



LATROBE LOCAL PROVISIONS SCHEDULE

*Draft Amendment
3232 Railton Road, Latrobe
(Shale Road)*

Latrobe Council



Document Control Record

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Executive Summary

6ty° Pty Ltd has been engaged by **Calthorpe Stud Farms Pty Ltd** to prepare an application for a draft amendment to the Latrobe Local Provisions Schedule in accordance with section 37(1) of the *Land Use Planning and Approvals Act 1993*.

The Draft Amendment

The draft amendment seeks the rezoning of approximately 6 hectares of land at the northern end of 3232 Railton Road, Latrobe (colloquially known as 'Shale Road'), comprised in Certificate of Title Volume 188912 Folio 7, from the Agriculture zone to the General Residential zone. The rezoning area is located on the elevated northern portion of a broader 34.06 hectare parcel and is contiguous with the established southern residential edge of the Latrobe township. The balance of the broader parcel will be retained within the Agriculture zone for ongoing rural and agricultural use.

The rezoning is intended to facilitate future residential subdivision and orderly urban expansion of Latrobe, subject to a separate development application process. An indicative subdivision concept plan prepared by **6ty° Pty Ltd** demonstrates the capability of the land to accommodate a coordinated residential outcome of approximately 74 lots, supported by a dedicated southern public open space and drainage corridor, integrated road and pedestrian connectivity and logical interface with the established urban area.

Strategic and Local Planning Context

The draft amendment is supported by, and gives effect to, the strategic planning framework applying to the Latrobe township and broader Cradle Coast region. In particular:

- the Cradle Coast Regional Land Use Strategy (effective 28 February 2024) identifies Latrobe as a District Activity Centre within the regional settlement hierarchy and designates the Latrobe township as a *Medium Growth - Contained Strategy* settlement. The draft amendment directly implements this settlement designation through the orderly and contained expansion of the urban area onto land contiguous with the existing residential edge of Latrobe, and falls within the flexibility provisions contained within Land Use Policy 4.3.1(e) of the CCRLUS which contemplates variation of the designated growth scenario where supported by contemporary land supply and demand analysis.
- the Latrobe Draft Structure Plan (October 2024) expressly identifies the rezoning area within its Concept Map as land intended for urban development within plan period, recognising the southern Latrobe interface as a strategically appropriate location for future residential growth.
- the REMPLAN Latrobe Council Residential Demand and Supply Study (July 2024) provides current data and modelling demonstrating that Latrobe is forecast to experience a residential land shortfall of approximately 769 lots by 2046 under existing (residential) zoning arrangements. The Latrobe settlement area itself is estimated to contain only 6 to 7 years of vacant residential land supply, substantially below the strategic planning benchmark of 15 to 20 years.
- the *Latrobe Council Strategic Plan 2020 - 2030* recognises Latrobe as one of the fastest-growing areas in Tasmania and identifies the importance of ensuring continued opportunities for sustainable residential growth supported by appropriate infrastructure and services.

Supporting Technical Assessments

The draft amendment is supported by the following technical investigations:

- a Bushfire Report (Livingston Natural Resource Services, May 2026) confirming that the rezoning area is capable of complying with the Bushfire-Prone Areas Code of the Tasmanian Planning Scheme;

- a Transport Impact Assessment (Ratio Consultants, May 2026) confirming that access arrangements via Hamilton Street and an extension of Bradshaw Street are appropriate and that the surrounding road network is capable of accommodating the anticipated traffic generation; and
- an Agricultural Assessment (Pinion Advisory, May 2026) confirming that the rezoning area does not comprise prime agricultural land, is generally characterised by lower-order agricultural capability (Class 4, 5, 5+6 and E1 land), has limited local and regional agricultural significance, and is substantially fettered by its existing and emerging peri-urban interface with the Latrobe residential area.

Servicing and Infrastructure

The rezoning area is located within an area serviced by TasWater reticulated water and sewer infrastructure, Council stormwater systems and the established road network including Hamilton Street and the Bradshaw Street stub. The draft amendment therefore supports the orderly and efficient utilisation of existing infrastructure consistent with the broader regional and local settlement strategy.

Statutory Assessment

The draft amendment has been assessed against the LPS criteria prescribed under section 34(2) of LUPAA, applying the balanced and contextual planning assessment framework reflected in both the policy direction articulated through the Draft Tasmanian Planning Policies Background Report and Explanatory Document (State Planning Office, February 2023) and the CCRLUS itself. The statutory assessment concludes that the draft amendment:

- contains all provisions specified by the State Planning Provisions and operates within the structural and operational framework of the Tasmanian Planning Scheme (section 34(2)(a) and (b));
- furthers the Schedule 1 Objectives of LUPAA through the orderly and sustainable use and development of land, coordinated residential growth, efficient utilisation of infrastructure and the balanced integration of environmental, social and economic considerations (section 34(2)(c));
- is consistent with each State Policy currently in effect, including the State Policy on the *Protection of Agricultural Land 2009* when assessed on the balanced and evidence-based basis contemplated by the Policy and the broader contemporary planning policy framework (section 34(2)(d));
- satisfies the transitional position under section 34(2)(da) given the Tasmanian Planning Policies are not presently operative;
- is, as far as practicable, consistent with the CCRLUS, directly supporting the role of Latrobe as a District Activity Centre and *Medium Growth - Contained Strategy* settlement (section 34(2)(e));
- has had appropriate regard to the *Latrobe Council Strategic Plan 2020 - 2030* (section 34(2)(f));
- does not adjoin any other municipal LPS and accordingly raises no cross-boundary coordination issues (section 34(2)(g)); and
- has had appropriate regard to the safety requirements under the *Gas Safety Act 2019*, the site being well removed from any declared gas pipeline corridor (section 34(2)(h)).

Conclusion

The draft amendment is assessed as representing a logical, strategically justified and policy-consistent urban expansion area contiguous with the existing Latrobe township. It is supported by current strategic planning evidence, including technical assessment of agricultural, bushfire and traffic considerations, and by the availability of existing serviced infrastructure. The draft amendment appropriately balances the competing planning considerations associated with residential growth, housing demand, infrastructure efficiency and agricultural land protection within the broader strategic planning framework

applying to the municipality and region, and is considered to satisfy each of the relevant LPS criteria prescribed under section 34(2) of LUPAA. The draft amendment is therefore considered suitable for certification by the planning authority and subsequent assessment by the Tasmanian Planning Commission.



Table of Contents

Executive Summary	iii
1. Introduction	8
1.1 Draft Amendment Overview	8
1.2 Draft Amendment	10
1.3 Statutory Overview.....	11
2. Site and Surrounding Area.....	15
2.1 Title Information	15
2.2 Site Characteristics	15
2.3 Key Infrastructure.....	18
2.3.1 Stormwater	18
2.3.2 Water	18
2.3.3 Sewer	18
2.3.4 Road	19
2.4 Surrounding Area	19
3. Supporting Information.....	20
3.1 Concept Plan	20
3.2 Bushfire Assessment	22
3.3 Transport Impact Assessment.....	22
3.4 Agricultural Assessment.....	23
4. Regional and Local Population Growth Context	25
4.1 Cradle Coast Regional Land Use Strategy	25
4.1.1 Strategic Context and Currency of the CCRLUS.....	25
4.1.2 Population Growth and Housing Demand	25
4.1.3 Role of Latrobe within the Regional Settlement Hierarchy.....	26
4.1.4 Devonport Constraints and Transfer of Growth Demand	26
4.2 Latrobe Residential Supply and Demand Analysis	26
4.2.1 Population Growth and Demographic Change.....	26
4.2.2 Dwelling Demand and Growth Distribution.....	27
4.2.3 Residential Land Supply Position	27
4.2.4 Supply and Demand Reconciliation.....	27
4.2.5 Strategic Planning Implications	27
4.3 Current Population Picture	28
4.4 Draft Latrobe Structure Plan	28
4.5 Role of Draft Amendment in Addressing Residential Land Supply	29
5. Statutory Assessment	30
5.1 Tasmanian State Coastal Policy 1996	30
5.2 State Policy on Water Quality Management 1997	30
5.3 National Environment Protection Measures.....	30

5.4	State Policy on the Protection of Agricultural Land 2009	31
5.4.1	Prime Agricultural Land	31
5.4.2	PAL Policy Principles Assessment Framework.....	32
5.5	Cradle Coast Regional Land Use Strategy	39
5.5.1	Overview of CCRLUS and Interpretation Approach	39
5.5.2	CCRLUS Policy Assessment Framework.....	41
5.6	Schedule 1 Objectives (LUPAA)	73
5.6.1	Schedule 1 Objectives - Part 1	73
5.6.2	Schedule 1 Objectives - Part 2	75
5.7	Latrobe Council Strategic Plan 2020-2030	77
6.	Statutory Assessment Analysis and Summary.....	78
6.1	Policy Interpretation and Application Framework.....	78
6.2	LPS Criteria Summary	79
6.2.1	Section 34(2)(a).....	79
6.2.2	Section 34(2)(b).....	80
6.2.3	Section 34(2)(c).....	80
6.2.4	Section 34(2)(d).....	80
6.2.5	Section 34(2)(da).....	81
6.2.6	Section 34(2)(e).....	81
6.2.7	Section 34(2)(f).....	81
6.2.8	Section 34(2)(h).....	81
6.2.9	Summary	81

1. Introduction

6ty° Pty Ltd have been engaged by **Calthorpe Stud Farms Pty Ltd** to prepare an application for a draft amendment to the *Latrobe Local Provisions Schedule* (**‘LPS’**) in accordance with section 37(1) of the *Land Use Planning and Approvals Act 1993* (**‘LUPAA’**).

The draft amendment seeks to modify approximately 6ha of the northern portion of land addressed as 3232 Railton Road (but known as Shale Road) comprised within Certificate of Title Volume 188912 Folio 7 from Agriculture to General Residential (**‘draft amendment’**).

This planning report (**‘report’**) forms the basis of the draft amendment and has been prepared having regard to the relevant requirements and objectives of LUPAA and associated statutory documents including, but not limited to:

- Cradle Coast Regional Land Use Strategy* effective 28 February 2024;
- State Policies with a particular focus on the *Protection of Agricultural Land Policy 2009*;
- Latrobe Strategic Plan 202-2030*; and
- Tasmanian Planning Scheme.

The draft amendment is informed by the following concept plan prepared by **6ty° Pty Ltd** with **Project No. 25.303** and supporting reports listed in Table 1.

Table 1 - plans and supporting information that form part of the draft amendment.

Title	Drawing No.	Revision	Date	Status
Rezoning Proposal Concept Layout	Cp03	-	21.04.26	Concept
Report	Author		Revision	Date
Bushfire Report: Rezoning	Scott Livingston		1	14.05.26
Transport Impact Assessment	Ratio		F01	18.05.26
Agricultural Assessment	Pinion Advisory		1	20.05.26

1.1 Draft Amendment Overview

The site that is subject of the draft amendment is addressed as 3232 Railton Road, Latrobe and comprised in Certificate of Title Volume 188912 Folio 7, but is colloquially known as ‘Shale Road’(**‘the site’**). An overview of the site and the draft amendment is provided in Table 2 and Figures 1 and 2.

Table 2 - overview of the site and draft amendment.

Category	Details
Address	3232 Railton Road, Latrobe
Property ID	9233295
Title	Volume 188912 Folio 7
Owner	Calthorpe Stud Farms Pty Ltd
Site Area	34.06ha
Planning Authority	Latrobe Council
Legislative Instrument	<i>Land Use Planning and Approvals Act 1993</i>
Planning Instrument	Tasmanian Planning Scheme - Latrobe
Zone	Agriculture

Category	Details
Overlays	- Airport Obstacle Limitation Area - Bushfire-Prone Areas - Flood-Prone Areas - Waterway and Coastal Protection Area
Codes	Not Applicable
General Overlays	Nil
Special Provisions	Not Applicable
Draft Amendment	
Proposed Zone	General Residential

Figure 1 - ariel image illustrating the location of the site within the context of the surrounding area.



Source: image and base data retrieved from the [LIST](#).

The draft amendment proposes the rezoning of approximately 6 hectares of land at 3232 Railton Road, Latrobe (Shale Road) from the Agriculture Zone to the General Residential Zone to facilitate future residential subdivision and urban development which would be subject to a separate development application. The land to be rezoned forms part of a larger 34.06 hectare lot that is currently utilised for agricultural purposes. The proposed rezoning area is confined to the elevated northern portion of the site immediately adjoining the established southern residential edge of Latrobe.

The proposed amendment represents a logical and strategically consolidated urban growth outcome for Latrobe. To this extent, the site is located within the parameters of the Latrobe Draft Structure Plan ('**Draft Structure Plan**') where it is specifically identified within the Structure Plan Concept Map as land intended for urban development within the plan period. The Draft Structure Plan identifies the broader southern Latrobe area as an appropriate location for coordinated residential growth, housing diversity, improved connectivity and urban consolidation adjoining the existing township. The draft amendment therefore directly implements the intended urban growth framework established for Latrobe under the Draft Structure Plan rather than representing isolated or ad hoc expansion.

The rezoning area is contiguous with existing residential development to the north and forms a logical extension to the established urban boundary of Latrobe. The draft amendment supports compact and

efficient settlement expansion by locating future residential growth adjacent to existing infrastructure, road networks, services and community facilities within the Latrobe urban area.

Figure 2 - aerial image illustrating the spatial extent of the site and the approximate 6ha northern portion of the site that is subject of the draft amendment.

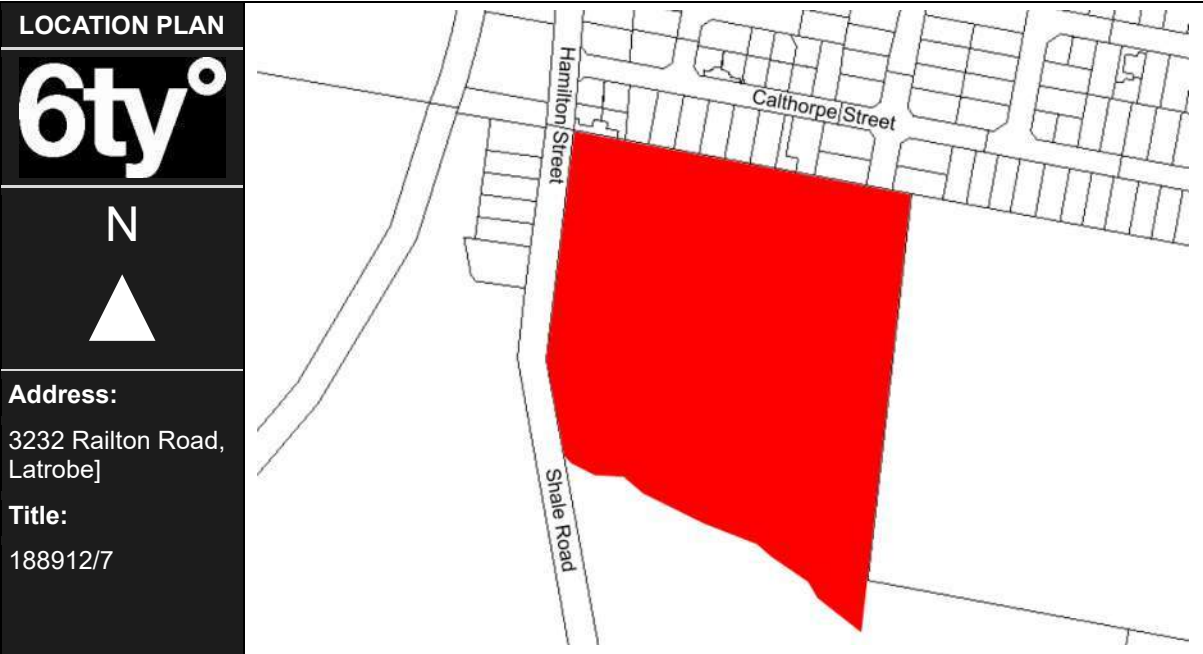


Source: image and base data retrieved from the [LIST](#).

1.2 Draft Amendment

The spatial extent of the proposed draft amendment is illustrated in Figure 3.

Figure 3 - spatial extent of draft amendment illustrating the area of the site proposed to be rezoned to General Residential.



Source: image and base data retrieved from the [LIST](#).

1.3 Statutory Overview

Section 38(1) of LUPAA requires that the planning authority must satisfy themselves that a draft amendment will meet the Local Provisions Schedule (LPS) criteria set out in section 34 of LUPAA. The following table provides an overview of the LPS criteria pertinent to the proposed draft amendment.

Section 34(2) LPS Criteria		
<i>The LPS criteria to be met by a relevant planning instrument are that the instrument –</i>		
Subclause	Requirement	Response
(a)	<i>contains all the provisions that the SPPs specify must be contained in an LPS.</i>	The draft amendment seeks to amend the Latrobe Local Provisions Schedule ('LPS') by rezoning an approximately 6 hectare portion of land at the northern end of 3232 Railton Road, Latrobe from the Agriculture Zone to the General Residential Zone. The amendment does not seek to remove, vary or displace any mandatory provisions of the State Planning Provisions ('SPPs'). All applicable provisions prescribed by the SPPs will continue to apply to the land, including the provisions, use classes, development standards and subdivision requirements of the General Residential Zone together with all applicable codes and overlays. The draft amendment therefore maintains the integrity and operation of the Tasmanian Planning Scheme framework and contains all provisions required to be contained within an LPS.
(b)	<i>is in accordance with section 32.</i>	The proposed draft amendment satisfies the requirements of section 32 of LUPAA. The draft amendment retains the land within a zone and planning framework established by the State Planning Provisions and does not introduce any provisions inconsistent with the structure or operation of the Tasmanian Planning Scheme. The draft amendment specifically seeks application of the General Residential zone to land identified as suitable for urban development within the Draft Structure Plan which is contiguous with the existing Latrobe residential settlement boundary. The proposed rezoning is consistent with the applicable Zone and Code Application Guidelines contained within Guidelines No.1 - Local Provisions Schedule ('LPS Guidelines'), particularly those relating to settlement consolidation, logical urban expansion, infrastructure servicing and the orderly provision of residential land supply. Detailed assessment against the relevant LPS Guidelines is provided in Section 3.1 of this report.
(c)	<i>further the objectives set out in Schedule 1.</i>	The draft amendment furthers the objectives of Schedule 1 of LUPAA by promoting the sustainable and orderly use and development of land, facilitating coordinated residential growth within an existing serviced settlement, supporting the efficient provision and utilisation of infrastructure, and balancing long-term settlement growth with environmental and



Section 34(2) LPS Criteria

The LPS criteria to be met by a relevant planning instrument are that the instrument –

Subclause	Requirement	Response
		agricultural considerations. The draft amendment provides for residential development contiguous with the existing Latrobe urban area in a manner consistent with strategic settlement planning objectives while avoiding fragmented or ad hoc expansion into rural areas. The proposal also supports social and economic objectives through the provision of additional housing opportunities within a municipality identified as experiencing ongoing residential demand and land supply constraints. Detailed assessment against the Schedule 1 objectives is provided in Section 3.2 of this report.
(d)	<i>is consistent with each State policy.</i>	The draft amendment has been assessed against the relevant State Policies currently in effect under section 14 of the <i>State Policies and Projects Act 1993</i> . The amendment is considered to be consistent with the intent and objectives of the applicable State Policies, including those relating to sustainable development, natural and physical resource management, settlement planning and environmental management. The proposal supports a consolidated urban settlement pattern adjoining an existing urban area while avoiding significant environmental constraints and minimising unnecessary encroachment into productive rural land. Detailed assessment against the relevant State Policies is provided in Section 3.3 of this report.
(da)	<i>satisfies the relevant criteria in relation to the TPPs.</i>	The Tasmanian Planning Policies (' TPPs ') are not currently in effect for the purposes of section 34(2)(da) of LUPAA. Accordingly, there are presently no operative TPP criteria requiring assessment in relation to the proposed draft amendment.
(e)	<i>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.</i>	The proposed draft amendment is, as far as practicable, consistent with the Cradle Coast Regional Land Use Strategy (' CCRLUS '). The draft amendment supports the strategic role of Latrobe as a District Activity Centre within the regional settlement hierarchy and facilitates orderly residential growth contiguous with the existing urban settlement boundary. The proposal is consistent with the CCRLUS objectives relating to settlement consolidation, efficient infrastructure utilisation, housing supply, urban containment and coordinated growth within existing settlements. Importantly, the site is located within the Draft Structure Plan area and is specifically identified as land intended for urban development within the plan period. The draft amendment therefore directly implements the intended strategic growth framework for the Latrobe urban area while supporting the long-term residential land supply requirements of the



Section 34(2) LPS Criteria

The LPS criteria to be met by a relevant planning instrument are that the instrument –

Subclause	Requirement	Response
		municipality. Detailed assessment against the relevant provisions and policies of the CCRLUS is provided in Section 3.5 of this report.
(f)	<i>Has regard to the strategic plan, prepared under section 66 of the <u>Local Government Act 1993</u>, that applies in relation to the land to which the relevant planning instrument relates.</i>	The draft amendment has regard to the relevant strategic directions and objectives of the <i>Latrobe Council Strategic Plan 2020–2030</i> . In particular, the proposal supports objectives relating to planned and sustainable growth, housing and community development, infrastructure efficiency, liveability and long-term economic resilience. The draft amendment facilitates residential growth within a strategically identified urban expansion area adjoining the existing township while supporting the continued role of Latrobe as a key residential and service centre. The draft amendment also aligns with Council's broader strategic planning initiatives, including the Draft Structure Plan, which identifies the subject land as suitable for future urban development. Detailed assessment against the relevant components of the Strategic Plan is provided in Section 3.6 of this report.
(g)	<i>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.</i>	The subject land is located wholly within the Latrobe municipal area and does not adjoin land subject to another municipal Local Provisions Schedule. The proposed amendment relates solely to land within the Latrobe LPS and will not result in any inconsistency, conflict or interface issue with adjoining municipal planning schemes or settlement strategies. Accordingly, the proposed draft amendment satisfies section 34(2)(g) of LUPAA.
(h)	<i>has regard to the safety requirements set out in the standards prescribed under the <u>Gas Safety Act 2019</u>.</i>	The site is not located within a Gas Pipeline Corridor or related easement. The nearest gas infrastructure is over 4.2km south of the site (refer to Figure 4). The proposed draft amendment will therefore not affect, or could be affected by, the requirements set out in the standards prescribed under the <i>Gas Safety Act 2019</i> .

