bushfire management report, refer *Bushfire management - vegetation strategy* (page 4).

Zone 2 - Specific Landscape Zone

This zone provides key visitor amenities including, carparking & arrival experience, WSUD & detention infrastructure, walking tracks, visitor check-in facilities and a variety of thoughtfully planned landscaped areas and buffers while also adhering to bushfire planting strategies. Clusters of existing trees are to be retained and under pruned with a managed understory.

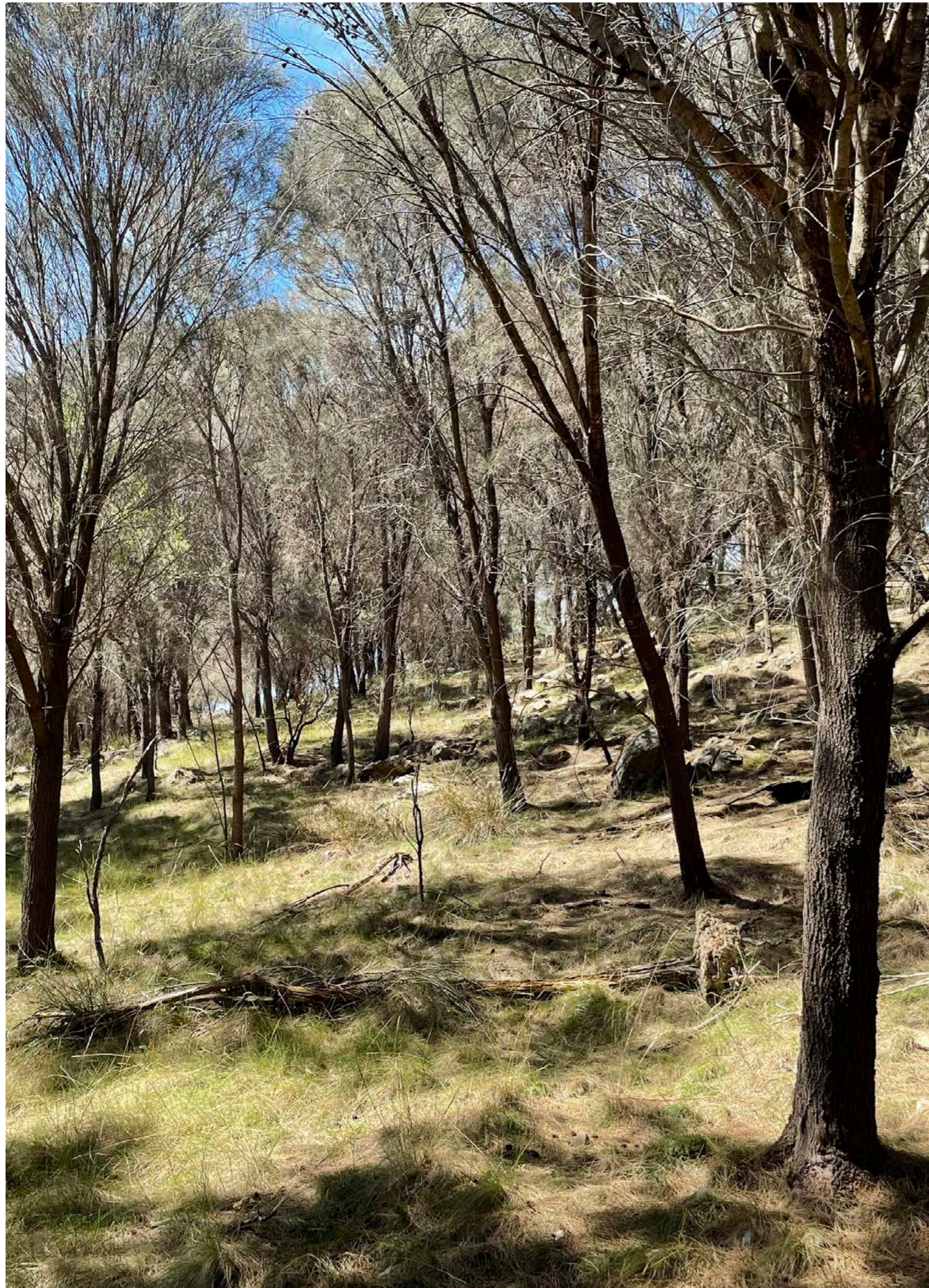
Zone 3 - Specific Rehabilitation Zone

This zone primarily caters for the luxury cabins and associated access. Great consideration has been placed on siting the cabins so that they are buffered from the surrounding subdivision to the north, creating a unique accommodation experience that places the visitor within the bush setting. Fire retardant species and best practice planting methodologies to be employed to aid bush fire management. Clusters of existing trees are to be retained and under pruned with a managed understory.

Zone 4 - Riparian Corridor

Another key opportunity presented in this plan is the opportunity to revegetate the riparian corridor that runs from the upper catchments in the south downhill to the north, covering the full extent of the site. Native vegetation to be utilised to establish a robust planted corridor that increases biodiversity across the site.

