

Derwent Valley Local Provisions Schedule

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Local Provisions Schedule amendments

No.	Effective date	Amendment no	Amendment information	Text/Map
1	14 May 2025	Not applicable	Commencement of LPS under section 35M of the <i>Land Use Planning and Approvals Act 1993</i>	Text

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DER-Local Provisions Schedule Title

DER-1.1 This Local Provisions Schedule is called the Derwent Valley Local Provisions Schedule and comprises all the land within the municipal area.

DER-Effective Date

DER-1.2 The effective date for this Local Provisions Schedule is 14 May 2025.

DER-Local Area Objectives

This clause is not used in this Local Provisions Schedule.

DER-Particular Purpose Zones

DER-P1.0 Particular Purpose Zone - Willow Court

DER-P1.1 Zone Purpose

The purpose of the Particular Purpose Zone - Willow Court is:

- DER-P1.1.1 To provide for the re-development of the former Willow Court Centre.
- DER-P1.1.2 To protect the cultural heritage values of the significant structures and spaces within the zone.
- DER-P1.1.3 To protect the natural landscape values of land within the zone.
- DER-P1.1.4 To integrate any new development with the existing open space, access and any reticulated service networks.
- DER-P1.1.5 To ensure new development addresses the identified potential environmental hazards.
- DER-P1.1.6 To limit any potential land use conflicts and other environmental impacts for established uses in the zone and in adjoining zones.

DER-P1.2 Local Area Objectives

This clause is not used in this particular purpose zone.

DER-P1.3 Definition of Terms

This clause is not used in this particular purpose zone.

DER-P1.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Permitted	
No uses	
Discretionary	
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
General Retail and Hire	
Research and Development	
Residential	
Tourist Operation	
Utilities	
Visitor Accommodation	Excluding camping and caravan park, holiday cabins or overnight camping area.
Prohibited	
All other uses	

DER-P1.5 Use Standards

DER-P1.5.1 Hours of operation

Objective:	That hours of operation do not cause an unreasonable loss of residential amenity to land within a residential zone.	
Acceptable Solutions	Performance Criteria	
A1 Hours of operation of a use within 50m of a residential zone, excluding for office and administrative tasks, must be within the hours of: (a) 6.00am to 10.00pm Monday to Saturday; and (b) 7.00am to 9.00pm Sunday and public holidays.	P1 Hours of operation of a use within 50m of a residential zone must not cause an unreasonable loss of residential amenity to land in a residential zone having regard to commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.	

DER-P1.5.2 Noise

Objective:	That noise emissions do not cause environmental harm and do not cause an unreasonable loss of residential amenity to land within a residential zone.	
Acceptable Solutions	Performance Criteria	
A1 Noise emissions measured at the boundary of a residential zone must not exceed: (a) 55dB(A) (LAeq) between the hours of 7.00am to 7.00pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am; and (c) 65dB(A) (Lmax) at any time. Measurement of noise levels must be in accordance with the methods in the <i>Noise Measurement Procedures Manual, 2nd Edition, July 2008</i> , including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	P1 Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.	

DER-P1.5.3 External lighting

Objective:	That external lighting does not cause an unreasonable loss of residential amenity to land within a residential zone.	
Acceptable Solutions	Performance Criteria	
A1 External lighting within 50m of a residential zone must: (a) be turned off between 11.00pm and 6.00am, excluding for security lighting; and (b) security lighting must be baffled to not cause emission of light outside this particular purpose zone.	P1 External lighting within 50m of a residential zone must not cause an unreasonable loss of amenity to adjoining residential areas, having regard to: (a) the level of illumination and duration of lighting; and (b) distance to habitable rooms in adjacent dwellings.	

DER-P1.5.4 Commercial vehicle movements

Objective:	That commercial vehicle movements do not cause an unreasonable loss of residential amenity to land within a residential zone.	
Acceptable Solutions	Performance Criteria	
A1 Commercial vehicle movements (including loading and unloading and garbage removal) to or from a site within 50m of a residential zone must be within the hours of: (a) 6.00am to 10.00pm Monday to Saturday; and (b) 7.00am to 9.00pm Sunday and public holidays.	P1 Commercial vehicle movements (including loading and unloading and garbage removal) to or from a site within 50m of a residential zone must not cause an unreasonable loss of residential amenity having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise); (e) noise reducing structures between vehicle movement areas and dwellings; (f) the level of traffic on the road; and (g) the potential for conflicts with other traffic.	

DER-P1.6 Development Standards for Dwellings

DER-P1.6.1 Residential density for multiple dwellings

Objective:	To provide for suburban densities for multiple dwellings that: (a) make efficient use of suburban land for housing; and (b) optimise the use of infrastructure and community services.	
Acceptable Solutions	Performance Criteria	
A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) If within a density area specified in Table DER-P1.9.1 below and shown on the planning scheme maps, that specified for the density area.	P1 Multiple dwellings must only have a site area per dwelling that is less than 325m ² , or that specified for the applicable density area in Table DER-P1.9.1, if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of the surrounding area; or (b) provides for a significant social or community housing benefit and: (i) the site is wholly or partially within 400m walking distance of a public transport stop; or (ii) the site is wholly or partially within 400m walking distance of a General Business Zone, Local Business Zone, Commercial Zone, Urban Mixed Use Zone, Village Zone or Inner Residential Zone.	

DER-P1.6.2 Setbacks and building envelope for all dwellings

<p>Objective:</p>	<p>To control the siting and scale of dwellings to:</p> <ul style="list-style-type: none"> (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Unless within a building area, a dwelling, excluding protrusions such as eaves, steps, porches, and awnings that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table DER-P1.9.2, at least that specified for the road. 	<p>P1</p> <p>A dwelling must:</p> <ul style="list-style-type: none"> (a) have a setback from a frontage that is compatible with the existing dwellings in the street, having regard to any topographical constraints; and (b) if abutting a road identified in Table DER-P1.9.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.
<p>A2</p> <p>A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the façade of the dwelling; (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage. 	<p>P2</p> <p>A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, having regard to any topographical constraints.</p>

<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures DER-P1.1, DER-P1.2, DER-P1.3, and DER-P1.4) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and <p>(b) only have a setback within 1.5m of a side boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser). 	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity by:</p> <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; (ii) overshadowing the private open space of a dwelling on an adjoining lot; (iii) overshadowing of an adjoining vacant lot; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and <p>(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</p>
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Figure DER-P1.1 Building envelope as required by clause DER-P1.6.2 A3(a)

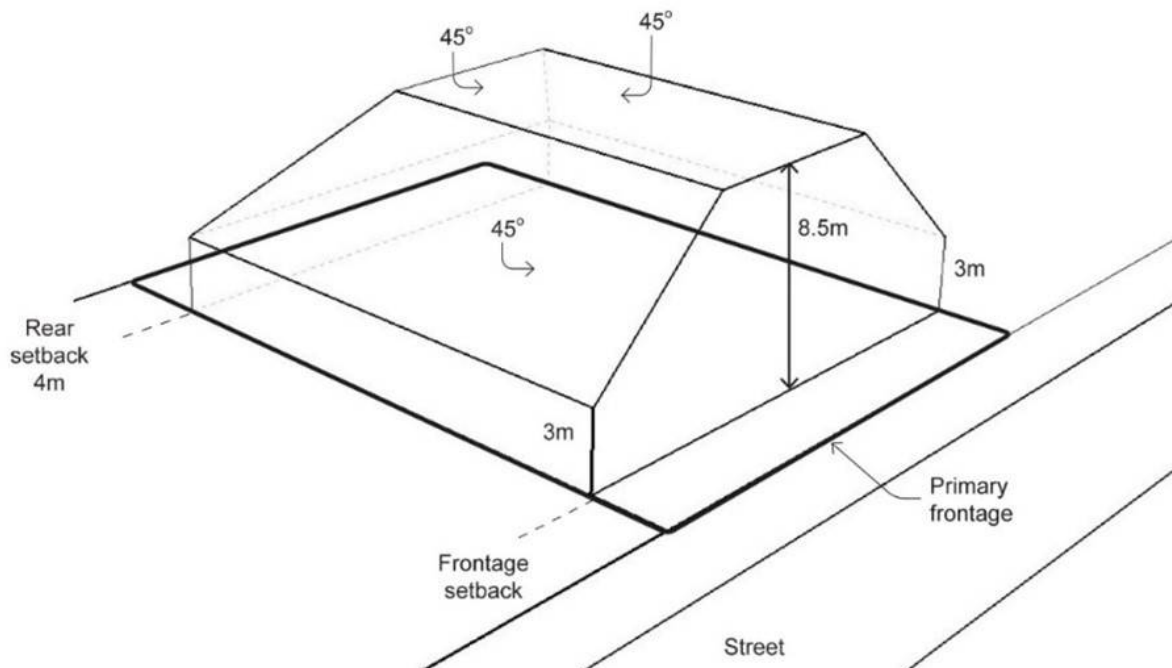


Figure DER-P1.2 Building envelope for sloping sites as required by clause DER-P1.6.2 A3(a)

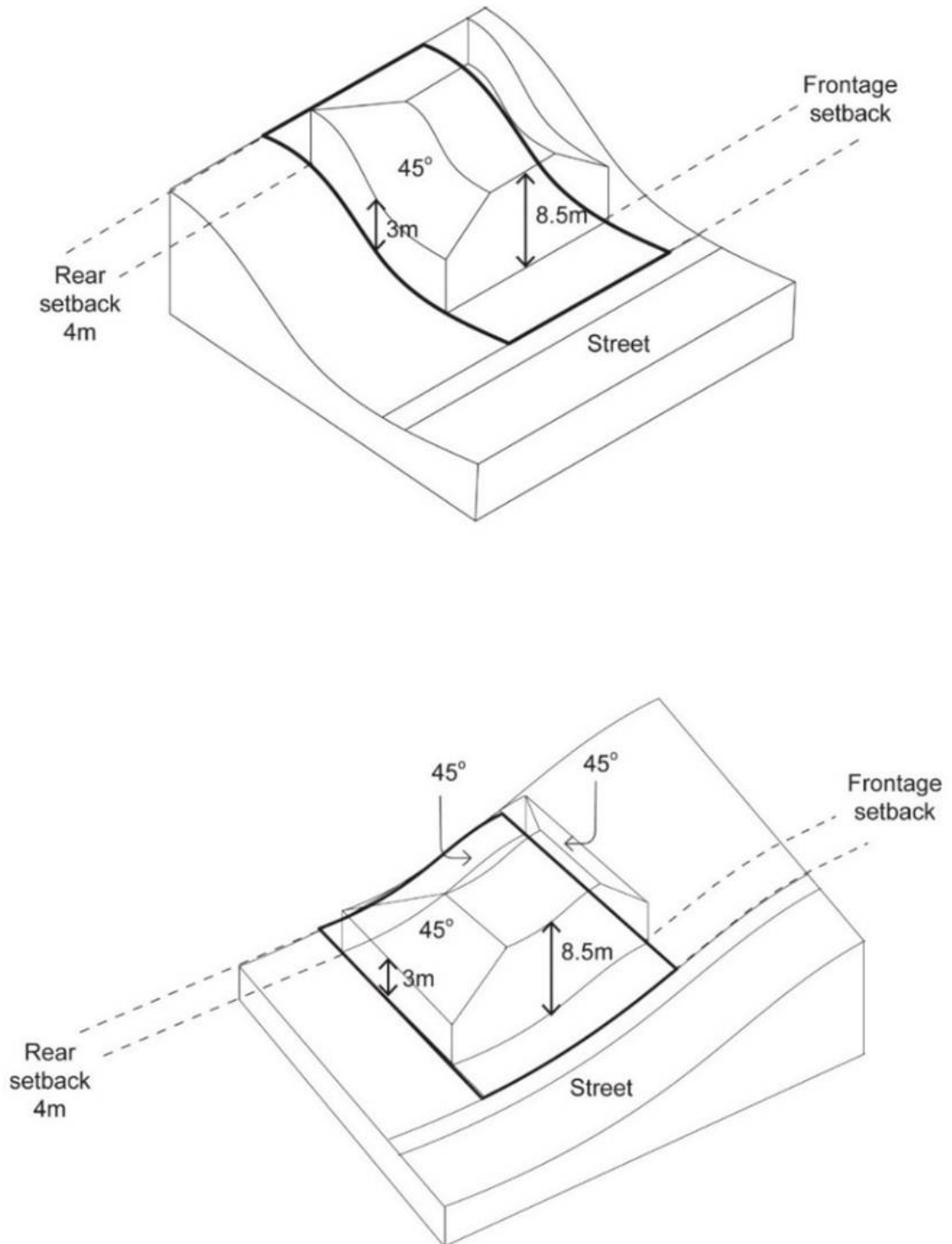


Figure DER-P1.3 Building envelope for corner lots as required by clause DER-P1.6.2 A3(a)

