
From: Debra Bellchambers <debra.bellchambers@latrobe.tas.gov.au>
Sent: Friday, 3 July 2026 3:59 PM
To: TPC Enquiry
Subject: RE: CM: Planning scheme amendment - L-PS001/2026

Dear Tami

I have uploaded the documents, can you please confirm you have received them.

Thanks Deb.

Debra Bellchambers
DEVELOPMENT AND REGULATORY SERVICES SUPPORT OFFICER



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From: TPC Enquiry <tpc@planning.tas.gov.au>
Sent: Friday, 3 July 2026 11:55 AM

To: Debra Bellchambers <debra.bellchambers@latrobe.tas.gov.au>

Subject: RE: CM: Planning scheme amendment - L-PS001/2026

Hi Debra

Thank you for your email below.

Please use the following link:



If there are any issues please let us know.

Kind regards

Tami Darcey
Supervisor Administrative Services

TASMANIAN PLANNING COMMISSION

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From: Debra Bellchambers <debra.bellchambers@latrobe.tas.gov.au>

Sent: Friday, 3 July 2026 11:05 AM

To: TPC Enquiry <tpc@planning.tas.gov.au>

Subject: CM: Planning scheme amendment - L-PS001/2026

Good morning

3232 Railton Road, Latrobe (CT 188912/7) and 229 Percival Street, Latrobe (CT 39011/2) to:

We have another planning scheme amendment for which we require the link to upload documents please.

regards

Debra Bellchambers
DEVELOPMENT AND REGULATORY SERVICES SUPPORT OFFICER



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{item-no} {ITEM-TITLE}

{remove-from-minutes-start}

REPORT AUTHOR: {author-name-do-not-remove}, {position}

Note: The Report Author does not have a pecuniary interest in the subject matter

AUTHORISING MANAGER: Jan Febey, Director - Development and Regulatory Services

REPORT CLASS: Public/Open

DATE OF REPORT: 19 June 2026

FILE NO: L-PS001/2026

ATTACHMENTS: {attachment-list}

1. **PURPOSE OF REPORT**

The purpose of this report is for the Planning Authority to consider an application by 6ty Pty Ltd on behalf of the landowner, for an amendment to the Latrobe Local Provisions Schedule (LPS) pursuant to section 37 of the *Land Use Planning & Approvals Act 1993* (LUPAA).

The proposed amendment seeks to rezone a part of the land at 3232 Railton Road in Latrobe (CT 188912/7) from Agriculture Zone to General Residential Zone to facilitate future residential subdivision. Specifically, the draft amendment seeks to rezone approximately 6.0ha of land located adjacent to existing urban residential development to the east of Hamilton Street. Location maps provided in Figures 1 and 2 show the location of the subject site and the area of land subject to the draft amendment.

2. **BACKGROUND INFORMATION**

The subject site is in the locality of Latrobe, situated approximately 1.2km south of the town centre. The site comprises a total area of 34.9ha and is bounded by the Mersey River to the west. The site is intersected by the former railway line easement (now under same ownership as the proponent), Shale Road/Hamilton Street, and a watercourse which runs parallel to the bottom of a small hill. 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 the existing General Residential zone. Most of the site is located at a lower elevation and is subject to occasional flooding from the nearby Mersey River. This land is currently used for livestock grazing. The elevated portion of the land is situated adjacent to urban residential land and contains dairy milking sheds and associated facilities. Established urban residential development is located adjacent to the subject site to the north and west, with development typically comprising single and multiple dwelling development, predominantly of single storey construction. An aerial photo showing the subject site and surrounding land use and development is provided in Figure 1, with a closer aerial view of the subject site provided in Figure 2.

The amendment also seeks to apply the General Residential to a small section of the adjoining land to the east being 229 Percival Street (CT 39011/2). The reason for this inclusion is on account of a planning permit having previously been issued approving a boundary adjustment between the two land parcels. The boundary adjustment approved the realignment of the boundary to be in line with the trajectory of the rear boundaries of

the adjoining Bradshaw Street properties. A copy of the endorsed plan from this boundary adjustment permit is included in Figure 4.



Figure 1: Aerial view of the subject site outlined in blue.



Figure 2: Aerial view of the subject site outlined in blue, while the area subject to the scheme amendment is outlined in red.



