TASMANIAN PLANNING COMMISSION

DECISION

Planning scheme	Tasmanian Planning Scheme - Latrobe
Amendment	2-2026 - rezone part of 3232 Railton Road and 229 Percival Street, Latrobe from Agriculture to General Residential
Planning authority	Latrobe Council
Applicant	6ty Pty Ltd for Calthorpe Stud Farms Pty Ltd
Date of decision	2 November 2026

Decision

The draft amendment is approved under section 40Q of the *Land Use Planning and Approvals Act 1993.*



Roger Howlett
Delegate (Chair)



Ross Lovell
Delegate

Disclosure Statement

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

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

There were no objections to Mr Howlett determining the matter.

REASONS FOR DECISION

Background

Amendment

The draft amendment proposes to rezone part of 3232 Railton Road and 229 Percival Street, Latrobe from Agriculture to General Residential.

Site information

3232 Railton Road and 229 Percival Street, Latrobe (the site) contains two titles (folios of the Register 188912/7 and 39011/2).

3232 Railton Road is 34.06ha and 6ha of the northern section of the title, to the east of Hamilton Street, is proposed to be rezoned.

229 Percival Street is 63.3ha and a small section of the title is proposed to be rezoned. This area has previously had a planning permit approved for a boundary adjustment between the two titles. The boundary adjustment realigned the boundaries to line up with existing properties on both sides of Bradshaw Street.

The site is located at the southern edge of the Latrobe township and is predominantly cleared open grassed pastoral land with scattered vegetation and associated agricultural buildings.

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

The flood-prone areas, bushfire-prone areas and the airport obstacle limitation area overlays apply to the area proposed to be rezoned.

The site can be serviced for stormwater, water and sewer services.

Issues raised in representations

The planning authority advised that no representations were received on the draft amendment.

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

In response TasWater provided advice in its submission to planning authority notice (SPAN) stating that, notwithstanding the servicing constraints identified within both the water and sewerage networks, TasWater does not object to the proposed rezoning of part of 3232 Railton Road, Latrobe, from Agriculture to General Residential.

These issues are discussed as relevant below.

Date and place of hearing

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

Appearances at the hearing

Planning authority:	Andrew Newton, Statutory Assessment Officer Jo Oliver, Strategic Planner
Applicant:	George Walker, 6ty Pty Ltd for Calthorpe Stud Farms Pty Ltd
Representors:	Jason Taylor, Development Assessment Manager, TasWater

Site Visits

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

Consideration of the draft amendment

Statutory Requirements

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

(h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.

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

Supply and demand

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

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

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

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

Tasmanian Planning Policies

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

10. The planning authority's submission, dated 1 October 2026, considered section 1.0 Settlement relevant to the draft amendment.

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

12. The Growth policy requires a supply of at least 15 years of residential land, and the planning authority's submission, dated 1 October 2026, submitted that vacant land supply in Latrobe is likely to be exhausted within 6 years.

Commission consideration

13. The Commission notes that the objective of 1.1 Growth in the TPPs is to plan for settlement growth that allocates land to meet the existing and future needs of the community.

14. Strategy 1.1.3.1 requires provision for at least a 15 year supply of land that is available, identified or allocated, for the community's existing and forecast demand for residential land to support settlements.

15. Strategy 1.1.3.7 plans for growth that create urban or settlement growth boundaries that clearly identifies the spatial extent of growth, including the allocation of sufficient land to meet projected growth.

16. The Commission considers the amendment satisfies these strategies.

Regional land use strategy

17. The relevant regional strategy is the Cradle Coast Regional Land Use Strategy 2010–2030 (regional strategy).

18. The applicant provided a planning report addressing the key strategies and policies of the regional strategy.

19. The planning report considered policies 2.5 Land, 4.3 Managing Growth and Development, and 4.6 Housing Land - Places to Live relevant to the draft amendment; and submitted that the rezone represents a logical expansion of Latrobe, is adjacent to existing residential development and will contribute to the undersupply of residential land.