Figure 4 - aerial image illustrating the distance between the site and the nearest declared gas pipeline corridor to the south.



Source: image and base data retrieved from the [LIST](#).

2. Site and Surrounding Area

The site is located on the southern fringe of the Latrobe township and forms part of a broader agricultural landholding within along the peri-urban interface (refer to Figure 5). The site occupies a strategic position adjoining the existing residential settlement boundary of Latrobe and represents a transition between the established urban area and the surrounding rural landscape. The land is currently utilised for agricultural purposes although which have been identified as being constrained by the adjoining and adjacent residential encroachment. The proposed rezoning seeks to facilitate a logical and contained extension of the existing urban settlement pattern through the rezoning of an elevated portion of the site adjoining the current residential edge of Latrobe.

Figure 5 - aerial image illustrating the spatial extent of the site and associated features of the current agricultural land use.



Source: image and base data retrieved from the [LIST](#).

2.1 Title Information

The site is comprised within the title detailed in Table 3.

Table 3 - title details of the site.

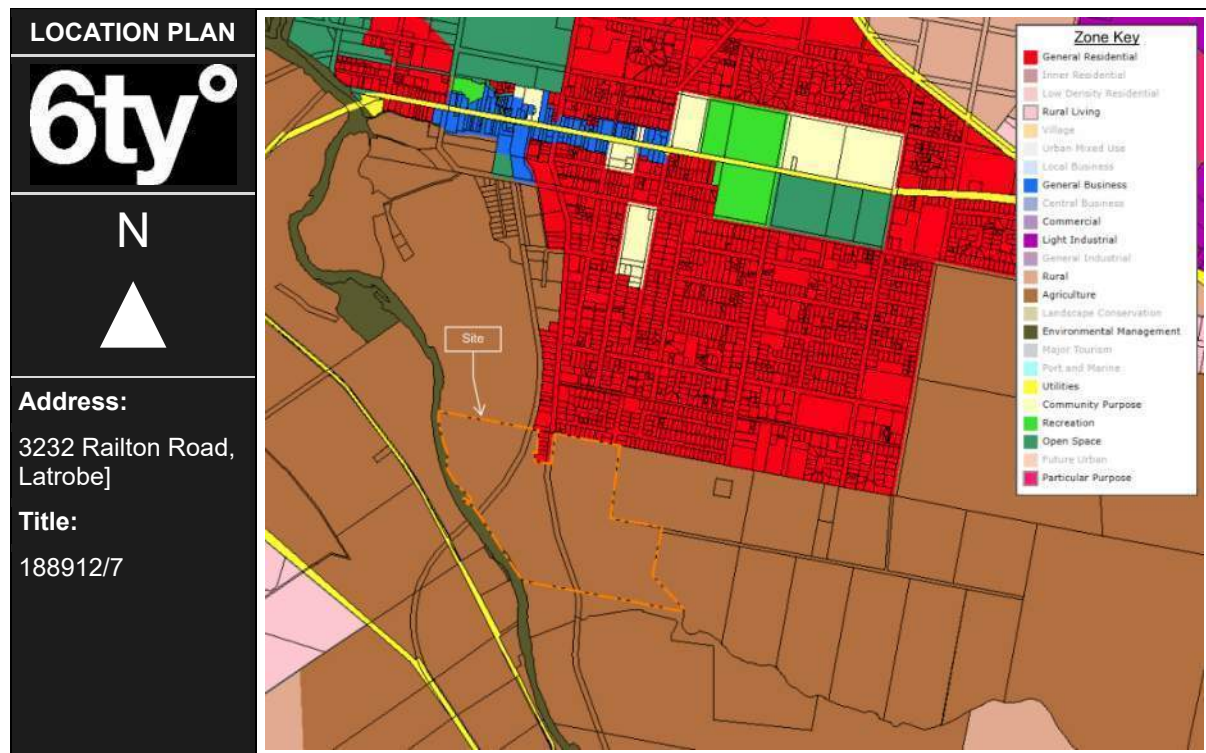
Address	Ownership	Title Reference
3232 Railton Road, Latrobe	Calthorpe Stud Farms Pty Ltd	188912/7

2.2 Site Characteristics

The site comprises approximately 34.06 hectares of land currently zoned Agriculture under the Scheme (refer to Figure 6). Land contained within the site forms part of a broader rural holding utilised for agricultural production and grazing activities. The site is predominantly characterised by cleared and modified agricultural land associated with long-established farming operations.

TASVEG 5.0 mapping identifies the majority of the site as Modified Land under the Agricultural Land Classification (FAL), reflecting the highly altered nature of the land and its long history of agricultural use. A narrow sliver of *Eucalyptus obliqua* dry forest and woodland (DOB) vegetation community is mapped along the eastern boundary of the proposed rezoning area. However, vegetation identified on-site within the mapped DOB classification does not specifically correlate with vegetation communities observed on the ground, with the rezoning area remaining substantially cleared and modified in character.

Figure 6 - zone map illustrating the zone of the site and surrounding land.



Source: image and base data retrieved from the [LIST](#).

The broader farming enterprise has historically supported dairy operations, although the landowner is currently transitioning away from dairying toward a cattle and livestock grazing enterprise. Approximately half of the dairy herd has already been replaced with beef cattle, with the remaining dairy operation to be fully phased out by June 2026. Following this transition, existing dairy infrastructure which is located at the southern end of the proposed rezoning area will be progressively decommissioned and removed.

Topographically, the site comprises gently undulating to elevated agricultural land that rises from the lower-lying Mersey River floodplain toward a more elevated northern plateau adjoining the Latrobe residential area. The land proposed for rezoning is specifically located on this elevated northern plateau and generally exhibits gentle slopes ranging between approximately 1% and 8%, with the majority of the rezoning area comprising grades suitable for future urban development and subdivision. The elevated nature of the rezoning area provides a clear physical separation from the lower flood-affected portions of the broader site (refer to Figure 7).

The proposed amendment seeks to rezone approximately 6 hectares of the elevated northern portion of the site from Agriculture to General Residential to facilitate future residential subdivision and urban expansion contiguous with the existing Latrobe residential area.

The entirety of the site is subject to the Bushfire-Prone Areas overlay. The site is also partial subject to an Airport Obstacle Limitation Area associated with the Mersey Community Hospital heli-pad southern approach (refer to Figure 8).

Figure 7 - image illustrating underlying elevation of the site and location of the Flood-Prone Areas overlay as it applies to the site.



Source: image and base data retrieved from the [LIST](#).

Figure 8 - overlay map illustrating the spatial extent of the Airport Obstacle Limitation Area overlay.



Source: image and base data retrieved from the [LIST](#).

2.3 Key Infrastructure

2.3.1 Stormwater

The site is able to connect into the public stormwater system which is identified as the minor tributary along the southern base of the escarpment which will form the southern perimeter of the proposed rezoning area.

2.3.2 Water

The site is located within an area that is serviced by TasWater reticulated water infrastructure (refer to Figure 9).

Figure 9 - map illustrating the extent of TasWater reticulated water serviced land.



Source: image and base data retrieved from the [LIST](#).

2.3.3 Sewer

The site is located within an area that is serviced by TasWater reticulated sewer infrastructure (refer to Figure 10).

Figure 10 - map illustrating the extent of TasWater reticulated sewer serviced land.



Source: image and base data retrieved from the [LIST](#).

2.3.4 Road

The site is serviced by Hamilton Street/Shale Road and is able to rely upon the extension of Bradshaw Street.

2.4 Surrounding Area

The area surrounding the site comprises a transition between the established urban settlement of Latrobe and the rural landscapes that characterise the perimeter of the township. The site is situated within the peri-urban fringe of the Latrobe residential area, occupying an interface between the southern edge of the township and the surrounding agricultural hinterland. Land immediately north of the site forms part of the existing Latrobe residential area and represents the southern urban edge of the township. This interface establishes a direct relationship between the proposed rezoning area and the existing urban settlement pattern, with residential development already occurring immediately adjacent to the northern boundary of the proposed rezoning area which includes the Bradshaw Street road stub.

To the east, south and west, surrounding land is predominantly rural in nature and characterised by large agricultural holdings utilised for grazing, cropping and associated farming activities. The broader landscape reflects the agricultural function surrounding Latrobe and contains extensive areas of cleared pastoral land interspersed with rural infrastructure, shelterbelts and fragmented vegetation corridors.

Shale Road and the disused railway corridor physically separate portions of the site and contribute to the existing bucolic landscape surrounding the eastern, western and southern areas of the site. The site nevertheless maintains close proximity to existing urban infrastructure and services associated with Latrobe while, exhibiting a typical peri-urban setting.

3. Supporting Information

The following supporting technical investigations and background documents have been reviewed and summarised, with the findings and recommendations to be integrated into the broader statutory planning assessment throughout the relevant sections of this report.

3.1 Concept Plan

The concept plan has been prepared for the purpose of demonstrating the broad development capability, functionality and urban integration potential of the land proposed to be rezoned, and to assist in assessing whether the site is capable of accommodating the intended residential use in an orderly and efficient manner consistent with the applicable strategic and statutory planning framework.

The concept plan is also generally consistent with the strategic directions identified within the Draft Latrobe Structure Plan for the southern Latrobe urban interface area. In particular, the Draft Structure Plan identifies the site as *urban development within plan period* land, recognising the land as an intended future residential growth area adjoining the existing urban settlement boundary. The Draft Structure Plan further identifies the site as forming part of the future residential expansion area associated with the continued growth of the Latrobe township (refer to Figure 11 with Figure 12 illustrating the concept plan layout for direct comparison).

Figure 11 - excerpt of the Latrobe Draft Structure Plan illustrating the location of the site of the draft amendment within the context of the Concept Map associated with the Draft Structure Plan.

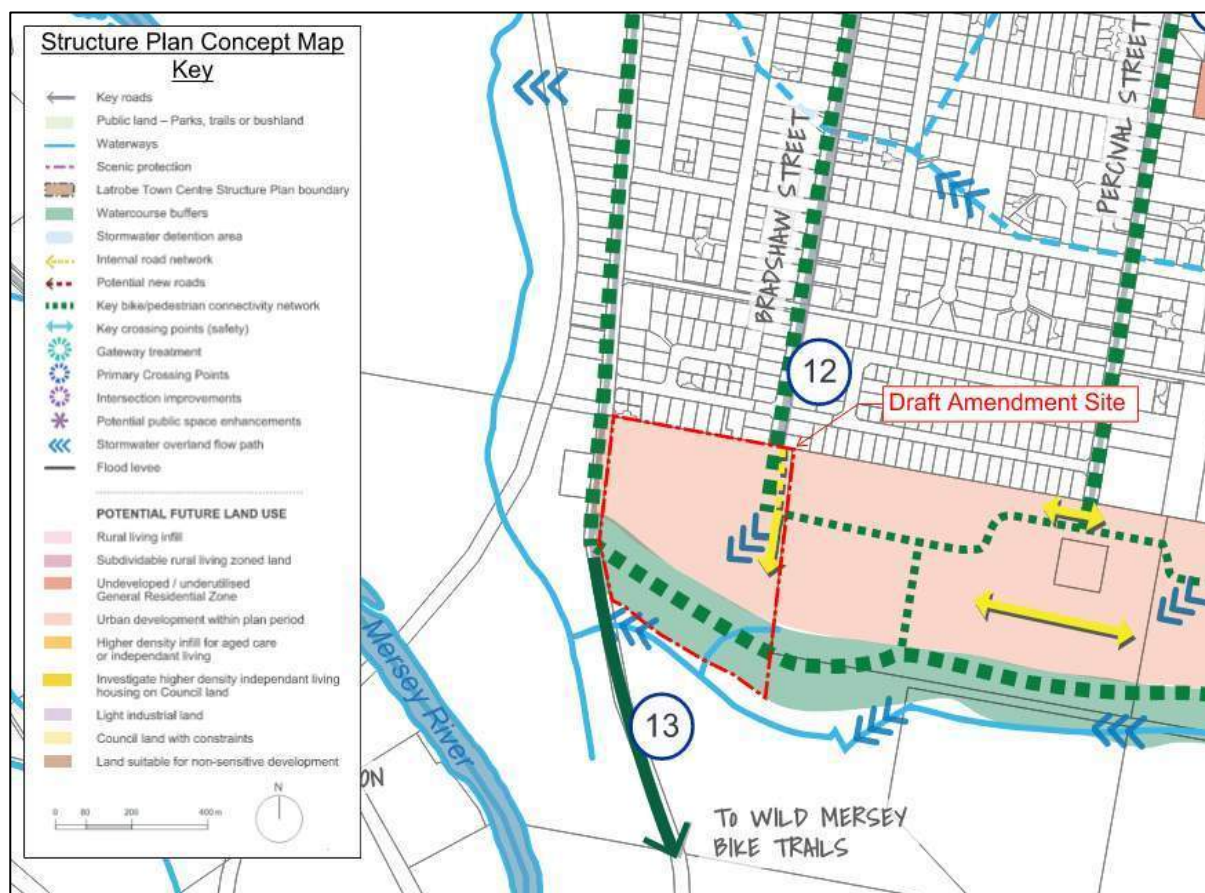


Figure 12 - excerpt of the concept plan illustrating the indicative subdivision layout of the draft amendment area.



The concept plan responds to and incorporates several of the key strategic elements identified within the Draft Structure Plan, including the provision of an interconnected internal road network, future local road connections, pedestrian and cycle connectivity, stormwater management responses and public open space integration. Importantly, the southern portion of the site incorporates a dedicated public open space lot and drainage corridor adjoining the existing waterway and flood interface, consistent with the identification of waterway buffers, stormwater overland flow paths and broader environmental interface management measures.

The indicative subdivision layout comprising approximately 74 residential lots together with the southern public open space reserve demonstrates a development pattern that aligns with the intended urban form outcomes contemplated by the Draft Structure Plan. The internal road network arrangement also reflects the broader strategic intent for integrated connectivity between future residential land to the east and the existing Latrobe urban area, while the open space and drainage interface assists in managing environmental and stormwater considerations associated with the lower-lying land adjoining the Mersey River corridor.

Accordingly, the concept plan provides further strategic support for the proposed rezoning by demonstrating that the land can accommodate a logical and coordinated residential development outcome consistent with the broader urban growth framework and strategic planning directions identified within the Draft Latrobe Structure Plan.

3.2 Bushfire Assessment

A Bushfire Assessment (**'assessment'**) has been undertaken to evaluate the suitability of the proposed rezoning area for future urban residential development and to determine whether the land is capable of complying with the requirements of the Bushfire-Prone Areas Code of the Scheme. The assessment considers the bushfire hazard context of the site, likely future development constraints, required hazard management responses and the potential ability for future subdivision and residential development to achieve acceptable BAL outcomes.

The assessment identifies that the rezoning area is located on the south-eastern fringe of Latrobe adjoining existing residential development to the north and agricultural land to the south and east. The site itself is predominantly cleared pasture land with limited vegetation immediately surrounding the proposed development area, while larger areas of forest vegetation occur at a greater distance to the south-east and west of the site. The report concludes that the primary bushfire threat to the site would arise from grassland and forest fire events occurring to the east and south-east under severe bushfire conditions, primarily through ember attack and radiant heat exposure.

The assessment concludes that there are no significant constraints preventing the land from accommodating urban residential development with an acceptable and manageable level of bushfire risk. The site is considered capable of achieving compliance with the Bushfire-Prone Areas Code through the incorporation of appropriate hazard management measures, including compliant road design, water supply infrastructure, defensible space and hazard management areas associated with future subdivision design. The report also notes that the site is capable of being serviced by reticulated water infrastructure and benefits from close proximity to the Latrobe Fire Station located less than five minutes from the site.

The bushfire assessment specifically considers future subdivision scenarios associated with the indicative residential concept plan and evaluates the likely BAL outcomes that may apply across the development area. Two development scenarios were assessed, including a lower impact scenario where adjoining future urban development land to the east is managed as low-threat vegetation, and a higher impact scenario where woodland and grassland fuel loads remain adjacent to portions of the site. Under both scenarios, the assessment demonstrates that the substantial majority of the proposed development area remains capable of accommodating compliant residential building areas.

Under the higher impact scenario, approximately 88% of the assessed development area remains buildable for residential purposes, while the lower impact scenario results in approximately 95% of the land remaining suitable for compliant residential building areas. The report concludes that any reduction in habitable building area resulting from BAL setback requirements remains within the normal and expected range for greenfield residential development and is unlikely to materially affect overall subdivision yield or development capability.

The assessment also notes that the broader Draft Latrobe Structure Plan identifies the land as suitable for future urban development and capable of being developed in accordance with contemporary hazard management controls. In this regard, the bushfire assessment supports the conclusion that the proposed rezoning area can achieve an acceptable bushfire management outcome consistent with the intended General Residential zoning and future urban development of the land.

3.3 Transport Impact Assessment

A Transport Impact Assessment (**'TIA'**) has been undertaken to assess the suitability of the proposed rezoning area for future residential development and to evaluate the capacity of the surrounding transport network to accommodate the anticipated increase in traffic associated with the future

residential subdivision of the land. The TIA considers the existing road network, access arrangements, traffic generation, road safety, pedestrian and cycling connectivity, public transport accessibility and the broader integration of the site within the surrounding Latrobe transport network.

The TIA identifies that the rezoning area is located on the southern edge of the Latrobe township within an established and connected local road network. The site is capable of being serviced by extensions to the existing urban street system through a new intersection connection to Hamilton Street and the continuation of Bradshaw Street southward into the development area. The concept layout also provides for future road connections to adjoining developable land to the east, ensuring longer-term connectivity and integration with the broader future urban structure contemplated by the Draft Latrobe Structure Plan.

The proposed subdivision concept is anticipated to facilitate approximately 74 residential lots and generate an estimated 696 vehicle movements per day, with approximately 76–78 vehicle trips during weekday peak hours. The TIA concludes that these traffic volumes can be readily accommodated within the surrounding road network without resulting in unacceptable impacts on traffic efficiency, road performance or road safety. Traffic generated by the development is expected to be distributed relatively evenly between Hamilton Street and Bradshaw Street, thereby dispersing vehicle movements through the broader southern Latrobe road network rather than concentrating traffic onto a single route.

The TIA identifies both Hamilton Street and Bradshaw Street as functioning as local through roads and notes that both roads are identified as *key roads* within the Draft Latrobe Structure Plan. While Hamilton Street currently reflects a more rural road character adjacent to the site, the assessment concludes that both roads have sufficient practical traffic capacity to accommodate the anticipated increase in traffic associated with the proposed rezoning. The TIA notes that the broader southern Latrobe road network operates in a grid-like arrangement with multiple north-south connections to Gilbert Street, allowing traffic to disperse efficiently throughout the network.

The TIA also concludes that no significant road safety issues are associated with the proposed rezoning. Review of the most recent five-year crash history identified no recorded crashes within the vicinity of the site along Hamilton Street or Bradshaw Street. The report further notes that the existing roundabout intersections connecting Hamilton Street and Bradshaw Street to Gilbert Street provide safe and efficient access to the broader arterial road network and are capable of accommodating future traffic growth associated with the proposed residential expansion area.

In relation to sustainable transport outcomes, the assessment identifies that future subdivision of the site can provide an integrated pedestrian and cycling network consistent with the strategic directions identified within the Draft Latrobe Structure Plan. This includes provision for footpaths along internal roads together with a shared pedestrian and cycle pathway along the southern boundary of the site adjoining the existing waterway corridor and proposed public reserve area. The pathway network is intended to connect with planned pedestrian and cycling facilities extending through southern Latrobe and toward the Wild Mersey bike trail corridor.

The assessment concludes that there are no transport or traffic constraints that would prevent the orderly future subdivision and development of the land for residential purposes. The report confirms that the proposed rezoning area is capable of accommodating a functional and integrated road network consistent with the applicable Scheme provisions, the Tasmanian road design standards and the broader strategic planning framework for the southern Latrobe growth area. Accordingly, the proposed rezoning can be supported on transport and traffic planning grounds.

3.4 Agricultural Assessment

The Agricultural Assessment (**'Assessment'**) identifies that the land subject to the draft amendment has constrained agricultural capability and diminished long-term agricultural viability due to a combination of physical land capability limitations and the established urban interface to the north. The Assessment identifies that the rezoning area comprises predominantly Class 5 land capability with a smaller area of Class 4 (to the north), 5+6 land (to the south) and E1 land (corresponding with the dairy

infrastructure), with the land characterised by poor drainage, waterlogging susceptibility and erosion constraints which limit the suitability of the land for intensive agricultural production.

The Assessment further identifies that the agricultural utility of the land has been substantially constrained by the encroachment of existing and anticipated residential development adjoining and adjacent to the site, resulting in increasing land use conflict and operational fettering associated with odour, noise, dust, agricultural spraying and irrigation activities.

The Assessment signifies that continuation or reinstatement of the historic dairy operation is impractical due to the inability to comply with attenuation distance requirements under the Tasmanian Planning Scheme in the context of surrounding residential development, together with operational and environmental constraints associated with alternative infrastructure locations. In this regard, the Assessment concludes that renewal of the former dairy infrastructure would be uneconomic and subject to unacceptably high operational and environmental risk.

The Assessment identifies that the proposed rezoning would affect only a limited portion of the broader landholding, with the balance of the property and the wider agricultural landholdings held by the proponent remaining available for ongoing agricultural use as part of a beef breeding and finishing enterprise. The Assessment further identifies that the rezoning area possesses negligible local and regional agricultural significance, represents an extremely small proportion of the broader Forth land capability mapping area and would not materially compromise agricultural productivity within the locality.

