



New Norfolk Structure Plan - Final Report

*Prepared for Derwent Valley Council
by
Emma Riley & Associates Pty Ltd
in conjunction with
Playstreet Pty Ltd and Knight Frank Tasmania*

© Emma Riley & Associates Pty Ltd, May 2016

This work is copyright. Apart from any use as permitted under Copyright Act 1963, no part may be reproduced without written permission of Emma Riley & Associates Pty Ltd.

Disclaimer:

The New Norfolk Structure Plan has been prepared by Emma Riley & Associates Pty Ltd in conjunction with Playstreet Landscape Architecture & Urban Design and Knight Frank Tasmania for the Derwent Valley Council and is intended for their use. While every responsible effort has been made to ensure that this document is accurate and complete, Emma Riley & Associates, Playstreet, Knight Frank and Derwent Valley Council do not warrant or represent that the information contained is free from errors or omissions and disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document

Emma Riley & Associates Pty Ltd
40 Meale Street,
HOBART TAS 7000
e: enquiries@erasassociates.com.au
w: www.erasassociates.com.au



Contents



1.0 Introduction	4
1.1 Purpose	4
1.2 Project Aims	4
2.0 Context	5
2.1 Spatial and Historical Context	5
2.2 Planning Context	7
3.0 Stakeholder Consultation	9
4.0 Constraints and Opportunities	10
6.1 Key Opportunities	10
6.1 Key Constraints	12
5.0 The Structure Plan	14
5.1 New Norfolk Structure Plan Vision	14
5.2 Strategic Directions	14
5.3 Land Use Directions	15
5.4 Urban Design Directions	16
5.5 Other Supporting Recommendations	18
5.6 Next Steps	22
6.0 References	23
Appendix A - Background Analysis	34
A1.0 Existing Conditions	26
A1.1 Socio-Demographic Profile	26
A1.2 Population Projections	26
A1.3 Housing and Residential Activity	27
A1.4 Industry and Location of Employment	30
A1.5 Existing Facilities and Open Space	31
A1.6 Tourism Activity	31
A1.7 Commercial Activity	32
A1.8 The Town Centre Today	32
A1.9 Industrial Activity	33
A1.10 Natural Features	33
A1.11 Heritage	33
A1.12 Infrastructure	34
A1.13 Willow Court and the Former Royal Derwent Valley Hospital	35
A2.0 Land Use and Community Needs Assessment	36
A2.1 Residential Land	37
A2.2 Retail and Commercial Land	37
A2.3 Industrial Land	38
A2.4 Transport and Access	39
A2.5 Community Services and Facilities	39
Appendix B - Background Maps	39
Appendix C - Real Estate Profile	39

1.0 Introduction

1.1 Purpose

New Norfolk is the sub-regional centre for the Derwent Valley and is the largest settlement within the municipal area. Being located less than 40km from the Hobart CBD it is a key commuter settlement for Greater Hobart. New Norfolk is also located on the key gateway route for visitors travelling from Hobart into the Derwent Valley area (including Mt Field National Park, South West National Park and agricultural areas) as well as further afield into the Central Highlands.

To date the land use and development within New Norfolk has been occurring in the absence of any long term strategic plan for the settlement. It is now the only major settlement in Southern Tasmania without a settlement boundary and specific planning objectives. A key objective of the project is therefore to provide clarity to community and investors about the long term vision for the town, key opportunities and its role and function within the context of the Southern Tasmanian region.

1.2 Project Aims

The structure plan will provide direction for future land use and development within New Norfolk over the next 15-20 years. This will provide a basis for updating the planning scheme and local planning controls. As such the structure plan must be consistent with the objectives of the Resource Management and Planning System of Tasmania, State Policies and the Southern Tasmanian Regional Land Use Strategy.

The structure plan will also assist Council in identifying other actions and works that can be undertaken to achieve holistic and coordinated growth for the town based upon the identified key directions.

Specific aims of the structure plan are to:

- Identify the overall vision for the town based on key directions.
- Develop clear objectives for the zoning of the town, including identification of residential, commercial and industrial areas.
- Consider potential key economic development opportunities having regard to key underutilised sites within the town.
- Identify a settlement boundary having regard to key land constraints and values.
- Consider potential improvements to pedestrian and visual connections through the town.
- Consider further detailed work that may be necessary to support implementation of the structure plan such as streetscape design plans or precinct plans.

Figure 01: Study Area



2.0 Context

2.1 Spatial and Historical Context

New Norfolk is located within 40km north west of Hobart a travel of time of approximately 30 minutes to the CBD and approximately 20mins to Glenorchy. The town is in a picturesque valley setting surrounded by vegetated hills with the Derwent River running through the centre of the town.

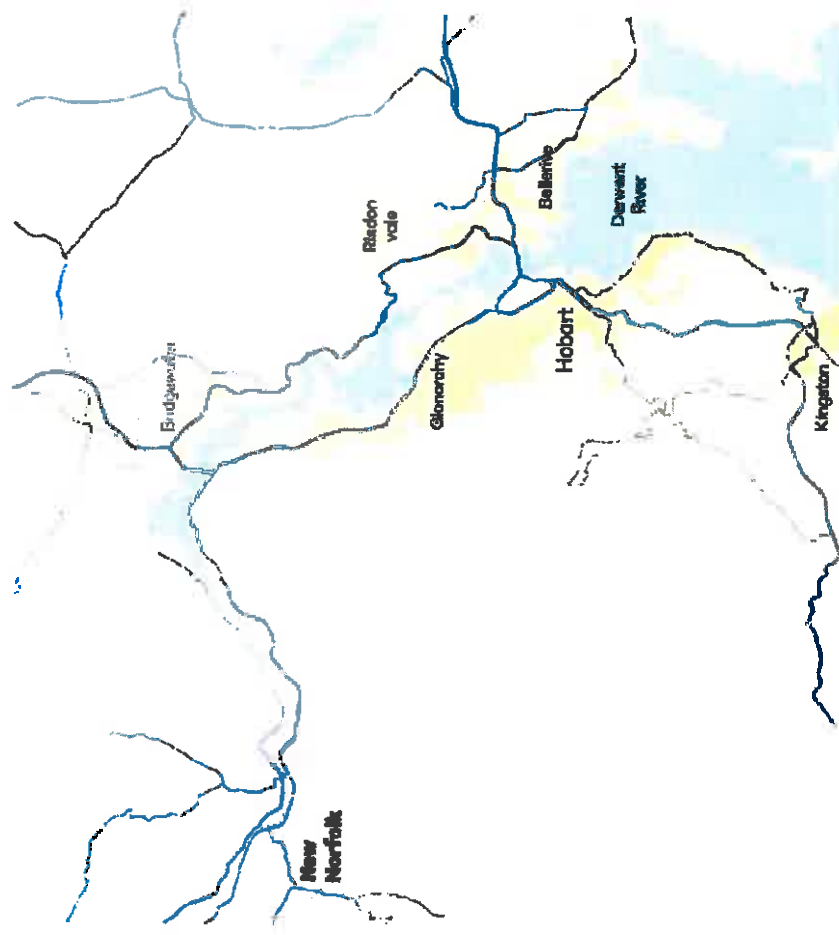
The Derwent Valley's first settlers arrived soon after Europeans colonised Tasmania in 1803, but the main town of New Norfolk was not established until the evacuation of Norfolk Island in 1807 - 08. During the nineteenth century New Norfolk and the Derwent Valley's expansion centred on two factors: Willow Court and agriculture - primarily the hop industry. Willow Court was approximately 14ha in size (inclusive of the Royal Derwent Hospital site) on the edge of the town centre. The complex was established in 1827 and developed into Australia's longest continually operating mental institution in Australia, not closing until 2000. The township developed around Willow Court and the Royal Derwent Hospital which contributed significantly to the economic viability and survival of the town.

Rich in soil and timber, the district's agricultural wealth grew New Norfolk at a rapid rate in the twentieth century which was further exploited with the arrival of the railway, river steamers and hydro-electricity. In 1946 the first hop plants were brought in from Maria Island and this became a flourishing industry resulting in the traditional 'New Norfolk' landscape - oast houses, fields of wired poles and windbreaks of Lombardy Poplars, a spectacular sight in autumn.

Another significant contributor to the prosperity of New Norfolk during the 20th Century was newspaper mill at Boyer, which opened in 1941. Australian Newspaper Mills led the Derwent Valley into its most prosperous era, almost doubling New Norfolk's population. Boyer continues to supply the largest share of Australia's newspaper needs.

However the reduction in employment opportunities due to a variety of factors including the changing of farming techniques, technology advancements in the paper mill (currently Norske Skog), the closure of Willow Court and the Royal Derwent Valley Hospital and the expansion of Glenorchy central business area, has seen the prosperity experienced up until the 1990s steadily decline.

Figure 02: Spatial Context



2.2 Planning Context

As a strategic land use document prepared for Derwent Valley Council as a Planning Authority, the structure plan sits within the context of the Resource Management and Planning System of Tasmania (RMPS). The specific policies and actions within the structure plan must therefore:

- Further the objectives of the RMPS;
- Be consistent with relevant State Policies; and
- Be consistent with the objectives and desired outcomes in the Southern Tasmania Regional Land Use Strategy.

2.2.1 The Objectives of the RMPS

The objectives of the RMPS are outlined in Schedule 1 of the Land Use Planning and Approvals Act 1993 (the Act) as follows:

Part 1 Objectives of the Resource Management and Planning System of Tasmania

1. The objectives of the resource management and planning system of Tasmania are –
 - (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
 - (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and
 - (c) to encourage public involvement in resource management and planning; and
 - (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and
 - (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

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

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

PART 2 Objectives of the Planning Process Established by this Act

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

- (a) to require sound strategic planning and co-ordinated action by State and local government; and
- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and
- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and
- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and
- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and
- (f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and
- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and
- (i) to provide a planning framework which fully considers land capability.

2.2.2 State Policies

There are three (3) current State Policies existing within the RMPS:

- The State Coastal Policy 1996;
- The State Policy on Water Quality Management 1997; and
- The State Policy on the Protection of Agricultural Land 2009.

All three State Policies are relevant to the New Norfolk (the coast extending to the bridge). Of particular relevance to the structure plan is the importance of ensuring that any growth areas for New Norfolk are appropriately sited to avoid conflict with or fettering of agricultural land and avoid coastal areas with Natural and Cultural Values.

2.2.3 Municipal Strategic Plan

The Act also requires that planning schemes are to be consistent with the strategic plan in force for the municipal area. There a number of key objectives identified in the Derwent Valley Council Strategic Plan 2011 – 2015 that the structure plan will contribute to fulfilling as follows:

IS2 To maintain high standards in the provision of all Council services in line with community needs, council's policies and regulatory requirements.

IS6 To develop partnerships with business in the area and particularly in High Street and its immediate surrounds with a view to reinvigorating the business district.

EC1 To encourage and facilitate greater opportunities for business development and tourism and work toward a strategic plan for tourism and business development in the area.

EN1 To manage and, where required, protect the municipality's natural environmental and resources.

EN3 To review the municipality's Planning Scheme.

2.2.4 Regional Land Use Strategy

The current Southern Tasmania Regional Land Use Strategy was declared by the Minister for Planning on 1 October 2013. Under the Act planning schemes must be consistent with the Regional Land Use Strategy.

In addition to a range of regional planning policies which have been considered in the preparation of the structure plan, the following is of specific relevance:

Activity Centre Network

The New Norfolk town centre is identified as a 'Rural Services Centre' within the Activity Centre Hierarchy for the region. The description of a 'Rural Services Centre' is shown in Table 01 below. The relevant policies for the structure plan are:

AC1 Focuses employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and good transport links with residential areas.

AC1.1 Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.

AC1.3 Discourage out of centre development by only providing for in-centre development within planning schemes.

AC1.4 Promote a greater emphasis on the role of activity centre, particularly neighbourhood and local activity centre, in revitalising and strengthening the local community.

AC1.5 Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.

AC1.11 Provide for 10 - 15 years growth of existing activity centres through appropriate zoning within planning schemes.

Settlement and Residential Development

The Regional Land Use Strategy identifies an overall settlement network for Southern Tasmania which has at its core and as the principal settlement, Greater Hobart. New Norfolk is identified within the Regional Land Use Strategy as outside the Greater Hobart area and as a 'Major District Centre' which is 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 often strongly related to surrounding productive resources. Important centres to surrounding sub-region (STCA, 2013, p87).

As a Major District Centre New Norfolk is prescribed a High Growth Strategy for residential development which is to be achieved through a mix of infill and greenfield development. A High Growth Strategy is defined as a 20 to 30% increase in the number of dwellings across the 25 year planning period.

The relevant policies for the structure plan are:

SRD 1.2 Manage residential growth in Major District Centres, District Towns and Townships through a hierarchy of planning processes as follows:

1. Strategy (regional function & growth scenario);
2. Settlement Structure Plan (including identification of settlement boundaries);
3. Subdivision Permit;
4. Use and Development Permits;

SRD 1.3 Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. Land not currently zoned for such use may only be zoned for such use where one or more of the following applies:

- a. Recognition of existing rural living or environmental living communities, regardless of current

zoning. Where not currently explicitly zoned for such use, existing communities may be zoned to rural living or environmental living provided:

- (i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and

- (ii) only limited subdivision potential is created by rezoning;

- b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agricultural) with other land better suited for rural living purposes, in accordance with the following:
 - (i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use;
 - (ii) the land rezoned to rural living use is adjacent to an existing rural living community;

- (iii) the land rezoned to rural living use is not designated as Significant Agriculture Land;

- (iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth; and

- (v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.

SRD 1.5 Ensure land zoned residential is development of a minimum of 15 dwellings per hectare (net density).

SRD 1.6 Utilise the low density residential zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.

Table 01: Description of Rural Services Activity Centre under STRLUS (STCA, 2013, p77)

Use	Description	Examples include
Employment	To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally.	Examples include Brighton, Huonville, New Norfolk, Outlands and Sorell
Commercial Activity including retail	Includes a mix of retail and office based employment servicing the local area or having limited office space requirements. May include one or two larger employers that are not suited to an urban location.	
Government services & community infrastructure	Should offer at least one major or a combination of independent supermarkets and a range of specialty shops. Local or district level commercial office space servicing the community. May include district offices of government functions if strong correlation to feature of the surrounding location.	
Residential	Should offer a range of health and cultural facilities required to support rural community: District Health Centre, Service Tasmania outlet, Community Centre/Community Hall. Educational facilities should be provided (at least Primary and Secondary School). Should be the centre of Local Government services within the relevant LGA. May include State Government district offices benefiting from a more rural location (i.e. Parks & Wildlife, Inland Fisheries). Some limited residential.	

3.0 Stakeholder Consultation

Input from key stakeholders including community groups, the police, landholders, residents and the local schools has been an essential element to the identification of the key directions for the structure plan.

Initial consultation was held during the months of September and October and included the following:

- An afternoon and an evening session that was an informal round table discussion – a total of 22 people attended these sessions;
- Student representatives of the three primary schools and the high school gave presentations to the consultants identifying their likes and dislikes of the town, ideas for the future of the town including ways to improve the liveability of their community;
- One on one meetings with stakeholders including the police, the Tasmanian Heritage Council and landholders; and
- Phone conversation and/or email dialogue with authorities such as State Growth (road infrastructure) and Tas Water.

The issues identified by stakeholders in this initial consultation were similar and can be categorised into the following key points:

- Inaction on existing plans and documents such as the New Norfolk Spatial Plan;
- The ongoing viability, type and location of commercial activity; particularly in light of the proximity of Glenorchy;
- The use and management of Willow Court;
- Attracting increased numbers of visitors into New Norfolk in particular capturing traffic that currently passes by without entering the town centres;
- The activation, connection and better utilisation of public spaces
- The town entrance: lack of clear entry point, via-

ual clutter and aesthetic qualities;

- A type of theatre, school auditorium is required;
 - Preservation of historical buildings and improved promotion of the significant role that New Norfolk has played in Southern Tasmania's history;
 - The lack of employment opportunities; and
 - Perceived lack of support from Council for community groups trying to seek funding or interest in local opportunities for the town.
- A formal period of public comment was held from 15 March 2018 to 18 April 2016 during which two drop in information sessions were held.
- A total of 7 submissions were received primarily relating to the identified zoning of specific land under the Future Land Use Directions.



Figure 05: Setting up for the community drop in sessions

4.0 Constraints and Opportunities

4.1 Key Opportunities

4.1.1 Willow Court

Willow Court is a historically significant site both for the State and Nationally. The opportunities that Willow Court could provide for New Norfolk is comparable to the effects of Port Arthur on the Tasman Peninsula. Major considerations to capitalising upon this opportunity include:

- national heritage listing to facilitate funding options;
- a management body to ensure coordination between multiple land owners
- ongoing and progressive restoration of the site;
- consideration of buy back of any buildings (particular older buildings) that private land owners are looking to dispose of; and
- recognising its inherent experience value rather than as buildings requiring retrofitting are integral to Willow Court becoming an asset for the town.

It should be recognised that the path forward will be a gradual one taking many years to reach its full potential. The Council owned component and store of fixtures and fittings are an ideal starting point with a focus on embracing opportunities for activation of the site through events or public gatherings as well as creating an authentic visitor experience, utilising the collective experience gained from the creation of other historic visitor experiences, including Port Arthur, Callington Mill and Woolmer's Estate.

4.1.2 Historic Cultural Heritage

The cluster of heritage buildings within the township of New Norfolk is an important feature of the township and an existing strength of the town that could be better capitalised upon through assistance in the restoration and repair of buildings and streetscapes and an updated review of buildings and sites of historic cultural heritage significance within the town. This opportunity complements other opportunities such as Willow Court and the niche retailing such as the antique shops.

4.1.3 Picturesque Setting

The vegetated hills, the river and the rich cultural history (both buildings and plantings) create one of the more scenic and charming rural towns of southern Tasmania. These are not easily apparent to people travelling through the town, but are key characteristics in attracting more people to live in the town.

4.1.4 Town Centre

The existing town centre is a compact centre based around a traditional style 'high street' which includes and is surrounded by many older character style and historic buildings.

Its underlying structure and fabric provides a sound basis for a high quality rural town centre (dependent upon improvements in broader economic conditions) that provides an opportunity for day to day social interaction focussed around a pedestrian friendly environment.

It also provides an important point of difference and competitive to attract people to live in New Norfolk from suburban area in the northern part of Greater Hobart. It has many qualities similar to shopping strips in the inner suburbs but within a location with lower densities and more affordable housing.

4.1.5 Open Space Network

The Esplanade and existing open space network that is primarily owned and maintained by Council is a significant benefit to the town. It provides for a high level of amenity for residents and is a key basis for attracting more people to live in the area in the future. It is also of high enough quality that it could, if promoted well enough, attract intrastate visitors (particularly from the Greater Hobart area) for day visitation building upon its unique River frontage and for The Esplanade its historic cultural heritage values.

A key gap is the link from the Lachlan River Bridge near Ring Road through Willow Court, the town centre to The Esplanade and high quality public amenities and supporting activities on The Esplanade.

4.1.6 Gateway Function

New Norfolk is physically located on the major access point to increasingly popular visitor experiences. Both the Derwent Valley and Central Highlands area are seeing steady growth in the product offering in the agri-tourism and eco-tourism areas.

Presently there is however at the significant number of visitors that bypass New Norfolk. Capturing a proportion of this passing 'traffic' as a gateway to New Norfolk and a place to stop will generate significant benefit for the town.

4.1.7 Proximity to Greater Hobart

New Norfolk is located in commuter distance to Greater Hobart being an approximate 30 minute drive from Hobart CBD and 20 minute drive from Glenorchy. Its proximity is both a constraint and an opportunity. Opportunities arising from its proximity include both attracting people to live in the town whilst being employed elsewhere as well as attracting visitors (both non-Tasmanian and intra state) to the town for day visitation.