PERWENT VALLEY COUNCIL PLANNING SERVICES
Development Application No: DA 2022/116
Approved/Refused:
Date: 24/06/2022



Bushfire Management - Vegetation Strategy

Given the siting of the luxury cabins and associated facilities within an area of significant existing vegetation all proposed landscape works are to comply with the Hazard Management Area Prescriptions as prepared by ERA Planning, refer table below. This criteria provides a framework for the future landscape design and will both ensure a managed landscape outcome whilst ensuring the unique vegetated character of the site can be maintained.

Table 1 - Hazard Management Area Prescriptions

Within 10m of habitable buildings	<ul style="list-style-type: none"> No storage of flammable materials (e.g. firewood); Avoid locating flammable garden materials near vulnerable building elements such as glazed windows/doors, decks and eaves (e.g. non-fire-retardant plants and combustible mulches); Non-flammable features such as paths, driveways and paved areas are encouraged around habitable buildings
Trees within HMA	<ul style="list-style-type: none"> Maintain canopy separation of approximately 2.0m; Ensure no branches overhang habitable buildings; Remove tree branches overhanging habitable buildings; Remove tree branches within 2.0m of ground level below; Locate any new tree plantings 1.5 x their mature height from house; Avoid planting trees with loose stringy, or ribbon bark
Understorey vegetation within HMA	<ul style="list-style-type: none"> Maintain grass cover at <100mm; Maintain shrubs to <2.0m height; Shrubs to be maintained in clumps so as to not form contiguous vegetation (i.e. clumps up to 10sqm in area, separated from each other by at least 10m); Avoid locating shrubs directly underneath trees; Periodically remove dead leaves, bark and branches from underneath trees an around habitable buildings.

Reference: Hazard Management Area Prescriptions as prepared by ERA Planning

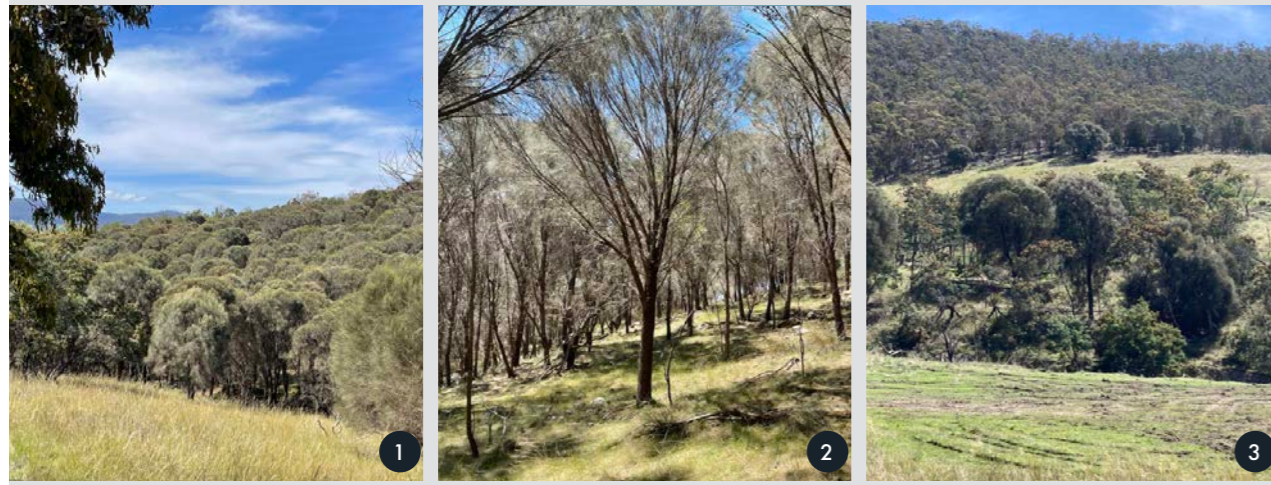
DERWENT VALLEY COUNCIL PLANNING SERVICES

Development Application No: DA 2022/116

**Approved/Refused:
Date: 24/06/2022**

**P/
ST.**

SITE PHOTOS



PROPOSED CHARACTER + VEGETATION REFERENCE IMAGES



EXISTING CONDITIONS

- Concentrated *Allocasuarina* forest east & west of riparian corridor. Dense population north-east corner of site
- Scattered *Acacia sp* & *Eucalyptus sp* plantings throughout
- Sparse groundcover plantings, mainly pasture/ mixed grassland

PROPOSED FUNCTION & ACTIVATION

- Re-vegetate landscape to create native buffer to increase habitat and screen future subdivision to the east
- Proposed plantings to utilise fire retardant species and best practise planting methodology to assist with bushfire management, including use of gravels and clear zones between clustered planting

PROPOSED VEGETATION CHARACTER

- Low flammability plant selection
- Native species & where possible local provenance to be used
- Groundcover planting under trees only
- Under prune existing and proposed trees
- Proposed trees and shrubs in clusters with separation

