Derwent Valley Council

Local Provisions Schedule Supporting Report

12 June 2019
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1.0 Introduction

In 2015 the State Government legislated to reform the State’s planning system by introducing a single planning scheme for the State – the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme comprises two parts:

- the State Planning Provisions (SPPs); and
- the Local Provisions Schedule (LPS).

Amendments to the Land Use Planning and Approvals Act 1993 (LUPAA) established the State Planning Provisions which comprise the ‘rules’, and instructions to apply the rules, which all planning authorities must comply with for the application of the TPS to their respective municipal areas. The component of the Tasmanian Planning Scheme prepared by planning authorities is the LPS.

This report supports the submission of the Derwent Valley Council’s draft LPS to the Tasmanian Planning Commission (TPC) under section 35(1) of the LUPAA for assessment as to whether it is suitable for approval by the Minister for exhibition, under section 35B(4) of the Act. The report demonstrates that the draft LPS meets the LPS criteria as required by section 34(2) of the LUPAA.

The Tasmanian Planning Scheme

State Planning Provisions

The SPPs that form part of the Tasmanian Planning Scheme (TPS) are designed to provide a consistent set of planning provisions. The TPS includes 23 zones and 16 codes that apply State-wide making up a suite of planning controls that are applied by local councils in their role as planning authorities under the LUPAA.

The use table for each zone provides for what use and development can be carried out in each zone such as residential, business, agriculture, utilities, environmental and recreational uses.

The codes provide requirements for dealing with the use and development of land across Tasmania and that may apply across a range of zones, covering matters such as natural hazards, local heritage values, natural assets, parking requirements and the protection of road, railway and electricity infrastructure.

Local Provisions Schedule

The LPS is intended to apply the SPPs while meeting local planning needs and objectives. The LPS that applies to each municipal area includes zone and overlay maps (indicating where the zones and codes apply), local area objectives, code lists, particular purpose zones, specific area plans, site-specific qualifications and other provisions. The zone maps are largely a translation from the Derwent Valley Interim Planning Scheme 2015 which is Council’s current Interim Planning Scheme.

Councils are responsible for preparing the LPS for their municipal area.
Preparation of the LPS

The draft LPS is prepared in accordance with the application and drafting instructions included in the SPPs and in Guideline No.1 - Local Provisions Schedule Zone and Code Application issued by the TPC. This guideline can be viewed on the above website.

A list of the main planning information sources that have been considered for the draft LPS including previous planning studies and reports for the municipal area includes:

- The State Planning Provisions;
- Section 8A Ministerial Guidelines;
- Minister’s Advisory Statements;
  - Transitional Arrangements for Existing Provisions;
- TPC Practice Notes;
- A series of information sessions conducted by the TPC;
The Southern Tasmanian Regional Land Use Strategy, October 2013 (STRLUS) which provides an overview of the region, key issues and sets out key regional policies;

- State level mapping of:
  - Potential Agricultural Land, prepared by Macquarie Franklin and Esk Mapping and GIS,
  - Electricity Transmission Infrastructure, prepared by TasNetworks,
  - State Road Casement layer, prepared by the State Government,
  - Waterway and Coastal Protection Area, prepared by the State Government,
  - Future Coastal Refugia Area, prepared by the State Government,
  - Coastal Erosion Hazard Area Bands 20161201 prepared by the State Government,
  - Coastal Inundation Hazard Area Bands 20161201 prepared by the State Government,
  - Landslide– Hazard Bands 20131022 prepared by the State Government.

- Agricultural Land Mapping Project, Identifying land suitable for inclusion within the Tasmanian Planning Scheme’s Agriculture Zone, Background Report, May 2017, prepared and published by the Department of Justice, Planning Policy Unit in conjunction with Macquarie Franklin and Esk Mapping and GIS;

- Reports coordinated by the Southern Tasmanian Council’s Authority (STCA), on behalf of the Technical Reference Group (TRG) of the Southern Tasmanian planners:
  - Regional Ecosystem Model, developed by Natural Resource Planning Pty Ltd to identify priority vegetation,
  - Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones, developed by AK Consultants, 7 May 2018, and
  - Scenic Protection Code Assessment Methodology developed by Scenic Spectrum Pty Ltd and Inspiring Place, 31 July 2018;

- Reports and Plans:
  - New Norfolk Structure Plan, prepared by Emma Riley and Associates Pty Ltd (ERA Planning);
  - Southern Tasmania Industrial Land Strategy, 2013, prepared by SGS Economics.
Process for implementation of the draft LPS

As summarised on the following flowchart, the steps of the approval process are as follows for the draft LPS:

- Preparation of the LPS; and consideration by Council;
- Council approval to submit the draft LPS to the TPC; and
- Submission of the draft LPS to the TPC for consideration prior to the public exhibition of the draft LPS.

The TPC will then assess the draft LPS against the statutory LPS criteria set out in the LUPAA. When satisfied the draft LPS meets the statutory criteria, the TPC will direct the Council to exhibit the draft LPS for 60 days. During this period, any person can make a representation (submission) on the draft LPS to Council.

The Council will then consider the representations it receives in relation to the draft LPS and then provide a report on them to the TPC. The TPC will hold hearings into the representations, complete its review of the draft LPS in accordance with the LUPAA, and complete other approval steps so that the draft LPS can be implemented as part of the TPS.
Draft Local Provisions Schedule Approval Process

Preparing draft LPS

Consideration

- Commission considers draft LPS against LPS criteria
- LPS criteria met
- Commission directs PA to exhibit draft LPS with Minister’s approval
- Commission modifies draft LPS to meet LPS criteria
- LPS criteria not met
- PA modifies draft LPS to meet LPS criteria

Exhibition

- PA notifies government agencies, adjacent planning authorities and those in the same region of the exhibition
- PA exhibits draft LPS for 60 days and invites representations
- PA reports to Commission on representations and its recommendations within 60 days of exhibition closing

Hearings

- Commission holds hearings into representations (except where the Act provides otherwise)
- Commission considers all relevant matters under the Act

Decision

- No modification required
- Minor modification required prior to approval
- Part of draft LPS requires substantial modification
- Draft LPS rejected
- PA submits new part of draft LPS to Commission
- PA submits new draft LPS to Commission

LPS Local Provisions Schedule
PA Planning Authority
  Planning authority step
  Commission step
  Decision point

LPS comes into effect on date of Gazette notice or a specified later date

APRIL 2017
2.0 LPS Criteria – Section 34 of the Land Use Planning and Approvals Act 1993.

The following is a statement of compliance for those provisions of the LUPAA that apply to the preparation of the draft LPS.

2.1 Structure of LPS as determined by the SPPs

Section 34(2) of LUPAA requires that the LPS must contain provisions some of which are mandatory such as the zones and codes specified within the SPPs at Clause LP1.0.

The draft LPS includes the zone maps, overlay maps, code provisions, a specific area plan, and a site specific qualification.

- **Zones applied include:**
  - 8.0 General Residential Zone
  - 10.0 Low Density Residential Zone
  - 11.0 Rural Living Zone
  - 12.0 Village Zone
  - 14.0 Local Business Zone
  - 15.0 General Business Zone
  - 18.0 Light Industrial Zone
  - 19.0 General Industrial Zone
  - 20.0 Rural Zone (a new SPPs zone)
  - 21.0 Agriculture Zone (a new SPPs zone)
  - 22.0 Landscape Conservation Zone (a new SPPs zone)
  - 23.0 Environmental Management Zone
  - 26.0 Utilities Zone
  - 27.0 Community Purpose Zone
  - 28.0 Recreation Zone
  - 29.0 Open Space Zone
  - 30.0 Future Urban Zone
  - P1.0 Particular Purpose Zone - Willow Court
  - P2.0 Particular Purpose Zone - Former Royal Derwent Hospital

- **Code overlays applied include:**
  - C4.0 Electricity Transmission Infrastructure Protection Code - Communications Station Buffer Area Overlay, Electricity Transmission Corridor Overlay, Inner Protection Area Overlay, Substation Facility Overlay, and Substation Facility Buffer Area Overlay
  - C6.0 Local Historic Heritage Code - Local Heritage Places, Local Historic Landscape Precincts, Places or Precincts of Archaeological Potential
  - C7.0 Natural Assets Code - Future Coastal Refugia Area, Waterway and Coastal Protection Area, and Priority Vegetation Area
  - C8.0 Scenic Protection Code - Scenic Protection Areas
  - C9.0 Attenuation Code - Attenuation Areas
  - C10.0 Coastal Erosion Hazard Code - Coastal Erosion Hazard Bands
  - C11.0 Coastal Inundation Hazard Code - Coastal Inundation Hazard Bands
  - C12.0 Flood-Prone Areas Hazard Code
  - C13.0 Prone Areas Code - Bushfire Prone Areas
  - C15.0 Landslip Hazard Code - Landslip Areas
• Code lists include:
  - Local Heritage Places with a complete table including the Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values;
  - Local Historic Landscape Precincts;
  - Places or Precincts of Archaeological Potential; and
  - Scenic Protection Areas and Scenic Road Corridors with a complete table including the Description, Scenic Value and Management Objectives
  - Hazard levels for coastal inundation.

• Specific Area Plan to be provided for:
  - DER-S1.0 Potential Acid Sulfate Soils Specific Area Plan

In some cases particular purpose zones, a specific area plan, a site-specific qualification and code-applying provisions in the draft LPS override some of the provisions in the SPPs (overriding provisions) where they modify, or are in substitution for the SPPs. Other provisions are in addition to the SPPs.

2.2 Contents of Local Provisions Schedule

Section 32 of the LUPAA provides a list of matters that an LPS must, or may, contain. The section is set out in Appendix 1.

2.2.1 Municipal area (Section 32(2)(a))

The LPS specifies that it applies to the Derwent Valley municipal area.

2.2.2 Mandatory SPP requirements for an LPS (Section 32(2)(b))

The mandatory SPPs requirements are included in the draft LPS.

2.2.3 Spatial Application of the State Planning Provisions (Section 32(2)(c) and (e))

Section 32(2)(c) and (e) of the LUPAA requires that a LPS must contain maps, overlays, lists or other provisions that provide for the spatial application of the SPPs. Section LP1.0 of the SPPs outlines the manner in which the spatial application of the SPPs is to be represented.

The draft LPS is prepared in accordance with the application and drafting instructions included in the SPPs and in Guideline No.1 - Local Provisions Schedule Zone and Code Application issued by the TPC.

Further information on how the zones and codes have been applied is found throughout this report.

2.2.4 Sections 11 and 12 of LUPAA (Section 32(2)(d) and (f))

Section 11 and 12 of the LUPAA outlines the nature of provisions that can be included in a planning scheme. The draft LPS is consistent with those sections.

The draft LPS has been prepared in a manner consistent with the scope of powers provided at clauses 11(2), 11(3) and 11(4). The draft LPS does not propose any provisions.

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that refer to a code of practice (clause 11(6)) and there are no proclaimed wharf areas in the municipal area.

Section 12 recognises the continuing use and development rights for those uses and developments that were in existence before new planning scheme provisions take effect, or that have been granted a permit, but have not yet been completed.

The draft LPS does not seek to regulate matters outside the jurisdiction prescribed in sections 11 and 12 of the LUPAA.

2.2.5 Use of Overlays and Lists (Section 32(2)(e)

The SPPs include a number of Codes that are only given effect through maps or lists in the LPS. These are listed at section 2.1 above.

2.2.6 Land Reserved for Public Purposes (Section 32(2)(g)

Although the Community Purpose Zone and Open Space Zone are included in the SPPs, the draft LPS does not expressly reserve land for public purposes.

2.2.7 Application of the SPPs to a particular place or matter (Section 32(2)(h))

The draft LPS is applied in a manner that is consistent with Ministerial Guideline No.1 - Local Provisions Schedule Zone and Code Application.

2.2.8 Overriding Provisions (Sections 32(2)(i), (j), (k) and (l))

The draft LPS aims to achieve as much consistency as possible with the SPPs. Therefore, the draft LPS is applied to land use and development in accordance with the directions prescribed in Section LP1.0 of the SPPs and in consideration of Ministerial Guideline No.1 - Local Provisions Schedule Zone and Code Application and regulatory requirements.

Schedule 6, Clause 8(1) of LUPAA includes transitional arrangements which enable particular purpose zones, specific area plans, site-specific qualifications and code-applying provisions that existed on 17 December 2015 to be transitioned and incorporated into the draft LPS subject to the consent of the Minister.

In some cases particular purpose zones, specific area plans, site-specific qualifications and code-applying provisions in the draft LPS override some of the provisions in the SPPs (overriding provisions) where they modify, or are in substitution for the SPPs. Other provisions are in addition to the SPPs.

2.2.9 LPS may include (Section 32(3), (4) & (5))

Section 32(4) of the LUPAA provides a merit based test for including particular purpose zones, specific area plans or site-specific qualifications in an LPS.

All particular purpose zones (PPZs) in the Interim Planning Scheme that existed immediately before 17 December 2015, are subject to the transitional provisions under Schedule 6, Clause 8(1) of the LUPAA, with the exception of the PPZ 32.0 Particular Purpose Zone – Urban Growth Zone, which is not considered to be subject to the transitional provisions under Schedule 6, Clause 8(1), as the SPPs provide for a Future Urban Zone. Therefore, the areas currently zoned Particular Purpose Zone – Urban
Growth Zone will be zoned Future Urban Zone.

One new SAP is included in the draft LPS. This is a Potential Acid Sulfate Soils SAP. This SAP adopts provisions for sites that were identified as Potential Acid Sulfate Soils in the mapping for the relevant codes under the Interim Planning Scheme.

A new SSQ is proposed for inclusion in the draft LPS for Wellington Park. This approach is also being proposed by the City of Hobart, Glenorchy City Council and Huon Valley Council.

2.3.0 LPS Criteria – Section 34
2.3.1 Schedule 1 of the LUPAA – Objectives (Section 34(2)(c))

Schedule 1 of the LUPAA prescribes the Objectives of the Resource Management and Planning System of Tasmania (Part 1) and the Objectives of the Planning Process (Part 2).

Together they emphasise ‘sustainable development’. The Schedule defines ‘Sustainable Development’ as:

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 wellbeing and for their health and safety while:

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

The LUPAA contains competing obligations in that a LPS is required to spatially apply the SPPs through the zoning of land and the application of codes, along with associated operative provisions, yet it must also demonstrate that it promotes sustainable use and development in accordance with the Schedule 1 Objectives. In some cases localised provisions (PPZs, SAPs and SSQs) are required to ensure that the draft LPS meets these requirements.

The table below provides an analysis of the LPS against the Schedule 1 Objectives. A detailed discussion of the proposed PPZs, SAPs and SSQs against the criteria of section 32(4) is provided in Section 6.0 of this report.

Table 1: Schedule 1 Objectives - Part 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.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water.
(c) to encourage public involvement in resources management and planning.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).
(e) to promote the sharing of responsibility for resource management and planning between

Derwent Valley Council (12/6/2019)
the different spheres of Government, the community and industry in the State.

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

**Comment:**
The draft LPS includes a map overlay for vegetation protection that identifies the spatial location of potentially important vegetation, species, communities and habitat. The priority vegetation area in the draft LPS is based on the Regional Ecosystem Model (see Appendix 6). The Regional Ecosystem Model is being used by Tasmanian councils to prepare their priority vegetation area. The map overlay implements the SPPs Natural Assets Code provisions.

The Natural Assets Code C7.2.1 (c) prescribes zones over which a priority vegetation layer can apply. Importantly, the provisions cannot be applied to the Agriculture Zone and represent a significant shift from the Interim Planning Scheme.

In the Derwent Valley, as is the case in many other municipal areas, the rural/agricultural landscape has an extensive range of natural values. Accordingly, the presence or absence of natural values is one of the factors that has informed the application of the Rural and Agriculture Zones.

Undertaking on-site natural assets verification work (‘Ground-truthing’) across the Derwent Valley is not considered a feasible option given the size of the area and resources that would need to be allocated for such a task.

The SPPs exemption of agricultural land from assessment against the standards of the Natural Assets Codes, priority vegetation area, has regard to other legislation within Tasmania. This includes the Forest Practices System, which applies to land clearing for agriculture, and the Threatened Species Protection Act 1995 which applies to any threatened species regardless of what provisions apply in a planning scheme. However, the operational effect of the SPPs is that vegetation removal in the Agriculture Zone for visitor accommodation, dwellings or other buildings will effectively be exempt from planning assessment regardless of any conservation value.

The methodology that has been developed to assist in preparing the mapping of agricultural and rural based land in the municipal area takes priority vegetation into account where it has been identified on parcels of land. This approach is intended to facilitate sustainable outcomes.

Looking beyond the priority vegetation issue within the Agriculture Zone, the LPS otherwise provides adequate protection to natural and physical resources by:
- protection of natural watercourses and wetlands, in a manner similar to the interim planning scheme;
- applying the Environmental Management Zone;
- having regard to potential coastal refugia;
- using the best available data and method to prepare the priority vegetation area overlay through the Regional Ecosystem Model; and
- containing settlements to existing footprints.

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

**Comment:**
The draft LPS considers current use and development entitlements associated with land zoning to ensure that the outcomes on the ground for land owners and communities are fair and
reasonable. With the exception of rural living areas, the draft LPS provides minimal change to the zoning of land from the current interim Planning Scheme.

The draft LPS seeks to ensure that the implementation of the SPPs results in sustainable outcomes. To facilitate this Objective some provisions will override SPPs. This approach is provided for in Section 32(4) which enables overriding provisions to be included in a draft LPS, where this is considered necessary and can be justified in accordance with that section.

Within towns, some relatively minor changes are proposed and these are specifically identified in the Supporting Report. In rural areas, the Rural Zone, Agriculture Zone and Landscape Conservation Zone are essentially new zones. Use and development controls within each zone are established by the SPPs in accordance with the Guidelines.

A summary of the key changes or differences between the Interim Planning Scheme and the SPPs (see Appendix 2) which, among other elements, identifies where use rights (permitted or discretionary) vary.

(c) to encourage public involvement in resources management and planning.

Comment:
Following the TPC review of the draft LPS, the Council will be directed to exhibit the LPS for 60 days in accordance with Section 35(c) of the Act. The draft LPS will then be available for the community to view and for comments (representations) on the LPS to be submitted during the 60 day public exhibition period. A person may choose to prepare their own representation or to engage a consultant to prepare a representation on their behalf.

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

Comment:
A key aspect of planning reform introduced by the TPS has been the development and implementation of one single State-wide planning Scheme to facilitate economic development and greater certainty in the planning process.

The application of the proposed LPS zone mapping is strategic and is consistent with the Guidelines, Southern Tasmania Regional Land Use Strategy 2010-20135 (STRLUS), local strategy and current Interim Planning Scheme. In this way the zones will facilitate a range of economic development opportunities consistent with the zone purpose of relevant zones. Therefore, in addition to facilitating uses consistent with respective zone purposes, the SPPs and relevant overriding local provisions will provide for economic development such as through subdivision and construction works, recreation and tourism development in strategically appropriate locations.

Some specific examples in the draft LPS that have planning controls designed to facilitate economic development include the existing PPZ for Willow Court, which is to be transitioned across from the Interim Planning Scheme to the draft LPS under the transitional provisions (Schedule 6, Clause 8(1) of the LUPAA).

The Willow Court zone purpose is:
- To provide for the re-development of the former Willow Court Centre.
- To protect the cultural heritage values of the significant structures and spaces within this zone.
- To protect the natural landscape values of land within this zone.
- To integrate any new development with the existing open space, access and any reticulated service networks.
- That new development addresses the identified potential environmental hazards.
- To limit any potential land use conflicts and other environmental impacts for established uses in this zone and in adjoining zones.

The purpose of the Former Royal Derwent Hospital PPZ is:
- To provide for use and development of land forming part of the former Royal Derwent Hospital site.
- To provide for a mix of residential, commercial and industrial uses and developments that support and do not compromise the function of the New Norfolk town centre as the focus for commercial activity.
- To provide for use and development that minimises adverse impacts on surrounding uses.

The Guidelines for applying zones and codes in the LPS in some instances prioritise objective (d), over objectives (a), (b) and (c). For example, the inability to apply the priority vegetation area overlay to agricultural land prioritises the agricultural economy over the natural environment.

The SPPs provide a Permitted pathway for multiple dwellings, in the General Residential and Low Density Residential Zones, and there is an absence of design and landscaping standards, which are critical elements in providing the social, economic and cultural wellbeing for people and communities.

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

The SPPs take into account the roles and responsibilities of other relevant assessment processes concerning land use and development such as those under the Local Government (Building and Miscellaneous Provisions) Act 1993 (LGBMP) for subdivision, the Building Act 2016 regarding building, plumbing and demolition works and other legislation regarding forestry, heritage, strata development, environmental and other relevant processes.

The implementation of the SPPs and LPS requires cooperative planning between stakeholders such as the TPC, State or Commonwealth Agencies, TasWater, councils and broader community.

<table>
<thead>
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<th>Table 2: Schedule 1 Objectives - Part 2</th>
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<tbody>
<tr>
<td>The objectives of the planning process established by the LUPAA are, in support of the objectives set out in Part 1 of this Schedule.</td>
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<tr>
<td>The objectives of Part 2 are set out below.</td>
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</tbody>
</table>

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

The STRLUS developed by the Southern Tasmanian regional councils, has been declared as a regional land use strategy by the Minister under the LUPAA. Whilst the STRLUS is foreshadowed for review it is required to be taken into account in the development of the LPS and to provide a basis for sound strategic planning by planning authorities.

Through the allocation of zones, development of code mapping and utilisation of local overriding provisions (PPZs, SAPs and SSQs) the draft LPS is considered to be consistent with the STRLUS.
In terms of co-ordination of regional planning, in addition to working with the TPC, Planning Policy Unit (PPU) and other agencies, the Council also participates in a technical reference group (TRG) that considers regional planning reform issues and actions required as necessary.

Current State policies created under the *State Policies and Projects Act 1993* are:
- State Coastal Policy 1996;
- State Policy on Water Quality Management 1997; and

The preparation of the draft LPS has included liaison with Tas. Fire in the preparation of the Bushfire Prone Areas Code overlay.

Strategic documents such as the *New Norfolk Structure Plan* have also been considered.

<table>
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<tr>
<th>(b)</th>
<th>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</th>
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Consistent with this Objective, the TPS establishes a new system of planning instruments that will deliver consistency in the objectives, policies and controls for the use and development and protection of land by prescribing consistent State-wide planning provisions, together with local overriding provisions which are justified against the criteria of Section 32(4) of the LUPAA.

<table>
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<th>(c)</th>
<th>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</th>
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The zones and codes together with other relevant provisions of the draft LPS provide for the assessment of environmental impacts in relation to the use and development of land.

The zone and code mapping applied through the draft LPS has had regard to State Policies, the STRLUS, the Guidelines and other regulatory requirements and local strategies as reflected in the current Interim Planning Scheme.

The overriding local provisions proposed in the draft LPS will provide, to the extent possible, for consideration of known environmental constraints, social and economic effects of the SPPs on landowners, the Derwent Valley municipal area and the region.

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<tr>
<th>(d)</th>
<th>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</th>
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</table>

The SPPs and Guidelines have been drafted by the State to comply with State Policies.

The draft LPS demonstrates compliance with the State Policies, the policies of the STRLUS, and includes local overriding provisions where the need is justified under the criteria of Section 32(4).

<table>
<thead>
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<th>(e)</th>
<th>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</th>
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The LUPAA and planning scheme set out the requirements for the assessment and approval of land use and development applications. The draft LPS will not compromise this Objective.

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<tr>
<th>(f)</th>
<th>to promote the health and wellbeing of all Tasmanians and visitors to Tasmania</th>
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by ensuring a pleasant, efficient and safe environment for working, living and recreation; and

The SPPs through the available zones and codes has taken into account this Objective.

The draft LPS through the inclusion of SAPs, PPZs and SSQs provides, to the extent possible, for the values set out in this Objective in their respective provisions.

The draft LPS is considered to further this objective through:

- Providing sufficient zoning for residential and visitor accommodation development within settlements for the medium term;
- Providing opportunities for commercial use in settlements through appropriate zoning;
- Providing opportunities for industrial development in appropriate locations;
- Providing the Recreation Zone and Open Space Zone where appropriate and including provisions in the SPPs to consider walkability in new subdivisions;
- Applying appropriate zone and code overlay controls to key public infrastructure;
- Identifying major roads for protection for Road Attenuation Areas;
- Including Statements of Significance for the Local Historic Heritage Code;
- Applying the Natural Assets Code;
- Applying Scenic Protection Code provisions to significant scenic values by mapping areas;
- Including the best available information and mapping on land hazards in codes:
  - Coastal Erosion,
  - Coastal Inundation,
  - Flood Prone Hazard Areas,
  - Bushfire Prone Areas mapping provided by the Tasmanian Fire Service,
  - Landslip Hazard.
- and in SAPs:
  - Potential Acid Sulfate SAP.

When the SPPs are compared to the standards relating to design, landscaping and subdivision, in the interim schemes, it could be contended that the SPPs do not address this criterion to the same extent, as they do not facilitate good urban design outcomes as comprehensively.

The LPS is limited in addressing these shortcomings because of how it integrates with the SPPs. For example, it would not be possible to develop a street tree guideline for subdivisions, or energy efficiency standards for multiple dwellings, unless using a PPZ or SAP, which must be applied spatially, rather than to certain developments or uses.

(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

Conservation of historic built heritage is managed through the Tasmanian Heritage Council (THC) and the TPS. Development associated with places listed on the Tasmanian Heritage Register (THR) has a statutory referral process for assessment by the THC.

The Local Historic Heritage Code provides protection for individual properties (places) and identified precincts with local significance.

The proposed Local Historic Heritage Code retains all existing Local Heritage Places, Local Historic Landscape Precincts, and Places or Precincts of Archaeological Potential, with the exception of ‘Belchers’ at 2176 Gordon River Rd, National Park 7140, which was removed from the Tasmanian Heritage Register after it burnt down.
Further heritage research needs to be undertaken in consultation with the community for new listings within the Derwent Valley municipal area. A local historic heritage review project in the Derwent Valley is recommended so that research can be undertaken in order to list additional properties to provide greater protection for locally significant places, precincts and significant trees.

In addition to the existing Local Heritage Places, all THR Places are proposed for listing as Local Heritage Places in the code list.

The list includes private and public owned land, however public reserves and national parks include a number of other heritage and cultural places of value.

Aboriginal heritage is not considered in the SPPs.

The Aboriginal Heritage Act 1975 is administered through the Department of Primary Industries, Parks, Water and Environment. It is the primary legislation for the protection of Aboriginal cultural heritage in Tasmania. The amended version of the Aboriginal Relics Act 1975, commenced on the 16 August 2017.

