TASMANIAN PLANNING COMMISSION

DECISION

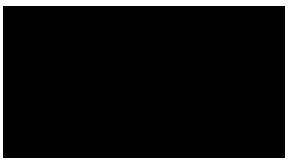
Planning scheme	Tasmanian Planning Scheme - Latrobe
Amendment	1-2026 - rezone 32 Cherry Hill Road, Latrobe from Agriculture to General Residential and insert site-specific qualifications
Planning authority	Latrobe Council
Applicant	Nova Land Consulting for Latrobe Cool Stores Pty Ltd
Date of decision	2 November 2026

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.



Roger Howlett
Delegate (Chair)



Ross Lovell
Delegate

Disclosure Statement

On 7 October 2026, a Commission delegate disclosed the following interests and associations at the hearing:

- Roger Howlett was a delegate that assessed the Latrobe draft Local Provisions Schedule.

There were no objections to Mr Howlett determining the matter.

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes to rezone 32 Cherry Hill Road, Latrobe from Agriculture to General Residential and insert site-specific qualifications (SSQ) LAT8.1 and LAT8.2 to provide additional subdivision standards in relation to Cotton and Robert Streets.

Site information

32 Cherry Hill Road, Latrobe (the site) contains one title (folio of the Register 128538/1) and is 16.2ha.

The site is vacant grazing land with a strip of vegetation on the eastern side. The site is located on the eastern edge of Latrobe and is bounded by Robert and Cotton Streets.

Surrounding land is zoned General Residential to the north and west, Rural to the east and Agriculture to the east and south.

The bushfire-prone areas overlay applies to the site.

Issues raised in representations

Four representations were received during the exhibition period. The representations raised the following issues:

- traffic impacts at Cherry Hill Road and Cotton Street as well as the intersection of Gilbert Street and the Bass Highway
- servicing constraints, in particular the capacity of the Latrobe sewerage treatment plant
- the impact of growth / development on town character, and
- the impact of the removal of native vegetation on wildlife / greenspace.

The applicant raised concern that the proposed SSQs contained requirements that would be more appropriately considered at the time the land was subdivided. These matters relate to:

- road widening
- provision of a vegetation buffer along the eastern and southern boundaries of the site
- vehicle access onto Cotton Street, and
- offsetting of road junctions from other road junctions.

The applicant expressed a desire for the rezoning to be approved without any SSQs, detailing that the matters can be dealt with under separate legislation or permit conditions.

The applicant also submitted that the SSQ did not meet the tests under section 32(4)(b) and therefore should not be approved as part of the amendment

The draft amendment was referred to TasWater under sections 56S of the *Water and Sewerage Industry Act 2008*.

TasWater provided advice in its submission to planning authority notice (SPAN) that:

> TasWater does not object to the proposed rezoning; however, it should be noted that the land lies outside the serviced area for sewer. While it is within the serviced area for water, only a single minor connection is currently allocated. TasWater has no plans to expand either the sewer or water network.
>
> If the rezoning is approved and the land is further developed or subdivided, the developer will be responsible for extending the network into the development and undertaking any necessary upgrades to the existing network to support additional demand, as outlined in the servicing advice and report referenced in the schedule of documents above.
>
> Summary of Servicing Advice referenced in the above schedule:
>
> Water: The network has capacity, and water is available; however, certain restrictions exist that will need to be addressed.
>
> Sewer: Some sewer pipes will require upsizing, and additional emergency storage will need to be constructed near the existing pump station. Alternatively, a new sewer pump station may be required to bypass these constraints.
>
> It is important to note that the Latrobe Sewer Treatment Plant (STP) is currently at capacity and cannot accept additional loads. While earlier reports & advice indicated available capacity at the Latrobe STP, subsequent investigations and detailed analyses have confirmed otherwise.

These issues are discussed as relevant below.

Planning authority's response to the representations

The planning authority considered the representations and recommended modifications to the draft amendment to modify the SSQ to require the 20m wide vegetated buffer required on the southern side of the site to be provided on the adjoining land rather than the subject site.

The adjoining land (folio of the Register 117000/1) is under the same ownership as the site.