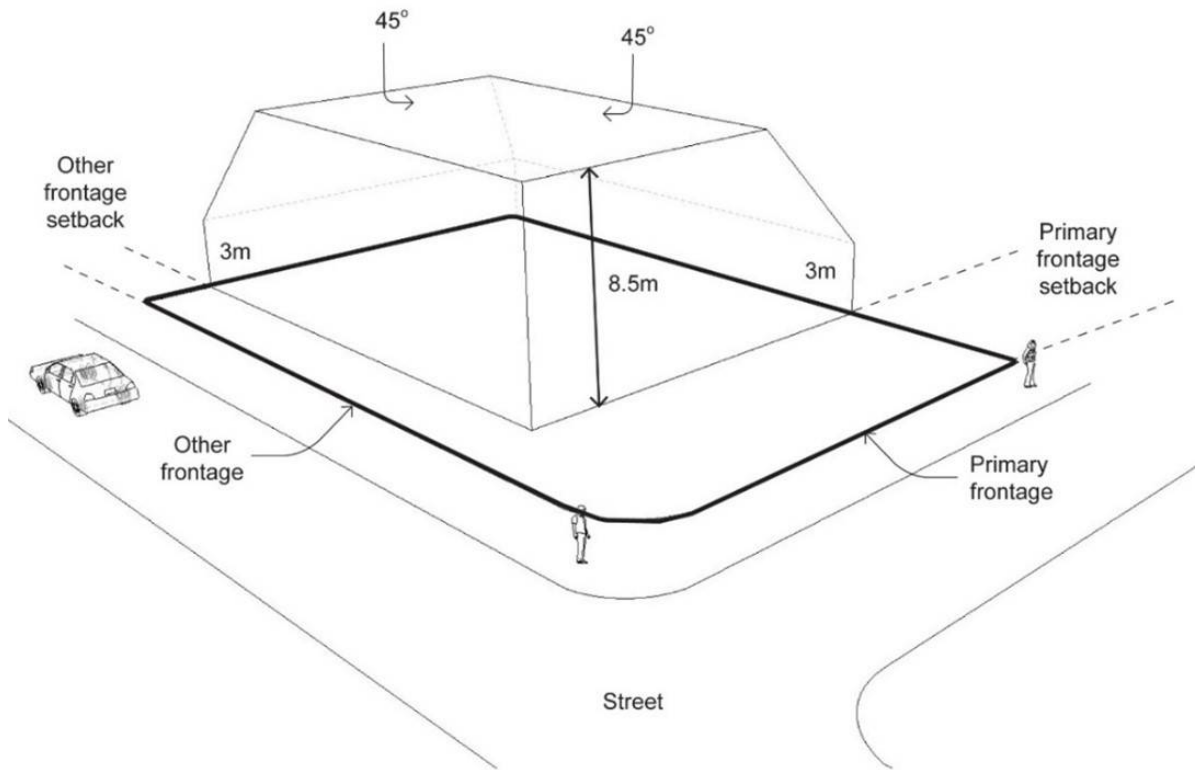
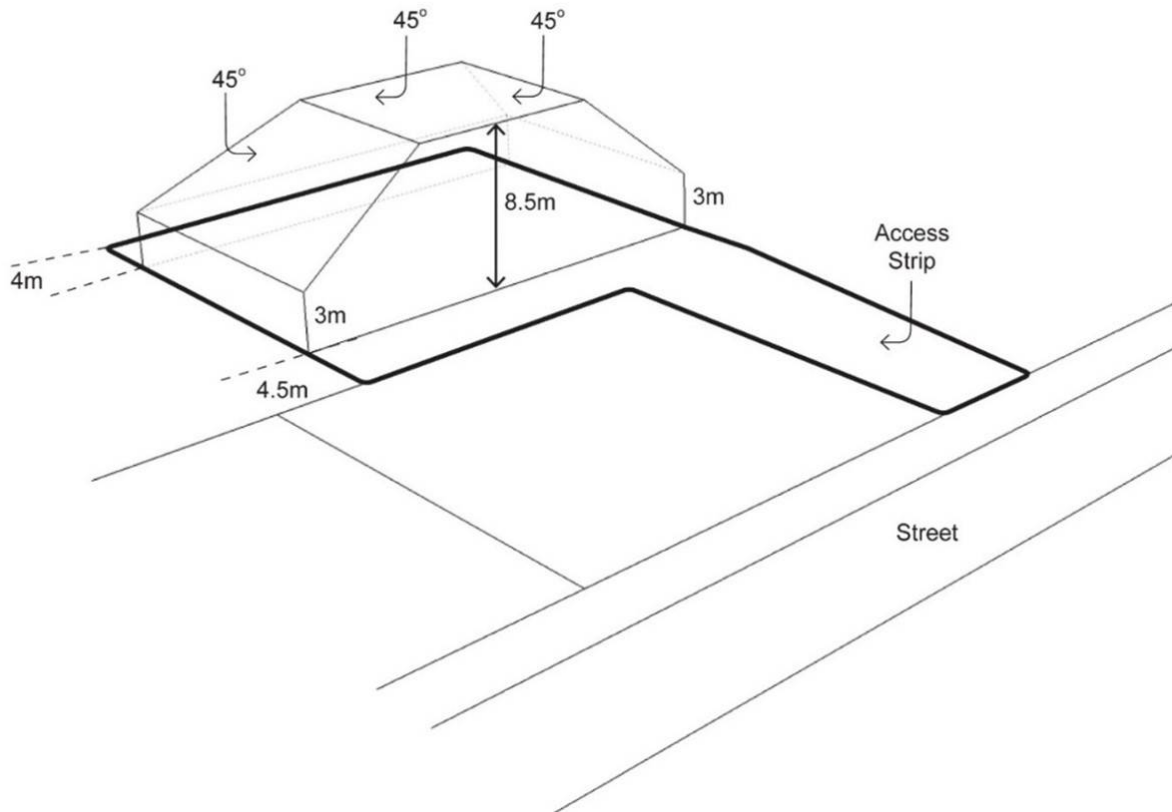


Figure DER-P1.4 Building envelope for internal lots as required by clause DER-P1.6.2 A3(a)



DER-P1.6.3 Site coverage and private open space for all dwellings

<p>Objective:</p>	<p>To provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces. 	<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, having regard to any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (b) reasonable space for the planting of gardens and landscaping.

<p>A2</p> <p>A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking. 	<p>P2</p> <p>A dwelling must have private open space that includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.
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DER-P1.6.4 Sunlight and overshadowing for all dwellings

<p>Objective:</p>	<p>To provide:</p> <ul style="list-style-type: none"> (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Figure DER-P1.5).</p>	<p>P1</p> <p>A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).</p>

<p>A2</p> <p>A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Figure DER-P1.5), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Figure DER-P1.6):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the window; and (ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June.</p> <p>(c) That part of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling. 	<p>P2</p> <p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Figure DER-P1.5).</p>
<p>A3</p> <p>A multiple dwelling that is to the north of the private open space of another dwelling on the same site required in accordance with A2 or P2 of clause DER-P1.6.3 must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Figure DER-P1.7):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal. <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling. 	<p>P3</p> <p>A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause DER-P1.6.3.</p>

Figure DER-P1.5 Orientation of a window of a habitable room as specified in clause DER-P1.6.4 A1, A2 and P2

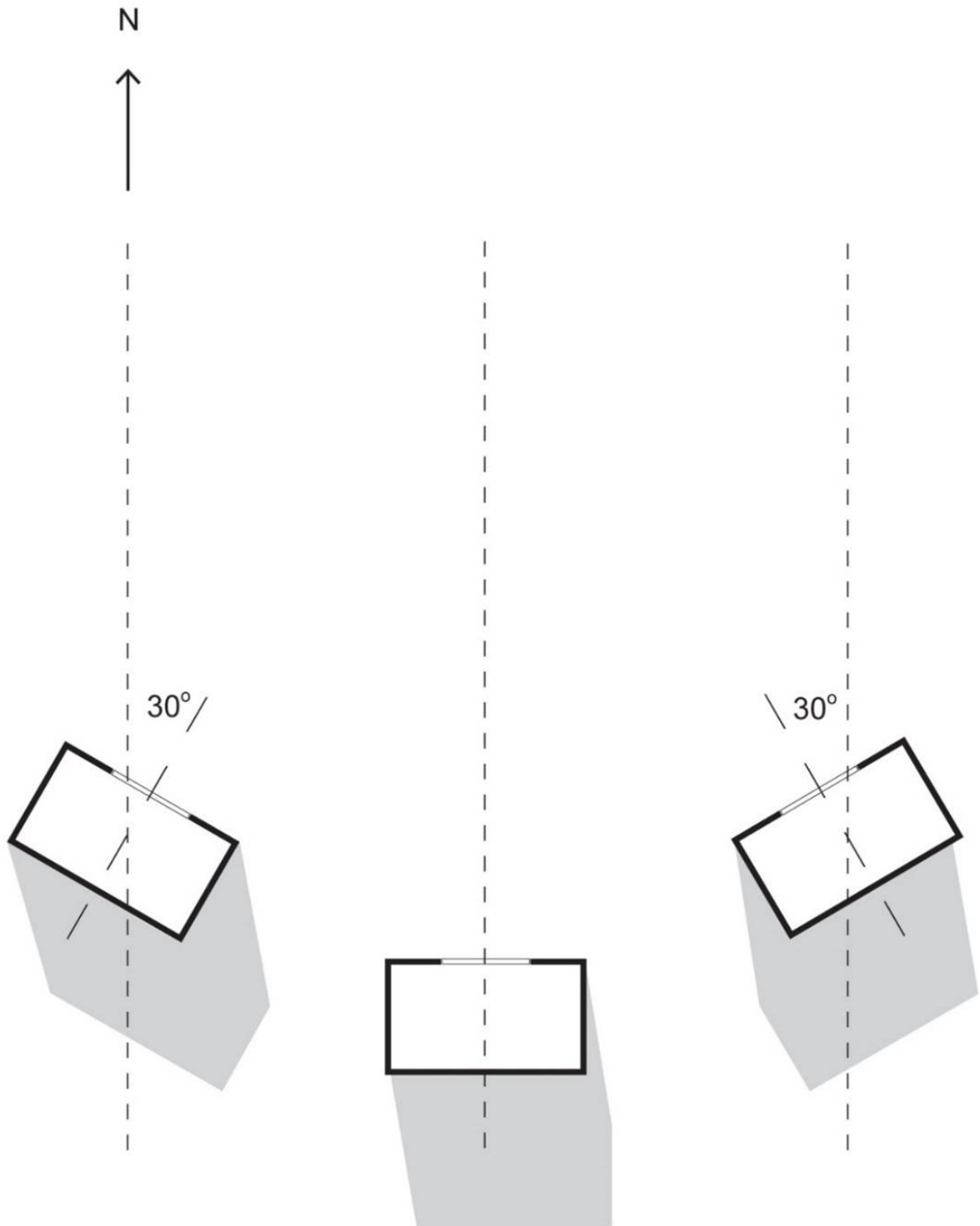


Figure DER-P1.6 Separation from a north-facing window of a habitable room, of another dwelling on the same site, as required by clause DER-P1.6.4 A2(a)