Figure 3: Aerial view of the subject site (Jason Lynch)

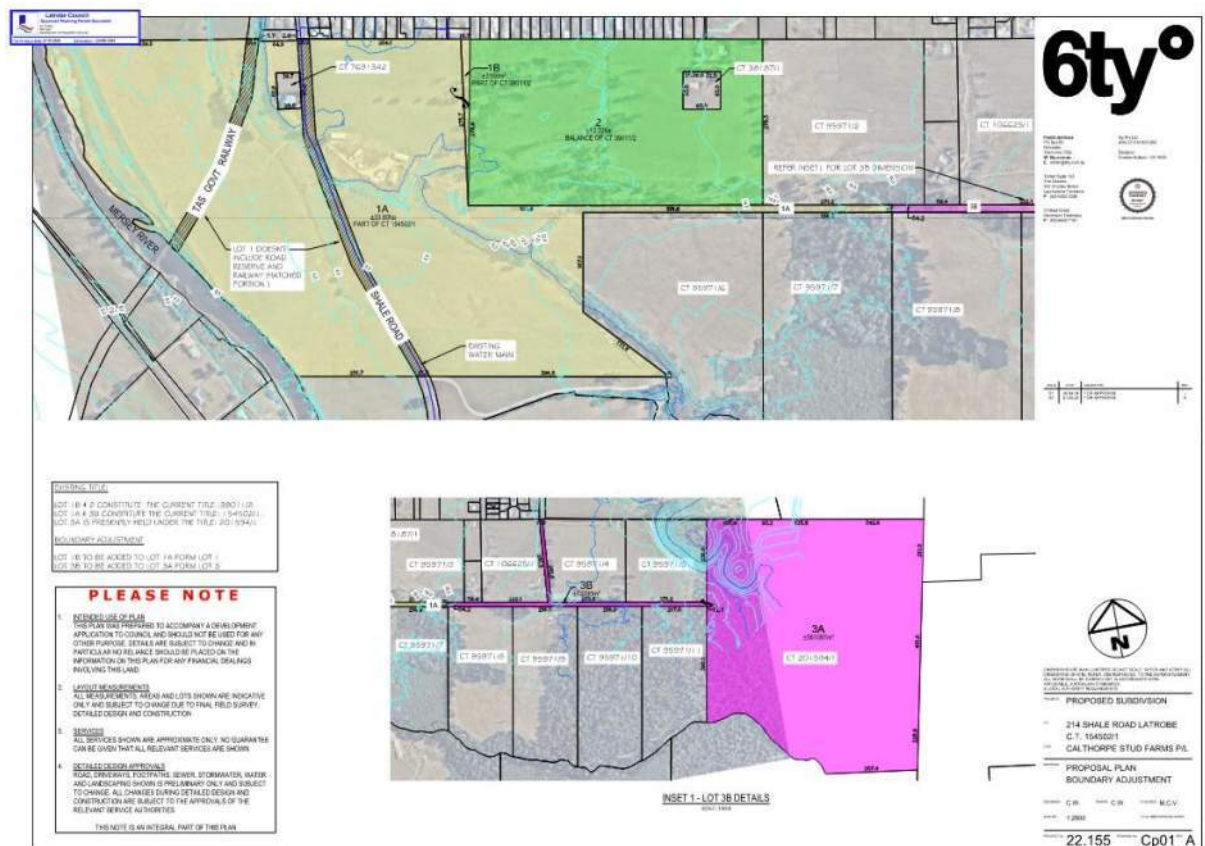


Figure 4: Approved boundary adjustment plan of planning permit L-DA090/2024 issued 29 August 2024