(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

Significant public infrastructure is protected through inclusion in the Utilities Zone, Open Space Zone, Recreation Zone, Community Purpose Zone, and the Road and Rail Assets Code, and Electricity Transmission Infrastructure Protection Code.

The draft LPS includes a Future Road Corridor PPZ that makes specific provision for infrastructure.

The SPPs do not provide consideration of stormwater infrastructure to the same extent that that the Interim Planning Scheme does, as it does not include a Stormwater Code. The omission of a Stormwater Code from the SPPs could result in impacts on stormwater infrastructure capacity issues. However, Clause 6.11.2 (g) of the SPPs partially fills this gap and allows for conditions of a permit to include “stormwater volume and quality controls”. Other measures within the Building and Plumbing Act 2016 will also need to be relied upon.

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

The State methodology that produced the ‘Land Potentially Suitable for Agriculture Layer’ was based on agricultural land capability and, as required by the Guidelines, informed the application of the Agricultural and Rural Zone split.

The draft LPS has examined at a more local level the constraints to land and the capability of the land to accommodate development as prescribed in the SPPs.

The draft LPS incorporates a range of hazard codes including the Natural Asset Code, the Coastal Erosion Code, Coastal Inundation Code, Flood-Prone Areas Code, Bushfire-Prone Code, Potentially Contaminated Land Code and the Landslip Hazard Code. Together these codes and associated mapping assist to establish land suitability/capability.

The draft LPS proposes local overriding provisions in some areas to address land capability constraints, such as the Potential Acid Sulfate Soils SAP.
2.4 State Policies (Section 34(2)(d))

Section 34(2)(d) of the LUPAA requires that a LPS is consistent with each State Policy. State Policies are made under Section 11 of the State Policies and Projects Act 1993 (SPPA).

Current policies created under the SPPA are:
- State Coastal Policy 1996;
- State Policy on Water Quality Management 1997; and

In addition, National Environment Protection Measures (NEPMs) are automatically adopted as State Policies under section 12A of the SPPA.

The draft LPS is consistent with the State Policies.

2.4.1 State Coastal Policy 1996

The State Coastal Policy applies to land within 1km of the high water mark (i.e. the ‘Coastal Zone’).

The Derwent Valley includes land within coastal areas, therefore this policy must be considered in the application of the LPS.

The three main principles guide Tasmania's State Coastal Policy:
- Natural and cultural values of the coast shall be protected.
- The coast shall be used and developed in a sustainable manner.
- Integrated management and protection of the coastal zone is a shared responsibility.

The Policy outlines Outcomes that embody these Principles under the following four headings below:
1. Protection of Natural and Cultural Values of the Coastal Zone;
2. Sustainable Development of Coastal Areas and Resources;
3. Shared Responsibility for Integrated Management of Coastal Areas and Resources;
4. Implementation, Evaluation and Review.

The SPPs provide for the protection of major ecosystems and natural processes through the following Zones and Codes:
- Environmental Management Zone;
- Natural Asset Code;
- Coastal Erosion Hazard Code; and
- Coastal Inundation Hazard Code.

The Environmental Management Zone has been applied to much of the coastline (which is not privately owned), this provides for the protection of areas of significant ecological value.

The Natural Asset Code, which recognises and protects important biodiversity values and applies to land within the following overlays:
• waterway and coastal protection area;
• future coastal refugia area; and
• priority vegetation area.

The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.

The future coastal refugia area overlay is applied to land identified for the protection of land for the landward retreat of coastal habitats, such as saltmarshes and tidal wetlands, which have been identified as at risk from predicted sea level rise.

The priority vegetation area overlay is intended for native vegetation that:
• Forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002;
• is a threatened flora species;
• forms a significant habitat for a threatened fauna species; or
• has been identified as native vegetation of local importance.

The Policy requires that areas subject to significant risk of coastal hazards be identified and managed to protect life and property. The Coastal Inundation Hazard Code deals with coastal inundation risk from current day out to 2100 having regard to anticipated sea level rise. The Coastal Erosion Hazard Code specifically deals with risk from and to the coast by erosion. Again, this code manages current day risk through to 2100 recognising increased erosion risk caused by sea level rise.

The Coastal Erosion Hazard Code, which recognises areas at risk of coastal erosion, has been applied in accordance with Guideline No. 1 and includes land within three coastal erosion hazard bands (low, medium or high) and the coastal erosion investigation area. This overlay is available as a layer on the LIST and is titled ‘Coastal Erosion Hazard Bands 20161201’.

The Coastal Inundation Hazard Code, which recognises areas at risk of Coastal Inundation, has been applied in accordance with Guideline No. 1 and includes land within the three coastal inundation hazard bands and the coastal inundation investigation area. This overlay is available as a layer on the LIST and is titled ‘Coastal Inundation Hazard Bands 20161201’.

The Coastal Erosion Hazard Code and Coastal Inundation Hazard Code overlays were prepared by the Department of Premier and Cabinet (DPAC), Office of Security and Emergency Management as part of the Mitigating Natural Hazards through Land Use Planning Project.

The Policy requires that areas of Aboriginal heritage significance are identified and legally protected. Aboriginal heritage is specifically regulated under the Aboriginal Heritage Act 1975, not under LUPAA. Aboriginal Heritage Tasmania is responsible for administering this regulation and for maintaining the Tasmanian Aboriginal Site Index. In some cases it will be necessary for developers to obtain a separate permit from Aboriginal Heritage Tasmania in addition to a planning permit.

2.4.2 State Policy on Water Quality Management 1997
The Purpose of the State Policy on Water Quality Management 1997 is:
“To achieve the sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System.” (Schedule 1 of the State Policies and Projects Act 1993).

“The objectives of this policy are to:

a) focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania’s Resource Management and Planning System;
b) ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;
c) ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;
d) facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and
e) apply the precautionary principle to Part 4 of this Policy.”

A ‘Waterway and Coastal Protection Area Guidance Map’ has been prepared to provide guidance for preparing the Waterway and Coastal Protection Area overlay. The guidance map identifies the relevant buffer distances for the overlay based on the class of watercourse and the type of wetland. This overlay is available as a layer on the LIST.

The draft LPS applies the State mapped Waterway and Coastal Protection Area overlay through the Natural Assets Code. The prescribed buffer distances contained in the definition (and shown in the overlay map) draw from those of the Forest Practices System and trigger assessment of development that occurs within those mapped areas.

The SPPs assume compliance with this State Policy in applying the overlay map with associated assessment provisions.

Part 4 of the Policy specifies outcomes to achieve water quality objectives under the following divisions:

- Division 1 – Measures to Achieve Policy Objectives;
- Division 2 – Management of Point Sources of Pollution;
- Division 3 – Management of Diffuse Sources of Pollution.

Under the current Interim Planning Scheme the Policy is implemented through the:

- the Stormwater Management Code which provides standards for discharges; and
- the Acid Sulfate Soils Code which requires a performance based assessment in accordance with relevant DIPIPWE Guidelines.

These codes are not included in the SPPs codes. However, Clause 6.11.2 (g) of the SPPs partially fills this gap and allows for conditions of a permit to include “erosion, and stormwater volume and quality controls” which can be applied using permit conditions, as necessary.

The draft LPS includes a new Potential Acid Sulfate Soils SAP, as local overriding provisions to assist with the implementation of this Policy.
Additionally most zones incorporate provisions that require connection to reticulated services where they exist or require wastewater to be kept on-site.

2.4.3 State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 (PAL) is:

“To conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.

The stated objectives are:

“To enable the sustainable development of agriculture by minimising:
(a) conflict with or interference from other land uses; and
(b) non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.”

The eleven principles that support the PAL Policy relate to the identification of valuable land resources and the matters that can be regulated by planning schemes.

The SPPs were examined against the principles of the PAL Policy in the development of the Rural and Agriculture Zone provisions.

The requirement to apply the Rural and Agriculture Zones to land necessitates an analysis of land resources to determine which zone is most appropriate.

Guideline No.1 - Local Provisions Schedule Zone and Code Application requires that land to be included in the Agriculture Zone should be based on the land identified in the ‘Land Potentially Suitable for Agriculture Zone’ layer published on the LIST, based on a methodology developed by Macquarie Franklin for the State.

The Guideline provides that in applying the Agriculture Zone, a planning authority may also have regard to:

“(a) any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:
(i) incorporates more recent or detailed analysis or mapping;
(ii) better aligns with on-ground features; or
(iii) addresses any anomalies or inaccuracies in the ‘Land Potentially Suitable for Agriculture Zone’ layer, and…”

Further local analysis of the results of this mapping layer was undertaken for the draft LPS to determine the land that should be included in the Agriculture Zone. See section 4.

2.4.4 National Environmental Protection Measures

The National Environment Protection Measures (NEPMs) are automatically adopted as State Policies under section 12A of the SPPA.

NEPMs are a special set of national objectives designed to assist in protecting or managing particular aspects of the environment.

The concept of NEPMs is unique and is provided for under the National Environment Protection Measures.
Protection Acts (NEPC Acts).

NEPMs can be made about a variety of environmental matters as prescribed by the NEPC Acts:

- ambient air quality;
- ambient marine, estuarine and fresh water quality;
- the protection of amenity in relation to noise (but only if differences in markets for goods and services);
- general guidelines for the assessment of site contamination;
- environmental impacts associated with hazardous wastes; and
- the re-use and recycling of used materials.

The current NEPM include the following:

- *National Environment Protection (Air Toxics) Measure*;
- *National Environment Protection (Ambient Air Quality) Measure*;
- *National Environment Protection (Assessment of Site Contamination) Measure*;
- *National Environment Protection (Diesel Vehicle Emissions) Measure*;
- *National Environment Protection (Movement of Controlled Waste between States and Territories) Measure*;
- *National Environment Protection (National Pollutant Inventory) Measure*; and

Some NEPMs are outside the jurisdiction prescribed by the LUPAA. However, the SPPs do contain some provisions relating to matters such as water quality, amenity impacts on residential uses due to noise emissions, and site contamination assessment.

**2.5 Tasmanian State Policies (Section 34(2)(da) and Section 34(2A))**

Amendments to the LUPAA in 2018 establish the mechanism for preparing, making, amending, implementing and reviewing Tasmanian Planning Policies (TPPs). When TPPs are created, the LUPAA will require a LPS to satisfy relevant criteria set out in TPPs.

**3.0 Regional Land Use Strategy (RLUS) (Section 34(2)(e))**

**3.1 Background**

The *Southern Tasmanian Regional Land Use Strategy* (STRLUS) was declared on 27 October 2011. Following its initial implementation it has now been amended. The latest amendment was declared on 9 May 2018 and was amended as follows:

- An implementation statement was inserted and the Tasmanian Planning Scheme Addendum for application through Local Provisions Schedules; and
- The urban growth boundary in Map 10 at 56-62 Forcett Street, Sorell and 369 (or 353) Lenah Valley Road, Lenah Valley was adjusted.

The Addendum effectively replaces all of the Regional Policies from the previous version, so that there is greater consistency with the TPS and SPPs. There is no significant policy change in the latest amendment.

**3.2 Assessment against the STRLUS**

The draft LPS reflects a “like for like” conversion of the existing Interim Planning Scheme provisions into the new TPS format having regard to the SPPs and LPS zone and code requirements.
The draft LPS is as far as practicable consistent with the STRLUS. Any departure from either the Guidelines and/or a “like for like” conversion of the existing Interim Planning Scheme is discussed on a case by case basis further in this report.

The overall approach of the STRLUS is to make efficient use of existing land and infrastructure through compact settlement strategies, and other underlying policy intents relating to maintaining agricultural and natural resources.

The draft LPS provides for compact urban settlements to make use of existing infrastructure and minimise the encroachment of urban land into agricultural or natural landscapes. Urban growth will be provided through a combination of subdivision of larger titles within settlement footprints, and smaller subdivisions or multiple dwelling developments.

The serviced residential settlements of New Norfolk, and nearby suburbs of Magra and Lawitta, have been proposed for inclusion in the General Residential Zone.

### 5 Biodiversity and Geodiversity Policy

<table>
<thead>
<tr>
<th>Policy Reference</th>
<th>Policy</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>BNV 1</td>
<td>Maintain and manage the region’s biodiversity and ecosystems and their resilience to the impacts of climate change.</td>
<td>See sub-clauses below.</td>
</tr>
<tr>
<td>BNV 1.1</td>
<td>Manage and protect significant native vegetation at the earliest possible stage of the land use planning process. Where possible, avoid applying zones that provide for intensive use or development to areas that retain biodiversity values that are to be recognised and protected by the planning scheme.</td>
<td>Protection of land with the highest environmental values through the application of the Environmental Management Zone and the Landscape Conservation Zone Avoid applying new urban zones to land outside of the established towns and settlements, unless there is strategic work undertaken at a local level which recommends rezoning. Consideration of significant native vegetation in the application of the Agriculture and Rural zones. Wellington Park is proposed for rezoning from the Open Space Zone to the Environmental Management Zone.</td>
</tr>
<tr>
<td>BNV 1.2</td>
<td>Recognise and protect biodiversity values deemed significant at the local level and in the planning scheme: a) specify the spatial area in which biodiversity values are to be recognised and protected; and b) implement an ‘avoid,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Significant environmental values have been recognised and protected at a local level through the application of the Natural Assets Code’s:</td>
<td></td>
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<tr>
<td></td>
<td>● waterway and coastal protection area;</td>
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<tr>
<td></td>
<td>● future coastal refugia area; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>● priority vegetation area.</td>
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</tr>
</tbody>
</table>

Wellington Park is proposed for rezoning from the Open Space Zone to the Environmental Management Zone.
| **BNV 1.3** | Minimise, mitigate hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values. | The priority vegetation area has been applied as per the mapping undertaken by Rod Knight. |
| **BNV 1.3** | Provide for the use of biodiversity offsets if, at the local level, it is considered appropriate to compensate for the loss of biodiversity values where that loss is unable to be avoided, minimised or mitigated. Biodiversity offsets: a. are to be used only as a ‘last resort’; b. should provide for a net conservation benefit and security of the offset in perpetuity; c. are to be based upon ‘like for like’ wherever possible. | The Natural Assets Code allows for existing biodiversity offsets to be considered, but does not expressly provide for offsets: C7.6.2 P1.2 (e) and C7.7.12 P1.2 (e). |
| **BNV 1.4** | Manage clearance of native vegetation arising from use and development in a manner that is generally consistent across the region but allowing for variances in local values. | Southern Tasmanian councils have used the same model to prepare the priority vegetation overlay. Guideline No. 1 allows for local variation following the application of this model. The priority vegetation overlay has been removed from land zoned Agriculture in accordance with Guideline No. 1. |
| **BNV 1.5** | Where vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans that minimise further loss of values and encourages rehabilitation of native vegetation. | Minimising loss of native vegetation and/or soil disturbance, and preventing the spread of weeds from development sites, through construction management provisions. Clause 6.11(f) in the SPPs allows for conditions to be applied regarding construction management. |
| **BNV 1.6** | Include in the planning scheme, preserving climate refugia where there is scientifically accepted spatial data. | The draft LPS contains the future coastal refugia area overlay as published on the LIST, except where Guideline No. 1 requires its removal from incompatible zones. |
| **BNV 2** | Protect threatened native vegetation communities, threatened flora and fauna species, significant habitat for threatened fauna species, and other native vegetation identified. | See sub-clauses below. |
| BNV 2.1 | Avoid the clearance of threatened native vegetation communities except:
a. where the long-term social and economic benefit arising from the use and development facilitated by the clearance outweigh the environmental benefit of retention; and
b. where the clearance will not significantly detract from the conservation of that threatened native vegetation community. |
| BNV 2.2 | Minimise clearance of native vegetation communities that provide habitat for threatened species. |
| BNV 2.3 | Advise potential applicants of the requirements of the *Threatened Species Protection Act 1995* and their responsibilities under the *Environmental Protection and Biodiversity Conservation Act 1999*. |
| BNV 3 | Protect the biodiversity and conservation values of the Reserve Estate. |
| BNV 4 | Recognise the importance of non-land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values. |
| **BNV 4.1** | Consult NRM-based organisations as part of the review and monitoring of the Regional Land Use Strategy. | The preparation of the draft LPS has not involved a review or monitoring of the STRLUS by NRM based organisations. Following its initial implementation the STRLUS has been amended. The latest amendment was declared on 9 May 2018. |
| **BNV 5** | Restrict the spread of declared weeds under the *Weed Management Act 1999* and assist in their removal. | Although preventing the spread of weeds from development sites through construction management provisions is not expressly required by the SPPs, it can be managed through Clause 6.11.2(f) which allows for conditions to be applied regarding construction management. |
| **BNV 5.1** | Provide for construction management plans where vegetation clearance or soil disturbance is undertaken that include weed management actions where the site is known, or suspected, to contain declared weeds. | Clause 6.11.2(f) which allows for conditions to be applied regarding construction management. |
| **BNV 6** | Geodiversity: | See sub-clauses below. |
| **BNV 6.1** | Improve knowledge of sites and landscapes with geological, geomorphological, soil or karst features and the value they hold at state or local level. | Karst areas include:  
- Junee - Florentine  
- Risbys Basin (Pillinger Creek)  
- Pine Hill  
- Needles-Mueller  
- Adamsfield  
- Mt Anne - Upper Weld (1)  
- Mt Anne - Upper Weld (2)  
- Mt Anne - Upper Weld (3)  
- Jubilee-Styx (Jubilee Ridge) (1)  
- Jubilee-Styx (Jubilee Ridge) (2)  
- Mt Weld (Fairyland)  
- Scotts Peak  
- Hardwood-Davey  
- Mc Partlan |
| **BNV 6.2** | Progress appropriate actions to recognise and protect those values, through means commensurate with their level of significance (state or local). | The *Conservation of Freshwater Ecosystem Values (CFEV)* Karst - *Integrated Conservation Value* layer in the list identifies several karst areas within the Derwent Valley municipal area, the data in this layer includes a classification, condition assessment and rankings of conservation value and conservation management priority. |
Many of the areas identified as karst are located within the Environmental Management zone, with some karst areas being located within the Rural zone.

The Natural Assets Codes priority vegetation overlay and waterway and coastal protection overlay will also cover much of the land identified as a karst area.

### 6 Water Resources

<table>
<thead>
<tr>
<th>WR 1</th>
<th>Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries</th>
<th>Protecting environmental values of waterways generally through the Natural Assets Code.</th>
</tr>
</thead>
<tbody>
<tr>
<td>WR 1.1</td>
<td>Use and development is to be undertaken in accordance with the State Policy on Water Quality Management.</td>
<td>See section 2.4 of this report for matters relating to State Policies.</td>
</tr>
<tr>
<td>WR 1.2</td>
<td>Incorporate total water cycle management and water sensitive urban design principles in land use and infrastructure planning to minimise stormwater discharge to rivers.</td>
<td>The Stormwater Management Code addressed water sensitive urban design (WSUD) in the Interim Planning Scheme but this code was not included in the SPPs. In the absence of a Stormwater Management Code in the TPS, SPPs may lead to an inconsistent approach to WSUD across the State. Total water cycle management and water sensitive urban design principles can be applied to relevant development. The relevant head of power is Clause 6.11.2 (g) of the SPPs which allows the Council as a planning authority to put conditions on permits regarding erosion, stormwater volume and quality controls.</td>
</tr>
<tr>
<td>WR 1.3</td>
<td>Include buffer requirements in the planning scheme to protect riparian areas relevant to their classification under the Forest Practices System.</td>
<td>The draft LPS protects riparian areas by minimising loss of riparian native vegetation through application of the following zones: - Environmental Management Zone;</td>
</tr>
<tr>
<td><strong>WR 1.4</strong></td>
<td>Where development that includes vegetation clearance and/or soil disturbance is undertaken, provide for construction management plans to minimise soil loss and associated sedimentation of waterways and wetlands.</td>
<td>Minimising loss of native vegetation and/or soil disturbance through construction management provisions applied through conditions to relevant development. This is given head of power through Section 6.11 of the SPPs.</td>
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</tr>
<tr>
<td><strong>WR 2</strong></td>
<td>Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.</td>
<td>See sub-clauses below.</td>
</tr>
<tr>
<td><strong>WR 2.1</strong></td>
<td>Manage use and development adjacent to Hydro Lakes in accordance with their classification: Remote Wilderness Lake, Recreational Activity Lake or Multiple Use Lakes.</td>
<td>Several areas of land have been identified for rezoning to the Utilities zone as requested by Hydro Tasmania.</td>
</tr>
</tbody>
</table>
| **WR 2.2** | Provide public access along waterways via tracks and trails where land tenure allows, where there is management capacity and where impacts on biodiversity, native vegetation and geology can be kept to acceptable levels. | Where possible, land adjacent to larger waterways is zoned to provide for tracks and trails through application of the following zones:  
- Environmental Management Zone; and  
- Open Space Zone. |
| **WR 2.3** | Minimise clearance of native riparian vegetation. | Retention of vegetation in riparian areas is encouraged through application of the following zones:  
- Environmental Management Zone;  
- Landscape Conservation Zone; and  
- Open Space Zone.  
and codes:  
- Natural Assets Code (waterway and coastal protection area overlay);  
- Coastal Inundation; and  
- Coastal Erosion Code. |
| **WR 2.4** | Allow recreation and tourism developments adjacent to waterways where impacts on biodiversity and native vegetation can be kept to acceptable levels. | This is largely a development control issue. |
| **WR 3** | Encourage the sustainable use of water to decrease pressure on water supplies and reduce long term cost of infrastructure provision. | See sub-clauses below. |
| **WR 3.1** | Reduce barriers in the planning system for the use of rainwater tanks in residential areas. | The SPPs provides some exemptions for rainwater tanks, unless the Local Historic Heritage Code applies and requires a permit for the use or development. |

### 7 The Coast

| **C 1** | Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region’s coast. | See sub-clauses below. |
| **C 1.1** | Use and development is to avoid or minimise clearance of coastal native vegetation. | Clearance of coastal native vegetation is minimised through the application of the following zones:
- Environmental Management Zone;
- Landscape Conservation Zone; and
- Open Space Zone.
and codes:
- Natural Assets Code;
- waterway and coastal protection area;
- future coastal refugia area; and
- priority vegetation area.
- Coastal Inundation; and
- Coastal Erosion Code.

The waterway and coastal protection area overlay applies to the coastal areas of the municipal area. |
| **C 1.2** | Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas. | The draft LPS provides for compact urban settlements to minimise the encroachment of urban land into natural landscapes. Urban growth will be provided through a combination of subdivision of larger titles within existing urban growth boundaries set out in the New |
| C 1.3 | Prevent development on coastal mudflats, unless for the purposes of public access or facilities or for minor infrastructure that requires access to the coast. Prevent development on actively mobile landforms in accordance with the State Coastal Policy 1996. | The draft LPS prevents inappropriate development and use through the application of the following zones:
- Environmental Management Zone;
- Landscape Conservation Zone; and
- Open Space Zone.
and codes:
- Natural Assets Code;
  - waterway and coastal protection area;
  - future coastal refugia area; and
  - priority vegetation area.
- Coastal Inundation; and
- Coastal Erosion Code.
See section 2.4 of this report for matters relating to State Policies. |
| C 1.4 | Zone existing undeveloped land within the coastal area, Environmental Management, Recreation or Open Space unless:
  a. The land is utilised for rural resource purposes; or
  b. It is land identified for urban expansion through a strategic planning exercise consistent with this Regional Land Use Strategy. | The majority of undeveloped land along the coast is proposed as the Environmental Management, Open Space, Rural, Agriculture or Utilities Zone in the draft LPS. |
| C 2 | Use and development in coastal areas is to be responsive to the effects of climate change including sea level rise, coastal inundation and shoreline recession. | See sub-clauses below. |
| C 2.1 | Include provisions in the planning scheme relating to minimising risk from sea level rise, storm surge inundation and shoreline recession and identify those areas at high risk through the use of overlays. | The draft LPS is responsive to the effects of climate change through the inclusion of the:
- Natural Assets Code;
  - waterway and coastal protection area;
  - future coastal refugia area; and
  - priority vegetation area.
- Coastal Inundation Code; and
- Coastal Erosion Code. |
Rezoning land for urban development which is identified as at risk from rising sea levels has been avoided. Areas identified as potentially at risk from rising sea levels are managed through the Inundation Prone Areas Code. Coastal refugia is recognised and protected through appropriate zoning and application of the Natural Assets Code.

C 2.2 Growth is to be located in areas that avoid exacerbating current risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart. The draft LPS is responsive to the effects of coastal hazards through the inclusion of codes which manage development within existing settlements including the:
- Natural Assets Code;
- Coastal Inundation Code; and
- Coastal Erosion Code.

The draft LPS avoids any new urban based zones in areas subject to coastal hazards.

C 2.3 Identify and protect areas that are likely to provide for the landward retreat of coastal habitats at risk from predicted sea level rise. The Natural Assets Code future coastal refugia area overlay is used in the draft LPS to implement this policy.

