

SUBMISSION

Latrobe Local Provisions Schedule 9045 Bass Highway LATROBE

JDA PLANNING
Pty Ltd

March 2022

obo A S & E Kons

Table of Contents

1.0	INTRODUCTION	1
	Figure 1 Subject site and Title CT 152497/2.....	1
	Figure 2 Current zoning.....	1
	Figure 3 Proposed zoning - Latrobe LPS.....	2
2.0	REQUEST & BACKGROUND	2
	Figure 4 Proposed zone boundary change.....	2
	Figure 5 Subject site - TasWater infrastructure.....	3
	Figure 6 Subject property	3
3.0	POTENTIAL DEVELOPMENT	3
	Figure 7 Indicative subdivision layout	4
	Figure 8 Zone and proposed extension	4
4.0	Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania	5
	Figure 9 Proposed zone boundary	5
5.0	Schedule 1, Part 2 - Objectives of the planning process established by the Act	6
6.0	CRADLE COAST REGIONAL LAND USE STRATEGY	7
7.0	CONCLUSION	9

SUBMISSION LATROBE LPS - 9045 BASS HIGHWAY LATROBE

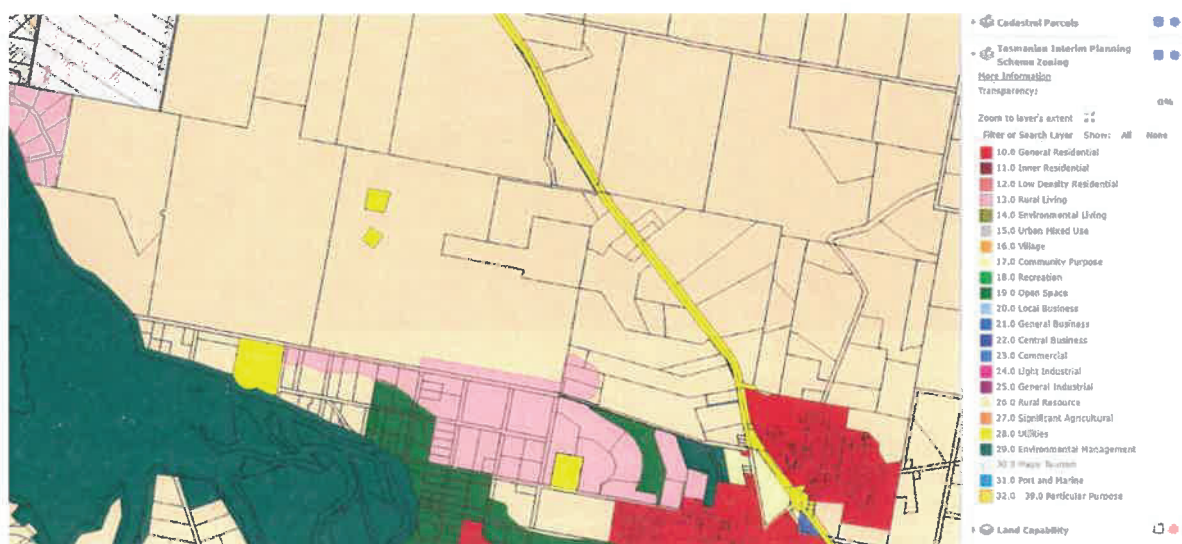
1.0 INTRODUCTION

This submission relates to the property known as 9045 Bass Highway Latrobe and is made on behalf of the owners A S and E Kons. The property is described in Certificate of Title Volume 152497 Folio 2 and is shown as 96.75ha.



The property is currently impacted by a split zoning - Rural Resource Zone for the greater part, and Rural Living Zone attributed to land in the south east of the title extending parallel to Akers Street for a distance of approximately 685 metres.

This zoning configuration is mirrored by the proposed Latrobe Local Provisions Schedule (LPS).