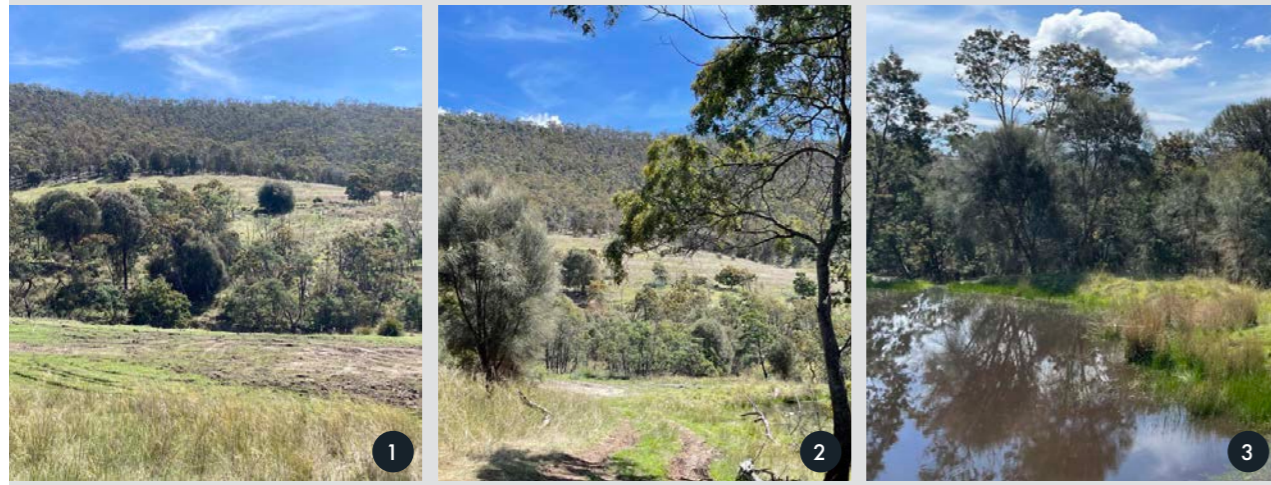
DERWENT VALLEY COUNCIL PLANNING SERVICES
 Development Application No: DA 2022/116

Approved/Refused:
 Date: 24/06/2022

Context Plan

1:4000 (A3) 0 20 100

SITE PHOTOS



PROPOSED CHARACTER + VEGETATION REFERENCE IMAGES



- EXISTING CONDITIONS**
- Largely flat, basin like, landform with sloping hills on all sides
 - Sparse groundcover planting, mainly pasture
 - Scattered *Eucalyptus sp* & *Allocasuarina sp* to periphery
 - Existing pond
- PROPOSED FUNCTION & ACTIVATION**
- Key visitor amenity zone with carparking, visitor check-in, landscaped gathering spaces and WSUD
- PROPOSED VEGETATION CHARACTER**
- Low flammability plant selection
 - Native species & where possible local provenance to be used
 - Groundcover planting under trees only
 - Under prune existing and proposed trees
 - Proposed trees and shrubs in clusters with separation
- PROPOSED MATERIALITY**
- Permeable surfaces or structures where practical, e.g. gravels, stepping stones, decking
 - Colours & textures that blend with existing bush setting e.g. greyed timber, split stone

DERWENT VALLEY COUNCIL PLANNING SERVICES
 Development Application No: DA 2022/116
 Approved/Refused:
 Date: 24/06/2022

