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Sent: Friday, 20 December 2019 10:21 AM
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Cc: 'Alistar McCrae'
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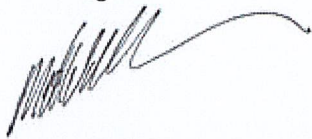
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Dear planning department

Please find the attached representation to the Draft LPS for 443-473 Mount Street Burnie.

Kind Regards



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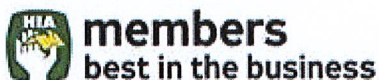
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Application for Planning Scheme Amendment

PROPOSED REZONING OF LAND

CT's: 112547/1

443 - 473 Mount Street, Romaine

Supporting Documentation

December 2019



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Document Status


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1 Proposed Amendment

EnviroPlan Australia has been commissioned by Alistar McCrae and family to prepare supporting documentation for an application to make a representation to the Council in accordance with the Tasmanian Planning Commission's directive for the public exhibition of the Draft Burnie Local Provisions Schedule (LPS) under s. 35B of the *Land Use Planning and Approvals Act 1993 (the Act)*.

This representation for the proposed amendment seeks to rezone a portion of land located on current CT: 112547/1 from Rural Resource to Low Density Residential under the LPS. The subject land is approximately 6.39 ha and located at 443 - 473 Mount Street, Romaine.

The amendment to the proposed zoning of the land will enable the land to be utilised for future residential use and development on the lower portion of the hillside whilst retaining the upper hillside rural activities. The amended zoning of the subject land accommodates the expansion of residential use and development in the Romaine area that is consistent with an established settlement development pattern, provides for the appropriate arrangement and juxtaposition of zoning, and is consistent with guiding principles of the Cradle Coast Regional Land Use Strategy 2010 - 2030. Further the proposed amendment better utilises the available infrastructure within the subject area.

This report provides an analysis of the site and the consideration of the statutory requirements and the Making Burnie 2030 - Community Strategic Plan as well as the Cradle Coast Regional Land Use Strategy 2010 – 2030 against the merits of the proposed amendment.

2 Site Analysis

2.1 Title & Location

The Certificate of Title for the subject site is CT: 112547/1 (PID: 6170588). The approximately 6.39 ha area fronts onto Mount Street, Romaine and Alistar McCrae and family are the proponents of the amendment to the LPS.



Figure 1 – Location of land CT: 112547/1 Mount Street / Old Surrey Road, Romaine. (Source: www.thelist.tas.gov.au)

2.2 Existing Zoning and Overlays of the Site and Surrounds

The current zoning of the site under the Burnie Interim Planning Scheme 2013 is Rural Resource (as identified by Figure 3 below). The zoning in this area is proposed to be retained whilst the land south of the site (southern side of West Ridge Road) is to be designated as Agriculture Zone.

Land designated to the General Residential zone is within 87m of the subject land to the north and the site abuts the Old Surry Road / Ridgely Highway (Utilities zone) and rural resource zones to the south, west and east