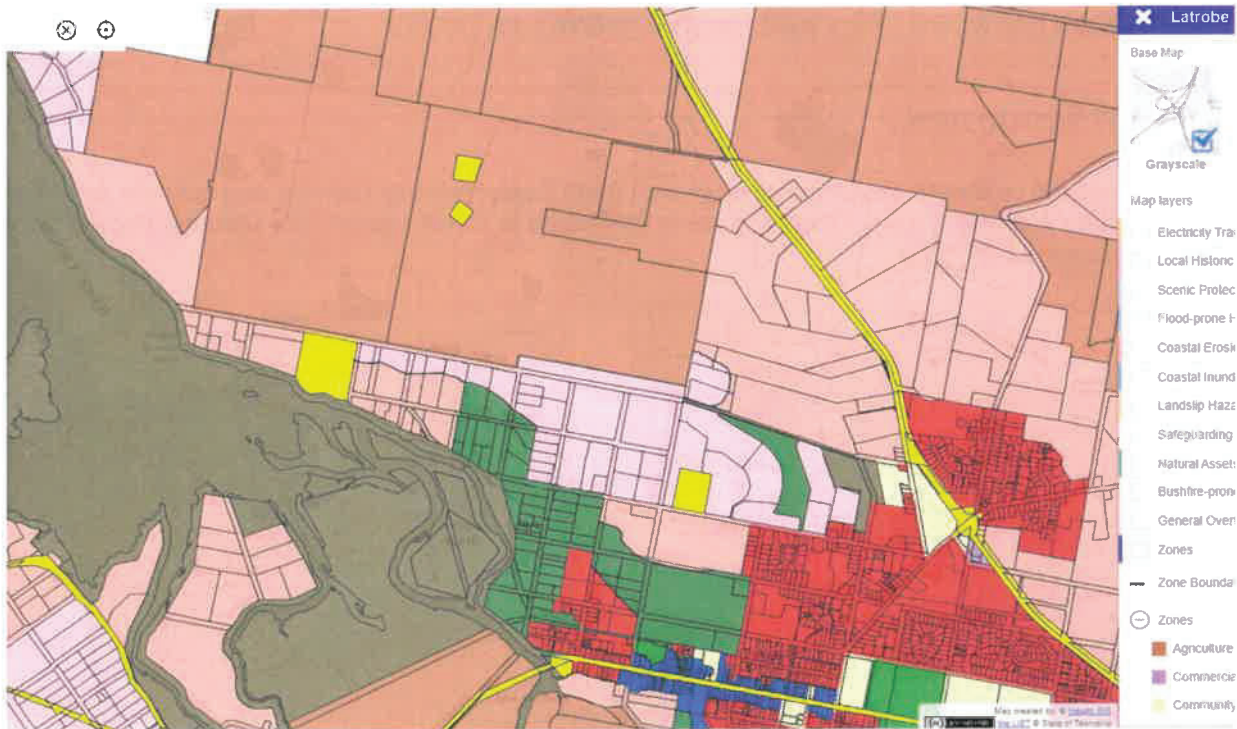


Figure 3 Proposed zoning - Latrobe LPS

The submission seeks Council consideration to extend the boundary of the existing Rural Living Zone to achieve a more rational and practical outcome which enables future development within the existing rural living precinct.



Figure 2 shows the Rural Living Zone boundary some 50m wide extending along the property's southern boundary for a distance of approximately 685m. The zone is at the northern extent and part of the wider Rural Living Zone precinct which extends from Hawkins Street West at the edge of the General Residential Zone boundary continuing north and west to Akers Street.

The zone has been partially developed for residential living, on lots of varying size and capacity. The area is serviced with reticulated water.

The subject title is operated as a mixed farming enterprise which includes irrigated seasonal cropping and very limited livestock production. The title CT 152497/2 is bisected by the TasWater Bulk

Transfer Main and is impacted by the location of the 'Papas Reservoir' and STP reuse dam shown at Figure 5 below.

The limited agricultural activity occurs west and north west of the trunk main on the class 4 land. The remainder of the property is vegetated and is not used in connection with the agricultural operation.



Figure 5 Subject site - TasWater infrastructure

The pattern of development to the east of the subject property extending to the Bass Highway is characterized by smaller rural living titles developed for residential use sitting as they do on the fringe of the developed areas of Latrobe. This pattern is mirrored to a lesser extent south of the subject property adjacent the Open Space Zone along River Road and through the escarpment to the Environmental Management Zone.



Figure 6 Subject property

The proposal is seeking to rationalise the future land use to reflect the particular circumstances described, consolidating the lower density residual area of the main title.

To achieve this, the application proposes that the boundary of this *residual* area be extended and rezoned to the Rural Living classification, enabling future residential development within the identified Urban Growth boundary and this extended Rural Living Zone.

3.0 POTENTIAL DEVELOPMENT

4.0 Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania

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

RESPONSE: The development of the subject site will not impact the natural and physical resources nor the maintenance of ecological processes and generic diversity. There are no key identified vegetation or landscape values associated with the subject property in this area, noting that development within the zone extension will not impact the landscape or vegetation values of the site.