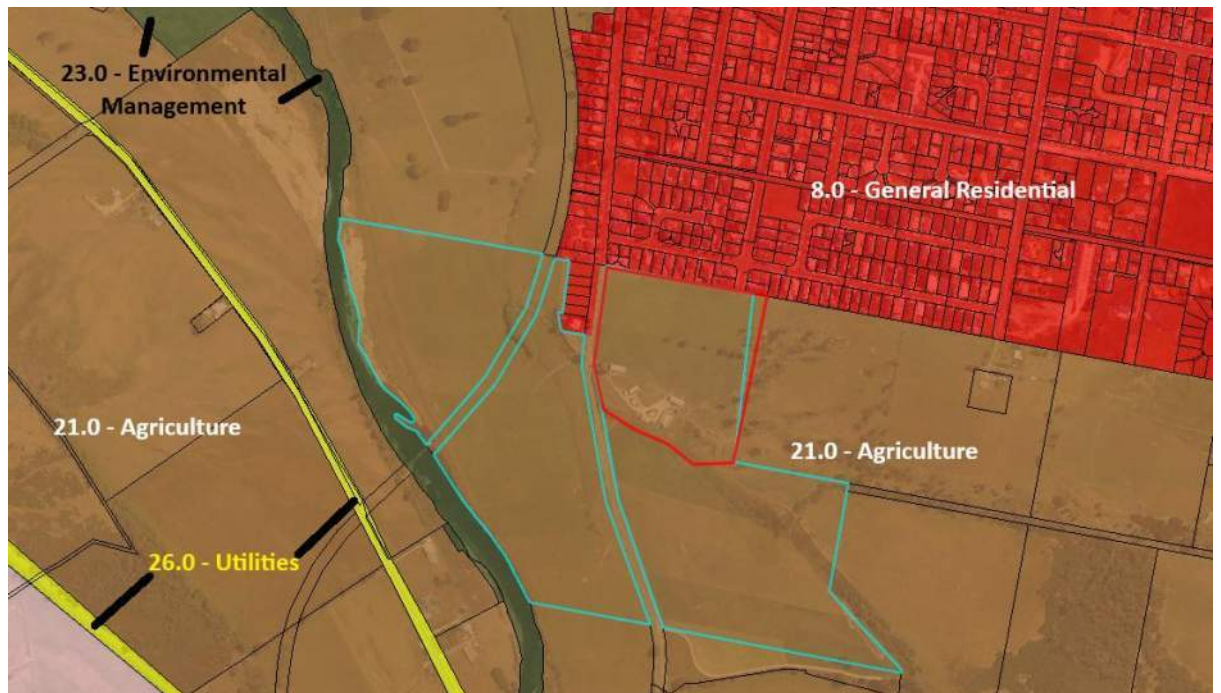


Figure 5: Current land zoning map, showing the zoning of the subject site and surrounding land.

3. PROPOSAL/SUMMARY

The proposed amendment seeks to rezone the land to facilitate future subdivision for residential use and development. The land is currently zoned Agriculture, and the amendment proposes to rezone part of this land parcel to General Residential zone conducive to residential use and development. No other additional overlays or site-specific provisions have been sought by the applicant as part of this amendment. The applicant has sought approval only for a Planning Scheme Amendment to facilitate rezoning of the land – no development is proposed. A concept subdivision plan, shown in Figure 6, has been provided with the application providing an indicative lot layout and road structure to demonstrate development outcomes that would be consistent with the intended rezoning.



Figure 6: Subdivision Concept Plan

4. RELATIONSHIP WITH STRATEGIC PLANNING AND POLICY

The Latrobe Council Strategic Plan 2020 - 2030 provides the following objectives and strategies that are relevant to amendments to the Latrobe Local Provisions Schedule:

- Objective 1.1: **Provide leadership and advocacy on behalf of our community**
- Strategy 1.1.1: Engage with State, Regional and Local Government bodies to promote local projects and development opportunities and resolve strategic issues affecting the municipal area
- Objective 2.1: **Identify, promote, and support business and economic development opportunities**
- Strategy 2.1.1: Implement the Latrobe Economic Development Strategy
- Strategy 2.1.2: Actively promote the municipal area as an ideal location to conduct business and commerce
- Strategy 2.1.3: Support and assist developers in identifying and managing opportunities for business growth and development
- Strategy 2.1.5 Support the establishment of industrial precincts in the Council area

Discussion in relation to the local objectives and strategies expressed in the Strategic Plan 2020 – 2030 is included in the officer's comments below.

5. LEGAL AND RISK IMPLICATIONS

Latrobe Council, as a planning authority, is obliged to assess applications for LPS amendments under the provisions of the LUPAA.

6. FINANCIAL IMPLICATION

Resources will be required to progress the amendment through the statutory notification and reporting process, should the planning authority agree to prepare the draft amendment. The applicant has paid the required Council planning scheme amendment assessment fee.

7. PUBLIC/CUSTOMER IMPLICATIONS

Refer to comments under Consultation.

8. SOCIAL/ENVIRONMENTAL IMPLICATIONS

The social and environmental implications of the proposal are discussed below under the corresponding objectives of the LUPAA.

9. CONSULTATION

If the planning authority agrees to the draft amendment, the draft amendment will be placed on public exhibition for a period of 28 days. The planning authority will consider any representations made in a further report for the Planning Authority's consideration, which will then be forwarded to the Tasmanian Planning Commission (TPC).

10. OPTIONS FOR COUNCIL TO CONSIDER

The planning authority may:

- a) agree to the draft amendment as submitted in the application;
- b) modify the draft amendment; or
- c) refuse to prepare the amendment, in which case the application does not progress.

11. OFFICER'S COMMENTS

The following describes the draft amendment and the statutory assessment under the relevant provisions of the LUPAA.

STATUTORY ASSESSMENT OF THE AMENDMENT

Before deciding on whether to agree to prepare the draft amendment, Section 38 of the *Land Use Planning & Approvals Act 1993* (the Act) requires Council to consider whether the draft amendment satisfies the LPS Criteria in Section 34 of the Act:

34. LPS Criteria

- (2) The LPS criteria to be met by a relevant planning instrument are that the instrument –
- 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 coordinated 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*.

An assessment against the LPS Criteria is set out below:

SECTION 34 – LAND USE PLANNING & APPROVALS ACT 1993

34 (2) (a) – contains all the provisions that the SPPs specify must be contained in an LPS;

The proposed rezoning to General Residential zone will apply all of the SPP provisions for that zone and any applicable codes relevant to the land, in accordance with the SPP's. The draft amendment does not propose any provisions or controls that would override the SPPs, however the Planning Officer is recommending a Site-Specific Qualification (SSQ) in relation to the subject land, which is discussed under section 34(2) (b) below.