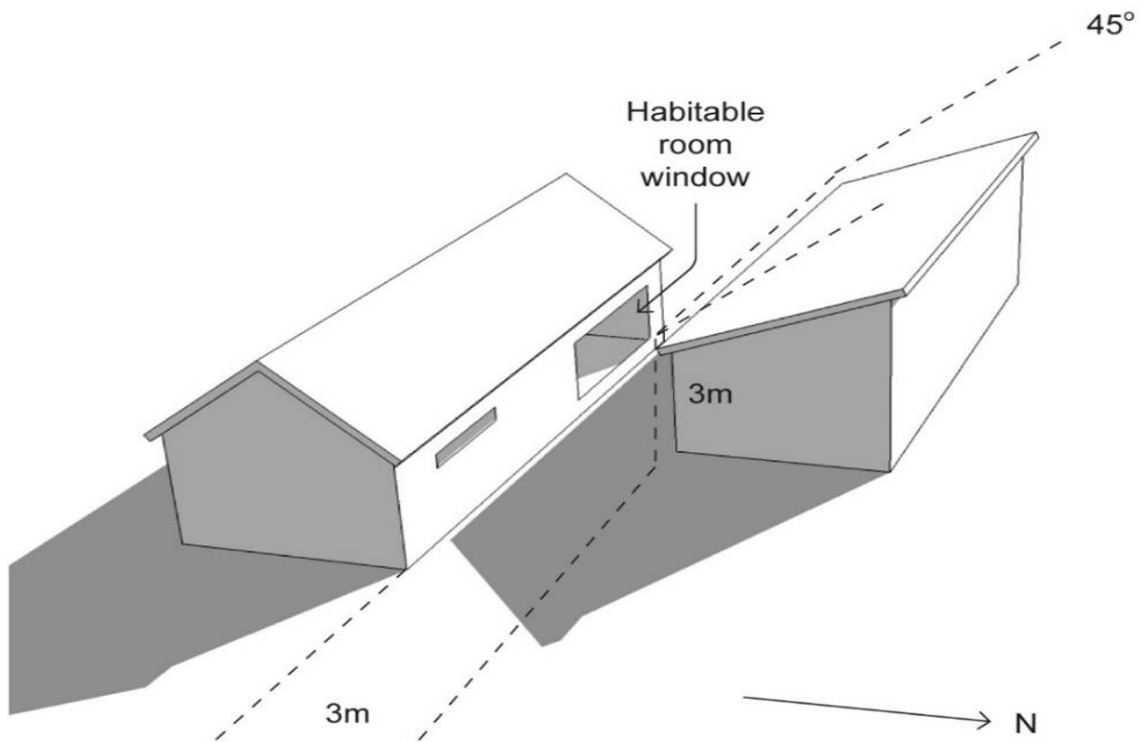
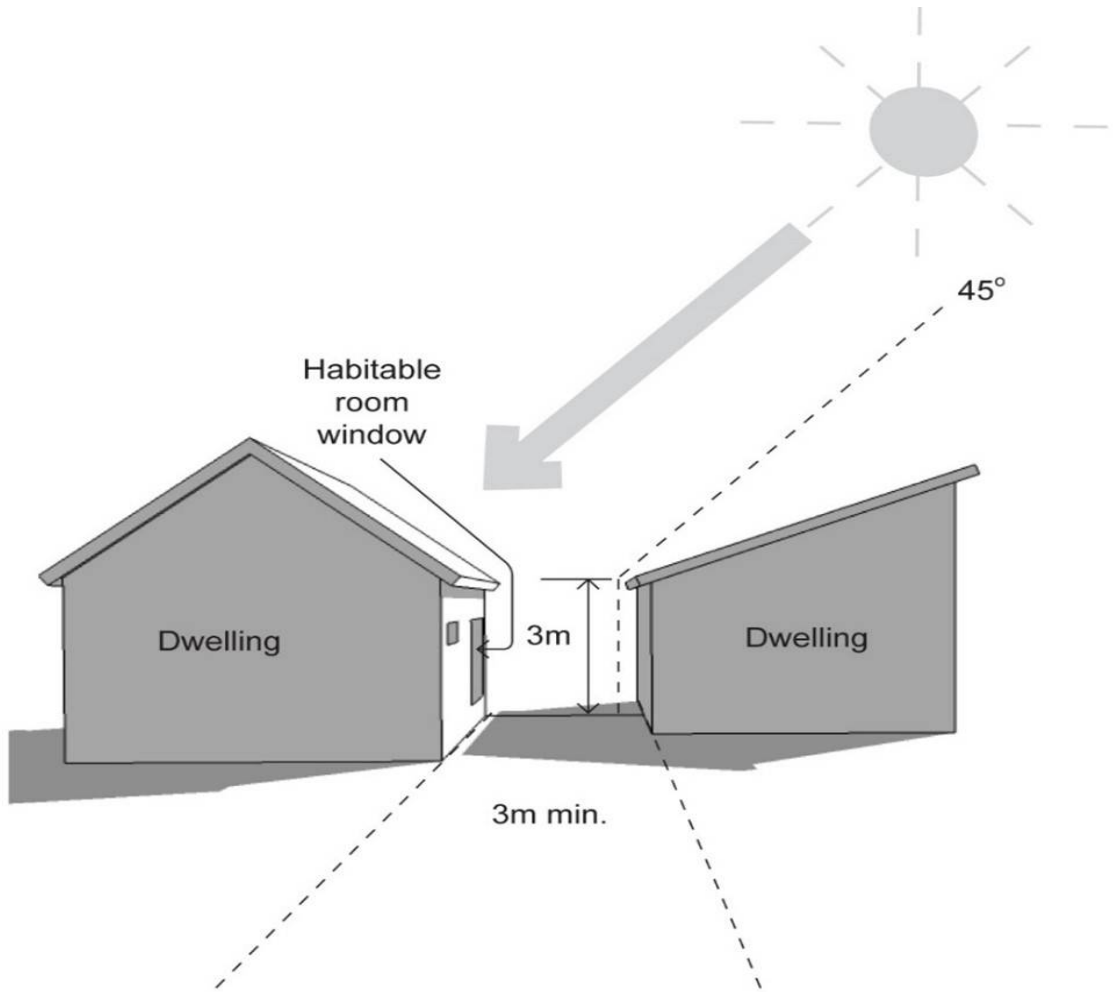
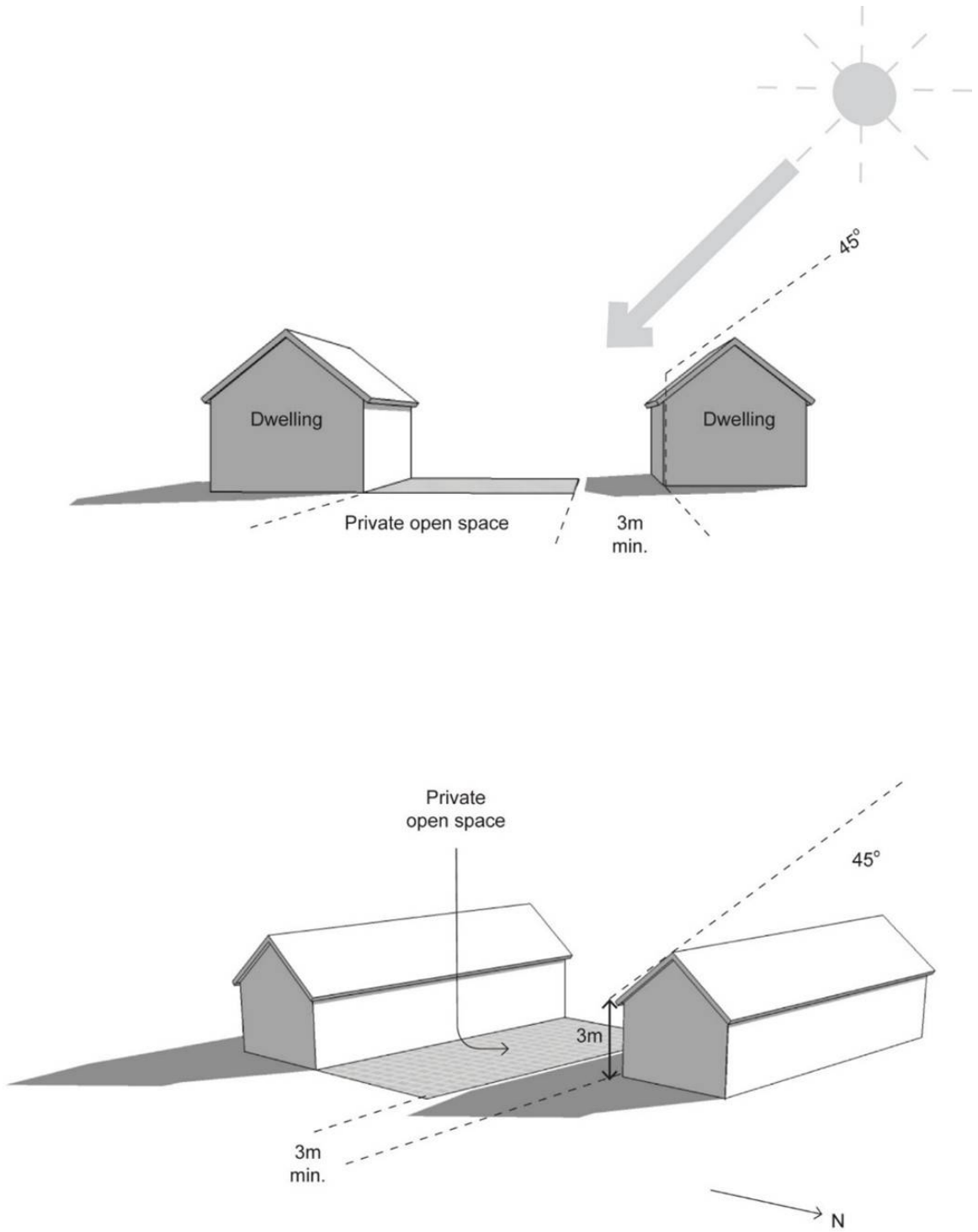


Figure DER-P1.7 Separation from the private open space of another dwelling on the same site as required by clause DER-P1.6.4 A3(a)



DER-P1.6.5 Width of openings for garages and carports for all dwellings

Objective:	To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria	
A1	P1	
A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.	

DER-P1.6.6 Privacy for all dwellings

Objective:	To provide reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria	
A1	P1	
<p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.</p>	<p>A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining lot or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space; or</p> <p>(c) an adjoining vacant residential lot.</p>	

<p>A2</p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of at least 3m from a side boundary; (ii) is to have a setback of at least 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%. 	<p>P2</p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above the natural ground level must be screened or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) a window or glazed door, to a habitable room of another dwelling; (b) the private open space of another dwelling; and (c) an adjoining vacant residential lot.
<p>A3</p> <p>A shared driveway or parking space, excluding a parking space allocated to that dwelling, must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level. 	<p>P3</p> <p>A shared driveway or parking space, excluding a parking space allocated to that dwelling, must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>

DER-P1.6.7 Frontage fences for all dwellings

Objective:	To control the height and transparency of frontage fences to: <ul style="list-style-type: none"> (a) provide adequate privacy and security for residents; (b) allow the potential for mutual passive surveillance between the road and the dwelling; and (c) provide reasonably consistent height and transparency. 	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution. ¹	P1 A fence (including a free-standing wall) within 4.5m of a frontage must: <ul style="list-style-type: none"> (a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and (b) be consistent with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road. 	

¹ See exemptions for fences in Table 4.6

DER-P1.6.8 Waste storage for multiple dwellings

Objective:	To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria	
A1 A multiple dwelling must have a storage area for waste and recycling bins that is at least 1.5m ² per dwelling and is within: <ul style="list-style-type: none"> (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of at least 4.5m from a frontage; (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area. 	P1 A multiple dwelling development must provide storage for waste and recycling bins that is: <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) separated from dwellings on the site, if the storage area is a common storage area, to minimise impacts caused by odours and noise. 	

DER-P1.7 Development Standards for Non-dwellings

DER-P1.7.1 Setbacks and height

Objective:	That building location and height contributes positively to the streetscape.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Buildings must be sited a distance that is not more than the maximum and not less than the minimum setbacks of adjoining buildings.	
A2 No Acceptable Solution.	P2 Building height must not be more than 10m.	

DER-P1.7.2 Streetscape

Objective:	That building design contributes positively to the streetscape and the amenity and safety of the public.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Building design must contribute positively to the streetscape by: <ul style="list-style-type: none"> (a) addressing the frontage and any other public space, including an internal car park, by the orientation of windows and by public access at ground floor level; (b) making a positive contribution to the activities of the streetscape by: <ul style="list-style-type: none"> (i) providing direct public access at the ground floor level; (ii) avoiding expanses of blank walls facing a road; (c) minimising visual intrusiveness of roof-top service infrastructure, including service plants and lift structures, by integrating them into the roof design; (d) providing compatible footpaths with adjoining public footpaths; and (e) screening outdoor storage from public view. 	

DER-P1.7.3 Passive surveillance

Objective:	That building location and design provides for the amenity and safety of the public.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Building design must provide for surveillance of public spaces, including the street, service and car parking by:</p> <ul style="list-style-type: none"> (a) locating windows to overlook the street and other public spaces; (b) designing and locating main entrances to provide high visibility for users; (c) providing clear sight lines between a building and adjacent properties and public land; (d) locating external lighting to illuminate otherwise shaded or dark locations; (e) avoiding creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (f) incorporating shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; and (g) providing well lit car parking areas designed to make use of sight lines to benefit from passive surveillance.

DER-P1.7.4 Building Design

Objective:	That buildings are designed so that residential use is provided with reasonable levels of residential amenity and safety.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Building design must provide for reasonable levels of residential amenity and safety by: (a) providing for privacy of habitable rooms and private open space; (b) providing sunlight to habitable rooms and private open space of not less than 3 hours between 9.00am and 5.00pm on June 21, or not further decreasing sunlight hours if already less than 3 hours; (c) locating some windows to overlook the street and other public spaces; (d) designing and locating main entrances to provide high visibility for users; (e) providing clear sight lines between the building and the street; (f) locating external lighting to illuminate otherwise shaded or dark locations; (g) avoiding creation of entrapment spaces around the site, such as concealed alcoves near public spaces; and (h) providing well-lit car parking areas designed to make use of sight lines to benefit from passive surveillance.	

DER-P1.8 Development Standards for Subdivision

DER-P1.8.1 Development standards for subdivision

Objective:	To prevent fragmentation of the Willow Court Hospital land.	
Acceptable Solutions	Performance Criteria	
A1 A lot is for public open space, a riparian or littoral reserve or utilities.	P1 No Performance Criterion.	

DER-P1.8.2 Subdivision - rearrangement of boundaries

Objective:	To allow for the rearrangement of existing titles, if appropriate, to provide for a better division of land.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution. ²	P1 There is no increase in the number of lots, excluding lots for public open space, a riparian reserve, public services, public road reservation widening or utilities.	
A2 No Acceptable Solution.	P2 The rearrangement of boundaries must comply with an applicable specific area plan.	

² Adjustment of a boundary is Permitted under clause 7.3.

DER-P1.9 Tables

Table DER-P1.9.1 Density areas

Density Area	Site area per dwelling (m ²)
None specified	

Table DER-P1.9.2 Setbacks from a road frontage

Road	Setback (m)
None specified	

DER-Specific Area Plans

DER-S1.0 Residential Use - Small Agriculture Lots Specific Area Plan

DER-S1.1 Plan Purpose

The purpose of the Residential Use - Small Agriculture Lots Specific Area Plan is:

DER-S1.1.1 To provide for Residential use on existing small lots in agricultural areas, which does not unreasonably conflict or interfere with agricultural use on surrounding land.

DER-S1.2 Application of this Plan

DER-S1.2.1 This specific area plan applies to the area of land designated as DER-S1.0 Residential Use - Small Agriculture Lots Specific Area Plan on the overlay maps and in Figure DER-S1.1 and Figure DER-S1.2.

DER-S1.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in substitution for the provisions of the Agriculture Zone as specified in the relevant provision.