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

RESPONSE: The adjustment of the existing Rural Living Zone as proposed will enable future infill development within the urban growth boundary within an established low density residential context. The site is serviced with water and power. Bringing forward the residential zone as proposed reflects the physical characteristics of the site and the potential challenges of land use conflict.

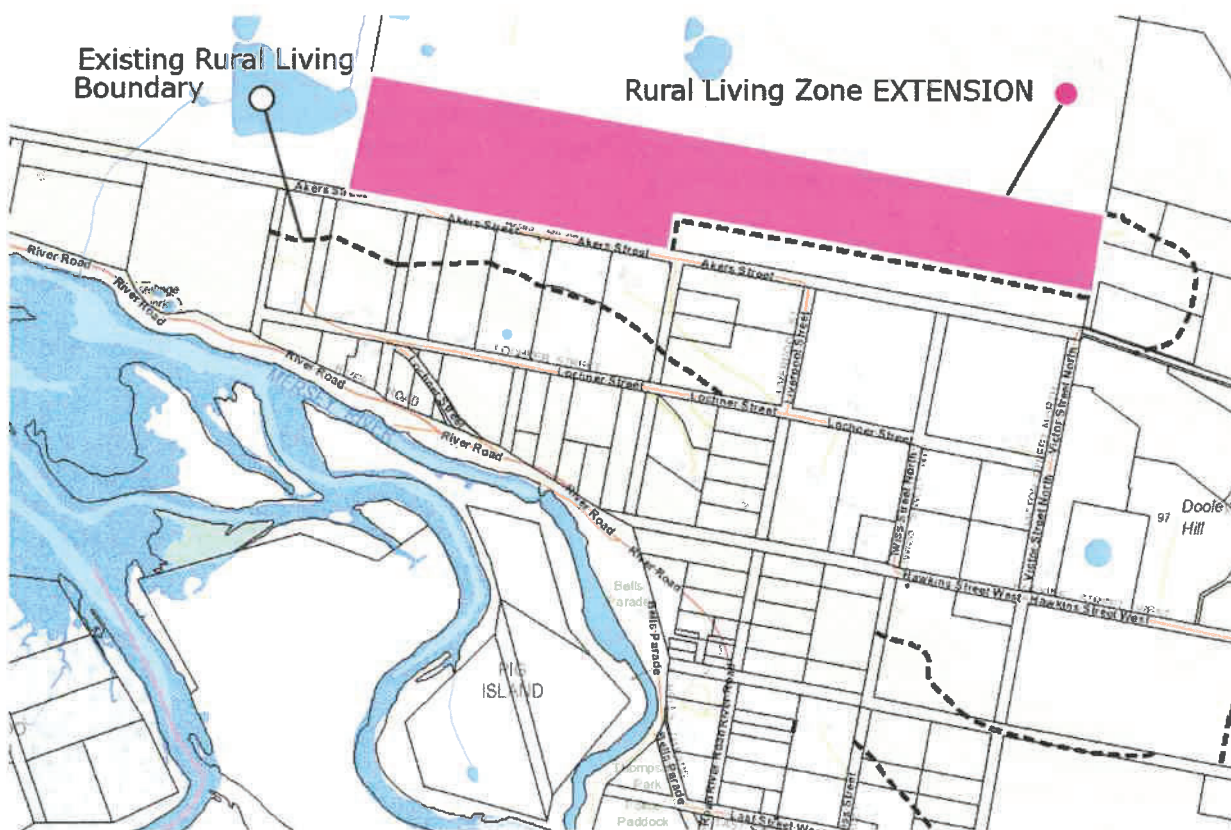


Figure 9 Proposed zone boundary

(c) To encourage public involvement in resource management and planning.

RESPONSE: The proposed change and amendment to the existing zone boundary is considered as a part of the process allowing full consideration in accordance with the resource management and planning system.

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

RESPONSE: The change to the zone boundary will achieve the objectives set out in paragraphs (a), (b) and (c) by enabling the development of lots for the purposes of residential development both within the Urban Growth Boundary and within the constraints of infrastructure services. The proposed zone boundary extension will enable the future creation of larger lots achieving effective strategic redevelopment of these sites in accordance with the service level imperatives and at a time which will meet future demand. The future development of these lots provides economic benefit and greater choice of residential opportunity.

This proposal adds to the variety of land available for residential use within the context of different settings and forms.

The site is immediately proximate the existing town development and provides the opportunity to increase residential offerings without compromise to infrastructure, useable and productive agricultural land, or neighboring properties.

The property is virtually constrained by existing residential development to the east and south, reflected by the existing Rural Living Zone boundary which is adjacent and within the south east precincts of the subject site.