Context Plan
 1:2500 (A3) 0 20 50 100



DERWENT VALLEY COUNCIL PLANNING SERVICES

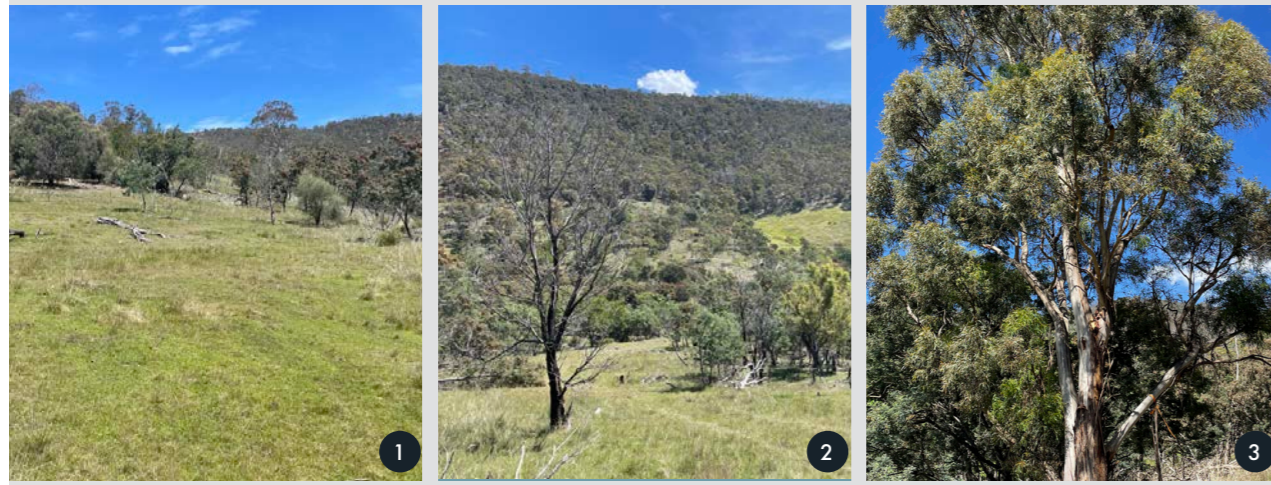
Development Application No: DA 2022/116

Approved/Refused:
Date: 24/06/2022



Detail Plan
1:1500 (A3) 0 20 100

SITE PHOTOS



PROPOSED CHARACTER + VEGETATION REFERENCE IMAGES



- EXISTING CONDITIONS**
- Sloping hills with views primarily south-west & north-west
 - Sparse groundcover planting, mainly pasture
 - Groupings of trees, some significant *Eucalyptus spp*
- PROPOSED FUNCTION & ACTIVATION**
- Luxury cabins & associated access
 - Landscape screening to increase privacy between cabins. Note, planting in accordance with best practise bushfire management
- PROPOSED VEGETATION CHARACTER**
- Low flammability plant selection
 - Native species & where possible local provenance to be used
 - Groundcover planting under trees only
 - Under prune existing and proposed trees
 - Proposed trees and shrubs in clusters with separation. Appropriate screening in clusters for increased privacy between cabins and behind cabins
- PROPOSED MATERIALITY**
- Permeable surfaces or structures where practical, e.g. gravels, stepping stones, decking
 - Colours & textures that blend with existing bush setting e.g. greyed timber, split stone

DERWENT VALLEY COUNCIL PLANNING SERVICES
 Development Application No: DA 2022/116
 Approved/Refused:
 Date: 24/06/2022

Context Plan
 1:2500 (A3) 0 20 50 100



Rehabilitate riparian corridor with native species

Regenerative native grassland (managed)
Integrate gravel pedestrian access track with occasional steps
Create native buffer planting to back of cabins for screening along with other low flammable plantings and mulches (typical)

Water storage and access road
Existing trees to be retained (typical)
Golf buggy access track to cabins
Integrate gravel pedestrian access track with occasional steps
Rehabilitate riparian corridor with native species

Regenerative native grassland (managed)

Golf buggy access track to cabins
Create native buffer planting to back of cabins for screening along with other low flammable plantings and mulches (typical)

Bushfire protection Zone as per Architects site plan

DERWENT VALLEY COUNCIL PLANNING SERVICES
Development Application No: DA 2022/116
Approved/Refused:
Date: 24/06/2022

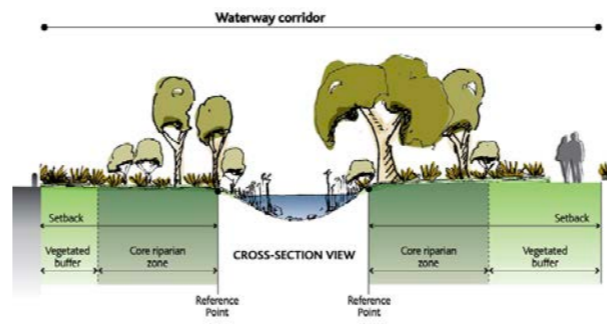
Detail Plan

1:1500 (A3) 0 20 100

SITE PHOTOS



PROPOSED CHARACTER + VEGETATION REFERENCE IMAGES



Reference: Melbourne Water, Waterways Corridors



EXISTING CONDITIONS

- The riparian corridor that runs from the upper catchments in the south downhill to the north, covering the full extent of the site.
- Significant dolerite slabs
- Parts of waterway are primarily pasture with limited plant diversity
- In some places *Allocasuarina sp* are growing deep into channel

PROPOSED FUNCTION & ACTIVATION

- Increase overall health of the waterway, including improved water quality
- Increase biodiversity and habitat value

PROPOSED VEGETATION CHARACTER

- Primarily vegetation zone with large boulders to increase habitat in places
- Native species & where possible local provenance to be used Groundcover planting under trees only
- Under prune existing and proposed trees

DERWENT VALLEY COUNCIL PLANNING SERVICES
 Development Application No: DA 2022/116
 Approved/Refused: _____
 Date: 24/06/2022

Context Plan

1:4000 (A3) 0 20 100

APPLICATION FOR PLANNING APPROVAL – DEVELOPMENT/USE OR SUBDIVISION



www.derwentvalley.tas.gov.au
(03) 6261 8500

P.O. Box 595
New Norfolk TAS 7140

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993 (the Act)*.

Indicate if there has been a pre-application meeting with a Council officer: Yes No

Officer's name: _____ Date: _____

APPLICANT, OWNER AND CONTACT DETAILS

Provide details of the Applicant and Owner of the land.