Overall, the Assessment concludes that the draft amendment is consistent with the applicable principles of the State Policy on the *Protection of Agricultural Land 2009* and the strategic intent of the *Cradle Coast Regional Land Use Strategy*, having regard to the constrained agricultural capability of the land, the surrounding urban interface and the limited impact of the proposal on ongoing agricultural use within the broader locality.

4. Regional and Local Population Growth Context

4.1 Cradle Coast Regional Land Use Strategy

The CCRLUS ('**Strategy**') establishes a contained and strategically managed settlement framework for the Cradle Coast region, directed toward accommodating moderate long-term population growth while maintaining compact, well-connected and distinct urban centres. The Strategy anticipates regional population growth of approximately 7,500 persons by 2030, equating to an increase of approximately 7% from the 2007 population base, with growth expected to occur unevenly across the region.

The Strategy identifies the coastal urban corridor between Burnie and Devonport as the primary focus for future settlement activity, supported by existing employment, infrastructure and transport networks. Within this framework, settlement policy promotes a balance of urban consolidation, infill development and carefully sequenced urban expansion, while seeking to avoid dispersed settlement patterns, linear coastal growth and unnecessary encroachment into productive agricultural land or environmentally constrained areas.

4.1.1 Strategic Context and Currency of the CCRLUS

While the CCRLUS remains an important regional strategic planning document, the demographic and housing supply analysis underpinning the Strategy is now materially dated, being primarily derived from 2006 Census data, 2007 population projections and housing approval trends between 2005 and 2009. The Strategy itself acknowledges that population forecasting within the Cradle Coast region is highly sensitive to relatively small changes in migration, economic activity and household formation trends and requires continual monitoring and review.

Since preparation of the Strategy, the region and Latrobe municipality in particular, has experienced substantial changes in population growth patterns, housing demand, migration trends, housing affordability pressures and dwelling construction activity that were not anticipated at the time of drafting. Importantly, the CCRLUS land supply conclusions, including the identified 25 year residential supply position within Latrobe, were based on comparatively low historic dwelling take-up rates and predate the significant acceleration in residential demand experienced across northern Tasmania over the past decade.

Consequently, while the strategic directions and settlement hierarchy established by the CCRLUS remain highly relevant, the quantitative supply and demand assumptions contained within the document should be treated with caution and supplemented by contemporary demographic, housing and land supply analysis to accurately assess current and future residential land requirements within Latrobe municipality (which are provided in Section 4.2 below).

This is further reinforced by the fact that the CCRLUS is presently undergoing comprehensive review and amendment, with a revised regional land use strategy anticipated to take effect during the second half of 2026. The ongoing review process reflects broader recognition that the existing Strategy requires updating to respond to contemporary growth trends, infrastructure planning, housing demand pressures and revised regional settlement objectives across the Cradle Coast region.

4.1.2 Population Growth and Housing Demand

The CCRLUS identifies demographic change, declining household size and modest inward migration as the principal drivers of future housing demand within the region. The Strategy forecasts demand for approximately 12,430 additional dwellings across the region by 2030 under the adopted vacancy assumptions, equating to approximately 540 - 570 dwellings per annum. The Strategy further estimates a requirement for between approximately 420ha and 839ha of additional urban residential land depending on achieved dwelling densities and development patterns.

Importantly, the Strategy recognises that while many settlements contained sufficient medium-term residential land supply at the time of preparation, land availability and growth pressures would vary significantly between municipalities and would require continual monitoring through contemporary supply and demand analysis.

4.1.3 Role of Latrobe within the Regional Settlement Hierarchy

The CCRLUS identifies Latrobe municipality as one of the principal regional growth areas within the Cradle Coast settlement network and anticipates population growth in excess of 2,000 persons to 2032, representing one of the highest projected growth rates in the region. The Latrobe township is identified as a District Activity Centre serving an important residential and dormitory function to Devonport, supported by strong inter-municipal commuting patterns and proximity to major employment areas.

Both Latrobe and Port Sorell are designated under the Strategy as *Medium Growth - Contained Strategy* settlements, reflecting their intended role in accommodating a significant proportion of future residential growth within the region. The Strategy further identifies Port Sorell as the fastest growing locality in the region and recognises the broader Latrobe township as a key location for future residential expansion associated with the Devonport urban area.

4.1.4 Devonport Constraints and Transfer of Growth Demand

A significant strategic consideration identified by the CCRLUS is the constrained residential land supply position within Devonport. The Strategy notes that Devonport contained approximately five years of forward residential land supply at the time of preparation and that opportunities for outward expansion were constrained by surrounding productive agricultural land, industrial land allocations and rural residential interfaces.

To this extent, the CCRLUS expressly acknowledges that, as a consequence of these constraints, future residential demand associated with the greater Devonport urban region would transfer into adjoining municipalities including Latrobe, Central Coast and Kentish. This strategic direction is directly relevant to consideration of future residential land supply within Latrobe municipality and provides important regional planning context for subsequent localised supply and demand assessment.

4.2 Latrobe Residential Supply and Demand Analysis

The Latrobe Council Residential Demand and Supply Study (REMPAN, 2024) ('**Study**') provides a current and substantially more detailed assessment of residential growth, housing demand and land supply conditions within Latrobe than that previously contained within the CCRLUS.

The Study applies updated demographic forecasts, dwelling demand modelling and parcel(lot)-level supply analysis across five discrete planning areas within the municipality and assesses supply conditions over the period 2021 - 2046. The Study adopts contemporary infrastructure, environmental and development constraints in its supply modelling and excludes land not presently capable of residential development without further strategic planning and rezoning processes.

4.2.1 Population Growth and Demographic Change

The Study forecasts continued and sustained population growth across Latrobe, with the municipal population projected to increase from approximately 12,700 persons in 2021 to approximately 16,950 persons by 2046, representing growth of approximately 4,256 persons or 0.95% per annum. Growth is forecast to be heavily concentrated within the Port Sorell and Latrobe settlement areas, which together account for approximately 78% of all projected municipal population growth.

The Study also identifies significant demographic change across the municipality, including declining household size and a substantial increase in single-person households, both of which materially increase dwelling demand independently of population growth alone. These demographic trends are

particularly pronounced within the Latrobe and Port Sorell urban areas and are identified as key drivers of future residential land demand.

4.2.2 Dwelling Demand and Growth Distribution

The Study forecasts demand for approximately 1,928 additional dwellings across the municipality between 2021 and 2046, equating to an average demand of approximately 77 dwellings per annum. Of this demand, approximately 42% is anticipated to occur within the Port Sorell settlement area and approximately 34% within the Latrobe settlement area.

The Study notes that Latrobe township absorbs a disproportionately high share of dwelling demand relative to population growth due to more pronounced household fragmentation and demographic ageing. The forecast demand levels significantly exceed the historic assumptions underpinning the CCRLUS and demonstrate materially higher long-term housing demand within the municipality than previously anticipated under regional planning policy.

4.2.3 Residential Land Supply Position

The Study identifies a total theoretical residential land supply capacity of approximately 1,212 lots across the municipality, of which only approximately 913 lots comprise vacant and more readily deliverable land. The balance of identified capacity is located on underutilised parcels already containing dwellings and is recognised by the Study as having substantially lower certainty of development delivery due to landowner intentions, subdivision feasibility and market factors.

The Study identifies that approximately 84% of total residential supply is located within the General Residential Zone and further notes that supply conditions vary significantly between planning areas. The Study concludes that the Latrobe settlement area itself contains only approximately 214 vacant and serviced lots capable of accommodating near-term demand, equating to an estimated 6 to 7 years of vacant residential supply at forecast dwelling take-up rates.

4.2.4 Supply and Demand Reconciliation

The Study concludes that the municipality faces a substantial long-term residential land shortfall under current zoning conditions. Based on identified vacant residential land alone, Latrobe is forecast to experience a shortfall of approximately 769 lots by 2046, increasing to more than 1,000 lots under alternative (and more conservative) assumptions. Even when underutilised residential land is included within theoretical supply calculations, a substantial municipal-wide shortfall remains.

The Study identifies the Latrobe settlement area as one of the most supply-constrained urban areas within the municipality, with forecast demand materially exceeding available vacant land supply over the medium term. At a municipal scale, vacant residential land supply is forecast to be exhausted within approximately 10 to 11 years at current forecast dwelling take-up rates, substantially below the strategic planning benchmark generally applied for long-term residential land availability (of around 15 to 20 years of residential land supply).

4.2.5 Strategic Planning Implications

The Study confirms that the historic residential land supply assumptions underpinning the CCRLUS are no longer reflective of contemporary market conditions, demographic trends or dwelling demand levels within the Latrobe municipality. In particular, the previous CCRLUS assumption that Latrobe township contained approximately 25 years of residential supply based on historic dwelling take-up rates has been materially eroded by sustained population growth, increased housing demand and accelerated residential absorption over the past decade.

The Study further demonstrates that a significant proportion of the remaining theoretical supply within the municipal area is reliant upon underutilised land or future strategic rezonings that are not presently development-ready. Consequently, the Study identifies an immediate need for ongoing strategic settlement planning and future residential land release investigations to ensure the municipality can maintain an adequate long-term supply of serviced and developable residential land.

The Study expressly recognises that additional rezoning and strategic urban expansion processes will be required to accommodate forecast growth and maintain appropriate residential land supply within the Latrobe municipality over the long term.

4.3 Current Population Picture

The more current demographic and residential land supply evidence demonstrates that growth within the Latrobe municipality is occurring at a materially greater scale and pace than anticipated under the CCRLUS. While the CCRLUS projected population growth of approximately 2,600 persons from a 2006 municipal population base of approximately 9,000 persons and identified approximately 750 residential lots within the Latrobe township equating to an assumed 25-year supply horizon, the more recent REMPLAN Residential Demand and Supply Study forecasts growth of approximately 4,256 persons between 2021 and 2046 alone, together with demand for approximately 1,928 additional dwellings across the municipality.

The updated analysis identifies current dwelling demand of approximately 77 dwellings per annum across the municipality and demonstrates that only approximately 913 vacant and more readily deliverable residential lots remain under existing zoning arrangements. Importantly, the Latrobe settlement area itself is now estimated to contain only approximately 6 to 7 years of vacant residential land supply at current forecast take-up rates, with the municipality projected to experience a residential land shortfall of approximately 769 lots by 2046 under current zoning conditions. Collectively, the updated evidence confirms that the strategic growth role identified for Latrobe under the CCRLUS is now occurring at a materially accelerated rate and supports the need for continued strategic planning and investigation of additional residential land supply opportunities within the municipality.

4.4 Draft Latrobe Structure Plan

The Latrobe Draft Structure Plan has been prepared by Latrobe Council in response to the emerging residential land supply deficit identified through recent demographic and residential land supply analysis. The Draft Structure Plan establishes a long-term framework for the orderly growth of Latrobe township through a combination of urban consolidation, redevelopment, infill housing and future residential expansion integrated with infrastructure provision, transport connectivity, activity centre consolidation and environmental management.

The Draft Structure Plan identifies future urban development opportunities predominantly to the north, north-west, west and south-west of the established township, generally contiguous with existing General Residential zoned land and integrated with the existing transport network, public open space system and community infrastructure. Opportunities for rural living infill, redevelopment of underutilised residential land, higher density independent living and aged care accommodation proximate to the town centre, together with investigation areas for future housing on Council-owned land, are also identified.

Supporting infrastructure and urban design initiatives include future road connections, intersection upgrades, pedestrian and cycling links, gateway treatments, flood mitigation measures, stormwater infrastructure, watercourse buffers and public open space enhancements intended to facilitate coordinated settlement expansion and improve township connectivity.

The Draft Structure Plan reinforces the Latrobe town centre as the primary activity and service centre for the township and surrounding district by directing future residential growth adjacent to the existing urban footprint and within proximity to established commercial, civic and recreational facilities. In doing so, the Draft Structure Plan supports a contained settlement growth pattern consistent with efficient infrastructure delivery, integrated transport outcomes and management of interfaces between future residential development and surrounding rural land uses.

4.5 Role of Draft Amendment in Addressing Residential Land Supply

The draft amendment is strongly aligned with, and gives effect to, the strategic intent of the Draft Structure Plan by facilitating an additional residential growth front contiguous with the existing Latrobe urban area in response to the identified and forecast residential land supply deficit within the municipality. The amendment supports the contained settlement growth model contemplated under both the Draft Structure Plan and the CCRLUS through orderly outward expansion integrated with existing transport networks, servicing infrastructure and surrounding residential development patterns.

The draft amendment forms part of the broader long-term residential growth framework identified for the Latrobe township, together with other future expansion areas including the Cherry Hill Road rezoning area currently under separate assessment to the west of Latrobe and under separate land ownership. Collectively, these future growth areas diversify residential land supply opportunities across multiple development fronts capable of accommodating projected population growth and housing demand that has been forecasted for the Latrobe township over time.

The existence of multiple potential growth fronts under separate ownership also assists in supporting more orderly and responsive land release patterns, sequencing of development and broader housing supply flexibility over the longer term. While these market-based delivery mechanisms are not expressly addressed through strategic or statutory planning controls, they nevertheless represent an important practical consideration influencing the timely delivery, competitiveness and availability of residential land within municipalities experiencing sustained population growth and housing demand pressures such as Latrobe.

5. Statutory Assessment

This section addresses the relevant statutory planning framework and assessment criteria applicable to the draft amendment under LUPAA. While the statutory assessment is structured having regard to the requirements of LUPAA, the sequence of assessment has been deliberately framed to first address the key peri-urban and rural interface considerations associated with the site and surrounding area.

This approach provides an appropriate strategic and land use context for the subsequent assessment of broader statutory planning considerations, including settlement strategy, residential land supply, infrastructure coordination and consistency with the regional and local planning framework, thereby enabling a more logical and integrated assessment of the draft amendment as it relates to the existing urban-rural interface of Latrobe township.

5.1 Tasmanian State Coastal Policy 1996

The *State Coastal Policy 1996* (**'Coastal Policy'**) establishes a statutory framework for the protection and sustainable management of the coastal zone surrounding Tasmania, including matters relating to coastal hazards, urban development, natural coastal values and public access.

However, the Coastal Policy does not apply to the draft amendment as the land subject to rezoning is located more than 1 kilometre inland from the high-water mark and therefore falls outside the defined *coastal zone* to which the Coastal Policy applies. In this regard, the site is located in excess of 2 kilometres east from the coastline adjacent to Mersy Main Road.

5.2 State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* (**'SPWQM Policy'**) applies to all surface waters, coastal waters and groundwaters throughout Tasmania and establishes a framework for the protection and sustainable management of water quality through catchment management, pollution control, stormwater management and development assessment. The objectives of the SPWQM Policy are substantially integrated into Resource Management and Planning System through the State Planning Provisions and associated development controls applying to watercourses, riparian areas, stormwater management and environmental protection.

In this regard, the draft amendment will not alter the application of the Natural Assets Code or associated Waterway and Coastal Protection Area provisions applying to the subject land under the Scheme. Any future subdivision and development facilitated by the draft amendment would remain subject to the applicable development controls of the Scheme relating to water quality protection, stormwater management, riparian vegetation retention, watercourse setbacks and management of erosion and runoff. The draft amendment is therefore capable of being implemented in a manner consistent with the objectives and outcomes of the SPWQM Policy through the existing statutory development assessment framework and associated engineering and environmental management requirements.

5.3 National Environment Protection Measures

National Environmental Protection Measures (NEPMs) are made under the *National Environment Protection Council (Tasmania) Act 1995* and establish nationally consistent objectives, standards and assessment measures for specific environmental matters. Pursuant to section 12A of the *State Policies and Projects Act 1993*, NEPMs are afforded equivalent status to State Policies within Tasmania's statutory planning framework.

There are currently seven active NEPMs addressing ambient air quality, air toxics, assessment of site contamination, diesel vehicle emissions, movement of controlled waste between states and territories,

the national pollutant inventory and used packaging materials. However, none of the active NEPMs are considered directly relevant to the draft amendment given the proposal relates to rezoning of peri-urban land for future residential purposes and does not involve activities or land uses of the nature contemplated by the applicable NEPM framework, including contaminated site remediation, industrial emissions, controlled waste transport or regulated pollutant discharge activities.

5.4 State Policy on the Protection of Agricultural Land 2009

The State Policy on the *Protection of Agricultural Land 2009* (**PAL Policy**) establishes the overarching strategic framework for the conservation and protection of agricultural land in Tasmania to ensure it remains available for the sustainable development of agriculture, with particular emphasis on the protection of prime agricultural land. The PAL Policy seeks to minimise land use conflict and avoid unnecessary conversion of agricultural land to non-agricultural purposes while recognising the importance of agriculture to the economy, settlement structure and regional communities.

The PAL Policy establishes a series of principles directed toward maintaining agricultural land availability, protecting agricultural productivity and ensuring that non-agricultural development does not unreasonably constrain or interfere with existing or future agricultural use. In particular, the PAL Policy identifies agriculture as the priority use on prime agricultural land, seeks to avoid unnecessary conversion of such land for non-agricultural purposes, and requires planning schemes and planning instruments to appropriately manage land use conflicts between agricultural and non-agricultural activities.

The PAL Policy also recognises that conversion of agricultural land may occur where justified by broader regional, social, environmental or economic considerations, including settlement growth and strategically significant development outcomes. The PAL Policy is implemented through the planning framework, including regional land use strategies, planning schemes and associated land use controls applying to rural and agricultural land.

5.4.1 Prime Agricultural Land

The *Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania* (Department of Primary Industries, Water and Environment, 2009) (**'Handbook'**) establishes the technical methodology used throughout Tasmania to assess and classify the agricultural capability of land. The Handbook provides the basis for the Land Capability Classification (**'LCC'**) system, which evaluates land according to its inherent capacity to sustain agricultural production having regard to physical and environmental characteristics including soil quality, topography, drainage, erosion susceptibility, climate and water availability. The purpose of the Handbook is to provide a consistent and scientifically based framework for informing strategic land use planning, agricultural resource management and assessment of land use change proposals involving rural land.

Under the LCC system established by the Handbook, land is classified into seven capability classes ranging from Class 1 land with very few limitations for agricultural use through to Class 7 land which is generally unsuitable for agricultural production. Classes 1 - 3 represent the most productive and versatile agricultural land capable of supporting a broad range of intensive agricultural activities with minimal to moderate constraints where they are collectively known as prime agricultural land. Class 1 and 2 land generally comprise high quality cropping land with limited physical constraints, while Class 3 land may contain moderate limitations such as slope, drainage or soil constraints but remains suitable for productive and sustainable agricultural use. Class 4 land is more constrained but may still support productive grazing and agricultural activities with increased management requirements, while Classes 5 - 7 are progressively more limited in agricultural capability and are generally suited to grazing, forestry, conservation or non-agricultural uses.

The Handbook directly underpins the operation of the PAL Policy. In this regard, the PAL Policy relies upon the LCC framework established within the Handbook to identify land considered to be of strategic agricultural significance warranting protection through the planning system. The PAL Policy seeks to minimise the unnecessary conversion, fragmentation or sterilisation of prime agricultural land and to avoid land use conflicts that may constrain existing or future agricultural activities.

Both the Handbook and the PAL Policy recognise that land capability classification forms one component of broader strategic land use assessment. While prime agricultural land is afforded strategic significance within the planning system, the PAL Policy does not establish an absolute prohibition on development or rezoning of PAL. Rather, the Policy requires consideration of agricultural capability alongside broader social, economic and environmental considerations, including regional settlement growth, infrastructure provision and strategic planning outcomes. Accordingly, the LCC framework provides the technical basis for identifying agricultural capability, while the PAL Policy establishes the broader planning balance between agricultural land protection and competing strategic land use objectives.

5.4.2 PAL Policy Principles Assessment Framework

The draft amendment must be considered within the framework established by the PAL Policy, the primary purpose of which is to conserve and protect agricultural land for the sustainable development of agriculture. In this regard, the PAL Policy places particular emphasis on the protection of prime agricultural land, being Class 1 - 3 land, whilst also recognising that the treatment of non-prime agricultural land requires consideration of its local and regional significance for agricultural use together with broader land use planning outcomes.

Contextually, the Agricultural Assessment has determined that the draft amendment area does not comprise prime agricultural land and is generally characterised by lower order agricultural capability. It further identifies that the area of the draft amendment is substantially constrained by its interface with existing and emerging residential development, limited agricultural capability, operational limitations associated with any renewed dairy activity, and reduced long-term agricultural utility. Within this context, the draft amendment will not involve the fragmentation or conversion of strategically significant prime agricultural land resources.

The PAL Policy further recognises through Principle 7 that the protection of non-prime agricultural land is to be determined having regard to the local and regional significance of that land for agricultural use. In this regard, the Agricultural Assessment concludes that the study area has limited local and regional agricultural significance and represents a relatively small and constrained component of the broader agricultural land resource within the locality and region more broadly.

Whilst the overarching intent of the PAL Policy is the protection of agricultural land, Principle 6, whilst specifically directed toward the conversion of prime agricultural land, nevertheless provides broader policy guidance regarding circumstances where agricultural land conversion may be supported where there are demonstrated regional, social or economic benefits arising from an alternative land use outcome. The draft amendment site is not identified as prime agricultural land, with the Agricultural Assessment concluding that the land generally comprises lower order agricultural capability land, possessing limited local and regional agricultural significance.

In this regard, Principle 6 provides higher-order insight into the manner in which the PAL Policy contemplates consideration of the broader social, environmental and economic implications associated with land use planning decisions, particularly where impacts on ongoing agricultural productivity are limited and where broader strategic planning outcomes may justify an alternative land use outcome.