Date and place of hearing

The hearing was held at the paranaple Convention Centre, 137 Rooke Street, Devonport on 7 October 2026.

Appearances at the hearing

Planning authority:	Andrew Newton, Statutory Assessment Officer Jo Oliver, Strategic Planner

Applicant:	James Stewart, Nova Land Consulting for Latrobe Cool Stores Pty Ltd
Representors:	Jason Taylor, Development Assessment Manager, TasWater

Site Visits

A site visit was undertaken by the Panel prior to the hearing on 6 October 2026.

Consideration of the draft amendment

Statutory Requirements

1. Under section 40M of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission is required to consider the draft amendment to the Tasmanian Planning Scheme - Latrobe Local Provisions Schedule (LPS) and the representations, statements and recommendations contained in the planning authority's section 40K report, any information obtained at a hearing, and any technical matters.
2. A hearing was convened to assist the Commission consider the issues in the representations.
3. The Commission must also consider whether the draft amendment meets the LPS criteria as set out under section 34(2) of the Act:
    - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
    - (b) is in accordance with section 32; and
    - (c) furthers the objectives set out in Schedule 1; and
    - (d) is consistent with each State policy; and
    - (da) satisfies the relevant criteria in relation to the TPPs; and
    - (e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and
    - (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
    - (g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and
    - (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.

4. If a SSQ is proposed in a draft amendment, the Commission must also consider whether the proposal meets the criteria of section 32(4) of the Act. A LPS may only include a SSQ if:

    (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or

    (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

5. Where relevant, these matters are discussed in the sections below.

Supply and demand

6. The planning authority's submission dated 1 October 2026 noted that the Latrobe Council Residential Demand and Supply Study (LRDSS) forecast demand for 573 lots from 2023-2046, with 214 lots on vacant land identified, land for another 359 lots will need to be found across Latrobe settlement between now and 2046. The LRDSS was undertaken by REMPLAN and endorsed by the Council at its meeting of 23 September 2024.

7. The planning authority advised that the current vacant land supply for Latrobe is 191 lots, with an additional 4 other subdivisions in progress, and that based on current subdivision approvals and available land in Latrobe, that would add an additional 107 lots to the vacant land supply. The planning authority submitted that this would still result in the Latrobe settlement having less than a 15 year supply, as set out in the Tasmanian Planning Policies (TPPs), of vacant retail-ready land, with vacant land supply being exhausted by 2035 based on demand forecasts.

8. The planning authority also noted that only 53% of the 107 lots identified are guaranteed to be developed and contribute to vacant land supply.

9. The inclusion of both draft amendment 1-2026 and 2-2026 will contribute to the supply of residential land in Latrobe, with the concept plans suggesting an additional 150 and 74 lots respectively, but this will still provide less than a 15 year supply.

Tasmanian Planning Policies

10. The Commission must consider whether the draft amendment satisfies the relevant criteria in relation to the TPPs.

11. The planning authority's section 40K report provided an addendum responding to the TPPs and considered section 1.0 Settlement relevant to the draft amendment.

12. In response to policy 1.1 Growth, the planning authority submitted that Latrobe's current land supply is below the minimum land supply level. The planning authority noted that the steady take-up of other zoned infill land, means that land supply through consolidation alone will not be sufficient to address the predicted shortfall of supply in Latrobe.

13. The Growth policy requires a supply of at least 15 years of residential land, and the planning authority's addendum submitted that vacant land supply in Latrobe is likely to be exhausted within 6 years.

Commission consideration

14. The Commission notes that the objective of 1.1 Growth in the TPPs is to plan for settlement growth that allocates land to meet the existing and future needs of the community.
15. Strategy 1.1.3.1 requires provision for at least a 15 year supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential land to support settlements.
16. Strategy 1.1.3.7 plans for growth that create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of sufficient land to meet projected growth.
17. The Commission considers the amendment satisfies these strategies.