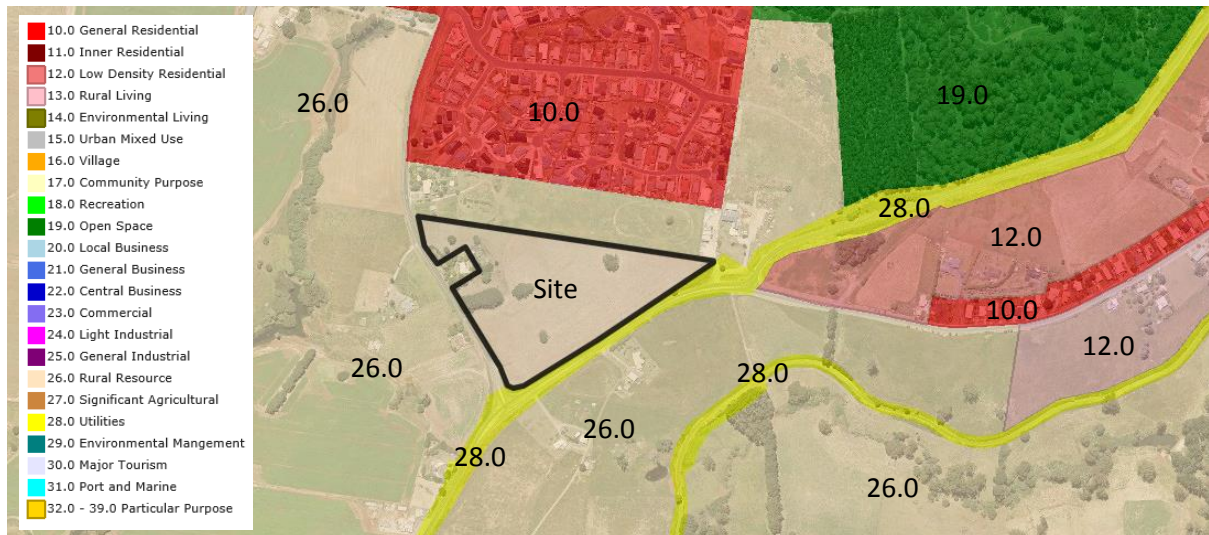


Figure 3 – Zoning of Site under the *Burnie Interim Planning Scheme 2013*. (Source: www.thelist.tas.gov.au)

Low and Medium risk landslip overlays are not over the site as demonstrated in Figure 4 below.

No specific area provisions nominated under the Draft Burnie Local Provisions Schedule or under the current Interim Scheme are observed for the subject land.

Four existing residential uses of surrounding land are examined within a 200m radius are shown below:

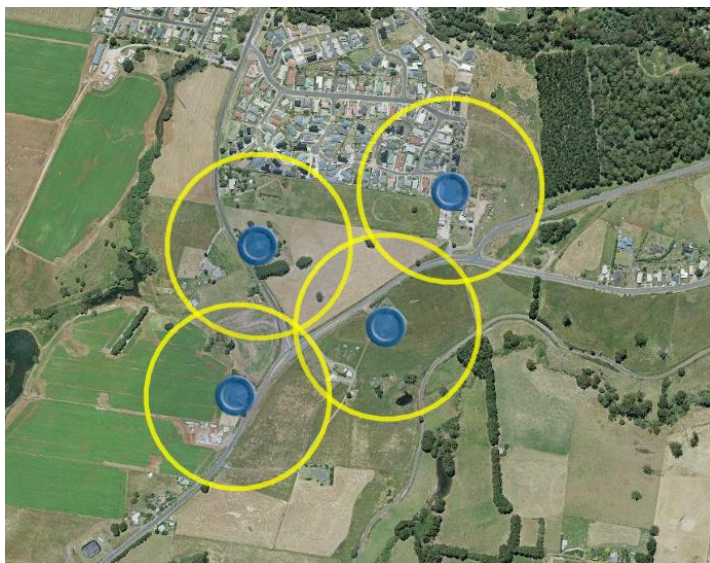


Figure 4 – 200m radius – existing residential uses

As demonstrated left; the existing residential uses adjacent to the site already place constraints on the rural activities of the site which are limited by water availability and major roads to the west and south. A rezoning of this land will not have an increase in detriment to adjoining rural resource uses over and above that of existing circumstance nor to the road network within the area.

2.3 Topography

The subject site comprises of a sloping hillside that runs from the south to north of the site.

The land falls away from Old Surrey Road / Ridgley Highway (on the southern boundary) with a gentle slope orientated toward the north.

2.4 Land Stability

It is understood that the landslide mapping incorporated into the Burnie Interim Planning Scheme 2013 is based upon mapping produced by the Department of Premier and Cabinet (DPAC) in consultation with Mineral Resources Tasmania (MRT), and provides for the State land area to be mapped and categorised into four Landslide Hazard Bands. This is understood to be transferred through to the new LPS.

In accordance with Figure 5 below, low and medium landslide risks are present around the land and are identified as being susceptible to landslide hazard.