8 Managing Risks And Hazards

<table>
<thead>
<tr>
<th>MRH 1</th>
<th>Minimise the risk of loss of life and property from bushfires.</th>
<th>See sub-clauses below.</th>
</tr>
</thead>
</table>

| MRH 1.1 | Provide for the management and mitigation of bushfire risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by the identification and protection (in perpetuity) of buffer distances or through the design and layout of lots. | The draft LPS recognises areas at potentially risk from bushfire through the Bushfire-Prone Areas Code. The draft LPS includes the bushfire prone area overlay prepared by the Tasmanian Fire Service (TFS). The draft LPS avoids any new urban based zones in areas identified as at risk from bushfire. This policy is implemented through various exemptions and standards within the SPPs. |

<p>| MRH 1.2 | Subdivision road layout designs are to provide for safe exit points | See MRH 1.1. |
| <strong>MRH 1.3</strong> | Allow clearance of vegetation in areas adjacent to dwellings existing at the time that the planning scheme based on this Strategy come into effect, in order to implement bushfire management plans. Where such vegetation is subject to vegetation management provisions, the extent of clearing allowable is to be the minimum necessary to provide adequate bushfire hazard protection. | See MRH 1.1. |
| <strong>MRH 1.4</strong> | Include provisions in the planning scheme for use and development in bushfire prone areas based upon best practice bushfire risk mitigation and management. | See MRH 1.1. |
| <strong>MRH 1.5</strong> | Allow new development (at either the rezoning or development application stage) in bushfire prone areas only where any necessary vegetation clearance for bushfire risk reduction is in accordance with the policies on biodiversity and native vegetation. | See MRH 1.1. |
| <strong>MRH 1.6</strong> | Develop and fund a program for regular compliance checks on the maintenance of bushfire management plans by individual landowners. | Not a consideration for the LPS. |
| <strong>MRH 2</strong> | Minimise the risk of loss of life and property from flooding. | See sub-clauses below. |
| <strong>MRH 2.1</strong> | Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas. | The flood prone areas hazard overlay is used in the draft LPS. The draft LPS recognises areas at risk from flooding and manages use and development accordingly through application of the Flood-Prone Areas Code. |
| <strong>MRH 2.2</strong> | Include provisions in the planning scheme for use and development in flood prone areas based upon | This policy is implemented through proposed zoning, the Flood-Prone |</p>
<table>
<thead>
<tr>
<th>MRH 3</th>
<th>Protect life and property from possible effects of land instability.</th>
<th>See sub-clauses below.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MRH 3.1</td>
<td>Prevent further development in declared landslip zones.</td>
<td>The draft LPS recognises areas at risk from land instability and manages use and development accordingly through the Landslip Hazard Code.</td>
</tr>
<tr>
<td>MRH 3.2</td>
<td>Require the design and layout of development to be responsive to the underlying risk of land instability.</td>
<td>The draft LPS adopts the landslip hazard area mapping provided on the LIST.</td>
</tr>
<tr>
<td>MRH 3.3</td>
<td>Allow use and development in areas at risk of land instability only where risk is managed so that it does not cause an undue risk to occupants or users of the site, their property or to the public.</td>
<td>This policy is managed through the Landslip Hazard Code in the SPPs, and the application of the associated overlay, proposed in the draft LPS.</td>
</tr>
<tr>
<td>MRH 4</td>
<td>Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.</td>
<td>See sub-clauses below.</td>
</tr>
<tr>
<td>MRH 4.1</td>
<td>Include provisions in the planning scheme requiring the consideration of site contamination issues.</td>
<td>The SPPs includes a Potentially Contaminated Land Code. The draft LPS does not include an overlay of contaminated sites. This is an optional component and is not essential for the relevant SPPs to apply to a development or use.</td>
</tr>
<tr>
<td>MRH 5</td>
<td>Respond to the risk of soil erosion and dispersive and acid sulfate soils.</td>
<td>See sub-clauses below.</td>
</tr>
<tr>
<td>MRH 5.1</td>
<td>Prevent further subdivision or development in areas containing sodic soils unless it does not create undue risk to the occupants or users of the site, their property or to the public.</td>
<td>There is some capacity to address the issue through construction management plans.</td>
</tr>
<tr>
<td>MRH 5.2</td>
<td>Wherever possible, development is to avoid disturbance of soils identified as containing acid sulfate soils. If disturbance is</td>
<td>Development and application of an Acid Sulfate Soils SAP, over areas known to contain Acid Sulfate Soils is proposed in the draft LPS.</td>
</tr>
</tbody>
</table>
unavoidable then require management to be undertaken in accordance with the Acid Sulfate Soils Management Guidelines prepared by the Department of Primary Industries, Parks, Water and the Environment.

There is some capacity to address the issue through construction management plans.

### 9 Cultural Values

| CV 1 | Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region’s competitive advantage. | See sub-clauses below. |
| CV 1.1 | Support the completion of the review of the Aboriginal Relics Act 1975 including the assimilation of new Aboriginal heritage legislation with the RMPS. | Not relevant to the LPS. |
| CV 1.2 | Improve our knowledge of Aboriginal heritage places to a level equal to that for European cultural heritage, in partnership with the Aboriginal community. | Not relevant to the LPS. |
| CV 1.3 | Avoid the allocation of land use growth opportunities in areas where Aboriginal cultural heritage values are known to exist. | Aboriginal heritage values are not considered in the Tasmanian Planning Scheme, SPPs or draft LPS. Rather, they are managed through other relevant legislation, the *Aboriginal Heritage Act 1975*.

The *Aboriginal Relics Act 1975* was amended and replaced by the *Aboriginal Heritage Act 1975* on 16 August 2017. It is administered by the Department of Primary Industries, Parks, Water and Environment. It is the primary legislation for the protection of Aboriginal cultural heritage in Tasmania.

Recognition of aboriginal heritage values in the SPPs could assist in their protection from inappropriate land use.

The draft LPS should not increase the risk of such values being affected as...
there are limited zoning changes from the Interim Planning Scheme, with the exception of the rezoning of land to the Agriculture Zone.

The draft LPS generally zones undeveloped land along the coast as Environmental Management, Rural, Agriculture, Utilities or Open Space Zones.

| CV 1.4 | Support the use of predictive modelling to assist in identifying the likely presence of Aboriginal heritage values that can then be taken into account in specific strategic land use planning processes. | No modelling of Aboriginal heritage values has been undertaken for the TPS, SPPs or draft LPS. |
| CV 2 | Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region’s competitive advantage. | See sub-clauses below. |
| CV 2.1 | Support the completion of the review of the Historic Cultural Heritage Act 1995. | Not relevant to the draft LPS. |
| CV 2.2 | Promulgate the nationally adopted tiered approach to the recognition of heritage values and progress towards the relative categorisation of listed places as follows:
   a. places of local significance are to be listed within the Local Historic Heritage Code, as determined by the local Council.
   b. places of state significance are to be listed within the Tasmanian Heritage Register, as determined by the Tasmanian Heritage Council.
   c. places of national or international significance are listed through national mechanisms as determined by the Australian Government. | The draft LPS provides for places and precincts of local historic heritage significance and those listed places on the Tasmanian Heritage Register through their inclusion in the draft LPS Local Heritage Places Table.
Further work is recommended to include new local heritage place listings within the Derwent Valley municipal area, in order to provide greater protection for locally significant places, in the future.
Planning scheme amendments to list locally significant places, precincts and significant trees should be proposed once the appropriate research has been undertaken. |
<p>| CV 2.3 | Provide for a system wherein the assessment and determination of applications for development | Assessment of heritage places with local significance will continue to be |</p>
<table>
<thead>
<tr>
<th>CV 2.4</th>
<th>Recognise and list heritage precincts within the Local Historic Heritage Code and spatially define them by associated overlays.</th>
<th>The draft LPS does not include any heritage precincts. Further work needs to be undertaken to include new local heritage place listings within the Derwent Valley municipal area in order to provide greater protection for locally significant precincts in the future.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CV 2.5</td>
<td>Base heritage management upon the Burra Charter and the HERCON Criteria, with the Local Historic Heritage Code provisions in the planning scheme drafted to be consistent with relevant principles therein.</td>
<td>This is relevant to the SPPs which provide the criteria to evaluate works to heritage places.</td>
</tr>
</tbody>
</table>
| CV 2.6 | Standardise statutory heritage management.  
  a. Listings in the planning scheme should be based on a common inventory template, (recognising that not all listings will include all details due to knowledge gaps).  
  b. The Local Historic Heritage Code provisions in the planning scheme should be consistent in structure and expression, whilst providing for individual statements in regard to heritage values and associated tailored development control. | The proposed Local Historic Heritage Code retains all existing Local Heritage Places, Local Historic Landscape Precincts, and Places or Precincts of Archaeological Potential.  
  Statements of Significance have been prepared by a suitably qualified person for the existing Local Heritage Places. |
| CV 2.7 | Provide a degree of flexibility to enable consideration of development applications involving the adaptive reuse of heritage places. | This is a matter for the SPPs. |
| CV 3 | Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration. | The heritage tables in the draft LPS transition from the Interim Planning Scheme. Any future amendments will be open to public comment through the planning scheme amendment process. |
| CV 3.1 | Heritage Studies or Inventories should be open to public comment and consultation prior to their finalisation. | It is recommended that Council consider undertaking a local historic heritage review project in the Derwent Valley in order to provide greater protection for locally significant places, precincts and significant trees. Any such project should include community consultation as part of the process. |
| CV 4 | Recognise and manage significant local historic and scenic landscapes throughout the region to protect their key values. | See sub-clauses below. |
| CV 4.1 | State and local government, in consultation with the community, to determine an agreed set of criteria for determining the relative significance of important landscapes and key landscape values. | Not a relevant planning scheme consideration. This is important work that requires progress at a regional level. |
| CV 4.2 | The key values of regionally significant landscapes are not to be significantly compromised by new development through appropriate provisions within the planning scheme. | The proposed Local Historic Heritage Code retains the Cultural Landscape Precincts for the Former Royal Derwent Hospital Complex Core Site Area and the Former Royal Derwent Hospital Complex Peripheral Site Area under the Interim Planning Scheme as Local Historic Landscape Precincts under the draft LPS, Willow Court is retained within the Former Royal Derwent Hospital Complex Core Site Area. Other significant landscapes are protected by the application of the Environmental Management or Landscape Conservation zones, or via the Scenic Protection Codes overlays for a Scenic Protection Area, including significant landscapes, such as key skylines and ridgelines. |
| CV 4.3 | Protect existing identified key skylines and ridgelines around Greater Hobart by limited development potential and therefore clearance through the zones in the planning scheme. | The Derwent Valley municipal area is located outside of the Greater Hobart area. |
| CV 5 | Recognise and manage archaeological values throughout the region to preserve their key values. | See sub-clauses below. |
| CV 5.1 | Known sites of archaeological potential to be considered for listing as places of either local or state significance within the Local Historic Heritage Code or on the State Heritage Register respectively, as appropriate. | The proposed Local Historic Heritage Code retains the Places of Archaeological Potential for the Former Royal Derwent Hospital Complex under the Interim Planning Scheme as a Places or Precincts of Archaeological Potential under the draft LPS. Any broader consideration of identifying additional places of archaeological potential would require expert advice and community consultation. |
| CV 5.2 | Development that includes soil disturbance within an area of archaeological potential is to be undertaken in accordance with archaeological management plans to avoid values being lost, or provide for the values to be recorded, conserved and appropriately stored if no reasonable alternative to their removal exists. | See CV 5.1. |

**10 Recreation and Open Space**

<p>| ROS 1 | Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and wellbeing, amenity, environmental sustainability and the economy. | See sub-clauses below. |
| ROS 1.1 | Adopt an open space hierarchy consistent with the <em>Tasmanian</em> Recreation and Open Space to | The draft LPS has land zoned |</p>
<table>
<thead>
<tr>
<th>ROS 1.2</th>
<th>Adopt an open space classification system consistent with the Tasmanian Open Space Policy and Planning Framework 2010, as follows; a. Parks; b. Outdoor Sports Venues; c. Landscape and Amenity; d. Linear and Linkage; e. Foreshore and waterway; f. Conservation and Heritage; g. Utilities and Services; and h. Proposed Open Space.</th>
<th>See ROS 1.1 above.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROS 1.3</td>
<td>Undertake a regional open space study, including a gap analysis, to establish a regional hierarchy within a classification system for open space in accordance with the Tasmanian Open Space Policy and Planning Framework 2010.</td>
<td>This is a regional matter beyond the scope of the LPS.</td>
</tr>
<tr>
<td>ROS 1.4</td>
<td>Undertake local open space planning projects through processes consistent with those outlined in the Tasmanian Open Space Policy and Planning Framework 2010 (Appendix 5).</td>
<td>See ROS 1.1 above.</td>
</tr>
<tr>
<td>ROS 1.5</td>
<td>Provide for residential areas, open spaces and other community destinations that are well connected with a network of high quality walking and cycling routes.</td>
<td>The draft LPS provides for compact urban settlements to minimise urban sprawl. Compact settlements improve the affordability of walking and cycling tracks within a settlement. The subdivision standards in the SPPs do not provide for provision of open space and connectivity to the same standard as the interim schemes. The interim schemes have subdivision standards specifically addressing ways and public open space.</td>
</tr>
<tr>
<td><strong>ROS 1.6</strong></td>
<td>Subdivision and development is to have regard to the principles outlined in ‘Healthy by Design: A Guide to Planning and Designing Environments for Active Living in Tasmania’.</td>
<td>See ROS 1.5.</td>
</tr>
<tr>
<td><strong>ROS 2</strong></td>
<td>Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.</td>
<td>This is a regional matter beyond the scope of the LPS.</td>
</tr>
<tr>
<td><strong>ROS 2.1</strong></td>
<td>Avoid unnecessary duplication of recreational facilities across the region.</td>
<td>This is a regional matter beyond the scope of the LPS.</td>
</tr>
</tbody>
</table>

### 11 Social Infrastructure

| **SI 1** | Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives. | See sub-clauses below. |
| **SI 1.1** | Recognise the significance of the Royal Hobart Hospital and support, through planning scheme provisions, its ongoing function and redevelopment in its current location. | Not applicable. |
| **SI 1.2** | Match location and delivery of social infrastructure with the needs of the community and, where relevant, in sequence with residential land release. | Land for social infrastructure is zoned in accordance with demand and in accordance with strategic documents such as the New Norfolk Structure Plan. |
| **SI 1.3** | Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities. | The General Residential zone is applied within close proximity to the town of New Norfolk including the nearby suburbs of Magra and Lawitta, a variety of social infrastructure including schools and other community services and recreational areas and facilities are located near the town centre which provides some employment opportunities and public transport to Hobart. Sporting facilities are zoned Recreation and schools and other services are |
| SI 1.4 | Identify and protect sites for social infrastructure, particularly in high social dependency areas, targeted urban growth areas (both infill and greenfield) and in identified Activity Centres. | The draft LPS recognises and protects key sites for community facilities by applying the Community Purpose Zone. Within New Norfolk State and Local Government services such as the Police Station and Council Chambers are zoned Community Purpose, as are the New Norfolk Primary and High School. However, some social infrastructure, such as the Linc is zoned General Business. |
| SI 1.5 | Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time. | This can be provided through the LPS zones in the appropriate areas. |
| SI 1.6 | Co-locate and integrate community facilities and services to improve service delivery, and form accessible hubs and focus points for community activity, in a manner consistent with the Activity Centre hierarchy. | The draft LPS applies the Community Purpose Zone to provide a small hub which includes Council Chambers and Council offices, and Department Health & Human Services such as the New Norfolk District Hospital. |
| SI 1.7 | Provide flexibility in the planning scheme for the development of aged care and nursing home facilities in areas close to an Activity Centre and with access to public transport. | Aged care facilities are a residential use and can be considered in most zones. Corumbene in New Norfolk is zoned Community Purpose in the draft LPS. |
| SI 1.8 | Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within the planning scheme. | The draft LPS provides flexibility within the residential zones for a variety of housing types including ancillary dwellings, as well as the development of aged care and nursing homes. |
| SI 1.9 | Provide for the inclusion of Crime Prevention through Environmental Design principles in the planning scheme. | Crime prevention is given some consideration in the SPPs. |
| SI 1.10 | Recognise the role of the building approvals processes in providing access for people with disabilities. | Not a planning consideration. |
| SI 2 | Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services. | The SPPs provides a framework that enables social and affordable housing to be provided. The draft LPS provides for compact urban settlements to minimise the encroachment of urban land into areas without good public transport accessibility, or in proximity to employment, education and other community services. Urban growth will be provided through a combination of subdivision of larger titles within existing urban growth boundaries set out in the *New Norfolk Structure Plan*, 2016. |
| SI 2.1 | Provide flexibility in the planning scheme for a variety of housing types (including alternative housing models) in residential areas. | The SPPs provide flexibility for a range of housing types in residential zones including a permitted pathway for multiple dwellings, and assisted housing in the General Residential Zone. |
| SI 2.2 | The planning scheme is not to prevent the establishment of social housing in residential areas. | See SI 2.1. |

### 12 Physical Infrastructure

| PI 1 | Maximise the efficiency of existing physical infrastructure. | The Derwent Valley municipal area is located outside of Greater Hobart. The draft LPS provides for compact urban settlements to utilise areas with existing infrastructure to their greatest extent. Urban growth will be provided through a combination of subdivision of larger titles within existing urban growth boundaries set out in the *New Norfolk Structure Plan*. The SPPs General Residential Zone allows for a range of housing solutions, |
| PI 1.1 | Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart. | |
as well as increased densification, within existing urban areas which are in close proximity to the larger activity centres, and integrated transit corridors.

<table>
<thead>
<tr>
<th>PI 1.2</th>
<th>Provide for small residential scale energy generation facilities in the planning scheme.</th>
<th>Small scale solar and wind energy facilities are provided for in SPPs exemptions at Section 4.0 relating to renewable energy.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PI 2</td>
<td>Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.</td>
<td>Recognising and protecting major utilities through the use of the Utilities Zone.</td>
</tr>
<tr>
<td>PI 2.1</td>
<td>Use the provision of infrastructure to support desired regional growth, cohesive urban and rural communities, more compact and sustainable urban form and economic development.</td>
<td>The draft LPS provides for compact urban settlements to minimise the encroachment of urban land into areas without sufficient infrastructure, in close proximity to the larger activity centres and integrated transit corridors. Urban growth will be provided through a combination of subdivision of larger titles within the existing urban growth boundaries set out in the <em>New Norfolk Structure Plan, 2016</em>.</td>
</tr>
<tr>
<td>PI 2.2</td>
<td>Coordinate, prioritise and sequence the supply of infrastructure throughout the region at regional, sub-regional and local levels, including matching reticulated services with the settlement network.</td>
<td>Not relevant to the LPS.</td>
</tr>
<tr>
<td>PI 2.3</td>
<td>Identify, protect and manage existing and future infrastructure corridors and sites.</td>
<td>The draft LPS protects the function and safety of transport infrastructure through the application of the Road and Railway Assets Code. Land is identified and protected for future major roads from inappropriate or premature development by applying the Utilities Zone, Road and Railway Assets Code and/or Future Road Corridor PPZ. The Department of State Growth have not advised whether they require the ‘road and railway attenuation area’ overlay in the Derwent Valley LPS for any existing roads.</td>
</tr>
<tr>
<td>PI 2.4</td>
<td>Use information from the Regional Land Use Strategy, including demographic and dwelling forecasts and the growth management strategies, to inform infrastructure planning and service delivery.</td>
<td>The STRLUS data is based on 2006 Census data and in that respect is out of date. There have been huge changes socially and economically, in supply and demand for land in Southern Tasmania since 2006. The <em>New Norfolk Structure Plan</em> considers more recent growth and recommends actions in accordance with future demographic and other projections.</td>
</tr>
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</tr>
<tr>
<td>PI 2.5</td>
<td>Develop a regionally consistent framework(s) for developer charges associated with infrastructure provision, with pricing signals associated with the provision of physical infrastructure (particularly water and sewerage) consistent with the Regional Land Use Strategy.</td>
<td>No regional framework has been developed to implement through the LPS.</td>
</tr>
<tr>
<td>PI 2.6</td>
<td>Recognise and protect electricity generation and major transmission assets within the planning scheme to provide for continued electricity supply.</td>
<td>The draft LPS includes provision for the protection of transmission infrastructure through the Utilities Zone and Electricity Transmission Infrastructure Protection Code, where necessary.</td>
</tr>
</tbody>
</table>

### 13 Land Use and Transport Integration

<table>
<thead>
<tr>
<th>LUTI 1</th>
<th>Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.</th>
<th>See sub-clauses below.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LUTI 1.1</td>
<td>Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.</td>
<td>The draft LPS provides for compact urban settlements to minimise the encroachment of urban land into areas without sufficient infrastructure, in close proximity to the larger activity centres and integrated transit corridors. Urban growth will be provided through a combination of subdivision of larger titles within the existing urban growth boundaries set out in the <em>New Norfolk Structure Plan, 2016</em>.</td>
</tr>
<tr>
<td>LUTI 1.2</td>
<td>Allow higher density residential and mixed use developments</td>
<td>The Derwent Valley does not contain any integrated transit corridors.</td>
</tr>
</tbody>
</table>
within 400 metres, and possibly up to 800 metres (subject to topographic and heritage constraints) of integrated transit corridors.

<table>
<thead>
<tr>
<th>LUTI 1.3</th>
<th>Encourage residential development above ground floor level in the Primary, Principal and Major Activity Centres.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The General Business Zone allows for residential above ground floor development.</td>
</tr>
<tr>
<td></td>
<td>The draft LPS applies the General Business Zone in New Norfolk which is a Rural Services Centre.</td>
</tr>
<tr>
<td></td>
<td>The draft LPS does not apply the Urban Mixed-Use Zone.</td>
</tr>
</tbody>
</table>

LUTI 1.4

Consolidate residential development outside of Greater Hobart into key settlements where the daily and weekly needs of residents are met

|          | The draft LPS provides for compact urban settlements in close proximity to the larger activity centres and integrated transit corridors. |
|          | The General Residential Zone allows for a higher dwelling density within the Rural Services Centre of New Norfolk including the nearby suburbs of Magra and Lawitta, and the Village zone in other key settlements including Maydena, Bushy Park, National Park, and Westerway. |
|          | Urban growth will be provided through a combination of subdivision of larger titles within the existing urban growth boundaries set out in the New Norfolk Structure Plan, 2016. |

LUTI 1.5

Locate major trip generating activities in close proximity to existing public transport routes and existing higher order activity centres.

|          | The major trip generating activities occur within the General Business Zone which is concentrated around the Rural Services Centre of New Norfolk. |

LUTI 1.6

Maximise road connections between existing and potential future roads with new roads proposed as part of the design and layout of subdivision.

<table>
<thead>
<tr>
<th></th>
<th>Provided for in SPPs.</th>
<th>Provided for in SPPs.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>It is noted that cul-de-sacs are not discouraged as they were in the Interim Planning Scheme.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Future road connections are identified and protected from inappropriate or premature development, by applying the</td>
<td></td>
</tr>
<tr>
<td>LUTI 1.7</td>
<td>Protect major regional and urban transport corridors through the planning scheme as identified in Maps 3 &amp; 4.</td>
<td>Major transport corridors are identified and protected by applying the Utilities Zone, Road and Railway Assets Code in the draft LPS.</td>
</tr>
<tr>
<td>LUTI 1.8</td>
<td>Apply buffer distances for new development to regional transport corridors identified in Map 4 in accordance with the Road and Railway Assets Code to minimise further land use conflict.</td>
<td>Buffer distances are provided for in the SPPs through the 50 m attenuation area specified as an alternative to the Road and Railway Codes attenuation area overlay.</td>
</tr>
<tr>
<td>LUTI 1.9</td>
<td>Car parking requirements in the planning scheme and provision of public car parking is to be consistent with achieving increased usage of public transport.</td>
<td>The General Business Zone allows for long term car parking, this potentially supports use of public transport for travel from the Rural Services Centre of New Norfolk to the Primary Activity Centre of Hobart.</td>
</tr>
<tr>
<td>LUTI 1.10</td>
<td>Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes.</td>
<td>Not applicable to the Derwent Valley.</td>
</tr>
<tr>
<td>LUTI 1.11</td>
<td>Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.</td>
<td>As noted previously, the SPPs subdivision standards are not considered to be as effective as the current interim schemes, as they no longer expressly require consideration of ways and public open space as existed in the Interim Planning Scheme. This is not an issue that can be addressed by the planning scheme without the application of a SAP or PPZ, which would need to be applied to a specific area, not generally.</td>
</tr>
<tr>
<td>LUTI 1.12</td>
<td>Encourage end-of-trip facilities in employment generating developments that support active transport modes.</td>
<td>Not provided for in SPPs.</td>
</tr>
</tbody>
</table>

14 Tourism
<table>
<thead>
<tr>
<th>T 1</th>
<th>Provide for innovative and sustainable tourism for the region</th>
<th>See sub-clauses below.</th>
</tr>
</thead>
<tbody>
<tr>
<td>T 1.1</td>
<td>Protect and enhance authentic and distinctive local features and landscapes throughout the region.</td>
<td>The draft LPS retains existing Scenic Protection areas, as set out in the Interim Planning Scheme. The Description, Scenic Value, and Management Objectives have been provided as required. A methodology to prepare these Description, Scenic Value, and Management Objectives was prepared by Inspiring Place and Scenic Spectrum Pty Ltd. This methodology can also be used to propose new Scenic Road Corridors and Scenic Protection Areas. New Scenic Road Corridors and Scenic Protection areas have not been proposed for the draft LPS as the strategic work required to justify their addition has not been undertaken. Additional listings could be proposed as planning scheme amendments in the future. Local features and landscapes are also protected through use of the Landscape and Conservation, and Environmental Management Zones in the draft LPS. Existing Local Heritage Places, Local Historic Landscape Precincts, and Places or Precincts of Archaeological Potential are proposed for inclusion in the draft LPS Local Historic Heritage Code with Statements of Significance. A local historic heritage review project could be undertaken in the Derwent Valley in order to provide greater protection for locally significant places, precincts and significant trees and additional listings could be proposed as planning scheme amendments in the future.</td>
</tr>
<tr>
<td>T 1.2</td>
<td>Identify and protect regional landscapes, which contribute to the region’s sense of place, through the planning scheme.</td>
<td>See T 1.1.</td>
</tr>
</tbody>
</table>
T 1.3 Allow for tourism use in the Rural Zone and Agriculture Zone where it supports the use of the land for primary production. Provided for in the SPPs.

T 1.4 Provide flexibility for the use of holiday homes (a residential use) for occasional short-term accommodation. Provided for in SPPs.

T 1.5 Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development. Provided for in SPPs.

T 1.6 Recognise that the planning scheme may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature. Provided for in SPPs. A SAP, PPZ or SSQ may be included via a planning scheme amendment, should this type of use and/or development be proposed.

T 1.7 Allow for objective site suitability assessment of proposed tourism use and development through existing planning scheme amendment processes (section 40T application). Providing for the assessment of major tourism development proposals through alternative assessment processes (development application together with a planning scheme amendment).

15 Strategic Economic Opportunities

SEO 1 Support and protect strategic economic opportunities for Southern Tasmania. See sub-clauses below.

SEO 1.1 Protect the following key sites and areas from use and development which would compromise their strategic economic potential through the planning scheme provisions:
- a. Hobart Port (including Macquarie and Princes Wharves);
- b. Macquarie Point rail yards; and
- c. Princes of Wales Bay marine industry precinct.
These sites are not located within the Derwent Valley municipal area.