4.1.8 Existing Infrastructure and Services

The town is well serviced by both reticulated physical infrastructure and community/social infrastructure. This is a significant cost of further development that has already been met. In addition it provides a sound basis for a supported and viable community. The extent of existing infrastructure and services means that the town is capable of accommodating much higher levels of growth than what has been forecast should evidence arise that additional growth will need to be accommodated in the future.

4.1.9 Niche Retailing

New Norfolk already has a cluster of antique shops with a newly opened stationary supplies shop and art gallery. While these retailing activities don't support the day to day needs of the local community they are in themselves attractors to the town that capitalise on key strengths being its historic cultural heritage and location; increased visitation will provide economic stimulus to the local community and ultimately then support day to day retailing and cafes benefiting the residents.

These types of niche retailing should be further encouraged and be strongly promoted. Antique shops within Greater Hobart are decreasing and New Norfolk could become the 'antique shop capital' for Tasmania. There may be an opportunity for Council, government and/or land owners to develop an incentives based scheme to encourage more shops or ensure the existing ones stay until visitation numbers increase.



Figure 07: Flywheel Store on High Street, New Norfolk
(Source: <http://flywheel.blogspot.com>)



Figure 06: High Street New Norfolk circa 1940. The High Street main-
taines many of these characteristics (Source: <https://newnorfolk.org.au>)

4.2 Key Constraints

4.2.1 Steady Decline in Traditional Employment Opportunities

New Norfolk experienced a number of significant changes in the early 21st century through the closure of Willow Court and the Royal Derwent Hospital, the reduction in job opportunities at Boyer and within the timber and hydro-electric industries, as well as the expansion of the Glenorchy Activity Centre that included a Big W.

New Norfolk has yet to transition to new employment opportunities and prosperous industries. Experience from other towns and cities in Tasmania that have in the past experienced similar significant changes to local employment industries, indicates that the transition can be slow. Burnie is a good example and even then was provided with significant government support which has not been similarly replicated for New Norfolk.

Until such transition occurs, the limited local employment opportunities is likely to affect population growth as some existing residents may continue to relocate closer to other employment opportunities or areas better serviced by public transport with potential new residents limited to those who are prepared to commute to the key employment areas in Greater Hobart each day.

Local employment and more broadly the still comparatively high levels of unemployment for New Norfolk will also continue to:

- affect the health of the local economy with less discretionary spending in the local area; and
- influence the type of social and community infrastructure that the town requires: maintaining good local educational facilities is critical as well as local outlets for government services, community centres and recreational opportunities.

4.2.2 Commercial Activity

Traditional commercial activity within the town centre has been declining over the past 15 years: potentially a product of the general economic conditions in New Norfolk as well as the expansion of the Glenorchy Activity Centre. A very gradual (relying on static) level of change is anticipated for the town as it currently stands. There are likely to be continuing vacancies within the town centre and a resultant decline in building condition and appearance as landlords and tenants have limited or no funds for improvements. This then contributes to further decline as the area becomes less attractive for property investment. Landlords who are failing to attract tenants will need to consider the Newcastle approach with high level incentives including peppercorn rents (<http://renewnewcastle.org>). This requires high level of government/Council support.

Non-discretionary businesses (such as the bakery, supermarket and butcher) are businesses that will continue to survive.

New Norfolk is however already demonstrating some success with bespoke, speciality shops such as the antique shops, 'Flywheel' and the recently opened record store. This type of retail provides an offering that is not competing with mainstream retail activity in the larger Activity Centres. They attract visitors into the town and support their sales by a social media presence, online or coordinated promotion with complementary or similar activities. For example Flywheel and the Agrarian Kitchen (based in Lachlan) promote each other through their online and social media presence.

While bespoke retail and commercial activities does not meet the shopping needs of the community they do generate overall economic well being and potentially attract additional residents and visitors to the town. Over the long term this may result in additional demand for general retail activity.

To support the existing uses and attract visitors and bespoke retail activities into the town it is important that the existing town centre is supported as far as

possible through well maintained public spaces and limiting commercial opportunities outside of the established town centre to prevent further and permanent long term decline.

4.2.3 Town Entrance

The entrance to the town lacks visual appeal and is not well defined. The town entrance was consistently raised through the consultation and is considered to be a key reason why more visitors do not stop in New Norfolk as they pass through to other areas. Key issues include:

- proliferation and clutter of signage, with several entrance signs;
- dated, underutilised and poorly located visitor information area;
- a false and negative impression of the town given by the appearance of many buildings, sites and landscaping along the entrance corridor up to the roundabout instead of enticing visitors; and
- poor road alignment and signage into town centre at roundabout; and
- poor signage location near bridge.

Figure 06: Existing signage clutter and visitor information in entrance corridor



4.2.4 Lack of Key Attractor to the Town

A 'draw card' was another key reason that was identified in the consultation process as why more visitors do not stop in New Norfolk.

A 'draw card' can be: a major use/destination; a collection of smaller scale and complementary uses; or a combination of both. A critical element is making sure that the attractor complements the positive characteristics of a place, builds upon its strengths and does not try and replicate what can be experienced elsewhere: visitors are attracted to an 'authentic' experience.

A further critical element is the 'promotion' of the attractor. Promotion should not be seen as 'advertising' but a collective effort between providers, the Council and potentially others about ensuring visitors are either informed or enticed.

A successful Tasmanian example is the town of Sheffield. Sheffield is located on the main tourist route to Cradle Mountain, however similar to New Norfolk the route bypasses the centre of town. To capitalise on the visitors to Cradle Mountain, Sheffield embarked on a project to paint their district's pioneering history on their walls. The town is now established as the 'town of murals' and is an inseparable part of the Cradle Mountain experience.

4.2.5 Royal Derwent Hospital Site

The former Royal Derwent Hospital Site represents the key planning scheme issue for this structure plan. The previous controls appear to have been inadequate to ensure that identified values were protected and risks managed. There is also uncertainty regarding the presence of risks on the site, in particular land contamination. Land contamination and the effort to decontaminate in accordance with the Environmental Protection Authority requirements could result in significant additional costs.

Furthermore, the size of the land and the type of use and development that could occur may have significant flow on effects for other parts of the town, particularly when the economic conditions supporting growth in the New Norfolk development sector are weak.

While the current planning scheme controls are more appropriate than the previous ones, in light of the unknown risks present on the site, greater clarity regarding what use and development is appropriate on the site as well as clarity regarding the necessary investigations around site contamination and Aboriginal heritage is required.

4.2.6 Natural Features

The threatened vegetation communities surrounding the town and the vegetated hill tops surrounding the town should all be seen as natural features limiting the physical extent of the town. This is not only due to their value but because they are bushfire prone areas and there is an inherent conflict between protection of their values and clearance to minimise bushfire risk.

Flood prone areas around the River Derwent and Lachlan River should also restrict the type of use and development in these areas. Typically the best approach to risk arising from flooding is avoidance in the first instance and therefore existing public land being retained and utilised for recreational and open space purposes is important.

Good agricultural land extending out westwards

along the Lyell Highway and Hamilton Road should also be seen as limiting the physical extent of the town in order to minimise loss of productive arising from land use conflict with sensitive uses, such as residential.

4.2.7 Aboriginal Heritage

Particular areas within New Norfolk have been identified as having potential Aboriginal heritage values which are consistent with known places and activities within the Derwent Valley of the Big River people.

Confirmation by Aboriginal Heritage Tasmania has indicated that some sites may have national level significance, which could only be confirmed through a detailed site investigation undertaken in accordance with contemporary archaeological investigation requirements.

5.0 The Structure Plan

5.1 New Norfolk Structure Plan Vision

The vision of the New Norfolk Structure Plan is:

New Norfolk will become a town with a compelling reason to live and visit.

A place where people can escape from Greater Hobart's sprawl but still benefit from its proximity. A place where people can experience unique natural and cultural assets and orientate themselves as they travel onwards.

Its revitalisation and reimagining will be a gradual and sustainable one.

New Norfolk will continue to be a well serviced residential settlement and the key centre for the Derwent Valley.

Its future growth will reinforce its image as a compact rural town in a natural setting, with a focus on activities and experiences that strengthen its uniqueness.



5.2 Strategic Principles

The vision will be achieved through four strategic principles:

- Building on Existing Assets
- Sustainable Growth
- New Norfolk as a Gateway
- Sound Strategic Planning

Key Principle 1: Building on Existing Assets

- New Norfolk has a unique set of existing assets:
- its collection of historic cultural heritage places and streetscapes;
 - Willow Court;
 - The River Setting and surrounding landscape;
 - The existing open space and walking trail network;
 - Surrounding agricultural industries;
 - The 'High Street' town centre; and
 - The extent of existing physical and community infrastructure.

The structure plan should focus on building on these existing assets as a starting point for the revitalisation and reimagining of New Norfolk. They contribute to making the place unique and interesting and are the competitive advantages that New Norfolk has over other places within Tasmania.

Key Principle 2: Sustainable Growth

Overcoming a period of decline and stagnation in a manner that can be maintained over the long term requires gradual and sustainable growth and change. Opportunities that are promoted as a 'solve all problems' solution are unlikely to be that and could over the long term result in 'white elephant' sites. Land supply and expressions of interest should be carefully managed to send the right signals to investors and developers. Too much land supply can detract investors as it signals lack of growth and potentially reduces the price points. Unstructured and poorly targeted expressions of interest can also signal to investors and developers that there is a lack of economic activity.

Sustainable growth will come about through a collection of smaller scale actions and developments that result in gradual, consistent change.

Key Principle 3: New Norfolk as a Gateway

Locationally New Norfolk is ideally positioned as a gateway to the surrounding agricultural and natural areas and associated tourism experiences. The structure plan should focus on actions that will both pull visitors into the town as they pass through and provide for a high level of visitor interest and amenity in a manner that links in with agri-tourism and eco-tourism activities within the broader Derwent Valley area.

Key Principle 4: Sound Strategic Planning

As a strategic land use planning document that informs the development of the planning scheme the structure plan must be based upon sound strategic planning principles. In particular, the future land use directions must provide for planning outcomes that are supported by the background analysis (evidence based planning) and are consistent with the objectives of the Regional Land Use Strategy and objectives of the RMPS.

5.3 Land Use Directions

The structure plan is first and foremost a strategic land use document that should identify:

- A clear settlement boundary to manage growth that is based upon the land use needs assessment;
- The appropriate zoning for land within the town taking into account the background analysis and community and land use needs assessment; and
- Other key planning scheme controls that are required to either protect or manage land in light of land values or hazards.

Utilising the existing controls under the Derwent Valley Interim Planning Scheme 2015 a number of recommendations are made. These are outlined below and shown in Structure Plan Map 1. It is proposed that these recommendations are implemented through amendments to the interim planning scheme within the next 12 months. In addition there are some other related planning recommendations contained under Section 7.5.

7.3.1 Recommendations

- 1 Rezone from Rural Resource to Community Purpose to provide for existing use.
Relevant Strategic Principle: 4
- 2 Rezone from General Residential, Low Density Residential and Rural Living to Rural Resource to maintain appropriate residential land supply and in recognition of scenic landscape, biodiversity and gateway values and potential for archaeological significance.
Relevant Strategic Principle: 1, 2, 3 & 4
- 3 Rezone from Low Density Residential and Rural Living to Environmental Living to recognise existing development in a manner that is consistent with its scenic landscape and biodiversity values.
Relevant Strategic Principle: 1, 2 & 4

4 Rezone from Low Density Residential to Utilities in recognition of existing use.
Relevant Strategic Principle: 4

5 Rezone from General Residential to Particular Purpose Zone - Future Urban to maintain appropriate residential land supply.
Relevant Strategic Principle: 2 & 4

6 Rezone from Particular Purpose Zone - Future Urban to Rural Living in recognition of existing uses and oversupply of existing land.
Relevant Strategic Principle: 2 & 4

7 Rezone from Light Industrial to Particular Purpose Zone - Future Urban to recognise the site as part of the former Royal Derwent Hospital Site and avoid expansion of industrial activity into a site with potential heritage values.
Relevant Strategic Principle: 1, 2 & 4

8 Maintain as Particular Purpose Zone - Future Urban and identify site as potentially contaminated. Land should not be rezoned until appropriate on site investigations of potential contamination, cultural landscape and archaeological values are fully investigated. Any future rezoning involving commercial activity should also be accompanied by a detailed market supply and demand analysis that identifies the type of commercial activity that can occur on site without detrimental effects on the existing town centre and having regard to the broader retail and commercial catchment.
Relevant Strategic Principle: 1, 2 & 4

9 Maintain as Particular Purpose Zone - Future Urban to maintain appropriate residential land supply. Existing permit remains valid.
Relevant Strategic Principle: 2 & 4

10 Review and update provisions within Particular Purpose Zone - Willow Court. Updated provisions should better recognise potential heritage and tourism values.
Relevant Strategic Principle: 1, 2, 3 & 4

11 Maintain zoning as General Business to reinforce the role and function of the town centre. Expand to include Police Station and Centrelink as these are recognised as part of the 'activity centre'.
Relevant Strategic Principle: 1, 2, 3 & 4

12 Rezone from General Residential to Low Density Residential to recognise access limitations and assist in maintaining appropriate residential land supply.
Relevant Strategic Principle: 2 & 4

13 Rezone from Particular Purpose Zone - Future Urban to Rural Resource in recognition of oversupply of existing land.
Relevant Strategic Principle: 2 & 4

14 Rezone from Rural Resource to Rural Living in recognition of constrained rural potential.
Relevant Strategic Principle: 4

15 Rezone from Rural Resource to Rural Living to better recognise existing use.
Relevant Strategic Principle: 4

16 Maintain as agricultural land in recognition of good quality soils and to maintain a visual connection to the surrounding agricultural landscape.
Relevant Strategic Principle: 1 & 4

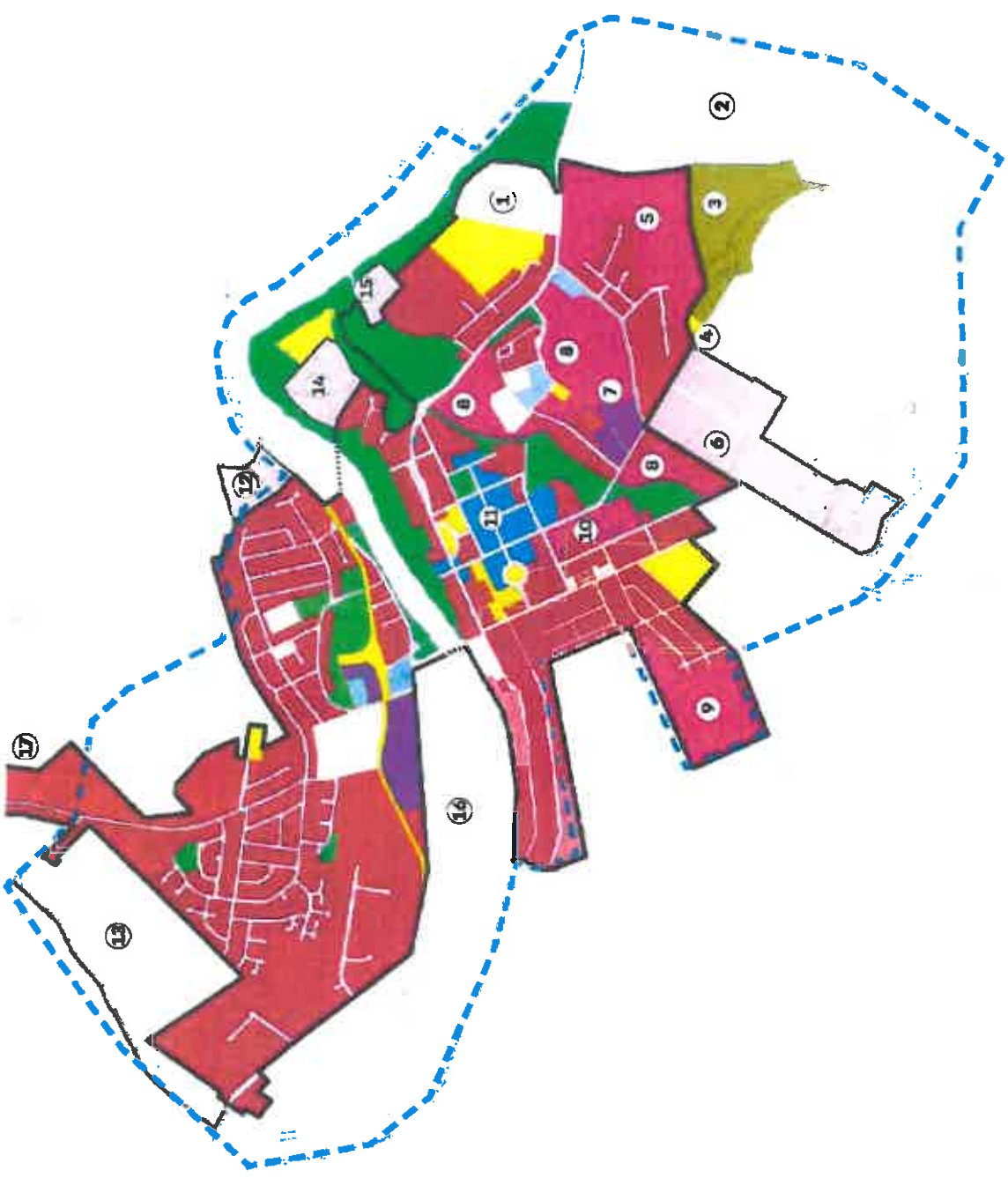
17 Limit settlement boundary on northern edge to existing extent of General Residential Zone.
Relevant Strategic Principle: 2 & 4

18 Update Flood Prone area layers within the planning scheme in line with Map 8 in Appendix A.
Relevant Strategic Principle: 4

19 Update Scenic Landscape layer to include all hillfaces and skylines surrounding New Norfolk.
Relevant Strategic Principle: 1 & 4

20 Include biodiversity code within planning scheme to ensure that future use and development takes into account threatened vegetation communities.
Relevant Strategic Principle: 4

21 Review the existing cultural landscape overlay across the former Royal Derwent Hospital site in light of extent of demolition and landscape modifications.
Relevant Strategic Principle: 1 & 4



22 Consider potential residential infill of surplus education land within the settlement boundary through a site specific rezoning process.
 Relevant Strategic Principle: 2 & 4

- LEGEND**
- Settlement boundary
 - Residential
 - Low density residential
 - Rural living
 - Environmental living
 - Light industrial
 - Business
 - Local business
 - Open space
 - Recreation
 - Community purpose
 - Utilities
 - Particular purpose

Structure Plan Map 1: Land Use Directions

5.4 Urban Design Directions

Urban design is focussed on the relationship between buildings, roads and pedestrian connections and public spaces within a city or town. Good urban design ensures good interaction between public spaces and the 'life' of the city or town: life including people (residents and visitors) and activities (permanent and temporal).

While this structure plan is not a comprehensive urban design document, a number of key urban design concepts and priority projects have been identified that are considered necessary to support the vision and strategic principles. Specifically, these urban design directions are those that will improve the amenity of the town for residents, encourage additional visitation and contribute to making the town an attractive place for investment.

These supporting actions are outlined below. Each have been given a timeframe priority as follows:

- Immediate – within the next 24 months
- Short Term to Medium Term – within the next 5 years
- Medium to Long Term – within the next 5 to 10 years
- Ongoing

5.4.1 The Gateway and Entrance Corridor

- ① Recognise the two township entrances points (Millbrook Rise and Lawitta) and the two key gateway nodes into the town centre (Pioneer Avenue & Balthurst Street) with associated signage and road and landscaping improvements.

Relevant Strategic Principle: 1, 2 & 3

Timeframe Priority: Short to Medium Term

- ② Implement road and landscaping improvements to gateway nodes as per the notional plans.