APPLICANT

Name: _____

Address: _____

Email: _____ Phone: _____

As applicant, do you consent to all correspondence being sent via email rather than post? Yes No

OWNER

Name: _____

Address: _____

Email: _____ Phone: _____

LAND DETAILS

Provide details of the land, including street address, title details and the existing use. Please use definitions in planning scheme.

Address: _____

Volume: _____ Folio: _____

PROPOSED USE AND DEVELOPMENT DETAILS

Provide details of the proposed use and of the proposed development and works. Please use definitions in planning scheme.

Use:

**Describe
Development:**

Existing Floor Area:	m ²	Proposed floor area:	m ²
_____		_____	

MATERIALS

External walls:	_____	Colour:	_____
------------------------	-------	----------------	-------

Roof cladding:	_____	Colour:	_____
-----------------------	-------	----------------	-------

CAR PARKING

Number existing:	_____	Proposed:	_____
-------------------------	-------	------------------	-------

Is vegetation proposed to be removed? Yes No

Is the property on the Tasmanian Heritage Register? Yes No

Is Signage proposed: Yes No

Estimated cost of development value: \$ _____

FOR SUBDIVISION APPLICATIONS ONLY

Number of lots to be created:
(excluding Balance lot)

Total area of new lots:
(excluding balance lot):

**Estimated cost of subdivision
works (must not be \$0)**

DECLARATION

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

The Applicant must sign and date this form.



Signature

Date

Refer to application checklist on following page for additional information requirements.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Derwent Valley Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Derwent Valley Council or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note: *If the application involves Crown land you will also need to provide a letter of consent.*

I, _____ being responsible for the administration of land at _____, declare that I have given permission for _____.

The Minister, General Manager or other delegate responsible for the land must sign and date this form.

Signature

Date

(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST

To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please contact Derwent Valley Council by phone on (03) 6261 8500 or by email at dvcouncil@dvc.tas.gov.au to discuss or arrange an appointment concerning your proposal. Note that Council may require additional information in accordance with section 54 of the *Land Use Planning and Approvals Act 1993*.

1. MANDATORY DOCUMENTATION

This information is required for the application to be valid. An application lodged without these items is unable to proceed:

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.

May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.

- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publicly-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

2. ADDITIONAL INFORMATION

In addition to the information that is required above, Council may, to enable it to consider an application, request such further or additional information as it considers necessary or desirable to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development including:

- Site analysis and site plan at an acceptable scale, including where relevant:
 - the existing and proposed use(s) on the site;
 - the boundaries and dimensions of the site;
 - topography including contours showing AHD levels and major site features;
 - natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - soil type;
 - vegetation types and distribution, and trees and vegetation to be removed;
 - the location and capacity of any existing services or easements on the site or connected to the site.
 - existing pedestrian and vehicle access to the site;
 - the location of existing and proposed buildings on the site;

- the location of existing adjoining properties, adjacent buildings and their uses;
 - any natural hazards that may affect use or development on the site;
 - proposed roads, driveways, car parking areas and footpaths within the site, including surface treatment;
 - any proposed open space, communal space, or facilities on the site;
 - main utility service connection points and easements;
 - proposed subdivision lot boundaries, where applicable.
- Where it is proposed to erect buildings, detailed plans of the proposed buildings with dimensions at a scale of 1:100 or 1:200 showing.
- the internal layout of each building on the site;
 - the private open space for each dwelling;
 - external storage spaces;
 - car parking space location and layout;
 - major elevations of every building to be erected;
 - the relationship of the elevations to natural ground level, showing any proposed cut or fill;
 - shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites;
 - materials and colours to be used on roofs and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping.
- planting concept;
 - paving materials and drainage treatments and lighting for vehicle areas and footpaths; and
 - plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

PERSONAL INFORMATION PROTECTION STATEMENT

The personal information that Council is collecting from you is deemed personal information for the purposes of the Personal Information Protection Act 2004. The intended recipients of personal information collected by Derwent Valley Council may be:

- Officers within Derwent Valley Council;
- Data service providers engaged by Council from time to time;
- Any other agent/contractor of Derwent Valley Council

The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Derwent Valley Council may be unable to process your application or request. Council is collecting this personal information from you for the purposes of managing, addressing, advising upon and determining the relevant application, or other Council related matters.

Personal information will be managed in accordance with the Personal Information Protection Act 2004 and you may make application for access or amendment to your information in writing to the Privacy Officer, Derwent Valley Council, 1 Circle Street, New Norfolk TAS 7140 or Phone 6261 8500.