Regional land use strategy

18. The relevant regional strategy is the Cradle Coast Regional Land Use Strategy 2010–2030 (regional strategy).
19. The applicant provided a planning report addressing the key strategies and policies of the regional strategy.
20. The planning report considered policies 2.5 Land, 4.3 Managing Growth and Development, and 4.6 Housing Land - Places to Live relevant to the draft amendment and submitted that the rezone represents a logical expansion of Latrobe, is adjacent to existing residential development and will contribute to the under supply of residential land.
21. For 2.5 Land Use Policies for Land, the planning authority's report supporting the draft amendment (supporting report) submitted that the rezoning will facilitate additional housing allotments adjacent to an established urban residential area with available connections to urban infrastructure and services.
22. The planning authority submitted that noting the immediate proximity of the land to existing residential development and infrastructure, and the site being within proximity of the Latrobe activity centre, the proposed amendment is considered to represent a logical, orderly and sustainable use and development of land.

Commission consideration

23. The Commission finds that based on the evidence provided from the LRDSS and the planning authority, that there is an undersupply of residential land in the Latrobe municipality to meet 4.3.1(c) of the regional strategy.

    c. Match land supply to need and provide sufficient land within the designated urban settlement boundaries of each centre to meet forecast need for a time horizon of not less than 10 years but not exceeding 20 years, unless a contemporary land supply and demand analysis demonstrates that additional urban land should be made available to accommodate growth

24. The Commission notes that there is an inconsistency between the TPP's and the regional strategy in relation to the desired time frame for the supply of residential land.
25. The Commission notes that the site is on the eastern border of Latrobe, adjacent to existing residential uses and can be supplied with infrastructure services.
26. The Commission finds that the draft amendment is, as far as practicable, consistent with the regional strategy.

Local Strategic Framework

27. The planning authority considered that the amendment was consistent with the Latrobe Council Strategic Plan 2020-2030, including its objectives for Community and Economic Development; Infrastructure and Assets; and Development and Regulatory.
28. The relevant strategic plan is the Latrobe Township and Environs Strategic Plan 2009 (strategic plan).
29. The planning authority submitted that the current strategic plan has designated adjoining land for residential use that has already been developed, and further expansion of the residential area is required to be considered.
30. In particular, the supporting report noted the Council's documented intention to establish an improved network of pedestrian and bike connectivity that plan for the future impacts of climate change on the urban environment.
31. The planning authority noted that the strategic plan is technically the endorsed current strategic planning document, but Latrobe Council is in the process of preparing a new structure plan that responds to contemporary circumstances.
32. The planning authority submitted that the eastward expansion of Latrobe's residential areas has largely been achieved in accordance with the recommendations of the strategic plan. The planning authority noted that the Latrobe Concept Plan as part of the Latrobe Draft Structure Plan, informed by the findings and recommendations of the LRDSS, identifies the site as appropriate for future residential use.

Commission Consideration

33. The Commission finds that the draft amendment has had regard to the Latrobe Council Strategic Plan 2020-2030.
34. The Commission finds that the Latrobe Township and Environs Strategic Plan 2009 does not support the draft amendment. However, that plan is clearly outdated, in view of the findings of the 'endorsed' LRDSS.
35. Preparation of the Latrobe Draft Structure Plan is not an adopted plan and in fact remains in its infancy. The Commission finds that although the draft plan conveys the planning authority's intention to develop a strategy for future growth, it does not carry any determining weight.

Suitability of the General Residential Zone

36. The applicant's planning report addressed the requirements of Guideline No. 1 Local Provisions Schedule (LPS) zone and code application (Guidelines) made under section 8A of the Act and submitted that the draft amendment met Guidelines GRZ 1, 2, and 3, noting that:

- the site is not identified for higher density zoning and represents a logical expansion of the existing General Residential Zone.
- the site has capacity to connect to existing reticulated services with minimal downstream upgrades required and stormwater can appropriately be managed to pre-development flows.
- the site fronts two existing road reserves, both sealed Council maintained roads to the west and north, ensuring adequate access for future development.
- it aligns with the regional strategy which outlines a contained settlement strategy focused on strategic expansion to maintain a compact urban form and avoid ribbon development. The site is contiguous with the existing residential estate containing frontage to two Council maintained roads
- the site is identified in the draft Latrobe Structure Plan as an appropriate area for future residential development.
- The land is not significantly constrained by hazards or natural values.