20. The planning authority's supporting report submitted that the rezoning will facilitate additional housing allotments adjacent to an established urban residential area, with available connections to urban infrastructure and services consistent with 2.5 land use policies for land.

21. The planning authority submitted that noting the immediate proximity of the land to existing residential development and infrastructure, and the site being within proximity of the Latrobe activity centre, the proposed amendment is considered to represent a logical, orderly and sustainable use and development of land.

Commission consideration

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

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

23. The Commission notes that there is an inconsistency between the TPPs and the regional strategy in relation to the desired time frame for the supply of residential land.

24. The Commission notes that the site is on the southern border of Latrobe, adjacent to existing residential uses and can be supplied with infrastructure services.

25. The Commission finds that the draft amendment is, as far as practicable, consistent with the regional strategy.

Local Strategic Framework

26. The planning authority considered that the amendment was consistent with the Latrobe Council Strategic Plan 2020-2030*,* including its objectives for Community and Economic Development, Infrastructure and Assets, and Development and Regulatory.
27. The relevant local strategic plan is the Latrobe Township and Environs Strategic Plan 2009 (strategic plan).
28. The planning authority submitted that the current strategic plan has designated adjoining land for residential use that has already been developed and further expansion of the residential area needs to be considered.
29. The planning authority noted that the strategic plan is technically the endorsed current strategic planning document, but Latrobe Council is in the process of preparing a new structure plan that responds to contemporary circumstances.
30. The planning authority submitted that the expansion of Latrobe's residential areas has largely been achieved in accordance with the recommendations of the strategic plan. The planning authority noted that the Latrobe Concept Plan, as part of the Latrobe Draft Structure Plan, informed by the findings and recommendations of the LRDSS, identifies the site as appropriate for future residential use.
31. The planning authority noted that the draft Latrobe Structure Plan, informed by the findings and recommendations of the LRDSS, identifies the subject land as appropriate for future residential use consistent with the strategic directions of the 2009 Latrobe Township Strategic Plan, as a logical progression of the urban area utilising serviceable land.

Commission consideration

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

Suitability of the General Residential Zone

35. The area of the site subject to the proposed scheme amendment is situated atop the hill in the north-eastern portion of the site adjacent to existing General Residential zoned land. The applicant's subdivision concept plan shows provision of a green buffer running along the southern edge and the planning authority submitted that the area of private open space along the top of the escarpment, in addition to the physical separation afforded by the escarpment

itself, will minimise the potential for land use conflict between the beef grazing enterprise and future sensitive use.

36. The planning authority's supporting report submitted that most of the site is located at a lower elevation and is subject to occasional flooding from the nearby Mersey River and this area is used for livestock grazing. The elevated portion of the land, to be rezoned to General Residential, is situated adjacent to established urban residential development and contains dairy milking sheds and associated facilities.

37. The planning authority submitted that the draft amendment area is located upon higher ground situated above the Mersey River floodplain, with the agricultural land being separated by distance and elevation by a defined escarpment.

38. At the hearing, George Walker, for the applicant, explained that a small area next to the dairy that is shown in the flood-prone areas overlay is likely to be filled in, as it's a small gully, and will be filled up above the flood hazard area.

39. Mr Walker stated that whilst it would continue to be mapped as flood hazard, it would sit above the flood hazard, so there wouldn't be any risk and would still be subject to the flood-prone areas code for any future development application.

40. Mr Walker indicated that the intention is to ensure that all developed land is above the flood-prone area, and it was intended that for the rezone area, any residential land came far enough south to ensure that any future residential subdivision will be located within the General Residential Zone with the addition of the buffer at the southern end of the site.

41. The applicant's planning report addressed the requirements of Guideline No. 1 Local Provisions Schedule (LPS) zone and code application (Guideline No. 1) made under section 8A of the Act and submitted that the draft amendment is consistent with the applicable Zone and Code Application Guidelines contained within Guidelines No.1, particularly those relating to settlement consolidation, logical urban expansion, infrastructure servicing and the orderly provision of residential land supply.