To this extent, the draft amendment represents a contained urban-edge expansion adjoining the existing Latrobe settlement boundary and future residential growth precincts identified within the Draft Structure Plan. The draft amendment is limited to approximately 6ha of land at the northern portion of the site and retains the balance of the site for agricultural purposes. The draft amendment will facilitate additional residential land supply in proximity to existing infrastructure, services and activity centres and supports the broader CCRLUS objectives relating to planned and efficient settlement growth.

Relevantly, the draft amendment does not promote dispersed rural residential development or unnecessary fragmentation of significant productive agricultural land. Rather, it consolidates growth within an identified urban expansion area in a manner that responds to projected population growth and housing demand while limiting impacts on agricultural land capability and associated ongoing rural operations. The draft amendment therefore represents a strategically contained and justified planning outcome having regard to the limited agricultural significance of the land, the constrained nature of the study area, and the broader social and economic benefits associated with additional residential land supply within Latrobe.

The following assessment of the PAL Policy Principles are within this framework and builds upon the analysis (of each PAL Policy Principle) provided within the Agricultural Assessment.

State Policy on the Protection of Agricultural Land 2009		
Principle	Description	Assessment
1.	Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.	<i>Principle 1 recognises that agricultural land is a valuable resource and that its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development. In applying this Principle, consideration must be given not only to agricultural capability, but also to the practical and ongoing agricultural utility of the land within its broader locality context.</i> <i>The Agricultural Assessment concludes that the draft amendment area is not prime agricultural land and is characterised by lower order agricultural capability land with limited local and regional agricultural significance. The Agricultural Assessment identifies that the northern portion of the site is already substantially constrained and fettered by existing and emerging residential interfaces associated with the Latrobe urban area. Existing residential development to the north and anticipated future urban development to the west constrain the practical operation of agricultural activities and reduce the long-term viability of any renewed dairy or intensive agricultural operations within the area of the draft amendment.</i> <i>Within this context, the draft amendment does not unreasonably restrain sustainable agricultural use across the broader locality. Rather, it responds to an existing urban interface condition by consolidating future residential growth adjoining the established settlement boundary. The balance of the site will be retained for agricultural purposes, ensuring that ongoing rural land use opportunities remain available.</i> <i>Accordingly, the draft amendment is considered to be consistent with the intent of Principle 1, having regard to the constrained agricultural function of the land and the limited extent of land proposed for rezoning.</i>
2.	Use or development of prime agricultural land should not result in unnecessary conversion to	<i>Principle 2 seeks to avoid the unnecessary conversion of prime agricultural land to non-</i>

State Policy on the Protection of Agricultural Land 2009		
Principle	Description	Assessment
	non-agricultural use or agricultural use not dependent on the soil as the growth medium.	<i>agricultural use. Prime agricultural land is defined within the PAL Policy as Class 1 - 3 land agricultural land as guided by the Handbook.</i> <i>The Agricultural Assessment has determined that the draft amendment area does not comprise prime agricultural land and is generally characterised by lower capability agricultural land including Class 4, 5, 5+6 and E1 agricultural land. As such, the draft amendment will not involve the conversion of land identified as prime agricultural land for the purposes of the PAL Policy.</i>
3.	Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.	<i>Principle 3 relates to development directly associated with and subservient to agricultural use on prime agricultural land. The draft amendment does not involve agricultural support infrastructure or ancillary agricultural development and therefore this Principle is not directly applicable.</i> <i>Notwithstanding, the draft amendment retains the balance of the site for agricultural use and does not compromise the ongoing ability for agricultural activities to occur on surrounding rural land.</i>
4.	The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following: (a) minimising the amount of land alienated; (b) minimising negative impacts on the surrounding environment; (c) ensuring the particular location is reasonably required for operational efficiency.	<i>Principle 4 relates to utilities, extractive industries and controlled environment agriculture on prime agricultural land and is not directly applicable to the proposal.</i> <i>However, the proposal remains generally consistent with the underlying intent of minimising unnecessary land alienation by limiting the rezoning area to the constrained northern portion of the site adjoining the existing urban settlement boundary, while retaining the substantial balance of the holding for agricultural purposes.</i>
5.	Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.	<i>Principle 5 is understood to be principally directed toward residential use and development within rural or agricultural areas, particularly circumstances involving isolated or incremental residential development that may constrain or conflict with ongoing agricultural operations.</i> <i>Within this context, the Principle is generally directed toward avoiding ad hoc rural residential encroachment into productive agricultural areas where such development may give rise to reverse sensitivity impacts, fragmentation of rural land or unreasonable constraints on agricultural activity.</i> <i>The draft amendment differs from this development context in that it does not</i>

State Policy on the Protection of Agricultural Land 2009		
Principle	Description	Assessment
		<i>facilitate isolated residential use within an otherwise rural landscape. Rather, the draft amendment seeks to facilitate a strategic and contained urban expansion adjoining the existing Latrobe settlement boundary and future growth precincts identified within the Draft Structure Plan.</i> <i>Notwithstanding this, the broader intent of Principle 5 remains relevant insofar as the draft amendment should avoid creating unreasonable constraints on surrounding agricultural operations or resulting in unnecessary fragmentation of agricultural land. In this regard, the Agricultural Assessment identifies that the area of the site that is subject to the draft amendment is already substantially influenced and constrained by existing and emerging residential interfaces, possesses limited agricultural capacity, and does not comprise prime agricultural land.</i> <i>Relevantly, the draft amendment consolidates residential growth immediately adjoining the existing urban area rather than introducing dispersed rural residential development into a broader productive agricultural landscape.</i> <i>The draft amendment is also limited to approximately 6ha at the northern extent of the site, with the balance of the holding retained for agricultural purposes.</i> <i>Accordingly, whilst Principle 5 is not directly framed toward broad strategic rezoning proposals of this nature, the draft amendment is nevertheless considered to align with the underlying intent of the Principle by avoiding unnecessary agricultural fragmentation, limiting impacts on ongoing agricultural operations, and consolidating residential growth within a logical urban expansion area.</i>
6.	Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.	<i>Principle 6 specifically relates to scenarios involving the conversion of prime agricultural land and provides that broader regional, social, environmental and economic benefits may justify conversion in certain circumstances following consideration of associated impacts.</i> <i>In this regard, the area of the site that is subject to the draft amendment site is not identified as prime agricultural land which has been confirmed by the Agricultural Assessment.</i> <i>Nevertheless, Principle 6 provides broader policy guidance regarding the circumstances</i>



State Policy on the Protection of Agricultural Land 2009

Principle	Description	Assessment
		<i>in which agricultural land conversion may be supported where there are demonstrated strategic, regional or community benefits and where impacts on agricultural productivity are limited.</i> <i>Within this context, the draft amendment will facilitate additional residential land supply adjoining the existing Latrobe urban area in a location identified for future growth within the Draft Structure Plan. The draft amendment supports broader CCRLUS objectives relating to orderly and efficient settlement growth, provision of housing supply, infrastructure efficiency and consolidation of development within logical urban expansion areas.</i> <i>The draft amendment also provides broader economic and social benefits associated with increased housing availability, population growth capacity, local construction activity and support for existing services and infrastructure within Latrobe.</i> <i>Importantly, these benefits are achieved while limiting impacts on agricultural productivity given:</i> <i>the land within the site that is subject to the draft amendment is not prime agricultural land;</i> <i>the land contained within the site of that is subject to the draft amendment has been determined to offer only limited agricultural significance;</i> <i>the land that is subject to the draft amendment is already constrained and fettered by the adjoining and adjacent residential interfaces; and</i> <i>the balance of the site remains available for agricultural use.</i> <i>Accordingly, the draft amendment is considered generally consistent with the higher-order intent reflected within Principle 6.</i>
7.	The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.	<i>Principle 7 provides that the protection of non-prime agricultural land should be determined having regard to the local and regional significance of that land for agricultural use.</i> <i>This Principle is directly relevant to the draft amendment given the Agricultural Assessment concludes that the land within the draft amendment area does not comprise prime agricultural land, with the draft amendment involving the conversion of a limited area of non-prime agricultural land for future urban purposes.</i>



State Policy on the Protection of Agricultural Land 2009

Principle	Description	Assessment
		<i>The Agricultural Assessment determined that the land within the site that is subject to the draft amendment is of minimal local or regional significance for agricultural use. In this regard, the Agricultural Assessment identifies that the approximately 6ha draft amendment area represents less than approximately 0.0003% of the broader Forth agricultural land capability mapping area, indicating that the land does not represent a strategically significant agricultural resource at either a local or regional scale in a spatial sense.</i> <i>The Agricultural Assessment identifies that the land contained within the draft amendment area exhibits relatively limited agricultural versatility and utility due to a combination of:</i> <i>• moderate limitations for cropping and intensive agricultural use;</i> <i>• operational constraints associated with existing urban interfaces; and</i> <i>• reduced suitability for broad-scale or intensive agricultural production relative to surrounding agricultural land resources.</i> <i>The Agricultural Assessment also identifies that existing residential development adjoining the northern boundary, together with anticipated future urban development to the west, creates practical operational constraints associated with:</i> <i>• spray drift and chemical application setbacks;</i> <i>• irrigation overspray management;</i> <i>• livestock management and noise;</i> <i>• odour generation; and</i> <i>• broader reverse sensitivity impacts associated with urban-rural interfaces.</i> <i>The Agricultural Assessment indicates that these factors materially reduce the practicality of re-establishing dairy operations or other intensive agricultural activities within the area of the draft amendment and diminish the long-term agricultural viability of the land.</i> <i>Within this context, the Agricultural Assessment concludes that the draft amendment area has limited local and regional agricultural prominence and significance when considered against the broader agricultural land resource surrounding Latrobe and the wider region.</i>

State Policy on the Protection of Agricultural Land 2009		
Principle	Description	Assessment
8.	Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> and may be made for the protection of other areas that may benefit from broad-scale irrigation development.	<i>Principle 8 seeks to protect agricultural land within irrigation districts and areas benefiting from broad-scale irrigation development.</i> <i>The draft amendment is not expected to adversely affect irrigation infrastructure or irrigation-based agricultural activities. In this regard, the Agricultural Assessment confirms that the amendment will not impact the ability to access irrigation water or continue agricultural use across the retained balance land that forms part of a larger agricultural operation that retains existing water rights.</i> <i>Accordingly, the proposal is considered consistent with the intent of Principle 8.</i>
9.	Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.	<i>Principle 9 provides that planning schemes should not prohibit or unnecessarily restrict agricultural uses on rural land where those uses depend on the soil as the growth medium.</i> <i>The draft amendment does not alter the operation of the planning scheme in relation to agricultural use across surrounding rural land or the retained balance land. Agricultural activities will continue to be capable of occurring within the retained rural areas within the underlying Agriculture zone in accordance with the applicable planning controls.</i> <i>Accordingly, the draft amendment does not conflict with Principle 9.</i>
10.	New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.	<i>Principle 10 relates to the establishment of plantation forestry on prime agricultural land and is not relevant to the draft amendment.</i>
11.	Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.	<i>Principle 11 relates to discretionary permit requirements for plantation forestry where necessary to protect agricultural uses. Plantation forestry is not proposed as part of the draft amendment and therefore this Principle is not applicable.</i>

5.5 Cradle Coast Regional Land Use Strategy

5.5.1 Overview of CCRLUS and Interpretation Approach

The CCRLUS provides the overarching strategic land use planning framework for the Cradle Coast region, including the municipalities of Burnie, Central Coast, Circular Head, Devonport, Kentish, King Island, Latrobe, Waratah-Wynyard and West Coast. The CCRLUS establishes a coordinated regional approach to settlement planning, economic development, infrastructure provision, environmental management and the protection of productive agricultural land, and is intended to guide future planning scheme amendments, rezoning proposals and development outcomes to ensure that land use and development occurs in a sustainable and strategically coordinated manner across the region.

The CCRLUS has not been interpreted as being framed as a rigid or absolute policy instrument. In this regard, the document itself expressly recognises that the purpose of land use planning is to identify and apply an understanding of *future and potentially competing social, economic, cultural and environmental needs and objectives*¹ that this process *involves balancing interests and accounting for consequence to achieve the greatest benefit to all*². It is further described as providing a *policy framework for reconciling the long-term thinking and coordinated action necessary to achieve efficient placement of land use activities, infrastructure and settlement growth*³ across the region. It further acknowledges that *competition and pressure for access to limited land resources requires coordinated planning at both a regional and local level to provide guidance to balance different land use needs and that this balance sets the future priorities in resource management, community development, infrastructure provision and economic activity and growth throughout the region*⁴. The CCRLUS therefore operates from the outset as a balancing instrument rather than a prescriptive one, and explicitly contemplates the reconciliation of competing policy positions through coordinated and evidence-based regional planning.

This balancing approach is reinforced through the settlement framework of the CCRLUS, the primary purpose of which is expressly stated to be *to balance economic, social, environment, infrastructure and human service needs and to guide future development and investment*⁵. The document further recognises that liveable settlements result from *an acknowledged and agreed strategic perspective which balances a broad range of environmental and social needs with economic and business objectives*⁶, and that decisions involving development constraints *must be balanced against the potential social, economic and environmental costs*⁷ of restraint on use and development.

Within the settlement hierarchy established by the CCRLUS, Latrobe is identified as a District Activity Centre. District Activity Centres are recognised as urban settlements with a larger population base for a discrete part of the region, providing a range of retail, commercial, community, employment, education, health and service functions that meet the needs of the local community and an immediate discrete hinterland, and which may also contain some activity of regional scale.

The CCRLUS goes on to identify Latrobe as an important growth and service centre within the region due to its proximity to Devonport, its established urban services and infrastructure, its accessibility to regional transport networks and its capacity to accommodate additional residential growth. The CCRLUS further anticipates that Latrobe will experience population growth in excess of 2,000 persons in the period to 2032⁸, representing one of the highest projected growth rates within the region, and expressly contemplates that future residential demand associated with the constrained Devonport urban area will transfer into adjoining municipalities including Latrobe (although it is recognised that the data influencing the CCRLUS is outdated).

¹ CCRLUS, Part A, page 10.

² CCRLUS, Part A, page 10.

³ CCRLUS, Part A, page 13.

⁴ CCRLUS, Part A, page 6.

⁵ CCRLUS, Part B, Section 4.4, page 60.

⁶ CCRLUS, Part B, Section 4.3, pages 15-16.

⁷ CCRLUS, Part B, Section 4.8, page 71.

⁸ CCRLUS, Part B, Section 4.3, page 56.

In addition, Latrobe is designated under Table 4.3 - Cradle Coast Settlement Management Strategy as a *Medium Growth - Contained Strategy* settlement. The Contained Strategy designation is significant in the context of the draft amendment as it expressly *promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and growth opportunities and allows for optimum use of available and planned infrastructure in both established and new release areas*⁹. The draft amendment is directly consistent with this designation, in that it provides for the strategically planned expansion of the Latrobe urban area onto land contiguous with the existing settlement boundary that is capable of being efficiently serviced by existing infrastructure assets.

The draft amendment is also expressly supported by the in-built flexibility within the CCRLUS settlement framework. Land Use Policy 4.3(e) explicitly contemplates that the designated growth scenario or settlement strategy for a centre may be varied where a contemporary land supply and demand analysis indicates that additional land should be made available to accommodate growth, provided that the land:

- supports urban consolidation or is contiguous to established urban areas;
- will service any shortages identified in a land supply and demand analysis;
- is identified for growth in any current local land use strategies or settlement structure plans endorsed by the Council;
- can be supplied with reticulated water, sewerage and stormwater services;
- aligns with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety of road and rail networks;
- has regard to minimising the potential for land use conflicts; and
- has regard to the accessibility of social infrastructure and its capacity to provide for the intended growth.

The draft amendment satisfies each of these matters. In this regard, it is for an area contiguous with the established Latrobe urban boundary, is directly supported by the contemporary REMPLAN Study, is expressly identified for urban development within the Draft Structure Plan, is capable of being efficiently connected to reticulated water, sewerage and stormwater services, is supported by a Transport Impact Assessment confirming the adequacy of the surrounding road network, has been the subject of an Agricultural Assessment confirming that land use conflict will be appropriately minimised, and has appropriate access to existing social infrastructure within the Latrobe township.

The draft amendment therefore aligns not only with the prevailing Settlement Strategy applying to Latrobe under Table 4.3, but also aligns with the flexibility provided in Policy 4.3(e) which contemplates strategically informed variation of the designated growth scenario where supported by contemporary evidence.

Considered collectively, the draft amendment seeks to facilitate a logical residential expansion of the Latrobe urban area through the rezoning of land contiguous with the existing urban settlement boundary for future residential purposes. The draft amendment aligns with the settlement and urban growth objectives of the CCRLUS by directing residential growth to an identified District Activity Centre with access to existing services, infrastructure, employment opportunities and community facilities. It also reflects the broader strategic intent of the CCRLUS to consolidate and strengthen established settlements, promote efficient use of infrastructure and accommodate projected population growth within appropriate and strategically identified locations.

Relevantly, the draft amendment is to be assessed within the balanced and contextual framework that the CCRLUS itself establishes. The CCRLUS does not contemplate strict or absolute consistency with every individual policy statement in isolation, but rather requires the reconciliation of competing policy positions through coordinated, evidence-based regional planning that balances economic, social, environmental and infrastructure considerations. This interpretative approach is consistent with the statutory qualifier *as far as practicable* in section 34(2)(e) of LUPAA and supports the conclusion that

⁹ CCRLUS, Part C, Section 4.3, page 132.

the draft amendment achieves a coordinated and policy-consistent land use outcome when assessed across the full suite of relevant strategic considerations under the CCRLUS.

5.5.2 CCRLUS Policy Assessment Framework

The following assessment provides a targeted evaluation of the key policies of the CCRLUS considered most directly relevant to the draft amendment. Consistent with the balanced and contextual planning framework that the CCRLUS itself establishes as articulated above, the assessment has been undertaken on the basis that strategic consistency with the CCRLUS is to be determined through a coordinated and evidence-based evaluation of the relevant policies considered collectively, rather than through the rigid or isolated application of any individual policy statement. This approach reflects the recognition within the CCRLUS that land use planning involves the reconciliation of potentially competing social, economic, cultural and environmental needs and the balancing of interests to achieve an integrated regional planning outcome, and is reinforced by the statutory qualifier *as far as practicable* applying to the assessment of consistency with the regional land use strategy under section 34(2)(e) of LUPAA.

The assessment is intended to demonstrate strategic consistency of the draft amendment against the regional land use planning policy framework, particularly in relation to settlement growth, residential land supply, infrastructure servicing, housing provision, access to services, rural land interface considerations and hazard management. The assessment also identifies where particular policies are not directly engaged by the draft amendment, or are only indirectly engaged having regard to the nature, scale and strategic context of the draft amendment and the nature of the particular policy.