Relevant Strategic Principle: 1, 2 & 3

Timeframe Priority: Short to Medium Term

- ③ Visually improve entrance corridor through:
- Removal of existing third party signage clutter and creation of new directory based signage where necessary to direct to sites located off Lyell Highway;
 - Removal of visitor information area and relocation to town centres and
 - Regular planting of trees within road reserve to visually mark corridors, create sense of arrival and screen development to the west;
 - New entrance and directional signage regime at town boundary, near Glebe Road intersection and at gateway nodes that is visually consistent and of high quality design

Relevant Strategic Principle: 1, 2 & 3

Timeframe Priority: Short to Medium Term

5.4.2 Connecting and Strengthening the Activity Nodes

- ④ Recognise the four key activity nodes: the town centre; Willow Court; The Esplanade and Tynwalk Park.

Relevant Strategic Principle: 1, 2 & 3

Timeframe Priority: Short to Medium Term

- ⑤ Strengthen the spine of the town by connecting it with the existing pedestrian connections and undertaking streetscape and landscaping improvements per the notional plans.

Relevant Strategic Principle: 1, 2 & 3

Timeframe Priority: Short to Medium Term

- ⑥ Develop and implement a detailed landscaping plan for The Esplanade that provides for improved access from Burnett Street (potentially utilities ramped structure) additional public amenities such as bbq facilities and shelters, access points to the river for activities such as fishing and kayaking, upgraded playground facilities and upgraded public toilets.

Relevant Strategic Principle: 1, 2 & 3

Timeframe Priority: Short to Medium Term

5.4.3 Communications Strategy

- ⑦ Create a communications strategy for the town which includes:
- A visual identity (including style guide) for the town which flow through all communications (signage, brochures, visitor information boards, website, public infrastructure and landscaping particular for activity and gateway nodes).
 - Commonality in landscape materials including paving, edges, walls, street furniture, lighting, trees and planting palettes to be used through the town centre, gateway and activity nodes.
 - An informational and way finding strategy supported by a new signage regime. This would include replacement town entrance signage, gateway node signage and directional (way-finding) signage through the town. The signage regime should provide for a visually consistent and high quality design with a recognisable hierarchy.

Relevant Strategic Principle: 1, 2 & 3

Timeframe Priority: Immediate

5.4.4 Landscape Setting

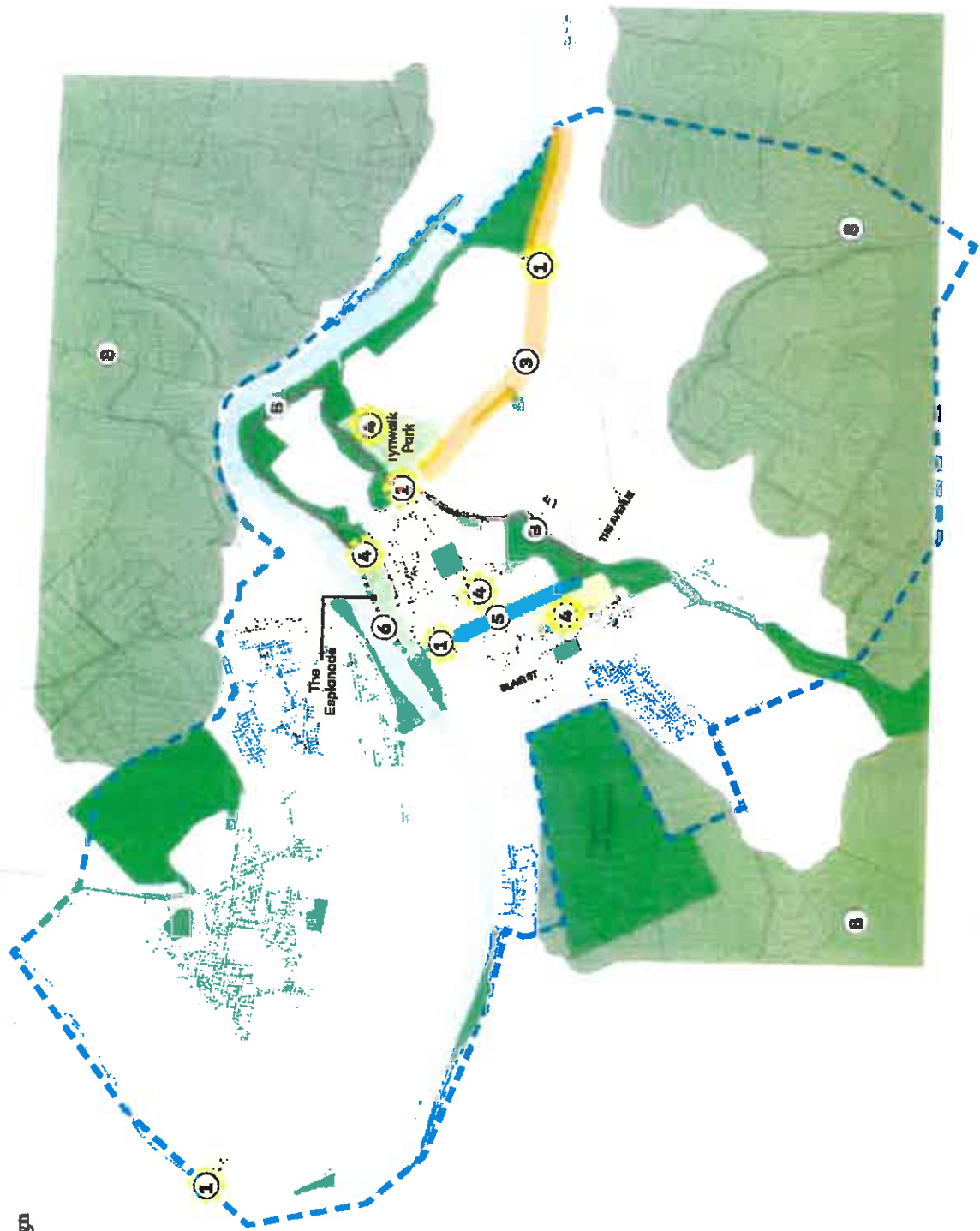
- ⑧ Protect the existing landscape setting for the town through:
- Maintenance of existing open space network; and
 - Avoidance of development and land clearance in hill faces and skylines surrounding the town;
 - Continuation of agricultural activity along the north river bank of River Derwent to the west of the bridge.

Relevant Strategic Principle: 1 & 4

Timeframe Priority: ongoing

**Structure Plan Map 2: Urban Design
Directions**

Scale 1:20,000



Gateway Roundabout Notional Plan



- Remove central portion of paving in round about and replace with trees
- Create compacted gravel pad or paving at town gateway with new town sign and deciduous tree planting. Use stone wall to retain ground as required to create level area
- Feature ornamental planting to corner
- Investigate surface treatment at road threshold
- Existing monument more visual
- Remove trees at end of bridge to open up views to Pioneer Avenue and the town gateway. Replace with ornamental
- Improve footpath connection from gateway to town centre
- Improve connectivity and open spaces to recreational trail. Also improve visual connection from entry road to town. Develop signage/ way finding strategy for recreational trail network
- Upgrade bus stop node and investigate connection to park
- Formalise bus stop
- Tree edge, investigate some visual porosity into parkland
- Return gravel verge back to grass from gravel
- Tea avenue
- Agricultural amenity to west

Lyell Highway / Burnett Street Intersection Notional Plan



- Kerb bulbing for traffic calming
- Feature ornamental planting to corner
- Pedestrian refuges
- Rationalise service station crosses overs
- Link in with landscaping treatments along The Sprine

Revitalising the Gateway Roundabout

- Improve way finding by opening up the visual corridor through to Pioneer Avenue on arrival to the roundabout by selectively removing trees to the west of the bridge over Lachlan River.
- Investigate hard and soft landscaping improvement around the roundabout.
- Investigate artwork opportunities as a signifier.
- Investigate new town sign (custom) positioned to gesture traffic flow up Pioneer Avenue.
- Improve access and visual connectivity to advertise the existing recreational trails that intersect at the roundabout location. Investigate way finding, interpretation and signage strategy for these walks.

A New Northern Gateway

- Identify the intersection of Lyell Highway and Burnett Street as the new northern gateway to the town centre.
- Reduce and rationalise access and cross overs to service station.
- Create pedestrian refuges within the Lyell Highway on both sides of the intersection as well as on Burnett Street to the south.
- Investigate with Department of State Growth reduction in speed limit along this section of Lyell Highway.
- Investigate traffic calming treatments predominantly kerb bulbing.
- Use hard and soft landscaping treatments to visually signal gateway.
- Relocate town entrance signage to this gateway from Blair Street intersection.

The Esplanade

- Provide access in River for small boats.
- Investigate relocation of Rowing Club to Rappanade.

Esplanade Notional Plan



Increase scale of existing play ground to create a community scale play space with integrated BBQ and picnic facilities and trail network

Enhance amenity along rivers edge. Continue to investigate passive and recreational opportunities for water activation and water access

Central open space

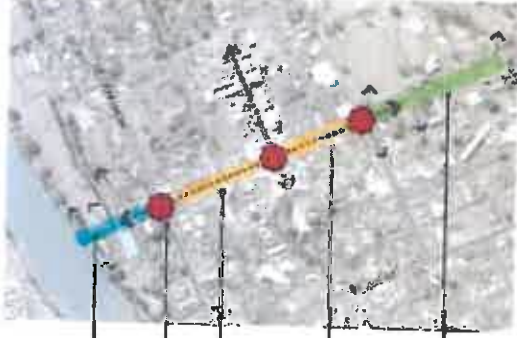
Create loop walking trail

Bookend recreational open space with a BBQ and picnic area. Investigate feature play element for teenagers which could be more adventure based (birds nest swing or flying fox) or small skate park

Potential location for relocation of Rowing Club

Improve direct stair access. Investigate shared trail ramp access along embankment towards bowls club for bikes and prams etc

Spine (The Avenues) Notional Plan



Spine to extend to create a strong connection to the Esplanade, water edge and recreation area

Intersection treatments to include way finding, traffic calming, improved pedestrian transitions, street planting, typical for 3 intersections

Urban spine streetscaping

Urban spine streetscaping

Spine to extend to create a strong connection with heritage precinct and recreational trail

- Upgrade access from Burnett Street potentially using ramped structure/path.
- Improve playgrounds/play areas with design and features distinguished from Tynwald Park.
- Consider licensing food vans to provide basic amenities for visitors, particularly on weekends and during special events.
- Improve BBQ and picnic facilities.
- Investigate reuse of jet boat building for other organised River based recreational activity

Strengthening the Spine

- Create a safe and inviting pedestrian realm from the bridge on The Avenue through the road adjacent to the Bush Inn.
- Investigate improved access from the end of Burnett Street to The Esplanade through the use of ramps with landscaping.
- Recognise Burnett Street as the spine through use of unique paving treatments and generous pedestrian pathways.
- Use paving changes to suggest nodal points and circulation zones.
- Organise clear zones for circulation, street furniture and utilities and street trees
- Extend kerbs at corners where possible to create zones for gathering and safe crossing
- Retain view lines up and down street
- Create a link to green spaces with additional avenue of tree planting and garden beds incorporating Water Sensitive Urban Design principles.
- Create cycle path.

Next Steps for Notional Plans

It is recommended a detailed design and landscape concept is developed for these three areas. Design and landscaping treatments should be consistent across through the development of a style guide. This will also be applicable for other future street scaping and

5.5 Other Supporting Recommendations

In the development of the structure plan a range of other recommendations have been identified which are necessary for attainment of the vision, are consistent with the strategic principles and align with the identified land use and urban design directions.

These supporting actions are outlined below. Each have been given a timeframe priority as follows:

- Immediate – within the next 24 months
- Short Term to Medium Term – within the next 5 years
- Medium to Long Term – within the next 5 to 10 years
- Ongoing.

7.5.1 Recommendations

- ① Identify and promote opportunities for increased activation (either permanent or temporary) of Council owned component of Willow Court focusing on opportunities that provide for interpretation of heritage values and increased visitation.

Relevant Strategic Principle: 1, 2 & 3

Timeframe Priority: Immediate

- ② Increase coordinated promotion of activities within the town promoting New Norfolk as the gateway to the Derwent Valley and a place to stop. Promotion should be focussed on activities and experiences that are consistent with surrounding agri-tourism and eco-tourism as well as bespoke tourism and retail experiences, highlighting the points of difference from other experiences and products within the Southern Tasmania region.

Relevant Strategic Principle: 3

Timeframe Priority: Immediate

- ③ Encourage and support small scale bespoke retail activities within the town centre and Willow Court.

Relevant Strategic Principle: 1, 2 & 3

Timeframe Priority: Ongoing

- ④ Promote detailed investigations of potential continuation of former Royal Derwent Hospital Site through discussions with State Government and land owner.

Relevant Strategic Principle: 4

Timeframe Priority: Immediate

- ⑤ Upgrade public toilet facilities and ensure good directional signage to these to support the function of New Norfolk as a place to stop

Relevant Strategic Principle: 3

Timeframes Priority: Short to Medium Term

- ⑥ Continue process of national heritage listing for Willow Court.

Relevant Strategic Principle: 1

Timeframe Priority: Short to Medium Term

- ⑦ Commence discussions with Aboriginal Community regarding the potential aboriginal heritage values within the town with the aim of identifying areas which should be protected.

Relevant Strategic Principle: 4

Timeframe Priority: Short to Medium Term

- ⑧ Undertake a review of the historic cultural heritage places and precincts within the town with the aim to inform the review of places by the Tasmanian Heritage Council and updated the planning scheme listings.

Relevant Strategic Principle: 1 & 4

Timeframe Priority: Short to Medium Term

- ⑨ Investigate relocating visitor information within the Council owned component of Willow Court and integrating it with interpretation information about the site and historical development of the town.

Relevant Strategic Principle: 1 & 3

Timeframe Priority: Short to Medium Term

- ⑩ Investigate the establishment of a coordinated management body for the Willow Court complex.

Relevant Strategic Principle: 1

Timeframe Priority: Medium to Long Term

- ⑪ Investigate the re-establishment of a community auditorium/performance space to support arts based activities within the community. This should include an analysis as to whether any existing buildings are suitable.

Relevant Strategic Principle: 4

Timeframe Priority: Medium to Long Term

- ⑫ Provide for any major retail or commercial development that can not be accommodated within the existing land supply through a combined rezoning and development application process provided that a need is demonstrated through a specific demand and market supply analysis and the application is accompanied by detailed site investigations, particular those focussing on land combination and heritage values, that demonstrates the land is suitable for development.

Relevant Strategic Principle: 1 & 4

Timeframe Priority: Ongoing

5.6 Next Steps

The Structure Plan provides specific recommendations in relation to:

- Land Use Directions;
- Urban Design Directions; and
- Other supporting actions.

The recommendations associated with Land Use Directions are all implemented through changes to the zoning and scheme provisions under the Derwent Valley Interim Planning Scheme 2015.

This will require the initiation of amendments to the interim planning scheme. The amendments can be packaged up into a single application or a number dependent upon Council's internal resources.

It is recommended that the amendments to the interim planning scheme are progressed as soon as possible.

The other recommendations will be primarily achieved through specific initiatives or capital works by Council. The Structure Plan identifies timeframes priorities as follows:

- Immediate – within the next 24 months
- Short Term to Medium Term – within the next 5 years
- Medium to Long Term – within the next 5 to 10 years
- Ongoing

Those recommendations relating to capital works expenditure will need to be considered as part of Council's budget process. Some other recommendations may be achieved within existing resources of Council or are simply there to provide guidance for particular events in the future.

6.0 References

- Austral Archaeology (1999), *Willow Court/Royal Derwent Hospital Precinct Study: Heritage Assessment*, Tasmanian Property Services Group, DPI/PWE, Hobart
- Australian Bureau of Statistics (2001), *2001 Census Basic Community Profile for New Norfolk as Urban Centre*, <http://abs.gov.au/websitedbs/census/home.nsf/home/data?opendocument#from-banner=LN>, accessed 1 September 2015
- Australian Bureau of Statistics (2006), *2006 Census Basic Community Profile for New Norfolk as Urban Centre*, <http://abs.gov.au/websitedbs/census/home.nsf/home/data?opendocument#from-banner=LN>, accessed 1 September 2015
- Australian Bureau of Statistics (2011), *2001 Census Basic Community Profile or New Norfolk as Urban Centre*, <http://abs.gov.au/websitedbs/census/home.nsf/home/data?opendocument#from-banner=LN>, accessed 1 September 2015
- Australian Bureau of Statistics (2014), *8731.0 Building Approvals July 2001 onwards: Tasmania SuperTable*, <http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailedPage/8731.0Nov%202015?OpenDocument>, accessed 10 September 2015
- Creating Preferred Futures (2013), *STEPS Strategy*, Derwent Valley Council, New Norfolk
- Department of Infrastructure, Energy & Resources (2013) *AADT XXX*
- Department of State Growth (2015) *Average Annual Daily Traffic Count*, Hobart
- Derwent Catchment NRM Steering Committee (2002) *Derwent Catchment NRM Plan*, Hamilton Tas
- Inspiring Place (2011), *New Norfolk Spatial Plan*, Derwent Valley Council, New Norfolk
- Jemie Douglas & Associates (1997), *Site Analysis for Former Royal Derwent Hospital*, Hobart
- SGS Economics and Planning (2011a), *Background Report No. 11: Activity Centres Analysis*, Southern Tasmanian Councils Authority, Hobart
- SGS Economics and Planning (2011b), *Southern Tasmania Industrial Land Study Stage One*, Southern Tasmanian Councils Authority, Hobart
- SGS Economics and Planning (2013), *Southern Tasmania Industrial Land Study Stage Two*, Southern Tasmanian Councils Authority, Hobart
- Southern Tasmanian Councils Authority (2013), *Southern Tasmania Regional Land Use Strategy 2010-2035* - as declared on 1 October 2013, accessed via www.stca.tas.gov.au
- Southern Tasmanian Councils Authority (2011), *Background Report No. 14: Providing for Housing Needs*, accessed via www.stca.tas.gov.au
- Tourism Tasmania (2015) *Tasmanian Visitor Survey*, <https://www.tourismtasmania.com.au/research/visitors> accessed 5 October 2015.

Appendix A: Background Analysis

A1 Existing Conditions

A1.1 Socio-Demographic Profile

New Norfolk is the largest settlement in the Derwent Valley with 57.1% of the Local Government Area's population. It is also the second largest settlement in Southern Tasmania, after Greater Hobart. At the 2011 census the population was 5,243 persons, excluding nearby rural residential areas (see Figures 06, 07 & 08). Residential growth over the past three (3) census periods is difficult to determine with a high level of accuracy from ABS statistics due to the change in statistical boundaries between 2006 and 2011. It does however suggest some modest population growth of between 4.5% and 5.5%.

As shown in Table 2 the age profile and household composition for New Norfolk is similar to that of Greater Hobart. New Norfolk is however a significantly more disadvantaged community. At the 2011 census

- Unemployment was 9.8% compared to 5.7% for Greater Hobart and 6.4% for Tasmania.
- Median weekly incomes were \$764 compared to \$1,065 for Greater Hobart and \$948 for Tasmania.
- 39.5% of households had a gross weekly income of \$600 or less compared to only 27% for Greater Hobart and 30.7% for Tasmania.

The ABS Index of Relative Socio-economic Disadvantage provides a basis for determining the comparative disadvantage of an area. This index is determined upon an analysis of a range of statistics relating to language, education, employment, incomes, family composition and household structure. The mean score is 1000. A lower score represents that an area is relatively disadvantaged in comparison to an area with a higher score.

The 2011 statistics indicates that New Norfolk is the 494th most disadvantaged area (state suburb) in Australia and 34th in Tasmania with a score of 851.

