
From: George Walker [REDACTED]
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To: TPC Enquiry
Subject: RE: Latrobe - draft amendments 1-2026 and 2-2026 - Hearing advice
Attachments: Form No. 2 - Hearing attendance - Latrobe 1-2026 and 2-2026.pdf; 25.303 - TPP Response Document - Final.pdf

Good evening Angelina,

Please find attached our hearing attendance form for the above hearing. I also attach our assessment of the Tasmanian Planning Provisions which has also been provided to Council for consideration.

At this stage myself and Marcus Perkins will attend the hearing. Marcus is the son of the Directors of Calthorpe Stud Farms.

Could you please advise whether the Chair would be requiring our agricultural, traffic or bushfire experts to attend the hearing?

Regards,

George



George Walker
Director | CEO

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TASMANIAN PLANNING PROVISIONS RESPONSE

*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 assess the draft amendment to rezone approximately 6ha of land at 3232 Railton Road, Latrobe from Agriculture to General Residential against the Tasmanian Planning Policies (**TPPs**).

This assessment has been prepared to assist Latrobe Council in responding to the Tasmanian Planning Commission's direction of 27 August 2026, which specifically requests a submission outlining how Draft Amendment 2-2026 satisfies the relevant criteria of the TPPs.

The assessment demonstrates that the draft amendment is consistent with the relevant TPPs. It is therefore concluded that the proposed draft amendment provides for a logical extension of the existing Latrobe urban area, responds to identified residential land demand, makes efficient use of existing infrastructure and services, and appropriately addresses agricultural, transport, environmental and hazard considerations.

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1. Introduction

This document has been prepared to assist Latrobe Council in responding to the Tasmanian Planning Commission's correspondence dated 27 August 2026 in relation to Draft Amendment 2-2026. The Commission has directed the planning authority to provide a submission outlining how the draft amendment satisfies the relevant criteria of the Tasmanian Planning Policies (TPPs).

Draft Amendment 2-2026 seeks to rezone part of 3232 Railton Road and 229 Percival Street, Latrobe from Agriculture to General Residential. This assessment considers the draft amendment against the applicable objectives and strategies of the TPPs, having regard to the strategic and technical information supporting the amendment.

1.1 Assessment Table Overview

Table 1 provides a provision-by-provision assessment of Draft Amendment 2-2026 against the relevant TPPs. Where a policy applies, the assessment identifies how the draft amendment responds to its objective and associated strategies. Where a provision is not directly engaged by the nature or scope of the amendment, this is identified accordingly.

The assessment should be read in conjunction with the broader documentation supporting the draft amendment. Collectively, the assessment demonstrates how the proposed General Residential zoning responds to the relevant TPP considerations, including settlement growth and housing supply, infrastructure and connectivity, agricultural land, environmental and cultural values, hazards and the orderly expansion of the Latrobe settlement.

Table 1

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
1.0 Settlement		
1.1 Growth		
1.1.1 Application	Applies to existing settlements and land that has been proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements unless that rural residential settlement, or part of it, has been identified for infill growth at urban densities and included within an urban or settlement growth boundary.	<i>The policy applies to the draft amendment. The rezoning area adjoins the established southern residential edge of the Latrobe township and is identified within the Concept Map of the Draft Structure Plan as land intended for urban development within the plan period. The draft amendment therefore relates to land proposed and identified for future settlement growth at urban densities, and is not a rural residential settlement.</i>
1.1.2 Objective	To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.	<i>The draft amendment is consistent with this objective. The draft amendment rezones approximately 6ha of the elevated northern portion of the site from the Agriculture zone to the General Residential zone to meet a demonstrated residential land supply shortfall. The Latrobe Council Residential Demand and Supply Study (REMPLAN, 2024) ('the Study') forecasts a municipal shortfall of approximately 769 lots by 2046, with the Latrobe settlement area holding only 6 to 7 years of vacant residential supply. The rezoning delivers a contained and sequenced growth outcome contiguous with the existing urban area, consistent with the Medium Growth - Contained Strategy settlement designation for Latrobe under the CCRLUS.</i>
1.1.3 Strategy 1	Provide for at least a 15 year regional supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential, commercial, industrial, recreational and community land to support the economic, social and environmental functioning of settlements across the region.	<i>The draft amendment is consistent with this strategy. The REMPLAN 2024 Study confirms that Latrobe does not presently hold a 15 year supply of residential land, with vacant municipal supply forecast to be exhausted within approximately 10 to 11 years and the Latrobe settlement area holding only 6 to 7 years of vacant serviced supply land. The draft amendment adds an indicative 74 residential lots within the Latrobe settlement area and directly contributes to restoring a 15 year regional supply horizon.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
1.1.3 Strategy(2)(a)	Plan for growth that will:	<i>This strategy is supported by the draft amendment. The draft amendment plans for growth on land contiguous with the existing urban edge, serviced by existing infrastructure, integrated with the established street network and free of significant environmental constraint, as addressed under each subclause below.</i>
1.1.3 Strategy 2(a)	prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements;	<i>The draft amendment does not displace infill or consolidation outcomes. The Draft Structure Plan identifies a range of infill, redevelopment and higher-density opportunities within the established Latrobe urban area, including higher density independent living and aged care accommodation proximate to the town centre. The REMPLAN 2024 Study confirms that these opportunities, including underutilised parcels already containing dwellings, carry lower certainty of delivery and are insufficient to meet forecast demand. The draft amendment operates in combination with, rather than in place of, those infill outcomes.</i>
1.1.3 strategy 2(b)	prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services;	<i>The draft amendment is consistent with this strategy. The rezoning area is located within an area serviced by TasWater reticulated water and sewer infrastructure, can connect to the Council stormwater system via the minor tributary along the southern base of the escarpment, and is served by the established Hamilton Street/Shale Road network and the Bradshaw Street road stub. The proposal makes use of available capacity within existing physical and social infrastructure networks rather than requiring new trunk infrastructure.</i>
1.1.3 2(c)	integrate with existing or planned transport systems; and	<i>The draft amendment is consistent with this strategy. The Transport Impact Assessment (Ratio Consultants, May 2026) confirms that 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 southward continuation of Bradshaw Street, with future road connections provided to adjoining developable land to the east. Both streets are identified as key roads within the Draft Structure Plan.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
1.1.3 Strategy 2(d)	Discourage the development of land that:	<i>The draft amendment is consistent with this strategy. The rezoning area is not affected by the constraints this strategy seeks to discourage development upon, as addressed in each of the following responses.</i>
1.1.3 Strategy 2(d)(i)	is not well serviced by existing or planned physical and social infrastructure, or that is difficult or costly to service;	<i>The land is well serviced. TasWater reticulated water and sewer, Council stormwater, electricity and telecommunications infrastructure are available or readily extended, and the site is located approximately 1km from the Latrobe town centre with its established social infrastructure including the Latrobe Primary School, Latrobe High School and Mersey Community Hospital.</i>
1.1.3 Strategy 2(d)(ii)	is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;	<i>Hazard risk is capable of being managed to a tolerable level. The Bushfire Assessment (Livingston Natural Resource Services, May 2026) confirms the land can accommodate residential development with an acceptable and manageable level of bushfire risk and can comply with the Bushfire-Prone Areas Code. The rezoning area occupies the elevated northern plateau outside the main flood-prone area, and the land is not affected by a mapped landslip hazard band.</i>
1.1.3 Strategy 2(d)(iii)	has high environmental or landscape values;	<i>The rezoning area does not carry high environmental or landscape values. It is predominantly cleared and modified pasture mapped as Modified Land (FAL) under TASVEG 5.0, with a narrow mapped sliver of Eucalyptus obliqua dry forest and woodland (DOB) along the eastern boundary that does not correlate with vegetation observed on the ground. No significant native vegetation, threatened species habitat or identified landscape value is identified as being affected.</i>
1.1.3 Strategy 2(d)(iv)	is agricultural land, especially land within the more productive classes of agricultural capabilities; or	<i>The land is not prime agricultural land. The Agricultural Assessment (Pinion Advisory, May 2026) confirms the rezoning area comprises predominantly Class 5 land capability with smaller areas of Class 4 to the north, 5+6 to the south and E1 associated with the dairy infrastructure, constrained by poor drainage, waterlogging susceptibility and erosion, and substantially fettered by the established residential interface. The balance of the</i>

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		<i>34.06ha parcel is retained in the Agriculture zone for ongoing agricultural use.</i>
1.1.3 Strategy 2(d)(v)	is used for extractive industries or identified as strategic resource areas and deposits.	<i>The rezoning area is not used for extractive industry and is not identified as a strategic resource area or deposit. No mineral, quarry or other resource interest is identified as being, or having the potential to be, constrained by the draft amendment.</i>
1.1.3 Strategy 3	Identify regional settlement hierarchies and allocate growth scenarios to settlements based on:	<i>This strategy is supported by the draft amendment. The draft amendment implements the settlement hierarchy and growth scenario established for Latrobe under the CCRLUS, which identifies the township as a District Activity Centre and a Medium Growth - Contained Strategy settlement. Each of the matters listed below has been considered in the supporting analysis.</i>
1.1.3 Strategy 3(a)	population projections and forecast demographic change;	<i>The REMPLAN 2024 Study forecasts municipal population growth from approximately 12,700 persons in 2021 to 16,950 persons by 2046 (approximately 4,256 persons, or 0.95% per annum), with Port Sorell and Latrobe accounting for approximately 78% of that growth. Declining household size and a substantial increase in single-person households further increase dwelling demand independently of population growth.</i>
1.1.3 Strategy 3(b)	the functional characteristics of the settlement and any specific role it plays in the State or region;	<i>Latrobe functions as a District Activity Centre with an important residential and dormitory role serving Devonport, supported by strong inter-municipal commuting patterns. The CCRLUS expressly recognises that residential demand associated with the greater Devonport urban area will transfer into adjoining municipalities including Latrobe, given Devonport's constrained land supply position.</i>
1.1.3 Strategy 3(c)	the social, environmental and economic characteristics of the settlement;	<i>The social, environmental and economic characteristics of Latrobe have been assessed through the REMPLAN 2024 Study, the Draft Structure Plan and the Agricultural, Bushfire and Transport assessments accompanying the draft amendment. In this regard, the rezoning area is identified as a peri-urban interface</i>

Tasmanian Planning Policies		
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		<i>site of constrained agricultural capability located adjacent to established urban services.</i>
1.1.3 Strategy 3(d)	the availability of goods and services, including social infrastructure, to support the needs of the community;	<i>The Latrobe town centre, located approximately 1km north of the rezoning area, retains the principal mix of employment, education, health care, retail, personal care and social and recreation activity for the township. The draft amendment supports the threshold population needed to sustain this mix without introducing a competing activity centre.</i>
1.1.3 Strategy 3(e)	access to employment and training opportunities;	<i>Future residents will have access to employment within the Latrobe town centre and the broader Latrobe-Devonport employment catchment, together with the Latrobe Primary School, Latrobe High School and training opportunities within the wider region.</i>
1.1.3 Strategy 3(f)	efficient and accessible transport systems; and	<i>The Transport Impact Assessment confirms that the southern Latrobe road network operates in a grid-like arrangement with multiple north-south connections to Gilbert Street, allowing traffic to disperse efficiently, and that the site can be integrated into that network with pedestrian and cycle connectivity to the town centre and the Wild Mersey mountain bike trails.</i>
1.1.3 Strategy 3(g)	capacity and cost-efficient upgrading of physical infrastructure.	<i>The rezoning area can be serviced by existing TasWater reticulated water and sewer infrastructure, Council stormwater infrastructure and the established road network without the need for new trunk infrastructure, representing a cost-efficient growth outcome.</i>
1.1.3 Strategy 4	Support the growth of settlements that is in accordance with their allocated growth scenario.	<i>This strategy is supported by the draft amendment. The draft amendment is consistent with the Medium Growth - Contained Strategy growth scenario allocated to Latrobe under the CCRLUS and falls within the flexibility contemplated by Land Use Policy 4.3.1(e), which allows variation of the designated growth scenario where supported by contemporary land supply and demand analysis. The REMPLAN 2024 Study provides that analysis.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
1.1.3 Strategy 5	Actively address impediments to infill development, particularly in the major urban centres.	<i>This strategy is supported by the draft amendment. The draft amendment does not impede infill delivery. The REMPLAN 2024 Study identifies that a significant proportion of remaining theoretical supply relies upon underutilised land with substantially lower certainty of delivery, and the Draft Structure Plan separately pursues infill, redevelopment and higher-density opportunities within the established township. The draft amendment complements those measures.</i>
1.1.3 Strategy 6	Promote the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers:	<i>This strategy is supported by the draft amendment. The draft amendment gives effect to the Draft Structure Plan, which establishes the long-term structure planning framework for the township, and is accompanied by an indicative concept plan (6ty° drawing Cp03) demonstrating a coordinated development outcome addressing each of the matters below.</i>
1.1.3 Strategy 6(a)	the identified values, physical constraints, environmental hazards, and the strategic context of the location:	<i>Identified values, constraints, hazards and strategic context have been assessed through the Bushfire, Transport and Agricultural assessments, consideration of the Bushfire-Prone Areas, Flood-Prone Areas, Waterway and Coastal Protection Area and Airport Obstacle Limitation Area overlays, and the strategic analysis of the CCRLUS, Draft Structure Plan and REMPLAN 2024 Study.</i>
1.1.3 Strategy 6(b)	urban or settlement growth boundary;	<i>The rezoning area is confined to the elevated northern plateau immediately adjoining the existing residential edge, providing a clear and functional settlement growth boundary with the balance of the parcel retained in the Agriculture zone.</i>
1.1.3 Strategy 6(c)	movement networks, including street hierarchy and pedestrian and cycling paths for active transport modes;	<i>The concept plan provides an interconnected internal road network, future local road connections east to adjoining developable land, footpaths along internal roads and a shared pedestrian and cycle pathway along the southern boundary linking to the broader Latrobe pathway network and the Wild Mersey mountain bike trails.</i>
1.1.3 Strategy 6(d)	location of land for the purpose of residential, commercial, open space, recreation and community use and development, the	<i>The concept plan provides for approximately 74 residential lots together with a dedicated southern public open space and</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
	relationship between uses and their positioning to limit or manage land use conflict;	<i>drainage lot. The interface with adjoining agricultural land to the south is managed through that open space and drainage corridor coupled with the acute transition in terrain created by the escarpment, and the Agricultural Assessment confirms the proposal formalises an existing residential interface rather than introducing a new source of land use conflict.</i>
1.1.3 Strategy 6(e)	any staging or sequencing of development of land;	<i>Staging and sequencing will be resolved at the subdivision stage. The draft amendment forms one of several growth fronts identified for Latrobe, including the Cherry Hill Road rezoning area under separate assessment and separate ownership, which together support orderly and responsive land release.</i>
1.1.3 Strategy 6(f)	the use of existing physical infrastructure and the logical and efficient provision of additional physical infrastructure; and	<i>The rezoning area uses existing TasWater reticulated water and sewer infrastructure, Council stormwater infrastructure and the Hamilton Street and Bradshaw Street road network, with additional infrastructure limited to logical internal extensions delivered at the subdivision stage.</i>
1.1.3 Strategy 6(g)	impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, stormwater, water and sewerage.	<i>Broader impacts have been assessed. The Transport Impact Assessment confirms the surrounding network can accommodate the estimated 696 vehicle movements per day without unacceptable impact, and health and education facilities including the Mersey Community Hospital, Latrobe Primary School and Latrobe High School are established within the immediate catchment. Water and sewer servicing is available through TasWater infrastructure and stormwater is capable of connection to the Council system.</i>
1.1.3 Strategy 7	Create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of sufficient land to meet projected growth.	<i>This strategy is supported by the draft amendment. The draft amendment establishes a clear spatial extent of growth by rezoning the defined elevated northern 6ha of the parcel and retaining the balance within the Agriculture zone, consistent with the urban growth extent identified in the Draft Structure Plan Concept Map.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
1.1.3 Strategy 8	Land identified for proposed growth on land located outside an existing urban or settlement growth boundary must be strategically justified, based on:	<i>This strategy is supported by the draft amendment. The draft amendment is strategically justified having regard to each of the following matters, and is identified within the Draft Structure Plan as land intended for urban development within the plan period.</i>
1.1.3 Strategy 8(a)	projected population growth;	<i>The REMPLAN 2024 Study forecasts municipal population growth of approximately 4,256 persons between 2021 and 2046 and demand for approximately 1,928 additional dwellings, with approximately 34% of dwelling demand occurring within the Latrobe settlement area.</i>
1.1.3 Strategy 8(b)	site suitability, such as having regard to identified values, agricultural capabilities, physical constraints and environmental hazards;	<i>Site suitability is confirmed by the supporting technical assessments. The land comprises non-prime agricultural land of constrained capability, exhibits gentle slopes of approximately 1% to 8% suitable for subdivision, sits on elevated land outside the main flood-prone area, is not affected by mapped landslip hazard and is capable of complying with the Bushfire-Prone Areas Code.</i>
1.1.3 Strategy 8(c)	regional and local land supply and demand analysis (including infill and greenfield);	<i>The REMPLAN 2024 Study provides lot-level supply and demand analysis across five planning areas for the period 2021-2046. It identifies approximately 913 vacant and more readily deliverable lots across the municipality, of which only approximately 214 are vacant and serviced lots within the Latrobe settlement area. Against forecast demand, the Study identifies an overall municipal shortfall of approximately 769 lots by 2046.</i>
1.1.3 Strategy 8(d)	the extent of achieving infill targets and consideration of the release of greenfield sites within the existing urban or settlement growth boundary;	<i>Infill and greenfield opportunities within the existing settlement have been considered. The Study confirms that infill and underutilised land carries lower delivery certainty, and the Draft Structure Plan continues to pursue those opportunities alongside the southern growth front to which the draft amendment relates.</i>
1.1.3 Strategy 8(e)	existing physical and social infrastructure networks and services;	<i>Existing physical and social infrastructure networks and services are available, including TasWater reticulated water and sewer, Council stormwater, the established road network, and the schools, hospital, civic and recreation facilities of the Latrobe township.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
1.1.3 Strategy 8(f)	supporting the regional settlement hierarchy; and	<i>The draft amendment supports the regional settlement hierarchy by directing growth to Latrobe as a District Activity Centre and Medium Growth - Contained Strategy settlement, and responds to the transfer of Devonport growth demand expressly anticipated by the CCRLUS.</i>
1.1.3 Strategy 8(g)	preventing the distortion of growth strategies in other settlements.	<i>The scale of the draft amendment, being an indicative 74 lots within the Latrobe settlement area, does not distort growth strategies in other settlements. Growth remains directed to the settlements identified for it under the CCRLUS, and the proposal complements rather than displaces the separate Cherry Hill Road growth front.</i>
1.1.3 Strategy 9	Identify the role and function of activity centres within settlements and encourage use and development that complements and supports that role and function.	<i>The draft amendment is consistent with this strategy. The Latrobe town centre is confirmed as the primary activity and service centre for the township. The draft amendment strengthens the residential catchment supporting that centre and does not introduce a competing or duplicative activity centre.</i>
1.1.3 Strategy 10	Encourage the concentration of commercial, administrative, major retail, entertainment and cultural use and development within activity centres that are highly accessible by public and active transport.	<i>Not directly engaged. The draft amendment does not propose commercial, administrative, retail, entertainment or cultural use or development. Those activities remain concentrated within the Latrobe town centre approximately 1km to the north, which is accessible from the rezoning area by walking, cycling and short vehicle trips.</i>
1.1.3 Strategy 11	Provide for and identify preferred development sequences in areas of growth to enable better coordination and more cost-effective planning and delivery of physical infrastructure including addressing impediments to the development of suitably zoned land (e.g. land banking).	<i>The draft amendment is consistent with this strategy. The rezoning area is in single ownership and is able to be delivered in the near term, with servicing available or readily extended. The draft amendment forms part of a broader set of growth fronts under separate ownership, which assists orderly sequencing and reduces the risk of land banking constraining supply.</i>
1.2 Liveability		
1.2.1 Application	Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.	<i>The policy applies to the draft amendment. The rezoning area is land identified for future settlement growth adjoining the existing Latrobe urban area and is not a rural residential settlement.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
1.2.2 Objective	To improve the liveability of settlements by promoting a pattern of development that improves access to housing, education, employment, recreation, nature, health and other services that support the wellbeing of the community.	<i>The draft amendment is consistent with this objective. The draft amendment improves access to housing within an established and serviced township, with the rezoning area located approximately 1km from the Latrobe town centre and within walking and short-trip distance of the Mersey Community Hospital, primary and secondary schools, public open space and the Latrobe-Devonport employment catchment. The indicative concept plan provides a southern public open space and drainage reserve and pedestrian and cycle connectivity supporting the wellbeing of future residents.</i>
1.2.3 Strategy 1	Promote the location of residential use and development in areas that are close to, or are well connected to, activity centres or secure and reliable employment sources.	<i>The draft amendment is consistent with this strategy. The rezoning area adjoins the established residential edge of Latrobe approximately 1km from the town centre, which functions as a District Activity Centre, and is well connected to the Latrobe and Devonport employment catchments through the surrounding road network.</i>
1.2.3 Strategy 2	Facilitate access to, and a diverse range of, employment opportunities in settlements by:	<i>The draft amendment is consistent with this strategy in part. The draft amendment does not directly provide employment land, but it locates additional housing within an accessible and well connected position relative to established employment sources, as addressed below.</i>
1.2.3 Strategy 2(a)	promoting the provision of, and access to, safe and efficient public transport;	<i>The rezoning area is located within the established Latrobe urban street network and is capable of being served by existing and future public transport routes operating through southern Latrobe. The Transport Impact Assessment considered public transport accessibility and identified no constraint arising from the rezoning.</i>
1.2.3 Strategy 2(b)	encouraging telecommunications infrastructure to support the ability to work remotely and access global markets; and	<i>Telecommunications infrastructure is available within the adjoining urban area and connection will be provided at the subdivision stage, supporting remote working opportunities for future residents.</i>
1.2.3 Strategy 2(c)	enabling businesses that promote local characteristics, resources and produce.	<i>Not directly engaged. The draft amendment does not propose business use. The additional resident population will, however,</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
		<i>support local service-sector businesses within the Latrobe town centre which trade on local characteristics and produce.</i>
1.2.3 Strategy 3	Support growth in the skilled workforce and increase opportunities for innovation, research and technology by encouraging tertiary education and vocational training institutions to be located:	<i>Not applicable. The draft amendment does not propose tertiary education or vocational training facilities. The additional resident population indirectly supports the existing education facilities serving the township.</i>
1.2.3 Strategy 3(a)	in settlements that are within the higher tiers of the settlement hierarchy; and	<i>Not applicable. Latrobe is nevertheless identified as a District Activity Centre within the higher tiers of the regional settlement hierarchy.</i>
1.2.3 Strategy 3(b)	within close proximity to residential areas, or highly accessible by public transport;	<i>Not applicable. The rezoning area is located in close proximity to the established Latrobe residential area and its education facilities.</i>
1.2.3 Strategy 3 (cont.)	unless the particular educational or training course requires a remote location or an area with particular characteristics to teach the particular skills being offered.	<i>Not applicable. No educational or training use is proposed by the draft amendment.</i>
1.2.3 Strategy 4	Provide for a network of accessible, interlinked and inviting open and green spaces close to and within residential areas and activity centres to encourage active lifestyles, connection with nature and social interaction.	<i>The draft amendment is consistent with this strategy. The indicative concept plan provides a dedicated public open space and drainage lot along the southern boundary adjoining the existing waterway corridor, connected to the broader Latrobe pathway network and the Wild Mersey mountain bike trails, providing an interlinked open space outcome close to future housing and within 1km of the town centre.</i>
1.2.3 Strategy 5	Provide for connectivity within settlements, especially between residential areas, activity centres and open space networks, through a network of legible, safe and accessible infrastructure dedicated to active transport modes, including end of trip facilities.	<i>The draft amendment is consistent with this strategy. The concept plan provides footpaths along internal roads and a shared pedestrian and cycle pathway along the southern boundary linking to Hamilton Street and to the planned Latrobe pathway network, delivering legible and safe active transport connections between the rezoning area, the town centre and the open space network.</i>
1.2.3 Strategy 6	Provide integrated transport networks that allow people to move safely and efficiently between and within settlements utilising	<i>The draft amendment is consistent with this strategy. The Transport Impact Assessment confirms that the rezoning area integrates with the existing grid-like southern Latrobe street</i>