SEO 1.2 Include place specific provisions for the Sullivans Cove area in the planning scheme. Not applicable.
## 16 Productive Resources

| PR 1 | Support agricultural production on land identified as significant for agricultural use by affording it the highest level of protection from fettering or conversion to non-agricultural uses. | See sub-clauses below. |
| PR 1.1 | Utilise the Agriculture Zone to identify land significant for agricultural production in the planning scheme and manage that land consistently across the region. | The draft LPS applies the Agriculture Zone in accordance with Guideline No. 1 as explained in detail in section 4.1. |
| PR 1.2 | Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Agriculture Zone, within which the planning scheme is to manage potential for land use conflict. | Provided for in the SPPs Rural Living, Rural, Agriculture, Landscape Conservation, Environmental Management, Major Tourism and Future Urban zones. |
| PR 1.3 | Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production. | Provided for in the SPPs. It is noted that the Agriculture Zone provides for a wider range of ancillary and/or subservient uses than the Significant Agricultural Zone in the interim schemes. |
| PR 1.4 | Prevent further land fragmentation in the Agriculture Zone by restricting subdivision unless necessary to facilitate the use of the land for agriculture. | Provided for in the SPPs. It is noted that subdivision in the SPPs is more flexible than the interim schemes, particularly in regards to existing residential and visitor accommodation buildings which may lead to greater fragmentation than is possible under Interim Planning Scheme. |
| PR 1.5 | Minimise the use of prime agricultural land for plantation forestry. | The SPPs provides a discretionary pathway for plantation forestry on prime agricultural land. There is no prime agricultural land (land capability 1, 2 or 3) identified on the LIST map layer ‘Land Capability’ in the Derwent Valley municipal area. |
The Rural zone has been applied to existing forestry land, which is not prime agricultural land, currently zoned Rural Resource or Significant Agricultural under the Interim Planning Scheme.

| PR 2 | Manage and protect the value of non-significant agricultural land in a manner that recognises the potential and characteristics of the land. | See sub-clauses below. |
| PR 2.1 | Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises. | No rezoning of agricultural land to residential land is proposed in the draft LPS. |
| PR 2.2 | Support opportunities for down-stream processing of agricultural products in appropriate locations or ‘on-farm’ where appropriate supporting infrastructure exists and the use does not create off-site impacts. | Provided for in the SPPs. |
| PR 2.3 | Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land. | Provided for in the SPPs. |
| PR 2.4 | The introduction of sensitive uses not related to agricultural use, such as dwellings, are only to be allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land. | Provided for in SPPs. |
| PR 3 | Support and protect regionally significant extractive industries. | See sub-clauses below. |
| PR 3.1 | Existing regionally significant extractive industry sites are to be appropriately zoned, such as the Rural Zone, and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted. | The Rural Zone has been applied to existing mining leases. |
| | | The SPPs allow for an Attenuation Area overlay as a variation to the generic attenuation distances. |
| | | If an overlay has not been applied the generic attenuation distances apply. |
### PR 4 Support the aquaculture industry.

**PR 4.1** Provide appropriately zoned land on the coast in strategic locations, and in accordance with The Coast Regional Policies, for shore based aquaculture facilities necessary to support marine farming.

The Rural Zone has been applied to existing land used for Resource Processing associated with aquaculture.

**PR 4.2** Identify key marine farming areas to assist in reducing potential land use conflicts from an increasingly industrialised industry.

The draft LPS applies the Rural zone to land associated with aquaculture.

### PR 5 Support the forest industry.

**PR 5.1** Working forests, including State Forests and Private Timber Reserves (for commercial forestry), are to be appropriately zoned, such as the Rural Zone.

The draft LPS applies the Rural Zone to existing forestry land in accordance with Guideline No. 1.

**PR 5.2** Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.

The Forest Practices System is triggered regardless of the content of the LPS.

It is noted that the priority vegetation area overlay is included in the draft LPS and may duplicate parts of the Forest Practices System if it applies to that land.

**PR 5.3** Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves or plantations so as to eliminate the potential for land use conflict.

A consideration for the SPPs.

### 17 Industrial Activity

**IA 1** Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons.

The draft LPS applies the Light Industrial Zone to land on the outskirts of New Norfolk and in Boyer, and the General Industrial Zone to land in Boyer and Maydena.

The industrial land in New Norfolk is located on the north western side of the Derwent River along Hamilton Road and Back River Road and is generally light industrial service based activity typical of a Rural Services Activity Centre.
There is a significant industrial site located on the northern side of the Derwent River adjacent to the railway line in Boyer which contains the paper mill.

<table>
<thead>
<tr>
<th>IA 1.1</th>
<th>Industrial land is to be relatively flat and enable easy access to major transport routes, and other physical infrastructure such as water, wastewater, electricity and telecommunications.</th>
<th>The draft LPS applies the General Industrial Zone to land located a significant industrial site located on the northern side of the Derwent River adjacent to the railway line in Boyer which contains the paper mill, much of this site is relatively flat with access to major transport routes, and other physical infrastructure such as water, wastewater, electricity and telecommunications.</th>
</tr>
</thead>
<tbody>
<tr>
<td>IA 1.2</td>
<td>Locate new industrial areas away from sensitive land uses such as residentially zoned land.</td>
<td>There are no new industrial areas proposed in the draft LPS. There is no new residentially zoned land proposed in close proximity to existing industrial areas in the draft LPS.</td>
</tr>
<tr>
<td>IA 1.3</td>
<td>Provide for a 30-year supply of industrial land, protecting such land from use and development that would preclude its future conversion to industrial land use - in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.</td>
<td>The Southern Tasmania Industrial Land Strategy 2013 identified a potential site for additional industrial zoned land at the former Royal Derwent site in New Norfolk. This was considered in the New Norfolk Structure Plan and it was not considered appropriate to recommend that the land not be rezoned Light Industrial. This site is also potentially contaminated.</td>
</tr>
<tr>
<td>IA 1.4</td>
<td>Provide a 15-year supply of industrial land, zoned for industrial purposes within the planning scheme – in accordance with the recommendations within the Southern Tasmania Industrial Land Strategy 2013.</td>
<td>See IA 1.3.</td>
</tr>
<tr>
<td>IA 1.5</td>
<td>Aim to provide a minimum 5-year supply of subdivided and fully serviced industrial land.</td>
<td>See IA 1.3.</td>
</tr>
<tr>
<td>IA 1.6</td>
<td>Take into account the impact on regional industrial land supply, using best available data, prior to rezoning existing industrial land to non-industrial purposes.</td>
<td>There is no back zoning of Light or General Industrial zoned land proposed in the draft LPS.</td>
</tr>
<tr>
<td>IA 2</td>
<td>Protect and manage existing strategically located export orientated industries.</td>
<td>See sub-clauses below.</td>
</tr>
<tr>
<td>-----</td>
<td>---------------------------------------------------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>IA 2.1</td>
<td>Identify significant industrial sites through zoning and avoid other industrial uses not related to its existing function from diminishing its strategic importance.</td>
<td>The paper mill in Boyer has been zoned General Industrial and Light Industrial. However, it is noted that the SPPs potentially allows a variety of industrial uses within this zone.</td>
</tr>
<tr>
<td>IA 3</td>
<td>Industrial development is to occur in a manner that minimises regional environmental impacts and protects environmental values.</td>
<td>See sub-clauses below.</td>
</tr>
<tr>
<td>IA 3.1</td>
<td>Take into account environmental values and the potential environmental impacts of future industrial use and the ability to manage these in the identification of future industrial land.</td>
<td>The draft LPS does not include any new industrial zones. Environmental values and the potential environmental impacts of future industrial use will be assessed through the SPPs.</td>
</tr>
</tbody>
</table>

**18 Activity Centres**

<table>
<thead>
<tr>
<th>AC 1</th>
<th>Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.</th>
<th>See sub-clauses below.</th>
</tr>
</thead>
<tbody>
<tr>
<td>AC 1.1</td>
<td>Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.</td>
<td>New Norfolk is identified as a Rural Services Centre in the STRLUS. A mix of appropriate zoning is applied in the draft LPS in order to achieve this policy.</td>
</tr>
<tr>
<td>AC 1.2</td>
<td>Utilise the Central Business, General Business, Local Business Zones as the main zones to deliver the activity centre network through the planning scheme, providing for a range of land uses in each zone appropriate to the role and</td>
<td>The General Business Zone is applied to New Norfolk in the draft LPS. The draft LPS applies the Local Business Zone to specific lots within smaller townships on the outskirts of New Norfolk and in Maydena.</td>
</tr>
<tr>
<td>AC 1.3</td>
<td>Discourage out-of-centre development by only providing for in-centre development within the planning scheme.</td>
<td>The draft LPS does not include out-of-centre commercial development, other than a range of goods and services to meet local daily and weekly needs.</td>
</tr>
<tr>
<td>AC 1.4</td>
<td>Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.</td>
<td>The draft LPS applies the Local Business Zone to townships including Maydena. The Village zone has been applied to other townships throughout the Derwent Valley.</td>
</tr>
<tr>
<td>AC 1.5</td>
<td>Encourage high quality urban design and pedestrian amenity through the respective development standards.</td>
<td>The draft LPS provides for compact urban settlements to minimise urban sprawl. Compact settlements improve the affordability of walking and cycling tracks within a settlement. The design standards in the SPPs are limited. A key feature of quality urban design and residential amenity is landscaping. This is only provided for in the Commercial, Light Industrial and General Industrial Zone development standards.</td>
</tr>
<tr>
<td>AC 1.6</td>
<td>Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.</td>
<td>The draft LPS applies zones to encourage a mix of uses within the Rural Services Centre of New Norfolk including business, community purpose and residential uses.</td>
</tr>
<tr>
<td>AC 1.7</td>
<td>Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.</td>
<td>The SPPs Parking and Sustainable Transport Code allows for ‘parking precinct plans’ and ‘pedestrian priority streets’ within the LPS. However, neither of these have been utilised in the draft LPS. The New Norfolk Structure Plan states that New Norfolk has reasonable public transport access for a rural town through a regular bus service.</td>
</tr>
<tr>
<td>AC 1.8</td>
<td>Encourage new development and redevelopment in established urban areas to reinforce the strengths and individual character of the urban area in which the development occurs.</td>
<td>The SPPs provides a uniform approach to development standards.</td>
</tr>
<tr>
<td>AC 1.9</td>
<td>Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.</td>
<td>This is provided for in the SPPs.</td>
</tr>
<tr>
<td>AC 1.10</td>
<td>Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.</td>
<td>The zones applied to activity centres in the draft LPS provides for the types of business that encourage local employment.</td>
</tr>
<tr>
<td>AC 1.11</td>
<td>Consolidate the Cambridge Park Specialist Activity Centre by restricting commercial land to all that land bound by Tasman Highway and Kennedy Drive, and provide for a wide range of allowable uses, including, but not limited to, service industry, campus-style office complexes and bulky goods retailing.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>AC 1.12</td>
<td>Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within the planning scheme.</td>
<td>There is considered to be adequate land zoned General Business in the New Norfolk Rural Services Centre. As identified in the New Norfolk Structure Plan:  &quot;There is insufficient evidence to demonstrate that there is demand for additional commercial and retail land beyond existing provision.&quot;</td>
</tr>
<tr>
<td>AC 2</td>
<td>Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.</td>
<td>Not applicable, there is no Primary or Principal Activity Centre in the Derwent Valley.</td>
</tr>
<tr>
<td>AC 2.1</td>
<td>Encourage the consolidation of cultural, political and tourism activity within the Primary Activity Centre.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>AC 2.2</td>
<td>Encourage high quality design for all new prominent buildings and public spaces in the Primary and Principal Activity Centres.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>AC 2.3</td>
<td>Undertake master planning for the Primary and Principal Activity Centres taking into account this Strategy. These should examine issues of urban amenity, economic development, accessibility, urban design and pedestrian movement.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>AC 2.4</td>
<td>Encourage structure and economic development planning for lower level Activity Centres by local planning authorities.</td>
<td>The zoning used in the Rural Services Centre of New Norfolk in the draft LPS has been informed by the <em>New Norfolk Structure Plan</em>.</td>
</tr>
<tr>
<td>AC 3</td>
<td>Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.</td>
<td>See sub-clauses below.</td>
</tr>
<tr>
<td>AC 3.1</td>
<td>Actively encourage people to walk, cycle and use public transport to access Activity Centres.</td>
<td>The SPPs Parking and Sustainable Transport Code allows for ‘parking precinct plans’ and ‘pedestrian priority streets’ within the LPS. However, neither of these have been utilised in the draft LPS.</td>
</tr>
<tr>
<td>AC 3.2</td>
<td>Support high frequency public transport options into Principal and Primary Activity Centres.</td>
<td>Not applicable, there is no Primary or Principal Activity Centre in the Derwent Valley.</td>
</tr>
<tr>
<td>AC 3.3</td>
<td>The minimum car parking requirements and associated ‘discretion’ in the planning scheme for use and development in the Principal and Primary Activity Centres are to encourage the use of alternative modes of transport other than private cars.</td>
<td>See AC 3.2.</td>
</tr>
<tr>
<td>AC 3.4</td>
<td>Provide for coordinated and consistent car parking approaches across the Principal and Primary Activity Centres that support improved use of public transport and alternative modes of transports, pedestrian amenity and urban environment.</td>
<td>See AC 3.2.</td>
</tr>
<tr>
<td>AC 3.5</td>
<td>Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.</td>
<td>Provided for in SPPs through a discretionary pathway or through the SPPs Parking and Sustainable Transport Code which allows for ‘parking precinct plans’ within the LPS. However, neither</td>
</tr>
</tbody>
</table>
of these have been utilised in the draft LPS.

<table>
<thead>
<tr>
<th>19 Settlement and Residential Development</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SRD 1</strong></td>
</tr>
<tr>
<td><strong>SRD 1.1</strong></td>
</tr>
<tr>
<td><strong>SRD 1.2</strong></td>
</tr>
<tr>
<td><strong>SRD 1.3</strong></td>
</tr>
</tbody>
</table>
scheme if consistent with the purpose of the Rural Living Zone. Land not currently zoned for rural living or environmental living communities may only be zoned for such use where one or more of the following applies:

a. Recognition of existing rural living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to Rural 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 agriculture 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 on Map 5 of this Strategy;
   (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.

c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:

Assets Code and/or a Scenic Protection area under the Scenic Protection Code applied, this is considered to be in accordance with Guideline No. 1.
(i) the land must predominantly share common boundaries with:
- existing Rural Living zoned land; or
- rural living communities which comply with SRD 1.3(a);
(ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;
(iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;
(iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;
(v) the land rezoned to rural living use is not designated as Significant Agricultural Land on Map 5 of this Strategy;
(vi) 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
(vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.

| SRD 1.4 | Allow for increased densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow. | The draft LPS uses Rural Living Zone A, B, C and D with densities of 1ha, 2ha, 5ha and 10ha respectively. Land currently zoned Rural Living under the Interim Planning Scheme has largely been proposed for rezoning to the closest equivalent density in the SPPs, with the exception of lots that are over 10ha in area, which are proposed to be zoned Rural Living Zone D, and lots over 10ha with priority vegetation which are proposed to be zoned Landscape Conservation in order to reflect the existing pattern and density of development within the rural living area. |
and to be in accordance with Guideline No. 1.

A minimum density of 1 dwelling per 1 ha will protect those Rural Living Areas close to existing urban settlements from inappropriate development and enable conversion to a higher density residential zone such as General or Low Density Residential zones in the long term, which will lead to greater land use efficiencies in the future.

<table>
<thead>
<tr>
<th>SRD 1.5</th>
<th>Encourage land zoned General Residential to be developed at a minimum of 15 dwellings per hectare (net density).</th>
<th>Provided for in SPPs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SRD 2</td>
<td>Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.</td>
<td>See sub-clauses below.</td>
</tr>
<tr>
<td>SRD 2.1</td>
<td>Residential growth for Greater Hobart is to occur through 50% infill development and 50% greenfield development.</td>
<td>The Derwent Valley is located outside of the Greater Hobart Urban Growth Boundary. The draft LPS provides appropriate zoning for infill development and some greenfield development within New Norfolk, including the nearby suburbs of Magra and Lawitta, in accordance with the mixed Growth Scenario prescribed for these areas in the STRLUS.</td>
</tr>
<tr>
<td>SRD 2.2</td>
<td>Manage greenfield growth through an Urban Growth Boundary, which sets a 20 year supply limit with associated growth limits on dormitory suburbs.</td>
<td>See SRD 2.1.</td>
</tr>
<tr>
<td>SRD 2.3</td>
<td>Provide greenfield land for residential purposes across the following Greenfield Development Precincts: • Bridgewater North • Brighton South • Droughty Point Corridor • Gagebrook/Old Beach • Granton (Upper Hilton Road up to and including Black Snake)</td>
<td>These precincts are not located within the Derwent Valley municipal area.</td>
</tr>
<tr>
<td>Village) • Midway Point North • Risdon Vale to Geilston Bay • Sorell Township East • Spring Farm/Huntingfield South</td>
<td></td>
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</tr>
<tr>
<td><strong>SRD 2.4</strong> Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.</td>
<td>The Derwent Valley is located outside of the Greater Hobart Urban Growth Boundary. The draft LPS proposes appropriate zoning for a range of residential and non-residential infill development and greenfield development within New Norfolk, including the nearby suburbs of Magra and Lawitta, in accordance with the STRLUS, and <em>New Norfolk Structure Plan, 2016</em>.</td>
<td></td>
</tr>
<tr>
<td><strong>SRD 2.5</strong> Implement a Residential Land Release Program that follows land release hierarchy planning processes as follows: 1. Strategy (greenfield targets within urban growth boundary); 2. Conceptual Sequencing Plan; 3. Precinct Structure Plans (for each Greenfield Development Precinct); 4. Subdivision Permit; and 5. Use and Development Permit.</td>
<td>The draft LPS does not include any strategic residential rezonings that need to follow this process. Rather any such proposals would go through the normal rezoning planning process.</td>
<td></td>
</tr>
<tr>
<td><strong>SRD 2.6</strong> Increase densities to an average of at least 25 dwellings per hectare (net density) within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints. * It is recognised that within a defined suburb or precinct in the densification area that not every hectare will contain 25 dwellings. Indeed in some locations a consistent increase in density across a single hectare may be less desirable than the redevelopment of key sites at much higher densities to achieve an alternative measure of densification such as 250 dwellings per 10 hectares.</td>
<td>There are no Principal or Primary Activity Centres in the Derwent Valley municipal area. However, the General Residential zone, which enables a higher dwelling density, (30 dwellings per hectare), is applied to New Norfolk, including the nearby suburbs of Magra and Lawitta, which is identified as a Major District Centre in the draft LPS.</td>
<td></td>
</tr>
<tr>
<td>SRD 2.7</td>
<td>Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows: Glenorchy LGA 40% (5300 dwellings) Hobart LGA 25% (3312 dwellings) Clarence LGA 15% (1987 dwelling) Brighton LGA 15% (1987 dwellings) Kingborough LGA 5% (662 dwellings)</td>
<td>Not applicable to the Derwent Valley. However, residential zones are generally transitioned in the draft LPS.</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td>SRD 2.8</td>
<td>Aim for the residential zones in the planning scheme to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.</td>
<td>Not applicable to the Derwent Valley. However, the Future Urban zones applied in the draft LPS provide for greenfield residential land supply in New Norfolk which has a mixed growth scenario. Villages including Maydena and Westerway are identified as a consolidation growth scenario.</td>
</tr>
<tr>
<td>SRD 2.9</td>
<td>Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.</td>
<td>A matter for the SPPs. It is noted that the residential use class provides for a range of residential uses such as residential aged care, but does little to promote different types of residential housing, including medium density housing.</td>
</tr>
<tr>
<td>SRD 2.10</td>
<td>Investigate the redevelopment to higher densities potential of rural residential areas close to the main urban extent of Greater Hobart.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>SRD 2.11</td>
<td>Increase the supply of affordable housing.</td>
<td>There are a number of factors affecting housing affordability at the moment, some of which are affected by standards within the SPPs, others which are not. The conversion of dwellings from affordable long term rental properties to short term visitor accommodation is one of these factors. Changes to the SPPs could to some extent address this issue.</td>
</tr>
</tbody>
</table>
|   | The draft LPS is considered to have an adequate amount of land suitably zoned for residential development and affordable housing, for example, land located within the General Residential Zone in New Norfolk, including the nearby suburbs of Magra and Lawitta. However, neither the SPPs nor the draft LPS can control when a developer chooses to subdivide or develop appropriately zoned land.

New Norfolk is considered the most appropriate location in the Derwent Valley for affordable housing, due to its close proximity to community services, schools, health services and public transport. |
|---|---|

Derwent Valley Council (12/6/2019)
3.3 Furthering Local Land Use Strategies (Section 34(2)(f))

The draft LPS is required to have regard to the Council’s Strategic Plan *Our Valley 2030*.

Section 2.1 of the STRLUS states;

“It is important to recognise that this strategy addresses matters of regional importance only. Local and/or sub-regional planning strategies prepared at the local government level, consistent with this strategy (and the objectives of the RMPS and relevant State Policies), are necessary in order to take into account local issues and circumstances that need to be expressed in individual planning schemes. Where there is an inconsistency between local strategic planning and this regional strategy, the latter should prevail.”

The following land use strategies have been used to inform the preparation of the draft LPS:

<table>
<thead>
<tr>
<th>Strategy / Study</th>
<th>Subject to community consultation</th>
<th>Endorsed by Council</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Derwent Valley Community Strategic Plan - Our Valley 2030</em> <a href="http://www.derwentvalley.tas.gov.au/page.aspx?u=590">http://www.derwentvalley.tas.gov.au/page.aspx?u=590</a> See appendix 14</td>
<td>Yes</td>
<td>Yes</td>
<td>The Derwent Valley Community Strategic Plan - Our Valley 2030 outlines the Council’s strategic direction for the 12 next years. In accordance with the Local Government Act 1993 a strategic plan was prepared for Council, in consultation with the community, it sets out who is responsible for delivering the identified strategies, what actions are required and when they will happen.</td>
</tr>
<tr>
<td><em>New Norfolk Structure Plan, 2016</em> <a href="http://www.derw">http://www.derw</a></td>
<td>Yes</td>
<td>Yes</td>
<td>The primary objective for the New Norfolk Structure Plan was to provide direction for future land use and development within New Norfolk over the next 15-20 years, and a</td>
</tr>
</tbody>
</table>
See appendix 16

3.3.1 Community Strategic Plan - Our Valley 2030

The draft LPS is generally consistent with the Derwent Valley Community Strategic Plan - Our Valley 2030 as outlined below.

**Vision**
The vision of the Strategic Plan is as follows:

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

**Values**

- **Natural**
  By 2030, we have retained our sense of space and the peace that comes with that. While close to Hobart, we will never cease to be amazed at how that sense of space makes us feel like we are "a world away". The Valley will continue to be known for its stunning landscape. But, we won’t rest on that achievement; collaborations will have furthered real improvements in the ‘health’ of the environment. As leaders in environmental management, water quality of the Derwent will be good and weeds will be much less of a problem. Our community understands that our natural environment is an important part of our identity as is our link to our past. But it is also our future as we and others value our preserved natural history and beauty.

- **Inviting**
  We are seen as a very inviting place to work, live and visit due to our unique blend of friendliness, space, natural beauty and vibrancy. Farming, tourism and sustainable industry remain as large employers of local people. New businesses – and subsequently contributing residents — are being attracted particularly to New Norfolk, which will grow. Businesses will be attracted to the collective ‘sense of purpose’ that existing and diverse businesses have created, as they, too, have a real desire to contribute to the future of the community. This collective way of thinking and doing will lead to new ideas and create opportunities for the next generation.

- **Local**
  The people of the Valley value what we have here – the sense of community. With steady growth in New Norfolk and ongoing improvements to the look and feel of the central...
business district, the town is vibrant. This attracts locals and visitors alike. The smaller towns of Westerway, Glenora, Bushy Park, Molesworth, Lachlan and Maydena are lively centres contributing to the lifestyle and services in the valley. Our community spirit is still strong and our towns feel peaceful. In these communities, access to transport is easy, with good links to Hobart and beyond. Across the Valley educational facilities and after-hours medical services are readily available, as well as shops and entertainment. Improvements sought by the community are now visible and seen with much pleasure and pride. We understand that our history is something that we should own. We should be proud of who we are – put simply, a community that cares.

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

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>An economy that does not rely on a few big employers but instead, has steadily attracted and supported an array of small to medium businesses who are collaborative and keen to contribute to the Valley. As local jobs grow, we have still worked together to keep our Valley’s sense of the local.</td>
<td>The SPPs enable visitor accommodation use in a variety of zones, this supports opportunities for employment in the tourism industry throughout the municipal area. The Agriculture and Rural Zones have been applied to the draft LPS in accordance with Guideline No. 1 to prevent the fettering of agricultural land use, this not only protects the agricultural industries, but also supports the rapidly expanding agri-tourism sector. The Rural Zone allows for downstream processing (Resource processing use) of agricultural produce (Resource development use). The Rural Zone has been applied to enable the continuation of established industries including aquaculture, forestry and mining (quarries) throughout the municipal area. The General Business Zone has been applied to the draft LPS to enable opportunities for employment within New Norfolk and the Local Business Zone and Village zones in other areas throughout the municipal area.</td>
</tr>
</tbody>
</table>

**Strategic Action 2 - A well-planned and supported infrastructure to meet the growing demands of the region**

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Through good planning, delivery and advocacy, we have the roads, phone and internet reception, and conveniences that we deserve and need.</td>
<td>The draft LPS applies the General Residential and Village Zones within close proximity to established town centres, with existing services and infrastructure, to enable opportunities for appropriately located residential development with connections to services.</td>
</tr>
</tbody>
</table>
A range of zones and codes have been applied to the draft LPS to recognise, protect and facilitate cost effective infrastructure and services including the Utilities Zone, Road and Railway Assets Code, Electricity Transmission Infrastructure Protection Code, and Telecommunications Code.

**Outcome 3 - We preserve, protect and promote our lived, built and natural environment for the next generation.**

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Comment</th>
</tr>
</thead>
</table>
| **We have retained and protected the surrounding beauty and productivity of our farms and natural landscapes against potential development and have transformed our heritage into something we are truly proud of.** | The appropriate zones and codes available through the SPPs have been applied in the draft LPS to identify and protect the natural and built environment in accordance with Guideline No. 1 including the:  
- Landscape Conservation Zone;  
- Environmental Management Zone;  
- Natural Assets Code;  
- Local Historic Heritage Code; and  
- Scenic Protection Code.  
Additional work to further identify and protect heritage values throughout the municipal area is recommended to protect the sense of place and tourism values associated with these values and protect additional scenic values.  
Changes to zoning have been proposed in accordance with the New Norfolk Structure Plan.  
The *New Norfolk Structure Plan* recommends development of the town by building on existing assets including:  
- 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 physical and community infrastructure. |

**Outcome 4 - Services are integrated to maximise opportunities and participation.**

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Together, services are delivered in a coordinated way so that the particular needs of the community don’t slip through the cracks. Significant improvements are being achieved in services to those less fortunate</strong></td>
<td>The SPPs provide for a range of zones and uses that provide for community services including health and education uses.</td>
</tr>
</tbody>
</table>
and there are services related to health and medical, education, sports and recreation, arts and culture, heritage, our youth and families.

The draft LPS applies the Community Purpose Zone to educational institutions throughout the municipal area to enable access to a variety of education opportunities.

The Community Purpose, Recreation and Open Space Zones have been applied to the draft LPS to recognise, protect and facilitate different types of social infrastructure and enable opportunities for social interaction and community support services provided by both government (State and Local) and non-government organisations.