34 (2) (b) – is in accordance with section 32;

A draft amendment is required to be in accordance with section 32 of LUPAA, which articulates the prescribed and allowable content of LPS's, particularly the requirements for application of the SPP's and the certain circumstances where a LPS may override the SPP provisions.

The proposed draft amendment will apply all of the SPP provisions for the General Residential zone and the relevant codes that apply to the land, in accordance with the SPP's. The proposed draft amendment does not include any overriding provisions, such as in the form of a Site Specific Qualification or a Specific Area Plan.

34 (2) (c) – furthers the objectives set out in Schedule 1;

PART 1 - Objectives of the Resource Management and Planning System of Tasmania

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

The subject site is located immediately adjacent to the existing Latrobe urban area, with land to the north, north-east and west comprising single and multiple dwelling developments at suburban densities. The land is also able to readily facilitate connections to urban infrastructure and services. The land to the south consists of pasture land located at a lower elevation within the flood plain adjacent to the Mersey River. The proposed location for the rezoning to facilitate increased residential development is reasonable and efficient noting the proximity of the land to urban development and its serviceability.

The land has been assessed as having a land capability classification of Class 4 and Class 5 agricultural land. The soil constraints coupled with the aforementioned adjoining land use and development effectively renders the land as being unsuitable for sustainable or intensive agricultural use.

No threatened flora or fauna species, or notable ecological values, were identified on the land which comprises predominantly modified grassland.

The proposed rezoning represents sustainable development of the physical land resources without adverse impact to ecological processes and genetic diversity.

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

The proposed rezoning would facilitate the future provision of additional housing allotments adjacent to an established urban residential area. The subject site is located immediately adjacent to the existing Latrobe urban area, with land to the north and west comprising of single and multiple dwelling developments at suburban densities. The land is able to readily facilitate connections to urban infrastructure and services. Being an extension of the existing urban development pattern with ready access to the Latrobe town centre and established public open space and recreation facilities, the proposed amendment is considered to represent a logical, orderly and sustainable use and development of land.

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

The process for considering a draft amendment provides opportunity for the community to review the proposal and to be involved in the process should the draft amendment proceed to public exhibition.

Council's public consultation as part of the process for the preparation of the Latrobe Structure Plan (in progress) identified the site as an urban growth area, together with other aspirational aspects for the town such as an enhanced walking and bike network. These aspects have been positively supported by the community and the site is a key component for connectivity within the network. It is important that undertakings made to the Latrobe community are followed through and protected through planning provisions that activate the aspirations and result in tangible outcomes on the ground for the quality intended.

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

The draft amendment provides for appropriate economic development in facilitating additional housing sites immediately adjacent to an established urban area within close proximity to the Latrobe township. Rezoning the subject land to General Residential will directly address the documented shortage of residential zoned land in Latrobe by enabling future housing development to accommodate forecast population growth and demand. The site is in close proximity to key services, infrastructure, and transport networks representing logical and orderly development. The resultant increase in population, demand for goods and services, and employment opportunities, equate to benefits for the local and regional economy. The land can readily facilitate connections to urban infrastructure and services, including water, sewerage, stormwater and road networks, minimising infrastructure costs. These factors demonstrate the development of the subject land will be in accordance with the principles of sustainable and orderly growth.

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

The process for considering a draft amendment provides for input from State agencies, the surrounding community, landowners and residents.

PART 2 - Objectives of the Planning Process Established by this Act

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

The draft amendment takes into account a number of strategic considerations within established state policies and strategic plans concerning the proposed rezoning of the subject site for residential use and development.

In 2023, Council engaged economic and demographic specialists REMPLAN to undertake a Residential Demand and Supply study (LRDSS) with intent to obtain a factual analysis of demographic change and the current state of the residential land and housing market. The LRDSS states that the *report's conclusions provide Council with an understanding of the expected population and dwelling demand across the municipality and in its key settlement areas, together with data on current residential land supply and insights into the areas where future focus might be required...* The LRDSS provided up to date and relevant data to inform Council's future plans and strategies relating to settlement planning across the municipality to enable sound strategic planning decisions concerning residential development in the area. This work has underpinned structure planning for Latrobe. It is noted however, that since completion of the REMPLAN LRDSS, there has been steady uptake of subdivided land with new subdivision being approved and constructed on infill and underutilised land. As a result, there is now a further shortfall in the future strategic supply of residential land.

Since the end of December 2023 when the REMPLAN and supply map was drafted, and March 2026, there have been an additional 66 building approvals issued in Latrobe for both single and multiple dwelling developments, equating to a total of 120 additional dwellings having been constructed. The 66 new building approvals reduces the vacant land supply to 148. Since December 2023, three residential subdivisions have been completed, adding an additional 43 lots to the vacant land supply, equating to an updated vacant land supply of 191 lots. At the time of the amendment assessment, four other subdivision developments were progress, ranging in status from DA assessment, permit issued and actively under construction. Upon completion, these subdivisions combined would add an additional 107 lots to the vacant land supply. This would still result in the Latrobe settlement having less than a 15-year supply of vacant retail-ready land, with vacant land supply being exhausted by 2035 based on demand forecasts.