Tasmanian Planning Policies		
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	different transport modes, including public transport, cycling and walking, to reduce car dependency.	<i>network via a new Hamilton Street intersection and the extension of Bradshaw Street, with traffic dispersing evenly between the two routes, and that walking, cycling and public transport options are available to reduce car dependency.</i>
1.2.3 Strategy 7	Support measures to mitigate the impacts of climate change on urban environments by encouraging urban forests, community gardens, street plantings, garden roof tops (green roof), water sensitive urban design and integration of shade and water features into public spaces.	<i>The draft amendment is consistent with this strategy, with delivery to occur at the future subdivision stage. The southern public open space and drainage corridor, retention of the adjoining waterway interface and street tree planting within the future subdivision provide opportunity for shading, water sensitive urban design and urban greening responses. Dwelling-scale energy efficiency is addressed through the National Construction Code.</i>
1.2.3 Strategy 8	Improve neighbourhood amenity by managing incompatible use and development.	<i>The draft amendment is consistent with this strategy. The General Residential zone applies land use and amenity controls appropriate to a residential area. The Agricultural Assessment confirms that residential use of the rezoning area formalises an existing peri-urban interface, and the southern public open space and drainage corridor provides separation from the retained agricultural land.</i>
1.2.3 Strategy 9	Provide for a range of cultural, recreational and community facilities that support wellbeing, social cohesion and cultural identity and understanding.	<i>The draft amendment is consistent with this strategy in part. The draft amendment envisages a public open space reserve and pathway connectivity linking to the recreational network of the township. Broader cultural and community facilities remain concentrated within the Latrobe town centre, which the additional resident population will help sustain.</i>
1.2.3 Strategy 10	Protect and enhance those settlements, or part of settlements, that contain unique or distinctive local characteristics that contribute, or have the potential to contribute to, the community's identity and sense of place.	<i>This strategy is supported by the draft amendment. The draft amendment protects the distinctive character of Latrobe by confining urban growth to the elevated northern plateau contiguous with the existing township and retaining the balance of the parcel, Shale Road and the disused railway corridor within their rural setting, maintaining the bucolic landscape to the east, south and west of the site.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
1.2.3 Strategy 11	Facilitate place-making and recognise the contribution it makes to the local economy, environmental amenity and social wellbeing of the community.	<i>The draft amendment is consistent with this strategy, with delivery to occur at the future subdivision stage. Place-making opportunities including the southern public reserve, pathway connections and street design will be addressed through subdivision design in accordance with the Draft Structure Plan and development standards within the TPS..</i>
1.3 Social Infrastructure		
1.3.1 Application	Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements, other than for the provision of social infrastructure that supports the safety of those communities such as rural fire services.	<i>The policy applies to the draft amendment. The rezoning area is land identified for future settlement growth within the Latrobe settlement area and is not a rural residential settlement.</i>
1.3.2 Objective	To support the provision of adequate, accessible and inclusive social infrastructure to promote the health, education, safety and wellbeing of the community.	<i>The draft amendment is consistent with this objective. The draft amendment directs additional population to a location already served by established social infrastructure, including the Latrobe Primary School, Latrobe High School, Mersey Community Hospital and the civic and recreational facilities of the Latrobe town centre, supporting the health, education, safety and wellbeing of future residents without requiring new facilities outside the established service catchment.</i>
1.3.3 Strategy 1	Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care.	<i>Not directly engaged. The draft amendment does not allocate land for social infrastructure. The General Residential zone nevertheless permits a range of community uses, and the additional resident population supports the ongoing viability of established social infrastructure within the township.</i>
1.3.3 Strategy 2	Facilitate the co-location of suitable and compatible social infrastructure.	<i>Not directly engaged. No social infrastructure is proposed. Existing facilities remain co-located within and around the Latrobe town centre approximately 1km north of the rezoning area.</i>
1.3.3 Strategy 3	Maximise the use of existing well-located social infrastructure, including the re-use and multi-use of sites, to meet the changing needs of the community.	<i>The draft amendment is consistent with this strategy. By locating growth adjoining the existing township, the draft amendment maximises use of existing well-located social infrastructure, including the Latrobe Primary School, Latrobe High School,</i>

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		<i>Mersey Community Hospital and town centre civic and recreation facilities.</i>
1.3.3 Strategy 4	Integrate public and active transport networks with major social infrastructure.	<i>The draft amendment is consistent with this strategy. The concept plan provides internal footpaths and a shared pedestrian and cycle path along the southern boundary connecting to the Latrobe pathway network, providing active transport access toward the town centre, schools and the hospital.</i>
1.3.3 Strategy 5	Promote the location of social infrastructure in close proximity to, or highly accessible by, residential areas.	<i>The draft amendment is consistent with this strategy. The rezoning area is located approximately 1km from the Latrobe town centre and within walking and short-trip distance of schools, health services and recreation facilities, placing new housing in close proximity to established social infrastructure.</i>
1.3.3 Strategy 6	Facilitate the provision of services that support vulnerable or at-risk people, including crisis accommodation, neighbourhood houses, youth-at-risk centres, women's shelters and men's shelters.	<i>Not applicable. The draft amendment does not propose crisis accommodation, neighbourhood houses, shelters or similar services, and does not constrain their future provision within the General Residential zone.</i>
1.3.3 Strategy 7	Protect major health and emergency services facilities (including associated airspace) from land use conflict by limiting the encroachment or intensification of surrounding incompatible use and development.	<i>This strategy is supported by the draft amendment. The draft amendment does not encroach upon or intensify incompatible use around major health or emergency services facilities. The site is partially affected by the Airport Obstacle Limitation Area associated with the southern approach to the Mersey Community Hospital heli-pad, which remains compatible with the limited dwelling heights anticipated within the General Residential zone, with the overlay continuing to apply.</i>
1.3.3 Strategy 8	Support the temporary or intermittent use of recreational, educational and community facilities for a range of cultural and creative activities that promote community participation and social inclusion.	<i>Not applicable. The draft amendment does not propose recreational, educational or community facilities, and does not restrict temporary or intermittent use of existing facilities within the township.</i>
1.3.3 Strategy 9	Encourage the provision of housing to accommodate employees that support essential social infrastructure in remote areas.	<i>Not applicable. The rezoning area is not located in a remote area and the draft amendment does not relate to housing for employees supporting essential social infrastructure.</i>

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Policy Reference	Policy Description	Assessment
1.4 Settlement Types		
1.4.1 Application	Applies to all existing settlements and all land that is proposed, allocated or identified for future settlement growth including rural residential development.	<i>The policy applies to the draft amendment. The rezoning area is land identified for future settlement growth adjoining the established Latrobe township. No rural residential development is proposed.</i>
1.4.2 Objective	To plan for the sustainable use and development of settlements that have particular characteristics or values.	<i>The draft amendment is consistent with this objective. The draft amendment provides for the sustainable expansion of Latrobe, a District Activity Centre and Medium Growth - Contained Strategy settlement, on land identified in the Draft Structure Plan for urban development and confirmed as non-prime agricultural land of constrained capability.</i>
1.4.3 Strategy 1	Promote the vibrancy and character of specific activity centres, hubs or inner-city locations that have good connectivity, housing choices and access to goods and services that support urban lifestyles, where the impacts associated with mixed use and higher density residential use can be managed.	<i>The draft amendment is consistent with this strategy in part. The draft amendment strengthens the residential catchment of the Latrobe town centre, which functions as a clustered, walkable mix of shopping, working, education, health, recreation and social activity approximately 1km north of the rezoning area. Higher density and mixed use opportunities within the town centre are separately identified in the Draft Structure Plan.</i>
1.4.3 Strategy 2	Establish urban or settlement growth boundaries around coastal settlements to ensure that growth in coastal areas is directed to existing settlement areas and prevents linear development along the coast.	<i>Not applicable. Latrobe is not a coastal settlement for the purposes of this strategy. The rezoning area is located more than 1km inland of the high-water mark, in excess of 2km from the coastline, and outside the Coastal Zone defined under the <u>State Coastal Policy 1996</u>.</i>
1.4.3 Strategy 3	Facilitate the provision of social and physical infrastructure to support the seasonal fluctuations in populations experienced by coastal or other settlements that are characterised by holiday homes.	<i>Not applicable. Latrobe is typically not characterised by holiday homes or seasonal population fluctuation. The draft amendment provides for permanent residential growth within an established township.</i>
1.4.3 Strategy 4	Identify and protect the key values and activities of rural towns and villages, and support use and development that enhances these values and activities.	<i>This strategy is supported by the draft amendment. The draft amendment protects the key values and activities of the Latrobe township by consolidating growth against the existing urban edge, retaining the surrounding rural landscape, Shale Road corridor</i>

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		<i>and disused railway corridor in their present setting, and reinforcing the town centre as the principal activity centre.</i>
1.4.3 Strategy 5	Avoid allocating additional land for the purpose of rural residential use and development, unless:	<i>Not applicable. The draft amendment does not allocate land for rural residential use and development. It applies the General Residential zone to land contiguous with the existing urban area, avoiding the dispersed settlement outcomes this strategy seeks to limit. The matters at (a) to (h) are accordingly not engaged, as noted below.</i>
1.4.3 Strategy 5(a)	the amount of land to be allocated is minimal and does not constitute a significant increase in the immediate vicinity, or the existing pattern of development reflects rural residential type settlement;	<i>Not applicable. No rural residential land is allocated by the draft amendment.</i>
1.4.3 Strategy 5(b)	the land is not within an urban or settlement growth boundary;	<i>Not applicable. The rezoning area is proposed for urban densities within the settlement growth extent identified by the Draft Structure Plan, rather than for rural residential use.</i>
1.4.3 Strategy 5(c)	the location of the land represents an incremental, strategic and natural progression of an existing rural residential settlement;	<i>Not applicable. The draft amendment is an incremental extension of the urban settlement rather than of a rural residential settlement.</i>
1.4.3 Strategy 5(d)	the land is not strategically identified for future development at urban densities, or has the potential for future development at urban densities;	<i>Not applicable. The land is strategically identified for development at urban densities and is proposed to be zoned accordingly.</i>
1.4.3 Strategy 5(e)	growth opportunities maximise the efficiency of existing services and physical infrastructure;	<i>Not applicable. Efficiency of existing services and infrastructure is nevertheless achieved, with TasWater reticulated water and sewer, Council stormwater and the established road network available or readily extended.</i>
1.4.3 Strategy 5(f)	agricultural land, especially land within the more productive classes of agricultural capabilities, cultural heritage values, landscape values, environmental values and land subject to environmental hazards are, where possible, avoided;	<i>Not applicable. The supporting assessments confirm that no prime agricultural land, cultural heritage value, landscape value or unmanageable hazard is affected by the draft amendment.</i>

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1.4.3 Strategy 5(g)	the potential for land use conflict with surrounding incompatible uses, such as extractive industries and agricultural production is avoided or managed; and	<i>Not applicable. The Agricultural Assessment confirms that the draft amendment formalises an existing residential interface and does not introduce new constraints on surrounding agricultural or extractive activity.</i>
1.4.3 Strategy 5(h)	it contributes to providing for a mix of housing choices that attracts or retains a diverse population.	<i>Not applicable. Housing choice is addressed through the General Residential zone rather than rural residential allocation, with the indicative layout supporting a range of lot sizes and dwelling forms.</i>
1.5 Housing		
1.5.1 Application	Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.	<i>The policy applies to the draft amendment. The rezoning area is land identified for future settlement growth within the Latrobe settlement area.</i>
1.5.2 Objective	To provide for a sufficient supply of diverse housing stock, including social and affordable housing, that is well-located and well-serviced to meet the existing and future needs of Tasmanians.	<i>The draft amendment is consistent with this objective. The draft amendment provides approximately 6ha of well-located and well-serviced residential land, capable of accommodating an indicative 74 lots, in direct response to the shortfall of approximately 769 lots by 2046 identified in the REMPLAN 2024 Study and the 6 to 7 year vacant supply position of the Latrobe settlement area.</i>
1.5.3 Strategy 1	Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including social and physical infrastructure, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements.	<i>The draft amendment is consistent with this strategy. The rezoning area is readily connected to TasWater reticulated water and sewer infrastructure, Council stormwater infrastructure, electricity and telecommunications, and 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 Latrobe-Devonport employment catchment.</i>
1.5.3 Strategy 2	Supply land, including infill, reuse and greenfield sites, for housing that meets the projected housing demand, which is to be based on the best available evidence, to improve housing availability and affordability.	<i>This strategy is supported by the draft amendment. The draft amendment supplies additional greenfield residential land contiguous with the urban edge, based on the evidence of the REMPLAN 2024 Study, which confirms demand for approximately 1,928 additional dwellings municipally between 2021 and 2046 and identifies an immediate need for further rezoning and land release to maintain adequate supply.</i>

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1.5.3 Strategy 3	Facilitate social and affordable housing to meet the needs of the community that is located close to services, employment and public transport networks.	<i>Not directly engaged. The draft amendment does not itself deliver social or affordable housing. It nevertheless increases the overall supply of serviced residential land in a location close to services, employment and the established township, which supports housing availability and affordability within the municipality.</i>
1.5.3 Strategy 4	Plan and provide for a diverse range of quality housing types that meet the needs of the community by:	<i>The draft amendment is consistent with this strategy in part. The indicative layout supports a range of lot sizes and dwelling forms within the General Residential zone, expanding housing choice within Latrobe and complementing the higher-density and aged care opportunities identified elsewhere in the township by the Draft Structure Plan. Detailed housing outcomes are matters for future subdivision and development applications.</i>
1.5.3 Strategy 4(a)	responding to demographic trends including changing household size and composition;	<i>The REMPLAN 2024 Study identifies declining household size and a substantial increase in single-person households within the Latrobe settlement area. The indicative layout provides a range of lot sizes capable of responding to these trends.</i>
1.5.3 Strategy 4(b)	supporting the provision of well-designed social and affordable housing;	<i>Not directly engaged. The draft amendment does not propose social or affordable housing, but the additional serviced land supply supports broader housing availability within the municipality.</i>
1.5.3 Strategy 4(c)	promoting good amenity through the provision of solar access and quality private open space relative to the density and location;	<i>Amenity, solar access and private open space outcomes are addressed by the General Residential zone development standards at the future development application stage. The elevated northern aspect of the rezoning area supports good solar access.</i>
1.5.3 Strategy 4(d)	catering for the ageing population, including facilitating ageing in place and providing for different levels of dependency and transitioning between them;	<i>Not directly engaged. Aged care and independent living opportunities are separately identified within the Draft Structure Plan closer to the town centre. The rezoning area is within short-trip distance of the Mersey Community Hospital and town centre services, supporting ageing in place.</i>