Figure DER-S1.1 Residential Use - Small Agriculture Lots Specific Area Plan

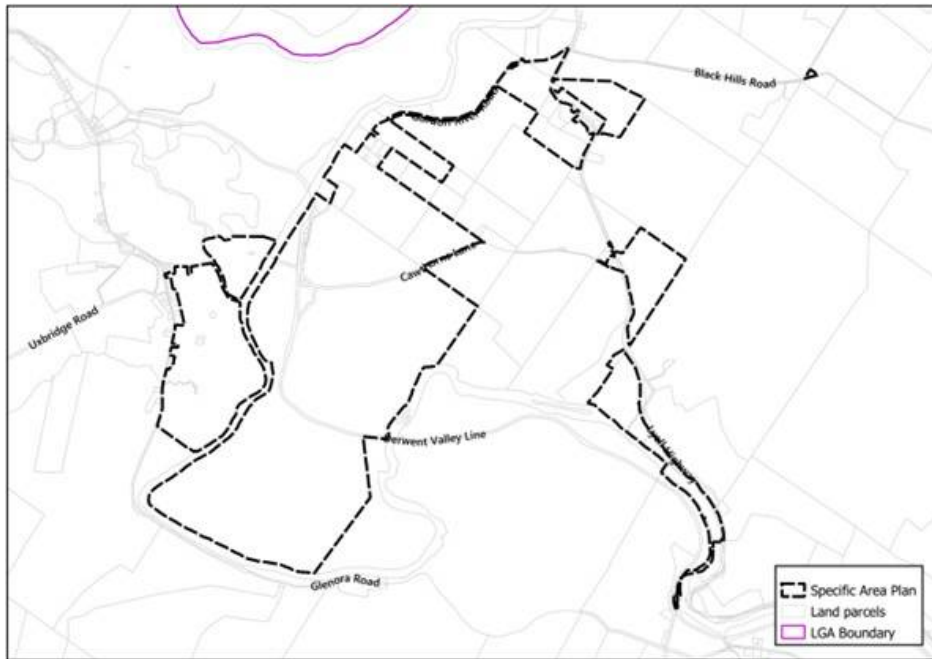
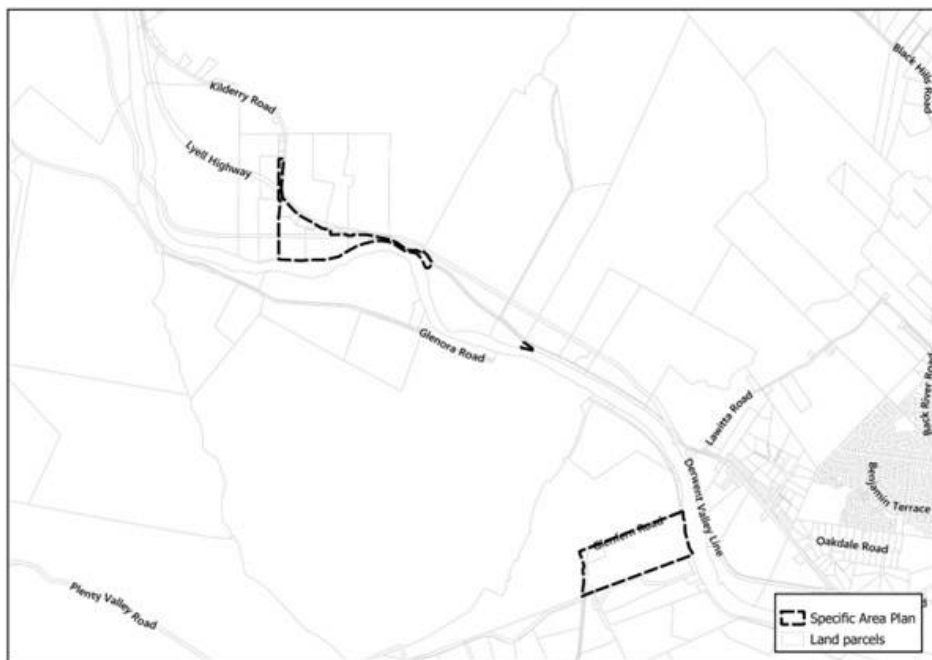


Figure DER-S1.2 Residential Use - Small Agriculture Lots Specific Area Plan



DER-S1.3 Local Area Objectives

This clause is not used in this specific area plan.

DER-S1.4 Definition of Terms

DER-S1.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
midway line	means a line drawn parallel to the frontage, or frontages, at the midpoint of the lot. The midpoint is determined by measuring half of the deepest part of the lot from the frontage, or frontages.

DER-S1.5 Use Table

This clause is not used in this specific area plan.

DER-S1.6 Use Standards

DER-S1.6.1 Discretionary Residential use

This clause is in substitution for Agriculture Zone - clause 21.3.1 Discretionary uses A4 and P4

Objective:	That Discretionary Residential use located on lots less than 2ha does not unreasonably conflict or interfere with adjacent agricultural use.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 A Residential use listed as Discretionary on a lot not more than 2ha must not unreasonably conflict or interfere with agricultural use on adjacent properties, having regard to: (a) the location of the proposed use; (b) the nature, scale and intensity of the agricultural use; (c) the complexity of the agricultural use; (d) the likelihood and nature of any adverse impacts on adjoining use; and (e) any off-site impacts from adjacent uses.	

DER-S1.7 Development Standards for Buildings and Works

DER-S1.7.1 Setbacks

This clause is in substitution for Agriculture Zone - clause 21.4.2 Setbacks A2 and P2

Objective:	That buildings for Residential use located on lots less than 2ha do not unreasonably conflict or interfere with agricultural use on adjacent properties.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings for a Residential use on lots less than 2ha must:</p> <ul style="list-style-type: none"> (a) have a setback from side boundaries of not less than 25m; (b) have a setback from the frontage of not less than 5m; and (c) be located between the frontage, or frontages, of the lot and the midway line. 	<p>P1</p> <p>The siting of buildings for a Residential use on lots less than 2ha must not unreasonably conflict or interfere with agricultural use on adjacent properties, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape, and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjacent properties; (c) the location of existing buildings on the site; (d) the nature of existing use on adjacent properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.

DER-S1.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

DER-S1.9 Tables

This clause is not used in this specific area plan.

DER-Site-Specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
DER-11.1	42 Black Hills Road, Magra	179383/2	An additional discretionary Use Class for this site is Storage with the qualification 'If for a contractors yard'.	Rural Living Zone - clause 11.2 Use Table
DER-21.1	2203 and 2205 Lyell Highway, Hayes	130545/1 158252/2	An additional qualification for the discretionary Use Class of Manufacturing and Processing for this site is: 'If for metal fabrication at 2205 Lyell Highway, Hayes and if for access over 2203 Lyell Highway, Hayes to provide for metal fabrication use at 2205 Lyell Highway, Hayes.'	Agriculture Zone - clause 21.2 Use Table
DER-23.1	Wellington Park as defined in the <i>Wellington Park Act 1993</i> ³	Not applicable	An additional standard for the Environmental Management Zone is: 'Notwithstanding any other provision of this planning scheme, use or development of land in Wellington Park must be in accordance with the provisions of the management plan approved under section 23 of the <i>Wellington Park Act 1993</i> .'	Environmental Management Zone - clause 23.0

- 3 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 varied under sections 6, 7 and 8 of the *Wellington Park Act 1993*.

DER-Code Lists

DER-C3.0 Road and Railway Assets Code

DER-Table C3.1 Other Major Roads

Road	From	To
This table is not used in this Local Provisions Schedule.		

DER-C6.0 Local Historic Heritage Code

DER-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
DER-C6.1.1	11026	Bushy Park	Not applicable	Derwent River Bridge	Not applicable	Specific extent: as shown in CPR 8646 associated with THR 11026.
DER-C6.1.2	8146	Bushy Park	1653 Glenora Road	Sunbury House	87473/5	Specific extent: whole title.
DER-C6.1.3	1156	Bushy Park	1733 Glenora Road	Hawthorn Lodge	7886/1	Specific extent: whole title.
DER-C6.1.4	1157 8138 8139 8140 8142 8143 8144 8159 8160 8174	Bushy Park	440 Gordon River Road	Bushy Park Estate	198468/1 71264/1 78338/1 129141/1 198813/1 198884/1 156888/1 140483/5 138348/4	Description: Group of hop kilns, water mill, aqueduct, pickers hut, bakery, Kentdale House, Denmark Hill, cottage and other buildings. Specific extent: as indicated in THR datasheet.
DER-C6.1.5	8212	Bushy Park	489 Gordon River Road	Upper Derwent United Hall	196895/1	Specific extent: as shown in CPR 8399 associated with THR 8212.
DER-C6.1.6	1166	Bushy Park	60 Uxbridge Road	Red Hills Cemetery	233977/1	Specific extent: whole title.
DER-C6.1.7	1165	Bushy Park	233 Uxbridge Road	Roslyn	48584/1	Specific extent: whole title.
DER-C6.1.8	1167	Glenfern	68 and Lot 5 Glenfern Road	Bryn Estyn	108248/1	48287/5 Specific extent: whole title.
DER-C6.1.9	Not applicable	Glenfern	47 Plenty Valley Road	Brightsides House	159735/1	Refer to attached datasheet - DER-C6.1.9 .
DER-C6.1.10	1161	Glenora	6 Kenmore Road	Bushy Park Uniting Church	126171/1	Specific extent: whole title.
DER-C6.1.11	1173	Glenora	611 Gordon River Road	House	11841/2	Specific extent: whole title.
DER-C6.1.12	1172	Glenora	635 Gordon River Road	Coniston House	20015/1	Specific extent: whole title.

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DER-C6.1.13	1177	Glenora	875 Gordon River Road	Forest Lodge	156117/1	Specific extent: whole title.
DER-C6.1.14	1174	Glenora	910 Gordon River Road	Fenton Forest	106843/1	Description: House; farm cottages; hop kiln; millrace; sluice gate; and water wheel. Specific extent: whole title.
DER-C6.1.15	1178	Granton	4 Forest Road	Commandant's Cottage	234735/1	Specific extent: as shown in CPR 11099 associated with THR 1178.
DER-C6.1.16	1178	Granton	Lot 7 Forest Road	Commandant's Cottage	177467/1	Specific extent: as shown in CPR 11099 associated with THR 1178.
DER-C6.1.17	9939	Granton	6 Forest Road	Granton (former South Bridgewater) Convict Site	26118/1	Specific extent: whole title.
DER-C6.1.18	9937	Granton	19 Tarrants Road	Granton (former South Bridgewater) Convict Site	107883/1	240988/4 Specific extent: whole title.
DER-C6.1.19	1182	Granton	1 Lyell Highway PID 5801827	Watch House	Not applicable	Specific extent: as shown in CPR 11189 associated with THR 1182.
DER-C6.1.20	7158	Granton	3 Lyell Highway	Granton Convict Quarry	161930/1	Specific extent: whole title.
DER-C6.1.21	Not applicable	Granton	99 Lyell Highway	House	34929/1	Refer to attached datasheet - DER-C6.1.21 .
DER-C6.1.22	11003	Granton	779 Lyell Highway	Lime Kilns	19296/3	19296/4 Specific extent: as shown in CPR 8611 associated with THR 11003.
DER-C6.1.23	1180	Granton	Lyell Highway	Rathbone's Lime Kilns	158500/1	Specific extent: whole title.
DER-C6.1.24	824	Gretna	3291 Lyell Highway	Barfleur	167114/1	Specific extent: whole title.
DER-C6.1.25	821	Gretna	3338 Lyell Highway	School House and Cottage	35236/1	Specific extent: whole title.
DER-C6.1.26	823	Gretna	3339 Lyell Highway	Toll House	167114/2	Specific extent: whole title.
DER-C6.1.27	810	Gretna	3348 Lyell Highway	Askrigg	167115/1	Specific extent: whole title.

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DER-C6.1.28	Not applicable	Hayes	10 Kilderry Road	Sunnybanks	129685/2	Description: Sunnybanks, including remains of mud walls. Refer to attached datasheet - DER-C6.1.28 .
DER-C6.1.29	1186	Hayes	1980 Lyell Highway	Rosendale	112981/1	Specific extent: whole title.
DER-C6.1.30	1185	Hayes	2020 and 2022 Lyell Highway	Mayfair	16178/1 39751/1	Specific extent: whole title.
DER-C6.1.31	1187	Hayes	2454 Lyell Highway	Slateford	113203/1	Specific extent: whole title.
DER-C6.1.32	1189	Hayes	2626 and 2556 Lyell Highway	Shooters Hill	143777/1 141965/1	Description: Shooters Hill, including hop kiln. Specific extent: whole title.
DER-C6.1.33	1191	Lachlan	309 Ironstone Gully Road	Highpark	135177/3	Specific extent: whole title.
DER-C6.1.34	1193	Lachlan	176 Lachlan Road	Cotswold	201297/1	Specific extent: whole title.
DER-C6.1.35	1197	Lachlan	365 Lachlan Road	Forest Hill	24650/1	Specific extent: whole title.
DER-C6.1.36	1192	Lachlan	530 Lachlan Road	St George Chapel-of-Ease	139993/1	Specific extent: whole title.
DER-C6.1.37	1196	Lachlan	650 Lachlan Road	School House	147447/1	Specific extent: whole title.
DER-C6.1.38	Not applicable	Lachlan	Opposite 650 Lachlan Road	St Georges Chapel-of-Ease Cemetery	No folio of the Register; and 37/8308	Refer to attached datasheet - DER-C6.1.38 .
DER-C6.1.39	1194	Lachlan	14 Moores Road	Hillcot	129327/1	Specific extent: whole title.
DER-C6.1.40	1190	Lachlan	154 Ringwood Road	Ringwood	129725/1	Specific extent: whole title.
DER-C6.1.41	1199	Lawitta	9 Lawitta Road	Not applicable	142143/1	Description: Cottage and barn. Specific extent: whole title.
DER-C6.1.42	1205	Lawitta	49 Lawitta Road	Methodist Church and Cemetery	134192/1	Specific extent: whole title.