Commission consideration

37. The Commission is satisfied that the General Residential Zone should be applied to the site in accordance with Guideline No. 1.

Section 32(4) of the Act

38. As noted in the statutory requirements above, if a SSQ is proposed the Commission must also consider whether the proposal meets the criteria of section 32(4) of the Act. The planning authority modified the applicant's proposed draft amendment at certification stage to also include an SSQ for the site as follows:

> The draft amendment proposed to insert a site-specific qualification LAT-8.1 as follows:
>
> An additional subdivision standard for this site is:
>
> **A4**
>
> Subdivision is to provide for:
>
> (a) a strip of land along the frontage to Cotton Street to a depth of 5 metres is to be added to the road reserve of Cotton Street;
>
> (b) a strip of land along the frontage to Robert Street to a depth of 3 metres is to be added to the road reserve of Robert Street;
>
> (c) a buffer area along the full length of the eastern boundary at a width of 30m that includes the driveway to Folio of the Register 117000/1 and the existing vegetation;

(d) a vegetated buffer area along the full length of the southern boundary at a width of 20m;

(e) vehicular access to Cotton Street limited to:

(i) one (1) road junction; and

(ii) no greater than a total of eight (8) driveway crossovers, which may each be co-located driveways for no more than two lots;

(f) a separate, private vehicular access from Folio of the Register 117000/1 to a road, that is not shared with any other lot.

P4

No Performance Criterion

The draft amendment proposed to insert site-specific qualification LAT-8.2 as follows:

An additional subdivision standard for this site is:

A2

Road junctions are to be offset to existing road junctions a minimum distance of 15m.

P2

No Performance Criterion

39. The planning authority's supporting report submitted that the SSQ is consistent with the requirements of section 32(4) as the land has particular spatial and social qualities that require provisions unique to this parcel of land, in addition to the subdivision provisions of the General Residential Zone.

40. The planning authority submitted that for the spatial qualities:

- The site sits within a spatial context that includes a cool-store industrial use located on the adjoining lot, approximately 150m to the south.
- The cool-store utilises the eastern edge of the site for access to Cherry Hill Rd, through to Gilbert Street and the Bass Highway.
- During peak agricultural harvest periods, the cool-store use is subject to intensive heavy vehicle movements, which is not optimal in close proximity to residential use.
- The current location of the access to the cool-store is the most efficient for that use, in that it disperses traffic to Gilbert St and the Bass Highway through the most direct route.
- The current spatial arrangement of the cool-store access is approximately 10m width of driveway surface along the eastern boundary plus a 20m wide strip of mature, native vegetation for the full length of that boundary on the western side of the driveway.

41. The planning authority considered that the 10m wide driveway and the strip of native vegetation provides a reasonably effective buffer to residential use that would establish to the west.

42. The planning authority submitted that retention of this arrangement as a buffer and separate access, however, requires a specific provision to ensure it remains intact, as there is no corresponding provision in the subdivision standards of the General Residential Zone that supports its protection through the assessment of an application for subdivision.

43. The planning authority also considered a buffer along the southern boundary of the site adjacent to the cool-store land is required to provide separation between residential use and the activities to maintain the cool-store land. The planning authority also considered that this could also act as a corridor for pedestrian and bike active transport that would directly link to the proposed network along Robert Street to the west and further to the future natural amenity, recreational pathway through the southern growth area.

44. The planning authority submitted that the boundary is currently open grassland and the buffer will require landscaping to achieve the intended outcome for which a specific provision to ensure the buffer is provided, as there is no corresponding provision in the subdivision standards of the General Residential Zone that supports its provision through the assessment of an application for subdivision.

45. The planning authority submitted that to achieve the intended spatial outcomes for connectivity requires specific provisions that address the existing road frontages of this site.

46. The planning authority noted:

    - The possibility of future restrictions to right hand turning movements on the Bass Highway resulting in Cotton Street potentially becoming a significant collector road with a higher category and use than its current local road use.
    - Key pedestrian/bike pathways on a higher order road, require good separation between people and the traffic, requiring a wider path for shared use or separated lanes, tree plantings to either side of the path, underground services and potentially additional garden beds or water-sensitive urban design (WSUD) treatments.
    - Likely, some form of roadside parking will also need to be accommodated.
    - Accommodating all these components at an appropriate quality requires a wider road reserve, at 25m, than the current typical standard of 20m.