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
Section 2.3 - Land Use Policies for a Changing Climate		
Land use recognises climate is a key factor in determining environmental character and the nature of processes upon which life and survival are dependent. Land use recognises the climate is changing and that the consequence of such change can have both negative and positive implication for the Region. Planning is to monitor the effects of climate change on the Region and apply an integrated mitigation, adaptation and risk management approach taking into account all relevant knowledge and available information. Land use planning processes for mitigation and adaptation -		
2.3(a)	Promote outcomes which reduce carbon emissions and increase energy efficiency in a manner consistent with and appropriate to furthering declared Commonwealth and State policies and targets.	<i>The draft amendment is considered to broadly support outcomes consistent with declared Commonwealth and State carbon emission and energy efficiency targets by locating residential growth contiguous with the existing Latrobe urban area and within proximity to the Devonport-Latrobe employment corridor. Compact urban-edge expansion of this nature reduces per capita transport emissions through shorter journey distances and supports the efficient operation of existing energy distribution and infrastructure networks. Building-scale energy efficiency outcomes can also be addressed through the applicable energy efficiency prescriptions associated with the National Construction Code at the dwelling design stage, should the rezoning be approved, being the catalyst for future residential-scale subdivision facilitation.</i>
2.3(b)	Promote compact and contained settlement centres which allow reduced dependency on private vehicle use and the length of daily journeys by providing communities with ready local access to daily needs for employment, education, health care, retail and personal services and social and recreation facilities, including:	<i>The draft amendment delivers a compact urban-edge residential expansion directly adjoining the southern boundary of the established Latrobe urban area. Future residents will have walkable and short-trip vehicular access to the Latrobe town centre, which functions as a District Activity Centre providing employment, education, retail, health, civic and recreational facilities. The Transport Impact Assessment confirms that the rezoning area integrates with the existing urban street network via the extension of Bradshaw Street and a new intersection connection to Hamilton Street, supporting reduced dependence on private vehicle use and shorter daily journey lengths.</i>
2.3(b)(i)	A greater mix and less dispersal or segregation in the nature and distribution of land use.	<i>Rezoning to General Residential consolidates new housing supply within the established Latrobe urban footprint rather than perpetuating dispersed rural residential or scattered settlement outcomes. The location of the rezoning area in proximity to existing commercial, civic and recreational uses within Latrobe supports a less segregated and more integrated distribution of symbiotic land use.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
2.3(b)(ii)	Provision of local activity centres where there is a concentrated mix of activity for shopping, working, studying, recreation and socialising clustered at readily accessible locations.	<i>The Latrobe town centre is located approximately 1km north of the rezoning area and functions as a clustered, walkable mix of activity for shopping, working, education, health, recreation and social interaction. The draft amendment strengthens the residential catchment of this established activity centre without introducing a competing or duplicative activity centre.</i>
2.3(b)(iii)	Improvement in the level of internal connectedness and convenience for pedestrian, cycle and public transport options.	<i>The indicative subdivision layout, prepared in response to the Draft Structure Plan, incorporates pedestrian and cycle connectivity including an east-west connection along the southern boundary linking to Hamilton Street and ultimately to the broader (planned) Latrobe pathway network and the Wild Mersey mountain bike trails. Internal road design is able to support walking and cycling to the established Latrobe town centre, schools and recreation facilities.</i>
2.3(b)(iv)	Increase in urban densities for residential and commercial use.	<i>The General Residential zone enables suburban dwelling densities commensurate with densities within the established Latrobe urban boundary. The indicative concept plan provides for approximately 74 residential lots across the 6ha rezoning area, supporting efficient use of land and the established Latrobe service catchment consistent with this policy direction.</i>
2.3(b)(v)	Location of employment opportunities within a greater number of centres and at a rate commensurate with local need.	<i>The draft amendment does not propose employment-generating uses directly; however the additional resident population will support local service-sector employment within the Latrobe town centre and reinforce the District Activity Centre role of Latrobe within the regional activity centre hierarchy.</i>
2.3(b)(vi)	Minimise expansion at the urban fringe and creation of rural residential clusters in remote or poorly connected locations.	<i>The draft amendment avoids dispersed rural-residential growth in remote or poorly connected locations and instead facilitates a logical and contained urban fringe expansion directly contiguous with the established southern residential edge of Latrobe. The provision of additional residential land within established settlements such as Latrobe will inherently require some degree of urban edge expansion, which is consistent with the broader strategic objectives of the CCRLUS to accommodate growth within existing settlement areas in a consolidated manner. The approximately 6ha area proposed for rezoning has been specifically identified within the Draft Structure Plan as suitable for future urban development within the plan period, with the</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
		<i>balance of the broader 34.06ha holding retained for ongoing agricultural use.</i>
2.3(c)	Facilitate opportunity for resource processing, manufacturing and utility development in locations which minimise distances for freight transport, energy distribution and journey to work. The mix and locations of these may need to be more flexible in remote locations isolated from reliable and accessible road and rail freight networks.	<i>Not directly engaged. The draft amendment proposes residential rezoning and does not affect the location or function of resource processing, manufacturing or utility land within the region.</i>
2.3(d)	Promote energy efficient urban places and facilitate energy efficient buildings through design and construction requirements for subdivision layout, building disposition, and the use of materials and landscaping which maximise solar access and natural lighting, natural heating, cooling and ventilation, and the use of low energy and recovered materials, energy and resources.	<i>The elevated northern plateau on which the rezoning area is located has a predominantly northern aspect and gentle gradients of approximately 1-8%, supporting future lot and dwelling orientations that maximise solar access and passive solar performance. Subdivision design will be informed by these requirements at the development application stage (by virtue of clause 8.6.1 A4/P4 of the General Residential zone of the Scheme), with building-scale efficiency outcomes subsequently addressed through the National Construction Code.</i>
2.3(e)	Facilitate non-carbon energy alternatives, renewable energy and energy recovery projects which enhance transition to a carbon-neutral society, including:	<i>The General Residential zone facilitates domestic-scale renewable energy installations (such as roof-mounted photovoltaic systems and battery storage) as a matter of right in most instances¹⁰. The draft amendment therefore directly supports this policy through sub-clause (iii). Stand-alone commercial-scale or directly associated subservient installations are not proposed.</i>
2.3(e)(i)	Stand-alone commercial scale installations in locations where there will be an acceptable level of impact on cultural, economic and natural resource values and on the amenity of designated sensitive use areas.	<i>Not directly engaged. No stand-alone commercial-scale renewable energy installation is proposed as part of the draft amendment.</i>
2.3(e)(ii)	Installations forming a directly associated and subservient part of a use or development.	<i>The General Residential zone permits subservient renewable energy installations as directly associated parts of a residential use in addition to a range of renewable energy installation exemptions provided by the Scheme. Future dwellings may incorporate such installations consistent with this policy where desired.</i>

¹⁰ Refer to Table 4.5 (renewable energy exemptions), Scheme.

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
2.3(e)(iii)	Domestic-scale installations in all locations.	<i>Domestic-scale renewable energy installations are facilitated within the General Residential zone as a matter of right in most instances. The draft amendment therefore supports application of this outcome across the future residential subdivision.</i>
2.3(f)	Facilitate carbon capture and storage, including by geological sequestration, soil carbon in agriculture, reforestation and control on the clearing of vegetation	<i>The rezoning area comprises predominantly cleared pasture without identified significant native vegetation or biodiversity values. The balance of the broader holding remains available for agricultural and on-farm vegetation outcomes, and the southern public open space and drainage corridor within the indicative subdivision provides opportunity for additional vegetation establishment contributing to localised soil carbon and habitat values.</i>
2.3(g)	Apply sound risk management practices.	<i>The draft amendment has been informed by Bushfire, Transport and Agricultural assessments together with consideration of flood, landslip, biodiversity and infrastructure constraints. The Bushfire Assessment confirms that compliance with the Bushfire-Prone Areas Code can be achieved through appropriate hazard management measures associated with any future residential subdivision design layout. Flood interface considerations are managed through the elevated positioning of the rezoning area, with a minor localised flood-prone inversion at the southern extent addressed by limited fill and level modification. The land is not affected by mapped landslip hazard bands. This integrated approach to hazard, agricultural and infrastructure considerations reflects sound risk management practice.</i>

Section 3.3.1 - Economic Activity

Land use planning processes –

3.3.1(a)	Facilitate supply of employment land in all settlement areas for industrial, business and institutional use including in residential locations and recognise the unique economic circumstances that exist on King Island.	<i>The draft amendment proposes residential rather than employment rezoning and does not reduce, fragment or compromise any designated employment land within Latrobe. By increasing the resident catchment of the township, the proposal indirectly supports and builds upon the threshold population required to sustain existing and future employment and service activity within the Latrobe District Activity Centre.</i>
3.3.1(b)	Recognise the implication of enhanced capacity in digital communication to diminish location dependencies for economic	<i>Not directly engaged. Future residential development will benefit from continued investment in fixed and mobile telecommunications infrastructure (including the NBN) servicing the southern edge of</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
	activity and provide the Region with competitive equality and opportunity for new business ventures in non-traditional sites.	<i>Latrobe, supporting remote and home-based work opportunities for future residents where required an noting the Home occupation exemption provided in Table 4.1, clause 4.1.4 of the Scheme.</i>
3.3.1(c)	Ensure locations for employment use accommodate new forms and changing patterns of economic activity.	<i>Not directly engaged. The draft amendment does not constrain the evolution of employment land within Latrobe. Home occupation and home-based business opportunities are facilitated within the Exemption and General Residential zone provisions of the Scheme, consistent with changing patterns of economic activity.</i>
3.3.1(d)	Promote provision of employment land in locations where:	<i>The site is not specifically identified for employment purposes within the Latrobe Local Provisions Schedule, the Draft Structure Plan or the CCRLUS. Conversion of the limited 6ha area from the Agriculture zone to the General Residential zone therefore does not compromise the supply, location or capability of designated employment land in Latrobe or the broader region.</i>
3.3.1(d)(i)	Land is physically capable of development.	<i>Not directly engaged given no employment land is proposed. The subject land is nevertheless physically capable of development for its intended residential purpose, as confirmed by the Bushfire, Transport and Agricultural assessments and the absence of any significant natural hazard or environmental constraints.</i>
3.3.1(d)(ii)	Transport access and utilities can be provided at reasonable economic, social and environmental cost.	<i>Not directly engaged. Future residential servicing arrangements via TasWater, Council, TasNetworks and telecommunications providers are addressed within the response to Policy 5.3 of this assessment.</i>
3.3.1(d)(iii)	There is an access to resource, energy, communication, and workforce.	<i>Not directly engaged. The draft amendment does not seek to allocate employment land and therefore does not raise questions of access to resource, energy, communications or workforce inputs in the manner contemplated by this sub-clause.</i>
3.3.1(d)(iv)	Sufficient separation can be provided to buffer impact on natural values, economic resources and adjoining settlement.	<i>Not directly engaged. Interface management between the proposed residential expansion and surrounding rural land is addressed within the responses to Policies 3.3.3, 4.3.3 and 4.6(f) of this assessment.</i>
3.3.1(d)(v)	Local strategy on King Island identifies a need for alternative approaches to recognise the unique circumstances of the local island economy.	<i>Not applicable. The site is not located on King Island.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
3.3.1(e)	Protect designated economic activity and employment lands against intrusion by alternate forms of use or development.	<i>The draft amendment does not encroach upon or fragment any designated employment land. Surrounding agricultural land is retained in its current zoning and the limited 6ha rezoning has no material impact on the operation of designated employment land within Latrobe.</i>
3.3.1(f)	Indicate necessary infrastructure must be planned or available and protected to support current and forecast employment needs.	<i>Not directly engaged for an employment-land outcome. Necessary infrastructure to support the future residential use of the rezoning area is available or readily extended, as discussed in detail in the response to Policy 5.3 of this assessment.</i>
3.3.1(g)	Convert employment land to non-employment use only where:	<i>The site is not employment land. This policy is therefore not directly engaged.</i>
3.3.1(g)(i)	The land is not required for the employment purpose for which it is designated; or	<i>Not applicable. The site is not designated employment land.</i>
3.3.1(g)(ii)	The land is incapable of effective use for employment purposes over the long-term; and - conversion will not adversely affect the overall efficiency of other employment land in the vicinity; - there is a need for the conversion; and - the land is suitable for the proposed alternative purpose.	<i>Not applicable. The site is not designated employment land.</i>
3.3.1(h)	Regional level activity will locate where subject to one or more of the following factors:	<i>The draft amendment does not propose regional-level economic activity. The rezoning supports the established District Activity Centre role of Latrobe by increasing the residential catchment without introducing a regionally-significant activity in a location inconsistent with the regional settlement and activity centre hierarchy.</i>
3.3.1(h)(i)	There is convenient and equitable access by the consumer population.	<i>Not applicable. No regional-level activity is proposed.</i>
3.3.1(h)(ii)	It complements the incumbent strength and collective drawing power of existing development of a like kind.	<i>Not applicable. No regional-level activity is proposed.</i>
3.3.1(h)(iii)	It relies on a major inter-regional, national or inter-national transport node.	<i>Not applicable. No regional-level activity is proposed.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
3.3.1(h)(iv)	It is dependent on a specific geographic location or on a local resource; capacity advantage.	<i>Not applicable. No regional-level activity is proposed.</i>
3.3.1(h)(v)	There is a sufficient local population to support the development.	<i>Not applicable. No regional-level activity is proposed.</i>
3.3.1(h)(vi)	It is required by the policies of government or an external agency.	<i>Not applicable. No regional-level activity is proposed.</i>
3.3.1(h)(vii)	It is approved as a Project of State Significance or a Major Project.	<i>Not applicable. No regional-level activity is proposed.</i>
3.3.1(h)(viii)	It will not have adverse effect on the sustainability of services provided from another location.	<i>Not applicable. No regional-level activity is proposed.</i>