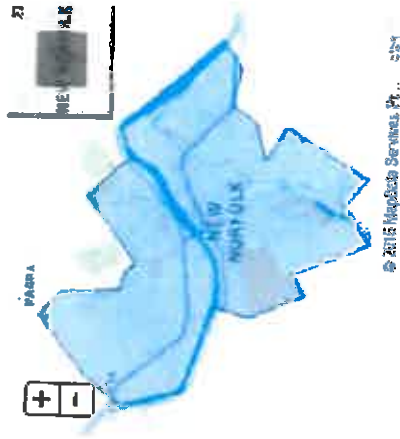


Figure A1: Boundary of New Norfolk as an Urban Centre at 2001 Census (ABS, 2015)

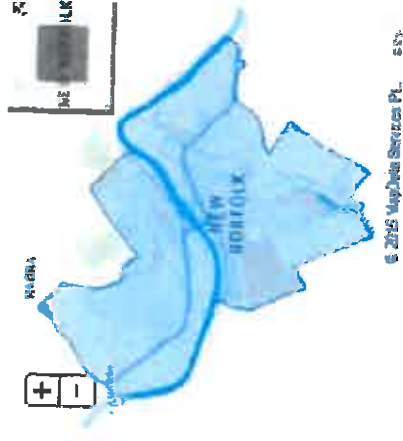


Figure A2: Boundary of New Norfolk as an Urban Centre at 2006 Census (ABS, 2015)



Figure A3: Boundary of New Norfolk as an Urban Centre at 2011 Census (ABS, 2015)

A1.2 Population Projections

No population projections are available for New Norfolk. The Department of Treasury and Finance has however prepared population projections for Tasmania's local government areas for the 25 year period from 2013 to 2037 across three scenarios: low, medium and high. These are shown in Table 03 over page.

The assumptions informing the scenarios are as follows:

- Low growth assumes reduction in fertility to 1.85 babies per woman by 2023 and constant thereafter. Median growth assumes reduction to 1.95 by 2023 and constant thereafter and high growth assumes continuation of current rate of 2.15 babies per woman.

- Low growth assumes life expectancy of 82.8 years for males and 85.0 years for female by 2062. Medium growth assumes 85.4 years for males and 87.5 years for females and high growth assumes 90.8 years for males and 92.5 years for females.

- Low growth assumes a net loss of 1,000 persons per year from interstate migration. Medium growth assumes zero net interstate migration and high growth assumes net gain of 1,000 person per year.

- Low growth assumes net gain of 500 person per year from overseas migration. Medium growth assumes a net gain of 1,250 persons per year and high growth a net gain of 2,000 persons per year.

The Southern Tasmania Regional Land Use Strategy was prepared on the basis of a medium growth scenario.

It is difficult to determine an accurate population projection for New Norfolk. This is because New Norfolk is within commuter distance of Greater Hobart and future population is likely to be dependent upon housing supply within Greater Hobart as well as the number of jobs in nearby LGAs such as Glenorchy and Brighton.

Notwithstanding, if New Norfolk was to maintain a

Table A1: Summary of key census statistics for New Norfolk (ABS, 2001, 2006, 2011)

	New Norfolk			Greater Hobart	Tasmania
	2001	2006	2011	2011	2011
Population					
Total	5,009	5,250	5,543	211,456	495,454
Males	2,451	2,547	2,789	102,491	242,675
Females	2,558	2,683	2,684	108,775	252,679
Median Age					
Median Age	n/a	39	40	39	40
Age Profile					
0-4	7.9%	6.5%	6.3%	6.4%	6.9%
5-14	15.7%	14.9%	12.7%	12.4%	12.7%
15-24	12.9%	12.9%	12.6%	13.4%	12.6%
25-54	38.0%	37.6%	38.6%	39.7%	38.8%
55-64	10.4%	11.2%	13.5%	12.8%	15.4%
65 and over	14.8%	16.8%	16.3%	15.4%	16.9%
Employment					
Worked Full Time	51.1%	55.3%	51.87%	55.1%	54.5
Worked Part Time	29.9%	28.3%	31.1%	33.2%	31.9
Unemployed	16.8%	8.9%	9.8%	5.7%	8.4
Income					
Median weekly household income	n/a	\$640	\$764	\$1,065	\$940
Median weekly mortgage repayments	n/a	\$780	\$1,192	\$1,430	\$1,308
Median weekly rent	n/a	\$125	\$191	\$235	\$200
Family Structure					
Couple family without children	34.8%	38.0%	37.6%	39.6%	41.1%
Couple family with children	43.4%	39.7%	39.5%	40.6%	39.7%
One parent family	18.5%	21.2%	21.3%	19.4%	17.0%
Other	1.9%	1.1%	1.7%	1.4%	1.9%
Household Type					
Family household	69.9%	68.9%	69.3%	68.0%	68.8%
Single (or lone) person household	24.6%	25.7%	28.6%	28.2%	28.0%
Group household	7.6%	1.8%	2.1%	3.8%	3.3%
Household Size					
Average persons per household	n/a	2.5	2.4	2.4	2.4
Car ownership					
Av motor vehicles per dwelling	n/a	n/a	1.6	1.7	1.8

A1.3 Housing and Residential Activity

Residential development in New Norfolk is relatively compact reflecting a more traditional pattern of subdivision. Recent residential growth has seen the footprint of the town primarily expand to the south-east (from Glebe Road towards Buddins Hill) and to the north-west (towards Lawitta) with some minor expansions elsewhere. While some of this growth particularly in the area towards Lawitta has been at lower densities (lot sizes between 4000m² to 5000m²), the density of residential development is relatively uniform with the majority of lots between the 650m² to 850m².

This is a unique characteristic in Southern Tasmania, where residential growth over the last 25 year period has been at average densities of between 7 to 10 dwellings per hectare (Southern Tasmanian Councils Authority, 2011). Town boundaries have been increasingly difficult to identify for many settlements with the merging of rural residential development. Although there are some rural residential areas

extending towards Granton, Magra and Lachlan, in contrast New Norfolk has maintained a stronger spatial division between the town and surrounding rural areas. This may be a reflection of topographic constraints, general economic conditions across the past 15 years in particular, as well as the significance of the agricultural activity in the Derwent Valley area.

The character of existing residential development is primarily single detached dwellings as demonstrated in Table 04. There is occasional unit-style development in New Norfolk however the proportion of these is notably less than the Greater Hobart and the Tasmanian average. Around the town centre there is a notable collection of older character style dwellings in various condition of repair, many of which, based upon an analysis of existing listings, are not heritage listed.

Table A2: Population Forecasts for the Derwent Valley (Department of Treasury and Finance, 2014)

Year	Growth Scenario		
	Low	Medium	High
2012	9 956	9 956	9 956
2013	9 946	9 984	10 012
2014	9 933	10 002	10 070
2015	9 920	10 015	10 132
2016	9 896	10 029	10 198
2017	9 871	10 043	10 251
2018	9 846	10 056	10 310
2019	9 817	10 072	10 366
2020	9 790	10 073	10 425
2021	9 762	10 081	10 478
2022	9 734	10 084	10 530
2023	9 699	10 084	10 588
2024	9 670	10 091	10 642
2025	9 623	10 092	10 691
2026	9 590	10 091	10 736
2027	9 553	10 080	10 791
2028	9 505	10 072	10 834
2029	9 472	10 058	10 881
2030	9 421	10 044	10 923
2031	9 374	10 033	10 965
2032	9 325	10 014	11 006
2033	9 277	9 998	11 052
2034	9 232	9 979	11 087
2035	9 178	9 959	11 131
2036	9 122	9 934	11 162

Table A3: Summary of dwelling statistics for New Norfolk (ABS, 2001, 2006, 2011)

	New Norfolk			Greater Hobart	Tasmania
	2001	2006	2011		
Number of Dwellings					
Total Number	2,100	2,171	2,378	94,192	232,370
Dwelling Structure					
Detached house	90.0%	89.1%	90.7%	82.5%	86.4%
Semi-detached house	4.3%	4.9%	2.0%	6.4%	5.4%
Flat, unit or apartment	4.2%	5.6%	6.5%	10.5%	7.5%
Other dwelling type	1.0%	0.4%	0.7%	0.4%	0.7%

Despite a significant downturn in economic conditions in the early 2000s, dwelling growth over the last 14 years has seen an average of 30.1 dwelling approvals per year for the study area as shown in Table 5 and Figure 4 over page. This is proportionally consistent with growth in other rural based settlements in Southern Tasmania that have a commuter function.

Housing in New Norfolk is primarily owner occupied (either outright or with mortgage) with 31% of the housing stock rented (Figure 10 below). The median house price as gradually increased across the last 10

years from \$71,250 to a current \$205,000 (RP Data, 2015). Residential land prices have proportionally increased over the last 20 years the same as the median house price - \$25,000 to \$60,000 - although there are greater fluctuations in the market.

From a real estate perspective, New Norfolk is not dissimilar to the standard character of suburban areas elsewhere in Tasmania and therefore the

likely maximum acceptable density within the market would be not less than the 400m2 but more realistically higher given the preference for offsetting distance from key employment areas with larger lot sizes.

The full real estate profile for New Norfolk is contained at Appendix B.

2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
21	6	24	70	16	33	33	28	32	54	27	17	32	29

Table A.4: Number of dwelling approvals per financial year (ABS 2015)

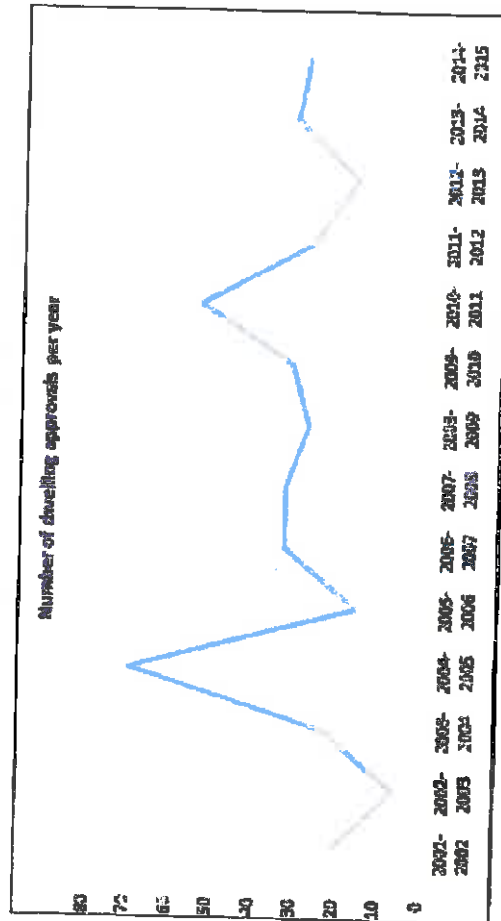


Figure A.4: Number of dwelling approvals per financial year since 1 July 2001 (ABS, 2015)

Household Occupancy

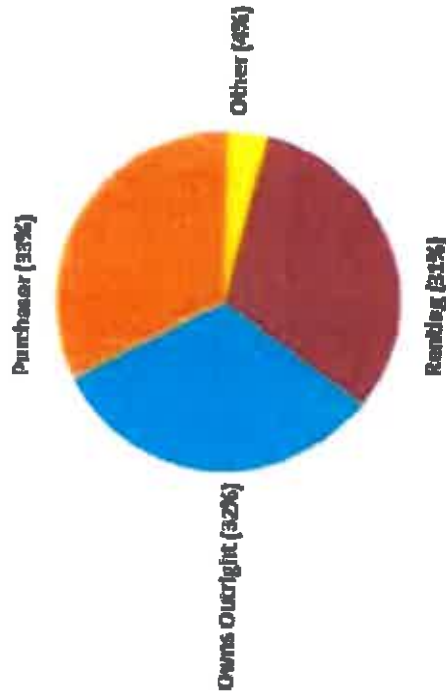


Figure A.5: Household Occupancy in New Norfolk (RP Data, 2015)

A1.4 Industry and Location of Employment

During the late 1990 to early 2000 employment opportunities within New Norfolk significantly declined. This is demonstrated in Table 2 with unemployment figures reaching 16% at the 2001 census. Unemployment has recovered but it still notably higher than the averages for Greater Hobart and Tasmania.

Across the last 3 census period there has also been a shift in the predominant occupations and industry of employment for residents as shown in Table 7 & 8. The shift in occupation could indicate:

- Re-training for existing residents;
- Previous residents relocating and new residents possessing different skills ; or
- Most likely, a combination of both.

Key trends in common occupation are the significant increasing percentages of technicians and trade workers and labourers as well as a steady increase in professionals. As there have been limited additional employment opportunities for these types of workers within New Norfolk it does support the notion of increasing employment dependency of New Norfolk with Greater Hobart, most likely the Glenorchy and Brighton area given the type of occupation. As outlined in the STEPS document, the Derwent Valley is now highly integrated with Hobart, demonstrated by 46.5% of its working residents who travel to Hobart for their employment and approximately 36% of people who work in the Derwent Valley travel in from other areas (Creating Preferred Futures 2013, p37).

The industry of employment changes across the last 3 census periods is consistent with the changing economic activity within New Norfolk and the adjacent Council areas of Brighton and Glenorchy. For example in 2001 there would have still been a remaining number of people employed in the health services industry following the closure of the Willow Court and Royal Derwent Hospital Complex in the late 1990s who have either now relocated closer to current employment opportunities or re-trained.

Table A5: Most common occupations in New Norfolk as Urban Centre (ABS, 2001, 2006, 2011)

2001		2006		2011	
Occupation	%	Occupation	%	Occupation	%
Intermediate Clerical, Sales and Service Workers	7.3	Labourers	18.1	Technicians and Trades Workers	17.6
Intermediate Production and Transport Workers	7.2	Technicians and Trades Workers	16.0	Labourers	17.0
Tradespersons and Related Workers	6.9	Community and Personal Service Workers	15.2	Community and Personal Service Workers	15.8
Labourers and Related Workers	5.1	Machinery Operators and Drivers	12.9	Clerical and Administrative Workers	11.4
Elementary Clerical, Sales and Service Workers	4.3	Clerical Workers	10.9	Sales Workers	10.9
Associate Professionals	3.9	Sales Workers	10.4	Machinery Operators and Drivers	10.6
Professionals	3.7	Professionals	7.9	Professionals	8.2

Table A6: Industry of employment for New Norfolk as Urban Centre (ABS, 2001, 2006, 2011)

2001		2006		2011	
Industry of Employment	%	Industry of Employment	%	Industry of Employment	%
Health Services	4.2	Pulp, Paper and Paperboard Manufacturing	5.7	Supermarket and Grocery Stores	4.7
Wood and Paper Product Manufacturing	3.7	Residential Care Services	4.9	Residential Care Services	4.6
Food Retailing	2.9	Supermarket and Grocery Stores	4.3	Cafes, Restaurants and Takeaway Food Services	4.0
Personal and Household Good Retailing	2.2	State Government Administration	4.1	State Government Administration	3.8
Community Services	2.1	School Education	3.2	Pulp, Paper and Paperboard Manufacturing	3.5

A1.5 Existing Facilities and Open Space

The existing facilities and open spaces within the study area are identified in Map 5 under Appendix A. New Norfolk is a well serviced town in regards to community services, community facilities and open space. This is evident in the three primary schools, high school, child and family centre, aged care facilities and district hospital and community health centre as well as the active recreation opportunities such as the swimming pool, the rowing club, tennis courts, golf course, football club and bowls club. More notably, the township has important services for the safety and future prosperity of the town including its own police station, Service Tasmania and Centrehink as well as a child care centre. The high level of facilities and services available to the community is most likely a reflection of its central role to the Derwent Valley and the level of prosperity that the town enjoyed in the 20th century.

In terms of open space the Derwent Valley Council owns and manages significant areas of land within

the township both in terms of size and location. Five key areas include:

- The Esplanade which is one of only three public spaces listed on the Tasmanian Heritage Register (Figure 11);
- Land on the western side of the Lachlan River adjacent to Willow Court and Woolworths that is generally managed lawn with a community garden;
- Tynwald Park, which is a well-resourced and valued public space;
- Kennington Park; and
- Boyer Oval.

Furthermore, it is understood that Council currently leases the caravan park site on the Derwent as well as the majority of the Peppermint Hill Recreation Reserve.

Figure A.7: The Esplanade



Emma Riley & Associates Pty Ltd, 25 May 2016

A1.6 Tourism Activity

Tourism is identified as one of the three key drivers for economic prosperity in the Derwent Valley (Creating Preferred Futures 2013, p11). It is well recognised that the nature of tourism in Tasmania is changing; there is a transition from a touring and accommodation weighted industry towards one that has a greater attractions focus (Creating Preferred Futures 2013, p11).

The contemporary and competitive tourism environment in Tasmania means that visitors need to have a compelling reason to visit an area. Visitors include people from interstate (often day trippers from Greater Hobart), interstate and overseas.

There are three key drivers for tourism in New Norfolk:

- Its picturesque setting with the River Derwent and the vegetated hills;
- The significant cluster of heritage buildings and antique shops including nationally significant sites such as Willow Court; and

The town as a gateway to the Derwent Valley; involving agri-tourism where the consumption of food, hops, whiskey and wine produced in the Derwent Valley could be capitalised upon in New Norfolk. Furthermore, key tourism attractions further afield such as National Park should also be benefiting New Norfolk.

People visiting New Norfolk has been in an overall pattern of decline for a number of years: the year finishing June 2007 saw 62,803 people visit New Norfolk, in the year ending June 2015 there were 44,163 people that visited (Tourism Tasmania, 2015). Conversely however, there has been an overall increase in the number of people that stay overnight in New Norfolk (year ending June 2007 saw 18,058 people and the year ending June 2015 saw 27,433 people). Notably, there are a significant number of visitors that pass through New Norfolk without stopping; this number varies considerably for example 93,969 in the year ending June 2009 to 57,905 in the year ending June 2013 (Tourism Tasmania 2015). However, consistently

approximately only half of the people that pass through New Norfolk actually visit the township.

Furthermore, the number of visitors to key tourism attractions within the Derwent Valley such as National Park where the visitor numbers consistently exceed 110,000 with the year finishing in June 2015 seeing 147,000 visitors. These figures reflect a significant loss of visitor numbers into the township. New Norfolk needs to position itself to become a 'place to see' whilst in Hobart and ensure that the number of people 'passing through' is significantly reduced. A comparable town in Southern Tasmania (in terms of tourism opportunity) is Richmond. Richmond is located within a similar distance of Hobart, has a significant stock of heritage buildings and is in the heart of the Coal River Valley; the visitor numbers are 2 - 3 times higher and have been steadily increasing (124,615 year ending June 2012 - 153,248 year ending June 2015).

It is considered that New Norfolk has two key success factors in positioning itself for regional tourism development:

- The town is located on a major tourist drive that incorporates the Derwent Valley and the likes of Redlands Estate, the Salmon Ponds and Mt Field National Park; and
- The town has a unique asset and tourist attraction of Willow Court, the stock of heritage buildings and antique shops.

As such, like Richmond, New Norfolk can capitalise on these factors in order to increase visitation into the town both in terms of making New Norfolk a key part of a trip to Southern Tasmania as well as a regular intra state day trip for locals to enjoy.

A1.7 Commercial Activity

New Norfolk has been identified as a Rural Services Centre under the Southern Tasmania Regional Land Use Strategy. The identification of this function was based upon a comprehensive analysis (SGS Economics and Planning, 2011) that identified the following major retail and commercial trends in Australia, that are considered particularly relevant to New Norfolk.

Communities identify strongly with (and value) their activity centres. They are not just dispensers of retail goods and services, but community meeting place and centres of community and government services. Well planned centres display a strong 'sense of place' and provide a focus for community life and day to day social interaction. This was clearly demonstrated through the consultation process.