47. The planning authority submitted that for the social qualities:

    - The land forms an integral component of Council’s strategic planning for the future of Latrobe.
    - Council’s documented intention to establish an improved network of pedestrian and bike connectivity that plans for the future impacts of climate change on the urban environment,
    - The site provides key linkages in the future network that connects the eastern extent of the township, through to the town centre and to the future natural amenity, recreational pathway through the southern growth area.

- As the land that is the subject of the application is the ‘first piece of the puzzle’ in the newly developed (and still evolving) strategic program, it is important to respect, and protect, the community’s support and aspirations for the intended long-term outcomes.
- This type of approach to pedestrian and bicycle connectivity, that takes account of climate change impacts, is relatively modern and not yet embedded in regulatory standards, which creates uncertainty in regard to the lawful range of the current planning scheme standards, as well as potential regulation under other jurisdictions, such as the Council Road Authority.

48. The planning authority considered that this requires provisions that are unique to the land to unequivocally ensure that the intended outcomes are protected and that Council’s commitments to the community are upheld in regard to the quality that has been pledged through the structure planning process.
49. The planning authority considered that the prior establishment of residential development under pre-existing standards is not sufficient reason to perpetuate a standard that will not comfortably, or efficiently, achieve the on-ground outcomes expressed through Council’s strategic process.
50. The consideration of these combined aspects, in a way that is practically manageable, requires a nuanced and holistic approach that is not within the scope of the Tasmanian Planning Scheme (TPS) provisions.
51. The planning authority submitted that it is necessary to apply provisions unique to the land to ensure that the intended strategic outcomes are achieved to the highest possible quality in respect of Council’s strategic process.
52. The representation from the applicant submitted that the SSQ requirements for road widening:
    - can be dealt with as part of a subdivision application
    - is premature as the Department of State Growth (now Building Tasmania) have not completed the Bass Highway Future Options Study, and that road widening can be requested under the *Local Government Building and Miscellaneous Provisions Act 1993*, and
    - does not meet section 32 (4)(b) of the Act.
53. The representation from the applicant submitted for the SSQ requirements for vegetation buffer along eastern boundary:
    - the owners wish to retain and maintain the 30m vegetation strip that is currently located on the eastern boundary
    - the SSQ is not required to achieve the outcome
    - can be dealt with as part of a future subdivision application, and
    - does not think the SSQ is required to achieve this as it could be conditioned in a planning permit or required in a section 71 agreement.
54. The representation from the applicant submitted for the SSQ requirements for vegetation buffer along the southern boundary:

- opposes this section of the proposed SSQ being approved as part of the draft amendment
- submitted that providing a 20m strip along the southern boundary for a vegetation buffer would eliminate approximately 7,240m^2 of residential zoned land from being developed, reducing the number of lots and viability of the subdivision, and
- are not opposed to providing a 20m buffer to the south, but request that it be provided on the adjoining lot at folio of the Register 117000/1 which is zoned Rural.

55. The representation from the applicant submitted that the SSQ requirements for vehicular accesses onto Cotton Street:
    - can be prepared as part of a subdivision design that meets the requirements of providing one road junction and 8 driveways onto Cotton Street.
56. The representation from the applicant submitted that the SSQ requirements for offset road junctions:
    - should not form the basis of an SSQ clause
    - the proposed SSQ for offset road junctions does not meet section 32(4)(b) of the Act.
    - cannot see how the location of junctions is required as an SSQ, due to the land having particular social, economic, and environmental, or spatial qualities
    - the block is similar in characteristics and features to other general residential lots, and
    - the location and functioning of intersections is dealt with under clause 8.6.2 P1 and provisions under C3.0 Roads and Railway Assets Code.
57. At the hearing James Stewart submitted that, in his opinion, the SSQ did not meet the requirements of section 32(4)(b) of the Act. Mr Stewart submitted that he did not think that the site has particular qualities that require the additional provisions as they are matters that can be dealt with as part of a subdivision application to council and imposed by planning permit conditions.