The total supply includes land identified in the land supply maps as being “underutilised,” which due to landowner intentions and land constraints cannot be relied upon to provide a consistent source of future land supply. The total number of dwellings identified with known constraints and/or remote likelihood of development totals 165 dwellings, which equates to just over 6 years of supply based on forecast dwelling demand. Excluding the aforementioned land parcels from the supply count, vacant land supply would be exhausted by 2032, while total supply including remaining underutilised land would be exhausted by the end of 2036.

The expansion of Latrobe's residential areas has largely been achieved in accordance with the recommendations of the Latrobe Township and Environs Strategic Plan 2009. The draft Latrobe Structure Plan, informed by the findings and recommendations of the REMPLAN 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.

The site has frontage to both Hamilton and Bradshaw Streets. The application was referred to Council's Infrastructure & Assets Department in their role as the Road Authority, who have advised that there are no impediments to developing access to future residential subdivision from both Council-maintained roads.

In preparing the Draft Latrobe Structure Plan, the proposed urban development expansion areas were referred to TasWater to confirm the feasibility of servicing the land. TasWater confirmed as part of initial Structure Plan discussions that water and sewer infrastructure can be serviced and developed to support future residential development, and that the existing systems have capacity to accommodate the proposed amendment.

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

The draft amendment comfortably meets the objectives and functions intended by the introduction of the Tasmanian Planning Scheme, which is the primary instrument that determines the outcomes of use and development on the land.

Potential environmental effects arising from stormwater, bushfire risk, or construction from future residential development can be appropriately managed through the TPS provisions and development assessment process. The proposed rezoning is compatible with the established land use context of the surrounding area, and future subdivision and residential development can foreseeably meet the consequent standard provisions of the TPS that will apply.

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

The site comprises modified grassland, being clear of significant vegetation and there being no identified ecological values. Potential environmental effects arising from stormwater, bushfire risk, or construction from future residential development can be appropriately managed through the TPS provisions and development assessment process. This ensures that the social and economic benefits from future development resulting from an increase in population, demand for goods and services, and employment opportunities, can provide benefits for the local and regional economy without adverse impact on the environment.

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

The proposal is considered against the detailed objectives and outcomes of State Policies and the Regional Land Use Strategy in the relevant following sections of this report. Compatibility with the Latrobe Strategic Plan, supported by recent land supply and demand analysis is outlined under (a) above.

The proposal is compatible with policies at the State, regional and local levels.

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and

The Act enables the opportunity for the applicant to apply for a combined rezoning and development within the same Planning Scheme amendment application. The applicant in this instance, however, has sought approval only for the rezoning of the land. A concept subdivision plan has been provided with the application providing an indicative lot layout.

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

The location of the site is practically located between established recreation and sporting facilities within the Latrobe settlement to the north, and the Warrawee Conservation Area to the south comprising of bushwalks and the Wild Mersey Mountain Bike trail network. Hamilton Street also forms part of the Tasmanian Trail, the state's only long distance (480km) multi-use trail connecting Devonport to Dover in the state's south.

The Draft Latrobe Structure Plan identifies the provision of improved pedestrian and cycling infrastructure for Hamilton and Bradshaw Streets and identifies Hamilton Street as being the main connector to a new bike/pedestrian connectivity network. A new shared path for pedestrian and cyclist

use is proposed along the southern edge of the proposed urban development area, to be located within an area of public open space serving as a buffer to the watercourse and drainage lines to the south and grazing land beyond. These linkages will provide the primary active transport corridor for residents of the new subdivision to access the recreational facilities nearby.

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

No buildings or places with scientific, aesthetic, architectural or historical interest, or special cultural values have been identified on the subject site.

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

In preparing the Draft Latrobe Structure Plan, the proposed urban development areas were referred to TasWater to confirm the feasibility of servicing the land. The subject site is located within both the water and sewer servicing areas. Reticulated water and sewerage infrastructure is situated adjacent to both frontages of the subject site.

TasWater has previously advised Council officers that should land be rezoned to facilitate further residential development and subdivision, that “the developer will be responsible for extending the network into the development and undertaking any necessary upgrades to the existing network to support additional demand.” As part of the Draft Structure Plan preparations, TasWater has advised Council officers that the water network has sufficient capacity, however some infrastructure upgrades would be required to ensure an ongoing water supply and pressure targets are achieved.

In relation to sewerage infrastructure, TasWater have previously advised that parts of the existing reticulated sewerage system are approaching capacity, which may require contributions to the upgrading and/or provision of emergency storage. No such concerns were explicitly stated for the area subject to the proposed amendment, other than the existing sewerage pumping station located to the south of Calthorpe Street. The existing pump station would need to be augmented to ensure it has sufficient capacity to accommodate additional loadings that would be generated from a future residential development. With the pump station being located along the northern boundary of the site and the amendment area, changes to the natural ground level are foreseen to provide sufficient fall to enable sewerage to drain to the north into the existing system.