Current trends (STCA, 2011) include:

- The growth in convenience retailing: supermarkets expanding to incorporate specialist activities. In Tasmania this has also seen an increase in small boutique local grocers/shops such as Hill Street Grocer and Salamanca Fresh.
- The re-emergence of the traditional strip retail centre which provide for small scale environment with a central public space along the centre providing an enhance opportunity for social interaction and all the colour and attraction of 'street life' compared to shopping centres. In Southern Tasmania this has seen the revitalisation of strip in North Hobart, Moonah, South Hobart, Bellarine, Lindisfarne to name a few.
- Urban quality as an investment attractor. The amenity of a centre is important for economic prosperity as it represents a significant means of attracting new business investment and activity due to the 'address factor'. It is also important for attracting new people to live and work in an area.
- The continued growth of the 'café society'.

A1.8 The Town Centre Today

High Street is the main street of New Norfolk that is bookended by the Council Complex at the western end and Service Tasmania/Police Station at the eastern end. The street is well maintained, although some of the shopfronts and facades do lack a contemporary aesthetic. Currently, as demonstrated by Figure 12 there are a significant number of vacant or soon to be vacant buildings along the main street. Off High Street, but still within the town centre there are further vacant or underutilised buildings. In particular, the site that previously accommodated Woolworths is vacant and it is understood that finding a new tenant for the site has been problematic.

In terms of new development within the Town Centre there have been two significant developments - Woolworths on George Street what was previously the Willow Court Oval and Mitre 10 on Stephen Street that is still under construction. Notably, there has been a small but consistent number of niche specialised businesses tenanted the town centre including a fly fishing shop, a second hand record shop, antique shops and a contemporary café, suggesting a move away from the traditional town retail and trade services.

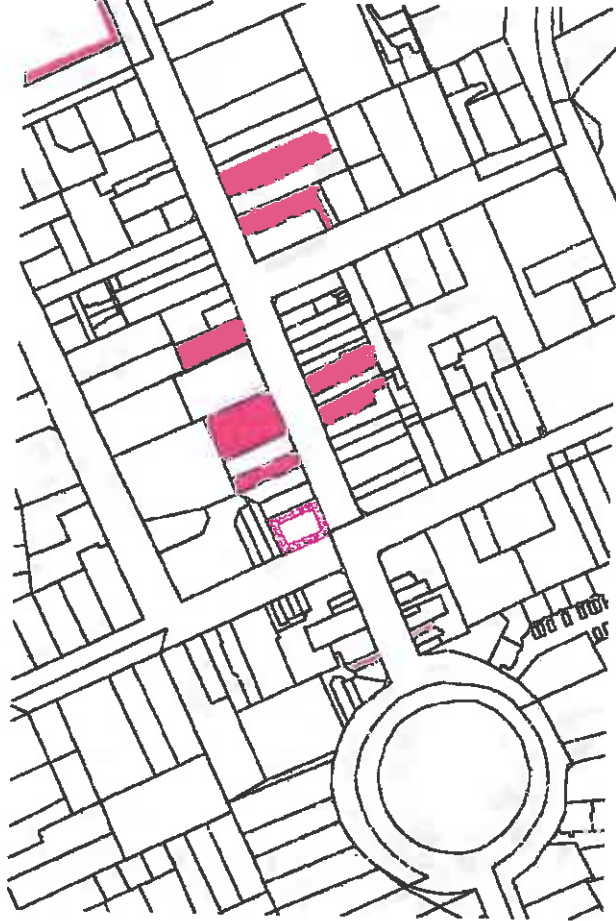


Figure A18 Current existing and potential vacancies along High Street, New Norfolk (pink sites show existing vacancies, yellow sites potential vacancies and blue sites currently vacant intended to be used for public open space)

A1.9 Industrial Activity

The industrial land in New Norfolk is largely located on the western side of the River Derwent along Hamilton Road and Back River Road and is generally light industrial services based activity typical of a Rural Services Activity Centre. There is a significant industrial site of Boyer (paper mill) that is located slightly out of the study area on the northern side of the Derwent adjacent to the rail line.

Under the Southern Tasmania Industrial Land Strategy Report 2 land located on the corner of Glebe Road and The Avenue (and dissected by Ring Road) was identified as a future area for light industrial use. The area is part of the site of the former Royal Derwent Hospital. The total developable area is approximately 4ha and contains 15 parcels (excluding strata titles) of which there are several established disused or underutilised buildings.

In addition to the potential oversupply of industrial land that this proposed zoning may cause (described further under section 5 below) two further key considerations for the development of this land for industrial use are:

- The land is surrounded and directly adjacent to established, general residential zoned land with substantial capacity for further development, thereby creating a potential land use conflict. The Light Industrial Zone under the Derwent Valley Interim Planning Scheme 2015 contains use qualifications to control off-site impacts. It is important that these qualifications are adhered to for the future development of this industrial zoned land.
- It is highly probable that the existing buildings on the land contain asbestos

A1.10 Natural Features

The natural features of New Norfolk of the River Derwent, the Lachlan River, the vegetated hills and the large cliffs sitting above the Derwent are a key asset of the town both in terms of attracting tourists to the town and attractive town in a picturesque setting and having a natural liveability for the residents.

The natural values also provide a constraint to the development and natural boundary to the sprawl of the town. That is the flooding of both the Lachlan and Derwent Rivers as demonstrated in Map 8 Appendix A and the vegetated hills that are currently identified as containing the threatened vegetation community *Eucalyptus tenuiramis* forest as identified in Map 7 Appendix A.



Figure A.9: View towards Endurers Hill from Peppermint Hill

Figure A.10 View towards across New Norfolk from Peppermint Hill



A1.11 Heritage

A1.11.1 Aboriginal Heritage

The River Derwent environment within the Derwent Valley is well recognised as having numerous places of Aboriginal heritage significance due to the fresh water supply. It was part of the territory for the Big River tribe, with the Leconowenne people based on the west bank of the River Derwent in the New Norfolk area (Derwent Catchment NRM Steering Committee, 2002, p10). It is understood that the western banks of the River Derwent extending along the whole river catchment were favoured over the eastern banks by Aboriginal people because of the geology, aspect and shelter from weather conditions.

The interim planning scheme identifies landscapes of potential Aboriginal heritage significance and is shown in Map 4 in Appendix A.

The study area and in particular the areas identified in Map 4 Appendix A were referred to Aboriginal Heritage Tasmania whom stated:

Aboriginal Heritage Tasmania (AHT) has completed a search of the Aboriginal Heritage Register (AHR) regarding the proposed structure plan of New Norfolk focussing on areas near Poulter Road and Lower Road and can advise that there are three Aboriginal heritage sites recorded within the area near Poulter Road including two artefact scatters and an isolated artefact.

In reference to the area near Lower Road, there are no Aboriginal heritage sites recorded within the area. The surrounding landscape however is conducive to Aboriginal heritage. Therefore the absence of previously recorded sites on the AHR cannot be taken as an indication that there are no Aboriginal sites present as the area has never been surveyed. Due to the high probability of Aboriginal heritage, an Aboriginal heritage investigation is required to identify whether the proposed project or related infrastructure will impact on any Aboriginal heritage and to offer mitigation advice.

This investigation must be undertaken jointly by a Consulting Archaeologist and Aboriginal Heritage Officer.

This advice is consistent with a Heritage Assessment that was undertaken in 1999 by Austral Archaeologically that concluded that the area contains three Aboriginal sites with one of the sites being quite unusual and complex and may be of extreme scientific importance. The assessment stated that there is a high possibility of the undeveloped areas near to the Royal Derwent Hospital Site containing more Aboriginal sites.

AHT has also advised that within the study area there are also a further 17 recorded sites. In general it is understood that these are likely to be focussed on the western banks of the Derwent River, the lower reaches of the Lachlan River and surrounding hills.

A1.11.2 Historic Cultural Heritage

The New Norfolk area was settled mainly by emancipists and free settlers evacuated from Norfolk Island in 1807 – 1808. The Governor's Retreat (Turiff Lodge) was built c1815 and was used by 5 Governors linking the area to colonial administration. The rich history of New Norfolk and the Derwent Valley in general is considered to be a key asset of the town. In particular, there are a significant number of older buildings within and near to the centre of town with many of these buildings not being listed under the planning scheme or on the Tasmanian Heritage Register; for example many of the dwellings along Pioneer Avenue. This absence of protection places this cultural heritage asset of the town at risk.

Furthermore, many of these heritage buildings are in a state of disrepair and in need of refurbishment. This is particularly important in regards to the overall character of the town and the important streetscapes where the cluster of historic buildings is comparable to well-known locations in Southern Tasmania such as Battery Point and Richmond (where the heritage importance is both well recognised and well protected).

Figure A1.1: Heritage listed buildings in New Norfolk



A1.12 Infrastructure

A1.12.1 State Roads

The Lyell Highway runs through New Norfolk, however it bypasses the centre of town and any of the key stopping points such as Willow Court. State Growth also own and manage the bridge infrastructure connecting the two sides of the township and the Boyer Secondary Road that runs on the northern side of the River Derwent. State Growth has stated that they are unaware of any capacity issues and there are no immediate or future upgrades planned for the road and asset infrastructure.

The annual average daily traffic usage for the Lyell Highway between New Norfolk and the Brooker Highway is 10,255 (Department of State Growth, 2015) which is a significant level of usage in a Tasmanian context. The annual average daily traffic usage for the Boyer Secondary Road is 3,628 (Department of Infrastructure, Energy & Resources 2013).

A1.12.2 Water

There are substantial areas of land (refer to Map 6 in Appendix A) that has reticulated water available but is yet undeveloped and/or not zoned appropriately to enable residential development. TasWater the owners of the infrastructure have indicated in regards to the serviced areas in the higher levels and the zone extremities in general there are issues with lack of capacity to supply and pressure which translate into non-compliant fire hydrants and below standard pressure levels.

A1.12.3 Sewer

Similar to the water reticulated services, there are substantial areas of land that has reticulated sewer available (refer to Map 6 in Appendix A) but is yet undeveloped and/or not zoned appropriately to enable residential development.

In relation to the serviced land TasWater, the owners of the infrastructure provided the following

response: in low lying areas and zone extremities generally there are issues with lack of ability to supply by gravity and pressure pumping stations will be necessary and will require sufficient dwelling load input to make it viable.

A1.12.4 Stormwater

Council owns and manages the stormwater infrastructure.

A1.12.5 Public Transport

New Norfolk is reasonably serviced for a rural town with a regular bus service to Hobart which travels through Glenorchy. Buses generally depart New Norfolk on an hourly basis from 6.30am through to 7pm and depart Hobart on an hourly basis from 8am through to 9pm.



Figure A1.2 Halgreen, New Norfolk, as seen from the north bank of the Derwent by K.G. Bull (1854) (Tasmania Archives and Heritage Office, 2015)

A1.13 Willow Court and the Former Royal Derwent Valley Hospital

The complex was established in 1827 and developed into Australia's longest continually operating mental institution in Australia, not closing until 2001. The complex, which incorporates buildings and archaeological material from the first years of settlement in the Derwent Valley, is of national significance. The Tasmanian Heritage Register Data Sheet for the complex states that Willow Court is a complex defined by landscape elements, including walls, fences and streets which have taken a number of forms during its 170 year history. With one notable exception all the buildings were purpose-built to form part of a large continually expanding mental health care institution that operated between 1830 and 2000.

A1.13.1 Willow Court

Willow Court is located on the western side of the Lachlan River on the southern edge of the town centre. Willow Court is intersected by The Avenue which was a key entrance into the town (via Glebe Street). Since closure, Willow Court has been divided and sold off in separate components. Land owners include the Derwent Valley Council as well as a number of private landholders. The further utilisation and development of the site therefore is being undertaken in an ad-hoc manner. A number of the buildings have either been or are attempting to become repurposed including flats and an antique shop. There is currently no overall clear documented vision or consistent set of objectives for Willow Court.

More recently, a Special Heritage Advisory Committee for Willow Court identified the possibility of securing a Federal or State Government tenant for the recently restored and Council owned component of Willow Court. This is considered to be an unlikely solution to the re-use of Willow Court, due to the Hobart Office market vacancy rate is steadily increasing throughout the CBD, albeit at much lower levels than other major capital city markets.

This is by virtue of the demand driven nature of project developments rather than speculative development leading to boom and bust of interstate markets (building offices without pre-commitment).

To secure Federal and State Government tenants would require meeting the minimum occupancy standards including Federal Government mandated and Tasmanian Government policy for minimum green star rating. Green star rated accommodation requires significant rent costs and for a developer to deliver such space requires an economic rental that is anticipated to be similar to rents available in suburban and CBD Hobart. Furthermore to refit to green star rated accommodation may also be difficult in light of its heritage listing. The visibility of an economic case to deliver office space at Willow Court is therefore considered problematic.

Willow Court, is zoned Particular Purpose Zone 3 - Willow Court under the Derwent Valley Interim Planning Scheme 2015. The purpose of the zone is to provide for the redevelopment of the site, to protect the cultural heritage values both in terms of buildings and landscape and ensure new development addresses the identified potential environmental hazards. These purpose statements are from 1997 when the planning scheme amendment was approved. The use statements and use standards all reflect the potential uses that could be undertaken on the site such as community meeting and entertainment, food services and visitor accommodation. The majority of development standards are however identical to those for a Residential Zone which may be problematic for a complex site such as Willow Court. The development standards for non-residential buildings are less prescriptive and therefore more suitable for adaptive reuse and development.

A1.13.2 Former Royal Derwent Hospital Site

The former Royal Derwent Hospital site was sold off in its entirety to private entities after its closure. A large proportion of the former Royal Derwent Hospital has now been demolished with the majority of the remaining buildings being vacant other than a number of exceptions such as the Derwent Valley Resort and a recently approved gym.

In 1997 various assessments were undertaken and a site development plan was prepared in order to facilitate the change to the planning scheme at that time. A review of these documents and development to date has indicated:

- The special area provisions in the previous New Norfolk Planning Scheme did not effectively deliver the intent of the site development plan and did not sufficiently identify risks on the site, including flood prone land and potential land contamination.
- The remaining vacant buildings have been identified as containing significant levels of asbestos.
- There is uncertainty regarding the removal of building rubble including asbestos from the site arising from their demolition.
- There is an old asbestos dumping site previously utilised by the Royal Derwent Hospital somewhere on the site, but specific location of which is not confirmed.
- There are at least two old landfill sites utilised by the Royal Derwent Hospital somewhere on the site, but specific location of which is not confirmed as whether bio-hazard material was disposed of.

The site is now zoned Particular Purpose Zone 1 - Urban Growth Zone under the Derwent Valley Interim Planning Scheme 2015. The purpose of the zone is to identify non-urban land intended to be largely converted to urban use and development in the future and to ensure that any development of the land does not compromise its future urban use.

The current zoning is considered to be better than the previous planning scheme controls although still not ideal. In light of these issues and taking into account the obligation to have a precautionary approach (as per the objectives of the RMFS) it would be appropriate to further investigate these issues before any further use and development occurs on the site.

Supply and demand for commercial and retail land is dealt with in Section A2.

A2.0 Land Use and Community Needs Assessment

A2.1 Residential Land

A2.1.1 Supply

Residential land supply within New Norfolk is primarily zoned General Residential under the Derwent Valley Interim Planning Scheme 2015. There is an area of undeveloped land zoned Low Density near Buddins Hill that was part of the former Royal Derwent Hospital land.

Map 9 in Appendix A illustrates currently vacant and underutilised residential land within New Norfolk. Underutilised land has been determined on the basis of land that has a site area exceeding 900m² in area.

Table 8 outlines the potential dwelling yield of this land across two scenarios: The minimum scheme requirements and assuming 700m² which is approximately the current average lot size in New Norfolk.

Under the minimum scheme requirement scenario, for the vacant land the potential dwelling yield is based upon the minimum lot size for the relevant zone under the Derwent Valley Interim Planning Scheme 2015 (450m² for General Residential and 1000m² for Low Density Residential) and assuming one dwelling per lot. For the underutilised land the potential dwelling yield is based upon the minimum site area of 325m² per dwelling for multiple dwellings (i.e. units). The potential dwelling yield for the identified future urban land is based on the land being rezoned to General Residential.

A2.1.2 Demand

Demand for dwellings can be estimated on the basis of two components:

- Projecting the average number of new dwellings per year into the future; and
- Population growth projections and average household size taking into account dwelling structure.

Based on the average of 30 dwelling per year and the potential dwelling yield outlined in Table 8, the residential land supply equates to:

- over 100 years supply under the minimum scheme requirement scenario; and
- 85 years under an average lot size of 700m² scenario.

The estimated population growth projections are outlined in Section 4.2 above. The household size is on an average of 2.4 persons per household, although it is reasonable to assume based on household size trends that this will reduce to 2.3 persons.

In regards to dwelling structure, at the 2011 census (dwelling structure by occupied/unoccupied dwellings) there were 217 unoccupied dwellings to 2,054 occupied dwellings in New Norfolk. This means that for every 100 occupied dwellings there were 10.5 unoccupied dwellings. The projections therefore assume that an additional 10.5% will be required to meet demand based on population project.

The demand projection is shown in Table 9 below. It should be noted under the medium scenario it does not take into account the likelihood (based on Table 3) that population will rise then fall in other words demand is likely to be higher halfway through the projection period.

Provision of residential development should continue upon the basis of detached dwellings (houses with some units). There is not foreseeable market for multi-level apartment style development in the township given the cost of providing this type of housing (generally around the \$3,000 per m² mark or \$375,000 for an average 125m² dwelling) in comparison to the median house price of \$205,000.

Table A7: Dwelling Yield Analysis for New Norfolk

Approved Subdivision	Land Area (approx.)	Dwelling Yield based on main scheme requirement	Dwelling yield based on 700m ² per lot.
Underutilised General Residential zoned land	N/A	196*	196*
Vacant General Residential zoned land	44.17 ha	679**	679**
Vacant Low Density Residential zoned land	98.64 ha	1,918***	1,233***
Identified Future Urban land	52 ha	455***	455***
	170ha	3,305	2,125
		3,248	2,563

* this is the approved number of lot.

** assumes 50% reduction in available land due to existing development

*** assumes 12.5% reduction in available land due to provision of road, infrastructure and open space

**** does not include yield from future urban land

Table A8: New Norfolk dwelling demand projection

	Medium Scenario	High Scenario
Average household size 2037	2.3	2.3
Projected population growth 2011-2037	114	854
Projected new dwellings required at 2037	55	410

A2.2 Retail and Commercial Land

There is approximately 13.7ha of land that is zoned General Business within the town centre under the Derwent Valley Interim Planning Scheme 2015 with a small area (approximately 1.8ha) of Local Business zoning on the other side of the river on Hamilton Road. There has been a proposal for a major shopping centre on part of the former Royal Derwent Hospital site that was ultimately withdrawn when it progressed to appeal at the Resource Management and Planning Appeals Tribunal. The land is now within the Particular Purpose Zone 1: Future Urban Land under the Derwent Valley Interim Planning Scheme 2015 with the land owner advocating for rezoning to allow for commercial activity.

Demand for retail and commercial land is purely an economic consideration. As with all demand driven projects in the Greater Hobart area, New Norfolk sees very little speculative development. The ability to drive commercial and/or retail developments is a factor of feasibility, catchment demographics and moving annual turnover (MAT) in the locality. Unless there is a specific known or identifiable demand with pre-commitments there will be no developer or investor demand in light of the supply of office, industrial and retail space available in higher order activity centres in Greater Hobart.

There is currently insufficient MAT to attract major retail chains to New Norfolk. Major speciality fashion chains are now focused on the Hobart CBD and its resurgence with the pending completion of the Icon Centre and refurbishment of Cat & Fiddle Arcade. New Norfolk is within the catchment of the Greater Hobart speciality fashion and discretionary spend retailer area.

The local catchment grocery sales MAT is capped at around \$35 million. Woolworths Supermarket New Norfolk is a full line store so will dominate and continue to absorb a substantial portion of the previous grocery sales leakage to centres elsewhere in greater Hobart.