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1.5.3 Strategy 4(e)	catering for people requiring crisis accommodation;	<i>Not applicable. The draft amendment does not propose crisis accommodation, and the General Residential zone does not preclude it.</i>
1.5.3 Strategy 4(f)	considering the needs of people living with disability, including the level of support and care required for different levels of dependent and independent living options; and	<i>Not directly engaged. Accessible dwelling design is addressed at the development application stage and through the National Construction Code. The gentle grades of approximately 1% to 8% across the rezoning area support accessible subdivision and dwelling design.</i>
1.5.3 Strategy 4(g)	supporting co-living scenarios to help address housing availability and affordability.	<i>Not directly engaged. Co-living outcomes are not proposed, and are neither precluded nor constrained by the General Residential zone.</i>
1.5.3 Strategy 5	Encourage higher density housing in suitable locations that:	<i>The draft amendment is consistent with this strategy in part. The draft amendment provides for suburban densities contemplated by the General Residential zone, with an indicative 74 lots across approximately 6ha, in a location satisfying each of the matters below. Higher density outcomes are directed by the Draft Structure Plan to locations closer to the town centre.</i>
1.5.3 Strategy 5(a)	have been identified for urban consolidation;	<i>The rezoning area is identified within the Draft Structure Plan Concept Map as land intended for urban development within the plan period, forming part of the contained growth framework for the township.</i>
1.5.3 Strategy 5(b)	are within close proximity to an activity centre;	<i>The rezoning area is located approximately 1km south of the Latrobe town centre, which operates as a District Activity Centre.</i>
1.5.3 Strategy 5(c)	have good access to employment, social and physical infrastructure, open space and active and public transport networks;	<i>The land has good access to employment within Latrobe and Devonport, to established social infrastructure including schools and the Mersey Community Hospital, to existing TasWater, stormwater and road infrastructure, and to public open space and pathway connections including the Wild Mersey mountain bike trails.</i>
1.5.3 Strategy 5(d)	the potential impacts associated with increased residential density and land use conflict can be managed; and	<i>Land use conflict is capable of being managed. The Agricultural Assessment confirms the proposal formalises an existing peri-</i>

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		<i>urban interface, the southern public open space and drainage corridor provides separation from retained agricultural land, and the historic dairy infrastructure at the southern end of the rezoning area is to be decommissioned following the phasing out of the dairy operation by June 2026.</i>
1.5.3 Strategy 5(e)	do not significantly impact environmental values and are not constrained by topography and environmental hazards.	<i>The rezoning area is substantially cleared and modified pasture without identified significant environmental values, exhibits gentle grades of approximately 1% to 8%, sits on elevated land outside the main flood-prone area, is not affected by mapped landslip hazard, and is capable of complying with the Bushfire-Prone Areas Code.</i>
1.6 Design		
1.6.1 Application	Applies to existing and proposed urban spaces.	<i>The policy applies to the draft amendment. The draft amendment relates to land proposed for future urban development and the indicative concept plan demonstrates the intended urban design and subdivision response. Detailed design outcomes are matters for the subsequent subdivision and development application stages.</i>
1.6.2 Objective	To create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.	<i>The draft amendment is consistent with this objective. The indicative concept plan demonstrates a functional, connected and safe urban outcome, incorporating an interconnected internal road network, future connections to developable land to the east, pedestrian and cycle connectivity and a southern public open space and drainage reserve adjoining the waterway corridor.</i>
1.6.3 Strategy 1	Encourage the use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience.	<i>The draft amendment is consistent with this strategy. The concept plan responds to the urban design directions of the Draft Structure Plan, including connectivity, open space integration and stormwater management, contributing to the sense of place and liveability of the southern Latrobe interface.</i>
1.6.3 Strategy 2	Respect the characteristics and identities of neighbourhoods, suburbs and precincts that have unique characteristics by	<i>The draft amendment is consistent with this strategy. The rezoning area adjoins the established southern residential edge of Latrobe and the indicative layout reflects the lot pattern, street</i>

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	supporting development that considers the existing and desired future character of the place.	<i>network and character of that adjoining residential area, with the retained rural land and open space corridor defining the southern edge.</i>
1.6.3 Strategy 3	Support sustainable design practices that are energy and resource efficient, address temperature extremes and reduce carbon emissions, including:	<i>Supported at the subdivision and development stage. Sustainable design outcomes are addressed through the matters below, the General Residential zone standards and the energy efficiency requirements of the National Construction Code.</i>
1.6.3 Strategy 3(a)	reduce the urban heat island effect by promoting the greening of streets, buildings and open space with vegetation, preferably locally native species where appropriate;	<i>Street planting, the southern public open space reserve and retention of the adjoining waterway vegetation provide opportunity for greening and heat mitigation within the future subdivision.</i>
1.6.3 Strategy 3(b)	implement sustainable water and energy solutions for climate change adaptation, including water sensitive urban design and renewable energy production;	<i>Water sensitive urban design and stormwater management are able to be delivered through the southern drainage corridor and connection to the Council stormwater system, with renewable energy provision available at the dwelling scale.</i>
1.6.3 Strategy 3(c)	promote consolidation of urban development;	<i>The draft amendment consolidates urban development against the existing urban edge rather than dispersing it, consistent with the contained settlement model of the CCRLUS and the Draft Structure Plan.</i>
1.6.3 Strategy 3(d)	integrate land use and transport; and	<i>Land use and transport are integrated through the new Hamilton Street intersection, the Bradshaw Street extension and pedestrian and cycle links to the town centre and pathway network, as confirmed by the Transport Impact Assessment.</i>
1.6.3 Strategy 3(e)	encourage active transport through the provision of safe and shaded rest areas with urban furniture, drinking fountains and similar amenity measures.	<i>The concept plan provides for footpaths and a shared pedestrian and cycle pathway along the southern boundary adjoining the public reserve, with amenity measures able to be delivered through subdivision design.</i>
1.6.3 Strategy 4	Provide public places that are designed to connect with, and respond to, their natural and built environments, enhancing and integrating environmental values that contribute to a sense of place and cultural identity.	<i>The draft amendment is consistent with this strategy. The southern public open space and drainage lot responds to the adjoining waterway and flood interface, retaining the ecological and drainage function of the corridor while providing a usable</i>

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		<i>public place that connects to the broader Latrobe pathway network.</i>
1.6.3 Strategy 5	Encourage public places that are designed to promote:	<i>The draft amendment is consistent with this strategy, with the outcomes below to be delivered at the future subdivision stage.</i>
1.6.3 Strategy 5(a)	equal access and opportunity and to cater for the various needs and abilities of the community; and	<i>The gentle grades of approximately 1% to 8% across the rezoning area support equitable access, with pathway and street design to be resolved at the subdivision stage.</i>
1.6.3 Strategy 5(b)	safety, social interaction and cultural activities, enabling a sense of wellbeing and belonging.	<i>The public reserve and pathway network provide for safety, social interaction and recreational activity, with passive surveillance from adjoining lots able to be achieved through subdivision layout.</i>
1.6.3 Strategy 6	Promote subdivision design that considers the existing and future surrounding pattern of development and provides for connection and integration of street networks, pedestrian and bicycle paths and the efficient provision of services.	<i>The draft amendment is consistent with this strategy. The indicative layout connects to the existing street network through Hamilton Street and Bradshaw Street, provides future road connections to adjoining developable land to the east, and integrates pedestrian and cycle paths with the planned Latrobe pathway network, allowing efficient extension of services.</i>
1.6.3 Strategy 7	Promote subdivision design that provides a functional lot layout that:	<i>The draft amendment is consistent with this strategy. The indicative 74-lot layout demonstrates a functional lot pattern addressing each of the matters below, with final design to be assessed at the subdivision stage.</i>
1.6.3 Strategy 7(a)	is responsive to topography, site constraints and environmental values and hazards;	<i>The layout responds to the elevated northern plateau, gentle 1% to 8% grades, the southern flood and waterway interface and the bushfire hazard context identified in the Bushfire Assessment.</i>
1.6.3 Strategy 7(b)	provides a convenient, efficient and safe road network;	<i>The Transport Impact Assessment confirms a convenient, efficient and safe road network arrangement, with traffic dispersed between Hamilton Street and Bradshaw Street and no recorded crashes in the vicinity over the most recent five-year period.</i>
1.6.3 Strategy 7(c)	supports efficient and effective public transport access;	<i>The layout is capable of supporting public transport access through its connection to the established southern Latrobe street network.</i>

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1.6.3 Strategy 7(d)	provides safe active transport;	<i>Footpaths along internal roads and a shared pedestrian and cycle pathway along the southern boundary provide safe active transport, connecting toward the town centre, schools and the Wild Mersey mountain bike trails.</i>
1.6.3 Strategy 7(e)	uses urban land efficiently;	<i>An indicative yield of approximately 74 lots across approximately 6ha represents efficient use of urban land serviced by existing infrastructure.</i>
1.6.3 Strategy 7(f)	provides for well-located public open space that meets the needs of the local community;	<i>A dedicated public open space lot is provided along the southern boundary adjoining the waterway corridor, connected to the broader pathway network serving the township.</i>
1.6.3 Strategy 7(g)	supports the intended future use and development of the lot;	<i>Lots are configured to support the intended residential use, with the Bushfire Assessment confirming that approximately 88% to 95% of the assessed development area remains capable of accommodating compliant residential building areas.</i>
1.6.3 Strategy 7(h)	provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community;	<i>The layout supports a range of lot sizes and dwelling forms consistent with the General Residential zone, expanding housing choice within Latrobe.</i>
1.6.3 Strategy 7(i)	promotes climatically responsive orientation of buildings; and	<i>The elevated northern plateau and gentle grades allow climatically responsive lot orientation and good solar access for future dwellings.</i>
1.6.3 Strategy 7(j)	allows passive surveillance of public spaces promoting community safety;	<i>The layout provides for lots fronting the internal road network and the southern public reserve, enabling passive surveillance of public spaces.</i>
1.6.3 Strategy 8	Encourage the design, siting and construction of buildings to positively contribute to:	<i>Supported at the development application stage. Building siting, design and construction are regulated by the General Residential zone development standards, the applicable codes and the National Construction Code, which together address the matters below.</i>
1.6.3 Strategy 8(a)	the site and surrounds;	<i>Future dwellings will respond to the elevated northern plateau and the established residential character immediately to the north of the rezoning area.</i>

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1.6.3 Strategy 8(b)	the wellbeing of the occupants including the provision of solar access and private open space, considering the proposed use of the building and the context of the site and surrounds;	<i>Solar access and private open space are addressed through the General Residential zone development standards, supported by the northern aspect and gentle grades of the land.</i>
1.6.3 Strategy 8(c)	the public realm;	<i>The public realm is addressed through the internal street network, footpaths and the southern public open space reserve provided by the indicative layout.</i>
1.6.3 Strategy 8(d)	neighbourhood amenity and safety;	<i>Neighbourhood amenity and safety are addressed through the General Residential zone standards, the bushfire hazard management measures identified in the Bushfire Assessment and the road safety findings of the Transport Impact Assessment.</i>
1.6.3 Strategy 8(e)	incorporate energy efficient measures;	<i>Energy efficiency measures are addressed at the dwelling design stage through the National Construction Code.</i>
1.6.3 Strategy 8(f)	maintaining water quality by promoting best practice stormwater management approaches; and	<i>Water quality is protected through connection to the Council stormwater system, the southern drainage corridor, and the continuing operation of the Natural Assets Code and Waterway and Coastal Protection Area provisions.</i>
1.6.3 Strategy 8(g)	safe access and egress for pedestrian, cyclists and vehicles.	<i>Safe access and egress are confirmed by the Transport Impact Assessment, which identifies that the new Hamilton Street intersection and Bradshaw Street extension provide appropriate access for vehicles, pedestrians and cyclists.</i>
1.7 Development Contributions		
1.7.1 Application	Applies to existing settlements and new areas of settlement growth.	<i>The policy applies to the draft amendment. The rezoning area is a new area of settlement growth adjoining the established Latrobe township.</i>
1.7.2 Objective	To support the equitable sharing of costs between developers and the wider community associated with the provision of new, or upgraded, infrastructure to service growth.	<i>The draft amendment is consistent with this objective. The draft amendment directs growth to land served by existing TasWater reticulated water and sewer infrastructure, Council stormwater infrastructure and the established road network, limiting the cost of new or upgraded infrastructure to be shared between the developer and the wider community.</i>

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Policy Reference	Policy Description	Assessment
1.7.3 Strategy 1	Where development contributions are applied to new use and development, they are fair, reasonable and transparent to support the effective provision of public infrastructure such as, stormwater, roads, footpaths, public amenities, reticulated services and public open space.	<i>The draft amendment is consistent with this strategy. No development contributions are sought or altered by the draft amendment. Any contributions applying to future subdivision will be determined by Latrobe Council and the relevant service authorities under the applicable statutory framework, with internal roads, footpaths, stormwater, reticulated services and the southern public open space reserve to be delivered as part of the subdivision.</i>
2.0 Environmental Values		
2.1 Biodiversity		
2.1.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. The rezoning area is predominantly cleared and modified pasture mapped as Modified Land (FAL) under TASVEG 5.0, with a narrow mapped sliver of Eucalyptus obliqua dry forest and woodland (DOB) along the eastern boundary that does not correlate with vegetation observed on the ground.</i>
2.1.2 Objective	To contribute to the protection and conservation of Tasmania's biodiversity.	<i>The draft amendment is consistent with this objective. The draft amendment directs urban growth to substantially cleared and modified agricultural land without identified significant native vegetation, threatened species habitat or other biodiversity constraint, and retains the southern waterway interface within a public open space and drainage corridor.</i>
2.1.3 Strategy 1	Identify biodiversity values, appropriately rank the significance of those values and map their location.	<i>Not directly engaged. Preliminary biodiversity value identification is largely a strategic mapping function. TASVEG 5.0 mapping has been reviewed for the site and confirms the rezoning area as predominantly Modified Land, with the mapped DOB sliver along the eastern boundary not reflected in the vegetation observed on site.</i>
2.1.3 Strategy 2	Unless there are significant social, environmental or economic benefits, avoid designating land for purposes that will require substantial land clearance in areas identified as having high biodiversity values.	<i>The draft amendment is consistent with this strategy. The rezoning area is not identified as having high biodiversity values and future development will not require substantial clearance of</i>

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		<i>native vegetation, being substantially cleared pasture associated with long-established farming operations.</i>
2.1.3 Strategy 3	Prior to designating land for a particular purpose:	<i>The draft amendment is consistent with this strategy. Biodiversity values of the land and the potential impacts of future residential use have been considered prior to the proposed change of zone, as addressed below.</i>
2.1.3 Strategy 3(a)	consider the biodiversity values of that land and the potential impacts of the range of future use and development will have on those values; and	<i>The land is predominantly cleared and modified, with no identified threatened vegetation communities, threatened species habitat or other biodiversity constraint identified within the rezoning area. Future residential use is therefore unlikely to materially affect biodiversity values.</i>
2.1.3 Strategy 3(b)	determine if they are compatible and can be managed to avoid or minimise the impact on biodiversity values, especially high biodiversity values.	<i>Residential use is compatible with the biodiversity context of the land. Any remnant vegetation and the adjoining waterway corridor remain subject to the Natural Assets Code and the Waterway and Coastal Protection Area provisions, which continue to apply following the rezoning.</i>
2.1.3 Strategy 4	Provide for a level of restriction and regulation of use and development that will reflect its potential impact on, and be relative to, the biodiversity value.	<i>The draft amendment is consistent with this strategy. The level of regulation applying to the land is unchanged by the draft amendment. The Natural Assets Code and Waterway and Coastal Protection Area overlay continue to apply and will regulate any vegetation removal or works within the waterway corridor at the development stage.</i>
2.1.3 Strategy 5	Promote use and development to be located, designed and sited to avoid impacts on biodiversity values, and if avoidance cannot be achieved, or is not practicable, the impacts to biodiversity values will be minimised prior to considering and applying offsets.	<i>The draft amendment is consistent with this strategy. The rezoning area avoids the southern waterway corridor and the lower-lying land adjoining the Mersey River floodplain, with the indicative layout placing a public open space and drainage reserve at this interface rather than residential lots.</i>
2.1.3 Strategy 6	Promote and maintain connectivity between isolated and fragmented vegetation communities to support habitat corridors and promote viable ecological processes.	<i>The draft amendment is consistent with this strategy. The southern public open space and drainage corridor maintains the continuity of the existing waterway corridor along the base of the escarpment, retaining its connective and drainage function within the locality.</i>

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2.1.3 Strategy 7	Promote use and development of land that prevents or minimises the spread of environmental weeds and disease.	<i>The draft amendment is consistent with this strategy, with delivery to occur at the future subdivision stage. Standard construction environmental management measures, including weed and hygiene controls, are able to be applied through the subdivision engineering and permit process.</i>
2.1.3 Strategy 8	Protect and enhance areas that provide biodiversity and ecological services that maximise opportunities for carbon storage.	<i>The draft amendment is consistent with this strategy in part. The southern public open space and drainage corridor protects the vegetated waterway interface, while the balance of the 34.06ha parcel is retained in the Agriculture zone.</i>
2.1.3 Strategy 9	Support early action against loss of biodiversity as a result of climate change.	<i>Not directly engaged. The draft amendment does not affect land identified as holding biodiversity values vulnerable to climate change, being substantially cleared and modified pasture.</i>
2.1.3 Strategy 10	Promote natural resilience by reducing threats to biodiversity, caused by inappropriately located use and development, thereby increasing the ability of species, ecological communities and ecosystems to adapt to climate changes.	<i>The draft amendment is consistent with this strategy. By locating growth on cleared land contiguous with the existing urban area, the draft amendment avoids inappropriately located development within areas of higher biodiversity value elsewhere in the municipality.</i>
2.1.3 Strategy 11	Identify ecological communities that are most vulnerable to climate change and develop strategies that consider improving resilience, mitigating impacts, planning retreat and facilitating adaptation to support their long-term survival.	<i>Not applicable. No vulnerable ecological communities are identified within the rezoning area.</i>
2.1.3 Strategy 12	Identify and enable retreat pathways for endangered ecosystems in coastal zones.	<i>Not applicable. The rezoning area is located more than 1km inland of the high-water mark and outside the Coastal Zone, and no coastal ecosystem retreat pathway is affected.</i>
2.1.3 Strategy 13	Support land managers or regulators of land within the Tasmanian Reserve Estate to manage that land in accordance with approved management plans and specific reserve objectives.	<i>Not applicable. The rezoning area does not form part of the Tasmanian Reserve Estate and is not subject to a reserve management plan.</i>
2.2 Waterways, Wetlands and Estuaries		
2.2.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. A minor tributary runs along the southern base of the</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
		escarpment forming the southern perimeter of the rezoning area, and part of the site is subject to the Waterway and Coastal Protection Area overlay.
2.2.2 Objective	To protect and improve the quality of Tasmania's waterways, wetlands and estuaries.	<i>The draft amendment is consistent with this objective. The draft amendment retains the southern waterway interface within a dedicated public open space and drainage corridor and does not alter the operation of the Natural Assets Code or the Waterway and Coastal Protection Area provisions applying to the land. Future subdivision remains subject to the scheme controls relating to water quality, stormwater management, riparian vegetation retention, watercourse setbacks and erosion and runoff management, consistent with the <u>State Policy on Water Quality Management 1997</u>.</i>
2.2.3 Strategy 1	Identify areas that support natural systems within waterways, wetlands and estuaries, including their riparian zones and groundwater recharge areas.	<i>Not directly engaged. The minor tributary along the southern boundary of the rezoning area and its riparian interface are identified through the Waterway and Coastal Protection Area overlay, which continues to apply.</i>
2.2.3 Strategy 2	Avoid designating land in, or around, waterways, wetlands and estuaries for use and development that has the potential to cause point source or diffuse pollution or would require considerable disturbance of riparian or foreshore vegetation and soil, unless the use and development:	<i>The draft amendment is consistent with this strategy. The rezoning area is confined to the elevated northern plateau and does not extend into the waterway corridor. Residential use of the land is not a source of point source pollution and does not require substantial disturbance of riparian vegetation, as addressed below.</i>
2.2.3 Strategy 2(a)	relies specifically on being located within close proximity to aquatic environments;	<i>Not applicable. The proposed residential use does not rely on proximity to an aquatic environment.</i>
2.2.3 Strategy 2(b)	is for flood mitigation measures; or	<i>Not applicable. No flood mitigation works are proposed by the draft amendment, although a minor southern flood-prone inversion area is capable of being managed through limited fill and level modification at the subdivision stage.</i>
2.2.3 Strategy 2(c)	has considerable social, economic and environmental benefits;	<i>The draft amendment carries demonstrated social and economic benefit through its contribution to the residential land supply shortfall identified in the REPLAN 2024 Study, while</i>