The SPPs enable residential uses including: a communal residence, residential care facility, residential support service, respite centre, assisted housing and a retirement village, in a variety of zones, this provides opportunities for support services throughout the municipal area.

| Outcome 5 - The Valley has a range of activities to improve physical or mental wellbeing |
|---|---|
| **Outcome** | **Comment** |
| There are more things to do for people of all ages in order to keep them stimulated, happy, comfortable and healthy. This helps to grow the pride we already have in our community and the Valley. | The Community Purpose, Recreation and Open Space Zones have been applied to the draft LPS to recognise, protect and facilitate different types of social infrastructure and enable opportunities for social interaction and community support services provided by both government (State and Local) and non-government organisations. |

| Outcome 6 - The Valley has highly liveable and engaged communities, supported by access to its needs |
|---|---|
| **Outcome** | **Comment** |
| Peoples’ lives and lifestyles are improving as community assets are being built to support people being happy and healthy. Our communities look tidier and public transport is making it easier to access services, jobs and entertainment. There are greater housing options now available for people who are renting or buying homes. | The SPPs enable residential uses in a variety of zones. The draft LPS applies residential zones within close proximity to established town centres, with existing services and infrastructure, to enable opportunities for appropriately located residential development. |

| Outcome 7 - The Derwent Valley brand shapes our story and reputation |
|---|---|
| **Outcome** | **Comment** |
| Through sharing our amazing story with the outside world, the Valley celebrates what is so special about its communities, environment and heritage. We are rightly proud of who we are. | The appropriate zones and codes available through the SPPs have been applied in the draft LPS to identify and protect the natural and built environment in accordance with Guideline No. 1 including the:  * Landscape Conservation Zone; |
Environmental Management Zone; Natural Assets Code; Local Historic Heritage Code; and Scenic Protection Code.

Additional work to further identify and protect heritage and scenic values throughout the municipal area should be considered to protect the sense of place and tourism values associated with these values.

**Outcome 8 - The Plan is implemented through effective and transparent governance and partnerships**

<table>
<thead>
<tr>
<th>Outcome</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council leads the delivery of the plan and ensures effective governance is in place for good decision making and communication about progress and outcomes. Partnerships are established across government and the community to maximise participation and to create value for the community.</td>
<td>The draft LPS proposes zoning changes resulting from the New Norfolk Structure Plan.</td>
</tr>
</tbody>
</table>

### 3.3.2 Land Use Strategy, Brighton, Central Highlands, Derwent Valley and Southern Midlands, June 2008.

The *Land Use Strategy, Brighton, Central Highlands, Derwent Valley and Southern Midlands, June 2008,* was prepared by Trevor Budge, Dion Lester, Marc Bartsch.

The Strategy provides policy direction for future land use and development in the Derwent Valley, and with the *STRLUS 2010 – 2035,* and other strategic documents, guided the development of the Interim Planning Scheme.

### 3.3.3 New Norfolk Structure Plan, September 2016.

The *New Norfolk Structure Plan,* September 2016, prepared by Emma Riley and Associates (now ERA Planning), was intended to provide direction for future land use and development within New Norfolk over the next 15-20 years, and a basis for updating the planning scheme and local planning controls.

The structure plan presented key directions for New Norfolk. They included: Strategic Directions, Land Use Directions, and Urban Design Directions.

The Land Use Directions include recommendations for rezoning. The structure plan has informed changes to the application of zones within New Norfolk.

### 3.4 Adjoining Municipal Areas and Coordination (Section 34(2)(g))

Section 34(g) requires that the planning scheme:

"as far as practicable, is consistent with and co-ordinated with any LPS’s that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.”
As far as practicable, the draft LPS is consistent for the following reasons: The adjacent municipal areas to the Derwent Valley are the West Coast, Huon Valley, Brighton, Southern Midlands and Glenorchy. The Kingborough municipal area is located to the south east of the Derwent Valley and shares a municipal boundary at a singular point on its boundary within the Wellington Range.

Land along the boundary with the West Coast and the Huon Valley are largely located within the Reserve Estate and accordingly the Environmental Management zoning of this land is consistent along most of these boundaries.

Land within Wellington Park is currently zoned Open Space Zone within the Derwent Valley municipal area. This land is proposed to be rezoned to the Environmental Management zone, as it is considered the most appropriate zone set out in Guideline No. 1, and is consistent with adjoining municipal areas, (Kingborough, Huon Valley, Glenorchy and Hobart), who have zoned Wellington Park as the Environmental Management zone under the current Interim Planning Scheme.

All land located along municipal boundaries is zoned Rural, Agriculture, Landscape Conservation or Environmental Management, with the main arterial roads zoned Utilities. The respective LPS’s for each of the adjoining municipal areas will be prepared in accordance with Guideline No. 1 and therefore will be prepared using the same requirement template and also drafted in accordance with the LUPAA. Also, the draft LPS for each municipal area will be, as far as reasonably practicable, consistent with the Council’s draft LPS because:

● The respective Interim Planning Schemes have demonstrated the required level of coordination and therefore it is anticipated that, as far as is practicable, the existing zone and code provisions will be translated on a “like for like” basis in a similar manner;

● Many of the codes rely on mapping produced by the same source, which include the State, TasNetworks and the Regional Ecosystem Model used for the Natural Assets Code information.

● In code overlays, consistency will be delivered in mapped overlays for watercourse, coastal refugia, natural hazards, priority vegetation and electricity infrastructure due to common approaches to mapping those issues.

3.5 Gas Pipelines Act 2000 (Section 34(2)(h)

This is not applicable to the municipal area.
4.0 Zones

The draft LPS largely carries over existing Interim Planning Scheme zoning, as much of the existing zoning correlated with Guideline No. 1. However, some changes have been proposed. The associated changes in zone standards are generally minor and it is considered that the strategic intent underpinned by the STRLUS and local strategies, is not compromised by the SPPs.

Ministerial Guideline No. 1 - Local Provisions Schedule Zone and Code Application (Guideline No. 1) was issued by the TPC on May 2017, with the approval of the Minister, under Section 8A of the LUPAA. Guideline No. 1 was subsequently amended: on the 4 October 2017 to reflect changes to the Act; and on the 6 June 2018 to reflect minor amendments to the SPPs.

Guideline No. 1 outlines instructions for the application of the SPPs with particular emphasis on Section LP1.0 of the SPPs which outlines the requirements for the contents of the LPS.

A comparative analysis of zone content that informed the draft LPS is shown at Appendix 2 of this report.

4.1 Zone Conversion

An overview of the zone translation for the draft LPS is shown in Table 1 below.

Table 1. Interim Planning Scheme to the draft LPS zone translation.

<table>
<thead>
<tr>
<th>Interim Planning Scheme</th>
<th>TPS</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.0 General Residential Zone</td>
<td>8.0 General Residential Zone</td>
<td>Unless specified in the list of properties for rezoning.</td>
</tr>
<tr>
<td>12.0 Low Density Residential Zone</td>
<td>10.0 Low Density Residential Zone</td>
<td>Unless specified in the list of properties for rezoning.</td>
</tr>
<tr>
<td>13.0 Rural Living Zone</td>
<td>11.0 Rural Living Zone OR 22.0 Landscape Conservation Zone</td>
<td>See section 4.1.2 and Appendix 12 for greater detail on decision making undertaken to determine zoning and density.</td>
</tr>
<tr>
<td>16.0 Village</td>
<td>12.0 Village Zone</td>
<td>Unless specified in the list of properties for rezoning.</td>
</tr>
<tr>
<td>20.0 Local Business Zone</td>
<td>14.0 Local Business Zone</td>
<td>Unless specified in the list of properties for rezoning.</td>
</tr>
<tr>
<td>21.0 General Business Zone</td>
<td>15.0 General Business Zone</td>
<td>Unless specified in the list of properties for rezoning.</td>
</tr>
<tr>
<td>24.0 Light Industrial Zone</td>
<td>18.0 Light Industrial Zone</td>
<td>Unless specified in the list of properties for rezoning.</td>
</tr>
<tr>
<td>25.0 General Industrial Zone</td>
<td>19.0 General Industrial Zone</td>
<td>Unless specified in the list of properties for rezoning.</td>
</tr>
<tr>
<td>26.0 Rural Resource Zone</td>
<td>20.0 Rural Zone OR 21.0 Agriculture Zone OR 22.0 Landscape Conservation Zone OR 23.0 Environmental Management Zone</td>
<td>See section 4.1.1 and Appendix 11 for greater detail.</td>
</tr>
<tr>
<td>Zoning Category</td>
<td>Details</td>
<td></td>
</tr>
<tr>
<td>-----------------</td>
<td>---------</td>
<td></td>
</tr>
<tr>
<td>Significant Agricultural Zone</td>
<td>20.0 Rural Zone OR 21.0 Agriculture Zone OR 22.0 Landscape Conservation Zone OR 23.0 Environmental Management Zone See section 4.1.1 and Appendix 11 for greater detail.</td>
<td></td>
</tr>
<tr>
<td>Environmental Management Zone</td>
<td>23.0 Environmental Management Zone Unless specified in the list of properties for rezoning.</td>
<td></td>
</tr>
<tr>
<td>Utilities Zone</td>
<td>26.0 Utilities Zone Unless specified in the list of properties for rezoning or in the State Growth mapping of the State Roads Utilities Zone as required under the s.8A LPS Guidelines for the southern region.</td>
<td></td>
</tr>
<tr>
<td>Community Purpose Zone</td>
<td>27.0 Community Purpose Zone Unless specified in the list of properties for rezoning.</td>
<td></td>
</tr>
<tr>
<td>Recreation Zone</td>
<td>28.0 Recreation Zone Unless specified in the list of properties for rezoning.</td>
<td></td>
</tr>
<tr>
<td>Open Space Zone</td>
<td>29.0 Open Space Zone Unless specified in the list of properties for rezoning.</td>
<td></td>
</tr>
<tr>
<td>Particular Purpose Zone 1 – Urban Growth Zone</td>
<td>30.0 Future Urban Zone Unless specified in the list of properties for rezoning.</td>
<td></td>
</tr>
<tr>
<td>Particular Purpose Zone 2 - Future Road Corridor</td>
<td>DER-P1.0 Particular Purpose Zone - Future Road Corridor Unless specified in the list of properties for rezoning.</td>
<td></td>
</tr>
<tr>
<td>Particular Purpose Zone 3 – Willow Court</td>
<td>DER-P2.0 Particular Purpose Zone - Willow Court Unless specified in the list of properties for rezoning.</td>
<td></td>
</tr>
<tr>
<td>Particular Purpose Zone 4 - Royal Derwent Hospital</td>
<td>DER-P3.0 Particular Purpose Zone - Royal Derwent Hospital Unless specified in the list of properties for rezoning.</td>
<td></td>
</tr>
</tbody>
</table>

While the application of the SPPs through the draft LPS have resulted in the need for some local overriding provisions as discussed in detail in Section 6.0 of this report, some of the proposed zoning changes resulted from:
- the statements/requirements specified in the Guideline No. 1;
- input from utilities providers (eg. TasWater, Department of State Growth etc.)
- the introduction of the Landscape Conservation Zone;
- the State’s Mapping of ‘Land Potentially Suitable for Agriculture Zone;
- Correction of local anomalies;
- the inability to apply the Natural Asset Code priority vegetation overlay in the Agriculture Zone; and
- Recommendations made in the *New Norfolk Structure Plan*.

The sections below discuss these changes in more detail.

### 4.1.1 Use of the Rural Zone and the Agriculture Zone

**Background**

Guideline No. 1 requires rural land that is currently zoned either Rural Resource or Significant
Agricultural Zone under the Interim Planning Scheme to be considered for rezoning to the Agriculture Zone in the draft LPS.

The Rural and Agriculture zones were created to recalibrate the zones which were inconsistently used and applied in interim schemes across the State.

The State Government commissioned a state-wide *Agricultural Land Mapping Project* (see Appendix 10) with the primary aim of identifying Tasmania’s existing and potential agricultural land, and to provide guidance to local planning authorities on the spatial application of the Agriculture Zone within their municipal area.

The project identified that the Significant Agricultural and Rural Resource zones were not fit for purpose. The Significant Agricultural Zone was considered too narrow in its scope in that it was limited to “land for higher productivity value agriculture dependent on soils as a growth medium”.

The Rural Resource Zone then had to capture all other agricultural land that was not deemed as having ‘higher productivity value’.

The new Agriculture Zone is intended to provide a much broader scope for the identification and protection of agricultural land in Tasmania, with priority given to agricultural uses.

The Rural Zone provides for the remaining rural land where there is limited or reduced potential for agriculture, consistent with the PAL and STRLUS. The Rural Zone provides for all agricultural uses to occur in conjunction with a range of other rural based uses consistent with the zone purpose statements for the zone.

It should be noted that the mapping project excluded certain land uses such as forestry in their analysis, which was better suited to the Rural Zone as a strategically important naturally occurring resource.

*The Mapping*

The Project produced two mapping layers that were made available on the LIST website:

1. *Potential Agricultural Land Initial Analysis*
2. *Land Potentially Suitable for Agriculture*

The *Land Potentially Suitable for Agriculture* included a constraints analysis and shows land that is:

- Unconstrained agricultural land
- Potentially Constrained agricultural land (Criteria 2A)
- Potentially Constrained agricultural land (Criteria 2B)
- Potentially Constrained (Criteria 3)

The constraints analysis is based on the table below:
Zone Application

Whilst most properties have been rezoned in a ‘like for like’ translation, the guidance provided for these zones, has meant that numerous properties that were zoned Rural Resource or Significant Agricultural under the HVIPS, have been rezoned to the Rural, Agriculture, Landscape Conservation or Environmental Management Zones, as per the Zone Application Guidelines in Guideline No. 1.

The Guidelines required the application of the Agriculture Zone to be based on the land identified in the Land Potentially Suitable for Agriculture layer, but provides for any analysis at a local level that:

- Incorporates more recent or detailed analysis or mapping;
- Better aligns with on-ground features; or
- Addresses any anomalies or inaccuracies in the layer.

The Guidelines also provide for alternative zoning of land identified in the Land Potentially Suitable for Agriculture layer if further analysis is done and identifies the following:

- Strategically important natural occurring resources;
- Protection of significant natural values, such as priority vegetation areas;
- Strategically important uses; and
- The land has limited or no potential for agricultural use.

AK Consultants were engaged through the STCA to provide a methodology that could be applied by Southern Tasmanian Councils for assisting with determining whether parcels of land should be zoned either Agriculture zone or Rural zone under the draft LPS.

AK Consultants produced a Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones (Appendix 3) to assist Council to appropriately rezone the land zoned Rural Resource and Significant Agricultural under the Interim Planning Scheme.

Criterion within the Decision Tree included, but was not limited to, the Land Potentially Suitable for Agriculture layer, the existing land use, (agriculture, forestry activities, extractive industries, resource processing), land capability, irrigation resources, native vegetation, public reserves, and private reserves.

Land capability classification

Land capability classification is an internationally accepted method of ranking the ability of land to support a range of broad acre agricultural activities on a sustainable basis. In Tasmania the
system comprises seven classes ranked in order of agricultural versatility. Class 1 land is the best and Class 7 the poorest. Classification requires the synthesis and land information including soils, topography and climatic data. DPIWE undertook two approaches to mapping. The first involved intensive field investigations and focused on parts of the State most likely to include better quality land. Remaining areas were mapped using a computer modelling approach. The classification has been undertaken only for private freehold or leased Crown land and the results are published as 1:100 000 scale maps with, for the field mapped areas, accompanying reports. The maps are useful for State and regional planning though the system can be used at more detailed scales appropriate to local or even farm planning to support informed decision making. (thelist.tas.gov.au)

<table>
<thead>
<tr>
<th>Relevant Land Capability Classification Descriptions, Tasmania</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Land suited to cropping and intensive grazing with moderate limitations to use</td>
</tr>
<tr>
<td>4 Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops</td>
</tr>
<tr>
<td>4+5 At least 60% Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops, up to 40% land unsuited to cropping and with slight to moderate limitations to pastoral use</td>
</tr>
<tr>
<td>5 Land unsuited to cropping and with slight to moderate limitations to pastoral use</td>
</tr>
<tr>
<td>5+6 At least 60% Land unsuited to cropping and with slight to moderate limitations to pastoral use and up to 40% Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops</td>
</tr>
<tr>
<td>6 Land marginally suited to grazing due to severe limitations</td>
</tr>
<tr>
<td>6+7 At least 60% Land marginally suited to grazing due to severe limitations up to 40% Land with very severe to extreme limitations that make it unsuitable for agricultural use</td>
</tr>
<tr>
<td>7 Land with very severe to extreme limitations that make it unsuitable for agricultural use</td>
</tr>
<tr>
<td>7+6 At least 60% Land with very severe to extreme limitations that make it unsuitable for agricultural use up to 40% Land marginally suited to grazing due to severe limitations</td>
</tr>
<tr>
<td>E Land that is not private freehold or leased crown land and has therefore not been classified</td>
</tr>
<tr>
<td>W Waterbody</td>
</tr>
</tbody>
</table>

**Tasmanian Land Use 2015**

The Tasmanian land use 2015 spatial data set is produced at catchment scale which is undertaken through the Australian Collaborative Land Use and Management Program (ACLUMP) using standards set out in the ‘Guidelines for land use mapping in Australia: principals, procedures and definitions, 4th edition 2011’ and ‘Addendum to the Guidelines for land use mapping in Australia: principles, procedures and definition, 4th Edition’. Land use is classified by its prime use using a hierarchical structure, Australian Land Use and Management Classification (ALUMC) v8, which allows attribution as broad classes to individual commodities.

This produces nationally consistent land use mapping to plan for and achieve productive agriculture and prosperous regional communities. Land use information shows how we use the landscape, whether that is for food production, forestry, nature conservation, water storage or urban development. The data set has been derived through spatial analysis of ancillary data sets, interpretation from imagery (Google Earth, State Orthophoto and Landsat composite) and expert knowledge through stakeholder engagements. The development of a modelling process to create the data set allows a repeatable process for future iterations of land use mapping. The land use mapping coverage is available for mixed dates at a scale that varies according to the intensity of land use activities and landscape context.

This iteration of land use mapping is for improved biosecurity outcomes to improve biosecurity risk management and emergency disease preparedness through updated land use mapping of...
horticulture and intensive animal production. Land use mapping is completed to the secondary and tertiary level with commodity information for priority land use classes focusing on dairy grazing, sheds and yards, vineyards, stock aggregation points and nurseries.

Australian Land Use and Management Classification (ALUMC) v8 comprises of five primary classes, identified in order of increasing levels of intervention or potential impact on the natural landscape. Water is included separately as a sixth primary class. Primary and secondary levels relate to the principal land use. Tertiary classes may include additional information on commodity groups, specific commodities, land management practices or vegetation information. The primary, secondary and tertiary codes work together to provide increasing levels of detail about the land use. Land may be subject to a number of concurrent land uses. For example, while the main management objective of a multiple-use production forest may be timber production, it may also provide conservation, recreation, grazing and water catchment land uses. In these cases, production forestry is commonly identified in the ALUM code as the prime land use. (thelist.tas.gov.au)

The primary classes of land use in the ALUM Classification are:

1. Conservation and natural environments - land used primarily for conservation purposes, based on maintaining the essentially natural ecosystems present
2. Production from relatively natural environments - land used mainly for primary production with limited change to the native vegetation
3. Production from dryland agriculture and plantations - land used mainly for primary production based on dryland farming systems
4. Production from irrigated agriculture and plantations - land used mostly for primary production based on irrigated farming
5. Intensive uses - land subject to extensive modification, generally in association with closer residential settlement, commercial or industrial uses
6. Water - water features (water is regarded as an essential aspect of the classification, even though it is primarily a land cover type, not a land use)

The Derwent Valley is historically known for cattle and sheep farms and for its hops, with other types of agriculture, including viticulture, cherries and essential oils becoming more popular recently.

The AK Consultants report (Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones, 2018) notes:

*The Southern Tasmanian Regional Land Use Strategy - Background Report No. 7: Productive Resources 2011, identified the main agricultural activities conducted across the Region as a whole. These are livestock grazing (meat, dairy, wool), broad acre crops (crops for hay), horticultural crops (vegetables), orchard fruit berries and vines, nurseries & cut flowers and plantation forestry. For each of these activities the attributes to be able to conduct these enterprises have been broadly defined (see Table 6 in Appendix 1).*

**Methodology**

The AK Consultants report sets out a recommended methodology that has been applied, as necessary, to assist in delineating between land suitable to be zoned Agriculture land and land suitable to be zoned Rural under the draft LPS The methodology sets out a process to take into account land constraints, land capability and lot size, existing uses, connectivity, irrigation, the STRLUS and other relevant matters (see page 3 and following pages).

The report also includes:
- methodology to assist with the application of the zones to land to be considered for zoning land as Agriculture or Rural land (Zoning Guidelines – page 9); and
- Other methodology to assist with the application of both zones to land by providing guidance on Enterprise Scale, Land Capability, Native Vegetation, Constraints Mapping, Irrigation Resources and Reserves (Decision Tree methodology – page 9, Appendix 3 and Table 5).

In relation to Appendix 3 in the report notes:

Appendix 3 provides the background rationale for the development of the Enterprise Scale Analysis Tool. Discussion around enterprise ‘viability’ is for context but does not specifically relate to the Decision Tree/Guidelines process.

The AK Consultants report also states:

Table 6 can be used to analyse existing and potential land use based on the characteristics described. There are many other factors (site specific and broader regional factors) which determine the potential land use of any given parcel, however, Table 6 can be used as guide to establish the potential for the most intensive land use in any given area based on easily assessable and relatively permanent characteristics. Once the potential land use has been established based on the characteristics in Table 6, the minimum separation distance between the most likely potential agricultural activity and residential land use can be considered. The ALMP Land Potentially Suitable for Agriculture GIS Layer (discussed above) identifies titles that are potentially constrained based on title size, capital value and connectivity/fettering. This provides a first pass of constrained titles. Current agricultural activities and potential future activities on these identified titles should consider the resource requirements as identified in Table 6. There are also six subsequent tables that list potential conflict issues for each identified enterprise with adjacent residential amenity (Tables 712). Table 13, in Appendix 1 provides a comprehensive list of potential conflict issues described by Learmonth et al 2006. This more detailed information provides the basis for considering the agricultural potential for titles at the local scale.

Areas of interest

As noted in the AK Consultants report Guidelines for Identifying Areas of Interest (January 2018) were also prepared by AK Consultants and these guidelines have also been taken into account as necessary when assessing areas of interest in the municipal area (page 1 of report).

The AK Consultants Report indicated that clearing of priority vegetation will be covered under the Forest Practices Code. However, the Forest Practices Code does not consider vegetation clearing that is ancillary to agriculture, to uses such as Visitor Accommodation etc. Therefore, the Rural Zone has been applied to a number of lots to allow for the priority vegetation area overlay to be applied. Generally, this has occurred where there are large areas of continuous vegetation on steeper slopes with poor land capability.

The decision to not allow the priority vegetation area overlay to be applied to the Agriculture Zone is problematic for allocating the Agriculture Zone.

The methodology set out in the AK Consultants Report has been used together with other information referred to in this Supporting Report to rezone land zoned Rural Resource or Significant Agricultural under the Interim Planning Scheme to either the Agriculture or Rural zone in the draft LPS.

The table below summarises some of the significant areas of rezoning from the Rural Resource zone under the Interim Planning Scheme to the Agriculture zone in the draft LPS.
<table>
<thead>
<tr>
<th>PID/CT</th>
<th>Address</th>
<th>DVIPS 2015 zone</th>
<th>Draft LPS zone</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>PID 2168624 CT</td>
<td>37 Bedchambers Rd, Black Hills, Tas 7140</td>
<td>Rural Resource</td>
<td>Agriculture</td>
<td>Existing land use is Grazing modified pastures. Land capability of 4, 5 and 6. Land potentially suitable for agriculture is Unconstrained.</td>
</tr>
<tr>
<td>PID 2516086 CT</td>
<td>Gordon River Rd, Westerway Tas 7140</td>
<td>Agriculture</td>
<td>Rural Resource</td>
<td>Existing land use is Plantation Forest. Land capability of 5 and 6. Land potentially suitable for agriculture is Unconstrained.</td>
</tr>
<tr>
<td>PID 7462611 CT</td>
<td>240 Lachlan Rd, Lachlan Tas 7140</td>
<td>Rural Resource</td>
<td>Agriculture</td>
<td>Existing land use is Grazing modified pastures and quarry (mining lease expired). Land capability of 4 and 5. Land potentially suitable for agriculture is Unconstrained.</td>
</tr>
<tr>
<td>PID 5801376 CT</td>
<td>369 Lachlan Rd, Lachlan Tas 7140</td>
<td>Rural Resource</td>
<td>Agriculture</td>
<td>Existing land use is Grazing modified pastures and Rural residential without agriculture. Land capability of 4 and 5. Land potentially suitable for agriculture is Unconstrained.</td>
</tr>
</tbody>
</table>

### 4.1.2 Use of the Rural Living Zone and subzones

The draft LPS uses Rural Living Zone A, B, C and D with densities of 1ha, 2ha, 5ha and 10ha respectively. Land currently zoned Rural Living under the Interim Planning Scheme has largely been proposed for rezoning to the closest equivalent density in the SPPs, with the exception of lots that are over 10ha in area, which are proposed to be zoned Rural Living Zone D, and lots over 10ha with the priority vegetation overlay or scenic protection code overlay proposed to be zoned Landscape Conservation in order to reflect the existing pattern and density of development within the rural living area and to be in accordance with Guideline No. 1.

A comparison between the minimum lot sizes for the Rural Living Zone in the SPPs and the Interim Planning Scheme is included below.

<table>
<thead>
<tr>
<th>TPS – SPPs</th>
<th>DVIPS 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table 11.1 Rural Living Zone minimum lot sizes</td>
<td>Table 13.1 Minimum Lot Size</td>
</tr>
<tr>
<td>Rural Living Zone A</td>
<td>1ha</td>
</tr>
<tr>
<td>Rural Living Zone B</td>
<td>2ha</td>
</tr>
</tbody>
</table>
4.1.3 Use of the Landscape Conservation Zone

Historically, the visual impact of development on the scenic values of vegetated hills and prominent ridgelines has been minimised, most recently through the application of the Rural Living, Rural Resource, Significant Agricultural or Environmental Management Zones or the Scenic Landscapes Code under the Interim Planning Scheme.

When the Interim Planning Scheme was being drafted, the Rural Living Zones were applied to land that was located within the Rural Residential A and B in the Derwent Valley Planning Scheme 1993. However, at this time no land was rezoned to the Environmental Living Zone.