Commission consideration

58. The Commission understands the planning authority's intent to apply standards that reflect the intended strategic outcome for the site for connectivity, vegetation buffer and access and road frontages.
59. The Commission notes the applicant representation and submission made at the hearing that matters included in the SSQ would be more appropriately addressed at the subdivision stage.
60. The Commission finds that the site does not have specific social and spatial qualities that require an SSQ under section 32(4)(b) of the Act.
61. The Commission finds that the SSQ does not meet the requirements of section 32(4) of the Act.

Site capacity for water and sewer

62. The TasWater SPAN, dated 14 November 2025, stated that the site is within the serviced area for water, but only a single minor connection is currently allocated. The SPAN noted that the network has capacity and water is available; however, certain restrictions exist that will need to be addressed.

63. Representors raised the issue of inadequate water pressure. At the hearing, Jason Taylor for TasWater clarified that there are some existing water pipe issues in the Latrobe township which TasWater intends to fix in the future. Mr Taylor submitted that all customers meet minimum flow requirements, but they do end up with pressure fluctuations due to usage at certain times of the day, which are currently outside TasWater's normal standard for pressure fluctuations.

64. Mr Taylor advised that TasWater can supply the proposed development with adequate supply that meets minimum pressure and flow requirements. Mr Taylor noted the pre-existing issues in the township for water pressure, which required upgrading of small existing pipes, but advised that this is not a problem that should restrict the rezoning or future development of this site.

65. Mr Taylor advised that there is nothing that TasWater would specifically require the developer to upgrade for the existing water infrastructure.

66. The SPAN also stated that the site lies outside the serviced area for sewer and the Latrobe Sewer Treatment Plant is currently at capacity and cannot accept additional loads.

67. The SPAN noted that some sewer pipes will require upsizing, and additional emergency storage will need to be constructed near the existing pump station, or alternatively, a new sewer pump station may be required to bypass these constraints.

68. Mr Taylor advised that the Latrobe Sewage Treatment Plant is at theoretical capacity. Mr Taylor advised that there are plans to upgrade the capacity of the plant and their masterplan for the Latrobe area reflects that between 2035-50 the treatment plant will be decommissioned and sewage will be pumped out to the Pardoe Sewage Treatment Plant at Devonport.

69. Mr Taylor advised that TasWater can mitigate the risk and manage the network and systems in such a way for this development to proceed prior to completing the upgrades to the treatment plant.

70. Mr Taylor confirmed that the additional sewage from the additional development at Cherry Hill Road can be satisfactorily managed through the plant.

Commission consideration

71. The Commission accepts the evidence provided by Mr Taylor from TasWater, that the water and sewer network can be managed to provide the necessary water and sewerage services to the site.

State Policies

State Policy on the Protection of Agricultural Land 2009

72. The agricultural assessment report prepared by Pinion Advisory found that the site consists of Class 4 and Class 5 land capability and is currently used for agricultural land use activity for grazing livestock on dryland pasture, albeit at a small scale and a diminished level of productivity.
73. The planning authority's supporting report submitted that the agricultural report has determined that the site is not considered to be prime agricultural land and has no value in intensifying agricultural enterprise beyond its current restricted dryland pasture production.
74. The planning authority considered that these limitations exist due to existing land uses surrounding the site, soil capability, small land area and lack of water for irrigation.
75. The planning authority submitted that, noting the immediate proximity of the land to existing residential development and infrastructure, the proposed conversion of the agricultural land to General Residential zoning is not considered to be unreasonable.

Commission consideration

76. The Commission accepts the evidence on the capability of the land which demonstrate that the site consists of non-prime agricultural land and is primarily capable for grazing livestock on dryland pasture.
77. Under Principle 7 of the Policy, the conversion of the land to uses permissible under the General Residential Zone is not considered likely to constrain or fetter existing agricultural activities in the area.
78. The Commission finds that the rezone will result in the loss of land that is an agricultural resource. However, the Commission considers that the broader housing supply outcomes for Latrobe associated with the amendment are sufficient to ensure that the policy objective of minimising the conversion of agricultural land to non-agricultural uses is achieved.
79. The Commission considers the draft amendment is consistent with the *State Policy on the Protection of Agricultural Land*.