Ground level changes are also anticipated in relocating a drainage line to facilitate future development. The realignment of the drainage line in the south-eastern portion of the amendment area would be to maximise the developable area for residential development while also providing stormwater drainage benefits for the site and adjoining land. In referring the application to Council’s Infrastructure & Assets Department, the department did not identify any constraints that would prevent a sufficient stormwater management system being developed. Infrastructure and Assets noted that the development would be able to serve in also draining stormwater from the adjacent system to the north in relieving the Calthorpe Street infrastructure. The design of the stormwater system for the future development of the site will be required to account for the predicted impacts of climate change on flow volumes and rates. The land is conveniently located adjacent to existing drainage lines within the Mersey River floodplain and is of sufficient area such that any increases because of climate change calculations, can be readily accommodated.

Underground and overhead electricity infrastructure exists along both Hamilton and Bradshaw Streets respectively. Any future subdivision will require standard statutory referral to TasNetworks to provide advice on any electricity infrastructure constraints or aspects of future development that may adversely affect TasNetworks’ operations. The referral process ensures that adequate infrastructure is supplied as part of any future residential development.

The subject site has frontage to both Hamilton and Bradshaw Streets, which are maintained by the Council in its role as the road authority. The application was referred to Council's Manager of Infrastructure & Assets both prior to and upon lodgement of the application. The Manager of Infrastructure & Assets is satisfied that suitable roads providing access from both Hamilton and Bradshaw Streets to future residential lots can be accommodated on the subject site.

The applicant has provided a traffic impact assessment (TIA) to accompany the draft amendment. The TIA was prepared by Mark Petrusma of Ratio Consultants Pty Ltd. The TIA considered that traffic generation rates from residential dwellings in a future subdivision upon the land would be in the region of 9.9 trips per day per dwelling (7.53 + 20%). The TIA surmised that for the purpose of this assessment, *"...access to the site is assumed to be distributed equally between the two site access points on Hamilton Street and Bradshaw Street. Accordingly, traffic volumes are expected to be shared between the two streets, with each accommodating the following site generated volumes:*

- Daily 348 trips per day (two - way)*
- AM peak 38 trips per hour (two - way)*
- PM peak 39 trips per hour (two - way)."*

The TIA acknowledges Latrobe's grid-like nature of its road network is advantageous in providing multiple access routes, providing choice for drivers and ample opportunities to minimise travel time and distance for users. As a result, there is no significant concentration of traffic movement onto any particular road or street, and residential traffic is effectively dispersed through the network. The TIA considered the future residential development's potential impact to traffic efficiency posed by the increase in vehicle movements:

"Based on effective number of dwellings serviced, the existing daily traffic volumes at the northern end of each of these roads are estimated as follows:

- Bradshaw Street ~2,500 vehicles per day (based on 280 dwellings)*
- Hamilton Street ~ 720 vehicles per day (based on 80 dwellings)*

The addition of around 350 vehicle movements daily to each of these roads would result in the following traffic volumes:

- Bradshaw Street ~2,850 vehicles per day*
- Hamilton Street ~1,070 vehicles per day*

Based on the above, the expected increase in daily traffic is considered acceptable and would remain within the practical traffic capacity of both roads."

Mr Petrusma concludes that *there are "no significant detrimental road safety impacts are foreseen for the proposed rezoning. This is based on the following:*

- A review of the five - year crash history did not identify any specific road safety deficiencies in the vicinity of the subject site.*
- The two major north - south routes (Hamilton Street and Bradshaw Street) are provided with roundabouts at their intersections with Gilbert Street . Roundabouts typically have a good safety record compared to other types of intersections due to vehicle speeds and minimal conflict points.*
- The proposed future traffic volumes are consistent with the functions of both Bradshaw Street and Hamilton Street.*
- A new intersection can be provided on Hamilton Street located such that there is sufficient sight distance in both directions for the prevailing vehicle speeds."*

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

In the context of this site, the capability of the land to accommodate future residential use and development through future subdivision requires consideration of management of stormwater, providing sufficient building area to mitigate against natural hazards and the impacts of adjoining land use, and providing suitable levels of connection to existing infrastructure. The aforementioned sections of this report demonstrate that the surrounding infrastructure required for future residential development has sufficient capability to service the proposed amendment.

In relation to land capability concerning potential for agricultural use, the applicant has provided an agricultural constraint analysis report (agricultural report) prepared by Jason Lynch of Pinion Advisory to support the application. The agricultural report covers the various aspects of the activities associated with land surrounding the subject site. The assessment is provided in the following section on the State Policy on the Protection of Agricultural Land.

The land is capable of supporting use and development that would eventuate through rezoning to General Residential Zone.