FOR OFFICE USE ONLY	Ref no.:		File Ref.:	
Please return completed form to dvccouncil@dvc.tas.gov.au	Ref no.:		Property No.:	

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

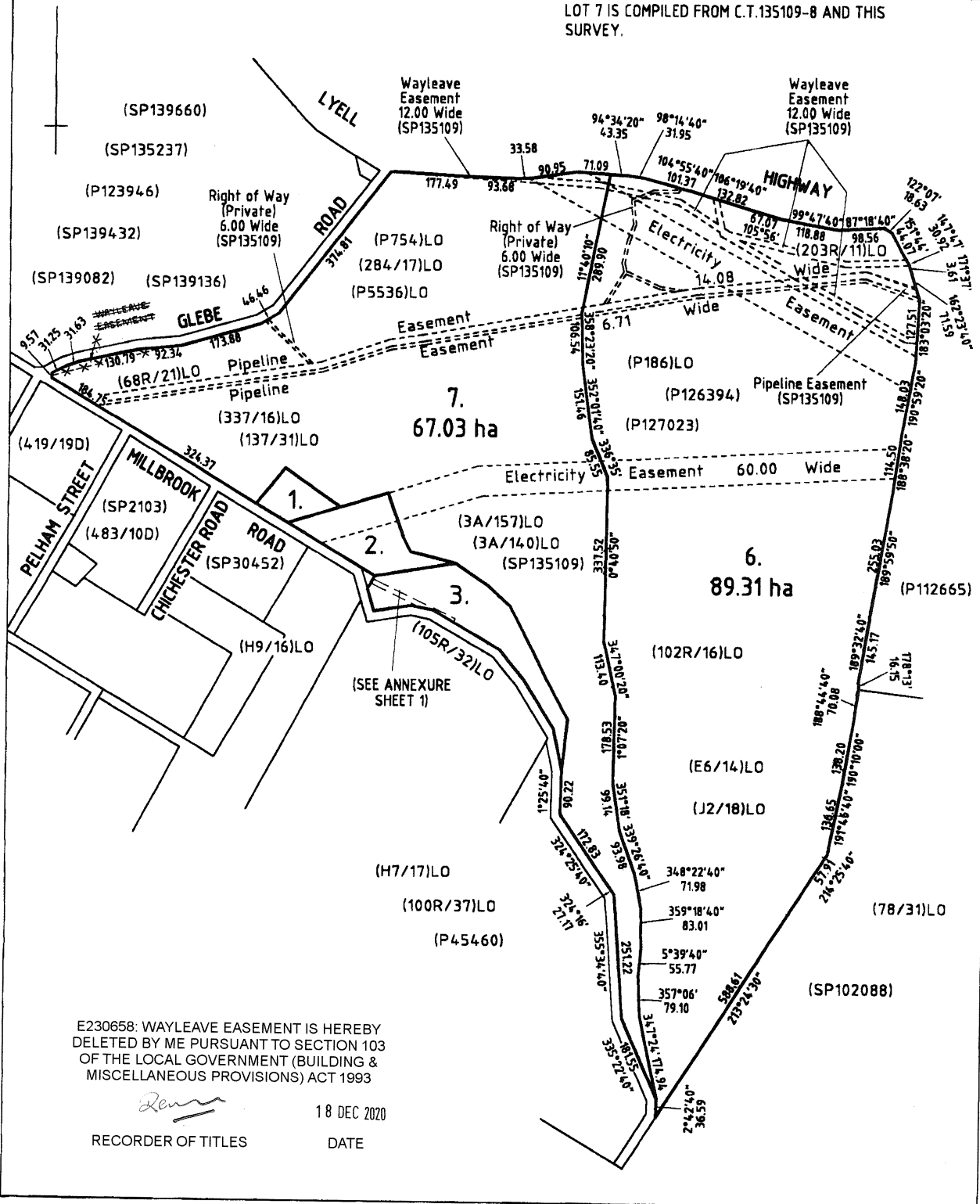
UNREGISTERED DEALINGS AND NOTATIONS

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

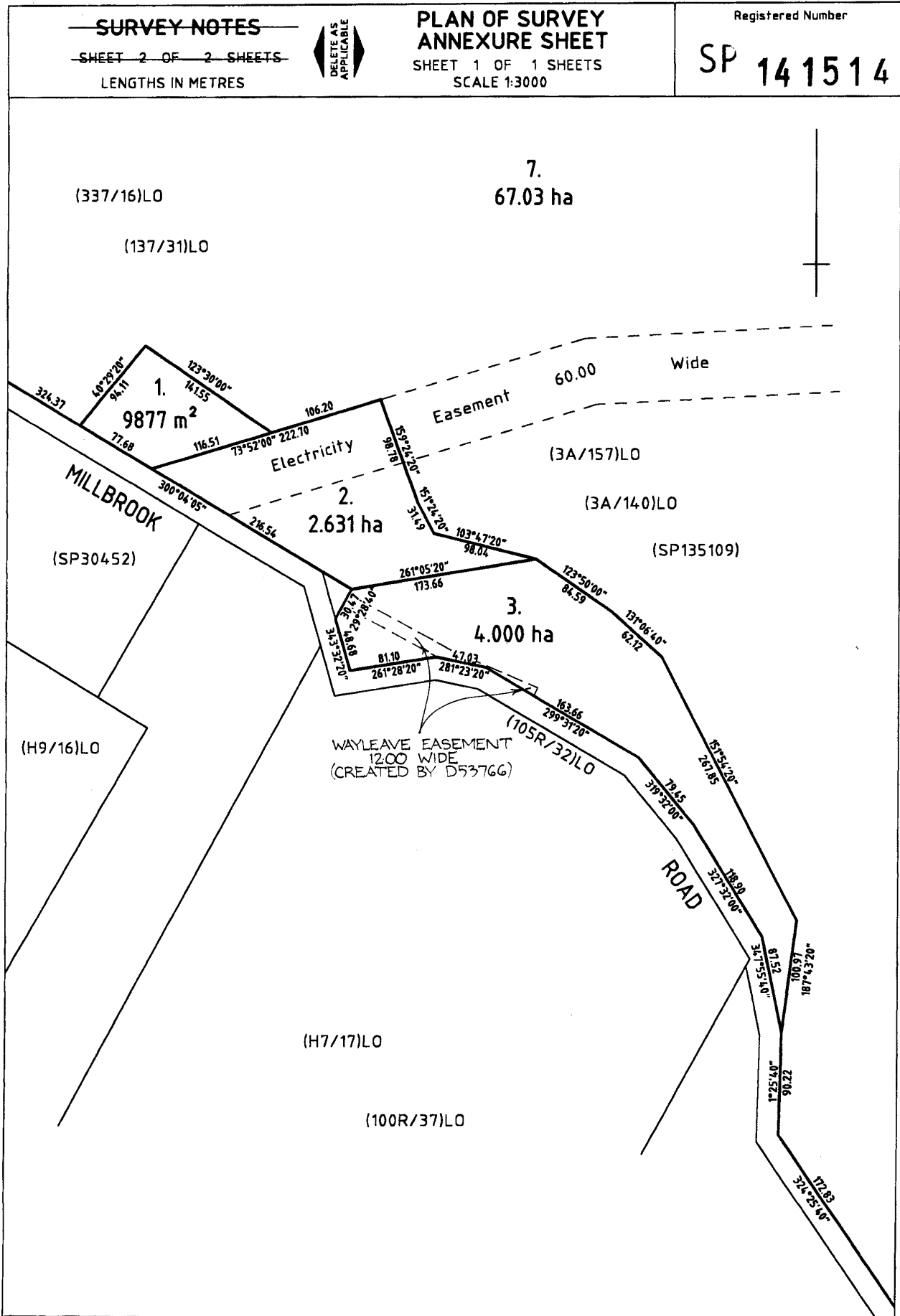
OWNER Lachlan River Community (Holdings) Pty Ltd		PLAN OF SURVEY		REGISTERED NUMBER	
FOLIO REFERENCE C.T.135109-8				SP141514	
GRANTEE Part of 441 acres granted to Thomas George Gregson and John Dobson		BY SURVEYOR N. M. Creese		APPROVED	
		LOCATION		EFFECTIVE FROM 17 JUN 2004	
		Town of NEW NORFOLK		<i>Alice Kawa</i>	
SCALE 1:7500		LENGTHS IN METRES		Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 122 (5026-42)-52	LAST UPI No. GJW05	LAST PLAN No. SP135109	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

LOT 7 IS COMPILED FROM C.T.135109-8 AND THIS SURVEY.



E230658: WAYLEAVE EASEMENT IS HEREBY DELETED BY ME PURSUANT TO SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993

Ren
RECORDER OF TITLES
18 DEC 2020
DATE



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

SEARCH OF TORRENS TITLE