Any further full line Supermarket offering in the township would require a minimum MAT of approximately \$25 million above the current MAT of \$35m which does not exist. Additional supermarket

Implications

In analysis demand against supply the current supply of residential land is significantly above the accepted practice of maintaining 5 to 10 years supply of zoned land with a further 10 to 15 years supply as a land bank.

The structure plan will therefore need to consider:

- If existing land zoned for residential purposes and vacant is suitable in light of land constraints and values
- If land identified as future urban land is suitable, necessary or best identified for rural or agricultural purposes
- The ownership of existing vacant land: likelihood of being developed and whether it is predominantly owned by one or two land owners, creating a controlling interest over supply.

A2.1.3 Analysis

New Norfolk is a commuter township competing with real estate land supply available in Brighton, Granton and to some extent Old Beach and Austins Ferry. Each of these areas are conveniently located to Hobart with shorter travelling time to a range of commercial and other activities through the Hobart area. New Norfolk land demand is constrained by continuing land supply available in these suburbs that offer better proximity to full city amenity. Land supply competition in these localities will be ongoing as a competing factor and will serve to constrain demand in New Norfolk.

At the same time the current supply of suitable zoned and serviced residential land is significantly above what would be considered a 10 year demand using the best available evidence.

It is likely in the medium to long term that the land supply in these adjacent areas will reduce as all land suitable for residential development is taken. The setting of the land supply is however established on a metropolitan basis through the Regional Land Use Strategy and any adjustment to the strategic growth intentions for the northern corridor extending of Greater Hobart will need to be determined through a review of that strategy.

Even with the possibility that New Norfolk will be able to take up a higher proportion of residential growth from Greater Hobart, the land supply is still considered to be excessive.

developments are therefore unlikely to occur in the foreseeable future.

There is also insufficient local MAT to justify development of a discount department store (DDS) such as Kmart, Target or BigW. The position of New Norfolk in the activity centre hierarchy does not justify any development. There is a steady DDS moving annual turnover in Glenorchy since the BigW development was completed in competition with the existing Target located in Northgate Shopping Centre.

In summary, limiting factors to further large scale commercial activity include: the population growth trends, the socio-demographic profile, the current performance of the local supermarket, the spatial isolation of New Norfolk from major freight transport routes, and the spatial isolation from major population and employment centres.

As such, in considering current supply and the very limited demand it is unlikely that any supermarket or discount department store will be viable in New Norfolk for the foreseeable future. A distribution style centre (which is usually addressed through the provision of industrial land) is even more unlikely in light of the distance from major freight transport routes and the function of key warehousing centres in Brighton and Derwent Park.

Implications

There is insufficient evidence to demonstrate that there is demand for additional commercial and retail land beyond existing provision.

A2.3 Industrial Land

Stage one of the Southern Tasmania Industrial Land Study (SGS Economics and Planning, 2011b) identifies that there is only one vacant parcel of land (of just over 4000m²) in New Norfolk situated off Back River Road. This study did not however take into account the land that is zoned Light Industry under the Derwent Valley Interim Planning Scheme 2015 on King Road as it was previously zoned special use. This land is generally under-utilised with several vacant buildings, notably some sites could be significantly contaminated due to their previous use as part of the Royal Derwent Hospital.

The aforementioned study (SGS Economics and Planning 2011, p38) also indicates that demand for industrial land within the Derwent Valley is more generally likely to arise from:

- Providing for local service industries (estimated at between 0.7 to 0.9ha through to 2026)
- Downstream agricultural processing (industrial land required for the paper mill at Boyer is likely to be sufficient for its future purposes).

Downstream agricultural processing opportunities are primarily provided for in rural and agricultural areas through the Rural and Significant Agricultural Zone under the Derwent Valley Interim Planning Scheme 2015. Local services industries however typically require land that is either zoned for industrial purposes and within proximity to population areas (such as New Norfolk).

Industrial land demand for other functions including the distribution, warehousing and manufacturing is very limited, as this is driven by strong locational considerations being flat well serviced land in proximity to the major freight routes, higher order activity centres and major population centres.

Implications:

The current supply of industrial land and taking into account Ring Road is likely to be sufficient, is significantly above the accepted practice of maintaining 5 to 10 years supply of zoned land with a further 10 to 15 years supply as a land bank. The structure plan will therefore need to consider:

- If existing land zoned for residential purposes and vacant is suitable in light of land constraints and values.
- If land identified as future urban land is suitable, necessary or best identified for rural or agricultural purposes.
- The ownership of existing vacant land: likelihood of being developed and whether it is predominantly owned by one or two land owners, creating a controlling interest over supply.

A2.4 Transport and Access

No issues relating to the adequacy of transport and access have been identified in previous strategic planning work. Through the consultation the only issue raised was with the difficulty of Year 11 and 12 students easily accessing Claremont College and this potential contributing to drop out rates. With the expansion of New Norfolk District High to years 11 and 12 over the next couple of years it is not considered an issue which requires resolution.

Overall New Norfolk has good road access into Greater Hobart via the Lyell Highway and throughout the town. It also has reasonable public transport access for a rural town through a regular bus service.

The walking trail network around the southern side of the River is comprehensive with the only unresolved component being the connection from the bridge across the Lachlan River at The Avenue through the town to the Esplanade. This was an issue identified in the New Norfolk Spatial Plan.

On the northern side of the River while there are limited dedicated walking trails, the subdivision layout has reasonable permeability to promote walking and limit transport disadvantage.

Implications

The current transport and access network is broadly considered sufficient. The structure plan should give consideration to the connection from Willow Court through the town to The Esplanade.

A2.5 Community Services and Facilities

As demonstrated in Table 10 over pages, New Norfolk is a well serviced town in regards to community services and facilities.

It is important to recognise that the benchmarks are derived primarily from best practice in major growth areas. It does not recognise the unique challenge in Tasmania for the sustainable provision of government provided services locally in light of small and sometime isolated communities.

They also do not take into account specific community needs or include other services such as a local Centrelink Outlet and Police Station which are all important services to the social fabric of the town, particular in light of New Norfolk's socio demographic profile.

Under either of the medium or high population projections for New Norfolk, it is likely that the majority of existing community services and facilities will continue to be sufficient if well maintained into the future. This particularly applies to:

- Educational facilities, with even a potential surplus of land as the Department rationalises its facilities onto single sites;
 - Open spaces and recreational facilities;
 - Government health facilities; and
 - Library facilities.
- The consultation process did however identify a clear need for:
- A community performance/multi-purpose space; and
 - Mental Health Support facilities including appropriately located accommodation for previous patients of Willow Court/Royal Derwent Hospital who were moved into the community following the closure of those facilities.

Into the future, there may also be potential additional demand for residential aged care facilities arising from an ageing population.

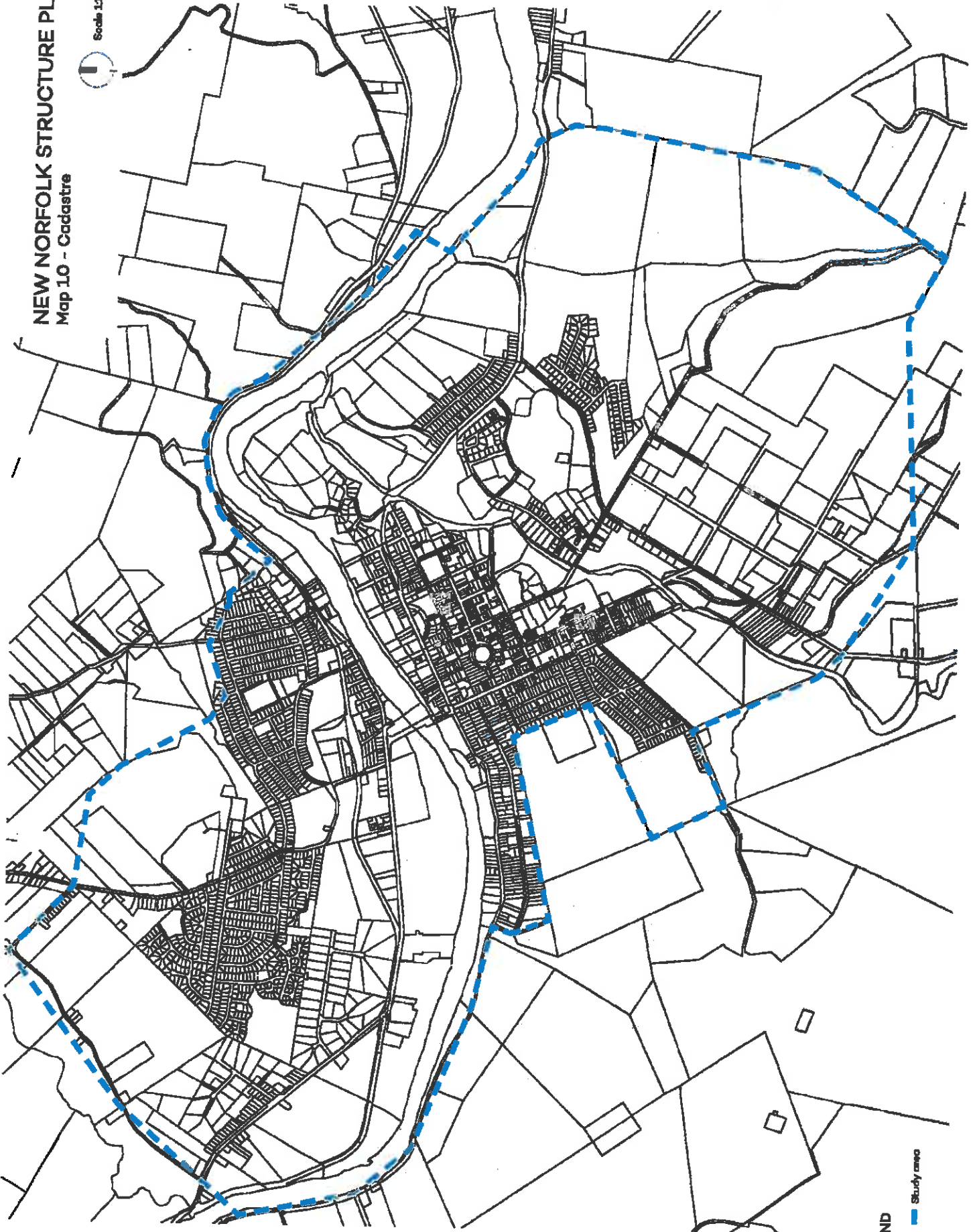
Table A9: Benchmarking for selected community services and facilities

Benchmark	Source of benchmark	Application in New Norfolk
General Practitioner 1 GP per 1000 persons	Australian Average Tasmania's Health Plan 2007	At present New Norfolk has 5 FTE GPs which is slightly less than the benchmark. The availability of GPs in rural areas is an issue across the State.
Maternal and child health 1 full time nurse per 140 births	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	New Norfolk has access to a child health nurse through the Prunarra Child and Family Centre even though there are less than 140 births per year.
Community based health centre 1 per 10,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	New Norfolk has such a facility through the New Norfolk District Hospital.
Centre based library 1 per 30,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	New Norfolk has a local LINC centre.
Community meeting space 1 space for up to 20 people per 4,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	There are various community meeting spaces within the Council Complex
Multi-purpose community centre 1 per 8,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	New Norfolk does not have a multi-purpose community centre, although there is a local community house. While the Council Complex does meet some of the needs, the consultation process identified the need for a space that can hold performances.
Residential aged care 44 low care and 44 high care beds per 1000 people aged over 70	Department of Health (Commonwealth)	New Norfolk does not have over 1000 people aged 70 and over however Corrumbene Nursing Home provides for high care beds and is proposing a new village to provide for low care.
Indoor recreation centres 1 per 10,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	There is the New Norfolk Sports Complex and Tasmania Police have confirmed that a new Police and Community Youth Club will be opening near the sports complex.
Active open space reserve 1 (4-5ha) per 6,000 people	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Tynwald Park provides over 5ha of sporting grounds. In addition, there is Boyer Oval.
Passive open space 0.7ha per 1000 people	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	There is in excess of 15 ha of open space within New Norfolk.
Government primary school 1 per 8,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	New Norfolk has two government primary schools as well as a Catholic primary school.
Government secondary school 1 per 25,000	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	New Norfolk has a district high school which is being expanded to incorporate years 11 and 12 over the next 2 years.

Appendix B: Background Maps

NEW NORFOLK STRUCTURE PLAN
Map 1.0 - Cadastre

Scale 1:15,000

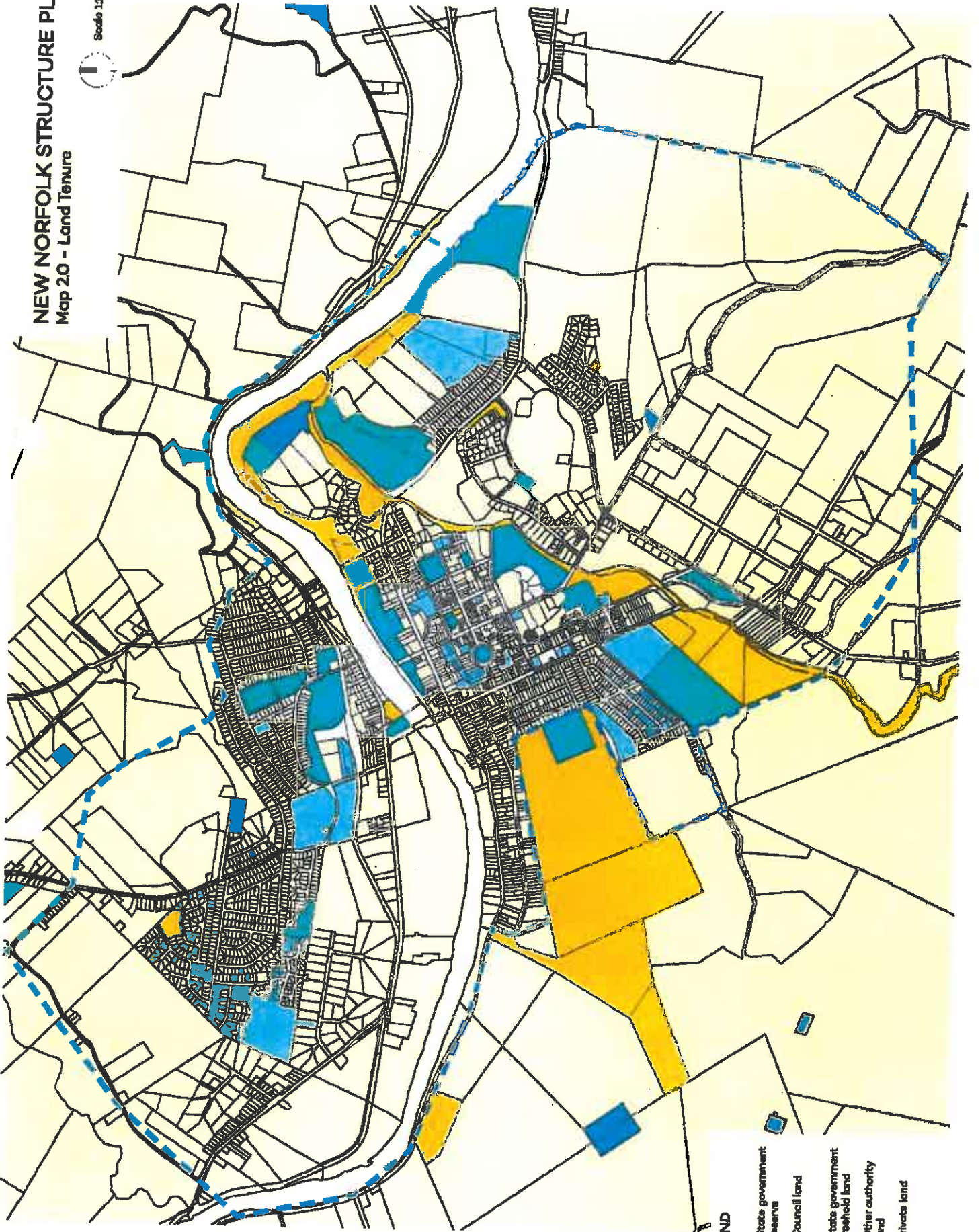


LEGEND
— Study area

NEW NORFOLK STRUCTURE PLAN

Map 20 - Land Tenure

Scale 1:10,000

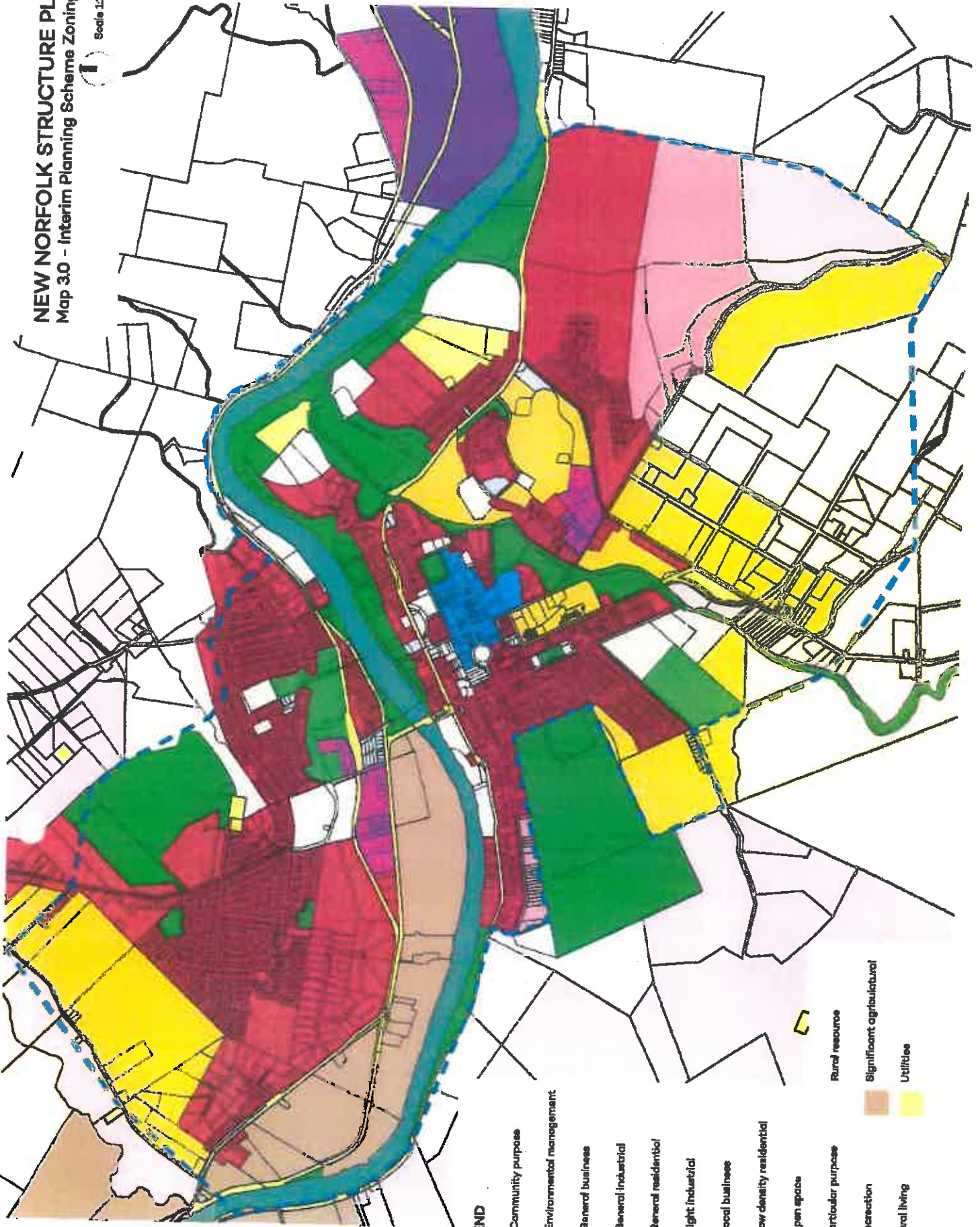


LEGEND
















- State government reserve
- Council land
- State government freehold land
- Other authority land
- Private land