34 (2) (d) – is consistent with each State policy;

State Policies are made pursuant to the *State Policies and Projects Act 1993* and articulate the State Government's strategic policy direction concerning matters of State significance related to sustainable development of natural and physical resources, land use planning, land management, environmental management and protection. State Policies include the following policies and adopted national standards:

- State Policy on the Protection of Agricultural Land (PAL Policy) 2009;
- State Policy on Water Quality Management (SPWQM) 1993;
- State Coastal Policy (SCP) 1993; and
- National Environment Protection Measures (NEPMs).

NEPMs are National standards that have been adopted at a State Level and provide direction on the following matters:

- Air toxics
- Ambient Air Quality
- Assessment of site contamination
- Diesel vehicle emissions
- Movement of controlled waste between States and Territories
- National pollutant inventory
- Used packaging materials.

In relation to the proposed scheme amendment, the matters referred to within the National Environment Protection Measures (NEPMs) are not applicable to this assessment. Assessment is required against each of the three State Policies.

State Policy on the Protection of Agricultural Land 2009

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. The objectives of the PAL Policy are to enable the sustainable development of agriculture by minimising conflict with or interference from other land uses, and minimising non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.

The land is currently utilised for beef cattle grazing and was previously a dairy farm. Although the land is constrained by existing adjacent land uses, the land is defined as agricultural land under the PAL policy.

PRINCIPLES - State Policy on the Protection of Agricultural Land

1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.
2. Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.
3. Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.
4. The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:
 - a. minimising the amount of land alienated;
 - b. minimising negative impacts on the surrounding environment; and
 - c. ensuring the particular location is reasonably required for operational efficiency.
5. Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.
6. Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.
7. The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.
8. Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.
9. Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.
10. New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.
11. Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.

It is noted that Principles 2, 4 and 6 are not applicable as the subject site is not prime agricultural land. Principle 3 and 9 are not relevant to this assessment as the amendment does not propose non-residential use or development associated with or subservient to agricultural use. These matters have been confirmed within the agronomist report and site assessment that accompanied the application. Principles 10 and 11 are also not relevant as they relate to matters concerning plantation forestry. The remaining Principles are therefore relevant to the assessment and are considered in further detail below.

The applicant has provided an agricultural assessment report prepared by agronomist Jason Lynch of Pinion Advisory to support the application. The agricultural report covers the various aspects of the activities associated with and surrounding the subject site. The agricultural report confirms that Mr Lynch is a suitably qualified person for the purposes of this assessment, being a certified practicing agriculturalist with over 25 years' experience in the agricultural industry in Tasmania. Qualified advice and findings from Mr Lynch's agricultural report that are relevant to the PAL Policy principles are provided within this assessment.

1. Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.

The subject property has a total land area of 34.9 hectares of which 6.3 ha is subject to the proposed planning scheme amendment. The agricultural report undertook a land capability assessment of the area of land subject to the proposed scheme amendment. The report determined that the majority of the land was classified as Class 5 agricultural land, while the northern portion adjacent to the existing residential development was classified as Class 4 with limitations. While Class 4 land has a soil profile suited to grazing and occasional cropping, the effectiveness of the land is constrained by a number of factors, including erosion, waterlogging and proximity of sensitive uses. The agronomist states that *"...due to the small area of land it would be challenging to crop the land due to immediately adjacent presence of multiple residential dwellings."* The Class 5 land, in addition to erosion and waterlogging limitations, is unsuitable for cropping or perennial horticulture.

The proponents have recently transitioned their agricultural enterprise from dairy to beef grazing. A significant catalyst for this change concerns the milking shed and its associated infrastructure including the effluent management system, all of which now require renewal and replacement. Upgrading and development of new milking shed infrastructure would require planning approval on account of the requirements of the C9.0 Attenuation Code. The agronomist states in his assessment that demonstrating compliance with the performance criteria of the Code would be a *"significant challenge"* noting that the milking sheds and dairy effluent systems are both within the minimum attenuation distances of the established residential uses to the north and west. Table C9.1 Attenuation Distances states that *"a milking shed must be setback 300m, and a dairy effluent system setback 500m from a sensitive use. At present the milking shed is located within 300m of existing residential dwellings, as per:*

- *Approximately 215m to the south of the nearest residential dwellings located along Calthorpe Street*
- *Within 300m of a total of 23 residential dwelling along Calthorpe Street*
- *Approximately 195m to the south west of the residential dwelling at 104 Hamilton Street (as per property title 188912/6).*

In addition, the milking shed would be located 205m to the west at the nearest point to the strip of soon to be built residential dwellings..."