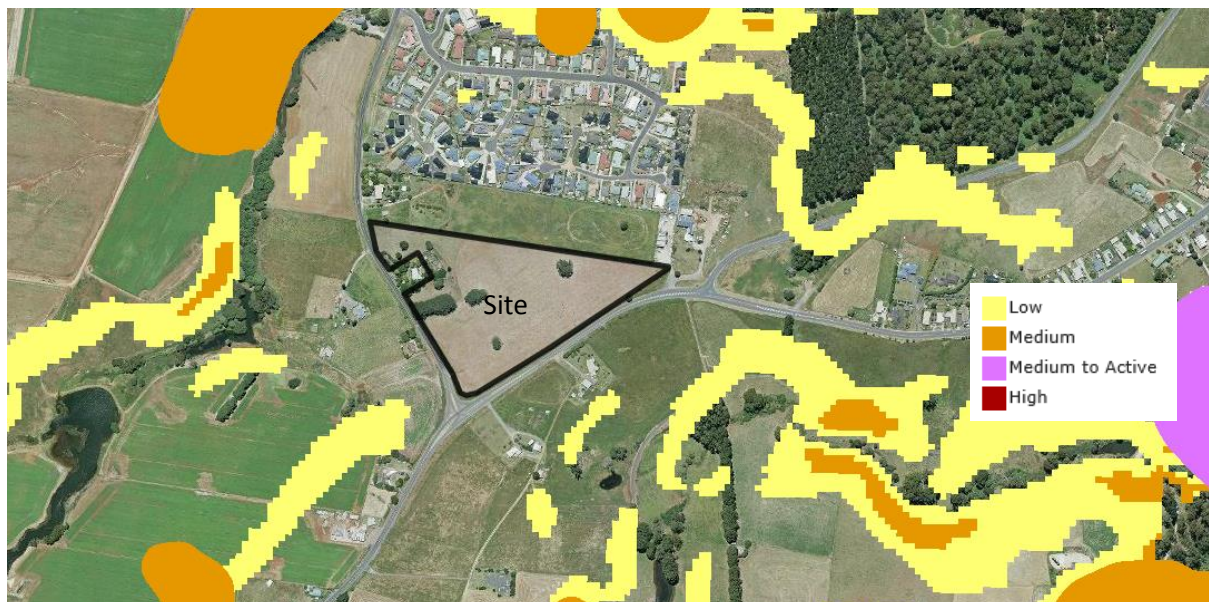


Figure 5 – Landslide Hazard susceptibility of Site. Source: www.thelist.tas.gov.au (Landslide Planning Map – Hazard Bands)

2.5 Infrastructure

2.5.1 Access and Connectivity

The site fronts onto Mount Street to the west with no access points off Old Surrey Road / Ridgley Highway.

Access to and from the site is via Mount Street which would require upgrades as part of any future development on the land. An alternative entry to the site could be formed off Old Surrey Road to the eastern corner of the site. Both access points have good sight line distances with the road system easily accommodating to the traffic volumes. Therefore it is highly unlikely that there would be any problems dealing with traffic generated from any future residential development on the land.

2.5.2 Water Supply

Water reticulation is available to the subject area and the site is already connected to this service. On Old Surrey Road there is a 300mm reticulation main that features fire hydrants.

2.5.3 Sewerage and Stormwater Disposal

TasWater sewerage reticulation infrastructure is available within the area which is downslope toward the north west along Mount Street. A 150mm reticulation main is located 120m north west of the site.

Stormwater reticulation is available to the site and likewise is toward the north west of the site.

As such – the site is already fully serviceable for residential development.

2.6 Existing Use and Development of the Site and Surrounds

The subject land is being used for low intensity agricultural uses of Rural Resource land located on CT: 112547/1 (PID: 6170588)

The site is observed to contain no habitable buildings or other structures with grassland and scattered housing located south, west and east of the site. North of the site is open grassland with a single residential dwelling and immediately north of that is general residential zone uses.