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Policy Reference	Policy Description	Assessment
		<i>environmental effects at the waterway interface are avoided through the southern public open space and drainage corridor.</i>
2.2.3 Strategy 2 (cont.)	and can demonstrate that the risk of environmental harm can be managed.	<i>Risk of environmental harm is capable of being managed. Stormwater is directed to the Council system via the southern drainage corridor, and the Natural Assets Code, Waterway and Coastal Protection Area provisions and Council engineering standards continue to apply at the subdivision stage.</i>
2.2.3 Strategy 3	Encourage the protection of waterways by retaining, creating or improving vegetated riparian zones to maintain their natural drainage function and minimise unnatural or accelerated erosion of stream banks while providing riparian habitat corridors and protecting landscape values.	<i>The draft amendment is consistent with this strategy. The indicative layout retains the southern waterway corridor within a public open space and drainage lot, maintaining its natural drainage function, retaining riparian vegetation and providing a vegetated buffer between future residential lots and the watercourse.</i>
2.2.3 Strategy 4	Use and development located on land in, or around, waterways, wetlands and estuaries will:	<i>The draft amendment is consistent with this strategy, with the outcomes below to be delivered at the future subdivision stage.</i>
2.2.3 Strategy 4(a)	minimise the clearance of native vegetation;	<i>Native vegetation clearance is minimised. The rezoning area is substantially cleared pasture and the vegetated southern interface is retained within the public open space and drainage corridor.</i>
2.2.3 Strategy 4(b)	promote the retention and restoration of, and linkages between, terrestrial and aquatic habitats;	<i>The southern corridor retains the continuity of the waterway interface and provides opportunity for revegetation between the retained agricultural land and the future residential area.</i>
2.2.3 Strategy 4(c)	protect the natural form and process of the landform assemblage, including aquatic areas;	<i>The landform of the escarpment and waterway corridor is retained, with residential development confined to the elevated plateau above it.</i>
2.2.3 Strategy 4(d)	avoid land disturbance or manage soil erosion and changes in sediment loads entering the water caused by land disturbance;	<i>Soil erosion and sediment loads are managed through construction phase soil and water management at the subdivision stage, consistent with the erosion constraints identified in the Agricultural Assessment.</i>
2.2.3 Strategy 4(e)	not significantly change the rate and quantity of stormwater (such as by utilising water sensitive urban design techniques) or increase pollutants entering the water; and	<i>Stormwater rate and quality are managed through connection to the Council stormwater system and the southern drainage</i>

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Policy Reference	Policy Description	Assessment
		<i>corridor, with water sensitive urban design able to be incorporated at the subdivision stage.</i>
2.2.3 Strategy 4(f)	be designed and sited to maintain or enhance significant views and landscape values.	<i>The southern open space and drainage corridor maintains the vegetated interface and the bucolic landscape character of the waterway corridor when viewed from surrounding rural land.</i>
2.2.3 Strategy 5	Promote the collaboration and coordination of catchment management across the State and the implementation of integrated catchment management that considers the downstream impacts of land use and development on water quantity and quality, and freshwater, coastal and marine environments.	<i>Not directly engaged. The draft amendment does not affect catchment management coordination. Downstream effects on the Mersey River catchment are managed through stormwater servicing and the continuing operation of the Natural Assets Code.</i>
2.2.3 Strategy 6	Promote the protection of the ecological health and environmental values of surface and groundwater to prevent water quality degradation due to construction activities, point source pollution, diffuse land use impacts, or chemical reactions such as acidification.	<i>The draft amendment is consistent with this strategy. Water quality is protected through stormwater connection to the Council system, retention of the southern riparian corridor and construction phase erosion and sediment controls applied at the subdivision stage.</i>
2.2.3 Strategy 7	Provide for the availability of clean, high-quality drinking water by promoting the protection of water catchments and water supply facilities.	<i>Not applicable. The rezoning area is not located within a drinking water catchment or water supply facility protection area, and reticulated water is available from TasWater infrastructure.</i>
2.2.3 Strategy 8	Promote and encourage the efficient and effective use of water resources.	<i>The draft amendment is consistent with this strategy. Future residential development will connect to TasWater reticulated water supply, with efficient water use addressed through the National Construction Code and TasWater requirements.</i>
2.3 Geodiversity		
2.3.1 Application	Statewide.	<i>The policy applies statewide, although no geoconservation values are identified within the rezoning area. The land comprises cleared and modified agricultural land on an elevated plateau rising from the Mersey River floodplain.</i>
2.3.2 Objective	To protect and conserve land containing high conservation value geodiversity and to promote natural geological, geomorphological	<i>Not directly engaged. No land of high conservation value geodiversity is identified within or adjoining the rezoning area, and the draft amendment does not modify natural geological,</i>

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Policy Reference	Policy Description	Assessment
	and soil processes that support broader, and more balanced, ecological functions.	<i>geomorphological or soil processes of identified conservation value.</i>
2.3.3 Strategy 1	Identify and map land containing high conservation value geodiversity and discourage designating land for use and development that will impact those values, including through the modification of natural processes and functions that prevents geological, geomorphological or soil features from evolving naturally, unless the impacts can be managed to support the values.	<i>Not applicable. The rezoning area is not identified as containing high conservation value geodiversity.</i>
2.3.3 Strategy 2	Promote the protection of high conservation value geodiversity by avoiding, or if not practicable minimising, the impacts of land use and development on the feature and the natural processes and functions that support the feature's evolution.	<i>Not applicable. No geoconservation feature or supporting natural process is affected by the draft amendment.</i>
2.3.3 Strategy 3	Encourage integrated management of geodiversity and biodiversity to maintain or enhance efficient function of ecological processes.	<i>Not applicable. No integrated geodiversity and biodiversity management issue arises, the land being substantially cleared and modified pasture.</i>
2.3.3 Strategy 4	Support the protection of places and sites of geological, palaeontological or other scientific importance, including rock formations and fossil sites from human induced impacts.	<i>Not applicable. No place or site of geological, palaeontological or other scientific importance is identified within the rezoning area.</i>
2.3.3 Strategy 5	Support the protection of geological features, such as peat, that provide opportunities for carbon storage.	<i>Not applicable. No geological feature providing carbon storage opportunity, such as peat, is identified within the rezoning area.</i>
2.4 Landscape Values		
2.4.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. The rezoning area forms part of the peri-urban interface between the southern edge of the Latrobe township and the surrounding rural landscape. No scenic protection area or landscape overlay applies to the land under the Scheme.</i>
2.4.2 Objective	To protect and enhance significant landscapes that contribute to the scenic value, character and identity of a place.	<i>The draft amendment is consistent with this objective. The draft amendment confines urban development to the elevated northern plateau immediately adjoining the existing residential edge, retaining the broader rural landscape, the Shale Road corridor and</i>

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Policy Reference	Policy Description	Assessment
		<i>the disused railway corridor that contribute to the bucolic landscape surrounding the eastern, western and southern portions of the site.</i>
2.4.3 Strategy 1	Identify and map the extent of significant cultural, ecological, geological and aesthetic landscapes, scenic areas and scenic corridors and determine their specific features and values.	<i>Not directly engaged. Landscape mapping is a strategic function and no significant landscape, scenic area or scenic corridor is identified over the rezoning area under the Scheme.</i>
2.4.3 Strategy 2	Promote the protection of significant landscapes, scenic areas and scenic corridors by recognising their individual scenic values and develop measures to encourage use and development that respects, and is sensitive to, the character and quality of those scenic values.	<i>This strategy is supported by the draft amendment. The draft amendment respects the landscape setting of southern Latrobe by containing development against the existing urban edge and retaining the vegetated southern waterway corridor and adjoining rural land as the visual transition to the rural hinterland.</i>
2.4.3 Strategy 3	Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development:	<i>This strategy is supported by the draft amendment. The draft amendment does not fragment a significant landscape, scenic area or scenic corridor. Development is contiguous with the established township rather than isolated within the rural landscape.</i>
2.4.3 Strategy 3(a)	relies specifically on being located within a significant landscape; or	<i>Not applicable. The proposed residential use does not rely on being located within a significant landscape.</i>
2.4.3 Strategy 3(b)	has overriding social, economic or environmental benefits;	<i>The draft amendment nevertheless carries social and economic benefit through its contribution to the identified residential land supply shortfall within the Latrobe municipality.</i>
2.4.3 Strategy 3 (cont.)	and includes specific measures to minimise the impact on the significant landscape.	<i>Landscape effects are minimised through the containment of development to the elevated plateau adjoining the existing urban area and the retention of the southern open space and drainage corridor as a vegetated edge.</i>
2.4.3 Strategy 4	Promote the retention and natural revegetation of degraded sites that will contribute to the overall improvement of the scenic quality of a significant landscape, scenic area or scenic corridor, where vegetation cover is an element of the scenic quality.	<i>The draft amendment is consistent with this strategy in part. The southern public open space and drainage corridor provides opportunity for retention and revegetation of the waterway interface, improving the scenic quality of the southern edge of the future residential area.</i>
2.5 Coasts		

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
2.5.1 Application	Applies to the Coastal Zone as defined in the <u>State Coastal Policy 1996</u> , which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.	<i>The policy does not apply to the draft amendment. The rezoning area is located more than 1 kilometre inland from the high-water mark, in excess of 2 kilometres from the coastline adjacent to Mersey Main Road, and therefore falls outside the Coastal Zone defined under the <u>State Coastal Policy 1996</u>.</i>
2.5.2 Objective	To promote the protection, conservation and management of natural coastal values.	<i>Not applicable. No natural coastal values are affected by the draft amendment, the land being outside the Coastal Zone.</i>
2.5.3 Strategy 1	Protect natural coastal processes and coastal landforms from use and development that will prevent natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise, unless engineering or remediation works are required to protect land, property, infrastructure and human life.	<i>Not applicable. No coastal processes or coastal landforms are affected.</i>
2.5.3 Strategy 2	Strengthen the resilience of coastal processes to climate change by reducing threats and protecting the natural coastal environment, such as wetlands, estuaries, marine-protected areas, intertidal areas, sand dunes, cliff tops, beaches, native vegetation, and other important habitats.	<i>Not applicable. The land is outside the Coastal Zone and no coastal environment is affected.</i>
2.5.3 Strategy 3	Identify coastal areas that can support the sustainable use and development of recreation, tourism, boating infrastructure (such as jetties and wharfs), marine industries, ports and other land use that explicitly rely on a coastal location where the impact on the coastal values and coastal processes are minimal or can be appropriately managed.	<i>Not applicable. The draft amendment does not propose coastal dependent use or development.</i>
2.5.3 Strategy 4	Support the location of use and development on the coast that:	<i>Not applicable. No use or development on the coast is proposed.</i>
2.5.3 Strategy 4(a)	promotes the maintenance of biodiversity, ecological functions, natural coastal processes and coastal resources; and	<i>Not applicable. The land is outside the Coastal Zone.</i>
2.5.3 Strategy 4(b)	complements or enhances the coastal environment in terms of its landscape, amenity and cultural values.	<i>Not applicable. The land is outside the Coastal Zone.</i>
3.0 Environmental Hazards		

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
3.1 Bushfire		
3.1.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. The entirety of the site is subject to the Bushfire-Prone Areas overlay, and a Bushfire Assessment (Livingston Natural Resource Services, May 2026) has been prepared in support of the draft amendment.</i>
3.1.2 Objective	To prioritise the protection of human life and to support the resilience of settlements and communities by reducing the potential impacts of bushfire on life, property and infrastructure.	<i>The draft amendment is consistent with this objective. The Bushfire Assessment confirms that there are no significant constraints preventing the land from accommodating urban residential development with an acceptable and manageable level of bushfire risk, and that the site is capable of complying with the Bushfire-Prone Areas Code through compliant road design, water supply infrastructure, defensible space and hazard management areas established at the subdivision stage.</i>
3.1.3 Strategy 1	Identify and map land that is exposed to bushfire hazards, including consideration of the potential impacts of future bushfire conditions as a result of climate change, based on the best available scientific evidence.	<i>The draft amendment is consistent with this strategy. The Bushfire Assessment identifies and assesses the bushfire hazard context of the site, including cleared pasture on the site itself, limited vegetation immediately surrounding the development area and larger forest areas at greater distance to the south-east and south-west. The primary threat is identified as grassland and forest fire from the east and south-east under severe conditions, through ember attack and radiant heat.</i>
3.1.3 Strategy 2	The protection of human life from harm caused by bushfire will be considered and prioritised at every stage of the planning process.	<i>The draft amendment is consistent with this strategy. Protection of human life has been considered at the rezoning stage through the Bushfire Assessment, which assesses future subdivision scenarios, and will be considered again at the subdivision and development application stages under the Bushfire-Prone Areas Code.</i>
3.1.3 Strategy 3	Avoid designating land for purposes that expose people, property and supporting infrastructure to risk arising from bushfire hazards, especially significant risks. Where it is not practical to avoid bushfire hazards, use and development is to:	<i>The draft amendment is consistent with this strategy. Bushfire hazard cannot be entirely avoided given the whole site is within the Bushfire-Prone Areas overlay, but the Bushfire Assessment</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
		<i>demonstrates the risk is identifiable and manageable to a tolerable level, as addressed below.</i>
3.1.3 Strategy 3(a)	identify the risk of harm to human life, property and infrastructure caused by bushfire;	<i>The Bushfire Assessment identifies the risk to life, property and infrastructure, assessing two development scenarios reflecting different fuel loads on adjoining land to the east.</i>
3.1.3 Strategy 3(b)	incorporate bushfire protection measures that manage the identified risk and reduce it to within a tolerable level; and	<i>Protection measures include compliant road design, reticulated water supply for firefighting, defensible space and hazard management areas. Under the higher impact scenario approximately 88% of the assessed development area remains buildable, increasing to approximately 95% under the lower impact scenario, with BAL 19 or lower outcomes achievable. Any reduction in habitable building area is within the normal range for greenfield residential development.</i>
3.1.3 Strategy 3(c)	provide a higher level of risk mitigation for uses deemed particularly vulnerable or hazardous.	<i>Not applicable. The draft amendment does not propose vulnerable or hazardous uses. Any such future use would be assessed against the higher level of protection required by the Bushfire-Prone Areas Code.</i>
3.1.3 Strategy 4	Support the efficient and safe intervention of firefighting personnel and emergency evacuation.	<i>The draft amendment is consistent with this strategy. The Bushfire Assessment confirms that the site can be serviced by reticulated water infrastructure for firefighting purposes and benefits from close proximity to the Latrobe Fire Station, located less than five minutes from the site. The indicative road layout provides through connections supporting firefighting access and evacuation.</i>
3.1.3 Strategy 5	Facilitate the provision of firefighting infrastructure and support emergency services and the community to prevent, prepare, respond and recover from bushfire events.	<i>The draft amendment is consistent with this strategy. Firefighting infrastructure including hydrants and compliant access will be provided at the subdivision stage, with the proximity of the Latrobe Fire Station supporting response capability.</i>
3.1.3 Strategy 6	Consider the cumulative effects of planning decisions so new use and development will not result in an unacceptable increase to bushfire risks for existing use and development.	<i>The draft amendment is consistent with this strategy. The Bushfire Assessment considers the site in its wider context, including future urban development of adjoining land to the east contemplated by the Draft Structure Plan, and concludes that</i>