DER-C6.1.43	Not applicable	Lawitta	1901 Lyell Highway	Not applicable	29957/1	Description: Conjoined cottages. Refer to attached datasheet - DER-C6.1.43.
DER-C6.1.44	1200	Lawitta	1905 Lyell Highway	The Priory	108558/2	Specific extent: whole title.
DER-C6.1.45	Not applicable	Macquarie Plains	48 Gordon River Road	Rosegarland House	14026/1	Description: Ruin. Refer to attached datasheet - DER-C6.1.45.
DER-C6.1.46	Not applicable	Macquarie Plains	289 Cawthorns Lane and adjacent unmade reserved road	Not applicable	177922/1	Description: Hop kiln. Refer to attached datasheet - DER-C6.1.46.
DER-C6.1.47	1202	Macquarie Plains	Adjacent to 292 Gordon River Road	Water Tower	125657/1	Specific extent: as shown in CPR 11148 associated with THR 1202.
DER-C6.1.48	1184	Macquarie Plains	Adjacent to 289 Cawthorns Lane	Railway Bridge No. 3	Part of 215602/1 and Part of 125657/1	Specific extent: as shown in CPR 10181 associated with THR 1184.
DER-C6.1.49	1162	Macquarie Plains	388 Gordon River Road	St Augustines Church	231880/1	Description: Anglican Church. Specific extent: whole title.
DER-C6.1.50	1206	Magra	420 Back River Road	Not applicable	211968/1	Description: School and cojoined house. Specific extent: whole title.
DER-C6.1.51	1204	Magra	504 Back River Road	Stanton	31227/2	Specific extent: whole title.
DER-C6.1.52	1203	Magra	43 Black Hills Road	Denmark Hill	156216/1	Specific extent: whole title.
DER-C6.1.53	1207	Molesworth	418 Glen Dhu Road	Glen Dhu	28676/1	Specific extent: whole title.
DER-C6.1.54	1209	Molesworth	221 Molesworth Road	Kanandah Lodge	11600/11	Specific extent: whole title.
DER-C6.1.55	1208	Molesworth	378 Molesworth Road	The Hermitage	130315/4	Specific extent: whole title.

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DER-C6.1.56	Not applicable	Molesworth	388 Molesworth Road	The Hermitage Outbuildings	133968/1	Refer to attached datasheet - DER-C6.1.56 .
DER-C6.1.57	Not applicable	Mount Lloyd	55 Feil Road	Leesons Hill	115285/1	Refer to attached datasheet - DER-C6.1.57 .
DER-C6.1.58	8179	Mount Field	46 Lake Dobson Road Part PID 5832893	Hut	Not applicable	Specific extent: as shown in CPR 10865 associated with THR 8179.
DER-C6.1.59	1214	New Norfolk	2 Bathurst Street	Rectory	131436/1	Specific extent: whole title.
DER-C6.1.60	1212 1213 1215	New Norfolk	4 Bathurst Street	St Matthews Church, Sunday School ("The Close") and Millstones	148081/2	Specific extent: whole title.
DER-C6.1.61	1216	New Norfolk	1/46 Blair Street	Grist cottage	128153/1	Specific extent: whole title.
DER-C6.1.62	1219	Boyer	1399 Boyer Road	The Grange	159305/1	Refer to attached datasheet - DER-C6.1.62
DER-C6.1.63	1220	New Norfolk	6 Bridge Street	Woodbridge	156301/1	Specific extent: whole title.
DER-C6.1.64	1221	New Norfolk	Cnr. Bridge Street and Derwent Esplanade	Old Bridge Foundations	Not applicable	Specific extent: as shown in CPR 11264 associated with THR 1221.
DER-C6.1.65	1222	New Norfolk	9 Burnett Street	St Pauls Uniting Church	134304/1 134306/1	Specific extent: whole title.
DER-C6.1.66	1223	New Norfolk	45 Burnett Street	Not applicable	162741/1	Description: House. Specific extent: whole title.
DER-C6.1.67	1224 1225	New Norfolk	49-51 Burnett Street	Not applicable	197615/1	Description: Conjoined cottages. Specific extent: whole title.
DER-C6.1.68	1226	New Norfolk	6 Charles Street	Not applicable	16402/1	Description: House. Specific extent: whole title.
DER-C6.1.69	1231	New Norfolk	14 Circle Street	Oddfellows Hall	252131/1	Specific extent: whole title.
DER-C6.1.70	7159	New Norfolk	Esplanade	Derwent Esplanade	Not applicable	Specific extent: as shown in CPR 9980 associated with THR 7159.

DER-C6.1.71	1232 1233	New Norfolk	12-14 George Street	Not applicable	112616/1	Description: Conjoined cottages. Specific extent: whole title.
DER-C6.1.72	Not applicable	New Norfolk	16 George Street	Not applicable	149133/1	Description: House. Refer to attached datasheet - DER-C6.1.72
DER-C6.1.73	1235 1236	New Norfolk	18-20 George Street	Not applicable	219739/1	Description: Cottages. Specific extent: whole title.
DER-C6.1.74	1238	New Norfolk	44 George Street	Not applicable	45852/1	Description: Conjoined cottages. Specific extent: whole title.
DER-C6.1.75	1239	New Norfolk	46 George Street	Not applicable	14148/1	Description: Conjoined cottages. Specific extent: whole title.
DER-C6.1.76	1240	New Norfolk	56 George Street	Not applicable	139670/1	Description: House. Specific extent: whole title.
DER-C6.1.77	1241	New Norfolk	58 George Street	Not applicable	139669/1	Description: House. Specific extent: whole title.
DER-C6.1.78	1230	New Norfolk	1/62 George Street	Not applicable	147211/1	Description: House. Specific extent: whole title.
DER-C6.1.79	1257	New Norfolk	51-55 Hamilton Road	Peg Factory	162220/0	162220/6 Specific extent: whole title.
DER-C6.1.80	1253	New Norfolk	88 Hamilton Road	Glen Derwent (former Prussia Inn)	44960/1	Specific extent: whole title.
DER-C6.1.81	1255	New Norfolk	107 Hamilton Road	Not applicable	14738/2	Description: Cottage. Specific extent: whole title.
DER-C6.1.82	Not applicable	New Norfolk	107 Hamilton Road	Church of St John	14738/2	
DER-C6.1.83	1251	New Norfolk	120 and part of 118 Hamilton Road	Valleyfield	120978/2 and part of 16694/8	Specific extent: as shown in CPR 10206 associated with THR 1251.

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DER-C6.1.84	10334	New Norfolk	130 Hamilton Road	Not applicable	173746/1 and part of 173745/1	Description: Water mill and race. Specific extent: as shown in CPR 11098 associated with THR 10334.
DER-C6.1.85	1256	New Norfolk	134-140 Hamilton Road	Rosedown	251286/1	Specific extent: whole title.
DER-C6.1.86	1242	New Norfolk	1 Hill Street	Not applicable	23611/6	Description: House. Specific extent: whole title.
DER-C6.1.87	1243	New Norfolk	2 Hillside Crescent	St Peters Roman Catholic Church	148471/1	Specific extent: whole title.
DER-C6.1.88	7052	New Norfolk	5-7 Humphrey Street	Not applicable	140771/1	Description: House. Specific extent: whole title.
DER-C6.1.89	1245	New Norfolk	21 Humphrey Street	Not applicable	219292/1	Description: House. Specific extent: whole title
DER-C6.1.90	1244	New Norfolk	3 Lachlan Road	Sweetwater Farm	250026/1	Specific extent: whole title.
DER-C6.1.91	Not applicable	New Norfolk	50 Lachlan Road	Bournbank	171815/1	Refer to attached datasheet - DER-C6.1.91
DER-C6.1.92	1258	New Norfolk	21 Montagu Street	Old Colony Inn	37708/1	Specific extent: whole title.
DER-C6.1.93	1259	New Norfolk	23-25 Montagu Street	Not applicable	111571/1	Description: House. Specific extent: whole title.
DER-C6.1.94	Not applicable	New Norfolk	41 Montagu Street	Corumbene	202890/1	Refer to attached datasheet - DER-C6.1.94
DER-C6.1.95	1261	New Norfolk	51 Montagu Street	Bush Inn	124885/1	Specific extent: whole title
DER-C6.1.96	1262	New Norfolk	59 Montagu Street	Hallgreen	124176/1	Specific extent: whole title.
DER-C6.1.97	1263	New Norfolk	74 Montagu Street	Not applicable	43984/12	Description: House. Specific extent: whole title.

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DER-C6.1.98	Not applicable	New Norfolk	89 Montagu Street	Corumbene Convent	251067/1 230796/1	Refer to attached datasheet - DER-C6.1.98
DER-C6.1.99	1264	New Norfolk	32 Pioneer Avenue	Not applicable	237570/1	Description: House and stable. Specific extent: whole title.
DER-C6.1.100	1217	New Norfolk	1 Rocks Road PID 5805860	Toll House	Not applicable	Specific extent: as shown in CPR 11407 associated with THR 1217.
DER-C6.1.101	1218	New Norfolk	85 Rocks Road	Chatsworth	37960/5	Specific extent: whole title.
DER-C6.1.102	Not applicable	New Norfolk	14 Stephen Street	Not applicable	221637/1	Description: House. Refer to attached datasheet - DER-C6.1.102
DER-C6.1.103	1265	New Norfolk	28 Stephen Street	Not applicable	25859/1	Description: Cemetery. Specific extent: whole title.
DER-C6.1.104	1267	New Norfolk	14 Tank Street	Not applicable	202528/1	Description: Cottage. Specific extent: whole title.
DER-C6.1.105	1268	New Norfolk	15 Tank Street	Not applicable	228121/1	Description: Cottage. Specific extent: whole title.
DER-C6.1.106	1250	New Norfolk	8 Turriff Lodge Drive	Turriff Lodge	118309/19	Specific extent: whole title.
DER-C6.1.107	1247	New Norfolk	77 Hobart Road	Not applicable	8964/1	Description: Oast House. Specific extent: whole title.
DER-C6.1.108	1246 1247	New Norfolk	Tynwald Road	Tynwald	65273/3	Specific extent: whole title.

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DER-C6.1.109	7091	New Norfolk	13, 15, 17 and 43 George Street, 34-54 Humphrey Street, 3, 5, 7, 9 and 11 The Avenue, 30 Humphrey Street, 60 Humphrey Street, Humphrey Street, Humphrey Street, 56-61 George Street, The Avenue (including road)	Willow Court Asylum Complex	141684/0 154547/0 165342/0 163434/1 176035/1176034/1 135106/100Part of 135106/41	Specific extent: as shown in CPR 8216 associated with THR 7091.
DER-C6.1.110	Not applicable	Plenty	151 Glenora Road	Atherfield	49059/1	Refer to attached datasheet - DER-C6.1.110
DER-C6.1.111	1276	Plenty	759 Glenora Road	Redlands	176047/1	Specific extent: whole title.
DER-C6.1.112	1277	Plenty	930 Glenora Road	St John the Evangelist Church and Cemetery	52639/3	Specific extent: whole title.
DER-C6.1.113	Not applicable	Plenty	977 Glenora Road	Glenleith	126382/1	Refer to attached datasheet - DER-C6.1.113
DER-C6.1.114	10387	Plenty	1010 Glenora Road	Plenty Park	107865/1	Description: Plenty Park hedges and windbreaks. Specific extent: as shown in CPR 8028 associated with THR 10387.
DER-C6.1.115	1184	Plenty	Adjacent to 1098 Glenora Road	Railway Bridge No. 2	Part of 125656/1 and part of 125657/1	Specific extent: as shown in CPR 10181 associated with THR 1184.
DER-C6.1.116	1278	Plenty	1211 Glenora Road	Kinvarra	52975/1	Specific extent: whole title.
DER-C6.1.117	Not applicable	Plenty	50 Onslow Road	Claun	10623/1	Refer to attached datasheet - DER-C6.1.117
DER-C6.1.118	1270	Plenty	70 Salmon Ponds Road	Salmon Ponds Complex	142365/1	Specific extent: whole title.
DER-C6.1.119	1286	Sorell Creek	1041 Lyell Highway	Scottsdale	159380/12	Specific extent: whole title.

DER-C6.1.120	Not applicable	Uxbridge	110 Whites Road	Not applicable	154078/2	Refer to attached datasheet - DER-C6.1.120
DER-C6.1.121	1287	Westerway	Adjacent to 1707 Gordon River Road	Not applicable	154723/1	Description: Railway Station. Specific extent: whole title.
DER-C6.1.122	1288	Westerway	1707 Gordon River Road	Not applicable	131704/5	Description: House. Specific extent: whole title.

DER-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
This table is not used in this Local Provisions Schedule.			

DER-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy
DER-C6.3.1	New Norfolk	Former Royal Derwent Hospital Complex Core Site Area	The core area of the Royal Derwent Hospital Complex includes a number of buildings of State and local heritage significance and is highly significant in being able to demonstrate patterns on the evolution of philosophies for treating patients throughout the nineteenth and twentieth centuries from the Linear Asylums through to the Pavilion System.
DER-C6.3.2	New Norfolk	Former Royal Derwent Hospital Complex Peripheral Site Area	The peripheral site area of the Royal Derwent Hospital Complex includes a number of buildings of State and local heritage significance. The institution is highly significant in being able to demonstrate patterns on the evolution of philosophies for treating patients throughout the nineteenth and twentieth centuries from the Linear Asylums through to the Pavilion System.

DER-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
DER-C6.4.1	New Norfolk	Former Royal Derwent Hospital Complex	Not applicable	Described by Place of Archaeological Potential Overlay on the planning scheme maps.

DER-Table C6.5 Significant Trees

Reference Number	Town/Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provisions Schedule.							