Surrounding land to the west, east and south of the subject allotment is predominantly rural resource use. Lands to the north is rural land which is also suitable for a General / Low Density Residential zone expansion whilst land to the east similarly has the same potential as these about the General Residential zone.

This proposal also addresses the issues of bushfire prone areas interfaces of the Rural Resource zone with residential zones. Often these interfaces prohibit residential uses within residential zones because of the exposures and risk that this type of interface presents.

2.7 Land Capability

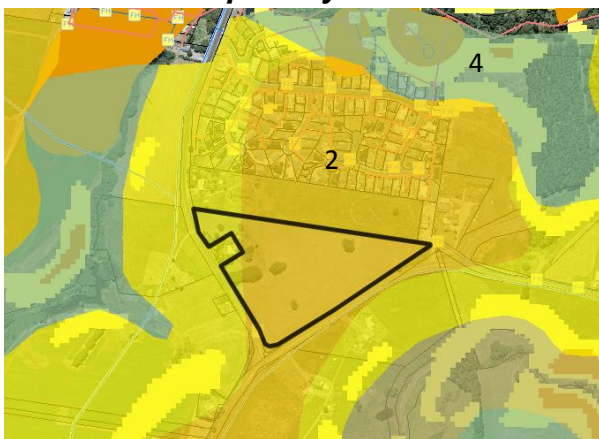


Figure 6 – Land Capability - Site

The site is listed in the land capability lay of theList as containing class 2 & 3 soils.

However the site does not contain any bulk water storages and without that capability its ability to be a commercially viable operation is compromised where it has to rely on municipal treated water for irrigation purposes. This being a costly exercise and negatively impacting any gains achieved with cropping.

Further the land abuts Mount Street / Old Surrey Road and Ridgely Highway which places limitations on any irrigation within these areas due to driver safety issues on a busy intersection. In addition a residential use of land is 'notched' into the site on the western boundary which limits activities within this area as well. Therefore there is only a small section

adjacent to the northern boundary that is unfettered by existing uses adjacent to the site and that section is not locally or regionally significant for agricultural uses.

Given these constraints that diminish the capability of the site; the 1:100,000 scale applied to the land requires further evaluation and assessment by an agricultural consultant to verify the above.

2.8 Natural Values

The site is cleared of native vegetation and may be generally characterised as rural use. This observation together with the existing use and development on the site is deemed to indicate the site has limited importance in a natural values context.

3 Statutory and Making Burnie 2030 Analysis

3.1 Land Use Planning and Approvals Act 1993 (the Act)

The *Land Use Planning and Approvals Act 1993* (the Act) provides transitional arrangements (as described in Schedule 6 of the Act) with respect to the commencement of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015* (the Amending Act).

These transitional arrangements being - that Parts 2A and 3 of the former provisions (i.e. those existing prior to 17 December 2015) of the Act remain in force for an interim planning scheme that was in effect before the commencement day of the Amending Act (being 17 December 2015) until a Local Provisions Schedule (made under the Tasmanian Planning Scheme) comes into effect for a municipal area.

However, for the purposes of this proposed amendment to the draft zoning; the Act prescribes the requirements for the preparation of an amendment to a planning scheme which is carried forward for consideration for the amendment to the draft LPS. Specifically, section 32 of the Act provides:

- (e) An LPS is to consist of provisions that apply only to a single municipal area specified in the LPS.
- (ea) must not contain a provision that is inconsistent with a provision of section 11 or 12 ; and
- (3) Without limiting subsection (2) but subject to subsection (4), an LPS may, if permitted to do so by the SPPs, include –
 - (c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.
- (4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –
 - (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply

to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

In addition to the above requirements any amendment to the draft LPS must have further regard to:

- *The furtherance of the objectives set out in Schedule 1 of the Act;*
- *State Policies made under the section 11 of the State Policies and Projects Act 1993;*
- *The strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993; and*
- *Safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000;*

3.1.2 Land Use Planning and Approvals Act 1993 - Schedule 1 Objectives

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

- (a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*

Comment:

The rezoning of the subject land accommodates the expansion of residential zoned land for use and development in the Romaine area that is consistent with an established settlement development pattern, consistent with the zoning, use and development of adjacent land. The proposed amendment seeks to zone land appropriately for the existing infrastructure and physical resources of the site to promote sustainable development within the Romaine area.

- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water; and*

Comment:

The proposed rezoning of the land comprising CT: 112547/1 (PID: 6170588) is identified as an area appropriate from the Draft LPS zoning from Rural to Low Density Residential. The proposed amendment to the LPS is consistent with the Making Burnie 2030 which serves as a master plan for the designation of proposed use and development (including expansion) of land within the defined master plan area.

The rezoning of the subject land accommodates the expansion of sustainable residential use and development in the Romaine area that is consistent with Councils key focus areas for overall population growth, middle aged population, professionals and trade, reduction in crime and cultural participation.

- (c) *to encourage public involvement in resource management and planning; and*

Comment:

The proposed amendment is consistent with the Making Burnie 2030 and for a site planned for the expansion of residential use and development in the

Romaine area. This Making Burnie 2030 Plan was developed in accordance with public consultation. Should the planning authority determine to initiate the draft amendment of the LPS presented through this representation; the planning authority must make available all representations for public viewing when a report is prepared for the Council.

- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b), and (c); and*

Comment:

The Cradle Coast Regional Land Use Strategy does not feature Romaine in its growth scenarios however it broadly lists Burnie as a 'Medium Growth' scenario with a 'Contained Settlement Strategy'.

In addition to the above, the 2009 census data used within the Cradle Coast Regional Land Use Strategy is outdated and not reflective of the economic boom that Tasmania is experiencing today or the significant increase in migration to Tasmania.

This proposed amendment via representation to the Draft LPS seeks to facilitate economic development within the area and is consistent with the objectives set out in the paragraphs (a), (b), and (c).

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

Comment:

The proposed amendment to the Draft LPS facilitates the rezoning of the subject land from Rural to Low Density Residential zone is consistent with the Making Burnie 2030 and represents land planned for the expansion of residential use and development in the Romaine area.

The Making Burnie 2030 provides for the guidance of appropriate future use and development of the settlement areas of the entire municipal area governed by the Burnie Council.

The above-mentioned Making Burnie 2030 planning documents, and recommendation/guiding principles contained therein, have been developed in accordance with public and community consultation.

The statutory processes associated with the making of an application for a planning scheme amendment further provide for public consultation, and local and state government involvement in the process.

Part 2 – Objectives of the Planning Process Established by this Act

It is considered that the prescribed Part 2 objectives are furthered predominantly by the statutory processes associated with the assessment of the merits of representations received in the exhibition of the Draft LPS and for any future use and development of the subject land under a revised zoning as proposed through this representation. Such processes include the

planning authority's assessment of the proposed amendment, public consultation (if the amendment is initiated), environmental considerations, and the final determination of an initiated amendment by the Tasmanian Planning Commission.

This representation has provided appropriate rationale that the proposed amendment to the LPS and is consistent with the *Cradle Coast Regional Land Use Strategy 2010 – 2030*, and further consistent with the *Making Burnie 2030*.

3.1.3 State Policies

3.1.3.1 State Policy on the Protection of Agricultural Land 2009

As the proposed amendment involves the rezoning of the subject land from Rural to Low Density Residential zone, consideration of the *State Policy on the Protection of Agricultural Land 2009* (the PAL Policy) is applicable and relevant. The purpose of the PAL Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

Whilst the land is mapped as class 2 & 3 soils, it is being used for low intensity agricultural use and development and has limitations placed upon it from water availability to the site and adjacent land uses and access constraints. Further assessment is required by an agronomist to demonstrate the already learned limitations of the site (acquired by owner) as not being land of significant value for primary industry uses.

The site abuts rural zoned land to the south, west and east which forms part of a larger section of rural zoned land extending further to the south. The site is elevated 10 m above the existing residential use of the land to the north.