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Policy Reference	Policy Description	Assessment
		<i>residential use of the rezoning area does not result in an unacceptable increase in bushfire risk to existing development.</i>
3.1.3 Strategy 7	When designating land for particular purposes and considering use and development in areas subject to bushfire hazards:	<i>The draft amendment is consistent with this strategy. Hazard management responses are able to be accommodated within the rezoning area and adjoining cleared land, as addressed below.</i>
3.1.3 Strategy 7(a)	priority should be given to minimising the impacts, associated with implementing future bushfire protection measures, on environmental values and on the cost to the community as a result of defending properties from bushfire; and	<i>Hazard management measures can be delivered on substantially cleared pasture, avoiding impacts on environmental values and limiting the ongoing cost to the community of defending properties.</i>
3.1.3 Strategy 7(b)	where possible, avoid locations that require bushfire hazard management to be undertaken on land external to the site where that land is publicly owned and managed for conservation purposes.	<i>Hazard management is able to be undertaken within the rezoning area rather than on publicly owned land managed for conservation purposes.</i>
3.1.3 Strategy 8	Allow the implementation of bushfire protection measures that are carried out in accordance with an endorsed plan, including hazard reduction burns.	<i>Not directly engaged. No bushfire hazard management plan is required at the rezoning stage. Hazard management measures, including any hazard reduction activity, will be established through the bushfire hazard management plan accompanying the future subdivision application.</i>
3.2 Landslip		
3.2.1 Application	Statewide.	<i>The policy applies statewide, although the rezoning area is not affected by a mapped landslip hazard band under the Scheme.</i>
3.2.2 Objective	To reduce the risk of harm to human life, property and infrastructure from the adverse impacts of landslip hazards.	<i>The draft amendment is consistent with this objective. The main rezoning area is located on the elevated northern plateau and is not affected by mapped landslip hazard, and no landslip risk to life, property or infrastructure arises from the draft amendment.</i>
3.2.3 Strategy 1	Identify and map land that is susceptible to landslip hazards, including consideration of the impacts of predicted climate change induced increased rainfall and sea level rise on landslip hazards.	<i>Not directly engaged. Landslip mapping is a strategic function. The Scheme mapping confirms no landslip hazard band applies to the rezoning area.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
3.2.3 Strategy 2	Use and development on land at risk of landslip, including the provision of physical infrastructure, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip, unless a tolerable level of risk can be achieved and maintained.	<i>The draft amendment is consistent with this strategy. Future residential use and infrastructure will be located on elevated land not subject to mapped landslip hazard, with gentle grades of approximately 1% to 8% across the rezoning area.</i>
3.2.3 Strategy 3	Avoid designating land that is more susceptible to landslip hazards for purposes that have the potential to expose people and property to landslip hazard where it does not achieve and maintain a level of tolerable risk from landslip.	<i>The draft amendment is consistent with this strategy. The rezoning area is not more susceptible to landslip hazard, and the draft amendment does not expose people or property to landslip risk.</i>
3.2.3 Strategy 4	Avoid designating land for use and development that involves significant soil disturbance, major construction or adding significant quantities of water to soil on land that is identified as being prone to landslip hazards, unless hazard reduction or protection measures can be applied to demonstrate that the risk of harm to people and property associated with the landslip hazard is tolerable.	<i>The draft amendment is consistent with this strategy. No significant soil disturbance or addition of water to soil is proposed on land identified as prone to landslip. Stormwater from future development will be directed to the Council system via the southern drainage corridor rather than discharged to the escarpment.</i>
3.2.3 Strategy 5	Promote use and development that maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with landslip hazards.	<i>The draft amendment is consistent with this strategy. The southern escarpment and waterway corridor are retained within the public open space and drainage lot, maintaining the protective function of the landform which will include future revegetation of the escarpment and waterway area.</i>
3.2.3 Strategy 6	Ensure the risk to human life and property resulting from use and development on land that is more susceptible to landslip hazards is identified and addressed through hazard reduction or protection measures that reduce the level to a tolerable risk.	<i>The draft amendment is consistent with this strategy. No landslip risk requiring hazard reduction or protection measures has been identified, with the rezoning area located outside any mapped landslip hazard band.</i>
3.3 Flooding		
3.3.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. Part of the broader site is subject to the Flood-Prone Areas overlay associated with the lower-lying Mersey River floodplain, with the rezoning area located on the elevated northern plateau above it.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
3.3.2 Objective	To minimise the impact of flood hazards that have the potential to cause harm to human life, property and infrastructure and to reduce the cost to the community as a result of flood events.	<i>The draft amendment is consistent with this objective. The elevated nature of the rezoning area provides clear physical separation from the flood-affected southern portions of the broader site. A minor southern flood-prone inversion area is capable of being managed through limited fill and level modification at the subdivision stage, and the public open space and drainage corridor is located at this interface rather than residential lots.</i>
3.3.3 Strategy 1	Identify and map land that is vulnerable to flooding based, as a minimum, on a 1% Annual Exceedance Probability (AEP) flood event, or an alternative as determined by the State Government for the management of flood risks associated with climate change and other matters.	<i>Not directly engaged. Flood mapping is a strategic function. The Flood-Prone Areas overlay applying to the lower-lying portion of the site continues to apply and has informed the extent of the rezoning area.</i>
3.3.3 Strategy 2	Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to flood hazards that cannot achieve and maintain a level of tolerable risk from flood.	<i>The draft amendment is consistent with this strategy. The rezoning area is confined to elevated land outside the main flood-prone area, avoiding the allocation of residential land where a tolerable level of flood risk could not be achieved.</i>
3.3.3 Strategy 3	Consider and plan for the cumulative impacts of use and development on flooding behaviour.	<i>The draft amendment is consistent with this strategy. Cumulative flooding effects are managed through connection to the Council stormwater system, the southern drainage corridor and the retention of the waterway interface as public open space, with stormwater detention and water sensitive urban design able to be applied at the subdivision stage.</i>
3.3.3 Strategy 4	Avoid locating, or intensifying, incompatible use and development on land subject to flood hazards unless hazard reduction and protection measures are considered and, where appropriate, incorporated into the planning and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a tolerable risk level.	<i>The draft amendment is consistent with this strategy. Residential lots avoid the flood-prone interface, and the minor southern inversion area is capable of being managed through limited fill and level modification assessed at the subdivision stage under the Flood-Prone Areas Code.</i>
3.3.3 Strategy 5	Avoid locating use and development on land subject to flood hazards, where a level of tolerable risk cannot be achieved and maintained, that involves:	<i>This strategy is supported by the draft amendment. The draft amendment does not locate the uses listed below on flood-prone land.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
3.3.3 Strategy 5(a)	the storage of hazardous materials that if impacted by flooding may result in the release of materials, increasing the risk to public health and the environment caused by the flood hazards;	<i>Not applicable. No storage of hazardous materials is proposed.</i>
3.3.3 Strategy 5(b)	activities where vulnerable people are gathered, who may not be able to respond, evacuate or protect themselves in the event of a flood; and	<i>Not applicable. No vulnerable use where people gather is proposed. Residential lots are located on the elevated plateau above the flood-prone interface.</i>
3.3.3 Strategy 5(c)	public infrastructure that is required to be functional to assist in the delivery of emergency responses during and in the recovery phase of a flood event.	<i>Not applicable. No public infrastructure required to function during a flood emergency is proposed within the flood-prone area.</i>
3.3.3 Strategy 6	Consider and support use and development that will assist in managing emergency responses and recovery to flood events including the provision of, and safe and efficient access to, evacuation centres, emergency accommodation and medical centres.	<i>The draft amendment is consistent with this strategy. The indicative road network provides through connections to Hamilton Street and Bradshaw Street from elevated land, supporting safe access and egress during flood events, with emergency and medical facilities located within the township to the north.</i>
3.3.3 Strategy 7	Support the development of flood mitigation infrastructure that has the capacity to lower the risk of flood hazards and provide greater protection to human life, property and infrastructure, if:	<i>Not directly engaged. No flood mitigation infrastructure is proposed by the draft amendment. The subclauses below are therefore not engaged, noting that the southern drainage corridor performs a stormwater management function.</i>
3.3.3 Strategy 7(a)	the flood hazard is not diverted to an area that will expose people, property and infrastructure to an increased risk of harm where a level of tolerable risk cannot be achieved and maintained;	<i>Not applicable. No diversion of flood hazard is proposed.</i>
3.3.3 Strategy 7(b)	the impact on environmental values are considered and minimised;	<i>Not applicable. Environmental values at the southern waterway interface are retained within the public open space and drainage corridor.</i>
3.3.3 Strategy 7(c)	the cost to the community is considered and minimised; and	<i>Not applicable. No cost to the community arises, with stormwater infrastructure to be delivered as part of the future subdivision.</i>
3.3.3 Strategy 7(d)	careful consideration is given to the appropriateness of intensifying the use and development of the area being protected to avoid exposing additional people, property and infrastructure to flood hazards, especially considering the unpredictability of climate change induced flood events.	<i>Not applicable. Residential intensification is confined to elevated land outside the main flood-prone area rather than to land reliant on flood protection works.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
3.3.3 Strategy 8	Support the use of Water Sensitive Urban Design systems to mitigate flooding and manage peak flows in urban catchments.	<i>The draft amendment is consistent with this strategy, with delivery to occur at the future subdivision stage. Water sensitive urban design and stormwater detention are able to be incorporated within the southern drainage corridor and internal subdivision works to manage peak flows.</i>
3.3.3 Strategy 9	Consider any upstream dam infrastructure when strategically planning land use to protect the viability of the dam infrastructure, and the impacts on human life, property, critical infrastructure and community assets as a result of potential dam failure.	<i>Not applicable. No upstream dam infrastructure affects the rezoning area.</i>
3.4 Coastal Hazards		
3.4.1 Application	Applies to the Coastal Zone as defined in the State Coastal Policy 1996, which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.	<i>The policy does not apply to the draft amendment. The rezoning area is located more than 1 kilometre inland from the high-water mark and therefore outside the Coastal Zone defined under the State Coastal Policy 1996, being in excess of 2 kilometres from the coastline.</i>
3.4.2 Objective	To minimise the risks associated with coastal erosion and coastal inundation caused by climate change induced sea level rise by incorporating avoidance, mitigation and adaptation strategies into land use planning to reduce the harm to human life, property and infrastructure.	<i>Not applicable. The land is not exposed to coastal erosion or coastal inundation.</i>
3.4.3 Strategy 1	Identify and map land that is subject to coastal erosion and coastal inundation, based on a projected sea level rise of not less than 0.8 metres by 2100 or the latest adopted State Government sea level rise measurements, that considers the effects of coastal processes, geology, topography, storm surges and tides on the rate and extent of coastal erosion and coastal inundation.	<i>Not applicable. The land is outside the Coastal Zone and is not subject to coastal erosion or inundation mapping.</i>
3.4.3 Strategy 2	Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to coastal hazards that cannot achieve and maintain a level of tolerable risk from coastal erosion or coastal inundation.	<i>Not applicable. No exposure to coastal hazard arises.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
3.4.3 Strategy 3	Avoid incompatible use and development of land subject to coastal erosion or coastal inundation where a level of tolerable risk cannot be achieved and maintained, or that is not feasible or desirable to be located elsewhere, unless the use and development is:	<i>Not applicable. The land is not subject to coastal erosion or coastal inundation, and the subclauses below are accordingly not engaged.</i>
3.4.3 Strategy 3(a)	dependent on a coastal location;	<i>Not applicable. The use is not dependent on a coastal location.</i>
3.4.3 Strategy 3(b)	temporary, readily relocatable or able to be abandoned;	<i>Not applicable. The land is outside the Coastal Zone.</i>
3.4.3 Strategy 3(c)	essential public infrastructure; or	<i>Not applicable. No essential public infrastructure within the Coastal Zone is proposed.</i>
3.4.3 Strategy 3(d)	minor redevelopment or intensification of an existing use involving a building or structure that cannot be relocated or abandoned.	<i>Not applicable. The land is outside the Coastal Zone.</i>
3.4.3 Strategy 4	Where incompatible use and development cannot avoid being located on land subject to coastal erosion or coastal inundation, hazard reduction and protection measures must be considered and, where appropriate, incorporated into the siting, design, construction and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a level of tolerable risk.	<i>Not applicable. No hazard reduction or protection measures for coastal hazard are required.</i>
3.4.3 Strategy 5	Promote strategic responses for existing settlements that are at risk of being impacted by coastal erosion or coastal inundation by considering the effectiveness and the social, environmental and economic viability of one, or a combination, of the following strategic responses:	<i>Not applicable. The draft amendment does not relate to a settlement at risk of coastal erosion or inundation.</i>
3.4.3 Strategy 5(a)	adaptation to changing conditions over time;	<i>Not applicable. No coastal adaptation response is required.</i>
3.4.3 Strategy 5(b)	planned retreat; and	<i>Not applicable. No planned retreat response is required.</i>
3.4.3 Strategy 5(c)	protective works.	<i>Not applicable. No protective works are required.</i>
3.4.3 Strategy 6	Where possible, avoid use and development that will;	<i>Not applicable. The draft amendment does not affect coastal erosion or inundation processes.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
3.4.3 Strategy 6(a)	increase the rate of coastal erosion or coastal inundation; or	<i>Not applicable. The land is outside the Coastal Zone.</i>
3.4.3 Strategy 6(b)	increase the risk of exposing existing people, property or infrastructure to coastal erosion or coastal inundation, especially vulnerable and hazardous uses.	<i>Not applicable. No people, property or infrastructure are exposed to coastal hazard by the draft amendment.</i>
3.4.3 Strategy 7	Encourage coastal defences that work with natural processes to protect human life, property and infrastructure or mitigate coastal erosion and coastal inundation risks where possible.	<i>Not applicable. No coastal defences are proposed or required.</i>
3.4.3 Strategy 8	Facilitate the provision of engineered coastal defences to protect human life, property and infrastructure from coastal inundation and coastal erosion, where the social, environmental and economic considerations are included in the planning and decision-making process.	<i>Not applicable. No engineered coastal defences are proposed or required.</i>
3.5 Contaminated Air and Land		
3.5.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. The rezoning area has a long history of agricultural use and includes dairy infrastructure at its southern end, which is to be progressively decommissioned and removed following the phasing out of the dairy operation by June 2026.</i>
3.5.2 Objective	To consider the impacts of past, present and future land use and development that has involved, or is proposed to involve, potentially contaminating activities, and to minimise the risk of harm to human health, property and the environment arising from exposure, or potential exposure, to contaminants or nuisances caused by those activities.	<i>The draft amendment is consistent with this objective. Any risk of contamination associated with the former dairy infrastructure and historic agricultural activity is capable of assessment and management at the subdivision stage under the Potentially Contaminated Land provisions of the Scheme, which continue to apply following the rezoning. The rezoning area is not subject to identified contamination that would preclude residential use.</i>
3.5.3 Strategy 1	Identify and map land that has been used, or is being used, or has been affected by use and development involving potentially contaminating activities.	<i>Not directly engaged. The historic dairy infrastructure and associated E1 land capability classification at the southern end of the rezoning area are identified in the Agricultural Assessment and are known to the planning authority through this application.</i>
3.5.3 Strategy 2	Avoid allowing incompatible use or development on contaminated or potentially contaminated sites, unless, where	<i>The draft amendment is consistent with this strategy. Site assessment and any necessary remediation associated with the</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
	appropriate measures such as remediation works, protection measures and a site assessment demonstrates the land is suitable for the future intended use and development.	<i>decommissioned dairy infrastructure will be addressed through the future subdivision application to demonstrate the land is suitable for residential use, consistent with the Scheme provisions applying to potentially contaminated land.</i>
3.5.3 Strategy 3	Manage land use conflict by applying and maintaining appropriate separation between potentially contaminating activities and incompatible use.	<i>The draft amendment is consistent with this strategy. The Agricultural Assessment confirms that the historic dairy operation cannot be reinstated due to attenuation distance requirements arising from surrounding residential development, and the balance of the retained agricultural land will operate as a beef breeding and finishing enterprise. The southern public open space and drainage corridor provides separation between future residential lots and the retained rural land.</i>
4.0 Sustainable Economic Development		
4.1 Agriculture		
4.1.1 Application	Statewide	<i>The policy applies statewide and is engaged by the draft amendment. The rezoning area is currently within the Agriculture zone and forms part of a 34.06ha parcel used for agricultural production and grazing. An Agricultural Assessment (Pinion Advisory, May 2026) has been prepared in support of the draft amendment.</i>
4.1.2 Objective	To promote a diverse and highly productive agricultural sector by protecting agricultural land and the resources on which agriculture depends, while supporting the long-term viability and growth of the agricultural sector.	<i>The draft amendment is consistent with this objective. The Agricultural Assessment confirms that the rezoning area does not comprise prime agricultural land, is characterised by lower-order capability (Class 4, 5, 5+6 and E1 land) and is substantially fettered by the established and emerging peri-urban interface with the Latrobe residential area. The balance of the 34.06ha parcel and the proponent's wider landholdings remain available for ongoing agricultural use as part of a beef breeding and finishing enterprise, protecting the long-term viability of the enterprise.</i>
4.1.3 Strategy 1	Identify agricultural land, and potential agricultural land, and apply a contemporary land capability classification mapping system based on land capability data that considers:	<i>The Agricultural Assessment applies contemporary land capability analysis to the site, addressing the matters below.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
4.1.3 Strategy 1(a)	land and enterprise suitability modelling;	<i>The Agricultural Assessment considers land and enterprise suitability, concluding that poor drainage, waterlogging susceptibility and erosion constraints limit the suitability of the land for intensive agricultural production.</i>
4.1.3 Strategy 1(b)	availability of irrigation water;	<i>The rezoning area is not located within an irrigation district and the Agricultural Assessment does not identify reliance on irrigation water for the land.</i>
4.1.3 Strategy 1(c)	capability of land to sustain long term agricultural uses, including under forecast climate change scenarios; and	<i>The Agricultural Assessment concludes that long-term agricultural capability is constrained, with the reinstatement of the historic dairy operation impractical due to attenuation distance requirements arising from surrounding residential development and uneconomic having regard to operational and environmental risk.</i>
4.1.3 Strategy 1(d)	long term agricultural land use trends.	<i>Long-term land use trends at the site reflect a transition away from dairying toward cattle and livestock grazing, with approximately half the dairy herd already replaced with beef cattle and the dairy operation to be fully phased out by June 2026.</i>
4.1.3 Strategy 2	Protect land that is identified as being within the higher classes of agricultural capability by designating it specifically for agricultural use and development or for purposes that prevent the permanent loss or conversion of the land's agricultural potential.	<i>The draft amendment is consistent with this strategy. The rezoning area is not within the higher classes of agricultural capability, comprising predominantly Class 5 land with smaller areas of Class 4 to the north, 5+6 to the south and E1 associated with the dairy infrastructure. Land of higher capability within the broader parcel is retained in the Agriculture zone.</i>
4.1.3 Strategy 3	Allow compatible land uses to operate on agricultural land, where they do not cause unreasonable fettering or fragmentation and minimises the sterilisation of agricultural land.	<i>This strategy is supported by the draft amendment. The draft amendment does not introduce a use that fetters or fragments retained agricultural land. The Agricultural Assessment confirms the proposal formalises an existing residential interface, with the southern public open space and drainage corridor providing separation from the retained rural land.</i>
4.1.3 Strategy 4	Protect land with significant agricultural capabilities, and agricultural land within irrigation districts, by affording them the	<i>The draft amendment is consistent with this strategy. No land of significant agricultural capability and no agricultural land within an irrigation district is affected. The Agricultural Assessment</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
	highest level of protection from fettering, fragmentation or conversion to non-agricultural uses.	<i>confirms the rezoning area holds negligible local and regional agricultural significance and represents an extremely small proportion of the broader Forth land capability mapping area.</i>
4.1.3 Strategy 5	Prevent fettering of agricultural land by considering the impacts of agricultural uses on surrounding future use and development to prevent land use conflict and protect the productivity and viability of agricultural uses.	<i>The draft amendment is consistent with this strategy. Fettering is not increased by the draft amendment. The Agricultural Assessment identifies that the agricultural utility of the land is already substantially constrained by existing and anticipated residential encroachment, with associated conflict arising from odour, noise, dust, agricultural spraying and irrigation activities. Rezoning removes rather than compounds that conflict.</i>
4.1.3 Strategy 6	Encourage the protection of viable agricultural uses by preventing the fragmentation of agricultural land.	<i>This strategy is supported by the draft amendment. The draft amendment does not fragment a viable agricultural unit. It affects only a limited portion of the landholding, with the balance of the property and the proponent's wider holdings remaining available for the beef breeding and finishing enterprise.</i>
4.1.3 Strategy 7	Protect agricultural land by avoiding the permanent conversion of agricultural land to non-agricultural land uses unless:	<i>The draft amendment is consistent with this strategy. Conversion of agricultural land is justified having regard to the matters below and the evidence of the Agricultural Assessment.</i>
4.1.3 Strategy 7(a)	the land is strategically identified for growth;	<i>The land is strategically identified for growth, being shown within the Concept Map of the Draft Structure Plan as land intended for urban development within the plan period and falling within the contained growth framework for the township under the CCRLUS.</i>
4.1.3 Strategy 7(b)	the scale of the conversion or sterilisation is minor in terms of the overall agricultural operation of the site, local area or region; or	<i>The scale of conversion is minor in the context of the overall operation, locality and region, affecting approximately 6ha of a 34.06ha parcel and an extremely small proportion of the broader Forth land capability mapping area, with negligible local and regional agricultural significance.</i>
4.1.3 Strategy 7(c)	the conversion contributes to the viability of the agricultural use of the site, local area or region;	<i>The conversion contributes to the viability of the retained agricultural use by removing the most constrained and fettered portion of the property from the enterprise and supporting the transition to a beef breeding and finishing operation on the balance of the landholding.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
4.1.3 Strategy 7 (cont.)	and the intended use will not cause land use conflict, fetter or impact the viability of surrounding agricultural uses.	<i>The intended residential use will not cause land use conflict or fetter surrounding agricultural uses. The Agricultural Assessment confirms the proposal formalises an existing urban interface, the historic dairy infrastructure is to be decommissioned, and the southern public open space and drainage corridor provides a managed interface with retained rural land.</i>
4.1.3 Strategy 8	Support diversification and value-adding of the primary industries sector by supporting effective agricultural production and processing, innovation in rural industries and farm-related retailing and agritourism that is ancillary to the principal use, to enable sustainable growth of the sector and strengthen its ability to adapt to climate change, natural disasters and market challenges.	<i>Not directly engaged. The draft amendment does not propose agricultural production, processing, farm-related retailing or agritourism. It does not constrain diversification of the retained enterprise on the balance of the landholding.</i>
4.1.3 Strategy 9	Allow residential use where it is part of, or supports, an agricultural use, such as workers' accommodation, where it does not unreasonably fetter, fragment or convert agricultural land uses.	<i>Not applicable. No residential use supporting an agricultural use, such as workers' accommodation, is proposed. Residential use is proposed on land to be rezoned to General Residential rather than on retained agricultural land.</i>
4.1.3 Strategy 10	Support the retention of small farms close to urban areas and acknowledge the contribution, or potential contribution, that they make in supplying local produce to local markets, the agrifood economy and tourism.	<i>This strategy has been considered in the preparation of the draft amendment. The Agricultural Assessment confirms that the rezoning area does not perform a significant small farm function supplying local produce, being constrained by drainage, waterlogging and erosion limitations and by the surrounding urban interface. Retained land within the parcel remains available for grazing close to the township.</i>
4.1.3 Strategy 11	Facilitate the provision and protection of infrastructure that supports the diversification and improved productivity of the primary industries sector.	<i>Not applicable. The draft amendment does not affect infrastructure supporting the primary industries sector.</i>
4.1.3 Strategy 12	Encourage the protection of the viability of upstream dam infrastructure when strategically planning land use and development.	<i>Not applicable. No upstream dam infrastructure is affected by the draft amendment.</i>
4.2 Timber Production		