DER-C8.0 Scenic Protection Code

DER-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives
DER-C8.1.1	Granton	Southern side of the Lyell Highway between Granton and Sorell Creek, including the foothills of Snake Mount, upper Nassau Spur, as well as Limestone Hill, Collins Hill, Copper Alley Hill, and Hewitts Spur. The area is visible from a boat at various locations along the Derwent River. The area is viewed in the foreground from various locations along the Lyell Highway, tourist route and across the Derwent River, along Boyer Road.	The sense of naturalness and remoteness created by the eucalypt forest on the steep slopes.	<ul style="list-style-type: none"> (a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places. (b) To maintain skylines free of visible development. (c) To locate and design development to blend with the landscape and not be obtrusive.
DER-C8.1.2	Upper Boyer	Foothills north of Boyer Road to the ridgeline between Mount Terra and Shepherds Hill, and including Downie Hill to the west. The area is visible from a boat at various locations along the Derwent River. The area is viewed in the foreground from various locations in New Norfolk, along Boyer Road and across the Derwent River, along the Lyell Highway tourist route, Hobart Road, Montagu Street, and Glenora Road tourist route.	The sense of naturalness and remoteness created by the eucalypt forest on the steep slopes.	<ul style="list-style-type: none"> (a) To locate development and works so that it is not within prominent viewlines to visually significant and notable local landforms, waterforms, vegetation and/or cultural features. (b) To maintain skylines free of visible development. (c) To locate and design development to blend with the landscape and not be obtrusive.

DER-C8.1.3	New Norfolk	Hill faces immediately south of the River Derwent including Peppermint Hill west to Old Glenfern Road. The area is visible from a boat at various locations along the Derwent River. The area is viewed in the foreground from various locations along the Glenora Road tourist route and across the Derwent River, along the Lyell Highway tourist route.	The sense of naturalness and remoteness created by the eucalypt forest on the hill faces.	<ul style="list-style-type: none"> (a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places. (b) To maintain skylines free of visible development; (c) To locate and design development to blend with the landscape and not be obtrusive.
DER-C8.1.4	Bryn Estyn / East Plenty	Hill faces along Glenfern Road and Glenora Road to the top of Bryn Estyn. The area is visible from a boat at various locations along the Derwent River. The area is viewed in the foreground from various locations along the Glenora Road tourist route and across the Derwent River from along the Lyell Highway tourist route.	The sense of naturalness and remoteness created by the eucalypt forest on the hill faces.	<ul style="list-style-type: none"> (a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places. (b) To maintain skylines free of visible development. (c) To locate and design development to blend with the landscape and not be obtrusive.
DER-C8.1.5	Johnnys Creek Valley	Eastern face of Kilderry Hill across to the ridge of Denmark Hill. The area is visible from a boat at various locations along the Derwent River. The area is viewed in the foreground from the east at various locations along Back River Road, the far-foreground from the south along the Lyell Highway tourist route, and near-midleground from the south along the Glenora Road tourist route across the Derwent River.	The sense of naturalness and remoteness created by the eucalypt forest on the hill faces.	<ul style="list-style-type: none"> (a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places. (b) To maintain skylines free of visible development. (c) To locate and design development to blend with the landscape and not be obtrusive.

DER-C8.1.6	Southwest Plenty/Bushy Park	Hillfaces south of Glenora Road between Park Creek and the Plenty River. The area is visible from a boat at various locations along the Derwent River. The area is viewed in the near to far-foreground from the north along the Glenora Road tourist route, and from the near middle-ground along the Lyell Highway tourist route, across the Derwent River.	The sense of naturalness and remoteness created by the eucalypt forest on the hill faces.	<ul style="list-style-type: none"> (a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places. (b) To maintain skylines free of visible development. (c) To locate and design development to blend with the landscape and not be obtrusive.
DER-C8.1.7	Belmont	Upper portion of Little Belmont across to the peak of Belmont. The area is viewed from the south, in the near to far-foreground, at various points along the Lyell Highway tourist route, and from the near middle-ground along the Glenora Road tourist route, across the Derwent River.	The sense of naturalness and remoteness created by the eucalypt forest on the hill faces.	<ul style="list-style-type: none"> (a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places. (b) To maintain skylines free of visible development. (c) To locate and design development to blend with the landscape and not be obtrusive.
DER-C8.1.8	Glenora Sugarloaf	Dominant landform south of Gordon River Road between Glenora and Karanja. The area is viewed in the mid-foreground from the east and north along the Gordon River Road tourist route.	The sense of naturalness and remoteness created by the eucalypt forest on the hill faces.	<ul style="list-style-type: none"> (a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places. (b) To maintain skylines free of visible development. (c) To locate and design development to blend with the landscape and not be obtrusive.
DER-C8.1.9	Westerway	Foothills of the northern end of the Maydena Range, south of the Gordon River Road in Westerway, between Cunny Creek and Nations Hill. The area is viewed in the far-foreground from the east and near foreground from the north along the Gordon River Road tourist route.	The sense of naturalness and remoteness created by the eucalypt forest on the hill faces.	<ul style="list-style-type: none"> (a) To maintain native vegetation as the dominant landscape element when viewed from public roads and places. (b) To maintain skylines free of visible development. (c) To locate and design development to blend with the landscape and not be obtrusive.

DER-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives
This table is not used in this Local Provisions Schedule.			

DER-C11.0 Coastal Inundation Hazard Code

DER-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
Boyer	0.9	1.9	2.6	2.3
Lawitta	0.9	1.9	2.6	2.3
Molesworth	0.9	1.9	2.6	2.3
New Norfolk	0.9	1.9	2.6	2.3
All other locations	0.9	1.9	2.6	2.3

DER-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS
<i>Noise Measurement Procedures Manual, 2nd Edition, July 2008</i>	Environment Division, Department of Environment, Parks, Heritage and the Arts, Hobart	DER-P1.5.2 A1

Appendix A: Local Historic Heritage Code Datasheets

Local Historic Heritage Places Datasheet - DER-C6.1.9

Town/Locality: Glenfern
Address: 'Brightsides House' 47 Plenty Valley Road
Folio of the Register: 159735/1
Description: 'Brightsides House' is a very finely detailed Federation Queen Anne style farm homestead which retains some Victorian architectural influences – in particular the ornate bay windows and a wraparound veranda with timber detailing. The building is clad in weatherboard with a corrugated galvanised iron roof, windows are timber framed and the building features corbelled brick chimneys. The building is set in a prominent position on a rise above Plenty Valley Road and overlooking Glenfern Creek.
Specific Extent: The specific extent of the local historic heritage place is the whole of folio of the Register 159735/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i)	local history; or 'Brightsides House' is of historic heritage significance as it is demonstrative of the early twentieth-century pattern of settlement of the Glenfern area.
(ii)	creative or technical achievements; or Not applicable.
(iii)	a class of building or place; or 'Brightsides House' is a fine example of an ornate and finely detailed Federation farm homestead.
(iv)	aesthetic characteristics; or 'Brightsides House' occupies a prominent position on a rise above the road on Plenty Valley Road.
(b)	Significance of the local heritage place and its values because of its association with:
(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.21

Town/Locality: Granton
Address: 99 Lyell Highway
Folio of the Register: 3429/1
Description: 99 Lyell Highway, Granton, is an early twentieth-century Victorian-Georgian style farmhouse, clad in weatherboard with a simple hipped roof, brick chimneys and a wraparound veranda with timber fretwork. Double-fronted with timber-framed windows flanking a central front door. There are outbuildings of the rear that are not of heritage interest.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 3429/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or 99 Lyell Highway Granton is of historic heritage significance as it demonstrates a farm homestead which is indicative of earlier land uses of the Granton area.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or 99 Lyell Highway Granton is of historic heritage significance as it is a good example of an early twentieth-century weatherboard Victorian-Georgian style farmhouse.
	(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.28

Town/Locality: Hayes
Address: 'Sunnybanks' 10 Kilderry Road
Folio of the Register: 129685/2
Description: 'Sunnybanks' at 10 Kilderry Road Hayes is a Federation Queen-Anne style farmhouse clad in weatherboard with complex roof form of hips and gables clad in corrugated galvanised iron. The site contains the remains of the 'mudwalls' - an 1850s cottage formerly known as 'Stoneley' and 'Balymony' which was the home of Catherine Bennett, daughter of Bryan Bennett - the original owner, who was married to Thomas Francis Meagher, famed leader of the Young Irelanders rebellion of 1848 who was famously exiled to Van Diemens Land and later moved to the United States, becoming Montana's territorial Secretary of State. The cottage was largely demolished around 1936, however portions of the ruin and archaeological remains may still be present.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 129685/2.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or 'Sunnybanks' and the remains of the earlier building are of historic heritage significance as they demonstrate the mid-nineteenth century and early-twentieth century settlement and expansion of rural activity in the Hayes area.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or 'Sunnybanks' is of historic heritage significance as an example of a Federation Queen Anne style farmhouse.
(b)	(iv)	aesthetic characteristics; or Not applicable.
	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Remains associated with the earlier occupation of 'Sunnybanks' are of historic heritage significance due to their association with prominent Young Irishman and Irish exile Thomas Francis Meagher.

Figures for statements of local heritage significance and heritage values:

Not applicable

Local Historic Heritage Places Datasheet - DER-C6.1.38

Town/Locality: Lachlan
Address: 'St Georges Chapel-of-Ease Cemetery' Opp. 650 Lachlan Road
Folio of the Register: Not applicable.
Description: A cemetery located in isolation from the church to which is it associated in a paddock between Lachlan Road and the Lachlan River. Several monuments can be seen towards the rivulet. The precise extent of burials across the site is not known.
Specific Extent: The specific extent of the local historic heritage place is as per the diagram below (note that most of the land does not have a folio of the Register - includes the liner folio of the Register 37/3808).

Figures of specific extent:



Opposite 650 Lachlan Road, Lachlan. Heritage item denoted by red pin.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or St George's Chapel-of-Ease cemetery is of heritage significance as an early cemetery of the township of Lachlan.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or Not applicable.
	(iv)	aesthetic characteristics; or Not applicable
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or St. Georges Chapel-of-Ease cemetery has spiritual significance to the community as the resting place of early settlers and citizens of the area.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.43

Town/Locality: Lawitta
Address: 1901 Lyell Highway
Folio of the Register: 29957/1
Description: 1901 Lyell Highway, Lawitta is comprised of a pair of substantially modified conjoined cottages probably dating from the mid-late nineteenth-century. Each cottage is double-fronted with a central front door flanked by two windows. The hipped roof is clad in corrugated galvanised iron. All windows have been replaced with aluminium framed windows, chimneys have been removed, original cladding has been replaced with cement-sheet boards and there are more modern skillions at rear.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 29957/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i)	local history; or 1901 Lyell Highway Lawitta is of historic heritage significance as it demonstrates the nineteenth-century settlement pattern of the Lawitta area.
(ii)	creative or technical achievements; or Not applicable.
(iii)	a class of building or place; or Although heavily modified, 1901 Lyell Highway Lawitta demonstrates an unusual pattern of rural township development, being conjoined cottages rather than a standalone dwelling.
(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:
(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable

Local Historic Heritage Places Datasheet - DER-C6.1.45

<p>Town/Locality: Macquarie Plains</p>
<p>Address: 'Rosegarland House' (ruin) 48 Gordon River Road</p>
<p>Folio of the Register: 14026/1</p>
<p>Description: The Rosegarland House ruin at 48 Gordon River Road is a prominent element in the rural landscape. The ruin is square in plan form, is of stone construction with prominent masonry window surrounds and a central arched opening that once housed the door and fanlight. The homestead is likely to date from the earliest settlement phase of the Macquarie Plains area.</p>
<p>Specific Extent: The specific extent of the local historic heritage place is folio of the Register 14026/1.</p>

Figures of specific extent:



48 Gordon River Road. Heritage item denoted by red pin.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i)	local history; or The Rosegarland House ruin is of historic heritage significance as it represents the earliest settlement phase of the Macquarie Plains area.
(ii)	creative or technical achievements; or Not applicable.
(iii)	a class of building or place; or The Rosegarland House ruin is an example, albeit in ruin, of a colonial stone homestead.
(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:
(i)	a particular community or cultural group for social or spiritual reasons; or The prominence of the ruin is likely to have community values for its landmark qualities.
(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