Section 3.3.3 - Agricultural Production

Land use planning processes -

3.3.3(a)	Identify land significant for agriculture in the Region as not less than the entirety of the land which is currently available to and developed for agriculture.	<i>The Agricultural Assessment confirms that the rezoning area, while currently part of an agricultural holding, comprises non-prime agricultural land of limited local and regional significance. Detailed in-field land capability assessment classifies the area as predominantly Class 5 land with limited Class 4we and Class 5+6 land, and identifies that the area represents less than 0.0003% of the broader Forth land capability mapping unit. The rezoning area is also materially fettered by the adjacent and emerging residential interface to the north and west. The strategic significance of the broader 34.06ha holding for agriculture is preserved through retention of the balance of the site under the Agriculture Zone.</i>
3.3.3(b)	Exclude use or development that has no need or reason to locate on land significant for agriculture. Notwithstanding, and with regard to King Island, the local unique circumstances of the King Island economy require a nuanced approach, and that approach is to be consistent with the State Policy on the <i>Protection of Agricultural Land 2009</i> .	<i>The draft amendment is limited to approximately 6ha of land identified by the Agricultural Assessment as being of limited agricultural significance and substantially fettered by adjoining residential interfaces. The location has been identified to deliver a contiguous urban-edge expansion of Latrobe as guided by the Draft Structure Plan, recognising the spatial relationship of the site to the existing urban area and the need for Latrobe to accommodate future residential land supply. The draft amendment therefore reflects a strategically justified exception to the general policy direction rather than an unnecessary intrusion onto land significant for agriculture.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
3.3.3(c)	Indicate agriculture dependent on the soil as a growth medium is the priority use on land significant for agriculture.	<i>The Agricultural Assessment confirms that the rezoning area is characterised by soil-related constraints typical of lower-order capability land, including poor to imperfectly drained Dermosols on Quaternary alluvial sediments with low to moderate erosion risk and waterlogging limitations. Long-term economic dairy production from the area is no longer practicable due to adjoining residential interfaces and the cost and risk of replacing existing infrastructure that meet current industry standards. The balance of the site remains available for soil-based agricultural use, including continuing beef cattle grazing.</i>
3.3.3(d)	Facilitate new forms and changing patterns of agricultural use on land that is not significant for agriculture, including controlled environment and feed lot agriculture.	<i>This policy supports flexibility on land that is not significant for agriculture. The Agricultural Assessment establishes that the rezoning area falls within this category. The draft amendment is consistent with the underlying recognition that land of constrained agricultural significance may accommodate alternative use outcomes where strategically supported.</i>
3.3.3(e)	Protect and buffer agriculture against incompatible use which may conflict and constraint potential for sustainable production.	<i>The southern public open space and drainage corridor within the indicative subdivision provides a transitional buffer between the future residential lots and the retained agricultural balance to the south. The Agricultural Assessment confirms that the existing residential interface to the north has already fettered the agricultural utility of the northern portion of the holding; the draft amendment formalises this transition rather than introducing a new interface conflict.</i>
3.3.3(f)	Ensure industries which support and service agricultural production are able to diversify, adjust, innovate and value-add.	<i>The draft amendment retains the balance of the broader 34.06ha site for agricultural use and does not constrain agricultural support or service industries within the broader locality. Decommissioning of the existing dairy infrastructure within the rezoning area enables the proponent to consolidate and diversify the ongoing rural enterprise on the balance of the property (including the current transition from dairy to beef cattle grazing).</i>
3.3.3(g)	Land significant for agriculture is not excluded from agricultural use unless for:	<i>The Agricultural Assessment confirms that the rezoning area is not strategically significant for agriculture in the sense intended by this policy. To the extent that this policy is engaged, the draft amendment is consistent with sub-clause (i) in that it gives effect to a coordinated settlement outcome under the Draft Structure Plan, which forms the</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
		<i>contemporary settlement strategy for Latrobe township, supported by the recent REMPLAN 2024 land supply and demand analysis.</i>
3.3.3(g)(i)	Settlement in accordance with an approved settlement strategy; or	<i>The rezoning gives effect to the Draft Structure Plan, which specifically identifies the land that is subject to the draft amendment within its Concept Map as land intended for urban development within the plan period. While the Draft Structure Plan is presently in draft form, it has been progressed by Council and represents the contemporary settlement framework for Latrobe township.</i>
3.3.3(g)(ii)	An alternate economic use where - necessary to operational efficiency; - the impact on loss of land for agricultural use and on adjacent agricultural use is minimal; and - there is no reasonable alternate location which would avoid agricultural land or allow location on agricultural land of a lesser classification.	<i>The draft amendment is principally supported under sub-clause (i) above. To the extent this sub-clause is also engaged, the Agricultural Assessment confirms that impact on loss of agricultural land and on adjacent agricultural use is minimal given the limited area involved, the lower-order capability of the land for productive agricultural purposes and the existing fettering of the rezoning area by the established residential interface.</i>
Section 3.3.9 - Business and Commercial Activity		
Land use planning processes -		
3.3.9(a)	Facilitate convenient access in each settlement area to food and convenience goods retailers and services.	<i>The draft amendment increases the residential catchment within walking and short-trip distance of the established Latrobe town centre, supporting continued convenience retail and service provision within the township.</i>
3.3.9(b)	Promote the distribution of higher order retail goods and services throughout the Region in a manner consistent with recognised settlement patterns and at a scale, type and frequency of occurrence appropriate to settlement size, local consumer demand, and relationship to the wider regional market. In this regard Devonport, Burnie, Latrobe, Sheffield, Ulverstone, Wynyard, Queenstown, Smithton and Currie will provide regional or district business and commercial service roles in addition to meeting local demand.	<i>The draft amendment supports the role of Latrobe as a District Activity Centre by increasing the local residential population and reinforcing the threshold population required to sustain district-level retail and services. The draft amendment does not introduce new retail or commercial development that could displace or compete with the regional pattern of retail and service provision.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
3.3.9(c)	Facilitate retail and service provision to complement and enhance the collective drawing power of existing retail and service areas but which does not involve location of major attractors for the express purpose of capturing market share in excess of that warranted by settlement size and relative function in a regional context.	<i>Not directly engaged. No new retail or commercial development is proposed. Indirectly, the additional residential population supports the collective drawing power of the established Latrobe town centre.</i>
3.3.9(d)	Promote integration of neighbourhood retail and service provision into residential areas at a scale, location and disposition suitable to service local need.	<i>The General Residential zone facilitates small-scale neighbourhood retail and home-based business uses at a scale appropriate to local need through its use table and qualifying criteria. No new neighbourhood retail provision is specifically proposed at this stage.</i>
3.3.9(e)	Maintain the integrity, viability and vitality of established centres by locating new business and commercial development onto land within or immediately contiguous with existing town centres and commercial zones.	<i>The draft amendment does not introduce new business or commercial development outside the established Latrobe town centre, and therefore does not affect the integrity, viability or vitality of established commercial centres within the region.</i>
3.3.9(f)	Promote increased mix of land use, including for housing, within accessible business centres to encourage viability and vitality.	<i>By increasing the residential population in proximity to the Latrobe town centre, the draft amendment indirectly supports a greater mix of uses (including housing in nearby business areas) by strengthening the demand threshold that underpins viability and vitality within the town centre.</i>
3.3.9(g)	Prevent linear commercial development.	<i>Not directly engaged. No commercial development is proposed.</i>
3.3.9(h)	Prevent leakage of commercial and retail activities from preferred locations by restricting retail sales in other land use areas.	<i>Not directly engaged. No commercial development is proposed.</i>
3.3.9(i)	Provide designated locations for bulky goods and large format retailing, including for vehicle, building and trade supply, and home improvement goods.	<i>Not directly engaged. No bulky goods or large format retail use is proposed.</i>
3.3.9(j)	Restrict sale of food, clothing and carry away consumables through bulky goods and large format retail outlets located outside town centres.	<i>Not directly engaged. No bulky goods or large format retail use is proposed.</i>
3.3.9(k)	Require proposals for major business or commercial development outside designated town centres be supported by need, absence of suitable alternative sites and of potential for immediate, incremental	<i>Not directly engaged. No major business or commercial development outside the designated town centre is proposed.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
	or cumulative adverse affect on established town centres and the regional pattern of retail and service provision.	
Section 4.3.1 - Urban Settlement Areas		
A settlement management strategy is applied through Table 4.3 and indicates growth scenarios and settlement management strategies for the settlements of the Region at the time of drafting. Mechanisms to carefully monitor and regularly review forecasts and land supply are integral to on-going implementation of the settlement management strategy. A number of both internal and external factors support a settlement pattern featuring containment of existing towns over creation of new centres. No new discrete settlements are supported. The concept of containment does not exclude new land releases. Rather it seeks to balance growth and development through infill and redevelopment, higher population densities, and the planned and sequenced release of new land in areas experiencing higher rates of growth. Expansion elements of the contained strategy for existing urban settlements must be managed to avoid ad hoc and dispersed release of new land remote from available or planned infrastructure and services, and which may contribute to decline of other settlements. Additional land for urban development may be considered where contemporary land supply and demand analysis indicates that more land should be made available to accommodate additional urban growth. Land use planning processes for urban settlement areas are to -		
4.3.1(a)	Promote established settlement areas as the focus for growth and development.	<i>The draft amendment directly implements this policy by directing new residential growth to the established Latrobe urban area. The rezoning area is immediately contiguous with the existing southern residential edge of Latrobe (including the Calthorpe Street and Bradshaw Street interface) and is identified within the Draft Structure Plan as land intended for urban development within the plan period.</i>
4.3.1(b)	Promote optimum use of land capability and the capacity of available and planned infrastructure service.	<i>The rezoning area comprises non-prime agricultural land of limited capability for intensive agricultural use and is materially constrained by the adjoining urban interface. By contrast, the land is well placed to optimise existing and planned urban infrastructure, including TasWater reticulated water and sewer services, Council stormwater infrastructure, the established Hamilton Street and Bradshaw Street road network, electricity supply and telecommunications. The draft amendment therefore aligns higher-order land use outcomes with the actual capability of the land and the capacity of infrastructure already servicing the southern edge of the township.</i>
4.3.1(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	<i>The recent REMPLAN 2024 Study identifies a forecast requirement of approximately 1,928 new dwellings in Latrobe over the next 20 years and concludes that current vacant residential land supply will be exhausted within 6 to 7 years. The draft amendment supports maintenance of a 10 to 20 year forward residential land supply position in the manner contemplated by this policy and consistent with the</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework		
Policy Reference	Policy Description	Assessment
	analysis demonstrates that additional urban land should be made available to accommodate growth.	<i>contemporary supply and demand analysis qualifier acknowledged within it.</i>
4.3.1(d)	Accommodate growth and development for each of the settlements as identified in Table 4.3 through either:	<i>The CCRLUS identifies Latrobe as a <u>Medium Growth - Contained Strategy</u> settlement. The draft amendment is consistent with the operation of the Contained Strategy by providing a strategically planned expansion of the urban settlement boundary that is immediately contiguous with existing development, retains compact urban form, and is supported by available and planned infrastructure. The draft amendment complements rather than displaces the infill, redevelopment and higher-density opportunities identified within the established Latrobe urban area under the Draft Structure Plan.</i>
4.3.1(d)(i)	A Stable Strategy which restricts new development to existing land supply within the designated urban boundary without priority for intensification; or	<i>Not applicable. The CCRLUS settlement framework identifies Latrobe as a <u>Medium Growth - Contained Strategy</u> settlement rather than a <u>Stable Strategy</u> settlement.</i>
4.3.1(d)(ii)	A Contained Strategy which promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and growth opportunities. The mix does not need to occur in balanced proportion. The approach allows for optimum use of available and planned infrastructure in both established and new release areas.	<i>The draft amendment is considered to be precisely the type of strategically planned expansion contemplated under the Contained Strategy. In this regard, the draft amendment supports compact urban form, optimises use of available and planned infrastructure, and operates in combination with the intensification and infill opportunities identified for the established Latrobe urban area within the Draft Structure Plan.</i>
4.3.1(e)	Notwithstanding the categorisation listed in Table 4.3, where a contemporary land supply and demand analysis indicates that additional land should be made available to accommodate growth, the designated growth scenario or settlement strategy may be varied where:	<i>The REMPLAN 2024 Study constitutes the contemporary land supply and demand analysis contemplated by this policy and concludes that additional residential land is required within Latrobe beyond the existing General Residential land supply. The draft amendment satisfies each of the qualifying criteria in sub-clauses (i) to (vii) as addressed in the detailed responses below.</i>
4.3.1(e)(i)	The land supports urban consolidation or is contiguous to established urban areas.	<i>The rezoning area is immediately contiguous with the established southern residential edge of Latrobe, adjoining existing residential development at the Calthorpe Street and Bradshaw Street interface. The draft amendment therefore directly supports urban consolidation in the manner intended by this sub-clause.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
4.3.1(e)(ii)	The land will service any shortages identified in a land supply and demand analysis.	<i>The draft amendment is directly responsive to the residential land supply shortfall identified in the REMPLAN 2024 Study, which concludes that vacant residential land supply within Latrobe will be exhausted within 6 to 7 years against a 20-year dwelling demand of approximately 1,928 new dwellings.</i>
4.3.1(e)(iii)	Growth is identified in any current local land use strategies or settlement structure plans endorsed by the Council.	<i>The area of the site that is subject to the draft amendment is identified within the Draft Structure Plan as land intended for urban development within the plan period. The Draft Structure Plan represents the current settlement framework for Latrobe township progressed by Council.</i>
4.3.1(e)(iv)	The land can be supplied with reticulated water, sewerage and stormwater services.	<i>The rezoning area is capable of being serviced by extensions to existing TasWater reticulated water and sewer infrastructure servicing the southern edge of Latrobe, together with Council stormwater infrastructure. The indicative subdivision design incorporates stormwater management responses including the redirected overland flow path identified in the Draft Structure Plan.</i>
4.3.1(e)(v)	Growth is aligned with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety of road and rail networks.	<i>The Transport Impact Assessment confirms that the surrounding road network is capable of accommodating the estimated 696 daily vehicle movements and 76 to 78 peak hour trips generated by the indicative 74-lot subdivision, with access distributed between Hamilton Street and the extension of Bradshaw Street. No unacceptable impact on the efficiency or safety of the surrounding road network is anticipated in this regard.</i>
4.3.1(e)(vi)	Regard is given to minimising the potential for land use conflicts; and	<i>The Agricultural Assessment confirms that the agricultural interface to the south is already materially fettered by the existing residential edge to the north, and that the proposal formalises rather than introduces this interface. The southern public open space and drainage corridor provides a transitional buffer to the retained agricultural balance.</i>
4.3.1(e)(vii)	Regard is given to the accessibility to social infrastructure, such as health and educational facilities, and its capacity to provide for the intended growth.	<i>The rezoning area is located within walking and short-trip distance of established social infrastructure including the Latrobe Primary School, Latrobe High School, Mersey Community Hospital, the Latrobe town centre and community and recreational facilities. The increase in resident catchment is consistent with the established capacity of this social infrastructure.</i>
4.3.1(f)	Provide a pattern of settlement which maintain:	<i>The draft amendment is a contiguous expansion of the Latrobe urban area rather than the creation of a new or separate settlement. The</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
		<i>substantial visual and functional separation between Latrobe and surrounding centres including Devonport, Port Sorell and Railton will be retained. The rezoning area does not create linear development along a coastline, ridgeline, river or road frontage but consolidates a compact urban-edge addition aligned with the existing settlement pattern of the township which includes the small General Residential zone appendage located on the opposite side of Hamilton Street to the west.</i>
4.3.1(f)(i)	Separated towns, villages and communities.	<i>The draft amendment does not erode the separation between Latrobe and surrounding settlements. Substantial visual and functional separation is retained from Devonport (approximately 7km north-west), Port Sorell (approximately 13km north-east) and Railton (approximately 11km south).</i>
4.3.1(f)(ii)	Visual and functional transitional space between each individual centre.	<i>The retained agricultural balance of the broader 34.06ha site, together with surrounding rural land to the south, east and west, maintains a transitional rural landscape between Latrobe and surrounding centres.</i>
4.3.1(f)(iii)	Absence of linear development or expansion aligned to coastline, ridgeline, or river or road frontage.	<i>The rezoning area is a compact urban-edge addition rather than a linear extension. The Mersey River corridor is separated from the rezoning area by the western and southern portions of the broader holding, which are retained under the Agriculture Zone. The draft amendment does not extend development along a ridgeline or road frontage.</i>
4.3.1(g)	Implement structure plans and regulatory instruments for each centre which:	<i>The Draft Structure Plan is the contemporary structure plan applying to Latrobe township. The draft amendment gives direct effect to the strategic outcomes of the Draft Structure Plan, with the rezoning area identified within its Concept Map as land intended for urban development within the plan period. The indicative subdivision layout responds to the connectivity, open space and interface treatments identified in the Draft Structure Plan.</i>
4.3.1(g)(i)	Identify arrangements for intensification through infill, redevelopment and conversion of vacant and under-developed land, including for intensity of buildings and density of population.	<i>The Draft Structure Plan identifies a range of infill, redevelopment and higher-density opportunities within the established Latrobe urban area (including aged care, independent living and underutilised land near the town centre). The draft amendment delivers the strategically planned expansion component of the same overall settlement framework, operating in combination with these infill outcomes.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
4.3.1(g)(ii)	Identify arrangements for the expansion of urban boundaries when: a. There is insufficient capacity within existing designated land to accommodate forecast growth; b. Areas of expansion are contiguous with established settlement areas; c. Sequence of release is progressive from established settlement areas and consistent with the capacity and orderly provision of infrastructure services; d. Compact urban form is retained.	<i>The draft amendment satisfies each of the tests in this sub-clause. The REMPLAN 2024 Study confirms there is insufficient capacity within the existing General Residential land supply to accommodate forecast growth beyond a 6 to 7 year horizon. The rezoning area is immediately contiguous with the established southern residential edge of Latrobe. Release of the land is sequenced progressively from the established urban area and is consistent with the orderly provision of infrastructure services. Compact urban form is therefore retained across the township as a whole.</i>
4.3.1(g)(iii)	Embed opportunity for a mix of use and development within each centre sufficient to meet daily requirements for employment, education, health care, retail, personal care and social and recreation activity.	<i>The Latrobe town centre retains the principal mix of employment, education, health care, retail, personal care and social and recreation activity for the township and is located approximately 1km from the rezoning area. The draft amendment supports the threshold population needed to sustain this mix without proposing alternative or competing uses.</i>
4.3.1(g)(iv)	Avoid encroachment or adverse impact on places of natural or cultural value within the designated urban boundary.	<i>The rezoning area is largely cleared pasture without identified significant natural values, biodiversity constraints, threatened native vegetation or recognised cultural heritage values. The southern interface is managed through public open space and a drainage corridor consistent with the waterway buffer and overland flow path treatments identified in the Draft Structure Plan.</i>
4.3.1(g)(v)	Avoid exclusion or restraint on areas significant for natural or cultural value, resource development or utilities in the vicinity of the designated urban boundary.	<i>The draft amendment does not constrain ongoing resource use within the locality. Adjacent agricultural land remains in productive use under the Agriculture Zone, and the Agricultural Assessment concludes that the residential transition formalises an existing interface rather than introducing new constraints on resource-based activity. No mineral, water, utility or other identified resource interest is constrained by the proposal.</i>
4.3.1(g)(vi)	Minimise exposure of people and property to unacceptable levels of risk to health or safety.	<i>The Bushfire Assessment confirms that the land is capable of accommodating residential development with an acceptable and manageable level of bushfire risk through BAL 19 (or lower) outcomes and compliant future subdivision design. Flood risk is addressed through</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
		<i>the elevated location of the rezoning area outside the main flood-prone area, with a minor southern flood-prone inversion area capable of being managed through limited fill and level modification. The land is not affected by mapped landslip hazard bands. Public health and safety considerations including traffic safety and attenuation matters have been considered in the supporting technical work.</i>
4.3.1(g)(vii)	Promote active and healthy communities through arrangements for activity centres, public spaces, and subdivision layout which facilitate walking and cycling.	<i>The indicative subdivision incorporates a southern public open space reserve and an east-west pedestrian and cycle connection linking to Hamilton Street and ultimately to the broader Latrobe pathway network and Wild Mersey mountain bike trails. The local internal road network is capable of being designed to facilitate active transport and integrate with existing pedestrian and cycle infrastructure aligned with the Draft Structure Plan.</i>
4.3.1(g)(viii)	Buffer the interface between incompatible use or development.	<i>The southern public open space and drainage corridor provides a transitional buffer between future residential lots and the retained agricultural balance. The northern interface is between like residential uses, and the eastern boundary is anticipated to transition to future residential development consistent with the Draft Structure Plan.</i>
4.3.1(g)(ix)	Facilitate any agreed outcomes for future character.	<i>The proposed subdivision layout responds to the urban character outcomes contemplated within the Draft Structure Plan, including connection types, open space orientation, and the integrated relationship to the Mersey River corridor.</i>
4.3.1(g)(x)	Facilitate reduced carbon emission and improved energy efficiency through requirements for the orientation and placement of lots and buildings, access to solar energy and daylight, and the application of energy generation and efficiency technology and construction techniques.	<i>The northern aspect, gentle slope and proposed road layout support solar-orientated lot configurations. Subdivision and dwelling design at subsequent stages will provide for orientation and placement of buildings, solar access and daylight outcomes, with building-scale efficiency outcomes able to be addressed through the National Construction Code.</i>
4.3.1(g)(xi)	Acknowledge the transient and cyclic nature of resource-based activity in towns such as Rosebery, Zeehan and Grassy and require the legacy of new development for housing, commercial, community, recreation and utility infrastructure does not unreasonable burden the permanent population.	<i>Not applicable. Latrobe is not a resource-based settlement of the kind contemplated by this sub-clause.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
4.3.1(g)(xii)	Acknowledge the specialist role of centres such as Cradle village, Strahan, Stanley and Waratah as tourist destinations and require new development be consistent with this purpose without alienation or disadvantage to ability for the centre to remain a liveable community for the permanent resident population.	<i>Not applicable. Latrobe is not a specialist tourism destination of the kind contemplated by this sub-clause.</i>
4.3.1 (King Island qualifier)	Notwithstanding those matters listed in (a) through (g) above, the local unique circumstances of King Island require a nuanced approach. That approach must be consistent with the State Policy on the <i>Protection of Agricultural Land 2009</i> .	<i>Not applicable. The subject land is not located on King Island.</i>
Section 4.3.3 - Rural Land		
Land use recognises rural land as sparsely settled areas for primary production and utility purposes with diverse operational requirements and visual characteristics and a mix of open, cultivated, or highly modified landscapes resulting from process of industrial character and scale for agricultural, forestry, mining and utilities development, intermixed with small settlement centres, residential clusters and areas of remnant vegetation and undisturbed natural landform. Land use planning processes -		
4.3.3(a)	Make primary production the priority purpose.	<i>The draft amendment retains primary production as the priority purpose across the balance of the broader 34.06ha site (approximately 28ha) and surrounding land. The Agricultural Assessment confirms that the limited 6ha rezoning area is of constrained agricultural significance and that primary production capacity across the broader rural locality is not materially affected by the draft amendment being realised.</i>
4.3.3(b)	Limit use or development that does not have a need or reason to be located on rural land. Notwithstanding, and with regard to King Island, the local unique circumstances of the King Island economy require a nuanced approach, and that approach is to be consistent with the State Policy on the <i>Protection of Agricultural Land 2009</i> .	<i>The draft amendment removes residential development potential from rural land by formally rezoning the elevated northern plateau to General Residential which would align with the adjoining residential land to the north, rather than introducing dispersed or rural-residential development into the broader Agriculture zoned land. The balance of the site continues to limit use or development that does not have a need to be located on rural land through the application of the Agriculture zone use and development controls implemented under the Scheme.</i>
4.3.3(c)	Facilitate use or development that is directly associated with and subservient part of a rural resource use.	<i>Not directly engaged. The balance of the site will continue to facilitate use directly associated with primary production, including the transition from dairy to beef cattle grazing.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
4.3.3(d)	Restrict use or development likely to interfere or conflict with a rural resource use. Notwithstanding, and with regard to King Island, the local unique circumstances of the King Island economy require a nuanced approach, and that approach is to be consistent with the State Policy on the <i>Protection of Agricultural Land 2009</i> .	<i>Interface management between the future residential use and retained agricultural land is achieved through the southern public open space and drainage corridor buffer. The Agricultural Assessment confirms that adjacent agricultural activities will not be materially constrained because the residential interface already exists to the north and is being formalised by the proposal rather than newly created (within the context of the rezoning area) Importantly, the southern interface also benefits from both horizontal and vertical separation, with the future residential land situated above the lower-lying agricultural land and floodplain area to the south, thereby further reducing the potential for land use conflict or reverse sensitivity impacts.</i>
4.3.3(e)	Protect areas of natural or cultural significance.	<i>The rezoning area is largely cleared pasture without identified significant natural values, threatened native vegetation, biodiversity constraints or recognised cultural heritage values. Waterway and Coastal Protection Area provisions of the Scheme continue to apply to relevant water bodies and would not be displaced by the draft amendment.</i>

Section 4.4 - Land Use Policies for Protecting People and Property

The Region's long-term prosperity, environmental health and social well-being depend on reducing the potential for risk to people, property and the environment from natural or human induced hazards. Land use planning is to direct the places where people live and work away from areas where there is an unacceptable level of risk for the health and safety of people, property, and the environment from natural or man-made hazard. Land use planning processes for risk management -

4.4(a)	Recognise land exposed to future or enhanced risk is a valuable and strategic resource that should not be sterilised by unnecessarily excluding use or development.	<i>The rezoning area is identified as bushfire-prone and contains a localised flood-prone inversion area at its southern extent. The draft amendment applies a risk management approach informed by technical assessment to demonstrate that the land remains a valuable settlement resource capable of supporting residential use with appropriate hazard management responses.</i>
4.4(b)	Establish the priority for risk management is to protect the lives of people, the economic value of buildings, the functional capacity of infrastructure, and the integrity of natural systems.	<i>Primary natural risks associated with the draft amendment relates to bushfire and, to a lesser extent, flooding. Risk management responses incorporated into the draft amendment (including BAL rating outcomes, bushfire hazard management areas, limited fill and level modification to address the localised southern flood-prone inversion area, and proximity to the Latrobe Fire Station) prioritise the protection of life and property,</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
		<i>the functional capacity of infrastructure, and the integrity of natural systems.</i>
4.4(c)	Avoid new essential service, sensitive or inappropriately located use or development on undeveloped land exposed to or affected by a high level of an existing, likely future or enhanced risk, including from inundation and erosion by the sea, flooding, bush fire or landslip.	<i>The rezoning area is not affected by coastal hazards and is not within a mapped landslip hazard band. The main rezoning area is located on the elevated northern plateau outside identified flood-prone areas, with the minor flood-prone inversion at the southern extent capable of being managed through limited fill and level modification at the subdivision stage. While the land is within a bushfire-prone area, the Bushfire Assessment confirms the level of risk is tolerable and capable of being managed to compliance with the Bushfire-Prone Areas Code through standard greenfield residential responses at the future residential subdivision design stage.</i>
4.4(d)	Limit opportunity for expansion of existing essential service, sensitive or inappropriately located use and development onto land exposed to or affected by an existing, likely future or enhanced level of risk.	<i>The draft amendment is not an expansion of existing essential service, sensitive or inappropriately located use onto hazard-exposed land in the sense contemplated by this policy. It instead represents a planned urban expansion onto land where the level of risk has been technically assessed and confirmed to be capable of management to acceptable levels through standard subdivision and dwelling design responses.</i>
4.4(e)	Limit opportunity for redevelopment and intensification of existing essential service, sensitive or inappropriately located use or development on land exposed to or affected by an existing, likely future or enhanced level of risk unless the impact can be managed to be no greater or less than the existing situation.	<i>The draft amendment does not increase risk exposure at existing essential service uses. Risk associated with future residential development can be managed in accordance with any applicable Tasmanian Planning Scheme hazard codes.</i>
4.4(f)	Promote guidelines and technical measures that which will assist to reduce impact of an existing, likely future or enhanced level of risk and make existing strategically significant places, uses, development and infrastructure assets less vulnerable, including provision for protection, accommodation and abatement, or retreat.	<i>Future subdivision design will be undertaken in accordance with the Bushfire-Prone Areas Code and the Flood-Prone Areas Code where engaged, with hazard management areas, defensible space, water supply, road and access design and built form response measures incorporated at the subdivision and dwelling design stages. The Bushfire Assessment provides the technical basis for application of these measures.</i>
4.4(g)	Require a hazard risk assessment for new or intensified use or development on land exposed to an existing, likely future or enhanced risk, such assessment to address the nature and severity of the hazard, the specific risk factors for the proposed use or	<i>A Bushfire Hazard Report has been prepared by an accredited person under Part 4A of the <u>Fire Service Act 1979</u> (BFP-105) to assess bushfire hazard, evaluate potential BAL outcomes under both lower and higher impact scenarios and consider risk management measures. Flood and</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
	development, and the measures required to mitigate any risk having exceedance probability of greater than 1% at any time over the life of the development.	<i>other hazard considerations have also been examined as part of the draft amendment package, with the proposal addressing risks having exceedance probability of greater than 1% over the life of the development.</i>
4.4(h)	Ensure current and future landowners and occupiers are put on notice of the likelihood for a future or enhanced level of risk.	<i>Notification of current and future landowners and occupiers is achieved through the operation of the Bushfire-Prone Areas overlay applying to the land under the Tasmanian Planning Scheme and through future subdivision conditions that carry forward applicable hazard management requirements.</i>
4.4(i)	Are to incorporate appropriate arrangements in use and development for managing risk, including measures for avoidance, adaptation and mitigation, and for protection or retreat. In this regard:	<i>The indicative subdivision design incorporates hazard management arrangements including bushfire hazard management areas, defendable space, compliant road and access design, and reticulated water supply consistent with the Bushfire-Prone Areas Code and Tasmania Fire Service requirements. The approach prioritises avoidance and mitigation outcomes rather than reliance on emergency response or hard engineered defence systems.</i>
4.4(i)(i)	Reliance on the availability of emergency service response is not an acceptable measure to mitigate, manage or avoid risk.	<i>The Bushfire Assessment does not rely on emergency service response as the principal risk management measure. The proximity of the Latrobe Fire Station (less than five minutes' drive) is noted as a supporting factor but is not the basis for the risk management response, which is centred on defendable space, BAL outcomes, hazard management areas, water supply and vehicle access design.</i>
4.4(i)(ii)	Priority is to be given risk protection measures which do not involve provision of hard engineered and structural defence systems.	<i>The Bushfire Assessment relies on defendable space, hazard management areas and BAL-rated construction standards rather than hard engineered defence systems. The minor southern flood-prone inversion area can be addressed through limited fill and natural drainage rather than hard structural flood defence works which is achieved by the natural elevation change along the southern perimeter of the rezoning area.</i>
4.4(i)(iii)	Use or development will avoid need for future expenditure of public funds to ameliorate the impacts of increase in the level or exposure to risk.	<i>Risk management is achieved through subdivision and dwelling design rather than transfer of risk to public ownership. The southern public open space and drainage corridor manages localised stormwater and waterway interface in a manner that does not create future public exposure to enhanced risk or future public expenditure obligations.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
4.4(i)(iv)	Interference with or modification of natural processes must not occur in order to reduce risk.	<i>The draft amendment does not require modification of natural watercourses or natural drainage processes beyond the limited level modification required to address the localised southern flood-prone inversion area, which can be addressed in a manner consistent with Tasmanian Planning Scheme requirements and standard engineering practices.</i>
4.4(j)	Should avoid use and development on lands where there is an unacceptable level of risk unless there is an established pattern of settlement or use and it is intended to allow for the continued viability of the established uses and to address any significant social and economic hardships to the community that would result from strict adherence to the policies concerning use and development on hazard prone land, and provided:	<i>The Bushfire Assessment concludes that the level of risk on the rezoning area is tolerable and consistent with normal greenfield residential development outcomes in Tasmania. Accordingly, the exception clause contemplated by this policy is not directly engaged by the proposal.</i>
4.4(j)(i)	It is not intended to allow for new or intensified use or development.	<i>Not directly engaged given the level of risk on the subject land is tolerable.</i>
4.4(j)(ii)	There is no feasible opportunity for such development outside the hazard prone area.	<i>Not directly engaged given the level of risk on the subject land is tolerable.</i>
4.4(j)(iii)	The use or development is limited to uses which by their nature must locate on hazard prone land.	<i>Not directly engaged given the level of risk on the subject land is tolerable.</i>
4.4(j)(iv)	Development involves minor additions or passive non-structural works which do not exacerbate risk.	<i>Not directly engaged given the level of risk on the subject land is tolerable.</i>
4.4(j)(v)	The effects and risks to public safety are minor and can be addressed in accordance with endorsed standards for protection, mitigation or management.	<i>Not directly engaged given the level of risk on the subject land is tolerable.</i>
4.4(j)(vi)	New hazards are not created, and existing hazards are not exacerbated.	<i>Not directly engaged given the level of risk on the subject land is tolerable.</i>
4.4(j)(vii)	No adverse environmental impact will result.	<i>Not directly engaged given the level of risk on the subject land is tolerable.</i>
4.4(k)	Should not provide for use and development where there is an unacceptable level of risk for:	<i>The level of risk on the rezoning area is not unacceptable in the sense contemplated by this policy. The Bushfire Assessment confirms an acceptable and manageable level of risk; safe evacuation is supported</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
		<i>by the proposed intersection connection to Hamilton Street and the extension of Bradshaw Street, providing two independent egress routes, together with proximity to the Latrobe Fire Station.</i>
4.4(k)(i)	Sensitive use or development including housing, hospital, community facilities or schools where there are threats to the safe evacuation of people as a result of a natural hazard or the failure of a hazard management measure or protection works.	<i>The level of bushfire risk on the rezoning area is tolerable and capable of being managed. Safe evacuation arrangements are supported by the proposed dual road connections to Hamilton Street and the extension of Bradshaw Street, and by proximity to the Latrobe Fire Station and emergency response infrastructure.</i>
4.4(k)(ii)	Strategic infrastructure and emergency service, the operation of which would be impaired in an emergency.	<i>Not directly engaged. No strategic infrastructure or emergency service use is proposed.</i>
4.4(k)(iii)	Uses associated with the disposal, manufacturing, treatment or storage of substances which are normally considered to pose a danger to public health, safety and the environment.	<i>Not applicable. No use associated with the disposal, manufacturing, treatment or storage of substances dangerous to public health, safety or the environment is proposed.</i>