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
4.2.1 Application	Statewide.	<i>The policy applies statewide, although no land dedicated to timber production is affected. The rezoning area is cleared pasture and no plantation or production forest adjoins the site.</i>
4.2.2 Objective	To contribute to the protection of Tasmania's timber resources.	<i>Not applicable. No timber resource is affected by the draft amendment.</i>
4.2.3 Strategy 1	Encourage the protection of timber production areas including plantation and native forests by identifying land dedicated for timber production and support designating that land for purposes that are compatible with timber production.	<i>Not applicable. The rezoning area is not identified or dedicated for timber production, comprising substantially cleared and modified agricultural land.</i>
4.2.3 Strategy 2	Encourage surrounding land, that is likely to be impacted by the activities associated with timber production on land dedicated for timber production, to:	<i>Not applicable. The rezoning area does not adjoin land dedicated for timber production, and the subclauses below are accordingly not engaged.</i>
4.2.3 Strategy 2(a)	be designated for purposes that are compatible with timber production; or	<i>Not applicable. No adjoining timber production land is affected.</i>
4.2.3 Strategy 2(b)	consider incorporating measures to mitigate, manage or avoid any environmental hazards and social and environmental impacts associated with timber production.	<i>Not applicable. No mitigation of timber production impacts is required.</i>
4.3 Extractive Industry		
4.3.1 Application	Statewide.	<i>The policy applies statewide, although no extractive industry resource or operation is affected. No strategic resource area, deposit or extractive operation is identified within or adjoining the rezoning area.</i>
4.3.2 Objective	To identify and protect existing and potential extractive industry resources, and supporting infrastructure, to facilitate economic growth and support efficient infrastructure and urban development.	<i>Not applicable. No existing or potential extractive industry resource or supporting infrastructure is affected by the draft amendment.</i>
4.3.3 Strategy 1	Identify and protect strategic resource areas and deposits, including areas of known mineral resources and strategically important construction materials, such as sand.	<i>Not applicable. No strategic resource area or deposit is identified over the rezoning area.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
4.3.3 Strategy 2	Promote the protection of existing extractive industries from encroachment by residential and other incompatible use.	<i>Not applicable. No existing extractive industry adjoins the rezoning area, and no encroachment arises.</i>
4.3.3 Strategy 3	Support the long-term viability of existing extractive operations.	<i>Not applicable. No existing extractive operation is affected by the draft amendment.</i>
4.3.3 Strategy 4	Enable the provision and protection of supporting infrastructure for extractive and related resource industries so that access can be facilitated and maintained.	<i>Not applicable. No infrastructure supporting extractive or related resource industries is affected.</i>
4.3.3 Strategy 5	Support future mineral extraction on land available for mineral exploration by, prior to designating the land for a purpose that removes the ability of that land to be used and developed for mineral extraction, considering the following:	<i>Not applicable. The rezoning area is not land available for mineral exploration or extraction, and the subclauses below are accordingly not engaged.</i>
4.3.3 Strategy 5(a)	the nature and scale of the mineral resource;	<i>Not applicable. No mineral resource is identified.</i>
4.3.3 Strategy 5(b)	the viability of extracting the mineral resource; and	<i>Not applicable. No mineral resource is identified.</i>
4.3.3 Strategy 5(c)	the social, economic and environmental benefits of the mineral resource compared to that of the alternative land use.	<i>Not applicable. No mineral resource is identified.</i>
4.3.3 Strategy 6	Plan for and encourage the use of suitable mineral resources that can provide for a viable resource supply to be extracted consistent with relevant planning policies, considering:	<i>Not applicable. No mineral resource use is proposed, and the subclauses below are accordingly not engaged.</i>
4.3.3 Strategy 6(a)	the benefits to the community;	<i>Not applicable. No mineral resource use is proposed.</i>
4.3.3 Strategy 6(b)	the provision of energy and infrastructure;	<i>Not applicable. No mineral resource use is proposed.</i>
4.3.3 Strategy 6(c)	access to a skilled workforce;	<i>Not applicable. No mineral resource use is proposed.</i>
4.3.3 Strategy 6(d)	risks to public health and safety are managed to within acceptable levels; and	<i>Not applicable. No mineral resource use is proposed.</i>
4.3.3 Strategy 6(e)	environmental impacts are minimal and provisions are made for the rehabilitation of the site.	<i>Not applicable. No mineral resource use is proposed.</i>
4.3.3 Strategy 7	Facilitate the provision of housing and services to support mining employees and their families in remote settlements.	<i>Not applicable. The rezoning area is not located in a remote settlement and no mining employee housing is proposed.</i>
4.4 Tourism		

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
4.4.1 Application	Statewide.	<i>The policy applies statewide, although no tourism use or development is proposed. The rezoning area adjoins the southern Latrobe urban area and is not a key tourism site or destination.</i>
4.4.2 Objective	To promote the sustainable development of the State's tourism industry.	<i>Not directly engaged. The draft amendment does not propose tourism use or development. The indicative pathway connection toward the Wild Mersey mountain bike trails nevertheless supports access to an established regional recreational and tourism asset.</i>
4.4.3 Strategy 1	Identify existing and potential key tourism sites or destinations and investigate the role of these sites or destinations from a State, regional and local perspective to help plan where they are best located and how they can be sustainably developed, taking into consideration:	<i>Not applicable. The rezoning area is not an existing or potential key tourism site or destination, and the subclauses below are accordingly not engaged.</i>
4.4.3 Strategy 1(a)	visitor demand and forecast trends of visitation across the State;	<i>Not applicable. No tourism use is proposed.</i>
4.4.3 Strategy 1(b)	existing supply of tourism product, services and infrastructure;	<i>Not applicable. No tourism use is proposed.</i>
4.4.3 Strategy 1(c)	appropriateness of the scale and nature of the tourism use;	<i>Not applicable. No tourism use is proposed.</i>
4.4.3 Strategy 1(d)	the impact on the environmental, landscape, intrinsic and local character values of the place;	<i>Not applicable. No tourism use is proposed. The draft amendment nevertheless retains the vegetated southern waterway corridor and the surrounding rural landscape character.</i>
4.4.3 Strategy 1(e)	the use and development being displaced;	<i>Not applicable. No tourism use or development is displaced by the draft amendment.</i>
4.4.3 Strategy 1(f)	differentiating and enhancing Tasmania's appeal and competitiveness locally, nationally and internationally;	<i>Not applicable. No tourism use is proposed.</i>
4.4.3 Strategy 1(g)	alignment with regional destination plans supporting the visitor economy;	<i>Not applicable. No tourism use is proposed.</i>
4.4.3 Strategy 1(h)	the contribution to the local, regional and State economy; and	<i>Not applicable. No tourism use is proposed.</i>
4.4.3 Strategy 1(i)	integration with the local community.	<i>Not applicable. No tourism use is proposed.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
4.4.3 Strategy 2	Promote tourism use and development that protects, is compatible with and builds on the assets and qualities of the events, activities and attractions underpinning them.	<i>Not applicable. No tourism use or development is proposed.</i>
4.4.3 Strategy 3	Manage visitor accommodation so it does not significantly impact the supply of housing for the local community.	<i>This strategy is supported indirectly by the draft amendment. The draft amendment increases the supply of permanent residential land within Latrobe, assisting the local housing market rather than contributing to the loss of housing stock to visitor accommodation.</i>
4.4.3 Strategy 4	Support diverse and innovative tourism experiences that are of a high quality, respect the environment and reflect the uniqueness of Tasmania.	<i>Not applicable. No tourism experience is proposed.</i>
4.4.3 Strategy 5	Facilitate the provision of infrastructure, housing and services, where appropriate, to support tourism and hospitality employees, to meet the demand for, and support the growth of, sustainable tourism use and development.	<i>Not applicable. No tourism or hospitality employee housing is proposed, although the additional residential land supply assists housing availability for the local workforce generally.</i>
4.4.3 Strategy 6	Identify and promote the protection of attributes that attract and enhance tourism experience.	<i>Not applicable. No attribute attracting or enhancing tourism experience is affected. The indicative pathway network connects toward the Wild Mersey mountain bike trails.</i>
4.4.3 Strategy 7	Prevent the cumulative impacts of tourism use and development from unreasonably detracting from how the local community engages and identifies with their local surrounds.	<i>Not applicable. No tourism use is proposed and no cumulative tourism impact arises.</i>
4.4.3 Strategy 8	Promote growth and investment in recreational, art and cultural activities that attracts tourism growth and supports the local community's access to these facilities.	<i>Not directly engaged. The additional resident population supports ongoing use and investment in the recreational, arts and cultural facilities of the Latrobe township.</i>
4.4.3 Strategy 9	Promote the integration of tourism infrastructure into activity centres to support and reinforce the economic function of activity centres.	<i>Not applicable. No tourism infrastructure is proposed. The Latrobe town centre retains its activity centre role.</i>
4.5 Renewable Energy		
4.5.1 Application	Statewide.	<i>The policy applies statewide, although no renewable energy use or development is proposed and the rezoning area is not identified as a renewable resource area.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
4.5.2 Objective	To promote renewable energy use and development to support economic and employment opportunities and strengthen the State's economy, while also supporting emissions reduction.	<i>Not directly engaged. The draft amendment does not propose renewable energy use or development. Distributed generation at the dwelling scale, including rooftop solar, remains available to future residents.</i>
4.5.3 Strategy 1	Identify renewable resource areas for the preferred location of renewable energy use and development within areas that have been strategically identified for future renewable energy use and development taking into consideration:	<i>Not applicable. The rezoning area is not identified as a renewable resource area, and the subclauses below are accordingly not engaged.</i>
4.5.3 Strategy 1(a)	the quality of the energy resource;	<i>Not applicable. No renewable energy resource is identified.</i>
4.5.3 Strategy 1(b)	economic and social value and the impact on the community;	<i>Not applicable. No renewable energy use is proposed.</i>
4.5.3 Strategy 1(c)	investor interest; and	<i>Not applicable. No renewable energy use is proposed.</i>
4.5.3 Strategy 1(d)	environmental, cultural heritage and land-use constraints.	<i>Not applicable. No renewable energy use is proposed.</i>
4.5.3 Strategy 2	Identify and plan for supporting transmission infrastructure required to connect renewable resource areas to the existing network, taking into consideration the ancillary infrastructure that may be required to provide for a reliable and secure network.	<i>Not applicable. No transmission infrastructure is required or affected. Future residential development will connect to the existing local electricity network.</i>
4.5.3 Strategy 3	Recognise the quality and diversity of Tasmania's renewable energy resources and the role they can play in limiting greenhouse gas emissions and supporting the transition to a national low carbon economy through existing and future interconnections to Tasmania.	<i>Not applicable. The draft amendment does not affect the State's renewable energy resources or interconnection arrangements.</i>
4.5.3 Strategy 4	Facilitate local, neighbourhood and specific site renewable energy generation, including the potential use of green hydrogen and bioenergy, to help diversify the local economy, improve sustainability outcomes and build resilience and diversification around energy supply.	<i>This strategy is supported indirectly by the draft amendment. Future dwellings within the General Residential zone are able to incorporate rooftop solar and battery storage, supporting site-scale renewable generation.</i>
4.5.3 Strategy 5	Support infrastructure enabling distributed energy resources.	<i>This strategy is supported indirectly by the draft amendment. Connection to the established electricity network enables distributed energy resources, including rooftop solar and electric vehicle charging, at the dwelling scale.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
4.5.3 Strategy 6	Facilitate the provision of housing, including temporary housing, required to accommodate workers, particularly during the construction phase, to support the development of renewable generation sources within regional areas.	<i>Not applicable. No renewable energy construction workforce housing is proposed.</i>
4.6 Industry		
4.6.1 Application	Statewide.	<i>The policy applies statewide, although no industrial land is affected. The rezoning area is currently within the Agriculture zone and is not identified for industrial use or development.</i>
4.6.2 Objective	To protect industrial land, facilitate sustainable industrial use and development and ensure there is sufficient availability of suitable industrial land to meet the existing and future needs of Tasmania.	<i>Not applicable. The draft amendment does not affect the supply or protection of industrial land within the Latrobe municipality.</i>
4.6.3 Strategy 1	Strategically identify and protect land that is suitable for industrial use and development to meet the needs of future generations.	<i>Not applicable. The rezoning area is not identified as land suitable for industrial use and development.</i>
4.6.3 Strategy 2	Provide for at least a 15 year supply of industrial land, that is located within urban or settlement growth boundaries, or within close proximity to settlements, that is based on projected demand to meet the economic needs of Tasmania.	<i>Not applicable. The draft amendment does not reduce the industrial land supply position of the municipality, converting agricultural land to residential land only.</i>
4.6.3 Strategy 3	Identify and allocate land within urban or settlement growth boundaries, or within close proximity to settlements, that is suitable for industrial use and development, considering:	<i>Not applicable. No industrial land is identified or allocated by the draft amendment, and the subclauses below are accordingly not engaged.</i>
4.6.3 Strategy 3(a)	analysis of industrial activities and land supply at a regional or metropolitan level, including existing available land, potential for growth within, or adjacent to, existing centres, and the nature of current and future industrial activities;	<i>Not applicable. No industrial land supply analysis is required.</i>
4.6.3 Strategy 3(b)	topography and physical site constraints;	<i>Not applicable. No industrial use is proposed.</i>
4.6.3 Strategy 3(c)	compatibility of surrounding land use;	<i>Not applicable. No industrial use is proposed.</i>
4.6.3 Strategy 3(d)	provision of adequate buffer areas to separate incompatible uses;	<i>Not applicable. No industrial buffer requirement arises.</i>
4.6.3 Strategy 3(e)	access to workforce;	<i>Not applicable. No industrial use is proposed.</i>

Tasmanian Planning Policies		
Policy Reference	Policy Description	Assessment
4.6.3 Strategy 3(f)	supply chain relationships, including freight patterns, and proximity to existing freight networks, including high productivity and key local freight roads;	<i>Not applicable. No industrial use or freight relationship arises.</i>
4.6.3 Strategy 3(g)	the ability to and cost of, servicing with physical infrastructure; and	<i>Not applicable. No industrial servicing requirement arises.</i>
4.6.3 Strategy 3(h)	environmental hazards and the impact on environmental values are avoided or can be appropriately managed.	<i>Not applicable. No industrial use is proposed.</i>
4.6.3 Strategy 4	Enable industrial use and development, to be located away from settlements, where:	<i>Not applicable. No industrial use located away from settlements is proposed, and the subclauses below are accordingly not engaged.</i>
4.6.3 Strategy 4(a)	the use is resource dependent, including, but not limited to, abattoir, onshore marine farm or sawmill, and required to be located with the resource to provide for more sustainable outcomes;	<i>Not applicable. No resource dependent industrial use is proposed.</i>
4.6.3 Strategy 4(b)	high impact industrial use warrants separation from settlements;	<i>Not applicable. No high impact industrial use is proposed.</i>
4.6.3 Strategy 4(c)	the land has formerly been developed and is no longer being used to its full capacity, such as a brownfield site, and is proposed to be re-purposed for industrial use and development; or	<i>Not applicable. The land is not a brownfield site proposed for industrial re-purposing.</i>
4.6.3 Strategy 4(d)	the land is identified as being strategically located, such as having access to supporting infrastructure or freight routes and has State or regional industrial importance;	<i>Not applicable. The land is not identified as strategically located industrial land.</i>
4.6.3 Strategy 4 (cont.)	and environmental hazards and the impact on environmental values are avoided or can be appropriately managed.	<i>Not applicable. Environmental hazards and environmental values relevant to the proposed residential use are addressed in the Bushfire Assessment and through the continuing operation of the Scheme overlays and codes.</i>
4.6.3 Strategy 5	Promote the protection of existing and future industrial land by preventing encroachment from incompatible use and development.	<i>This strategy is supported by the draft amendment. The draft amendment does not encroach upon existing or future industrial land. The nearest industrial areas are located within the established Latrobe and Devonport urban areas and are unaffected.</i>

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Policy Reference	Policy Description	Assessment
4.6.3 Strategy 6	Where appropriate, protect land surrounding industrial estates by designating it for a compatible land use that does not prejudice the future availability of that land for industrial use and development.	<i>Not applicable. The rezoning area does not adjoin an industrial estate.</i>
4.6.3 Strategy 7	Encourage the co-location of similar industrial uses within existing or future strategic industrial precincts.	<i>Not applicable. No industrial use or precinct is proposed.</i>
4.7 Business and Commercial		
4.7.1 Application	Statewide.	<i>The policy applies statewide, although no business or commercial use or development is proposed by the draft amendment.</i>
4.7.2 Objective	To promote business and commercial activities at a scale and intensity suited to the location to support diverse economic and employment opportunities and strengthen the State's economy.	<i>Not directly engaged. The draft amendment does not propose business or commercial activity. It strengthens the residential catchment supporting the Latrobe town centre, which functions as a District Activity Centre approximately 1km north of the rezoning area, and supports local service-sector employment within that centre.</i>
4.7.3 Strategy 1	Identify and allocate a sufficient supply of land within existing settlements or areas identified for future growth of settlements, to provide for commercial and business use and development based on existing and projected demands, considering:	<i>Not applicable. No commercial or business land is identified or allocated. The subclauses below are accordingly not engaged, noting that the additional resident population increases the catchment served by the existing town centre.</i>
4.7.3 Strategy 1(a)	the nature and scale of the catchment being serviced;	<i>Not applicable. No commercial land allocation is proposed.</i>
4.7.3 Strategy 1(b)	consumer demand and demographic forecast;	<i>Not applicable. Consumer demand and demographic forecasting are addressed for residential purposes through the REMPLAN 2024 Study.</i>
4.7.3 Strategy 1(c)	efficient use of existing infrastructure;	<i>Not applicable. No commercial land allocation is proposed.</i>
4.7.3 Strategy 1(d)	accessibility to existing transport networks and services;	<i>Not applicable. No commercial land allocation is proposed.</i>
4.7.3 Strategy 1(e)	access to workforce;	<i>Not applicable. No commercial land allocation is proposed.</i>
4.7.3 Strategy 1(f)	the activity centre hierarchy; and	<i>Not applicable. The activity centre hierarchy is unaffected, with the Latrobe town centre retaining its District Activity Centre role.</i>