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

RESPONSE: The process facilitates the sharing of resource management decisions through consultation and community participation in the decisions concerning future land use proposals. The proposed zone boundary change will allow consolidation of development within the Rural Living Zone facilitating the creation of residential allotments to meet future demand. The process will include the public notification and hearings conducted by the Tasmanian Planning Commission in accordance with LUPAA.

5.0 Schedule 1, Part 2 - Objectives of the planning process established by the Act

(a) to require sound strategic planning and coordinated action by State and local government.

RESPONSE: The zone boundary change to enable the redevelopment of the subject property is in accordance with the identified priorities of the Cradle Coast Regional Land Use Strategy (CCRLUS) being infill development within the existing urban growth boundary. The proposal is in keeping with the land use strategy and the *Latrobe Township and Environs Strategic Plan 2009*.

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.

RESPONSE: The Tasmanian Planning System provides for the legislative and strategic basis upon which the present application affecting the subject site can be assessed.

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

RESPONSE: The development of the subject site will not impact the natural and physical resources nor the maintenance of ecological processes and generic diversity. There are no key identified vegetation values within the area proposed for the zone boundary extension which cannot be managed as a part of the site's future development. The proposal ensures social and economic impacts are considered and are not adversely affected, as the future development of the land will be required to assess and implement all necessary measures to ensure the social and economic impacts are not negatively affected.

- (d) *to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation, and resource management policies at the State, regional and municipal levels.*

RESPONSE: The application will achieve effective integration in terms of the social economic and environmental values, policies and strategies of State and local government, supported by regional strategy relevant to these values and parameters.

- (e) *to provide for the consolidation of approvals for land use or development and related matters, and to coordinate planning approvals with related approvals.*

RESPONSE: The approval process will achieve coordination in terms of land use and development coordinating approvals in accordance with of the *Land Use Planning and Approvals Act 1993* and relevant legislative system.

- (f) *to promote the health and wellbeing of Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, for living and recreation.*

RESPONSE: The proposed zone boundary adjustment will not generate adverse impact upon the health and wellbeing of Tasmanians and visitors to the state. The development will not impact the general environment. Subsequent development of the new allotments will be read as a part of the low density residential precincts within the Latrobe township and be designed to enable sustainable living without detrimental impact.

- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

RESPONSE: The site is not one of scientific, aesthetic, architectural or historical interest.

- (h) *to protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the public.*

RESPONSE: Public infrastructure and other assets will be unaffected by the proposed change and future development of the land, the infrastructure related to which will have more than adequate capacity to meet the demand of the development ensuring sustainable outcomes.

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

RESPONSE: The existing planning framework will remain unaffected by the proposed action and future development of the subject property, allowing the proposal to be adequately considered from the perspective of land capability et al.

6.0 CRADLE COAST REGIONAL LAND USE STRATEGY

The CCRLUS at principle 4. *Places for People - liveable and sustainable communities sets out the objectives for residential development within the region addressing Urban Settlement Areas (4.3.1) which:*

- *Assumes a low growth scenario*
- *Promotes established settlement areas as the focus for growth and development*
- *Promotes optimum use of land capability and the capacity of available and planned infrastructure service*

- *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*
- *Provide a pattern of settlement which maintains - separate towns, villages and communities; visual and transitional space between each individual centre; absence of linear development or expansion aligned to coastline, ridgeline, or river or road frontage*

RESPONSE: It is submitted that the changes proposed are in keeping with the principles of the regional strategy and ensure the containment and sustainable development of land for residential use is achieved.

7.0 CONCLUSION

The submission seeks an adjustment of the existing Rural Living boundary to achieve the ongoing sustainable development of the property at 9045 Bass Highway Latrobe and the correction of an anomaly with the existing situation.

The inconsistency which exists provides no opportunity to enable sustainable development within the present Rural Living Zone classification, serving no practical purpose in terms of the future use and development of the subject site.

The future development of these lots provides economic benefit and greater choice of residential opportunity.

This proposal adds to the variety of land available for residential use within the context of different settings and forms.

The site is immediately proximate the existing town development and provides the opportunity to increase residential offerings without compromise to infrastructure, useable and productive agricultural land, or neighboring properties.

The property is virtually constrained by existing residential development to the east and south, reflected by the existing Rural Living Zone boundary which is adjacent and within the south east precincts of the subject site.

The adjustment to the zone boundary will consolidate the established low density residential precinct north of the Latrobe township and does not offend the principles of settlement development enunciated by the CCRLUS.