Accordingly, the amendment to the Draft LPS of the subject land accommodates the expansion of residential use and development in the Romaine area that is not only consistent with an established settlement development pattern and provides for the appropriate arrangement and juxtaposition of zoning.

Given the existing land use with its limitations and surrounding zonings; the proposed amendment to the Draft LPS is not considered to result in the unnecessary or unreasonable loss of locally or regionally significant agricultural land, and is therefore considered to be appropriately consistent with the PAL Policy.

3.1.3.2 State Coastal Policy 1996

The State Coastal Policy 1996 (the Coastal Policy) is not applicable to the proposed amendment as the subject land is identified as being outside the coastal zone (including State Waters) and all land to a distance of 1km from the high water mark.

The proposed amendment to the Draft LPS seeks to rezone the land comprising CT: 112547/1 (PID: 6170588) from Rural Resource to a Low Density Residential zoning under the Draft Burnie Local Provisions Schedule. The subject site is not within proximity of the high tide water mark of Bass Strait (Emu Bay) and is approximately 3.4km south of the water body.

Accordingly the rezoning is considered to be appropriately consistent with the Coastal Policy.

3.1.3.3 State Policy on Water Quality Management 1997

The *State Policy for Water Quality Management 1997* (the Water Quality Policy) applies to all surface waters, including coastal waters and ground waters.

The proposed amendment to the Draft LPS seeks to rezone the land comprising CT: 112547/1 from Rural Resource to Low Density Residential zoning under the Draft Burnie Local Provisions Schedule. The revised rezoning of the land will enable the land to be utilised for existing and future residential use and development.

The declaration of the Draft Burnie Local Provisions Schedule in accordance with section 35(B) of the Act provides that it has been prepared in accordance with State Policies. Accordingly any future use and development will be assessed against the applicable provisions of the LPS, which reflect the requirements of the Water Quality Policy. With respect to future residential use and development (including subdivision) of the site, the LPS provides appropriate provisions to ensure that adequate arrangements are made for water quality management including requirements for the management and disposal of sewerage and stormwater.

Accordingly the representation for the amendment to zoning is considered to be appropriately consistent with the Water Quality Policy.

3.1.3.4 National Environment Protection Measures

National Environment Protection Measures (NEPMs) are developed under the *National Environmental Protection Council (Tasmania) Act 1995*, and outline common national objectives for the protection or management of particular aspects of the environment. In accordance with section 12A of the *State Policies and Projects Act 1993*, an NEPM is taken to be a State Policy.

The NEPMs adopted as Tasmanian State Policies are:

- National Environment Protection (Used Packaging Materials) Measure;
- National Environment Protection (Ambient Air Quality) Measure;
- National Environment Protection (Movement of Controlled Waste Between States and Territories) Measure;
- National Environment Protection (National Pollutant Inventory) Measure;
- National Environment Protection (Assessment of Site Contamination) Measure;
- National Environment Protection (Diesel Vehicle Emissions) Measure; and
- National Environment Protection (Air Toxics) Measure

The proposed amendment seeks to rezone the land comprising CT's: 112547/1 from Rural Resource to Low Density Residential zoning under the Draft LPS. The proposed amendment to zoning of the land will enable the land to be utilised for future residential use and development.

It is considered that the representation for the amendment to zoning is not directly relevant to the NEPMs.

3.1.4 *Making Burnie 2030 - Community Strategic Plan*

The *Making Burnie 2030* - Strategic Plan provides a framework to inform the Council's decision making into the future.

The proposed the representation for the amendment to zoning of the land comprising CT's: 112547/1 is consistent with the *Making Burnie 2030* where it contributes toward the Council's key focus areas and accordingly is considered consistent with the *Making Burnie 2030*.

Given the broad nature of policy direction established by the Strategic Plan; it is perhaps difficult to reconcile that one particular principle (or policy statement) should be read in isolation from the others to imply a particular action or consequence.