State Coastal Policy 1996

80. The Commission finds that due to the location of the site, the *State Coastal Policy 1996* is not relevant to the draft amendment.

State Policy on Water Quality Management 1997

81. The Commission finds that water quality management measures can be required where appropriate to potential future development. The Commission finds that the draft amendment is consistent with the *State Policy on Water Quality Management 1997*.

Schedule 1 Objectives of the Act

82. The Commission finds the proposal facilitates residential development that both supports and facilitates sound and orderly strategic planning and finds that the draft amendment seeks to further the objectives of the Resource Management and Planning System at Schedule 1 of the Act.

Modifications required to draft amendment

83. Under section 40M of the Act the Commission must consider whether modifications to a draft amendment of an LPS ought to be made.

84. As discussed above, the Commission modifies the draft amendment to delete the proposed SSQ.

Decision on draft amendment

85. Subject to the modifications described above, the Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

Attachments

Annexure A - modified amendment

Annexure A

Modified amendment 1-2026, Tasmanian Planning Scheme - Latrobe

Latrobe Council

LATROBE LOCAL PROVISIONS SCHEDULE 2023

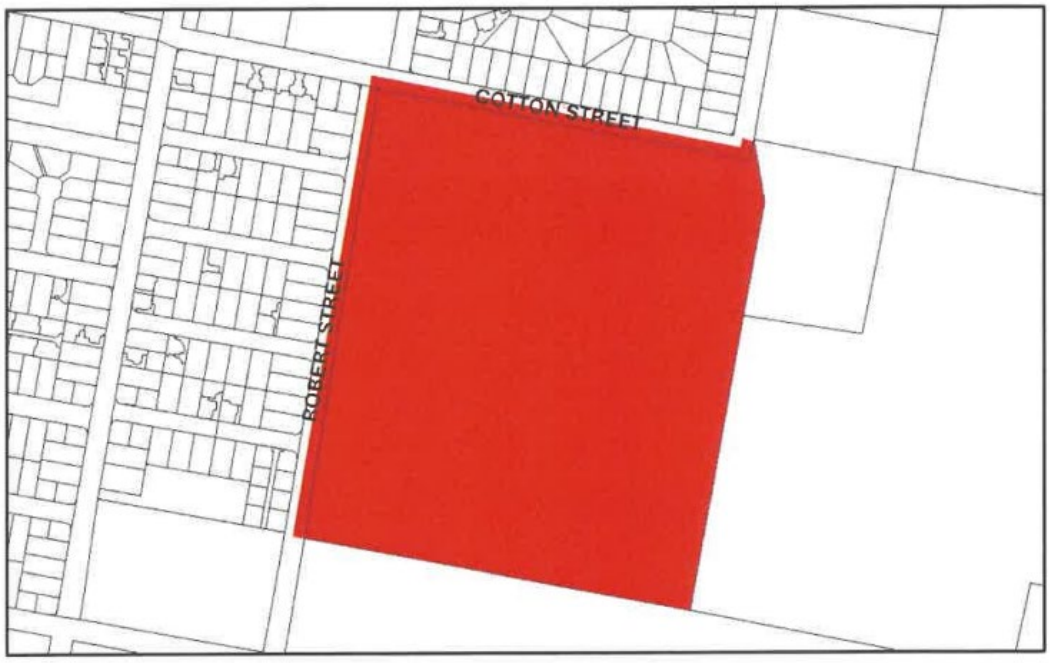
DRAFT AMENDMENT 1/2026

Instrument of Certification

The Latrobe Council hereby certifies that modified draft amendment 3/2025 meets the requirements of the *Land Use Planning & Approvals Act* 1993.

Map Amendments

1/ Rezone 32 Cherry Hill Road, Latrobe (CT 128538/1) from Agriculture Zone to General Residential Zone;
2/ Consequential rezoning of part of the Cotton Street and Robert Street road reserves to General Residential zone;



The Common Seal of the Latrobe Council has been hereunto affixed pursuant to a resolution of Council 23 March 2026, in the presence of:

.....
Mayor

.....
Acting General Manager

LATROBE MUNICIPALITY SEAL