Section 4.5 - Land Use Policies for Facilitating Access to Business and Community Services

Liveability of the Region is dependent in part on local or convenient and equitable access to a range of business and community services to meet both daily and specialist requirements. Land use planning processes –

4.5(a)	Require each settlement area facilitate a mix of use and development of a nature and scale sufficient to meet for basic levels of education, health care, retail, personal services and social and economic activity and for local employment opportunities for the convenience of the local resident and catchment population.	<i>The draft amendment would facilitate an increase of the residential population catchment of Latrobe, supporting the continued viability of existing business and community service provision within the town centre, including basic levels of education, health care, retail and personal services. The draft amendment does not propose new commercial or community service development directly; it instead reinforces demand thresholds for the established mix of district-level services.</i>
4.5(b)	Locate business and community service activity reliant for operational efficiency on a regional-scale population or on a single or limited number of sites at Burnie or Devonport, and at Latrobe, Ulverstone, Sheffield, Wynyard, Smithton, Currie and Queenstown.	<i>This policy expressly identifies Latrobe as one of the centres at which district-level business and community services are appropriately located. The draft amendment supports the role of Latrobe in the regional service hierarchy by increasing the local resident catchment, while not relocating or fragmenting any such service from Burnie or Devonport.</i>

Section 4.6 - Land Use Policies for Housing Land – Places to Live

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
Land use planning promotes equitable provision, choice and distribution of housing, which is adequate, affordable and suitable to meet requirements of the Region - Land use planning processes -		
4.6(a)	Identify at all times the ability to accommodate forecast housing demand for a minimum future period of 10 years through either, or a combination of:	<i>The draft amendment is responsive to the requirement to maintain a 10-year forward housing supply by addressing the projected shortfall identified in the REMPLAN 2024 Study. The proposal operates in combination with the infill and redevelopment opportunities identified within the Draft Structure Plan to provide a balanced and integrated supply response.</i>
4.6(a)(i)	Infill, redevelopment or increased densities within each settlement area.	<i>The Draft Structure Plan identifies a series of infill, higher-density and underutilised site opportunities throughout the established Latrobe township. The draft amendment is intended to operate in combination with, rather than replace, these infill outcomes.</i>
4.6(a)(ii)	Land designated for settlement growth and immediately available for residential development under the planning scheme.	<i>Rezoning of the subject land to General Residential will directly contribute to the pool of land designated for settlement growth and capable of immediate consideration for residential subdivision and development under the Tasmanian Planning Scheme.</i>
4.6(b)	Facilitate choice and diversity in location, form and type of housing to meet the economic social, health and well-being requirements and preferences of all people.	<i>The indicative concept layout supports a range of lot sizes and dwelling forms consistent with the General Residential zone, expanding housing choice within Latrobe and complementing the higher-density and aged-care opportunities identified within the Draft Structure Plan elsewhere in the township.</i>
4.6(c)	Direct development for new housing into locations where appropriate levels of employment, business, infrastructure and community service facilities are available or planned.	<i>The subject land is located within walking and short-trip distance of the Latrobe town centre, the Mersey Community Hospital, primary and secondary schools, public open space and the broader employment catchment associated with Latrobe and Devonport. Infrastructure servicing is available or readily extended, including TasWater reticulated water and sewer services, Council stormwater infrastructure, electricity supply, telecommunications and road network access.</i>
4.6(d)	Promote higher dwelling density to optimise use of land and infrastructure and community service facilities.	<i>The proposed General Residential zone enables suburban dwelling densities contemplated by the zone. The indicative 74-lot subdivision across approximately 6ha supports the efficient use of land and infrastructure in this regard, consistent with the role of Latrobe in the regional settlement and activity centre hierarchy.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
4.6(e)	Rationalise or remove opportunity for housing in locations where oversupply is identified, and in locations where access, servicing, safety or impact are unacceptable.	<i>The REMPLAN 2024 Study confirms no oversupply of residential land within Latrobe. The draft amendment land does not present unacceptable access, servicing, safety or impact issues, as confirmed by the Bushfire, Transport and Agricultural assessments. This policy therefore reinforces the strategic justification for additional residential land supply at this location.</i>
4.6(f)	Require housing land is separated from and buffered against adverse effect from existing and potential adjacent non-residential use.	<i>The interface with the retained agricultural balance to the south is managed through a public open space and drainage corridor providing a transitional buffer. The northern interface is between like residential uses, the eastern boundary transitions to future residential land identified in the Draft Structure Plan, and the western boundary is defined by the established Hamilton Street and Shale Road residential frontage. The dairy operation within the rezoning area is being decommissioned, with surrounding agricultural activity transitioning to beef cattle grazing that can be readily buffered from future residential interfaces.</i>
4.6(g)	Provide land for housing development requirements which do not unreasonably or unnecessarily constrain :	<i>The General Residential zone framework provides flexibility for the matters addressed in sub-clauses (i) to (ix) below to be progressed at the subdivision and dwelling design stages, supporting efficient use of land and infrastructure, housing market and tenure outcomes, diversity in housing type and design, and appropriate inclusion within the broader Latrobe urban fabric.</i>
4.6(g)(i)	Efficient use of land and infrastructure.	<i>The General Residential rezoning supports efficient densities and infrastructure utilisation in proximity to existing reticulated services and the established road network.</i>
4.6(g)(ii)	Housing market or supply.	<i>The draft amendment provides a direct contribution to residential land supply within Latrobe in response to identified market and supply pressures.</i>
4.6(g)(iii)	Location of housing outside designated residential estates.	<i>The General Residential zone does not constrain the location of housing outside designated residential estates and supports an integrated rather than estate-bound housing pattern.</i>
4.6(g)(iv)	Tenure, including for public housing, rental and temporary accommodation.	<i>The General Residential zone permits a range of tenure outcomes including public, private, rental and shared-equity housing forms.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
4.6(g)(v)	Accessibility and affordability.	<i>Provision of additional housing supply within an established serviced township is responsive to housing affordability pressures across northern Tasmania, including those flowing from the constrained Devonport residential market.</i>
4.6(g)(vi)	Diversity in type, mix and density within a single urban locality as appropriate to lifestyle preference and changing housing needs.	<i>Variation in lot sizes, dwelling forms and densities is supported within the General Residential zone framework, addressing lifestyle preference and changing housing needs.</i>
4.6(g)(vii)	Housing for the elderly, disadvantaged and disabled.	<i>Housing for the elderly, disadvantaged and disabled is not constrained by the proposal. The Draft Structure Plan separately identifies higher-density and aged-care opportunities in proximity to the town centre that complement this rezoning.</i>
4.6(g)(viii)	Orientation, configuration, design, materials and technologies.	<i>Future subdivision and dwelling design will address orientation, configuration, design, materials and energy technologies at the (dwelling) development application stage, supported by the north-facing aspect and gentle gradients of the rezoning area.</i>
4.6(g)(ix)	Inclusion of housing in business and mixed use areas.	<i>Not directly engaged. The draft amendment is purely residential and does not involve business or mixed-use areas.</i>
4.6(h)	Facilitate housing forms which incorporate climate sensitive design, the use of low energy materials, reduction in waste and emissions, and technologies which encourage efficient water and energy use.	<i>The orientation of the rezoning area on a generally north-facing plateau with gentle slopes supports climate-sensitive lot and dwelling design. Future subdivision and dwelling design will be subject to National Construction Code energy performance standards and the operational provisions of the General Residential zone which capture these solutions.</i>
4.6(i)	Provide opportunity for housing in rural areas where:	<i>The draft amendment removes 6ha from the Agriculture zone and rezones it to General Residential; it does not propose housing in a rural area in the sense intended by this policy. This policy is therefore not directly engaged. Nevertheless, the criteria set out in sub-clauses (ii) to (vii) are consistent with the strategic justification underpinning the draft amendment as addressed below.</i>
4.6(i)(i)	Required as part of a rural resource use. Notwithstanding, and with regard to King Island, the unique circumstances of the King Island economy require a nuanced approach and that approach is to be	<i>Not applicable. The proposal is not housing required as part of a rural resource use.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
	consistent with the State Policy on the <i>Protection of Agricultural Land 2009</i> .	
4.6(i)(ii)	There is no adverse effect for access to and use of rural resource land, including to land significant for agriculture.	<i>The Agricultural Assessment confirms no material adverse effect on rural resource land of strategic significance. The rezoning area is non-prime agricultural land of limited local and regional significance, with the balance of the site retained for continuing agricultural use.</i>
4.6(i)(iii)	There is no adverse effect on key natural resource values, including areas of biodiversity significance and landscape aesthetics.	<i>No identified key natural resource values, areas of biodiversity significance or recognised landscape aesthetic values are affected by the rezoning area, which is largely cleared pasture.</i>
4.6(i)(iv)	Adequate arrangements are available for transport and there is convenient access to basic retail needs, community services, and employment opportunities, whether or not in an alternate settlement area.	<i>Adequate transport arrangements are confirmed by the Transport Impact Assessment, with the rezoning area integrated into the established Latrobe road network via Hamilton Street and the extension of Bradshaw Street and with convenient access to retail, community services and employment within the township.</i>
4.6(i)(v)	There is no restraint on options for settlement expansion or provision of employment land.	<i>The draft amendment expands rather than restrains options for settlement growth or employment land provision within Latrobe, by giving effect to the urban expansion framework set out in the Draft Structure Plan.</i>
4.6(i)(vi)	There is an acceptable level of risk from exposure to natural or man-made hazard.	<i>The Bushfire Assessment confirms an acceptable and manageable level of bushfire risk; the rezoning area is not within a mapped landslip hazard band; and flood interface considerations are addressed through positioning of the rezoning area on the elevated northern plateau with limited level modification at the southern interface.</i>
4.6(i)(vii)	Capacity is available to meet basic utility needs at reasonable cost or there is capacity for self-sufficiency in on-site generation, collection and disposal without risk to human or environmental health.	<i>Capacity is available to meet basic utility needs through extensions to TasWater reticulated water and sewer services and Council stormwater infrastructure, with electricity and telecommunications services available from existing networks.</i>

Section 4.7 - Land Use Policies for Healthy and Educated Communities

Liveability requires access to facilities which enable opportunity for an active, healthy, informed and inclusive community. Land use planning processes –		
4.7(a)	Align to State and regional health, education, community support and recreation strategies, policies and programs.	<i>The draft amendment is aligned with State and regional health, education, community support and recreation strategy directions through its consistency with the CCRLUS, Draft Structure Plan and the Latrobe</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
		<i>Strategic Plan 2020-2030, all of which support coordinated residential growth in proximity to established service catchments.</i>
4.7(b)	Focus community services dependent on a regional or sub-regional catchment or a single or limited number of sites into locations where there is a high degree of accessibility and a synergy with existing facilities of a like kind, including at Burnie and Devonport.	<i>The draft amendment supports the continued role of Latrobe as a District Activity Centre providing district-level community services. The draft amendment does not establish a regional-scale facility that would displace or duplicate services in Burnie or Devonport.</i>
4.7(c)	Facilitate local development of community service facilities in locations accessible and convenient to the population they serve.	<i>The subject land is located within walking and short-trip distance of the Latrobe community service facilities, including the Mersey Community Hospital, the Latrobe Primary School, the Latrobe High School, civic and recreational facilities. Future residents will be well placed to access these services without imposing additional infrastructure demand outside the established service catchment.</i>
4.7(d)	Facilitate education and training facilities within residential, business and industrial locations.	<i>Not directly engaged. The proposal does not constrain the future provision of education or training facilities and indirectly increases the resident catchment supporting existing Latrobe educational facilities.</i>
4.7(e)	Facilitate co-location, integration and shared use of community service facilities including schools, medical centres and local recreation spaces on land allocated for housing and business purposes.	<i>Not directly engaged. The General Residential zone facilitates co-location of compatible community uses within residential areas, with detailed design outcomes addressed at the subdivision and development application stages.</i>

Section 4.8 - Land Use Policies for Active Communities

Land use planning assists provision of active, connected and healthy places which are attractive to residents and visitors. Land use planning processes -

4.8(a)	Assist implementation of the Tasmanian Open Space Policy and Planning Framework 2010 and the Cradle Coast Regional Open Space Strategy 2009 and other related sport and recreation plans and strategies endorsed by government agencies and planning authorities.	<i>The concept subdivision provides for a southern public open space reserve and drainage corridor consistent with the principles of the Tasmanian Open Space Policy and Planning Framework 2010 and the Cradle Coast Regional Open Space Strategy 2009. The connections proposed within the subdivision align with the active transport and open space connectivity outcomes identified in the Draft Structure Plan, including continuation of the bike and pedestrian network through to Hamilton Street and the Wild Mersey Trails.</i>
4.8(b)	Recognise recreation, leisure and wellbeing opportunities are integrated with settlement activity and do not always require a	<i>The concept subdivision integrates an east-west pedestrian and cycle connection along the southern boundary linking to existing and planned active transport infrastructure within the wider Latrobe network, providing</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
	discrete land allocation, such as urban trails and walkways as detailed in the North West Coastal Pathway project.	<i>wellbeing and recreational outcomes that operate alongside the dedicated open space reserve and contribute to, and feed into, the broader North West Coastal Pathway connectivity objectives.</i>
4.8(c)	Facilitate equitably distribution of accessible built and natural settings in a variety of locations for formal and informal recreation, including for unstructured and structured physical and contemplative activity, sport, personal enjoyment, positive social interaction, spiritual well-being and the achievement of human potential.	<i>The proposed southern open space reserve provides locally accessible passive recreation space for future residents and complements the broader open space and natural settings of Latrobe township, including Kings Park, the Bells Parade precinct, the Mersey River corridor and the Wild Mersey Trails network.</i>
4.8(d)	Facilitate opportunity for recreation and open space land within all settlement, nature conservation and resource areas in accordance with population requirements and environmental capacity.	<i>The southern public open space and drainage corridor is integrated within the rezoning area in a manner consistent with this policy direction. Connection to the broader Latrobe open space and pathway network is supported through the indicative subdivision design.</i>
4.8(e)	Require adequate open space and recreation capacity is available or planned to meet requirements from new development applying a process consistent with that outlined in Appendix 3 of the Tasmanian Open Space Policy and Planning Framework 2010.	<i>Public open space provision will be addressed at the subdivision stage in accordance with the Public Open Space Code of the Tasmanian Planning Scheme and consistent with the assessment framework in Appendix 3 of the Tasmanian Open Space Policy and Planning Framework 2010. The indicative subdivision incorporates a dedicated southern open space reserve responsive to the anticipated dwelling yield and broader community demand for open space connectivity.</i>

Section 5.3 - Land Use Policies for Integrated Land Use and Infrastructure Planning

Land use recognises the purpose of land use planning is closely linked to infrastructure planning and provision. Land use planning processes –

5.3(a)	Are integrated and coordinated with strategies, policies and programs contained in or derived from the Tasmanian Infrastructure Strategy planning processes.	<i>The draft amendment is integrated and coordinated with the infrastructure planning processes of TasWater, Latrobe Council and TasNetworks. The subject land is located within an area capable of being serviced by existing and planned urban infrastructure consistent with the Tasmanian Infrastructure Strategy.</i>
5.3(b)	Recognise existing and planned infrastructure provision for services and utilities.	<i>The rezoning area benefits from immediate proximity to TasWater reticulated water and sewer infrastructure servicing the southern edge of Latrobe, Council stormwater infrastructure, the established Hamilton Street and Bradshaw Street road network, electricity supply and telecommunications. Future subdivision will utilise extensions of these existing networks rather than establishment of new trunk infrastructure.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
5.3(c)	Promote compact contained settlement areas to:	<i>The draft amendment delivers a compact urban-edge expansion of approximately 6ha contiguous with the existing Latrobe urban area, supporting both climate change mitigation outcomes (through reduced journey distances and efficient infrastructure utilisation) and optimisation of investment in existing and planned trunk infrastructure.</i>
5.3(c)(i)	Assist climate change adaptation and mitigation measures.	<i>Compact urban-edge expansion supports reduced per capita carbon emissions primarily through shorter journey distances, efficient infrastructure use and lot orientations supporting passive solar design.</i>
5.3(c)(ii)	Optimise investment in infrastructure provision.	<i>Extension of existing reticulated services to the rezoning area is materially more efficient than provision of new trunk services to a dispersed location, supporting optimised investment in infrastructure provision.</i>
5.3(d)	Direct new and intensified use or development to locations where there is available or planned infrastructure capacity and function appropriate to the need of communities and economic activity.	<i>The draft amendment directs new residential growth to a location already served by the necessary range of utilities and infrastructure, including the Hamilton Street and Bradshaw Street road network, TasWater water and sewer infrastructure, Council stormwater infrastructure, electricity supply and telecommunications, with adequate capacity for the scale of the proposed future residential subdivision.</i>
5.3(e)	Require the scale and sequence of growth and development be in accordance with arrangements for the provision of infrastructure.	<i>The 6ha scale of the draft amendment is sequenced as a logical immediate extension of existing serviced residential land. Future subdivision staging will be coordinated with TasWater, Council engineering and other service authority infrastructure design approvals at the development assessment stage.</i>
5.3(f)	Require use or development optimise capacity and function in available and planned infrastructure services and utilities.	<i>Future subdivision design will be informed by detailed infrastructure design approvals from TasWater, Latrobe Council and other relevant service authorities. The compact contiguous form of the proposed expansion supports efficient utilisation of capacity and function within available and planned services.</i>
5.3(g)	Restrict use or development in locations where provision or upgrade in capacity or function of infrastructure services and utilities cannot be economically or sustainably provided.	<i>The rezoning area can be serviced by extensions to existing trunk infrastructure without requiring major upgrades of regional capacity. Final infrastructure servicing requirements will be confirmed at the future subdivision stage in consultation with the relevant service authorities.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
5.3(h)	Recognise strategic and substantial infrastructure assets such as airports, railways, major roads and seaports as a distinct land use category.	<i>The site is identified as being within the Airport Obstacle Limitation Area for Devonport Airport. The proposed General Residential land use is compatible with the Obstacle Limitation Area and does not constrain the operational capacity of Devonport Airport. The site does not adjoin railway, seaport or major road infrastructure of strategic significance.</i>
5.3(i)	Protect infrastructure assets, corridors, facilities sites and systems from use or development likely to create conflict or interference to the operational capacity, function or security of services and utilities, including for road and rail corridors, airport and seaport land, energy generation and distribution corridors, and water catchment and storage areas.	<i>The proposal does not encroach upon any identified infrastructure corridor or facility. The rezoning area is affected by the Mersey Community Hospital heli-pad southern approach Obstacle Limitation Surface (OLS), which traverses the site in a general south - north direction, with the heli-pad itself located approximately 2km north of the site. The applicable OLS height limit across the rezoning area is approximately 84 - 85m AHD, providing approximately 74 - 75m of vertical clearance above the existing site level of around 10m AHD. This level of clearance substantially exceeds any building height reasonably anticipated within the General Residential zone and will not constrain future residential development. No road, rail, energy transmission or water catchment corridor is affected by the draft amendment.</i>
5.3(j)	Minimise permit and assessment requirements for works involving replacement or improvement in the capacity, function or safety of existing infrastructure.	<i>Not directly engaged at the rezoning stage. The General Residential zone of the Tasmanian Planning Scheme already contains streamlined provisions for infrastructure replacement and upgrade activities.</i>
5.3(k)	Limit use or development which has no need or reason to locate on land within an infrastructure corridor, facility or site.	<i>The rezoning area does not include any identified infrastructure corridor or facility footprint. The proposed residential use is the appropriate land use outcome for the rezoning area.</i>
5.3(l)	Promote infrastructure corridors, sites and facilities that:	<i>The draft amendment relies on extension of services within existing road reserves rather than the establishment of new infrastructure corridors through areas of natural, cultural or hazard significance. Co-location of utilities within the established Hamilton Street and Bradshaw Street road reserves supports the outcomes contemplated by sub-clauses (i) to (iv) below.</i>
5.3(l)(i)	Minimise adverse effect on areas of natural or cultural value.	<i>Service extensions are confined to existing road reserves and do not affect identified areas of natural or cultural value.</i>
5.3(l)(ii)	Minimise adverse effect on the amenity, health and safety of designated settlement areas.	<i>Service extensions occur within an established settlement context and do not introduce additional amenity, health or safety impacts on designated settlement areas.</i>