NEW NORFOLK STRUCTURE PLAN
 Map 3.0 - Interim Planning Scheme Zoning

Scale 1:15,000



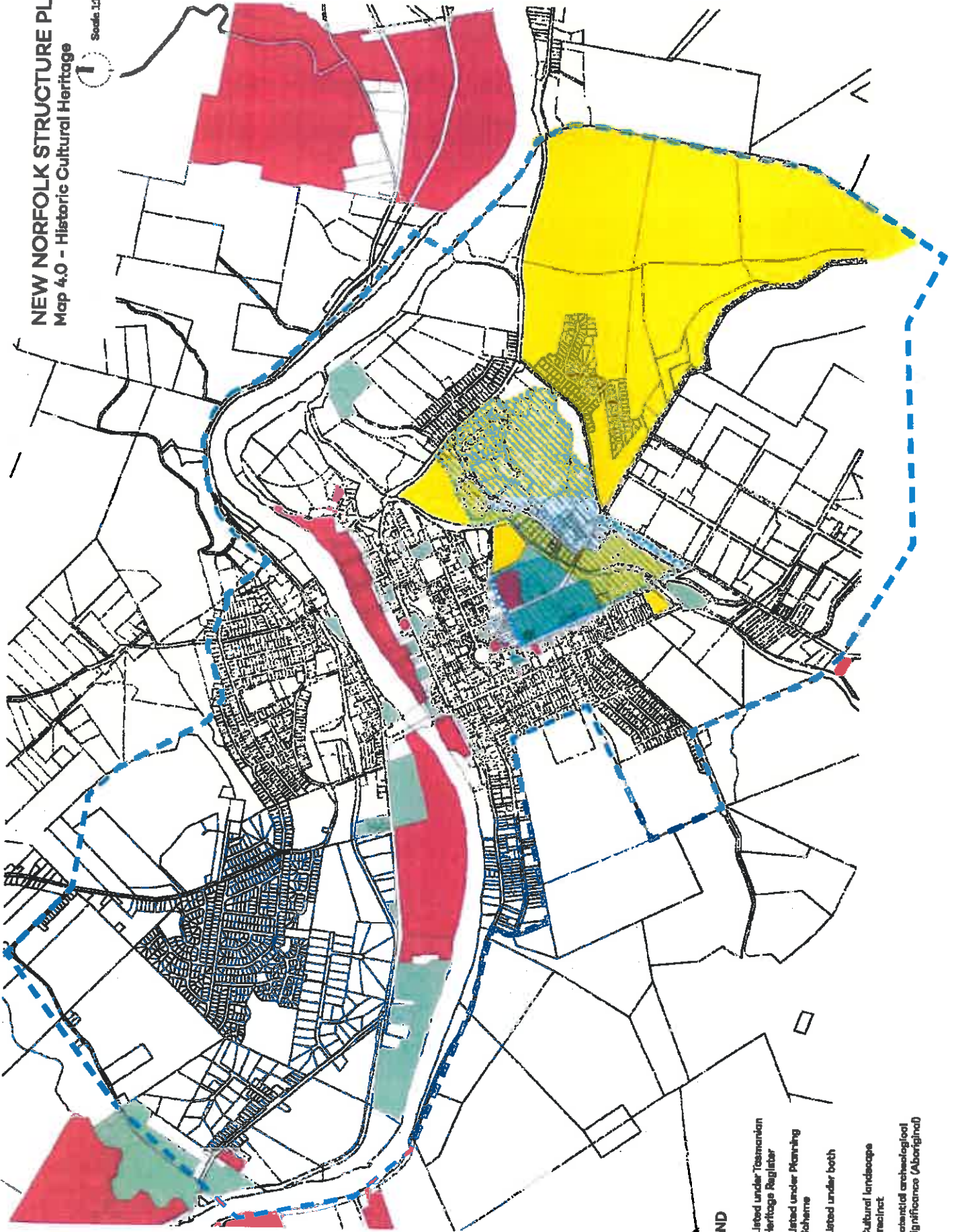
LEGEND

	Community purpose		Environmental management
	General business		General industrial
	General residential		Light industrial
	Local business		Low density residential
	Open space		Particular purpose
	Rural resource		Recreation
	Significant agricultural		Rural living
	Utilities		

NEW NORFOLK STRUCTURE PLAN

Map 4.0 - Historic Cultural Heritage

Scale: 1:66,000



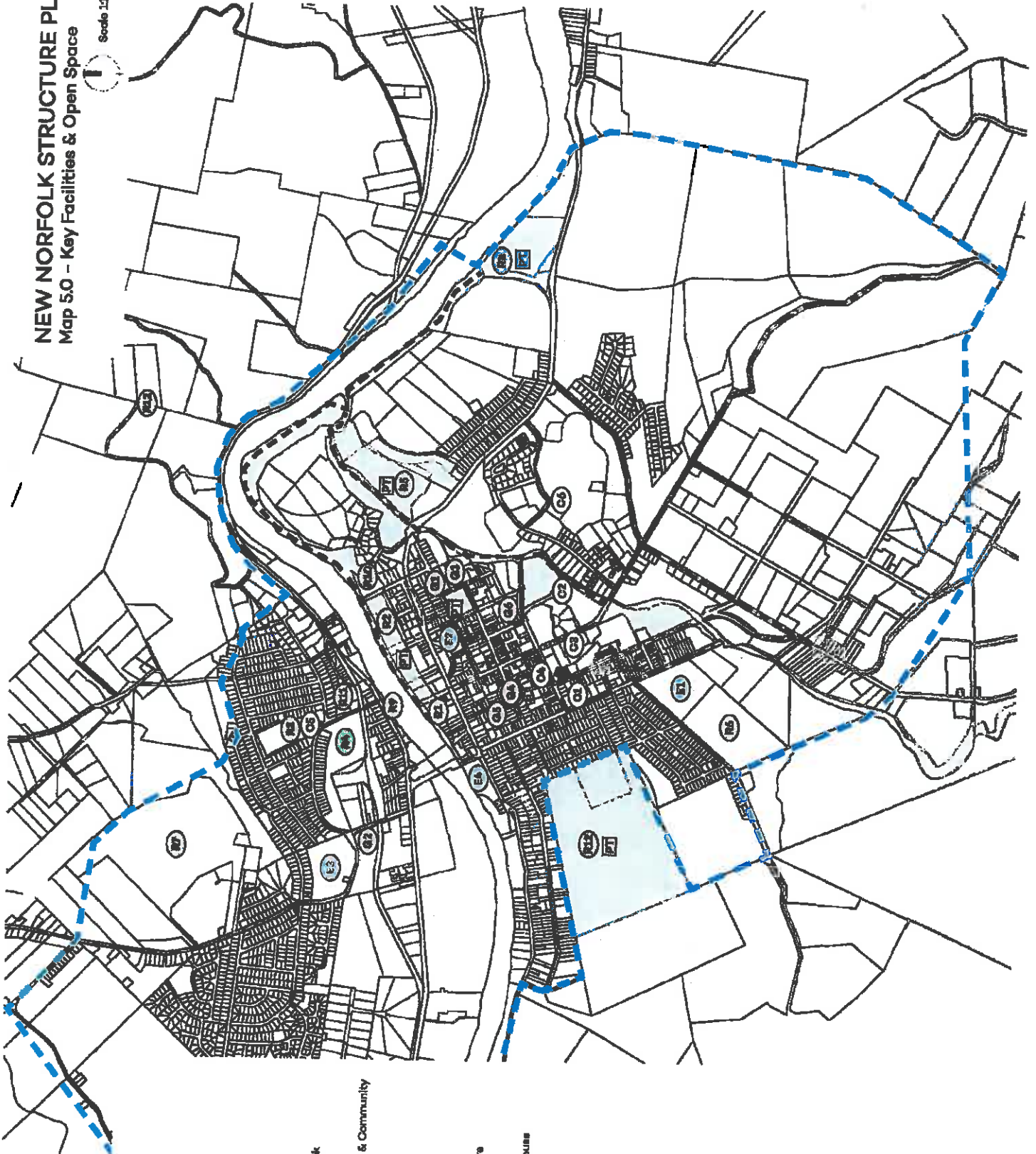
LEGEND

- Listed under Tasmanian Heritage Register
- Listed under Planning Scheme
- Listed under both
- Cultural landscape precinct
- Potential archaeological significance (Aboriginal)

NEW NORFOLK STRUCTURE PLAN

Map 5.0 - Key Facilities & Open Space

Scale 1:10,000



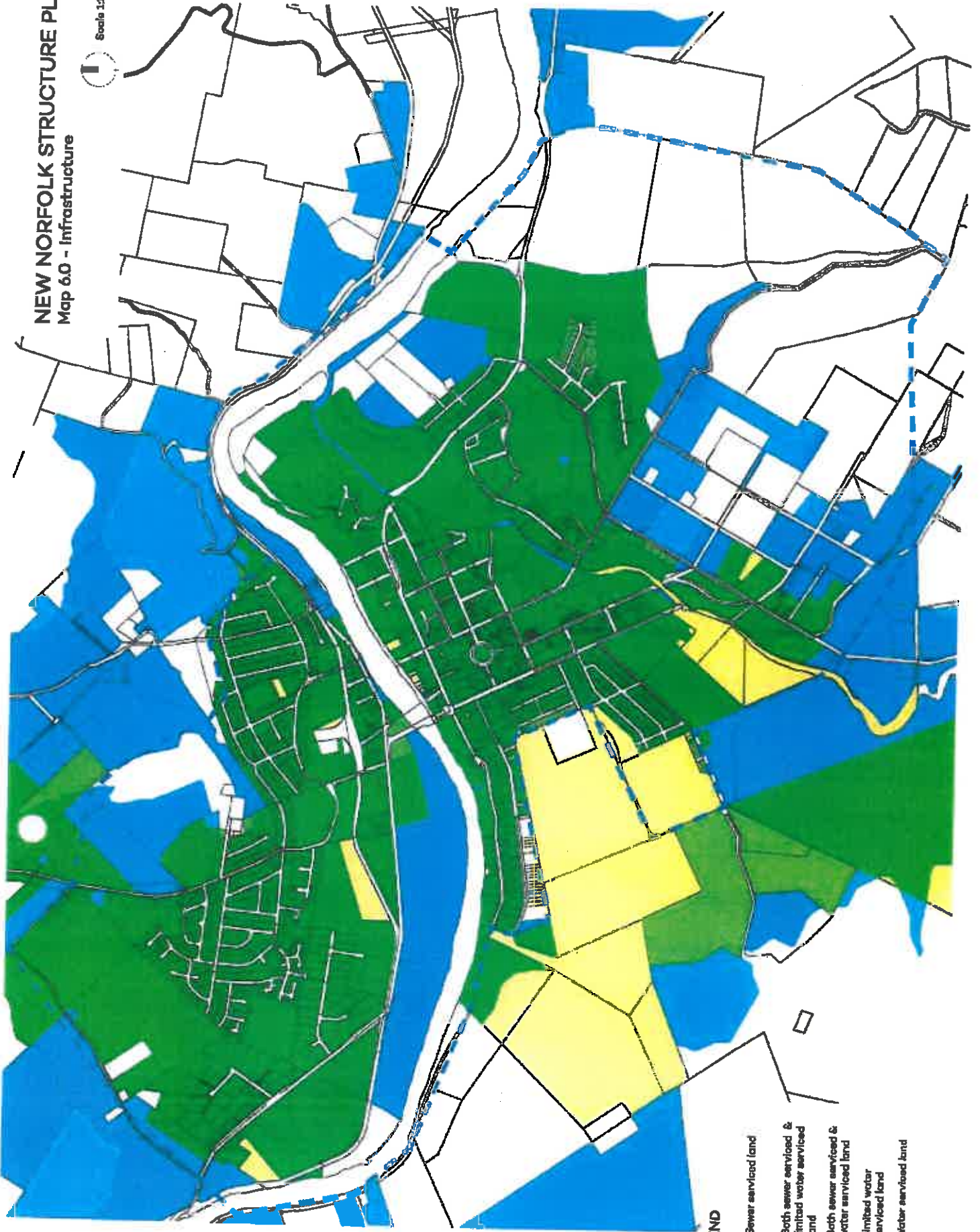
LEGEND

- 81 New Norfolk High School
- 82 New Norfolk Primary School
- 83 Fairview Primary School
- 84 St. Brigids Primary School
- 85 Police Station
- 86 Fire Station
- 87 Service Tasmania & Centrelink
- 88 Council Complex
- 89 New Norfolk District Hospital & Community Health Centre
- 90 LINC
- 91 Public toilets
- 92 Ptunama Child & Family Centre
- 93 Community garden
- 94 Derwent Valley Community House
- 95 New Norfolk RSL
- 96 PCYC (proposed)
- 97 Child care centre
- 98 Swimming pool
- 99 Bowls centre
- 100 Sport's centre
- 101 Boyer Oval
- 102 Tynwalk Park
- 103 Trotting Park
- 104 Golf course
- 105 Boat ramp
- 106 Rowing club
- 107 Caravan park & dump point
- 108 Tennis club
- 109 Reserve
- 110 Scenic walk
- 111 Open space

NEW NORFOLK STRUCTURE PLAN

Map 6.0 - Infrastructure

Scale 1:16,000



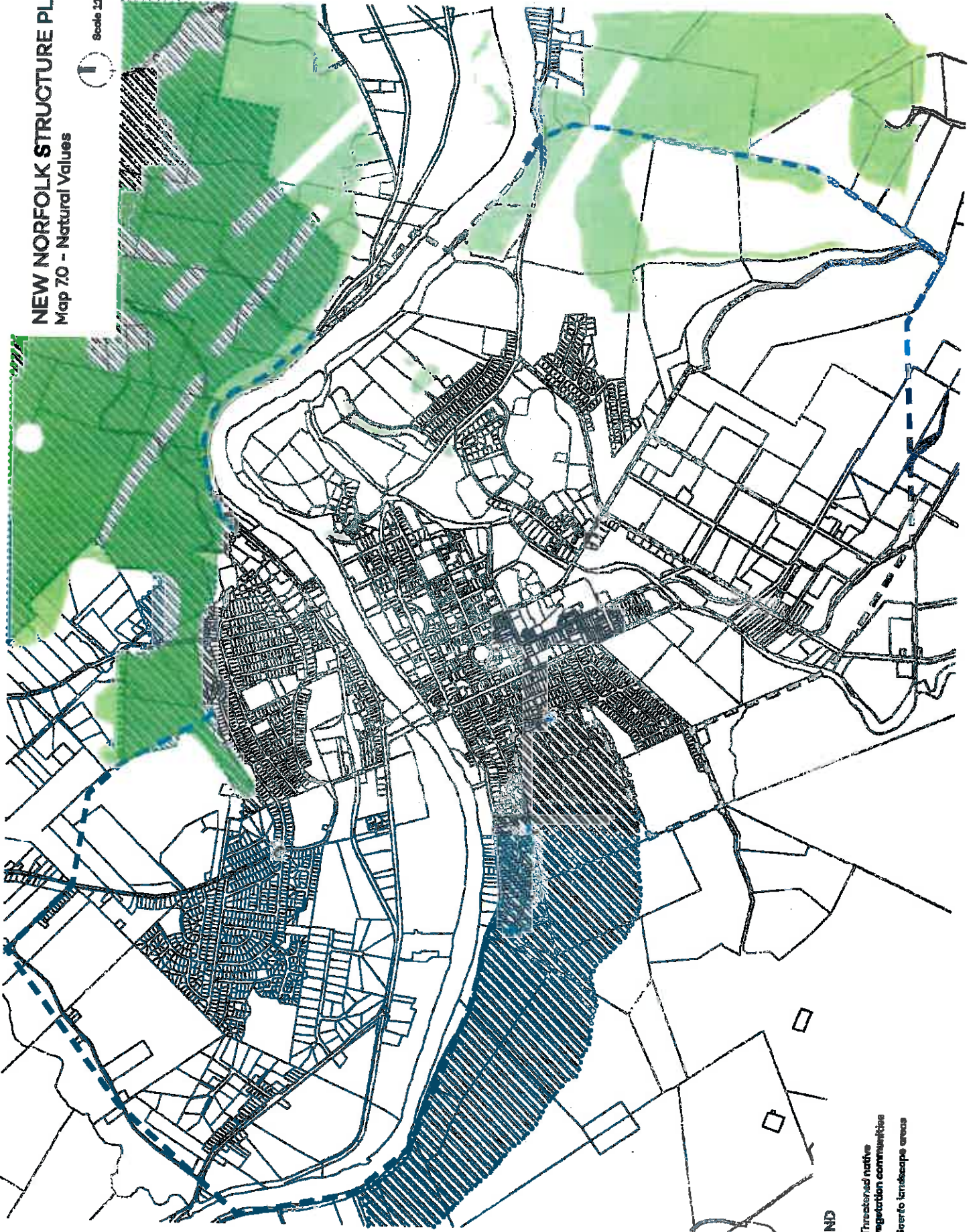
LEGEND

- Sewer serviced land
- Both sewer serviced & limited water serviced land
- Both sewer serviced & water serviced land
- Limited water serviced land
- Water serviced land