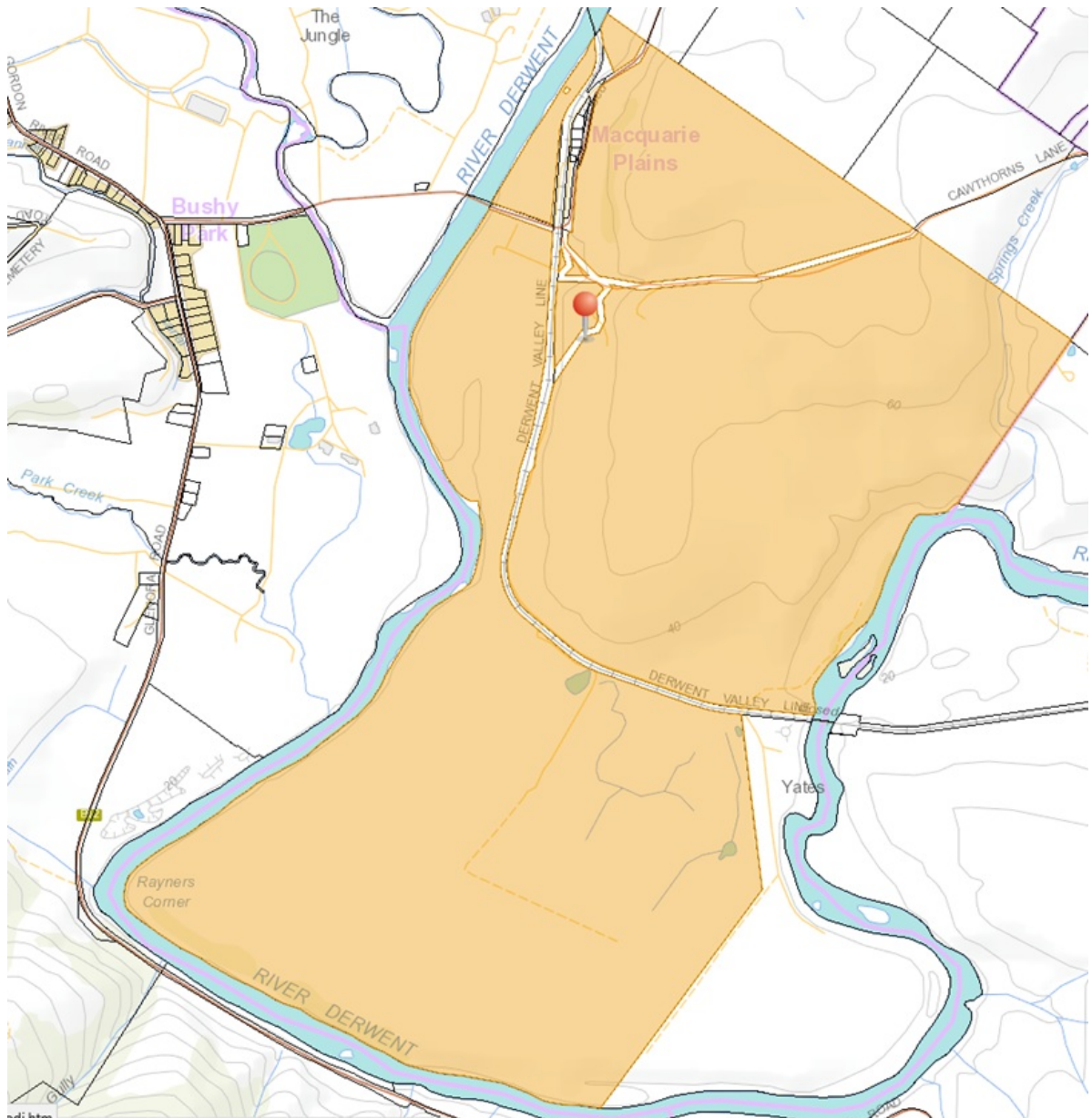
Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.46

Town/Locality: Macquarie Plains
Address: 311 Gordon River Road
Folio of the Register: 177822/1
Description: The heritage item at 311 Gordon River Road is the standalone oast house associated with the early hop growing activities in the Bushy Park area.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 177822/1 as well as the adjacent reserved (unmade) road within that title.

Figures of specific extent:



311 Gordon River Road.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or The oast house at 311 Gordon River Road is of historic heritage significance as a built remnant of the hop industry which is an important part of the development of the local area and an important early Tasmanian industry.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or The oast house at 311 Gordon River Road is an example of a standalone hop kiln building.
	(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or The hop kilns of the Derwent Valley are well recognised and highly regarded remnants of the hop industry which is almost unique to the Derwent Valley in the Tasmanian context and are iconic landmarks which reinforce the community's sense of place.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.56

Town/Locality: Molesworth
Address: 'The Hermitage' 388 Molesworth Road
Folio of the Register: 133968/1
Description: A group of timber outbuildings associated with early hop and other farming industries undertaken at 'The Hermitage'.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 133968/1. Note that the adjacent folio of the Register 130315/4 (378 Molesworth Road - which includes 'The Hermitage' and other outbuildings) is included on the Tasmanian Heritage Register (THR 1208).

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or 'The Hermitage' outbuildings are of historic heritage significance as they demonstrate the early farming activities of the Molesworth area.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or 'The Hermitage' outbuildings contribute to a collective of rural buildings demonstrating the hop industry and other farming practices of the area.
	(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.57

Town/Locality: Mount Lloyd
Address: 'Leesons Hill' 55 Feil Road
Folio of the Register: 115285/1
Description: 55 Feil Road Molesworth is a complex comprising of a homestead and other farm buildings which are likely to date from the late nineteenth century and early twentieth century. The homestead is clad in weatherboard with a steeply pitched roof clad in corrugated iron with distinctive dormer windows servicing attic rooms. The building has brick chimneys and a sandstone foundation and window frames are timber.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 115285/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or 55 Feil Road, Molesworth, is of historic heritage significance as it demonstrates the early rural development pattern of the Molesworth area.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or 55 Feil Road, Molesworth, is of historic heritage significance as it demonstrates a complex of rural buildings from the early settlement of the Molesworth area. The homestead is a good example of a late-Victorian style farm homestead.
	(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.62

Town/Locality: Boyer
Address: 'The Grange' 1399 Boyer Road
Folio of the Register: 159305/1
Description: 'The Grange' at 1399 Boyer Road Boyer is an early colonial building located in the south-western portion of the overall property. The building formed part of a significant land holding for mixed farming. Part of the original land holding was purchased in 1938 for a paper mill with the Boyer family granting the use of their name for the mill and remaining in residence as 'The Grange'. The 1967 bushfire significantly damaged 'The Grange' as the farm was gutted. Restoration works involved the rebuilding of the existing structure based on the architectural drawings and specifications, drawn up by local architect Barry McNeill, who was commissioned by the ANM Boyer Mill to manage the restoration. As the interior was completely destroyed in the fire, the interior fitted out was designed to 'provide modern facilities'.
Specific Extent: The specific extent of the local historic heritage place is an area of folio of the Register 159305/1 highlighted pink in the figure of specific extent below (Figure 2).

Figures of specific extent:

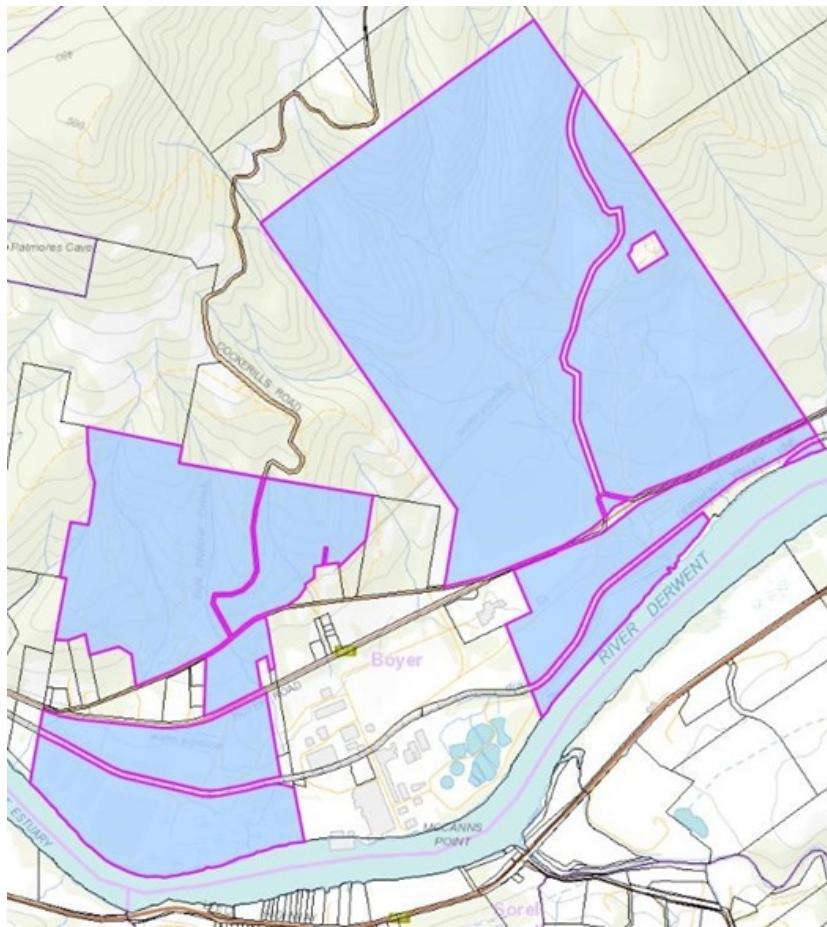


Figure 1 - 1399 Boyer Road



Figure 2 - specific extent of listing at 1399 Boyer Road highlighted in pink

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
(i)	<p>local history; or</p> <p>The Grange has some significant historical associations, including the early owners of the land (George Read, John Baker and Robert Walker), as well as some historically important people associated with the site, namely Terence MacManus one of the Young Irishmen, and the Boyer family who owned the land for nearly 100 years. The site is also closely linked to the Boyer paper mill, which was a key example of new industrial projects coming to Tasmania in the mid-20th Century. The impact of the 1967 bushfires around southern Tasmania is dramatically told through what happened at The Grange (shown in figures 3 and 4). The restoration and rebuilding of The Grange under the design leadership of renowned Tasmanian architect Barry McNeill is another important connection.</p> <p>The Boyer family and their descendants have a long association with the original farm, having lived there for many years. The farm had a variety of practices including some stock (dairy and sheep), fruit (apples, pears, plums) and seasonal food crops including turnips and potatoes.</p>
(ii)	<p>creative or technical achievements; or</p> <p>Not applicable.</p>
(iii)	<p>a class of building or place; or</p> <p>The Grange (shown in figures 5, 6, 7, 8, 9 and 10) is a rare Tasmanian example of the Old Colonial Gothick style for a domestic residence, probably dating from the late 1830s. It is a significant part of the Tasmanian colonial architecture story.</p> <p>The Grange is of historic heritage significance because of its ability to demonstrate the principal characteristics of a two-story brick Old Colonial Gothick Picturesque domestic building.</p>
(iv)	<p>aesthetic characteristics; or</p> <p>Not applicable.</p>
(b)	Significance of the local heritage place and its values because of its association with:
(i)	<p>a particular community or cultural group for social or spiritual reasons; or</p> <p>Associated with early farming activity and the paper mill economic/industrial activity at Boyer.</p>
(ii)	<p>the life or works of a person, or group of persons, of importance to the locality or region.</p> <p>In 1938, Australian Newsprint Mills Pty Ltd was formed, which coincided with a massive increase in electricity generation through the opening of the Tarraleah Power Station by the Hydro-Electric Commission. Construction of the mill commenced, and the first newsprint was produced in February 1941. This was the first paper mill in the world making newsprint from hardwood pulp. The mill's initial capacity was 100 tons of news print per day.</p>

Figures for statements of local heritage significance and heritage values:



Figure 3 and Figure 4 - Views of Kilburn Grange after the 1967 bushfires - the photos were taken by Mr TF Truskett to assist with the rebuilding project (Tasmanian Archives NS4632/1/18).



Figure 5 - View of The Grange looking south from Boyer Road (September 2024) – source: John Wadsley



Figure 6 - The Grange from the southern bank of the River Derwent (September 2024) - source: John Wadsley



Figure 7, Figure 8, Figure 9 and Figure 10 - External views of The Grange (September 2024) - source: John Wadsley. Top left: Southern side with oriel window; note the original shield above the first-floor window, Top right: Northern side with carport added in 1969, Bottom left: Eastern wing from northern side, Bottom right: Western wing from southern side.

Local Historic Heritage Places Datasheet - DER-C6.1.72

Town/Locality: New Norfolk
Address: 16 George Street
Folio of the Register: 122616/1
Description: 16 George Street, New Norfolk is a small brick house, probably dating from the 1830s, which has had a mid-nineteenth-century bay extended to the front. The building has a brick outbuilding at the rear which has been substantially modified and is now connected to the main building. The building is predominantly of brick construction with a corrugated galvanised iron roof. Window frames are timber and the building has a central five-panel door. The building is located within a row of state-listed nineteenth century cottages which form a cohesive grouping of small and largely contemporary houses.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 122616/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or 16 George Street is of historic heritage significance as it represents the earliest phase of the settlement of New Norfolk.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or Not applicable.
	(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or The place forms part of a row of c19 th cottages on the northern side of George Street between Blair and Tank Streets which have some cohesive streetscape qualities as a collective which may have some local landmark qualities.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.91

Town/Locality: New Norfolk
Address: 'Bournbank' 50 Lachlan Road
Folio of the Register: 171815/1
Description: The complex of buildings comprising 'Bournbank' have evolved over a number of periods, with the earliest portion built as early as 1836 by Molesworth Jeffrey, a Greek Scholar and Cartographer. Jeffrey was the first Justice of the Peace of the New Norfolk District and was the architect of the school house and chapel at Lachlan. An early painting of the complex of buildings comprising 'Bournbank' from 1866 is held by the University of Tasmania in the Royal Society Collection and several 1860s-70s photographs are held by the State Library of Tasmania which show that the form, layout and fabric of the buildings are complex. The site has a number of old trees that contribute to the setting of the place.
Specific Extent: The specific extent of the local historic heritage place is 171815/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or 'Bournbank' is of historic heritage significance as it demonstrates the expansion of New Norfolk towards Lachlan in first half of the nineteenth century.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or 'Bournbank' is of local historic heritage significance as it represents the evolution of a comparatively early building.
	(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. 'Bournbank' is of historic heritage significance as the home of Molesworth Jeffery, first J.P. of the district, Greek Philosopher and architect of prominent local buildings.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.94