CCRLUS Part C Regional Land Use Policy Provision Assessment Framework

Policy Reference	Policy Description	Assessment
5.3(I)(iii)	Minimise exposure to likely risk from natural hazards.	<i>Service extensions through existing road reserves are not exposed to additional natural hazard risk beyond that already managed through the design of those established corridors.</i>
5.3(I)(iv)	Collocate services and facilities.	<i>Co-location of water, sewer, stormwater, electricity and telecommunications services occurs within the established Hamilton Street and Bradshaw Street road reserves, consistent with this policy direction.</i>

5.6 Schedule 1 Objectives (LUPAA)

5.6.1 Schedule 1 Objectives - Part 1

Part 1 – Objectives of the Resource Management and Planning System of Tasmania	
1. The objectives of the resource management and planning system of Tasmania are -	
Objective	Response
(a) <i>to promote the sustainable development¹¹ of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i>	The draft amendment promotes the sustainable development of natural and physical resources by enabling orderly residential expansion onto land confirmed by technical assessment as non-prime agricultural land of limited local and regional agricultural significance. The draft amendment directs new residential growth to a location capable of being serviced by existing infrastructure networks and where ecological processes and biodiversity values are not materially affected, with the rezoning area comprising predominantly cleared pasture without identified significant native vegetation, threatened species habitat or other biodiversity constraints. The balance of the broader 34.06ha site is retained for ongoing agricultural use, and the southern interface incorporates a public open space and drainage corridor that maintains the ecological function of the adjoining waterway. The draft amendment therefore supports the long-term sustainable use of land in a manner that safeguards ecological processes and the life-supporting capacity of natural systems for current and future generations.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water.</i>	The draft amendment provides for the fair, orderly and sustainable use and development of land by formalising a contiguous urban-edge expansion of Latrobe consistent with the Draft Structure Plan and the regional settlement framework established by the Cradle Coast Regional Land Use Strategy. The proposal directly responds to the residential land supply shortfall identified in the contemporary REMPLAN 2024 Study and ensures that future residential growth occurs in a coordinated and sequenced manner rather than through ad hoc or dispersed settlement outcomes. Water quality and stormwater management considerations are addressed through the indicative southern public open space and drainage corridor

¹¹ **Sustainable development** means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

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



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

1. The objectives of the resource management and planning system of Tasmania are -

	and through the continuing operation of the Waterway and Coastal Protection Area provisions, the Natural Assets Code and Council stormwater servicing standards at the future subdivision stage.
(c) to encourage public involvement in resource management and planning.	The draft amendment is being progressed under the statutory framework of LUPAA, which expressly provides for formal public exhibition, representation and hearing processes administered by Latrobe Council and the Tasmanian Planning Commission. Through these processes adjoining landowners, the broader community and other interested parties will have an opportunity to make representations and participate in the formal assessment of the proposal. The draft amendment also gives effect to the Draft Latrobe Structure Plan, which has itself been progressed by Council with community consultation. The draft amendment therefore aligns with the public involvement objective of the resource management and planning system.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c).	The draft amendment supports economic development consistent with the preceding sustainability and orderly use objectives by enabling additional residential land supply within a District Activity Centre experiencing strong population growth concurrently with constrained residential land supply. The proposal supports local construction activity, ongoing investment in community infrastructure and the threshold population required to sustain established commercial, professional and service activity within the Latrobe town centre. Economic development is achieved in a manner consistent with the sustainability and orderly use objectives by directing growth to non-prime agricultural land that is well-served by existing infrastructure and not affected by significant environmental constraints.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	The draft amendment is the product of a coordinated planning effort involving the proponent, the technical consultant team and engagement with Latrobe Council as the planning authority. The statutory assessment process under LUPAA further engages State-level oversight through the Tasmanian Planning Commission, with the regional planning context provided by the CCRLUS. The proposal aligns with State Government policy direction relating to housing supply, urban consolidation and infrastructure efficiency, and future subdivision and development will require ongoing coordination with TasWater, TasNetworks, telecommunications providers and Council, reflecting

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

1. The objectives of the resource management and planning system of Tasmania are -

the shared responsibility model contemplated by this objective.

5.6.2 Schedule 1 Objectives - Part 2

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

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

Objective	Response
<i>(a) to require sound strategic planning and co-ordinated action by State and local government.</i>	<i>The draft amendment is informed by, and gives effect to, the strategic planning framework established at State and local levels.</i> <i>At the regional level the proposal aligns with the CCRLUS settlement hierarchy and policy directions, while at the local level it implements the Draft Structure Plan and supports the strategic objectives of the <u>Latrobe Council Strategic Plan 2020 - 2030</u>. Cross-sphere coordination is further reflected in the formal assessment of the draft amendment by Council and the Tasmanian Planning Commission.</i>
<i>(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.</i>	<i>The draft amendment operates entirely within the existing planning instrument framework established under LUPAA and the Tasmanian Planning Scheme.</i> <i>It seeks an amendment to the Latrobe Local Provisions Schedule to apply the General Residential zone to land currently in the Agriculture zone, without displacing or modifying any provisions of the State Planning Provisions, codes or overlays. The integrity of the planning instrument hierarchy is therefore maintained.</i>
<i>(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.</i>	<i>The draft amendment has been informed by Bushfire, Transport and Agricultural assessments which together examine environmental, hazard, agricultural and amenity effects of the proposal.</i> <i>Social and economic effects are explicitly considered through the REMPLAN 2024 Study, the Latrobe Council Strategic Plan 2020 - 2030 and the Draft Structure Plan, which together demonstrate the social and economic justification for additional residential land supply within the municipality.</i>
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.</i>	<i>The draft amendment is consistent with the applicable State Policies (including the State Policy on the <u>Protection of Agricultural Land 2009</u> and the State Policy on <u>Water Quality Management 1997</u>), with the CCRLUS at the regional level, and with the Draft Structure Plan and <u>Latrobe Council Strategic Plan 2020 - 2030</u> at the municipal level.</i> <i>The proposal therefore integrates effectively with the environmental, social, economic, conservation and resource management policies operating across all three tiers of planning.</i>



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

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

Objective	Response
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.	<i>The draft amendment is being progressed as a single statutory process under section 37 of LUPAA. Future subdivision and development of the rezoned land will subsequently be assessed under a coordinated permit process administered by Latrobe Council in conjunction with referrals to TasWater and other applicable service authorities, supporting the consolidated and coordinated approval intent of this objective.</i>
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation.	<i>The draft amendment contributes to a pleasant, efficient and safe living environment by providing additional residential supply within a serviced township in proximity to community, health, education and recreational facilities.</i> <i>The indicative subdivision incorporates public open space, pedestrian and cycle connectivity, and integration with the broader Latrobe pathway and recreation network including the Wild Mersey Trails. Bushfire and flood hazard considerations have been technically assessed and confirmed to be capable of management to acceptable levels through appropriate subdivision and dwelling design responses, supporting future resident safety and wellbeing.</i>
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.	<i>The rezoning area is not affected by any identified listing on the Tasmanian Heritage Register or the Local Heritage Code of the Tasmanian Planning Scheme. The subject land comprises predominantly cleared pasture without identified historic, architectural, scientific, aesthetic or other special cultural values requiring conservation under this objective. The draft amendment therefore does not adversely affect any place of value contemplated by this objective.</i>
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.	<i>The draft amendment optimises the efficient use of existing public infrastructure by directing residential growth onto land served by, or readily extended from, TasWater reticulated water and sewer infrastructure, Council stormwater infrastructure, the established Hamilton Street and Bradshaw Street road network, electricity supply and telecommunications.</i> <i>The proposal does not require the establishment of new trunk infrastructure or interfere with the operation of existing public assets, including the Airport Obstacle Limitation Area which is compatible with future residential use given the limited dwelling height anticipated within the General Residential zone.</i>
(i) to provide a planning framework which fully considers land capability.	<i>Land capability has been a central consideration in the draft amendment. The Agricultural Assessment confirms that the rezoning area comprises predominantly Class 5 land with limited Class 4we and Class 5+6, with no prime agricultural land</i>

Part 1 – Objectives of the Resource Management and Planning System of Tasmania	
2. The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule -	
Objective	Response
	<i>present. Soil-related and waterlogging constraints limit the agricultural utility of the land.</i>

5.7 Latrobe Council Strategic Plan 2020-2030

Section 34(2)(f) of LUPAA requires that the draft amendment have regard to any Strategic Plan prepared under section 66 of the *Local Government Act 1993* applying to the subject land. In this regard, the *Latrobe Council Strategic Plan 2020 - 2030* (**'Strategic Plan'**) establishes the long-term strategic direction for the municipality, including objectives relating to population growth, economic development, infrastructure provision, community wellbeing, environmental management and land use planning.

The Strategic Plan expressly recognises Latrobe as a growing regional municipality and identifies the need to plan for ongoing population growth while maintaining the liveability, accessibility and character of the municipal area. It identifies Latrobe as *one of the fastest-growing areas in Tasmania*¹² with an estimated annual population growth rate of approximately 2%, and identifies the importance of ensuring that the municipality continues to provide opportunities for sustainable residential growth supported by appropriate infrastructure and services.

The draft amendment is strongly aligned with the overarching vision and strategic objectives of the Strategic Plan, particularly those directed toward supporting a growing population through coordinated infrastructure provision, facilitating sustainable and connected communities, and encouraging land use and development strategies that balance economic, social and environmental considerations.

In particular, the proposal is consistent with the Development and Regulatory objectives of the Strategic Plan which seek to:

- *encourage land use and development strategies which create a connected, sustainable, and accessible community; and*
- *be guided by contemporary planning and development guidelines which seek a balance between economic, social, and environmental considerations*¹³.

The draft amendment also aligns with broader Community and Economic Development objectives which support population growth, local economic activity, infrastructure investment and provision of a broad range of community facilities and services. The Strategic Plan identifies ongoing residential development, improved infrastructure, enhancement of community facilities and support for business growth as key strategic priorities for the municipality.

Relevantly, the Strategic Plan recognises both the strong agricultural character and the importance of managing future growth in a coordinated manner within the municipality. The draft amendment is capable of supporting these objectives through provision of an orderly and logical residential expansion area contiguous with the existing Latrobe urban area, integrated with existing infrastructure networks and consistent with the broader settlement growth framework applying to Latrobe township.

Accordingly, the draft amendment is considered to appropriately have regard to the *Latrobe Council Strategic Plan 2020 - 2030* for the purposes of section 34(2)(f) of LUPAA.

¹² Page 4, Strategic Plan.

¹³ Page 15, Strategic Plan.

6. Statutory Assessment Analysis and Summary

This section provides an analysis of the statutory assessment that has been undertaken for the draft amendment with a particular focus upon the LPS criteria set out in 34(2) LUPAA. The assessment has been prepared in accordance with section 38(1) of LUPAA, which requires the planning authority to satisfy itself that a draft amendment meets each of the relevant LPS criteria prior to certification (of the draft amendment).

6.1 Policy Interpretation and Application Framework

The statutory assessment of the draft amendment has been undertaken within the context of the contemporary strategic planning framework applying in Tasmania, largely guided by the policy direction articulated through the Draft Tasmanian Planning Policies ('**TPPs**') [Background Report and Explanatory Document](#) (State Planning Office, February 2023) ('**Background Report**'). While the TPPs are not yet operative under section 34(2)(da) of LUPAA, the Background Report nevertheless provides important guidance as to the intended manner in which strategic planning policies are to be interpreted and applied within the overarching resource management and planning system.

The Background Report identifies that the TPPs are intended to *deliver a more balanced, informed and mature planning system*¹⁴ through the establishment of overarching policy directions to guide both strategic and statutory planning outcomes. The Background Report further explains that the drafting approach adopted for the TPPs has been deliberately framed in a *concise, balanced* manner capable of being implemented flexibly through planning instruments and strategic frameworks.

Significantly, the implementation section of the Background Report expressly recognises that the application of the TPPs requires the *resolution of competing interests* through a *balanced assessment based on judgement derived from evidence and influenced by local circumstances and contemporary planning practices*, with competing policy interests to be resolved through a *balanced assessment of all the relevant strategies*¹⁵. In essence, this position recognises that strategic land use planning frequently involves competing policy priorities, objectives and outcomes that cannot always be satisfied simultaneously or through strict policy compliance, thereby requiring a balanced, contextual and evidence-based planning assessment.

This position further reinforces the need to determine policy compliance through rigid or mechanistic application of individual policy provisions in isolation. Rather, planning instruments such as State Policies, regional land use strategies and local strategic settlement frameworks need to be interpreted contextually, having regard to the full suite of relevant planning considerations, the strategic intent of the planning framework, the evidentiary basis supporting the proposal and the particular locational characteristics of the land.

This interpretative framework is particularly relevant to the assessment of the draft amendment against the State Policy on the *Protection of Agricultural Land 2009* ('PAL Policy') and the CCRLUS, both of which involve the balancing of competing planning priorities. In this regard, the assessment undertaken within this report recognises the need to appropriately balance the protection of agricultural land resources with broader strategic planning considerations including population growth, housing demand, orderly settlement expansion, infrastructure efficiency and the consolidation of residential growth within serviced urban locations.

Importantly, the CCRLUS itself has been prepared within a statutory framework that requires consistency with the State Policies pursuant to section 5A(3A)(b) of LUPAA. Consequently, the

¹⁴ Section 1.3, Page 7, Background Report.

¹⁵ Section 3.0, Page 16.

CCRLUS already embodies and integrates the policy outcomes and strategic intent of the PAL Policy and other State Policies within a broader regional settlement and land use planning framework. Within this context, where a draft amendment demonstrably advances and is consistent with the strategic settlement objectives and growth framework of the CCRLUS, this provides a strong statutory and strategic basis for concluding that the proposal is also consistent with the broader intent and operation of the relevant State Policies, including the PAL Policy, when assessed through the balanced and contextual planning approach contemplated by the broader planning framework.

To this effect, the draft amendment seeks to rezone approximately 6 hectares of land at the northern end of the site from Agriculture to General Residential to facilitate future residential subdivision contiguous with the existing southern urban edge of Latrobe. The rezoning area is specifically identified within the Draft Structure Plan as land intended for urban development within the plan period, with the structure plan itself responding to the findings of the recent Latrobe residential demand and supply study, which identifies that the Latrobe settlement area is projected to exhaust its existing vacant residential land supply within approximately 6 to 7 years.

In this regard, the draft amendment directly responds to the strategic priority under the CCRLUS to maintain a sufficient continuum of residential land supply to accommodate forecast population growth and support the orderly expansion of identified regional growth settlements. The land is also capable of being efficiently serviced by existing reticulated infrastructure including sewer, water, stormwater, electricity and telecommunications, reinforcing the orderly and logical nature of the proposed urban expansion.

When juxtaposed against the competing strategic priority of protecting and conserving agricultural land resources under the PAL Policy, the supporting Agricultural Assessment demonstrates that the rezoning area does not comprise prime agricultural land and is instead characterised by lower-order agricultural capability land comprising Class 4, 5, 5+6 and E1 land. The Agricultural Assessment further concludes that the land has limited local and regional agricultural significance, with its agricultural utility already substantially diminished by the existing and expanding peri-urban interface adjoining the southern edge of Latrobe. In this regard, the land is not identified as a strategically significant agricultural resource warranting long-term protection from urban development, particularly when balanced against the broader strategic planning imperative to provide an orderly and sustainable continuum of residential land supply within a designated regional growth settlement.

Accordingly, the analysis that follows has been undertaken through a balanced, evidence-based and contextual planning approach having regard to:

- the strategic settlement role of Latrobe within the regional settlement and activity centre hierarchy;
- contemporary residential demand and land supply pressures within the municipality;
- the orderly consolidation of residential growth within serviced settlement areas;
- the efficient utilisation of existing infrastructure;
- the agricultural capability and significance of the land;
- the protection of ongoing agricultural activity within the broader locality; and
- the broader objectives of the Resource Management and Planning System.

6.2 LPS Criteria Summary

6.2.1 Section 34(2)(a)

The draft amendment is limited to the rezoning of land from Agriculture to General Residential within the existing structure of the Latrobe LPS. The draft amendment does not remove, vary or displace any mandatory provisions prescribed by the State Planning Provisions ('SPPs') with all applicable zone standards, codes and overlays continuing to apply through the Tasmanian Planning Scheme ('TPS')

framework. The draft amendment therefore maintains the structural and operational integrity of the LPS and satisfies section 34(2)(a).

6.2.2 Section 34(2)(b)

The draft amendment applies a standard zone established under the and operates wholly within the statutory framework of the TPS. The proposed application of the General Residential Zone accords with the relevant zone and code application guidelines, including the suitability of the land for serviced urban development contiguous with the existing settlement pattern. The amendment therefore accords with section 32 of LUPAA and satisfies section 34(2)(b).

6.2.3 Section 34(2)(c)

The draft amendment furthers the Schedule 1 Objectives of LUPAA by promoting the orderly and sustainable use and development of land, facilitating coordinated residential growth within an existing serviced settlement and supporting the efficient utilisation of infrastructure and physical resources. The draft amendment also balances environmental, social and economic considerations through the protection of drainage and open space corridors, the provision of additional housing supply to meet forecast demand, and the logical integration of future residential development with the established urban form of Latrobe. The draft amendment therefore satisfies section 34(2)(c).

6.2.4 Section 34(2)(d)

The draft amendment is consistent with each State Policy currently in effect. The proposal does not directly engage the Tasmanian *State Coastal Policy 1996* and is consistent with the State Policy on *Water Quality Management 1997* through the retention of stormwater and waterway management controls under the Tasmanian Planning Scheme.

Particular consideration has been given to the PAL Policy given the proposed rezoning of land currently within the Agriculture Zone. The statutory assessment recognises that the PAL Policy is to be applied through a balanced and contextual assessment of competing planning considerations rather than through rigid application of any individual Principle in isolation.

The Agricultural Assessment confirms that the rezoning area does not comprise prime agricultural land and has limited local and regional agricultural significance. The land is already substantially constrained by its peri-urban interface condition and forms a comparatively minor component of the broader local and regional broader agricultural estate.

Balanced against these considerations is the strong alignment of the proposal with the broader settlement and urban growth policies and objectives applying under the regional land use strategy and the wider planning system. Relevant here is the fact that the draft amendment is consistent with the strategic settlement objectives directed toward accommodating forecast population growth, responding to identified residential land supply shortages, supporting orderly settlement consolidation and facilitating residential growth within an efficiently serviced urban location specifically identified for future urban development within the Draft Structure Plan.

The draft amendment therefore achieves a coordinated and policy-consistent land use outcome when assessed across the full suite of relevant strategic planning considerations, rather than against the PAL Policy in isolation. This is not to disregard the PAL Policy or the strategic significance it attaches to the protection of agricultural land, but rather to recognise the balanced and contextual assessment required where competing policy positions must be reconciled within a coherent strategic planning outcome.

To this effect, the Agricultural Assessment confirms that the PAL Policy is, by and large, satisfied in its own terms, having regard to the findings that the land does not comprise prime agricultural land, is characterised by lower order agricultural capability with limited local and regional significance, is substantially fettered by its existing peri-urban interface, and does not support a viable continuation of intensive agricultural activity. The reconciliation of the PAL Policy with the broader settlement and urban growth policies therefore does not involve any meaningful displacement of the protective intent of the

PAL Policy, but rather reflects the limited agricultural value of the land and the proportionate weight to be afforded to the competing strategic planning considerations applying to the draft amendment.

Accordingly, the draft amendment is considered consistent with the PAL Policy when assessed on the balanced and evidence-based basis contemplated by both the PAL Policy itself and the broader contemporary policy framework which has been applied across the statutory assessment.

6.2.5 Section 34(2)(da)

The TPPs are not presently operative under LUPAA and therefore no substantive assessment criteria currently apply under section 34(2)(da). Notwithstanding this, the broader policy direction expressed through the TPP Background Report has informed the interpretative framework adopted in this assessment.

6.2.6 Section 34(2)(e)

The draft amendment is, as far as practicable, consistent with the CCRLUS. The draft directly supports the role of Latrobe as a District Activity Centre and *Medium Growth - Contained Strategy* settlement by facilitating logical and contiguous residential growth adjoining the existing urban area.

Relevantly, the statutory qualifier *as far as practicable* recognises that strict or absolute consistency with every element of a regional strategy is not required where broader strategic planning considerations and contemporary evidence justify a balanced planning outcome. In this regard, the proposal responds to contemporary residential demand and land supply evidence, including the demonstrated shortfall in long-term residential land supply identified within the REMPLAN Study.

The draft amendment therefore appropriately balances the CCRLUS settlement objectives, current housing demand pressures and local strategic planning context, including the Draft Latrobe Structure Plan, and satisfies section 34(2)(e).

6.2.7 Section 34(2)(f)

The draft amendment has had appropriate regard to the *Latrobe Council Strategic Plan 2020 - 2030*, which identifies Latrobe as a growing municipality requiring coordinated residential growth, infrastructure planning and sustainable settlement expansion. The draft amendment supports the Strategic Plan objectives relating to housing supply, liveability, infrastructure efficiency and economic growth. The draft amendment therefore satisfies section 34(2)(f).

6.2.8 Section 34(2)(h)

The site is not affected by any declared gas pipeline corridor or related easement and the draft amendment does not involve any interaction with gas transmission infrastructure. Accordingly, the draft amendment has appropriately had regard to the safety requirements prescribed under the *Gas Safety Act 2019*, satisfying section 34(2)(h).

6.2.9 Summary

Having regard to the statutory assessment above, the draft amendment is considered to satisfy each of the relevant LPS criteria prescribed under section 34(2) of LUPAA. The draft amendment represents a logical and strategically justified urban expansion area contiguous with the existing Latrobe township, supported by contemporary strategic planning evidence, infrastructure availability and technical assessment.

The statutory assessment demonstrates that the draft amendment appropriately balances the competing planning considerations associated with residential growth, housing demand, infrastructure efficiency and agricultural land protection within the context of the broader strategic planning framework applying to the municipality and region as a whole.



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