VOLUME 180903	FOLIO 7
EDITION 2	DATE OF ISSUE 07-Feb-2022

SEARCH DATE : 17-May-2022

SEARCH TIME : 04.13 PM

DESCRIPTION OF LAND

Town of NEW NORFOLK
 Lot 7 on Sealed Plan 180903
 Derivation : Part of 441 Acres Gtd. to Thomas George Gregson &
 John Dobson
 Prior CT 179148/1

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
 SP180903 EASEMENTS in Schedule of Easements
 SP180903 COVENANTS in Schedule of Easements
 SP180903 FENCING COVENANT in Schedule of Easements
 SP141514, SP148688 & SP154132 COVENANTS in Schedule of
 Easements
 SP141514, SP142090, SP148688 & SP154132 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.
 C331634 FENCING PROVISION in Transfer
 E255118 AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 21-Dec-2021 at noon
 E293625 MORTGAGE to LCIM New Norfolk Pty Ltd Registered
 07-Feb-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: GATEWAY ESTATE NOMINEES PTY LTD

FOLIO REFERENCE: CT.179148-1

GRANTEE: PART OF 441 ACRES GRANTED TO THOMAS GEORGE GREGSON & JOHN DOBSON

PLAN OF SURVEY

BY SURVEYOR TIMOTHY LEIGH GOWLLAND
BROOKS LARK & CARRICK SURVEYORS
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0419-594-966