Analysis of areas zoned Rural Living indicates that there are many large lots with characteristics identified in Guideline No. 1 including the priority vegetation overlay and scenic area overlay, which indicate it would be most appropriate to rezone these lots to the Landscape Conservation Zone.

A key difference between the current Interim Planning Scheme's Rural Living Zone and the SPPs Landscape Conservation Zone is that a single residential dwelling will go from a no permit required use class to a discretionary use class.

The Landscape Conservation Zone has been applied, where appropriate to land currently zoned Rural Living, Rural Resource and Significant Agricultural in the Interim Planning Scheme, as per the Zone Application Guidelines from Guideline No. 1 below.

<table>
<thead>
<tr>
<th>Zone Application Guidelines</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>LCZ 1</td>
<td>The draft LPS applies the Landscape Conservation Zone to protect and conserve landscape values on land identified across the municipal area under previous planning schemes zones and code overlays.</td>
</tr>
<tr>
<td>The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small-scale use or development may be appropriate.</td>
<td></td>
</tr>
<tr>
<td>LCZ 2</td>
<td>Land proposed for the Landscape Conservation Zone is:</td>
</tr>
<tr>
<td>The Landscape Conservation Zone may be applied to:</td>
<td>• covered in bushland that is not otherwise reserved and is overlaid with a priority vegetation area under the Natural Assets Code; and/or</td>
</tr>
<tr>
<td>(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;</td>
<td></td>
</tr>
<tr>
<td>(b) land that has significant constraints on development through the</td>
<td>• constrained by the Natural Assets Code or Scenic Protection Code.</td>
</tr>
</tbody>
</table>

Rural Living Zone C | 5ha | Rural Living Zone B | 4ha |
Rural Living Zone D | 10ha |
application of the Natural Assets Code or Scenic Protection Code; or (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

LCZ 3
The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

The Landscape Conservation Zone is proposed to be applied to titles that are less than the allowable minimum lot size where they occur within a cluster of titles suitable for that zone.

LCZ 4
The Landscape Conservation Zone should not be applied to:
(a) land where the priority is for residential use and development (see Rural Living Zone); or (b) State-reserved land (see Environmental Management Zone).

The land where the Landscape Conservation Zone is applied does not prioritise residential use over landscape protection, although residential use is discretionary and already established in some areas.

4.1.4 Use of the Utilities Zone
The spatial application of the Utilities Zone will largely be a ‘like for like’ transition from the Interim Planning Scheme except according to Department of State Growth the State Road Casement layer (available on The LIST) which has been used to depict our land/location of assets that are proposed to be included in the Utilities zone in accordance with the Guideline No. 1.

Land has also been proposed to be rezoned Utilities Zone as requested by Hydro Tasmania.

4.1.5 Use of the Environmental Management Zone
The spatial application of the Environmental Management Zone

4.1.6 Rezoning land zoned Village under the Interim Planning Scheme
It is acknowledged that the Village zone is not necessarily the most appropriate zone in some areas of the Derwent Valley municipal area, including, but not necessarily limited to the town of Maydena.

Maydena has experienced some significant changes in the past few years, with the development of the bike park and closure of the local primary school.

It is the intention of the Derwent Valley Council to undertake consultation with the community in regards to the town’s future direction. The proposed rezoning of land zoned Village zone in Maydena would be one of the topics covered in this community consultation. Therefore any required changes to zoning will be undertaken as a future submission.

Zoning changes are proposed in the towns of Glenora, Karranja, and Westerway to reflect the lack of existing use mix, in these towns.
Whilst the Interim Planning Scheme applied the Village zone to areas of land within these towns, qualifications as to use were made to focus the more commercial uses, such as Business and professional services, Food services, General retail and hire, along the main road of these towns. The proposed change in zoning reflects this qualification with those areas not on the main road proposed to be zoned as either the Low Density Residential or Rural Living zone.

### 4.1.7 Departure from DVIPS2015 “like for like” Zone Conversion

The table below does not detail all lots that are proposed to be rezoned within the municipal area. Where a change in zone has been proposed in accordance with a decision tree, the details of this rezoning has not been detailed below, but more broadly covered in this report under 4.1.1 Use of the Rural Zone and the Agriculture Zone, 4.1.2 Use of the Rural Living Zone and subzones, or 4.1.3 Use of the Landscape Conservation Zone.

The rezoning of land that has been proposed below is considered to be in accordance with Guideline No.1.

The table below includes parcels of land proposed for rezoning in the *New Norfolk Structure Plan*, September 2016, (Structure Plan) prepared by Emma Riley and Associates (ERA).

According to the Structure Plan “… is 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.”

Recommendations were made in the Structure Plan in regards to rezoning under the *Derwent Valley Interim Planning Scheme 2015*. Therefore, some adjustments have been required to align the Land Use Directions set out in the Structure Plan with the zones under the TPS and in accordance with Guideline No.1.

<table>
<thead>
<tr>
<th>PID/CT</th>
<th>Address</th>
<th>DVIPS 2015 zone</th>
<th>Draft LPS zone</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>PID 7675908 CT 46147/103</td>
<td>Glenora Road, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Landscape Conservation</td>
<td>Land allocated as Public Open Space as a result subdivision. The lot is overlaid with the Natural Assets Code’s priority vegetation area overlay and the Waterway and coastal protection area overlay. The lot is overlaid with the Scenic Protection</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>PID/CT</th>
<th>Address</th>
<th>DVIPS 2015 zone</th>
<th>Draft LPS zone</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>PID 2740205</td>
<td>7a Fowler Court, New Norfolk Tas 7140</td>
<td>10.0 General Residential</td>
<td>Open Space</td>
<td>Land allocated as Public Open Space as a result subdivision.</td>
</tr>
<tr>
<td>CT 148688/1000</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>PID 3056595</td>
<td>59 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential</td>
<td>Guideline No.1. GRZ1. Land already subdivided with existing multiple dwellings.</td>
</tr>
<tr>
<td>CT 160337/1</td>
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</tr>
<tr>
<td>PID 3056608</td>
<td>61 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential</td>
<td>Guideline No.1. GRZ1. Land already subdivided with existing multiple dwellings.</td>
</tr>
<tr>
<td>CT 160337/2</td>
<td></td>
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</tr>
<tr>
<td>PID 3056616</td>
<td>63 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential</td>
<td>Guideline No.1. GRZ1. Land already subdivided with existing multiple dwellings.</td>
</tr>
<tr>
<td>CT 160337/3</td>
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</tr>
<tr>
<td>PID 3056624</td>
<td>65 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential</td>
<td>Guideline No.1. GRZ1. Land already subdivided.</td>
</tr>
<tr>
<td>CT 160337/4</td>
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<tr>
<td>PID 3056632</td>
<td>67 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential</td>
<td>Guideline No.1. GRZ1. Land already subdivided with existing single dwelling.</td>
</tr>
<tr>
<td>CT 160337/5</td>
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<tr>
<td>PID 3056640</td>
<td>69 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential</td>
<td>Guideline No.1. GRZ1. Land already subdivided with existing single dwelling.</td>
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<tr>
<td>CT 160337/6</td>
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<tr>
<td>PID 3056659</td>
<td>71 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential</td>
<td>Guideline No.1. GRZ1. Land already subdivided with existing single dwelling.</td>
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<tr>
<td>CT 160337/7</td>
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<tr>
<td>PID 3056667</td>
<td>73 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential</td>
<td>Guideline No.1. GRZ1. Land already subdivided with existing single dwelling.</td>
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<tr>
<td>CT 160337/8</td>
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<tr>
<td>PID 3056675</td>
<td>73a Kensington St, NEW NORFOLK TAS 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential</td>
<td>Guideline No.1. GRZ1. Land already subdivided.</td>
</tr>
<tr>
<td>CT 160337/9</td>
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<tr>
<td>PID/CT</td>
<td>Address</td>
<td>Draft LPS zone</td>
<td>Comment</td>
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<td>----------------------------------------------</td>
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</tr>
<tr>
<td>PID 3056683</td>
<td>75 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
</tr>
<tr>
<td>CT 160337/10</td>
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<tr>
<td>PID 3493664</td>
<td>77 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
</tr>
<tr>
<td>CT 160337/11</td>
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<tr>
<td>PID 3493672</td>
<td>79 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
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<tr>
<td>CT 160337/12</td>
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<tr>
<td>PID 3493680</td>
<td>81 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
</tr>
<tr>
<td>CT 172476/13</td>
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<tr>
<td>PID 3493699</td>
<td>83 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
</tr>
<tr>
<td>CT 172476/14</td>
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<td></td>
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<tr>
<td>PID 3493701</td>
<td>85 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
</tr>
<tr>
<td>CT 172476/15</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>PID 3493728</td>
<td>87 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
</tr>
<tr>
<td>CT 172476/16</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>PID 3493736</td>
<td>89 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
</tr>
<tr>
<td>CT 172476/17</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PID 3493744</td>
<td>91 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
</tr>
<tr>
<td>CT 172476/18</td>
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<td></td>
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</tr>
<tr>
<td>PID 3493752</td>
<td>93 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
</tr>
<tr>
<td>CT 172476/19</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PID 3493760</td>
<td>95 Kensington St, New Norfolk Tas 7140</td>
<td>32.0 Particular Purpose – Urban Growth Zone</td>
<td>General Residential Land already subdivided.</td>
<td></td>
</tr>
<tr>
<td>CT 172476/20</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Derwent Valley Council (12/6/2019)
<table>
<thead>
<tr>
<th>PID/CT</th>
<th>Address</th>
<th>DVIPS 2015 zone</th>
<th>Draft LPS zone</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Norfolk Tas 7140</td>
<td>Purpose – Urban Growth Zone</td>
<td></td>
<td>subdivided.</td>
</tr>
<tr>
<td>PID 7462611</td>
<td>'Brookside' - 240 Lachlan Rd,</td>
<td>26.0 Rural Resource</td>
<td>Agriculture</td>
<td>Land potentially suitable for Agriculture zone result is Unconstrained.</td>
</tr>
<tr>
<td>CT 139775/1,</td>
<td>Lachlan Tas 7140</td>
<td></td>
<td></td>
<td>Land capability of 5.</td>
</tr>
<tr>
<td>174578/2,</td>
<td></td>
<td></td>
<td></td>
<td>Land does not contain priority vegetation.</td>
</tr>
<tr>
<td>174578/1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not applicable.</td>
<td>Tyenna River, Maydena, Tyenna, And</td>
<td>Open Space Zone</td>
<td>Environmental Management</td>
<td>Crown Land adjacent to the Tyenna River. Guideline No.1, EMZ1 states;</td>
</tr>
<tr>
<td></td>
<td>National Park</td>
<td></td>
<td></td>
<td>EMZ 1 The Environmental Management Zone should be applied to land with</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>significant ecological, scientific, cultural or scenic values, such as:</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(c) riparian, littoral or coastal reserves; (e) any other public land</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td>where the primary purpose is for the protection and conservation of such</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>values…”</td>
</tr>
<tr>
<td>PID 3218603,</td>
<td>Stefano Lubiana Wines Pty Ltd,</td>
<td>26.0 Rural Resource and 13.0 Rural Living</td>
<td>Rural</td>
<td>In accordance with Guideline No.1, RZ1. An existing agricultural use,</td>
</tr>
<tr>
<td>CT 160881/1</td>
<td>60 Rowbottoms Road, Granton Tas</td>
<td></td>
<td></td>
<td>vineyard, is currently being undertaken on site. The Rural Living</td>
</tr>
<tr>
<td></td>
<td>7030</td>
<td></td>
<td></td>
<td>zoned portion of the land was not mapped by Macquarie Franklin in the</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>land Potentially Suitable for Agriculture project. Land capability of 4,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5, and 6. Land contains priority vegetation including a threatened</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>native vegetation community Eucalyptus tenuiramis forest and woodland</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>on sediments.</td>
</tr>
<tr>
<td>PID/CT</td>
<td>Address</td>
<td>DVIPS 2015 zone</td>
<td>Draft LPS zone</td>
<td>Comment</td>
</tr>
<tr>
<td>---------------</td>
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<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>PID 5801106</td>
<td>9 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1 states: “RLZ 1 The Rural Living Zone should be applied to: (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity…”</td>
</tr>
<tr>
<td>CT 232244/1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PID 5801093</td>
<td>11 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
</tr>
<tr>
<td>CT 80980/11</td>
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<td>PID 5801085</td>
<td>13 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
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<td>Land already subdivided. Guideline No.1 , RLZ1</td>
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<tr>
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<td>PID 5801069</td>
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<td>PID 5801050</td>
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<td>PID 5801042</td>
<td>21 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
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<td>PID 5801034</td>
<td>23 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
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<tr>
<td>CT 55273/22</td>
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<tr>
<td>PID 5801026</td>
<td>27 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
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<td>CT 55273/23 and 55273/24</td>
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<td>PID 5801018</td>
<td>29 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
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<td>CT 64137/1</td>
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<tr>
<td>PID 7182062 CT 22127/5</td>
<td>31 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
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<tr>
<td>PID 7182046 CT 22127/3</td>
<td>33 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
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<td>PID 3322849 CT 168076/1</td>
<td>35 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1.</td>
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<td>PID 3322830 CT 168075/1</td>
<td>Lot 1 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
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<tr>
<td>PID 5800963 CT 7375/1</td>
<td>44 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
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<tr>
<td>PID 5800955 CT 9057/2</td>
<td>48 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
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<tr>
<td>PID 3458105 CT 171815/2</td>
<td>48a Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
</tr>
<tr>
<td>PID 3458092 CT 171815/1</td>
<td>50 Lachlan Rd, New Norfolk Tas 7140</td>
<td>26.0 Rural Resource</td>
<td>Rural Living A</td>
<td>Land already subdivided. Guideline No.1 , RLZ1</td>
</tr>
<tr>
<td>PID 5831719 CT 167225/1</td>
<td>42 Kenmore Rd, Glenora Tas 7140</td>
<td>Split zoned Village and Significant Agricultural</td>
<td>Split zoned Rural Living A and Agriculture</td>
<td>Guideline No.1. RLZ1 and 3. See section 4.1.6 of this report for greater detail on rezoning land from the Village Zone under the Interim Planning Scheme to an alternate zone.</td>
</tr>
<tr>
<td>PID 5831743 CT 196800/1</td>
<td>66 Kenmore Rd, Glenora Tas 7140</td>
<td>Split zoned Village and Significant Agricultural</td>
<td>Split zoned Rural Living A and Agriculture</td>
<td>Guideline No.1. RLZ1 and 3.</td>
</tr>
<tr>
<td>PID 5831735 CT 12117/1</td>
<td>68 Kenmore Rd, Glenora Tas 7140</td>
<td>Village</td>
<td>Rural Living A</td>
<td>Guideline No.1. RLZ1 and 3.</td>
</tr>
<tr>
<td>PID 5831727 CT 117959/1</td>
<td>69 Kenmore Rd, Glenora Tas 7140</td>
<td>Village</td>
<td>Rural Living A</td>
<td>Guideline No.1. RLZ1 and 3.</td>
</tr>
<tr>
<td>PID 5831700</td>
<td>41 Kenmore</td>
<td>Village</td>
<td>Rural Living A</td>
<td>Guideline No.1. RLZ1</td>
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<tr>
<td>CT 13348/1</td>
<td>Rd, Glenora Tas 7140</td>
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<td>and 3.</td>
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<tr>
<td>PID 5831698</td>
<td>31 Kenmore Rd, Glenora Tas 7140</td>
<td>Village</td>
<td>Rural Living A</td>
<td>Guideline No.1. RLZ1 and 3.</td>
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<tr>
<td>CT 115985/1</td>
<td>29 Kenmore Rd, Glenora Tas 7140</td>
<td>Village</td>
<td>Rural Living A</td>
<td>Guideline No.1. RLZ1 and 3.</td>
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<tr>
<td>PID 5831647</td>
<td>6 Kenmore Rd, Glenora Tas 7140</td>
<td>Village</td>
<td>Rural Living A</td>
<td>Guideline No.1. RLZ1 and 3.</td>
</tr>
<tr>
<td>CT 126171/1</td>
<td>620 Gordon River Rd, Glenora Tas 7140</td>
<td>Split zoned Community Purpose and Village</td>
<td>Split zoned Community Purpose and Open Space</td>
<td>Guideline No.1. OSZ1 Crown Land along the river. See section 4.1.6 of this report for greater detail on rezoning land from the Village Zone under the Interim Planning Scheme to an alternate zone.</td>
</tr>
<tr>
<td>PID 7121235</td>
<td>704 Gordon River Rd, Glenora Tas 7140</td>
<td>Rural Resource</td>
<td>Rural</td>
<td>Guideline No.1. RZ1. See section 4.1.6 of this report for greater detail on rezoning land from the Village Zone under the Interim Planning Scheme to an alternate zone.</td>
</tr>
<tr>
<td>CT 19570/1</td>
<td>684 Gordon River Rd, Glenora Tas 7140</td>
<td>Split zoned Rural Resource and Village</td>
<td>Rural</td>
<td>Guideline No.1. RZ1.</td>
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<tr>
<td>PID 5830564</td>
<td>684 Gordon River Rd, Glenora Tas 7140</td>
<td>Village</td>
<td>Rural</td>
<td>Guideline No.1. RZ1.</td>
</tr>
<tr>
<td>CT 230057/1</td>
<td>11 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1 See section 4.1.6 of this report for greater detail on rezoning land from the Village Zone under the Interim Planning Scheme to an alternate zone.</td>
</tr>
<tr>
<td>PID 5831516</td>
<td>1190 Gordon River Rd, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
</tr>
<tr>
<td>CT 46686/17</td>
<td>1190 Gordon River Rd,</td>
<td>Village</td>
<td>Low Density Residential</td>
<td>Guideline No.1. LDRZ1</td>
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<td>PID 7885761 CT 46686/12</td>
<td>11 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
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<td>PID 5831524 CT 46686/1</td>
<td>22 Karanja Ct, Karanja Tas 7140</td>
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<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
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<tr>
<td>PID 5831532 CT 46686/2</td>
<td>32 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
</tr>
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<td>PID 5831540 CT 46686/3</td>
<td>34 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
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<td>PID 5831559 CT 46686/4</td>
<td>36 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
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<tr>
<td>PID 5831567 CT 46686/5</td>
<td>38 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
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<tr>
<td>PID 5831575 CT 46686/6</td>
<td>40 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
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<td>PID 7715842 CT 46686/7</td>
<td>42 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
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<td>PID 5831604 CT 46686/8</td>
<td>44 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
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<tr>
<td>PID 5831612 CT 46686/9</td>
<td>50 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
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<td>PID 5831620 CT 46686/10</td>
<td>49 Karanja Ct, Karanja Tas 7140</td>
<td>Village</td>
<td>Low Density Residential Zone</td>
<td>Guideline No.1. LDRZ1</td>
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<tr>
<td>PID 7885788 CT 106299/2</td>
<td>1172 Gordon River Rd, Karanja Tas 7140</td>
<td>27.0 Significant Agricultural</td>
<td>Agriculture</td>
<td>AZ1</td>
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<tr>
<td>PID 7283322 CT 107655/1</td>
<td>1505 Gordon River Rd, Westerway Tas 7140</td>
<td>Village</td>
<td>Rural Living A</td>
<td>Guideline No.1. RLZ1 and 3. See section 4.1.6 of this report for greater detail on rezoning land from the Village Zone under the Interim Planning Scheme to an alternate zone.</td>
</tr>
<tr>
<td>PID 5831436 CT 100159/1</td>
<td>1519 Gordon River Rd, Westerway Tas 7140</td>
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| PID 5831444  
CT 12437/1 | 1521 Gordon River Rd, Westerway Tas 7140 | Village | Rural Living A | Guideline No.1. RLZ1 and 3.                                              |
| PID 7592774  
CT 39365/6 | 1585 Gordon River Rd, Westerway Tas 7140 | Village | Rural Living A | Guideline No.1. RLZ1 and 3.                                              |
| PID 7592766  
CT 39365/7 | 1587 Gordon River Rd, Westerway Tas 7140 | Village | Rural Living A | Guideline No.1. RLZ1 and 3.                                              |
| PID 2623228  
CT 39365/8 | 1601 Gordon River Rd, Westerway Tas 7140 | Village | Rural Living A | Guideline No.1. RLZ1 and 3.                                              |
| PID 2623236  
CT 39365/9 | 1603 Gordon River Rd, Westerway Tas 7140 | Village | Rural Living A | Guideline No.1. RLZ1 and 3.                                              |
| PID 3374163  
CT 168185/1 | 1520 Gordon River Rd, Westerway Tas 7140 | Significant Agricultural and Village | Rural Living A | Guideline No.1. RLZ1 and 3.                                              |
| PID 3374171  
CT 168703/1 | 1518 Gordon River Rd, Westerway Tas 7140 | Significant Agricultural and Village | Rural Living A | Guideline No.1. RLZ1 and 3.                                              |
| PID 5830839  
CT 24614/2 | 1500 Gordon River Rd, Westerway Tas 7140 | Significant Agricultural | Rural Living A | Guideline No.1. RLZ1 and 3. Consistent with the zoning of adjacent land and the lot size appropriate for the Rural Living Zone. |
| PID 5830812  
CT 112512/1 | 1496 Gordon River Rd, Westerway Tas 7140 | Significant Agricultural | Rural Living A | Guideline No.1. RLZ1 and 3. Consistent with the zoning of adjacent land and the lot size appropriate for the Rural Living Zone. |
| PID 5801771  
CT 219276/1 | 220 Jefferys Trk, Lachlan Tas 7140 | Rural Living | Landscape Conservation | Guideline No.1. LCZ2                                                   |
| 5803355  
238500/1 | 228 Mount Charles Rd, Lachlan Tas 7140 | Rural Resource | Landscape Conservation | Guideline No.1. LCZ2                                                   |
| 2970967  
204493/1 | 22 Mount Charles Rd, Lachlan Tas | Rural Resource | Landscape Conservation | Guideline No.1. LCZ2                                                   |
<table>
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<th>Draft LPS zone</th>
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<tr>
<td>PID 2970967</td>
<td>22 Mount Charles Rd, Lachlan Tas</td>
<td>Rural Living and Rural</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
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<tr>
<td>157004/1</td>
<td>7140</td>
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<td>PID 2777032</td>
<td>62 Hydehurst Rd, Lachlan Tas</td>
<td>Rural Living and Rural</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
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<td>133217/1</td>
<td>7140</td>
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<tr>
<td>PID 2777032</td>
<td>62 Hydehurst Rd, Lachlan Tas</td>
<td>Rural Resource</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
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<td>PID 5801755</td>
<td>17 Timbs Rd, Lachlan Tas</td>
<td>Rural Resource</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
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<td>212328/1</td>
<td>7140</td>
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<tr>
<td>PID 2529346</td>
<td>Lot 5 Poulters Rd, New Norfolk</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>In accordance with Guideline No.1. LCZ2 the Landscape Conservation zone is considered to be the most appropriate zone.</td>
</tr>
<tr>
<td>CT 142090/5</td>
<td>Tas 7140</td>
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<tr>
<td>PID 2304796</td>
<td>Poulters Rd, New Norfolk</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>In accordance with Guideline No.1. LCZ2 the Landscape Conservation zone was considered to be the most appropriate zone, as the lot is mapped as containing threatened vegetation communities <em>Eucalyptus tenuiramis</em> forest and woodland on sediments and (SRE) Eastern riparian scrub, as well as threatened flora <em>Austrostipa bigeniculata</em>, and <em>Austrostipa scabra</em>.</td>
</tr>
<tr>
<td>CT 141514/6</td>
<td>Tas 7140</td>
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<tr>
<td>PID 2529370</td>
<td>Lot 9 Poulters Rd, New Norfolk</td>
<td>Low Density Residential</td>
<td>Utilities zone</td>
<td>In accordance with Guideline No.1. UZ4. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 4 identifies this parcel of land to be rezoned to the Utilities zone “in recognition of existing use.” The lot is owned by TasWater and contains a reservoir.</td>
</tr>
<tr>
<td>CT 142090/9</td>
<td>Tas 7140</td>
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<tr>
<td>PID 2641995</td>
<td>9 Pulpit Rock Rd, New</td>
<td>General Residential</td>
<td>Low Density Residential</td>
<td>In accordance with Guideline No.1. LDRZ1.</td>
</tr>
<tr>
<td>CT 144335/1</td>
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<td>DVIPS 2015 zone</td>
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<tr>
<td></td>
<td>Norfolk Tas 7140</td>
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<td></td>
<td>The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 12 identifies this parcel of land to be rezoned to the Low Density Residential zone “to recognize access limitations and assist in maintaining appropriate residential land supply.”</td>
</tr>
<tr>
<td>PID 2642015 CT 143763/2</td>
<td>107 Derwent Tce, New Norfolk Tas 7140</td>
<td>General Residential</td>
<td>Low Density Residential</td>
<td>In accordance with Guideline No.1. LDRZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 12 identifies this parcel of land to be rezoned to the Low Density Residential zone “to recognize access limitations and assist in maintaining appropriate residential land supply.”</td>
</tr>
<tr>
<td>PID 2642007 CT 143763/1</td>
<td>15 Pulpit Rock Rd, New Norfolk Tas 7140</td>
<td>General Residential</td>
<td>Low Density Residential</td>
<td>In accordance with Guideline No.1. LDRZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 12 identifies this parcel of land to be rezoned to the Low Density Residential zone “to recognize access limitations and assist in maintaining appropriate residential land supply.”</td>
</tr>
<tr>
<td>PID 3131364 CT 162133/1</td>
<td>17 Pulpit Rock Rd, New Norfolk Tas 7140</td>
<td>General Residential</td>
<td>Low Density Residential</td>
<td>In accordance with Guideline No.1. LDRZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 12 identifies this parcel of land to be rezoned to the Low Density Residential zone “to recognize access limitations and assist in maintaining appropriate residential land supply.”</td>
</tr>
<tr>
<td>PID/CT</td>
<td>Address</td>
<td>DVIPS 2015 zone</td>
<td>Draft LPS zone</td>
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<tr>
<td>PID 153959/2 CT 153959/2</td>
<td>19 Pulpit Rock Rd, New Norfolk Tas 7140</td>
<td>General Residential</td>
<td>Low Density Residential</td>
<td>In accordance with Guideline No.1. LDRZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 12 identifies this parcel of land to be rezoned to the Low Density Residential zone “to recognize access limitations and assist in maintaining appropriate residential land supply.”</td>
</tr>
<tr>
<td>PID 2906092 CT 153959/3</td>
<td>21 Pulpit Rock Rd, New Norfolk Tas 7140</td>
<td>General Residential</td>
<td>Low Density Residential</td>
<td>In accordance with Guideline No.1. LDRZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 12 identifies this parcel of land to be rezoned to the Low Density Residential zone “to recognize access limitations and assist in maintaining appropriate residential land supply.”</td>
</tr>
<tr>
<td>PID 3131372 CT 162134/1</td>
<td>23 Pulpit Rock Rd, New Norfolk Tas 7140</td>
<td>General Residential</td>
<td>Low Density Residential</td>
<td>In accordance with Guideline No.1. LDRZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 12 identifies this parcel of land to be rezoned to the Low Density Residential zone “to recognize access limitations and assist in maintaining appropriate residential land supply.”</td>
</tr>
<tr>
<td>PID 2900926 CT 154161/1</td>
<td>31 Pulpit Rock Rd, New Norfolk Tas 7140</td>
<td>General Residential</td>
<td>Rural</td>
<td>In accordance with Guideline No.1. LDRZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 12 identifies this parcel of land to be rezoned to...</td>
</tr>
<tr>
<td>PID/CT</td>
<td>Address</td>
<td>DVIPS 2015 zone</td>
<td>Draft LPS zone</td>
<td>Comment</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------------------------------</td>
<td>----------------</td>
<td>----------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>PID 2773920 CT 150265/2</td>
<td>110 North Cr, New Norfolk Tas 7140</td>
<td>General Residential and Rural Resource</td>
<td>Low Density Residential</td>
<td>The entire lot has been proposed to be Rural Zone to avoid split zoning. The lot is mapped as containing a threatened vegetation community <em>Eucalyptus tenuiramis</em> forest and woodland on sediments.</td>
</tr>
<tr>
<td>PID 3447211 CT 171224/2</td>
<td>10 Davey Ct, New Norfolk Tas 7140</td>
<td>General Residential and Rural Resource</td>
<td>Rural Living B</td>
<td>In accordance with Guideline No.1. RLZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 14 identifies this parcel of land to be rezoned to the Rural Living Zone “in recognition of constrained rural potential.”</td>
</tr>
<tr>
<td>PID 1624018 CT 118309/32</td>
<td>14 Turriff Lodge Dr,</td>
<td>General Residential</td>
<td>Rural Living B</td>
<td>In accordance with Guideline No.1. RLZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 14 identifies this parcel of land to be rezoned to the Rural Living Zone “in recognition of constrained rural potential.”</td>
</tr>
<tr>
<td>PID/CT</td>
<td>Address</td>
<td>DVIPS 2015 zone</td>
<td>Draft LPS zone</td>
<td>Comment</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------------</td>
<td>-----------------</td>
<td>----------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>New Norfolk Tas 7140</td>
<td>and Rural Resource</td>
<td></td>
<td>The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 14 identifies this parcel of land to be rezoned to the Rural Living zone “in recognition of constrained rural potential.”</td>
</tr>
<tr>
<td>PID 5800349</td>
<td>77 Hobart Rd, New Norfolk Tas 7140</td>
<td>Rural Resource</td>
<td>Rural Living B</td>
<td>In accordance with Guideline No.1. RLZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 15 identifies this parcel of land to be rezoned to the Rural Living zone “to better recognise existing use.”</td>
</tr>
<tr>
<td>CT 8964/1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PID 5800306</td>
<td>1 Tynwald Rd, New Norfolk Tas 7140</td>
<td>Rural Resource</td>
<td>Rural Living B</td>
<td>In accordance with Guideline No.1. RLZ1. The <em>New Norfolk Structure Plan</em>, September 2016 Land Use Direction 15 identifies this parcel of land to be rezoned to the Rural Living zone “to better recognise existing use.”</td>
</tr>
<tr>
<td>CT 65273/3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PID 3073483</td>
<td>19 Glenora Rd, New Norfolk Tas 7140</td>
<td>Rural Resource</td>
<td>Rural Living B</td>
<td>RLZ1, RLZ3</td>
</tr>
<tr>
<td>CT 165276/1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CT 165565/1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>165565/1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PID 7740810</td>
<td>89 Montagu St, New Norfolk Tas 7140</td>
<td>Rural Resource</td>
<td>Rural Living Zone B</td>
<td>RLZ1, RLZ3</td>
</tr>
<tr>
<td>CT 112531/1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5799915</td>
<td>1364 Hobart Road/1364 Lyell Hwy, New Norfolk Tas 7140</td>
<td>Open Space</td>
<td>Landscape Conservation</td>
<td>Privately owned land. In accordance with Guideline No.1. LCZ2 the Landscape Conservation zone is considered to be the most appropriate zone. Natural Assets code: Priority vegetation overlay including threatened vegetation community <em>Eucalyptus</em></td>
</tr>
<tr>
<td>PID/CT</td>
<td>Address</td>
<td>DVIPS 2015 zone</td>
<td>Draft LPS zone</td>
<td>Comment</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------------------------------</td>
<td>-----------------</td>
<td>----------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>PID 1980573 CT 132979/2</td>
<td>199 Kensington St, New Norfolk Tas 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>ovata forest and woodland, and threatened flora; Waterway and coastal protection area overlay; and Future coastal refugia area overlay. Coastal erosion code overlay. Coastal inundation code overlay.</td>
</tr>
<tr>
<td>PID 1981103 CT 132979/9</td>
<td>Glenora Rd, New Norfolk Tas 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
</tr>
<tr>
<td>PID 1981138 CT 162215/1</td>
<td>227 Triffetts Rd, Glenfern Tas 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
</tr>
<tr>
<td>PID 2142328 CT 135963/1</td>
<td>120 Triffetts Rd, Glenfern Tas 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
</tr>
<tr>
<td>PID 2529346 CT 142090/5</td>
<td>Lot 5 POULTERS RD, NEW NORFOLK TAS 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
</tr>
<tr>
<td>PID 2777032 CT 133217/1</td>
<td>62 Hydehurst Rd, Lachlan Tas 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
</tr>
<tr>
<td>PID 2777032 CT 133217/1</td>
<td>62 Hydehurst Rd, Lachlan Tas 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
</tr>
<tr>
<td>PID 3303808 CT 165837/1</td>
<td>90 Kensington St, New Norfolk Tas 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
</tr>
<tr>
<td>PID 3534294 CT 173357/1</td>
<td>Lot 1 Triffetts Rd, Glenfern Tas 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
</tr>
<tr>
<td>PID 7675780 CT 206986/1</td>
<td>162 Triffetts Rd, Glenfern Tas 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
</tr>
<tr>
<td>PID 7675780 CT 49157/1</td>
<td>162 Triffetts Rd, Glenfern Tas 7140</td>
<td>Rural Living</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2</td>
</tr>
<tr>
<td>PID 1921784 Old Glenfern</td>
<td>Open Space</td>
<td>Landscape</td>
<td>Guideline No.1. LCZ2</td>
<td></td>
</tr>
</tbody>
</table>