Commission consideration

42. The Commission is satisfied that the General Residential Zone should be applied to the site consistent with Guideline No. 1.

43. As the draft amendment only rezones part of 3232 Railton Road, the Commission considers that for accuracy, the rezone map should show GPS datum points for the southern boundary of the General Residential Zone.

Site capacity for water and sewer

44. TasWater noted in its SPAN, dated 17 July 2026, that the proposed rezoning would ultimately facilitate approximately 74 equivalent tenements and therefore represents a significant increase in demand on both the water and sewerage networks servicing Latrobe. TasWater stated that, while servicing can potentially be achieved, infrastructure upgrades external to the development site are anticipated and will require further assessment as part of any future development application.

45. For water servicing, TasWater stated that the proposed development would be supplied from the Latrobe Supply Zone, which forms part of the broader Forth Water Supply System and that broader supply system constraints currently exist within the Forth Water Supply System and that the Forth Water Treatment Plant is currently under capacity to meet existing demand.

46. For sewage, TasWater stated that modelling indicates that the local distribution network can accommodate the development without adverse impacts on existing customers following completion of identified augmentation works. TasWater advised that the Latrobe Sewage Treatment Plant is currently operating beyond both hydraulic and biological capacity limits.

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

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

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

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

Commission consideration

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

State Policies

State Policy on the Protection of Agricultural Land 2009

52. The agricultural assessment report prepared by Pinion Advisory found that the site consists of Class 4 and Class 5 land capability and is currently used for grazing beef cattle and previously a dairy farm.

53. The agricultural report stated that the presence of adjacent dwellings ‘severely fetters the current and potential for agricultural land use operational activities, such as the application of agricultural chemicals and grazing livestock due to the probability of complaints in relation to the loss of the residential amenity caused by odour, noise, dust, chemical trespass and the potential for irrigation water boundary overspray’.

54. The agricultural report submitted that due to issues relating to encroachment of the existing residential dwellings nearby to the north, the utilisation of the land on an unrestricted basis for a continuation of dairy is not possible.

55. The agricultural report considered that it would be uneconomic and impractical to undertake the renewal and replacement of the milking shed and effluent system, due to the requirement to comply with the attenuation code, and subsequent exposure to unacceptably high operational and environmental risk.

56. The planning authority's supporting report submitted that the agricultural report has determined that the site is not considered to be prime agricultural land and the current and future agricultural use of the study area has been constrained by nearby residential development.

57. The planning authority submitted that, noting the immediate proximity of the land to existing residential development and infrastructure, and the topographic attributes of the site which separate it from the balance of the agricultural land, the proposed conversion of the agricultural land to General Residential zoning is considered to be reasonable.

Commission consideration

58. The Commission accepts the evidence on the capability of the land which demonstrate that the site consists of non-prime agricultural land and is primarily capable for grazing livestock on dryland pasture.

59. Under Principle 7 of the Policy, the conversion of the land to uses permissible under the General Residential zone is not considered likely to:

    - constrain or fetter existing agricultural activities in the area; or
    - limit the future scope of the agricultural activities on the property which it is a part of.

60. The Commission finds that the rezone will result in the loss of land that is an agricultural resource. However, the Commission considers that the broader housing supply outcomes for Latrobe associated with the amendment is sufficient to ensure that the policy objective of minimising the conversion of agricultural land to non-agricultural uses is achieved.

61. The Commission considers the draft amendment is consistent with the State Policy on the Protection of Agricultural Land.

State Coastal Policy 1996

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

State Policy on Water Quality Management 1997

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

Schedule 1 Objectives of the Act

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

Decision on draft amendment

65. The Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

Attachments

Annexure A - approved amendment

Annexure A

Approved amendment 2-2026, Tasmanian Planning Scheme - Latrobe