NEW NORFOLK STRUCTURE PLAN

Map 7.0 - Natural Values

Scale 1:16,000

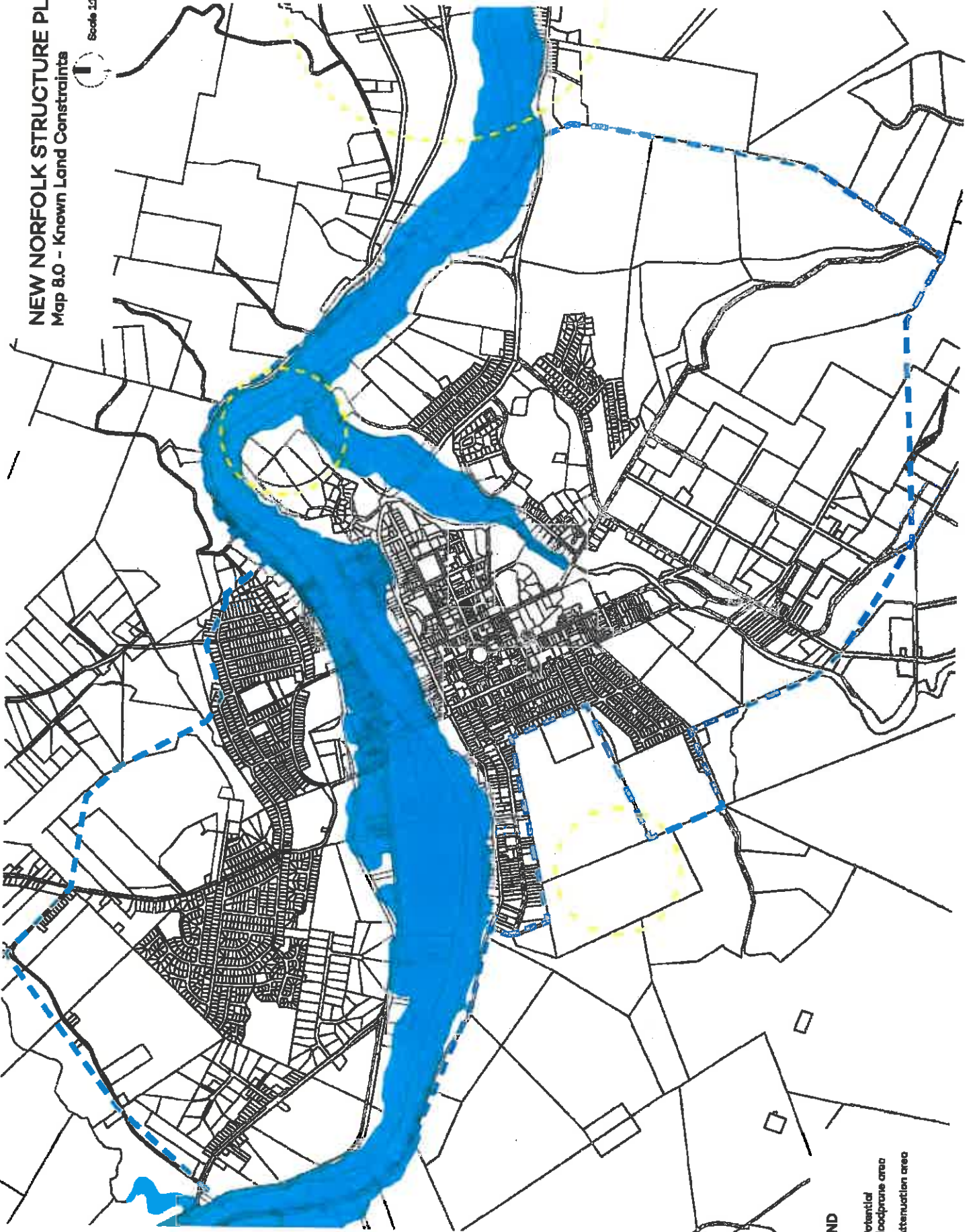


LEGEND

- Threatened native vegetation communities
- Sensitive landscape areas

NEW NORFOLK STRUCTURE PLAN Map 8.0 - Known Land Constraints

Scale 1:16,000

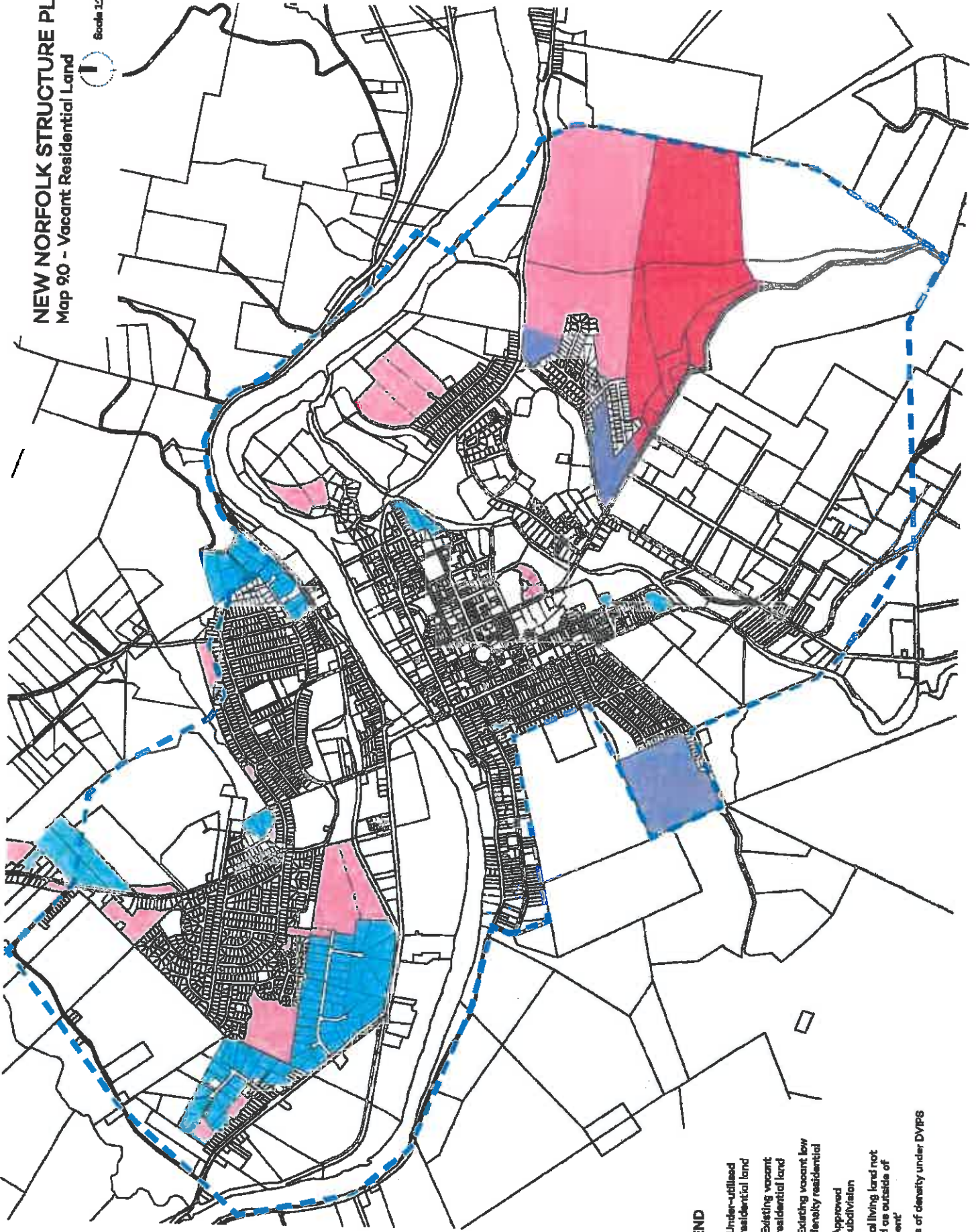


LEGEND

- Potential floodprone area
- Attenuation area

NEW NORFOLK STRUCTURE PLAN Map 90 - Vacant Residential Land

Scale 1:16,000



LEGEND

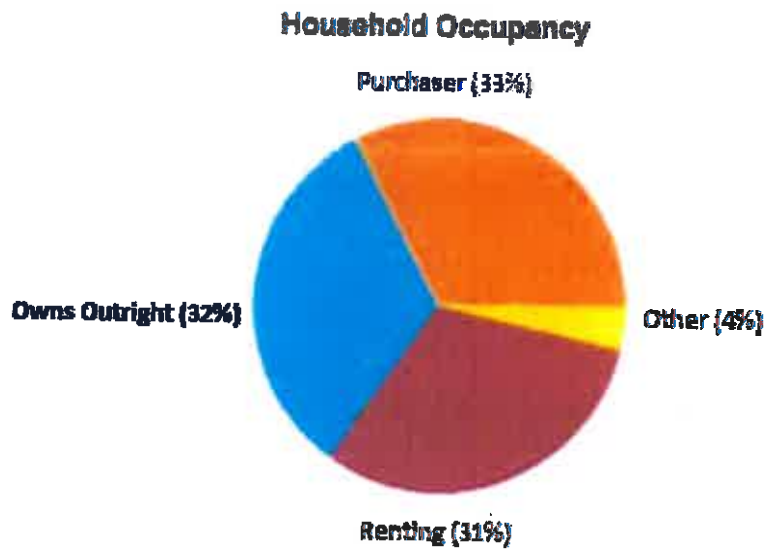
- Under-utilised residential land
- Existing vacant residential land
- Existing vacant low density residential
- Approved subdivision

Nlx: Rural living land not included as outside of 'settlement'

On basis of density under DVPS

Appendix C: Real Estate Profile

Suburb Profile: New Norfolk





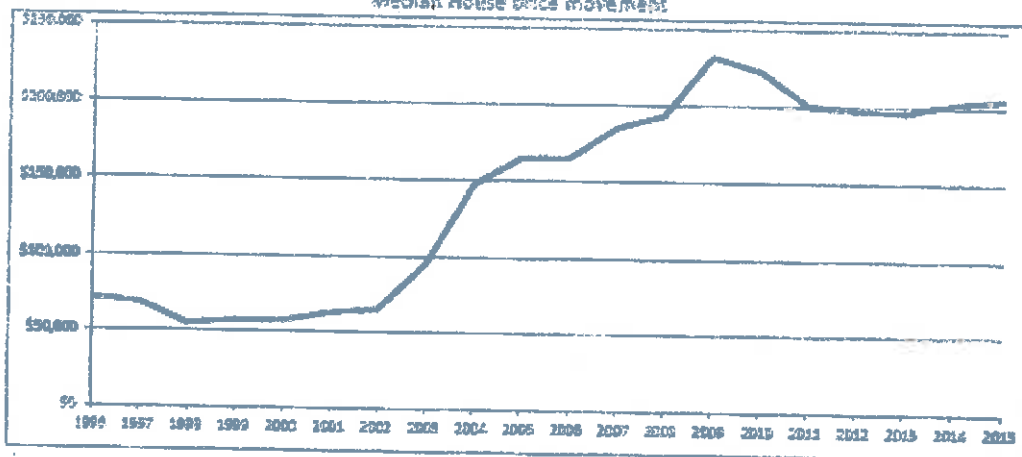
HISTORICAL INFORMATION ON MEDIAN HOUSE PRICES IN NEW NORFOLK

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	36	\$71,350	\$51,000	\$240,000	\$62,325	\$82,125	33
1997	11	\$65,500	\$48,500	\$107,500	\$53,500	\$75,500	71
1998	17	\$55,000	\$44,000	\$145,000	\$50,000	\$68,000	47
1999	25	\$57,000	\$30,000	\$210,000	\$51,500	\$69,000	105
2000	26	\$57,250	\$39,000	\$140,000	\$50,000	\$65,000	150
2001	32	\$61,500	\$30,000	\$155,000	\$53,125	\$87,750	73
2002	37	\$65,000	\$40,000	\$305,000	\$55,000	\$95,000	50
2003	24	\$39,000	\$39,000	\$250,000	\$35,000	\$105,500	37
2004	10	\$147,500	\$90,000	\$225,000	\$123,000	\$157,500	16
2005	30	\$165,000	\$89,000	\$491,500	\$133,500	\$245,250	68
2006	17	\$185,000	\$133,000	\$430,000	\$145,000	\$215,500	110
2007	19	\$185,000	\$159,000	\$325,000	\$173,000	\$212,500	127
2008	28	\$193,500	\$119,500	\$475,000	\$174,250	\$251,250	55
2009	42	\$152,000	\$45,000	\$1,200,000	\$155,250	\$275,125	51
2010	36	\$222,500	\$150,000	\$700,000	\$184,750	\$194,875	74
2011	47	\$200,000	\$50,000	\$440,000	\$176,500	\$240,000	100
2012	40	\$197,500	\$92,000	\$315,000	\$173,500	\$225,000	112
2013	74	\$196,500	\$117,500	\$452,100	\$174,000	\$254,250	37
2014	52	\$202,500	\$82,000	\$910,000	\$174,000	\$254,250	39
2015	43	\$205,000	\$125,000	\$450,000	\$180,500	\$246,000	133

Note: 2015 includes the following months: Jan-Jul

NEW NORFOLK

Median House price movement



• Table & Graph reproduced from REIT Database



HISTORICAL INFORMATION ON MEDIAN HOUSE RENTS IN NEW NORFOLK

Year	Rentals	Rental price			Quartile	
		Median	Min Price	Max Price	Lower	Upper
2001	4	\$140	\$125	\$145	\$155	\$145
2002	9	\$185	\$110	\$170	\$120	\$145
2003	4	\$148	\$125	\$150	\$155	\$150
2004	12	\$160	\$130	\$160	\$150	\$150
2005	12	\$160	\$160	\$195	\$160	\$165
2006	2	\$185	\$160	\$210	\$179	\$198
2007	2	\$220	\$220	\$220	\$220	\$220
2008	4	\$160	\$160	\$195	\$160	\$169
2009	1	\$190	\$160	\$180	\$160	\$160
2010	1	\$205	\$205	\$205	\$205	\$205
2011	6	\$260	\$210	\$500	\$220	\$270
2012	11	\$270	\$210	\$500	\$245	\$275
2013	49	\$210	\$180	\$320	\$200	\$260
2014	61	\$265	\$180	\$390	\$240	\$280
2015	12	\$268	\$210	\$280	\$210	\$280

* 2015 includes data from Jan-July

New Norfolk
Rental Movement



• Table & Graph reproduced from REIT Database



HISTORICAL INFORMATION ON MEDIAN OTHER DWELLING PRICES IN NEW NORFOLK

Other dwellings include all other single self-contained places of residence such as individual flats, home units, town houses, terrace housing and more.

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	2	\$55,000	\$54,000	\$58,000	\$55,000	\$57,000	55
1997	0	NA	NA	NA	NA	NA	NA
1998	1	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	34
1999	0	NA	NA	NA	NA	NA	NA
2000	1	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	138
2001	0	NA	NA	NA	NA	NA	NA
2002	0	NA	NA	NA	NA	NA	NA
2003	1	\$265,000	\$158,000	\$265,000	\$265,000	\$265,000	93
2004	0	NA	NA	NA	NA	NA	NA
2005	1	\$178,000	\$170,000	\$170,000	\$170,000	\$170,000	125
2006	1	\$281,000	\$281,000	\$281,000	\$281,000	\$281,000	42
2007	1	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000	84
2008	2	\$160,950	\$157,000	\$164,900	\$158,975	\$162,925	213
2009	0	NA	NA	NA	NA	NA	NA
2010	1	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	148
2011	3	\$218,000	\$180,000	\$253,000	\$189,000	\$235,500	41
2012	7	\$216,000	\$165,000	\$235,000	\$205,000	\$225,000	129
2013	8	\$201,750	\$170,000	\$226,000	\$191,000	\$218,750	170
2014	4	\$215,500	\$179,000	\$240,000	\$205,000	\$222,000	63
2015	4	\$235,250	\$199,000	\$248,000	\$191,525	\$272,000	56

Note: 2015 includes the following months: Jan-Jul

NEW NORFOLK

Median Other Dwellings Price Movement



• Table & Graph reproduced from REIT Database



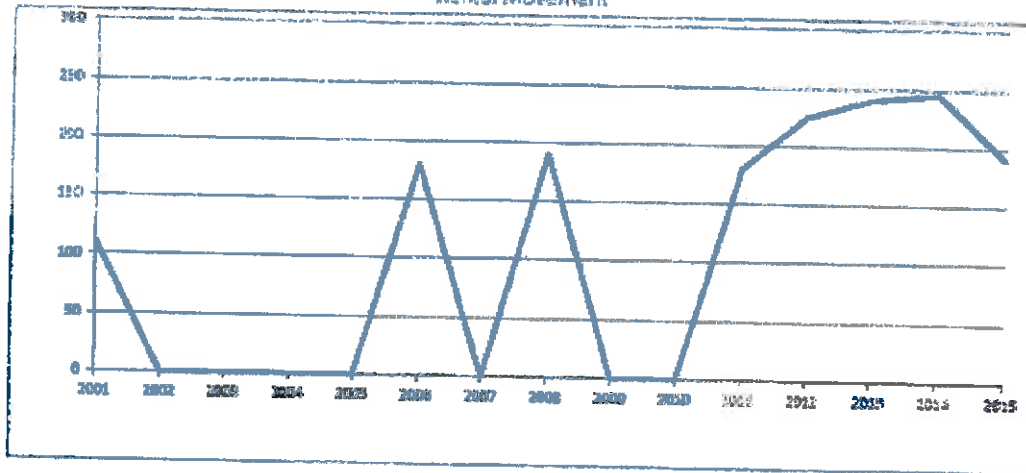
HISTORICAL INFORMATION ON MEDIAN OTHER DWELLING RENTS IN NEW NORFOLK

Other dwellings include all other single self-contained places of residence such as individual flats, home units, town houses, terrace housing and more.

Year	Rentals	Rental price			Quartile	
		Median	Min Price	Max Price	Lower	Upper
2001	1	\$110	\$110	\$110	\$110	\$110
2002	0	NA	NA	NA	NA	NA
2003	0	NA	NA	NA	NA	NA
2004	0	NA	NA	NA	NA	NA
2005	0	NA	NA	NA	NA	NA
2006	1	\$180	\$180	\$180	\$180	\$180
2007	0	NA	NA	NA	NA	NA
2008	1	\$190	\$190	\$190	\$190	\$190
2009	0	NA	NA	NA	NA	NA
2010	0	NA	NA	NA	NA	NA
2011	2	\$180	\$180	\$180	\$180	\$180
2012	6	\$225	\$180	\$250	\$225	\$225
2013	18	\$240	\$170	\$265	\$230	\$250
2014	18	\$245	\$220	\$250	\$240	\$245
2015	4	\$190	\$170	\$230	\$170	\$228

* 2015 includes data from Jan-Jul

New Norfolk
Rental Movement



* Table & Graph reproduced from REIT Database



HISTORICAL INFORMATION ON MEDIAN LAND PRICES IN NEW NORFOLK

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	5	\$25,000	\$9,000	\$41,000	\$14,000	\$37,500	129
1997	1	\$90,000	\$80,000	\$90,000	\$30,000	\$30,000	9
1998	1	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	152
1999	4	\$11,000	\$7,000	\$30,000	\$9,250	\$16,700	32
2000	0	NA	NA	NA	NA	NA	NA
2001	2	\$30,500	\$28,000	\$32,000	\$29,750	\$31,250	55
2002	1	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	13
2003	6	\$15,000	\$12,000	\$22,000	\$13,500	\$18,750	93
2004	4	\$31,000	\$19,000	\$43,000	\$21,125	\$42,000	104
2005	0	NA	NA	NA	NA	NA	NA
2006	2	\$47,500	\$40,000	\$55,000	\$43,750	\$51,250	190
2007	10	\$33,500	\$43,000	\$140,000	\$30,000	\$55,000	336
2008	15	\$60,000	\$50,000	\$600,000	\$15,000	\$59,500	484
2009	18	\$53,000	\$49,000	\$139,000	\$32,000	\$50,000	99
2010	22	\$52,000	\$52,000	\$158,000	\$23,000	\$79,500	1852
2011	12	\$71,250	\$41,500	\$300,000	\$33,750	\$87,250	56
2012	9	\$64,000	\$60,000	\$75,000	\$60,000	\$65,000	151
2013	6	\$47,000	\$34,000	\$75,000	\$39,250	\$54,000	266
2014	14	\$52,000	\$23,000	\$242,000	\$24,750	\$79,125	308
2015	13	\$60,000	\$55,000	\$229,000	\$55,000	\$70,000	76

Note: 2015 includes the following months: Jan-Jul

NEW NORFOLK

Median Land Price Movement

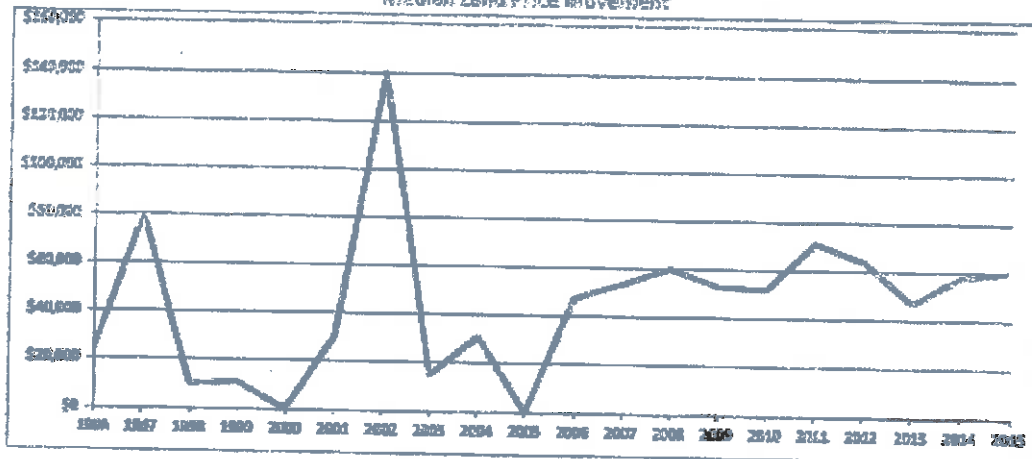


Table & Graph reproduced from REIT Database