Town/Locality: New Norfolk
Address: 'Corumbene' (former Cottage Hospital) 41 Montagu Street
Folio of the Register: 202890/1
Description: <p>This place was most recently known as 'Corumbene' as until 1998 it was the location of Corumbene Nursing Home for the Aged Inc. The core of the building is Edwardian in styling and was built in 1906 by Robert and Selina Shoobridge as the New Norfolk Cottage Hospital, in memory of their daughter Nancy. The building served New Norfolk, with several extensions to the building, as the Cottage Hospital until the early 1960s when it became an aged care facility named in honour of the Shoobridge family home (Corumbene) at 89 Montagu Street. Corumbene, as an aged care facility, still exists elsewhere in New Norfolk in more recently built premises.</p> <p>The core of the building is the main original portion of the Cottage Hospital and has what may be an original wing to the north-eastern corner and a rear veranda - all other sides of the building have been extended by buildings which may be of lesser heritage significance. To the east of the core building is a large extension which appears to be pre-mid-twentieth century which may be of some heritage interest as an earlier hospital extension. The core building has brick walls and a hipped roof clad in corrugated galvanised iron. It retains some original timber-framed windows. Most elevations have been obscured at least in-part by later additions.</p>
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 202890/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)		Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
	(i)	local history; or 'Corumbene' and the former Cottage Hospital is of historic heritage significance as it represents the early twentieth century benevolence that provided health care facilities to the district and is an integral part of the perpetuation of the Corumbene name in association with the health care of the people of the district.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or Remnant portions of the Edwardian building are of historic heritage significance as representing a fine, albeit extended and modified, example of an Edwardian brick hospital building.
	(iv)	aesthetic characteristics; or Not applicable.
(b)		Significance of the local heritage place and its values because of its association with:
	(i)	a particular community or cultural group for social or spiritual reasons; or 'Corumbene' and the former Cottage Hospital are likely to have some community values as a long-operating place of public health care.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. 'Corumbene' and the former cottage hospital are of historic heritage significance due to the association with the Shoobridge family who were prominent settlers of the area and instrumental in the establishment of the hop industry in Tasmania.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.98

Town/Locality: New Norfolk
Address: 'Corumbene Convent' 89 Montagu Street
Folio of the Register: 251067/1 and 230796/1
Description: <p>The two buildings of heritage significance are the Edwardian (former) Corumbene Convent (built as a residence in 1906) and the 1920s school building. All other buildings are mid-twentieth-century onwards and are not of heritage significance.</p> <p>The building formerly known as 'Corumbene Convent' is a substantial Edwardian brick building which was originally owned by the Shoobridge family, pioneers of the hop industry and was a private residence. The building is of brick construction with a complex roof form clad in corrugated galvanised iron. The riverfront of the building features a projecting enclosed balcony and an ornate veranda with timber detailing and the north-western corner features an octagonal tower with a conical roof. This elevation features timber-framed bay windows with stone sills and lintels and the central main door has an arched top with fanlight and sidelights. The building features prominent gables with timber and roughcast render infill and timber corbels. The rear of the building faced Montagu Street and is also ornate in detailing, with a single-storey rear service area.</p> <p>The school building is a simple inter-war style school of rectangular plan form containing two classrooms. The building has a simple gable-roof clad in corrugated iron and the walls are clad in weatherboard. The building has prominent chimneys and roof ventilators and the timber-framed windows are typical of such inter-war institutional buildings.</p> <p>Corumbene was purchased by the Catholic Church in 1925 and that year Archbishop Delany approached the Sisters of Charity to administer a school that was intended to be developed on the site. An immediate start on the construction of a two-classroom block which is still standing on the site. On October 4th, 1925, setting of the Foundation Stone of the St Brigid's Convent School marked the beginning of Catholic Education in the Derwent Valley. Archbishop Delany blessed the stone and returned on December 27th, 1925, for the official opening and blessing of the completed building and a week later 80 students commenced their schooling at St Brigid's. In 1950 the Presentation Sisters assumed the running of the school which catered for both secondary and primary students. Gradually new buildings were added - an extension to the original classrooms and later the addition of two new brick classrooms in the early sixties. In 1966 the school limited itself to primary students only. Further classroom buildings were added in 1978 and 1984 and a new library added in 1988. Further new classroom buildings were added in 2002 and 2010-1.</p>
Specific Extent: The specific extent of the local historic heritage place is folios of the Register 251067/1 and 230796/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or The former 'Corumbene Convent' is of local heritage significance as a substantial homestead established by the pioneering Shoobridge family which was soon after converted to a convent and convent school which continues to serve as a major Catholic education facility in the Derwent Valley. The 1920s school building represents the first purpose-built school building on that site heralding what was to become a century+ of school buildings and activity on the wider site.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or The former 'Corumbene Convent' is a fine example of a substantial and ornate Edwardian residence established by a prominent pioneering family. The building exhibits fine quality Edwardian detailing and form and is amongst the finest examples of such architecture in the district. The 1920s school building is a good example of an inter-war school building largely retaining its original form and detailing.
	(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or The site is associated with the Sisters of Charity and successive Catholic education organisations which are an important part of the spiritual and educational development of the area.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. The buildings have significant associations with the Shoobridge family who were prominent settlers of the area and instrumental in the establishment of the hop industry in Tasmania.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.102

Town/Locality: New Norfolk
Address: 14 Stephen Street
Folio of the Register: 22163/1
Description: 14 Stephen Street is a Federation Queen Anne style building probably constructed in the early twentieth century. The building is clad in weatherboard with a steeply pitched hipped roof with a forward-facing gable bay to Stephen Street. It has a very prominent position on a street corner and the wraparound veranda compliments the forward-facing bay to Stephen Street as well as a bay on the centre of the Pioneer Avenue elevation. The windows are timber framed and there is a more modern skillion to the rear.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 22163/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or 14 Stephen Street is of historic heritage significance as it represents the c1900 residential expansion of New Norfolk.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or 14 Stephen Street is of historic heritage significance as it demonstrates the principal characteristics of a Federation Queen Anne style residence.
	(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or As a fine example of its class of place and being situated on a prominent corner opposite Arthur Square, 14 Stephen Street is likely to have some community significance for its landmark qualities.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.110

Town/Locality: Plenty
Address: 'Atherfield' 151 Glenora Road
Folio of the Register: 49059/1
Description: 'Atherfield' at 151 Glenora Road, Plenty is a two-storey rendered masonry Old Colonial Georgian style homestead with rendered masonry walls and a hipped roof clad in corrugated galvanised iron. Built prior to 1832 as an inn (then known as 'Fairfield House' and later 'The Ark Inn'). The main body of the building is symmetrically proportioned with five timber-framed sash windows to the upper floor façade and a central doorway on the ground floor flanked by two timber-framed sash windows either side. The front door has a top-light and sidelights. There are skillion wings to each side of the main body of the homestead which are probably a later addition (Victorian) and a likely later veranda across the front of the building. There are some early outbuildings at the rear. The building occupies a prominent position overlooking the Derwent River.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 49059/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or 'Atherfield' is of historic heritage significance due to its ability to demonstrate a colonial inn and later residence representing trade, hospitality and small-scale farming along the Derwent River from New Norfolk to Plenty
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or 'Atherfield' is of historic heritage significance as it demonstrates the principal characteristics of an Old Colonial Georgian inn that was converted into a residence.
	(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.113

Town/Locality: Plenty
Address: 'Glenleith' 977 Glenora Road
Folio of the Register: 126382/1
Description: <p>Glenleith was settled by Mr. David Jamieson in the early 1820s. The Jamieson's retained ownership of the property through much of the nineteenth century, with David's son, Walter Jamieson being the Warden of the Municipality of New Norfolk, who also played cricket for Australia during 1860/61. Hops were first grown on the property in 1868 and the first kiln built in 1870. After Walter drowned in the river Derwent in 1881, the property was purchased by the Bethune family and was in the ownership of the Fysh family by the early 1900s. Hop growing on the property ceased in 1969.</p> <p>In a sale notice of 1885, 'Glenleith' is described as: <i>Glenleith comprises of 1,920 acres, of which 114 are down in English grass, 80 acres in crop. One hundred acres can now be watered, and when the new drain in course of construction is completed, 2409 acres will be capable of irrigation. On the property is a hop-ground of 9.1/2 acres, and this last season the crop averaged 2,500lb per acre: whilst from the orchard of 10 acres, the yield, notwithstanding the destruction by high winds of a large portion of the fruit, was 1,278 bushels..... The whole property is conveniently subdivided and well-fenced..... The homestead, within a quarter of a mile of the New Norfolk road and the Plenty railway station, is a stone and brick verandahed cottage of eight rooms, with a dairy and store attached..... Farm buildings are in good repair, and include accommodation for labourers, hop-pickers, shearers and c., with stabling, cattle sheds, hop kiln, and all other necessary outbuildings and conveniences for efficiently working the property.</i></p> <p><i>A newspaper article of 1908 (The Daily Post, 27/6/1908:4) describes the estate at the time: The homestead is old-fashioned in style, substantial, roomy and commodious.... Further on are the hack stables, coach house, sheds, piggeries, cottages etc. all well-kept in appearance, and in close proximity to a spacious, well-built hop kiln recently erected. Further down is a second one which has been enlarged and improved by the proprietor, and how answers the purpose of a hop kiln and shearing shed. Accommodation for draught horses is provided nearby what was originally the old homestead. There are roomy substantial and comfortable barns, implement sheds, wagon houses and many other buildings are also situated in the same vicinity, while cottages are dotted here and there on different portions of the estate, the whole of which are kept in excellent repair.</i></p> <p>The complex includes the homestead, oast house, tenements, cottages, stables and other nineteenth century buildings. There is also known to have been a watch house at Glenleith, which emphasises the importance of the estate to the district during the nineteenth century. Typical of those intensively farmed estates of the Plenty area, 'Glenleith' also had its own butcher's shop, general store and dairy for the convenience of the large numbers of workers. Many of these buildings survive as part of the complex today.</p>
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 126382/1

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
	(i) local history; or 'Glenleith' is of historic heritage significance as one of the major estates of the Plenty Valley dating back to the 1820s. The evolution of the estate represents the changing face of agriculture in the Plenty valley, in particular orcharding and hops and the estate provides tangible insights into rural life in Van Diemens Land/Tasmania throughout two centuries.
	(ii) creative or technical achievements; or The various kilns at 'Glenleith' and the changing technology evident in these are of historic heritage significance as they represent changing technologies and approaches to the hop industry for a century of operation. Remains of the early irrigation system are of significance in representing water acquisition and distribution practices which were pivotal to the development of the area as an intensive rural production region.
	(iii) a class of building or place; or 'Glenleith' is of historic heritage significance as it is a relatively intact complex of farm buildings spanning two centuries of operation, and includes a range of building types, styles and fabric (built, landscape and archaeological) representing a vast array of buildings and technology associated with the changing operations of farming, industry and domestic life.
	(iv) aesthetic characteristics; or 'Glenleith' is of historic heritage significance as a largely intact complex of farm buildings set within the rural landscape in proximity to the Plenty River. The cultural landscape and architectural forms of the property are evocative of nineteenth-century farming, colonialism and a 'farm village' atmosphere.
(b)	Significance of the local heritage place and its values because of its association with:
	(i) a particular community or cultural group for social or spiritual reasons; or As a 'farm village' playing an important part in local production and employment particular during the late-nineteenth century and early-twentieth century, 'Glenleith' is likely to have community values through ancestral connection to the property and it being a landmark complex of buildings set within a significant rural cultural landscape.
	(ii) the life or works of a person, or group of persons, of importance to the locality or region. 'Glenleith' has strong associations with Walter Jamieson who was Warden of the New Norfolk Municipality during the 1870s and an Australian cricketer.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.117

Town/Locality: Plenty
Address: 'Claun' 50 Onslow Road
Folio of the Register: 10623/1
Description: 'Claun' at 50 Onslow Road, Plenty is a c.1837 farm house constructed of brick with a steeply pitched gable roof clad in corrugated galvanised iron. The original building is rectangular in plan with a veranda on the front and has a two-story weatherboard clad extension on the southern end. There is a modern extension to the northern end of the original building.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 10623/1.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)	Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:	
	(i)	local history; or Claun at 50 Onslow Road, Plenty is of historic heritage significance as it represents an early farmhouse associated with the earliest phase of agriculture in the Plenty area.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or Claun is of historic heritage significance for its ability to demonstrate the principal characteristics of an 1830s farmhouse. Not applicable.
	(iv)	aesthetic characteristics; or Not applicable.
(b)	Significance of the local heritage place and its values because of its association with:	
	(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.

Local Historic Heritage Places Datasheet - DER-C6.1.120

Town/Locality: Uxbridge
Address: 110 Whites Road
Folio of the Register: 154078/2
Description: 110 Whites Road, Uxbridge, is an early twentieth-century farmhouse clad in weatherboard with a corrugated galvanised iron roof. The front elevation has a projecting bay with a forward-facing gable and the front elevation also features a veranda. There is an early cottage also on the property on the opposite side of Whites Road.
Specific Extent: The specific extent of the local historic heritage place is folio of the Register 154078/2.

Figures of specific extent:

Not applicable.

Statement of local historic heritage significance and historic heritage values:

(a)		Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:
	(i)	local history; or The house and cottage at 110 Whites Road, Uxbridge is of historic heritage significance as they represent residences associated with the early-twentieth-century farming of the Uxbridge area.
	(ii)	creative or technical achievements; or Not applicable.
	(iii)	a class of building or place; or the house and cottage at 110 Whites Road, Uxbridge is of historic heritage significance for its ability to demonstrate the principal characteristics of an early twentieth century farmhouse and cottage.
	(iv)	aesthetic characteristics; or Not applicable.
(b)		Significance of the local heritage place and its values because of its association with:
	(i)	a particular community or cultural group for social or spiritual reasons; or Not applicable.
	(ii)	the life or works of a person, or group of persons, of importance to the locality or region. Not applicable.

Figures for statements of local heritage significance and heritage values:

Not applicable.