Derwent Valley Council (12/6/2019)
<table>
<thead>
<tr>
<th>PID/CT</th>
<th>Address</th>
<th>DVIPS 2015 zone</th>
<th>Draft LPS zone</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT 50711/1</td>
<td>Rd, New Norfolk Tas 7140</td>
<td></td>
<td>Conservation</td>
<td>Privately owned land</td>
</tr>
<tr>
<td>PID 1981090 CT 161810/1</td>
<td>Glenora Rd, New Norfolk Tas 7140</td>
<td>Open Space</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2 Privately owned land</td>
</tr>
<tr>
<td>PID 1981090 CT 161810/2</td>
<td>Glenora Rd, New Norfolk Tas 7140</td>
<td>Open Space</td>
<td>Landscape Conservation</td>
<td>Guideline No.1. LCZ2 Privately owned land</td>
</tr>
<tr>
<td>PID 1983977 CT 73277/2</td>
<td>2711 Gordon River Rd, National Park Tas 7140</td>
<td>Open Space</td>
<td>Rural</td>
<td>Privately owned land Tyenna River</td>
</tr>
<tr>
<td>PID 5831997 CT 221407/1</td>
<td>Gordon River Rd, Tyenna Tas 7140</td>
<td>Open Space</td>
<td>Rural</td>
<td>Privately owned land Tyenna River</td>
</tr>
<tr>
<td>PID 5832551 CT 208924/1</td>
<td>Gordon River Rd, Tyenna Tas 7140</td>
<td>Open Space</td>
<td>Rural</td>
<td>Privately owned land Tyenna River</td>
</tr>
<tr>
<td>PID 5835197 CT 117105/3</td>
<td>77 Fitzgerald Station Rd, Fitzgerald Tas 7140</td>
<td>Open Space</td>
<td>Rural</td>
<td>Privately owned land Tyenna River</td>
</tr>
<tr>
<td>PID 5835218 CT 237563/1</td>
<td>79 Fitzgerald Station Rd, Fitzgerald Tas 7140</td>
<td>Open Space</td>
<td>Rural</td>
<td>Privately owned land Tyenna River</td>
</tr>
<tr>
<td>PID 5835234 CT 32546/1</td>
<td>90 Fitzgerald Station Rd, Fitzgerald Tas 7140</td>
<td>Open Space</td>
<td>Rural</td>
<td>Privately owned land Tyenna River</td>
</tr>
<tr>
<td>PID 7610215 CT 32546/2</td>
<td>94 Fitzgerald Station Rd, Fitzgerald Tas 7140</td>
<td>Open Space</td>
<td>Rural</td>
<td>Privately owned land Tyenna River</td>
</tr>
<tr>
<td>PID 7886043 CT 217737/1</td>
<td>2876 Gordon River Rd, Tyenna Tas 7140</td>
<td>Open Space</td>
<td>Rural</td>
<td>Privately owned land Tyenna River</td>
</tr>
<tr>
<td>PID - CT -</td>
<td>Land along the banks of the Tyenna River.</td>
<td>Open Space</td>
<td>Environmental Management</td>
<td>EMZ1</td>
</tr>
<tr>
<td>PID 3077740 CT 160518/1</td>
<td>Lot 1 Junee Rd, Maydena Tas 7140</td>
<td>Open Space</td>
<td>Environmental Management</td>
<td>EMZ1</td>
</tr>
<tr>
<td>PID 3276360 CT 249027/1</td>
<td>Gordon River Rd, Maydena Tas 7140</td>
<td>Open Space</td>
<td>Environmental Management</td>
<td>EMZ1</td>
</tr>
<tr>
<td>PID 3389947 CT 147168/1</td>
<td>Mount Lloyd Rd, Mount</td>
<td>Open Space</td>
<td>Environmental Management</td>
<td>EMZ1</td>
</tr>
</tbody>
</table>
### 5.0 Codes

Section LP1.7 of the draft LPS sets out the Code mapping requirements and how they are applied in accordance with Guideline. No. 1.

Section LP1.8 provides the requirements for where Code lists in Tables are to be populated.

The following Codes are not mentioned in the sections below as they have no requirement for mapping or other input in the LPS:

- C1.0 Signs Code
- C5.0 Telecommunications Code
- C16.0 Safeguarding of Airports Code

#### 5.1 Use of the C2.0 Parking and Sustainable Transport Code

**Parking Precinct Plan**
This Code allows for a parking precinct plan overlay which can be applied to land where the intention is to reduce the amount of parking. It can be applied to activity centres and activity sites. The draft LPS does not include any parking precinct plans.

**Pedestrian Priority Street**
A pedestrian priority street overlay may be applied to a road where pedestrian movement and activity are to take priority over siting of vehicle parking and access to facilitate active street frontages. These may apply to a specific area such as key streets within the main business or retail areas. The draft LPS does not include any pedestrian priority streets.

#### 5.2 Use of the C3.0 Road and Railway Assets Code
**Future road or railway**  
This Code allows for an overlay map to be provided over areas which are reserved for future major road or a future railway.

**Road and railway attenuation**  
Each LPS may contain an overlay map showing a road or railway attenuation area for the application of the Road and Railway Assets Code.

Advice was not provided from the Department of State Growth which could be used in the preparation of the draft LPS.

### 5.3 Use of the E4.0 Electricity Transmission Infrastructure Protection Code

The Code provides for the protection of transmission infrastructure including transmission lines. The draft LPS includes a mapped overlay based on data supplied by TasNetworks as required by Guideline ETIPC 1. The overlay provides a buffer area around transmission lines and substations and any use or development within that area must satisfy the Code requirements, where applicable.

### 5.4 Use of the E6.0 Local Historic Heritage Code

The Local Historic Heritage Code aims to recognise and protect the local historic heritage significance of local heritage places, heritage precincts, historic landscape precincts and places or precincts of archaeological potential, as well as significant trees, by regulating development that may impact on their values, features and characteristics.

**Local heritage places**  
The Interim Planning Scheme has an existing list of 17 locally listed places and 120 Heritage Places in total, including places on the Tasmanian Heritage Register. The Planning Policy Unit (PPU) has identified that Table E13.1 of the Interim Planning Scheme can be transitioned in accordance with the code-applying provisions that are subject to Schedule 6, Clause 8D(2) of the LUPAA.

In order to complete the content required for Table C6.1, a *Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values* has been prepared for each of the existing local heritage places not listed on the Tasmanian Heritage Register.

The transitioning Local Heritage Places have been modified to the extent necessary to ensure consistency with the prescribed SPP format and drafting instructions.

The draft LPS includes the existing Heritage Places as well as the Tasmanian Heritage Register (THR) listed places in the local heritage places list (Table C6.1). Despite the duplication with the THR, this approach provides for a ‘one-stop shop’ for local and state heritage listings and provides clarity for planners and the public.

The Local Historic Heritage Code does not apply to a registered place entered on the THR. Some sites may have dual listings for mutually exclusive parts of the same lot or lots, therefore, the code does not apply to that part of the site listed on the THR.

The Guidelines note:

*Inclusion of THR places in the LPS local heritage places list provides for the automatic application of the Local Historic Heritage Code to such places if they are de-listed from the THR in the future. The Local Historic Heritage Code will not apply to any THR places if they are included on the LPS code list while they remain listed on the THR.*

Derwent Valley Council (12/6/2019)
Local heritage precinct
Not used in the LPS.

Local heritage landscape precincts
The Interim Planning Scheme has two existing Cultural Landscape Precincts for the Former Royal Derwent Hospital Complex, one for the Core Site Area and one for the Peripheral Site Area. Willow Court is located within the Former Royal Derwent Hospital Complex.

The transitioning Cultural Landscape Precincts have been modified to the extent necessary to ensure consistency with the prescribed SPP Local Heritage Landscape Precincts format and drafting instructions.

The Planning Policy Unit (PPU) has identified that Table E13.1 of Interim Planning Scheme can be transitioned in accordance with the code-applying provisions that are subject to Schedule 6, Clause 8D(2) of the LUPAA.

Place or precinct or archaeological potential
The Interim Planning Scheme has a listed Place of Archaeological Potential for the Former Royal Derwent Hospital Complex.

The transitioning Place of Archaeological Potential has been modified to the extent necessary to ensure consistency with the prescribed SPP Place or precinct or archaeological potential format and drafting instructions.

The Planning Policy Unit (PPU) has identified that Table E13.1 of Interim Planning Scheme can be transitioned in accordance with the code-applying provisions that are subject to Schedule 6, Clause 8D(2) of the LUPAA.

Significant trees
There are several trees located on Council owned land which are considered appropriate to include as significant trees in the LPS. However, time did not permit this work to be completed in time for the 30 June 2019 deadline. Significant trees could be proposed as a planning scheme amendment if considered appropriate in the future.

The Act provides the Commission with the discretion to determine whether alterations to code-applying provisions are modifications under the Act.

Modifications to code-applying provisions must be for a purpose specified in Schedule 6, clause 8D(8)(a), (b) or (c) of the Act.

The tables below identify how the modifications to the transitioning Local Heritage Places, are modifications under the Act.

Table 2: Permitted alterations and modifications

<table>
<thead>
<tr>
<th>DER - Table C6.1 Local Heritage Places</th>
<th>Clause No.</th>
<th>Clause Title</th>
<th>Permitted alteration or modification description and purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>DER-Table C6.1</td>
<td>Local Heritage Places</td>
<td>Modified the numbering, format, and drafting of all listed matters consistent with Practice Notes 5 and 8 to ensure the effective operation of the provision. Additional data provided to complete table in accordance with SPP requirements.</td>
<td></td>
</tr>
</tbody>
</table>

Derwent Valley Council (12/6/2019)
5.5 Use of the C7.0 Natural Assets Code

The Natural Assets Code is comprised of three mapped overlays:
- Waterway and coastal protection area;
- Future coastal refugia area; and
- Priority vegetation area.

The LPS requirements at Section LP1.7.5 of the SPPs, specifies the requirements for the Natural Assets Code and each of the respective overlays.

Waterway and coastal protection area
The waterway and coastal protection overlay was applied to land identified in the ‘Waterway and Coastal Protection Area Guidance Map’ published on the LIST and at this time remains unmodified. It is however acknowledged that future amendments may be required consistent with those envisaged under Guideline NAC 3 which provide for:
- Correction of any identified mapping inaccuracies;
- Recognition of piped water courses; and
- Potentially the removal of the overlay from established urban environments.

Future coastal refugia area
The future coastal refugia area overlay is applied to land identified for the protection of land for the landward retreat of coastal habitats, such as saltmarshes and tidal wetlands, which have been identified as at risk from predicted sea level rise.

A ‘Future Coastal Refugia Area Guidance Map’ has been prepared and published on the LIST to provide guidance for preparing the future coastal refugia area overlay. The overlay was applied to land identified in the ‘Future Coastal Refugia Area Guidance Map’ published on the LIST and at this time remains unmodified.

The guidance map identifies potential future coastal saltmarsh and tidal wetland areas based on the Department of Premier and Cabinet (DPAC) predicted sea level rise and 1% AEP storm surge height mapping for 2100, including areas with and without LiDAR coverage.

The guidance map categorises the land in accordance with the current interim planning schemes for the purposes of mapping the future coastal refugia overlay. Guidelines detail which zones are compatible, incompatible or need further consideration. Therefore, the future coastal refugia area overlay has been removed from zones as set out below.

<table>
<thead>
<tr>
<th>Zone Category &amp; Associated Zones: (as categorised in the Guidelines)</th>
<th>Refugia included in LPS</th>
<th>Comment/Rationale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compatible Zones: Rural Resource Zone</td>
<td>Yes</td>
<td>The refugia identified on the State’s Future Refugia Guidance Map has been included in</td>
</tr>
</tbody>
</table>

Derwent Valley Council (12/6/2019)
### Significant Agriculture Zone
Open Space Zone
Environmental Management Zone

circumstances where the land is zoned with one of the ‘Compatible Zones’.

These zones provide for less intensive use and development than alternative zones. The presence of future refugia on these typically large lots is unlikely to prevent the land from being used and developed consistently with the identified zone purposes.

### Special Consideration Zones:
- Rural Living Zone
- Environmental Living Zone

Yes

The refugia identified on the State’s *Future Refugia Guidance Map* has been included on land proposed to be zoned Rural Living and on land that is proposed to be zoned Landscape Conservation.

The rationale behind this is that the inclusion of the future refugia on large lots is unlikely to constrain the land from being used and developed at an intensity consistent with the zone purpose.

### Case by Case Consideration Zones
- Utilities Zone
- Major Tourism Zone
- Community Purpose Zone
- Recreation Zone
- Particular Purpose Zone

Yes

The refugia identified on the State’s *Future Refugia Guidance Map* has been applied to land along the foreshore within these zones. Much of this land is used for walking trails and other recreation purposes. The mapped future refugia area will improve the ability of land managers to consider future impacts on recreational assets.

### Incompatible Zones:
- General Residential Zone
- Inner Residential Zone
- Low Density Residential Zone
- Village Zone
- Urban Mixed Use Zone
- Local Business Zone
- General Business Zone
- Central Business Zone
- Commercial Zone
- Light Industrial Zone
- General Industrial Zone
- Port and Marine Zone

No

The refugia identified on the State’s *Future Refugia Guidance Map* has not been included in circumstances where the land is zoned with one of the ‘Incompatible Zones’.

The inclusion of the future coastal refugia on land subject to these zones is likely to constrain the land, preventing it from being used and developed consistently with respective zone purposes.

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*Priority vegetation area* Guideline No. 1, NAC 7, 8, and 9, and Section LP1.7.5(c) of the SPPs, *LP1.0 Local Provisions Schedule Requirements*, requires that each LPS must contain an overlay map showing priority vegetation areas that:

- include threatened native vegetation communities as identified on TASVEG Version 3 published by DPIPWE;
- be derived from threatened flora species data from the Natural Values Atlas published by DPIPWE;
be derived from threatened fauna species data from the Natural Values Atlas for the identification of significant habitat for threatened fauna species, published by DPIPWE.

Both Guideline No. 1, NAC 11 and 12, and Section LP 1.7.5(d) of the SPPs LP1.0 Local Provisions Schedule Requirements, allows a planning authority to modify the priority vegetation area derived from the above listed datasets, if field verification, analysis or mapping undertaken at a local or regional level by the planning authority, or a suitably qualified person on behalf of the planning authority:

- finds any anomalies or inaccuracies in the State data,
- provides more recent or detailed local assessment of the mapping and data; or
- identifies native vegetation or habitat of local importance.

The planning authorities across the Southern, Northern and North-West regions engaged Rod Knight of Natural Resource Management Pty. Ltd. to undertake an analysis based on the Regional Ecosystem Model (REM) and prepare the priority vegetation areas to be mapped as part of each LPS. A detailed explanation of the REM and how it relates to the priority vegetation overlay is provided and more detailed explanations of the REM generally is provided at Appendix 6, 7 and 8.

The State wide model provides for a consistent approach across all municipal areas, that is well-informed and directly comparable when assessing not only the LPS, but also when assessing future development applications.

The REM is a complex layering of biodiversity values that refines the focus on areas of importance. In summary, the model:

- Integrates spatial data on the distribution of the major components of biodiversity, and the factors affecting them;
- Models key biodiversity attributes that derive from multiple inputs;
- Analyses the relationships among the components of biodiversity and the environment; and
- Spatially identifies areas which have immediate or potential conservation concerns, and provides indicators of their relative importance, to inform approaches and priorities for management.

Unlike the current interim planning scheme, all priority vegetation is categorized equally under the SPPs framework. Therefore it is not possible to expressively prioritise or preference higher biodiversity values over others. The current interim planning scheme allows a low, medium and high category to apply to values which corresponds to a hierarchy of planning regulation consistent with a minimise, mitigate, or avoid outcome focus.

The REM also recognises that some biodiversity values are more important than others and assigns each issue a ‘Level of concern’ and a Biodiversity Management Priority. The more detailed information provided in the REM may provide planning authorities the ability to create internal policies about how each type of biodiversity value should be managed.

Generally the priority vegetation mapping generated through the REM has been accepted for use in the LPS, except for in the zones required by Guideline No. 1, NAC 13.

The constraint of not being able to apply the priority vegetation area overlay to the Agriculture Zone has been somewhat problematic and has required prioritisation of protection of agricultural land over natural assets or vice versa, even where it may be possible for the two to co-exist. For example, areas with priority vegetation could potentially be utilised for bush runs for sheep. Additionally, some land managers may welcome the knowledge that the priority
vegetation area overlay provides and seek to maintain or enhance these areas.

Guideline No. 1 provides little guidance where there are competing agricultural and priority vegetation values, particularly as decisions are based on advice from agricultural and environmental consultants.

The best available information has been used in decisions to split zone some land to allow the priority vegetation areas to exist where less intensive agricultural use may also be possible.

5.6 Use of the C8.0 Scenic Protection Code

The Scenic Protection Code aims to recognise and protect landscapes that are identified as important for their scenic values, by regulating development that may impact on their values, features and characteristics.

The Interim Planning Scheme has existing Scenic Landscape Areas, but no Scenic Landscape Corridors. The PPU has identified that the Scenic Landscapes Area overlay are subject to the transitional provisions under Schedule 6, Clause 8D(2) of the LUPAA, excluding any land that is not in a zone listed in clause C8.2.1 of the SPPs.

In order to complete the content required for Table C8.1, a Scenic Protection Area Name, Description, Scenic Value, and Management Objectives have been prepared for the Scenic Protection Areas.

The Southern Council’s, Technical Reference Group (TRG) engaged Scenic Spectrums PTY LTD and Inspiring Place (landscape Architects) to assist with the preparation of the Scenic Protection Code.

The consultants produced Guidelines for Scenic Values Assessment – Southern Tasmania Councils, (Appendix 24) to assist Council officers to prepare Scenic Values and Management Objectives for Table C8.1. and if sufficiently resourced to identify and categorise new areas and corridors, and/or reassess existing areas and corridors in accordance with the alternative Scenic Protection Code that they proposed.

A generic example was prepared by Scenic Spectrums Pty Ltd to illustrate how council staff could prepare Scenic Values and Management Objectives for Table C8.1. see Table 4.2 Generic Outline for Scenic Road Corridors in the LPS.

Table 4.2 provides a suggested framework for a LPS where Councils have not been able to undertake or utilise the recommended scenic values assessment process and will need to rely on investigation and judgment to prepare the LPS.

<table>
<thead>
<tr>
<th>Reference Number</th>
<th>Scenic Road Corridor Description</th>
<th>Scenic Value</th>
<th>Management Objectives</th>
</tr>
</thead>
</table>
| EXAMPLE           | • Provide a brief visual description of the key landscape features of the Scenic Protection Area.  
                   • Include a reference to the locations where | • Provide a statement as to what are the dominant and distinctive scenic values of the SPA. This may refer to scale, extent, landscape | The construction of buildings and works within the Scenic Protection Area will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted:  
                   • avoiding locating |
| the SPA is viewed from including the distances (e.g. foreground, middle-ground, background) | character features, changing nature of the scenic views and diversity within the seen area. | visually dominant landscape alterations on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features; |
| • Include information as to the significance of the viewing locations for both the local and visitor market. | • Indicate the assessed visual significance (e.g. high, moderate, low). | • using materials, colours and finishes that reduce the visual impact of the building and works including the avoidance of any reflectance external finishes; and |
| • Include information as to the status of the land within the SPA (e.g. land tenure of national, state, regional or local significance) | • Include any further qualifying statements regarding the relative importance of views to the SPA or of the viewpoints from which the SPA is seen. | • reducing the earthworks for cut and fill. |
| • Include any further qualifying statements regarding the relative importance of views to the SPA or of the viewpoints from which the SPA is seen. | | The destruction of vegetation within the Scenic Protection Area will be assessed as causing an unreasonable loss of scenic value if the following measures are not adopted: |
| • retaining or reinstating vegetation on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual | | • retaining or reinstating vegetation on or near major, visually significant and notable local landform, waterform, vegetation or cultural features that have visual |

Derwent Valley Council (12/6/2019)
prominence or are focal points, especially those within the central viewing focus of the valued natural or cultural features; and
• retaining or establishing of vegetation to help screen the building and works.