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Policy Reference	Policy Description	Assessment
4.7.3 Strategy 1(g)	the regional settlement hierarchy.	<i>Not applicable. The draft amendment supports rather than alters the regional settlement hierarchy, directing residential growth to Latrobe as a Medium Growth - Contained Strategy settlement.</i>
4.7.3 Strategy 2	Identify an activity centre hierarchy that is based on the scale, role, function and accessibility of activity centres.	<i>Not applicable. The activity centre hierarchy is a strategic matter and is not altered by the draft amendment.</i>
4.7.3 Strategy 3	Support the activity centre hierarchy by promoting complimentary use and development to strengthen efficiencies within activity centres and, where possible, avoid unnecessary competition between activity centres.	<i>This strategy is supported by the draft amendment. The draft amendment complements the Latrobe town centre by increasing its residential catchment without introducing a competing or duplicative activity centre.</i>
4.7.3 Strategy 4	Encourage the intensification and growth in, and around, higher order activity centres that are highly accessible and which promote the efficient use of infrastructure and services.	<i>The draft amendment is consistent with this strategy in part. The rezoning area is located approximately 1km from the Latrobe town centre and provides additional population in proximity to that higher order centre, supporting efficient use of existing infrastructure and services.</i>
4.7.3 Strategy 5	Support the redevelopment of commercial and business use and development in existing activity centres prior to considering the establishment of new activity centres, unless it is part of a new greenfield development or a natural progression of an existing activity centre, and is highly accessible to its catchment of users.	<i>Not applicable. No new activity centre is proposed by the draft amendment.</i>
4.7.3 Strategy 6	Discourage activity centres from being located outside urban or settlement growth boundaries.	<i>The draft amendment is consistent with this strategy. No activity centre is proposed outside the urban or settlement growth boundary, with commercial activity remaining within the established town centre.</i>
4.7.3 Strategy 7	Support home-based businesses where the impact does not cause an unreasonable loss of residential amenity to the surrounding area.	<i>Not directly engaged. Home-based business remains available within the General Residential zone subject to the amenity provisions of the Scheme.</i>
4.7.3 Strategy 8	Provide for small scale commercial or business opportunities in residential and industrial areas that meets the needs of local residents or workers, is conveniently located and, in the case of residential land, does not cause an unreasonable loss of residential amenity.	<i>Not directly engaged. The General Residential zone provides for small scale local business opportunities serving residents, with any such use assessed against the amenity provisions of the Scheme at the development application stage.</i>

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Policy Reference	Policy Description	Assessment
4.7.3 Strategy 9	Support mixed use, including residential uses, in activity centres that are highly accessible and where the potential for land use conflict can be managed.	<i>Not applicable. No mixed use development within an activity centre is proposed.</i>
4.8 Innovation and Research		
4.8.1 Application	Statewide.	<i>The policy applies statewide, although no innovation or research use or infrastructure is proposed by the draft amendment.</i>
4.8.2 Objective	To promote innovation and research, and the institutions and infrastructure that drives learning and prepares a skilled workforce, that will support existing and emerging opportunities and contribute to a diverse and resilient economy.	<i>Not directly engaged. The draft amendment does not propose innovation, research or education infrastructure. It supports the resident workforce serving the Latrobe and Devonport economies.</i>
4.8.3 Strategy 1	Support the provision and expansion of logistics and digital infrastructure to promote the information and communications technologies (ICT) industry that provides opportunities to drive learning, productivity, innovation and access to online global markets.	<i>Not directly engaged. Future residential development will connect to available telecommunications infrastructure at the subdivision stage, supporting digital connectivity and remote working for future residents.</i>
4.8.3 Strategy 2	Support accessible and well-connected tertiary education and training institutions that fosters innovation and career diversity while supporting the existing and emerging needs of the State's employment sectors.	<i>Not applicable. No tertiary education or training institution is proposed or affected.</i>
4.8.3 Strategy 3	Promote existing and emerging innovation and research opportunities, especially those that promote Tasmania's assets, facilitates diversification of our economy, makes use of our geographical location and enhances our appeal and competitive advantages, by providing planning mechanisms that are adaptive and flexible to respond to opportunities as they arise.	<i>Not applicable. No innovation or research opportunity is affected by the draft amendment.</i>
4.8.3 Strategy 4	Provide for precinct planning that allows for collaborations between industry, science, research and education institutions to be co-located to facilitate and promote learning, on the job training, collaboration and shared access to resources.	<i>Not applicable. No precinct planning for industry, science, research or education co-location is proposed.</i>

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Policy Reference	Policy Description	Assessment
4.8.3 Strategy 5	Support opportunities for greater economic self-sufficiency, diversification and circular economies to help reduce the impacts of external forces on the State economy.	<i>Not directly engaged. The draft amendment supports local construction activity and the resident population underpinning the Latrobe economy, contributing indirectly to economic self-sufficiency and diversification.</i>
5.0 Physical Infrastructure		
5.1 Provision of Services		
5.1.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. The rezoning area is located within an area serviced by TasWater reticulated water and sewer infrastructure and is able to connect to the Council stormwater system, electricity supply and telecommunications.</i>
5.1.2 Objective	To promote the efficient, effective, sustainable and safe delivery of services including reticulated water and sewerage, stormwater management, electricity, gas, telecommunications and recycling and waste management.	<i>The draft amendment is consistent with this objective. The draft amendment directs residential growth to land served by, or readily extended from, existing TasWater reticulated water and sewer infrastructure, Council stormwater infrastructure, the established road network, electricity supply and telecommunications, supporting the efficient and effective delivery of services without the need for new trunk infrastructure.</i>
5.1.3 Strategy 1	Identify, allocate and protect a sufficient amount of appropriately located land to accommodate servicing infrastructure that will provide for the existing and future service needs of the community.	<i>Not directly engaged. The draft amendment does not allocate land for servicing infrastructure. Servicing of the rezoning area is achieved through connection to and logical extension of existing networks, with internal infrastructure delivered as part of the future subdivision.</i>
5.1.3 Strategy 2	Identify whether existing infrastructure has the capacity to deliver services to accommodate growth and prioritise designating land use for the purpose of making efficient use of that available capacity.	<i>The draft amendment is consistent with this strategy. The rezoning area is located within the TasWater reticulated water and sewer serviced area and can connect to the Council stormwater system via the minor tributary along the southern base of the escarpment. The draft amendment prioritises land that makes efficient use of available capacity, with detailed capacity confirmation to occur through TasWater referral at the subdivision stage.</i>

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Policy Reference	Policy Description	Assessment
5.1.3 Strategy 3	Where there is no infrastructure, no available infrastructure capacity or no non-infrastructure solution, promote the most logical and effective solution to deliver services to growth areas of existing settlements while minimising environmental impacts.	<i>Not directly engaged. The site is within a serviced area, so no alternative servicing solution is required. Stormwater servicing is achieved through the southern drainage corridor, minimising environmental impact at the waterway interface.</i>
5.1.3 Strategy 4	Support the installation and/or upgrading of infrastructure to deliver services that meet the future long-term needs of the community and the environment, including under climate change conditions.	<i>The draft amendment is consistent with this strategy. Any upgrading required to service the future subdivision will be determined through the TasWater and Council engineering approval processes, with the draft amendment adding an indicative 74 lots within an already serviced catchment.</i>
5.1.3 Strategy 5	Provide an integrated approach to the planning and engineering design of new subdivision and subsequent use and development, promoting the coordinated and efficient provision of physical infrastructure.	<i>The draft amendment is consistent with this strategy. The indicative concept plan demonstrates an integrated planning and engineering response, including an interconnected internal road network, future connections east, stormwater management through the southern drainage corridor and provision for reticulated services.</i>
5.1.3 Strategy 6	Provide for reticulated sewerage at the time of subdivision or require lots, created by the subdivision, to be capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.	<i>The draft amendment is consistent with this strategy. Reticulated sewerage is available to the rezoning area from TasWater infrastructure and will be provided to each lot at the time of subdivision.</i>
5.1.3 Strategy 7	Provide for reticulated electricity supply at the time of subdivision or require lots created by the subdivision are capable of accommodating an alternative source of power adequate for the future use and development of the land.	<i>The draft amendment is consistent with this strategy. Reticulated electricity supply is available within the adjoining urban area and will be extended to each lot at the time of subdivision.</i>
5.1.3 Strategy 8	Encourage the connection of new lots, or provide for potential future connection to, telecommunication services at the time of subdivision, where the land is in a serviceable area and there is a reasonable expectation that the future use of the lot will require telecommunications services.	<i>The draft amendment is consistent with this strategy. Telecommunications services are available within the adjoining urban area, and connection will be provided at the time of subdivision consistent with the expectations of future residential use.</i>
5.1.3 Strategy 9	Encourage the protection of significant existing and future water, gas, electricity, sewerage, stormwater and telecommunications infrastructure assets and waste disposal and resource recovery facilities, sites and infrastructure corridors from sensitive and	<i>The draft amendment is consistent with this strategy. No significant existing or future water, gas, electricity, sewerage, stormwater, telecommunications or waste infrastructure asset or corridor is encroached upon by the draft amendment.</i>

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Policy Reference	Policy Description	Assessment
	incompatible use and development encroaching those assets, facilities, sites or corridors.	
5.1.3 Strategy 10	Encourage the siting, design, management and rehabilitation of waste disposal facilities to prevent or minimise contamination of groundwater and surface waters; and minimise litter, odour, dust and noise.	<i>Not applicable. No waste disposal facility is proposed or affected by the draft amendment.</i>
5.1.3 Strategy 11	Facilitate access to a variety of recycling stations to encourage community participation in recycling and waste reduction.	<i>Not directly engaged. Future residents will have access to the established waste and recycling services and facilities serving the Latrobe township.</i>
5.1.3 Strategy 12	Support the provision of contemporary telecommunications and information technology that are widely accessible and meet the needs of business, industry, public infrastructure and domestic users.	<i>The draft amendment is consistent with this strategy. Contemporary telecommunications and information technology services are available within the adjoining urban area and will be extended to the rezoning area at the subdivision stage.</i>
5.2 Growth Infrastructure		
5.2.1 Application	Statewide.	<i>The policy applies statewide, although no electricity infrastructure corridor or ancillary facility is located within or adjoining the rezoning area.</i>
5.2.2 Objective	To protect electricity infrastructure, including infrastructure to support energy efficiency and renewable energy, and provide for a safe, secure and reliable energy system to meet the needs of the community, businesses and industry.	<i>Not directly engaged. The draft amendment does not affect electricity infrastructure. Future residential development will connect to the existing local distribution network.</i>
5.2.3 Strategy 1	Promote the protection of existing energy infrastructure corridors and ancillary facilities from conflicting and incompatible land use and development.	<i>The draft amendment is consistent with this strategy. No existing energy infrastructure corridor or ancillary facility is encroached upon or constrained by the draft amendment.</i>
5.2.3 Strategy 2	Plan for and facilitate energy-related use and development (including ancillary facilities) in appropriate locations.	<i>Not applicable. No energy related use or development is proposed.</i>
5.2.3 Strategy 3	Support infrastructure required for distributed energy resources including rooftop solar, battery storage and at home electric vehicle chargers.	<i>This strategy is supported indirectly by the draft amendment. Future dwellings are able to incorporate rooftop solar, battery storage and electric vehicle charging within the General Residential zone.</i>

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Policy Reference	Policy Description	Assessment
5.2.3 Strategy 4	Contribute to improved energy efficiency through urban design and urban settlement pattern, and support for the use of alternative transport modes.	<i>This strategy is supported by the draft amendment. The draft amendment contributes to energy efficiency through a compact settlement pattern adjoining the existing township, an indicative layout on an elevated northern aspect supporting solar access, and pedestrian and cycle connections supporting alternative transport modes.</i>
5.3 Roads		
5.3.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. The rezoning area is served by Hamilton Street/Shale Road and the Bradshaw Street stub, and a Transport Impact Assessment (Ratio Consultants, May 2026) has been prepared in support of the draft amendment.</i>
5.3.2 Objective	To plan, manage and maintain an integrated road network that supports efficiency, connectivity, travel reliability and safety.	<i>The draft amendment is consistent with this objective. The Transport Impact Assessment confirms that the surrounding road network can accommodate the anticipated traffic generation of approximately 696 vehicle movements per day, with approximately 76 to 78 trips in weekday peak hours, without unacceptable impact on traffic efficiency, road performance or road safety.</i>
5.3.3 Strategy 1	Identify and promote the protection of the following key road corridors from encroachment by incompatible land use and development:	<i>The draft amendment is consistent with this strategy. No key road corridor is encroached upon or compromised by the draft amendment, as addressed below.</i>
5.3.3 Strategy 1(a)	Burnie to Hobart transport corridor, Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;	<i>Not applicable. The rezoning area does not adjoin the Burnie to Hobart transport corridor. Access is taken from the local street network via Hamilton Street and Bradshaw Street, which connect to Gilbert Street through existing roundabout intersections.</i>
5.3.3 Strategy 1(b)	Key urban passenger transport corridors; and	<i>The draft amendment is consistent with this strategy. Hamilton Street and Bradshaw Street are identified as key local roads within the Draft Structure Plan and function as local through roads. The Transport Impact Assessment confirms both have sufficient practical capacity to accommodate the anticipated traffic increase.</i>

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Policy Reference	Policy Description	Assessment
5.3.3 Strategy 1(c)	Last mile urban freight routes.	<i>Not applicable. The rezoning area does not affect a last mile urban freight route.</i>
5.3.3 Strategy 2	Identify and promote the protection of future road corridors.	<i>The draft amendment is consistent with this strategy. The indicative layout provides for future road connections to adjoining developable land to the east, protecting the future road corridor contemplated by the Draft Structure Plan.</i>
5.3.3 Strategy 3	Recognise the role of Tasmania's regional road network in providing connectivity and access between regional and rural communities, major production and processing centres and tourism destinations.	<i>Not directly engaged. The draft amendment does not affect the regional road network, with access provided through the established local street network of southern Latrobe.</i>
5.3.3 Strategy 4	Support heavy vehicle access that is responsive to industry needs and appropriate to the use and function of a road.	<i>Not applicable. No heavy vehicle generating use is proposed. Traffic generated is residential in nature.</i>
5.3.3 Strategy 5	Provide for new and upgraded road infrastructure on key urban and local corridors to allocate space for servicing infrastructure, public transport, walking and cycling modes.	<i>The draft amendment is consistent with this strategy. New internal roads will be designed to accommodate servicing infrastructure, walking and cycling, with footpaths along internal roads and a shared pedestrian and cycle pathway along the southern boundary.</i>
5.3.3 Strategy 6	Provide for land use planning frameworks and decisions to support, and be informed by, road investment programs.	<i>This strategy is supported by the draft amendment. The draft amendment has been informed by the Transport Impact Assessment and by the road network and intersection directions identified within the Draft Structure Plan.</i>
5.3.3 Strategy 7	Support the targeted expansion and improvement of the urban road network based on future use, safety, and in response to strategic urban growth corridors.	<i>The draft amendment is consistent with this strategy. The extension of Bradshaw Street and the new Hamilton Street intersection represent a targeted improvement of the urban road network in response to a strategic growth front, with traffic dispersing evenly between the two routes rather than concentrating on a single connection.</i>
5.3.3 Strategy 8	Provide for road networks to be protected from incompatible use and development.	<i>This strategy is supported by the draft amendment. The draft amendment does not introduce incompatible use or development to the road network. The Transport Impact Assessment identifies</i>

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		<i>no recorded crashes in the vicinity of the site over the most recent five-year period.</i>
5.3.3 Strategy 9	Minimise the environmental, heritage and social impacts associated with new and upgraded transport infrastructure and services.	<i>The draft amendment is consistent with this strategy. Road works are limited to local street extensions within and adjoining an established urban area, avoiding environmental, heritage and social impacts. The southern pathway and open space corridor retains the waterway interface.</i>
5.4 Passenger Transport Modes		
5.4.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. The Transport Impact Assessment considered public transport accessibility, pedestrian and cycling connectivity for the rezoning area.</i>
5.4.2 Objective	To support a safe, reliable, efficient and accessible passenger transport system that provides people with modal choice and is well integrated with land use.	<i>The draft amendment is consistent with this objective. The draft amendment locates housing within the established southern Latrobe street network, approximately 1km from the town centre, with pedestrian and cycle connections to the broader Latrobe pathway network and the Wild Mersey mountain bike trails, supporting modal choice for future residents.</i>
5.4.3 Strategy 1	Support integrated land use and infrastructure and network planning that increases mode choice to access employment and essential services and encourages community participation in different modes of transport.	<i>The draft amendment is consistent with this strategy. The rezoning area integrates with the existing street network through the extension of Bradshaw Street and a new intersection connection to Hamilton Street, providing walking, cycling and vehicular access to employment and essential services within Latrobe and the wider Devonport catchment.</i>
5.4.3 Strategy 2	Promote medium to high density development and mixed use in proximity to high frequency passenger transport corridors.	<i>Not directly engaged. The draft amendment provides for suburban densities within the General Residential zone. Higher density and mixed use opportunities closer to the town centre are separately identified within the Draft Structure Plan.</i>
5.4.3 Strategy 3	Integrate land use with existing and planned passenger transport infrastructure and services.	<i>The draft amendment is consistent with this strategy. The rezoning area is located within the established urban street network of southern Latrobe and is capable of being served by</i>

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		<i>existing and future passenger transport services operating through the township.</i>
5.4.3 Strategy 4	Identify and promote the protection of key sites required to support the expansion of public transport services and modes.	<i>Not applicable. No site required to support the expansion of public transport services or modes is affected by the draft amendment.</i>
5.4.3 Strategy 5	Provide an active transport network within key urban areas that is integrated across State and local government networks, and which includes dedicated infrastructure, appropriate signage, and end of trip facilities.	<i>The draft amendment is consistent with this strategy. The indicative layout provides footpaths along internal roads and a shared pedestrian and cycle pathway along the southern boundary, intended to connect with planned pedestrian and cycling facilities extending through southern Latrobe and toward the Wild Mersey mountain bike trails.</i>
5.4.3 Strategy 6	Encourage public transport corridors to be supported by active transport networks and bus stops that are safe, accessible and provide for better passenger amenity.	<i>The draft amendment is consistent with this strategy in part. Active transport connections are provided through the indicative layout. The provision and location of bus stops remains a matter for Council and the relevant transport operator.</i>
5.4.3 Strategy 7	Provide for subdivision design that:	<i>The draft amendment is consistent with this strategy. The indicative subdivision layout responds to each of the matters below.</i>
5.4.3 Strategy 7(a)	supports efficient and effective public transport access if located within a serviceable area;	<i>The layout connects to the established southern Latrobe street network through Hamilton Street and Bradshaw Street, supporting public transport access within a serviceable area.</i>
5.4.3 Strategy 7(b)	encourages walking and cycling, with the provision of appropriate and direct site-through links; and	<i>Footpaths along internal roads and the southern shared pathway provide direct site-through links encouraging walking and cycling.</i>
5.4.3 Strategy 7(c)	considers the subsequent, and surrounding, use and development, promoting the coordinated and efficient provision of passenger transport systems.	<i>The layout provides future road connections to adjoining developable land to the east, supporting coordinated provision of passenger transport across the broader southern Latrobe growth area contemplated by the Draft Structure Plan.</i>
5.4.3 Strategy 8	Promote the location of use and development that attracts high numbers of people within existing activity centres, in areas adjacent to major urban public transport corridors or in areas that support the logical extension of existing public transport services, unless the use and development relies on a non-urban setting.	<i>Not directly engaged. The draft amendment does not propose a use attracting high numbers of people. It locates residential growth adjacent to the established urban area where existing public transport services operate.</i>