TOWN OF NEW NORFOLK

SCALE 1:2500 LENGTHS IN METRES

Registered Number

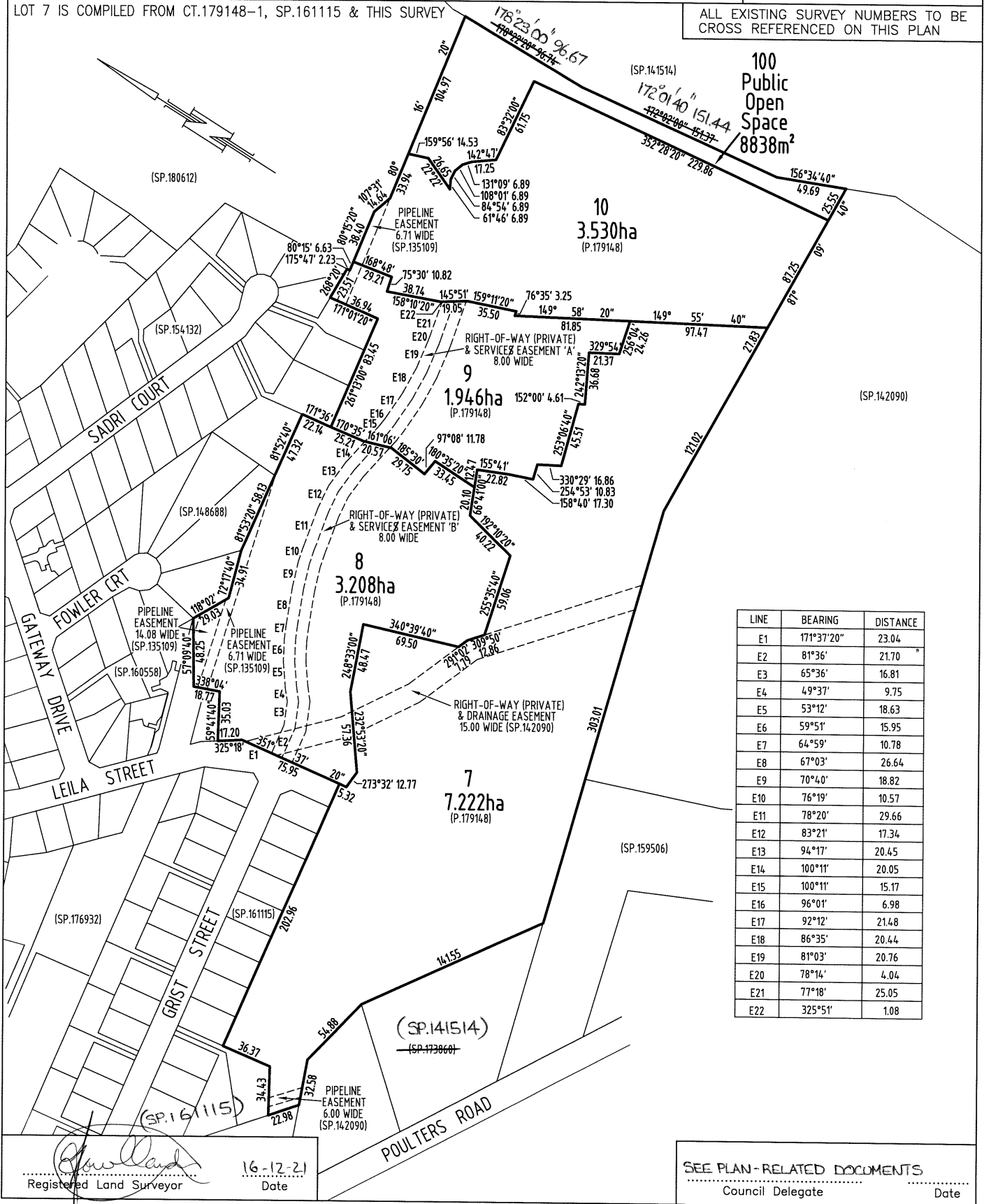
SP.180903

APPROVED
EFFECTIVE FROM 21 DEC 2021

Timothy Leigh Gowlland
Recorder of Titles

LOT 7 IS COMPILED FROM CT.179148-1, SP.161115 & THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



LINE	BEARING	DISTANCE
E1	171°37'20"	23.04
E2	81°36'	21.70
E3	65°36'	16.81
E4	49°37'	9.75
E5	53°12'	18.63
E6	59°51'	15.95
E7	64°59'	10.78
E8	67°03'	26.64
E9	70°40'	18.82
E10	76°19'	10.57
E11	78°20'	29.66
E12	83°21'	17.34
E13	94°17'	20.45
E14	100°11'	20.05
E15	100°11'	15.17
E16	96°01'	6.98
E17	92°12'	214.8
E18	86°35'	20.44
E19	81°03'	20.76
E20	78°14'	4.04
E21	77°18'	25.05
E22	325°51'	1.08

Timothy Leigh Gowlland
Registered Land Surveyor

16-12-21
Date

SEE PLAN-RELATED DOCUMENTS

Council Delegate Date