Scenic Spectrums Pty Ltd states that:

“These [generic examples] have been written to best suit the statutory requirements of Local and State Government under the Scenic Protection Code as it is currently defined by the Tasmanian Planning Commission. These have been written simply with a minimum of specialist visual assessment terminology, providing a broad indication of the relative level of landscape alteration or visual dominance level desired or allowed, along with a summary description of the designated Scenic Protection Area or Scenic Road Corridor.”

Guidelines for Scenic Values Assessment – Southern Tasmania Councils, 3.5.4 Step 4, (page 48).

Further analysis and categorisation of new and existing scenic protection areas and scenic road corridors, (as outlined in the report), has not been undertaken. The TRG are seeking changes to the Scenic Protection Code as it is currently defined by the TPC, in response to advice prepared by the consultants. Should changes to the code be made, council staff should consider preparing a planning scheme amendment based on the consultants’ report, for consideration of Council and the TPC.

The transitioning Scenic Protection Areas have been modified to the extent necessary to ensure consistency with the prescribed SPP format and drafting instructions.

The LUPAA provides the Commission with the discretion to determine whether alterations to code-applying provisions are modifications under the Act.

Modifications to code-applying provisions must be for a purpose specified in Schedule 6, clause 8D(8)(a), (b) or (c) of the Act.

The tables below identify how the modifications to the transitioning Scenic Protection Areas, and Scenic Road Corridors, are modifications under the Act.

<p>| DER -Table C8.1 Scenic Protection Areas |</p>
<table>
<thead>
<tr>
<th>Clause No.</th>
<th>Clause Title</th>
<th>Permitted alteration or modification description and purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>DER-Table C8.1 Scenic Protection Areas</td>
<td>Modified the format and drafting, consistent with Practice Notes 5 and 8, of all listed matters to ensure the effective operation of the provision. [Schedule 6, clause 8D(8)(c)]</td>
<td></td>
</tr>
</tbody>
</table>
5.7 Use of the C9.0 Attenuation Code
The Interim Planning Scheme has an existing attenuation area overlay. The PPU has identified that the attenuation areas overlay is subject to the transitional provisions under Schedule 6, Clause 8D(2) of the LUPAA for application through the draft LPS, as the attenuation area overlay for the SPPs Attenuation Code.

The draft LPS incorporates the C9.0 Attenuation Code and includes an overlay map showing attenuation areas for the spatial application of the attenuation area overlay.

The Attenuation Code provides for an attenuation area overlay to be applied around existing activities. A wide range of activities have been listed in Table 9.1 Attenuation Distances. However, it is not considered appropriate to map all of these activities in this manner given the nature of many of these activities. The Code will apply to these activities through the attenuation distances specified in the SPPs ordinance.

Only the more permanent activities, such as sewage treatment plants, and those currently mapped with the overlay, have been included in the draft LPS, otherwise amendments to the overlay would be required on a frequent basis, as a result of a change of use.

5.8 Use of the C10.0 Coastal Erosion Hazard Code
The draft LPS incorporates the C10.0 Coastal Erosion Hazard Code. The overlay mapping is based on the map produced by the Department of Premier and Cabinet, showing:

(i) coastal erosion hazard areas; and
(ii) coastal erosion investigation areas, for the application of the Coastal Erosion Hazard Code.

Guideline No. 1, CEHC 1 requires the coastal erosion hazard area overlay to include three coastal erosion hazard bands and the coastal erosion investigation area as depicted in the ‘Coastal Erosion Hazard Area Bands 20161201’ layer published on the LIST.

The coastal erosion hazard area overlay in the draft LPS has not been modified from the layer published on the LIST.

5.9 Use of the C11.0 Coastal Inundation Hazard Code
The draft LPS incorporates the C11.0 Coastal Inundation Hazard Code. The overlay mapping is based on the map produced by the Department of Premier and Cabinet, showing:

(i) coastal inundation hazard areas; and
(ii) coastal inundation investigation areas, for the application of the Coastal Inundation Hazard Code.

Guideline No. 1, CIHC 1 requires the coastal inundation hazard area overlay to include three coastal inundation hazard bands and the coastal inundation investigation area as depicted in the ‘Coastal Erosion Hazard Area Bands 20161201’ layer published on the LIST.

The coastal inundation hazard area overlay in the draft LPS has not been modified from the layer published on the LIST.

Guideline CIHC 2 requires the LPS to include the AHD levels for the coastal inundation hazard bands and the defined flood level for the relevant localities as a list for the Coastal Inundation Hazard Code in accordance with the AHD levels published on the DPAC website. The AHD
levels have been included in the Coastal Inundation Hazard Bands AHD Levels Table in the draft LPS without modification.

5.10 Use of the C12.0 Flood-Prone Hazard Code

The draft LPS incorporates the C12.0 Flood Prone Hazard Code.

Guideline No. 1, FPHAZ 1 states:

“The flood-prone hazard area overlay to be applied to areas known to be prone to flooding, particularly areas known to be within the 1 per cent annual exceedance probability (AEP) level.”

The overlay mapping is based on the following flood studies:

- Derwent Valley Council, Stormwater System Management Plan, Lachlan River Flood Risk and New Norfolk Drainage Assessment, February 2019 (provided at Appendix 9)
- Derwent Valley Interim Planning Scheme 2015
- New Norfolk Planning Scheme 1993, data source unknown.
- Hydro-Electric Commission Flood Inundation Map, Derwent River at New Norfolk, date unknown. This map can also be found within the above flood studies.

The mapping has been compiled through catchment overland flood modelling based on 1% AEP year storm events.

5.11 Use of the C13.0 Bushfire-Prone Areas Code

The draft LPS incorporates a bushfire-prone areas code overlay which has been provided by the Tasmanian Fire Service. The supporting report from the TFS is provided at Appendix 13.

5.12 Use of the C14.0 Potentially Contaminated Land Code

The Potentially Contaminated Land Code provides identification of potentially contaminated land via a potentially contaminated land overlay and in conjunction with clause C14.2. No sites have been identified for inclusion in the draft LPS.

5.13 Use of the C15.0 Landslip Hazard Code

The draft LPS incorporates a Landslip Hazard Code and includes an overlay map produced by the Department of Premier and Cabinet, showing landslip hazard areas for the application of the Code.

Guideline LHC 1 requires the landslip hazard area overlay must include four landslip hazard bands as depicted in the ‘Landslide Planning Map – Hazard Bands 20131022’ layer published on the LIST, unless modified.

The landslip hazard area overlay in the draft LPS has not been modified from the layer published on the LIST.

6.0 Local Overriding Provisions (PPZs, SAPs and SSQs)

An audit of the Interim Planning Scheme has previously been carried out by the PPU of local overriding provisions and in the Scheme and the nature of those provision as to whether they may be suitable to include in the draft LPS.

A reasons for the audit was also because the LUPAA requires that any PPZ, SAP or SSQ that applied to a planning scheme immediately before the commencement date of 17 December 2015 (when the Act was amended to provide for the TPS) must be included in the LPS [Schedule 6, clause (8)(1)]. Section 32(4) of the LUPAA does not apply to these PPZs.
SAPs and SSQs.

The Minister can declare that a SAP, PPZ or SSQ is not subject to this requirement after consultation with the TPC. The effect of doing so provides that the SAP, PPZ or SSQ is not automatically contained in the LPS.

To assist Councils in the preparation of their LPS’s, and in anticipation of the Minister releasing an appropriate advisory statement, the Department of Justice’s Planning Policy Unit (PPU) completed an audit of the Interim Planning Scheme’s local overriding provisions. The PPU audit forms the basis of the transitional arrangements (or otherwise) discussed below.

In circumstances where a PPZ, SAP or SSQ did not apply in a planning scheme prior to 17 December 2015, or alternatively it is proposed to include a new PPZ, SAP or SSQ, these may be included provided they are capable of meeting section 32(4) of the LUPAA.

Section 32(4) essentially requires demonstration that an overriding provision will provide significant benefit or is required to cater for unique site qualities.

The development of an additional SAP has resulted from the removal of the Acid Sulfate Soils Code.

6.1 Particular Purpose Zones (PPZs)
Guideline No.1 describes that a PPZ may be applied where the intended planning outcomes cannot be achieved through one or more SPP zones.

The SPPs outline the content requirements for any PPZs. All transitioning PPZ provisions, post 17 December 2015 and new PPZs must meet these requirements, which they do.

The draft LPS contains two (2) PPZs included in the Appendices and they are discussed below.

Interim Planning Scheme PPZs not transitioning to the draft LPS

<table>
<thead>
<tr>
<th>Provision</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>32.0 Particular Purpose Zone 1 – Urban Growth Zone</td>
<td>The PPZ is superseded by the SPP Future Urban Zone</td>
</tr>
</tbody>
</table>

Interim Planning Scheme: Transitioning PPZs transitioning to draft LPS

<table>
<thead>
<tr>
<th>Provision</th>
<th>Application under Draft LPS</th>
</tr>
</thead>
<tbody>
<tr>
<td>34.0 Particular Purpose Zone – Willow Court</td>
<td>DER-P2.0 Particular Purpose Zone – Willow Court</td>
</tr>
<tr>
<td>35.0 Particular Purpose Zone 4 – Royal Derwent Hospital</td>
<td>DER-P3.0 Particular Purpose Zone – Former Royal Derwent Hospital</td>
</tr>
</tbody>
</table>

The transitioning PPZs have been modified to the extent necessary to ensure consistency with the prescribed SPP format, drafting instructions and the LUPAA.

The Act provides the TPC with the discretion to determine whether alterations to transitioning PPZs, SAPs and SSQs are permitted alterations.

Permitted alterations to PPZs, SAPs and SSQs, must be for a purpose specified in Schedule 6, clause 8C(3)(a), (b), (c)(i), (c)(ii) or (d) of the Act.
The table below identifies how the alterations to the transitioning PPZs are permitted.

Table 3: Permitted alterations and modifications

<table>
<thead>
<tr>
<th>Clause No.</th>
<th>Clause Title</th>
<th>Permitted alteration or modification description and purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>DER-P1.0</td>
<td>Willow Court Particular Purpose Zone</td>
<td>Altered clause numbering to conform with the requirements of the SPPs.</td>
</tr>
<tr>
<td>DER-P1.1</td>
<td>Zone Purpose</td>
<td>Altered numbering to comply with the SPPs template and modified text to apply the drafting conventions in Practice Note 5.</td>
</tr>
<tr>
<td>DER-P1.4</td>
<td>Use Table</td>
<td>Modified the qualifications for the Discretionary Use Class of Visitor Accommodation applying the drafting conventions in Practice Note 5.</td>
</tr>
<tr>
<td>DER-P1.5</td>
<td>Use Standards</td>
<td>Alterations to clauses DER-P1.5.1, DER-P1.5.2, DER-P1.5.3, and DER-P1.5.4 applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs.</td>
</tr>
<tr>
<td>DER-P1.6</td>
<td>Development Standards for Buildings and Works</td>
<td>Alterations to all clauses • applying the drafting conventions in Practice Note 5; and • renumbering figures and tables, and references to them, to achieve consistency.</td>
</tr>
<tr>
<td>DER-P1.7</td>
<td>Development Standards for Subdivision</td>
<td>Alterations to clauses DER-P1.7.1 and DER-P1.7.2 applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs.</td>
</tr>
<tr>
<td>DER-P1.8</td>
<td>Tables</td>
<td>Altered numbering to accurately cross reference with clauses.</td>
</tr>
<tr>
<td>DER-P2.0</td>
<td>Former Royal Derwent Hospital Particular Purpose Zone</td>
<td>Altered clause title to provide greater clarity and consistency with the Local historic landscape precinct.</td>
</tr>
<tr>
<td>DER-P2.1</td>
<td>Zone Purpose</td>
<td>Altered numbering to comply with the SPPs template and modified text to apply the drafting conventions in Practice Note 5.</td>
</tr>
<tr>
<td>DER-P2.5</td>
<td>Use Standards</td>
<td>Alterations to clauses DER-P2.5.1, and DER-P2.5.2 applying the drafting conventions in Practice Note 5 to reflect the terminology used in the SPPs.</td>
</tr>
<tr>
<td>DER-P2.6</td>
<td>Development Standards for Buildings and Works</td>
<td>Alterations to all clauses • applying the drafting conventions in Practice Note 5; and</td>
</tr>
</tbody>
</table>
| DER-P2.7 | Development Standards for Non-dwellings | Alterations to all clauses  
• applying the drafting conventions in Practice Note 5; and  
• renumbering figures and tables, and references to them, to achieve consistency. |
| DER-P2.8 | Development Standards for Subdivision | Alterations to all clauses  
• applying the drafting conventions in Practice Note 5; and  
• renumbering figures and tables, and references to them, to achieve consistency. |
| DER-P2.9 | Tables | Altered numbering to accurately cross reference with clauses. |
6.2 Specific Area Plans (SAPs)
The SPPs outline the content requirements for any SAPs. All transitioning, (post 17 December 2015) and new SAPs must meet these requirements which they do.

The draft LPS contains one (1) SAP. This SAP comprises the conversion of the Acid Sulfate Code.

The PPU audit identified the following existing SAPs for transition under Schedule 6 of the LUPAA:

In addition to the transitioning SAPs the draft LPS includes the following new SAPs:

<table>
<thead>
<tr>
<th>SAP</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>DER-S4.0 Potential Acid Sulfate Soils</td>
<td>Management of Acid Sulfate Soils</td>
</tr>
<tr>
<td>Specific Area Plan</td>
<td></td>
</tr>
</tbody>
</table>

6.2.1 Potential Acid Sulfate Soils SAP
The existing Potential Acid Sulfate Soils Specific Area Plan overlay is applied to all land previously mapped under the Potential Acid Sulfate Soils Code. This code is available in the Interim Planning Scheme and other southern interim planning schemes, but not in the SPPs.

The Potential Acid Sulfate Soils Specific Area Plan overlay has been applied to all land mapped in the ‘high’ category of the LIST layer Coastal Acid Sulfate Soils (0-20m AHD).

Further information on how this layer was prepared is available on the LIST and is included below.

Coastal areas of Tasmania with potential to contain Acid Sulfate Soils
A NHT (National Heritage Trust) funded project headed by the NRM Cradle Coast to delineate coastal areas with potential to contain Acid Sulfate Soils (ASS). The dataset forms part of the larger project pertaining to ‘Tasmanian Acid Sulfate Soils Information’ (TASSI) with the aim of providing better awareness to stake holders and planners in regards to the distribution of Acid Sulfate Soils in coastal environments of Tasmania. Coastal environment for the sake of the TASSI project was defined as the zone between 0 and 20m AHD. The dataset comprises polygons mapped at a variety of scales in different parts of the state (mostly at 1:25,000 or 1:250,000) and geo-referenced to the GDA94 datum. Each polygon is attributed with a probability rating (high, low or extremely low) that indicate a polygons potential to contain ASS as well as a descriptor/code which describe the ASS landscape that a polygon represents. The descriptor/code pertains to the Atlas of Australian Acid Sulfate Soils (developed in part by CSIRO and used on the ASRIS website, http://www.asris.csiro.au). Ancillary dataset information that were used to model and derive the probability ratings and subsequent codes are embedded within the dataset attribute table.

Lineage Statement
1:25,000 MRT geology map sheets (as available at June 2008), 1:250,000 state wide MRT geology digital map; Detailed soils maps (Coal River Valley, Flinders Island, Foo Choo Flats, King Island, Montagu Swamp, Mowbray Swamp, NW Coast, Tomahawk, Waterhouse), 1:100,000 Reconnaissance soil maps, 1:500,000 Dominant soil order map of Tasmania; Multiresolution Index of Valley Bottom Flatness (derived from the Tasmania 25metre Digital Elevation Model); Tasmanian Quaternary Coastal Sediments
Polygon Map; 1:25,000 TASVEG; 1:25,000 Hydrographic dataset. Map units conducive to ASS were derived from the above ancillary datasets (notably geological and soils units as well as hydrographic units representing swamps and wet areas) and used to form a predictive cartographic model. Units were given likelihood ASS weightings which were then combined/overlayed with one another to give a total accumulated ASS probability score. Where a high accumulation of map units were apparent; indicated an area more likely to have ASS potential. A lack of accumulated map units indicated an area less likely to have ASS potential. The resulting accumulated areas were then classified in accord to the Atlas of Australian Acid Sulfate Soils using existing digital ancillary information and that garnered from field work reconnaissance. The model outputs were field checked over several months, where the model was recalibrated and re-run if inaccuracies were found. The final output is considered to be an accurate representation of Coastal Acid Sulfate Soils using the best digital information at hand at the time as well as input from historic and current field work reconnaissance.

Position Accuracy: Each polygon is attributed with the ancillary dataset(s) that was used to delineate an ASS area. The dataset(s) used to delineate an ASS area gives an indication of the scale that was modelled for that particular ASS area. However, it is generally accepted that the final dataset uses the line work of the 1:25,000 Hydrographic dataset and the 1:25,000/1:250,000 MRT geology datasets to delineate boundaries. Thus, 1:25,000 spatial data: “Correct position to within +/- 25m in the final product”. 1:250,000 spatial data. “Generalisations of rock units and fit to 1:250,000 digital topography base gives a final accuracy of up to +/- 250m”. It must be noted that horizontal positional accuracy for well defined features mapped in this dataset may vary widely owing to large differences in the scale of source mapping used in some areas (i.e. where 1:500,000 soil data and 1:25,000 data was used in combination to model ASS areas). Positional accuracy scales are embedded into the dataset attribute table.

Attribute Accuracy: Attribution was generally carried out using existing ancillary datasets to assign probability values and in particular classification descriptors. The dataset is therefore dependent on the attribute accuracies of the ancillary datasets employed. Field validation was also carried out to ensure integrity was maintained throughout the final dataset and thus aided in validating the final classification process. Attribute accuracy is estimated to be 90%.

Logical Consistency: All polygons, lines and point data labelled. All vertices are snapped and all polygons closed. All data is topologically related. There are no duplicates.

Completeness: The dataset covers the entire Tasmania coastal region (except Macquarie Island) between elevations of 0 and 20m AHD. Hence, the data is complete according to the modelling process.

Acid Sulfate Soils are natural soils that contain sulfides (mostly iron sulfides), usually in microscopic form. Most of these sulfides were formed by bacterial activity underwater long ago. Sea water provides a ready source of sulfur for conversion to sulphides and thus the higher risk areas tend to be low-lying coastal margins that were once covered by sea water. As the seas receded, the sulfur-rich sediments remained and today can be found in areas such as coastal plains, wetlands and estuaries.
In an undisturbed and waterlogged state these soils are harmless, but when disturbed and exposed to oxygen through drainage or excavation, a process of oxidation can produce sulfuric acid in large quantities. In the undisturbed state the soils are called Potential Acid Sulfate Soils (PASS).

Once they are disturbed and start oxidising, they are called Actual Acid Sulfate Soils (AASS). They are collectively referred to as Acid Sulfate Soils (ASS). After rain and particularly following prolonged dry periods, the sulfuric acid in these soils is released into the surrounding environment. As the acid moves through the soil profile it may cause the release of heavy metals and other toxins, which eventually flow into surrounding waterways. Toxic “slugs” of concentrated acid runoff can move downstream and flow into estuaries, reducing oxygen levels in the water, significantly decreasing water quality, killing fish and damaging sensitive ecosystems.

For similar reasons as set out in the above section it is proposed to include this SAP in the draft LPS.

6.3 Site Specific Qualifications (SSQs)
The PPU audit did not identify any SSQs contained in the Interim Planning Scheme that are able to be transitioned to the draft LPS.

The table below lists proposed SSQs for inclusion in the Use Tables of the relevant zones in the SPPs. These include:

<table>
<thead>
<tr>
<th>Reference Number</th>
<th>Site reference</th>
<th>Folio of the Register</th>
<th>Description (modification, substitution or addition)</th>
<th>Relevant Clause in State Planning Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>DER-23.1</td>
<td>Wellington Park (see zone map)</td>
<td>Wellington Park means: (a) the area of land indicated as bounded by a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (Wellington Park Act 1993); or (b) that area of land as defined L1 in the Wellington Park Act 1993. Notwithstanding any other provision of this planning scheme, any use or development of land in Wellington Park must be undertaken in accordance with the provisions of the Wellington Park Management PlanL2. Footnotes L1 Wellington Park means: (a) the area of land indicated as bounded by...</td>
<td>23.0 Environmental Management Zone</td>
<td></td>
</tr>
<tr>
<td>varied pursuant to sections 6, 7 and 8 of the Wellington Park Act 1993.</td>
<td>a heavy black line on Plan No. 2789 in the Central Plan Register, a reduced copy of which is set out, by way of illustration only, in Schedule 1 (Wellington Park Act 1993); or (b) that area of land as varied pursuant to sections 6, 7 and 8 of the Wellington Park Act 1993. L2 Management plan means any management plan approved under section 23 (Wellington Park Act 1993) and for the time being in force in respect of Wellington Park.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# 7.0 Glossary of Terms

<table>
<thead>
<tr>
<th>Interim Planning Scheme</th>
<th>Derwent Valley Interim Planning Scheme 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>TPC</td>
<td>Tasmanian Planning Commission</td>
</tr>
<tr>
<td>DPAC</td>
<td>Department of Premier and Cabinet</td>
</tr>
<tr>
<td>EMPCA</td>
<td><em>Environmental Management and Pollution Control Act 1994</em></td>
</tr>
<tr>
<td>LGBMP</td>
<td><em>Local Government Act (Building and Miscellaneous Provisions) Act 1993</em></td>
</tr>
<tr>
<td>LPS</td>
<td>Local Provisions Schedule</td>
</tr>
<tr>
<td>LUPAA</td>
<td><em>Land Use Planning and Approval Act 1993</em></td>
</tr>
<tr>
<td>NEPM</td>
<td><em>National Environment Protection Measures</em></td>
</tr>
<tr>
<td>PPU</td>
<td>Department of Justice Planning Policy Unit</td>
</tr>
<tr>
<td>PPZ</td>
<td>Particular Purpose Zone</td>
</tr>
<tr>
<td>SAP</td>
<td>Specific Area Plan</td>
</tr>
<tr>
<td>SSQ</td>
<td>Site Specific Qualification</td>
</tr>
<tr>
<td>SPP</td>
<td>State Planning Provision</td>
</tr>
<tr>
<td>SPPA</td>
<td><em>State Policies and Practices Act 1993</em></td>
</tr>
<tr>
<td>STRLUS</td>
<td><em>Southern Tasmanian Regional Land Use Strategy</em></td>
</tr>
<tr>
<td>TPS</td>
<td>Tasmanian Planning Scheme</td>
</tr>
</tbody>
</table>
# 8.0 Appendices

<table>
<thead>
<tr>
<th>Appendix</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Section 32 of the LUPAA</td>
</tr>
<tr>
<td>2</td>
<td>A summary of the key differences between the Interim Planning Scheme and the TPS, SPPs</td>
</tr>
<tr>
<td>3</td>
<td><em>Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones, May 2018, AK Consultants</em></td>
</tr>
<tr>
<td>4</td>
<td><em>Guidelines for Identifying Areas of Interest, Jan 2018, AK Consultants</em></td>
</tr>
<tr>
<td>5</td>
<td>Tasmanian Open Space Policy and Planning Framework 2010</td>
</tr>
<tr>
<td>6</td>
<td><em>The Regional Ecosystem Model of Tasmanian Biodiversity and the method underlying the Natural Assets Code Overlay, Rod Knight</em></td>
</tr>
<tr>
<td>7</td>
<td><em>Summary of the Regional Ecosystem Model of Tasmanian Biodiversity, Rod Knight</em></td>
</tr>
<tr>
<td>8</td>
<td><em>Explaining the Priority Vegetation Area Overlay – the Regional Ecosystem Model, Rod Knight</em></td>
</tr>
<tr>
<td>9</td>
<td><em>Derwent Valley Council, Stormwater System Management Plan, Lachlan River Flood Risk and New Norfolk Drainage Assessment, February 2019</em></td>
</tr>
<tr>
<td>10</td>
<td><em>Agricultural Land Mapping Project, Identifying land suitable for inclusion within the Tasmanian Planning Scheme’s Agriculture Zone, May 2017, Prepared and published by Department of Justice, Planning Policy Unit in conjunction with Macquarie Franklin and Esk Mapping and GIS.</em></td>
</tr>
<tr>
<td>11</td>
<td><em>Decision Tree for rezoning of land currently zoned Rural Resource or Significant Agricultural under the Interim Planning Scheme</em></td>
</tr>
<tr>
<td>12</td>
<td><em>Decision Tree for rezoning of land currently zoned Rural Living under the Interim Planning Scheme</em></td>
</tr>
<tr>
<td>13</td>
<td><em>Bushfire-Prone Areas, Derwent Valley LGA Planning Report, 2019, Tasmanian Fire Service</em></td>
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<td>14</td>
<td><em>Derwent Valley Community Strategic Plan - Our Valley 2030, Derwent Valley Community Strategic Plan.</em></td>
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<td>15</td>
<td><em>Brighton, Central Highlands, Derwent Valley and Southern Midlands, June 2008, Trevor Budge, Dion Lester, Marc Bartsch.</em></td>
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<td>16</td>
<td><em>New Norfolk Structure Plan, September 2016, Emma Riley and Associates (now ERA Planning).</em></td>
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<td>17</td>
<td><em>Esplanade Precinct Concept Plan, May 2017, Inspiring Place.</em></td>
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<td>18</td>
<td><em>Willow Court, Historical Landscape Audit Report, June 2004, RTBG Botanical Resources team Dr Alan Macfayden and Natalie Papworth.</em></td>
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<td>19</td>
<td><em>Guideline No.1 - Local Provisions Schedule Zone and Code Application</em></td>
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<td>20</td>
<td><em>Southern Tasmania Regional Land Use Strategy 2010-20135</em></td>
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<td>21</td>
<td><em>State Policy on the Protection of Agricultural Land 2009</em></td>
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<td>22</td>
<td><em>Tasmanian State Coastal Policy 1996</em></td>
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<td>23</td>
<td>State Policy on Water Quality Management 1997</td>
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</table>
Prepared for: The Councils of Southern Midlands, Central Highlands, Derwent Valley and Brighton.  
Prepared by: Catherine Nicholson, Dion Lester Nick Byrne and Felicity Brown |
| 27 | Draft Derwent Valley Local Provisions Schedule text |
| 28 | Draft Derwent Valley Local Provisions Schedule maps |
| 29 | Draft Derwent Valley Local Provisions Schedule Property Spreadsheet |
| 30 | Heritage Code Explanatory Notes, Brad Williams. |