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Policy Reference	Policy Description	Assessment
5.4.3 Strategy 9	Support the targeted expansion and improvement of public transport services, and supporting infrastructure, based on travel demand, including latent demand, and in support of strategic urban growth corridors.	<i>Not directly engaged. The additional resident population contributes to the travel demand supporting future expansion or improvement of public transport services within southern Latrobe.</i>
5.4.3 Strategy 10	Encourage land use planning frameworks that can support and adapt to changing passenger transport needs, modal options, and technologies.	<i>The draft amendment is consistent with this strategy. The rezoning does not constrain future adaptation to changing passenger transport needs, with the internal road network able to accommodate changes in modal use and technology.</i>
5.4.3 Strategy 11	Recognise carparking as a key travel demand management measure, and appropriately manage carparking provision to support a modal shift.	<i>Not directly engaged. Carparking provision is regulated by the Parking and Sustainable Transport Code at the development application stage.</i>
5.4.3 Strategy 12	Provide infrastructure to support the use of electric vehicles, including a public network of high-quality electric vehicle charging stations, and the inclusion of 'electric vehicle ready' carparking as part of new residential and commercial developments.	<i>This strategy is supported indirectly by the draft amendment. Future dwellings are able to accommodate electric vehicle charging, with connection to the established electricity network available at the subdivision stage.</i>
5.5 Ports and Strategic Transport Networks		
5.5.1 Application	Statewide.	<i>The policy applies statewide, although no freight infrastructure, port, airport or rail asset is affected by the draft amendment. The site is partially subject to the Airport Obstacle Limitation Area associated with the southern approach to the Mersey Community Hospital heli-pad.</i>
5.5.2 Objective	To recognise and protect Tasmania's strategic freight system, including key freight networks, rail, airports, ports, intermodal hubs and industrial estates.	<i>Not directly engaged. The draft amendment does not affect Tasmania's strategic freight system. The Airport Obstacle Limitation Area continues to apply to the land and remains compatible with the limited dwelling heights anticipated within the General Residential zone.</i>
5.5.3 Strategy 1	Identify and promote the protection of existing and future freight infrastructure and industrial and distribution centres.	<i>Not applicable. No existing or future freight infrastructure, industrial or distribution centre is affected.</i>
5.5.3 Strategy 2	Promote use and development at, and adjacent to, the Burnie, Devonport, Launceston and Hobart ports, and the Brighton	<i>Not applicable. The rezoning area does not adjoin the Burnie, Devonport, Launceston or Hobart ports or the Brighton Transport Hub.</i>

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	Transport Hub, that is compatible with proximity to a major port and reinforces the role of these ports as freight and logistics hubs.	
5.5.3 Strategy 3	Recognise the regional ports at Grassy, Lady Barron and Cape Barren as critical links in the freight supply chains of the Bass Strait Islands.	<i>Not applicable. No regional port or Bass Strait Islands freight link is affected.</i>
5.5.3 Strategy 4	Encourage the protection of key freight corridors and assets from encroachment by incompatible land use and development.	<i>The draft amendment is consistent with this strategy. No key freight corridor or asset is encroached upon by the draft amendment, with access taken from the local street network of southern Latrobe.</i>
5.5.3 Strategy 5	Protect major airports by applying appropriate buffers that prevent the encroachment of incompatible use and development.	<i>The draft amendment is consistent with this strategy. No major airport is affected. The Airport Obstacle Limitation Area associated with the Mersey Community Hospital heli-pad continues to apply and is compatible with future residential use given the limited dwelling heights anticipated within the General Residential zone.</i>
5.5.3 Strategy 6	Support major airports by designating adjacent land to accommodate complementary use and development.	<i>Not applicable. No land adjacent to a major airport is affected.</i>
5.5.3 Strategy 7	Locate industrial, freight and intermodal developments in areas with good access to existing, high-volume freight networks.	<i>Not applicable. No industrial, freight or intermodal development is proposed.</i>
5.5.3 Strategy 8	Support the protection of the Burnie to Hobart freight corridor as Tasmania's premier land transport network for both road and rail.	<i>Not applicable. The Burnie to Hobart freight corridor is not affected by the draft amendment.</i>
5.5.3 Strategy 9	Encourage land use planning frameworks that can support and adapt to a changing freight system, including changes to freight volumes and demand, and emerging technologies.	<i>Not applicable. The draft amendment does not affect the freight system or its capacity to adapt.</i>
5.5.3 Strategy 10	Support major freight generating activities by designating land for purposes that protect the on-site operational efficiency.	<i>Not applicable. No major freight generating activity is proposed or affected.</i>
5.5.3 Strategy 11	Identify and safeguard locations along key freight corridors for heavy vehicle rest areas.	<i>Not applicable. No heavy vehicle rest area or key freight corridor location is affected.</i>
5.5.3 Strategy 12	Recognise the strategic value of non-operational rail corridors.	<i>This strategy has been considered in the preparation of the draft amendment. The disused railway corridor adjoining portions of</i>

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Policy Reference	Policy Description	Assessment
		<i>the site is retained in its current form and is not compromised by the draft amendment, with the rezoning area confined to the elevated northern plateau adjoining the existing residential edge.</i>
5.5.3 Strategy 13	Support the operational rail network by:	<i>Not applicable. The rezoning area does not adjoin the operational rail network, and the subclauses below are accordingly not engaged.</i>
5.5.3 Strategy 13(a)	recognising that it is an important strategic infrastructure asset for the distribution of freight; and	<i>Not applicable. No operational rail asset is affected.</i>
5.5.3 Strategy 13(b)	protecting its safety, efficiency and operability by:	<i>Not applicable. No operational rail corridor adjoins the rezoning area.</i>
5.5.3 Strategy 13(b)(i)	applying appropriate measures to prevent the encroachment of incompatible use and development;	<i>Not applicable. No encroachment on an operational rail corridor arises.</i>
5.5.3 Strategy 13(b)(ii)	recognising that land within the defined rail corridor is for the exclusive purpose of supporting safe and efficient rail operations and activities; and	<i>Not applicable. No land within a defined rail corridor is affected.</i>
5.5.3 Strategy 13(b)(iii)	considering the compatibility of the range of allowable uses when designating surrounding land for particular purposes.	<i>Not applicable. No land surrounding an operational rail corridor is designated by the draft amendment.</i>
6.0 Cultural Heritage		
6.1 Aboriginal Cultural Heritage		
6.1.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. An Aboriginal Heritage Register search has been undertaken for 3232 Railton Road, Latrobe. The Search Record, dated 21 September 2026, did not identify any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics. The Search Record also confirms that the absence of registered records does not necessarily mean that Aboriginal relics are absent from the land.</i>
6.1.2 Objective	Support the protection and Aboriginal custodianship of Aboriginal Cultural Heritage values including places, objects and practices.	<i>The draft amendment is consistent with this objective. The Aboriginal Heritage Register search did not identify any registered Aboriginal relics or apparent risk of impacting registered</i>

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		<i>Aboriginal relics. The <u>Aboriginal Heritage Act 1975</u> continues to apply irrespective of the zoning of the land, including statutory requirements should Aboriginal relics be encountered during future works.</i>
6.1.3 Strategy 1	Land use planning is to:	<i>This strategy is supported by the draft amendment. The Aboriginal Heritage Register has been searched as part of the consideration of the amendment, with no registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics identified. The draft amendment does not alter the statutory framework applying to the protection of Aboriginal Cultural Heritage.</i>
6.1.3 Strategy 1(a)	recognise, respect and accept that Tasmanian Aboriginal people are the custodians of their cultural heritage;	<i>The custodianship of Tasmanian Aboriginal people over their cultural heritage is recognised and is unaffected by the draft amendment.</i>
6.1.3 Strategy 1(b)	acknowledge that Aboriginal Cultural Heritage is living and enduring;	<i>The living and enduring nature of Aboriginal Cultural Heritage is acknowledged. The draft amendment does not alter the protections applying under the <u>Aboriginal Heritage Act 1975</u>, including obligations arising where Aboriginal relics are encountered.</i>
6.1.3 Strategy 1(c)	promote the protection of Aboriginal Cultural Heritage values; and	<i>The Aboriginal Heritage Register search did not identify any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics. Protection is nevertheless maintained through the continuing operation of the <u>Aboriginal Heritage Act 1975</u>, including requirements applying to any Aboriginal relics encountered during future ground disturbance.</i>
6.1.3 Strategy 1(d)	support Tasmanian Aboriginal people to identify, manage and, where appropriate, continue to use and culturally identify with, Aboriginal Cultural Heritage places.	<i>Not directly engaged. The Aboriginal Heritage Register search did not identify any registered Aboriginal relics within the searched property. This does not preclude the potential presence of unregistered Aboriginal Cultural Heritage, which remains subject to the applicable statutory protections.</i>
6.1.3 Strategy 2	Encourage the understanding and consideration of Aboriginal Cultural Heritage and support the investigation of land for the	<i>This strategy has been addressed through an Aboriginal Heritage Register search for the property. The Search Record did not</i>

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	presence of Aboriginal Cultural Heritage places and objects where that land is proposed to be designated for use and development that could potentially harm any Aboriginal Cultural Heritage values associated with that land.	<i>identify any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics. It nevertheless confirms that the absence of registered records does not necessarily mean that Aboriginal relics are absent. Accordingly, the <u>Aboriginal Heritage Act 1975</u> continues to apply to future ground disturbance, and Aboriginal Heritage Tasmania recommends that an Unanticipated Discovery Plan be available during ground disturbance or excavation.</i>
6.1.3 Strategy 3	Avoid designating land for incompatible land use and development where investigations identify, or it is known that there are, or are highly likely to be, Aboriginal Cultural Heritage values unless it is demonstrated that the impact on Aboriginal Cultural Heritage values can be appropriately managed.	<i>The draft amendment is consistent with this strategy. The Aboriginal Heritage Register search did not identify any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics. On the information presently available, there is therefore no identified Aboriginal Cultural Heritage constraint indicating that the proposed General Residential zoning would be incompatible with known registered values. The continuing application of the <u>Aboriginal Heritage Act 1975</u> provides for any Aboriginal relics subsequently encountered.</i>
6.2 Historic Cultural Heritage		
6.2.1 Application	Statewide	<i>The policy applies statewide, although the rezoning area is not affected by any listing on the Tasmanian Heritage Register or by the Local Historic Heritage Code of the Tasmanian Planning Scheme.</i>
6.2.2 Objective	To support the strategic consideration of places listed on State, National and world heritage registers and identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values and facilitate appropriate adaptive reuse.	<i>The draft amendment is consistent with this objective. The rezoning area comprises predominantly cleared pasture without identified historic, architectural, scientific, aesthetic or other special cultural values requiring conservation. The draft amendment therefore does not adversely affect any heritage place, precinct or landscape.</i>

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6.2.3 Strategy 1	Identify land that has potential archaeological local cultural heritage value or has research potential and prior to designating it for incompatible use and development that would damage the archaeological values, establish the significance of those values and how they can be appropriately managed.	<i>Not applicable. No land of archaeological or research potential is identified within the rezoning area, which has been subject to long-established agricultural use.</i>
6.2.3 Strategy 2	Identify sites that have State, National or world heritage significance and consider the impacts on the heritage values of those sites when designating land for a particular purpose.	<i>Not applicable. No site of State, National or world heritage significance is identified within or adjoining the rezoning area.</i>
6.2.3 Strategy 3	Identify buildings, part of buildings, places/features, infrastructure, precincts and landscapes that contain significant local historic cultural heritage values, describe the significance of those values, and promote access to this information to ensure identified values are considered early in strategic and statutory planning processes.	<i>Not applicable. No building, place, feature, infrastructure, precinct or landscape of local historic cultural heritage value is identified within the rezoning area. The historic dairy infrastructure at its southern end is not heritage listed and is to be decommissioned as part of the transition away from dairying.</i>
6.2.3 Strategy 4	Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.	<i>Not applicable. No identified place of local historic cultural heritage significance is affected by the draft amendment.</i>
6.2.3 Strategy 5	Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.	<i>Not applicable. No adaptive reuse of a heritage place is proposed.</i>
6.2.3 Strategy 6	Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.	<i>Not applicable. No heritage setting or site context requiring retention is affected.</i>
6.2.3 Strategy 7	Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly	<i>Not applicable. Local heritage surveys are a strategic function for the planning authority and are not affected by the draft amendment.</i>

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	articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.	
6.2.3 Strategy 8	Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the importance of historic cultural heritage and provide greater clarity and consistency in the management of significant heritage values.	<i>Not applicable. No heritage precinct conservation policy or guideline is affected by the draft amendment.</i>
7.0 Planning Processes		
7.1 Public Engagement		
7.1.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. The draft amendment is being progressed under the statutory framework of LUPAA, which provides for formal public exhibition, representation and hearing processes.</i>
7.1.2 Objective	To improve and promote public engagement processes to provide for the community's needs, expectations and values to be identified and considered in land use planning.	<i>The draft amendment is consistent with this objective. The draft amendment will be publicly exhibited by Latrobe Council with representations considered by the planning authority and the Tasmanian Planning Commission, allowing the needs, expectations and values of the community to be identified and considered.</i>
7.1.3 Strategy 1	Facilitate the community's understanding of the planning system, land use planning issues and how they might be impacted, to encourage meaningful public engagement in land use planning.	<i>The draft amendment is consistent with this strategy. The accompanying planning report sets out the draft amendment, its strategic justification and its supporting technical assessments in a form intended to assist the community to understand the proposal and how they may be affected, supporting meaningful engagement during the exhibition period.</i>
7.1.3 Strategy 2	Promote public engagement that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning.	<i>The draft amendment is consistent with this strategy. Adjoining landowners, the broader community and other interested parties will have the opportunity to make representations and participate in the formal assessment of the draft amendment through the</i>

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		<i>processes administered by Latrobe Council and the Tasmanian Planning Commission.</i>
7.1.3 Strategy 3	Support public engagement processes, and the outcomes generated from them, that are informative and transparent.	<i>The draft amendment is consistent with this strategy. The statutory process provides for transparent public exhibition, publication of representations and, where required, a hearing before the Tasmanian Planning Commission, with the outcomes reported through the amendment process.</i>
7.1.3 Strategy 4	Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process.	<i>This strategy is supported by the draft amendment. The draft amendment is accompanied by this planning report together with the Bushfire Assessment, Transport Impact Assessment, Agricultural Assessment and indicative concept plan, which together explain and justify the proposed change of zone and allow informed public participation.</i>
7.1.3 Strategy 5	Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.	<i>This strategy is acknowledged by the draft amendment. The draft amendment reflects a balanced consideration of competing interests, in particular the protection of agricultural land against the demonstrated need for additional residential land supply within Latrobe, applying the balanced and evidence-based approach contemplated by the CCRLUS and the relevant State Policies.</i>
7.2 Strategic Planning		
7.2.1 Application	Statewide.	<i>The policy applies statewide and is engaged by the draft amendment. The draft amendment is a strategic planning proposal to amend the Latrobe Local Provisions Schedule under section 37(1) of LUPAA.</i>
7.2.2 Objective	To encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic, environmental and inter-generational interests to provide for the long-term sustainable use and development of land.	<i>The draft amendment is consistent with this objective. The draft amendment presents an integrated and coordinated response that balances social, economic, environmental and inter-generational considerations, supported by contemporary supply and demand analysis, technical assessment of agricultural, bushfire and traffic matters, and the strategic frameworks provided by the CCRLUS, the Draft Structure Plan and the Latrobe Council Strategic Plan 2020 - 2030.</i>

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7.2.3 Strategy 1	Support the application of the precautionary principle where the implications of planning decisions on the environment, now and into the future, is not fully known or understood.	<i>The draft amendment is consistent with this strategy. Where the implications of the proposal are not fully known, a precautionary approach is maintained through the continuing operation of the Scheme overlays and codes, including the Bushfire-Prone Areas, Flood-Prone Areas and Waterway and Coastal Protection Area provisions and the Natural Assets Code, which regulate future subdivision and development.</i>
7.2.3 Strategy 2	Promote the identification, establishment and implementation of long-term land use planning priorities, that are environmentally sound, to strengthen inter-generational equity, allowing future generations to have access to the resources they need.	<i>This strategy is supported by the draft amendment. The draft amendment responds to long-term land use planning priorities by providing serviced residential land to meet demand forecast to 2046, while retaining the balance of the parcel and the surrounding rural land for continued agricultural use by future generations.</i>
7.2.3 Strategy 3	Strengthen the use of scientific-based evidence to make informed decisions about land use planning.	<i>This strategy is supported by the draft amendment. The draft amendment is founded on evidence, including the REMPLAN 2024 Study, the Bushfire Assessment, the Transport Impact Assessment and the Agricultural Assessment, together with TASVEG 5.0, land capability and Scheme overlay mapping.</i>
7.2.3 Strategy 4	Promote the integration and coordination of land use planning with population strategies and social and physical infrastructure planning.	<i>This strategy is supported by the draft amendment. The draft amendment integrates land use planning with population and infrastructure planning, aligning forecast population and dwelling demand with the capacity of existing TasWater, stormwater, road and social infrastructure serving the Latrobe township.</i>
7.2.3 Strategy 5	Promote collaboration and coordination between, and within, Commonwealth, State and local government to deliver integrated, efficient and effective planning outcomes.	<i>This strategy is supported by the draft amendment. The draft amendment involves coordination between the proponent, Latrobe Council as planning authority, the Tasmanian Planning Commission and the relevant service authorities, including TasWater, reflecting the shared responsibility model of the resource management and planning system.</i>
7.2.3 Strategy 6	Facilitate coordinated approaches between public and private investment to achieve common planning goals.	<i>This strategy is supported by the draft amendment. The draft amendment demonstrates a coordinated approach between private investment and public planning goals, delivering</i>

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		<i>residential land supply identified as necessary by Council's own REMPLAN 2024 Study and Draft Structure Plan through private development of serviced land.</i>
7.2.3 Strategy 7	Adopt and implement best practice governance structures to provide strategic and innovative leadership within communities that will effectively inform land use planning.	<i>Not directly engaged. Governance arrangements are a matter for the planning authority. The draft amendment has been prepared and reviewed by qualified practitioners and is supported by independent technical assessments.</i>
7.2.3 Strategy 8	Promote the regular review of land use strategies so that they remain current, adaptive and responsive to planning issues as they arise.	<i>This strategy is acknowledged by the draft amendment. The draft amendment recognises that the CCRLUS is presently under comprehensive review, with a revised regional land use strategy anticipated during the second half of 2026, and that the quantitative supply and demand assumptions of the current Strategy, derived from 2006 Census data and 2007 projections, require supplementation by the contemporary analysis contained in the REMPLAN 2024 Study.</i>

2. Conclusion

Having regard to the assessment contained within this report, Draft Amendment 2-2026 is considered to appropriately respond to and satisfy the relevant criteria of the TPPs, as requested by the Commission. The proposed General Residential zoning represents a strategically supported and orderly extension of Latrobe that responds to identified housing demand while appropriately managing the values and constraints of the land.



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