Notwithstanding the above comment, the Act provides for any person to make request upon a planning authority (local council) to amend a planning scheme which it administers including for representations to draft planning schemes. This representation provides an analysis of the site and the considerations of statutory requirements and strategic merits of the amendment to proposed zoning. The use of the site as a Low Density Residential area enables the consolidation and co-location of similar use and development, and utilises the locational advantages for the site with respect to proximity and access to established transport routes and linkages as well as established municipal infrastructure.

Accordingly the proposed draft amendment to the Draft LPS and the development of a Low Density Residential zoning within the site is not considered to conflict with the *Making Burnie 2030*.

3.1.5 *Gas Pipelines Act 2000*

The subject land is identified as being within the vicinity of the gas pipeline infrastructure corridor that is located to the west and south of the site and is capable of utilising this infrastructure with a Low Density Residential use of the site.

3.2 *Cradle Coast Regional Land Use Strategy 2010 – 2030*

The Cradle Coast Regional Land Use Strategy 2010 – 2030 (the Regional Strategy) provides the Burnie Council policy foundation for the preparation of planning schemes under the Regional Planning Initiative. The Regional Strategy is given effect as a statutory instrument under the Act, which provides that planning schemes must be consistent with, and further the objectives and outcomes of the Regional Strategy.

The Regional Strategy outlines the *Making Burnie 2030* Strategic Plan direction and desired outcomes for land use planning, and is intended to guide the land use planning process within the Cradle Coast Region through to 2030¹.

However the Regional Strategy should be read as a guide and be considered together with data that reflects the current situations, current growth rates and population expansions seen on the North West Coast.

¹ *Cradle Coast Regional Land Use Strategy 2010 – 2030*, Cradle Coast Regional Planning Initiative (2011).

3.2.1 Settlement Management Strategies

The Cradle Coast Settlement Management Strategy² details growth scenarios and settlement strategies for the major settlement areas of the Cradle Coast Region. Romaine (Burnie area) is described under a medium growth scenario which *promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and growth opportunities. The mix does not need to occur in balanced proportion. The approach allows for optimum use of available and planned infrastructure in both established and new release areas.*³

The management strategy prescribed for the Romaine settlement area (Burnie area) is a *Contained* strategy which promotes *many actions associated with stable and contained development scenarios which can improve the liveability of a place if implemented as part of a coordinated approach for urban improvement. These include regulatory arrangements which provide a broad-based approach to allocation of land use and less emphasis on discrete single purpose zoning, require increased connectivity between urban spaces for walking and cycling, and which promote energy efficiency, water re-use and avoidance of known hazards.*⁴ *Provision of appropriate design and development guidelines for development, including subdivision lay out, building density, height and mass, and urban spaces in both the public and private domain can assist capture and understanding of the essential character and identity attributes for each centre. Standards can assist to ensure new development is reflective and courteous to existing character without compromise adaptability, innovation, performance and attractiveness as a place to live, work or visit*⁵.

The proposed amendment to the zoning contained within the Draft LPS of the land comprising CT's: 112547/1 is identified as an area appropriate for rezoning from Rural Resource to Low Density Residential zone. The proposed amendment to the Draft LPS is further consistent with the *Making Burnie 2030* which serves as a master plan for the designation of proposed use and development (including expansion) of land within the defined master plan area.

The proposed amendment to the Draft LPS zoning of the subject land accommodates the expansion of residential use and development in the Romaine area that is consistent with an established settlement development pattern, consistent with the zoning, use and development of adjacent land, and in accordance with the defined local settlement strategy.

3.2.2 Regional Protection of Agricultural Land

As the proposed amendment of the Draft LPS involves the rezoning of the subject land from Rural Resource to Low Density Residential zone; it is relevant to consider the value of the land as an agricultural land resource both in a local and regional context.

As detailed under section 2.7 of this Report; the area has been identified as containing class 2 & 3 soils and the land is under low intensity rural resource use because of the availability of water and reticulated water costs. Further the land is constrained for agricultural use and it is therefore not considered to have a negative impact on regional agricultural land.

² *Cradle Coast Regional Land Use Strategy 2010 – 2030*, Cradle Coast Regional Planning Initiative (2011).

³ *Ibid.*

⁴ *Ibid.*

⁵ *Ibid.*

The rezoning of the subject land accommodates the expansion of established residential use and development in the Romaine area that is consistent with an established settlement development pattern, provides for the appropriate arrangement and juxtaposition of zoning, and is in accordance with the defined local settlement strategy for Romaine.

3.3 Demand and Supply Considerations

The *Making Burnie 2030* provides for the guidance of appropriate future use and development of the settlement areas of land throughout the municipal area and is a master planning document, which prescribes key focus areas of the plan in the use and development of land within the identified master plan area.

The proposal site is located within a good road network area and has appropriate water, sewerage and stormwater reticulation systems adjacent to the site with good connections to the General Residential zone to the north of the site.

Burnie has seen a consistent increase in residential subdivision and has been a popular residential settlement area over the past 10 years. The inclusion of 443 - 473 Mount Street into the Draft LPS zoning for residential uses will continue the residential settlement pattern established by the general Burnie City area and contribute to the sustainable growth of the Romaine area.

3.4 Demand Considerations

The local government area of Burnie comprises two major settlement areas located at Burnie and Somerset. Romaine is a suburb area with the municipality projected to be a medium growing local government area in percentage terms from 2013 – 2037, with a projected average growth rate of 0.30 per cent per annum under a medium growth scenario⁶. This compares to an estimated State average growth rate of 0.5 per cent per annum in the same period⁷.

This predicted population growth is expected to likely result in an increase in housing demand for the settlement area at a rate driven by market demand and has already been seen in the neighbouring area of Mooreville over the past 10 years. Given the proportion of residential zone use and development in the Mooreville area in recent times with subdivision to the west of the subject site and take-up, it seems a reasonable observation that Romaine has an inherent attraction for such residential lifestyle and housing opportunity particularly when looking at the Singline Estate take-up toward the north of site. It seems further reasonable to expect that demand for such opportunity would increase with an increasing population.

The market for the development of Low Density Residential zoned land has been identified as a continuing pattern associated with the preference to build upon vacant land, rather than purchase established residential properties. Low Density Residential use and development presents as a legitimate housing option, and given the predicted growth prospects for the Romaine area under the current and un-forecasted population increases it is considered to be a reasonable justification for an increase in fully reticulated serviced residential land to be

⁶ 2014 Population Projections – Tasmania and its Local Government Areas, Department of Treasury and Finance (December, 2014)

⁷ *Ibid.*

made available for such housing options, and particularly in such areas that have been identified as appropriate for such residential expansion.

4 Conclusion

The subject land is within the *Romaine* area and is appropriate for the amendment of zoning through representation to Council of the Draft LPS to a Low Density Residential zone. The amendment of the zoning contained within the Draft LPS of the subject land accommodates the expansion of residential land use and development in the Romaine area that is a subservient residential node to Burnie (District Activity Centre) and is consistent with an established settlement development pattern, consistent with the zoning, use and development of adjacent land.

Further the proposal provides an introduction to the residential use areas from the rural resource areas where housing densities are lower reflecting existing residential uses of adjacent lands to the subject site.

The amended zoning of the section of land located on current CT: 112547/1 (PID: 6170588) is a logical utilisation of land as the land has extremely limited agricultural use or ability due to access, surrounding land use, and more importantly water availability. It is simply not sustainable to use potable water (treated water) for crop irrigation. Water is a valuable resource and using potable water for such activates is wasteful.

It is further considered commensurate with the anticipated growth of the settlement area of Romaine and surrounds whilst providing the subject title with an appropriate zoning for the future use of land.

Accordingly, it is submitted through representation that the proposed amendment to Draft LPS zoning of land comprising CT: 112547/1 (PID: 6170588) 443 - 473 Mount Street, Romaine can be supported by the planning authority.