Noting that the agronomist is of the view that complying with the performance criteria would be a *"significant challenge,"* the agronomist has considered relocation to illustrate the situation. *"If the milking shed was to be relocated to comply with the 300m attenuation code setback distance this would position this infrastructure on the lower relic river terrace. The lower relic river terrace is subject to extended periods of waterlogging and exposed to potential inundation issues, and therefore the milking shed would be located on what is considered as being entirely unsuitable from a construction viewpoint (requirement to over engineer in order in order to manage for the potential inundation risk), animal welfare/safety concern and overall risk perspective.*

In addition, the effluent management system and infrastructure would be similarly positioned on the lower relic river terrace and presents would be considered as being entirely unsuitable from a construction

viewpoint (requirement to over engineer in order in order to manage for the potential inundation risk) and an environmental risk perspective due to uncontrolled effluent."

The agronomist report has demonstrated that due to the significant cost to renew and replace the dairy milking infrastructure and effluent management would *"present as an unacceptably high operational and environmental risk."*

Further, the proximity of established residential development to the north of the amendment area constrains the ability to utilise the land on an unrestricted basis for agricultural enterprise. The proximity of the sensitive uses *"severely fetters the current and potential for routine 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..."* These constraints are relevant not only to the ability to renew and replace the dairy milking facility, but also in relation to other forms of agricultural enterprise that may require irrigation due to the *"potential for irrigation water boundary overspray. The fettering would impact livestock and cropping land use activities, regardless of them being dryland and/or as irrigated production systems."*

In conclusion, the planning report accompanying the application states that in applying Principle 1, *"consideration must be given not only to agricultural capability, but also to the practical and ongoing agricultural utility of the land within its broader locality context."* The agronomist states within the report that *"...due to the limited area of this land, fragmented position from the balance of the property, very significant fettering from existing close proximity residential use and imposition of the TPS Attenuation code prevent the renewal and replacement of the milking shed and associated effluent system, the current and use of this land is severely constrained. These limitations are clearly significant and therefore the subject property is not compatible and/or commensurate with the recognised assessment of agricultural land."* The application documentation demonstrates that the land is not prime agricultural land and for the reasons and factors identified, the land has low value to be retained for agricultural use and continued use and development for agricultural enterprise has been determined as being unsustainable.

5. Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.

Future residential development upon the land area subject to the amendment would be setback and separated a sufficient distance from beef grazing land to the south. The floodplain and notable elevation change provides a physical and visual separation between the future residential development and the beef grazing land. Land adjoining to the east of the proposed amendment (CT 39011/2 approximately 14 ha) is currently zoned Agriculture and is described by the agronomist as being *"covered by open pastureland and various paddock trees, used for agriculture as per grazing livestock, and a residential dwelling is present. Best characterised as lifestyle block."* The limited scale, nature and intensity of grazing of livestock on this adjoining land parcel will not result in there being any confining or restraint to the adjoining land from future residential development. The conversion of the land proposed by this amendment is not an unreasonable proposition, given the identified land constraints for agriculture.

7. The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.

The agronomist has identified that 32.9 hectares of the subject land as being arable, representing less than 0.002% of the total Forth land capability mapping area. The area subject to the proposed amendment comprises *"5.3 hectares (not including the 1.1 hectares of exempt land), which represents less than 0.0003% of the total Forth land capability mapping area."*

The agronomist states that the *“study area’s agricultural value and prominence have become exposed to severe constraints, and its current and future agricultural use has been progressively diminished due to a range of factors...”* The factors identified include low land capability, erosion issues, nearby residential development, lack of irrigation and supporting infrastructure, unsuitability for higher-value use such as cropping, and the impracticality of renewing former dairy infrastructure under current attenuation requirements.

The agronomist’s report has concluded that the *“subject has a negligible level of local and regional agricultural prominence, represents a negligible area of the Forth land capability mapping area, and is highly restricted in the current and potential land use options (e.g. limited to small scale and low intensity grazing purposes).”* The draft Latrobe Structure Plan, informed by the findings and recommendations of the REMPLAN LRDS, which identifies a shortfall in the future supply of residential land at Latrobe. Given the existing constraints to agricultural use from adjacent sensitive uses, and the prohibitive cost in intensifying agricultural enterprise, such as replacement and upgrade of the dairy milking sheds, the land has a higher significance in meeting a future housing need. The agronomist does emphasise however, that *“it is important to note that the balance of the subject property as well as the proponents other adjacent and nearby land holdings can and would still continue to be used for agriculture, as a beef breeding/finishing enterprise.”*

8. Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.

The subject site is not located within an irrigation district, nor does it adjoin an irrigation district. Land that is located within the Sassafras Wesley Vale Irrigation District (SWVID) is situated more than 1.5km to the east of the subject site. Irrigation water supplied by the Sassafras Wesley Vale Irrigation Scheme cannot be applied to land outside of the SWVID.

The proponents have water licenses issued to a combined total of 1,225 ML of water that can be drawn from the Mersey River for irrigation purposes. The agricultural report affirms that future residential development upon the northern portion of the site *“will not have any negative impact on the ability of the proponent to access the Mersey River and utilise the existing irrigation water allocations.”* The agronomist also states that the irrigation capability in relation to the *“balance of the subject property as well as the proponents other adjacent and nearby land holdings can and would still continue to be used for agriculture, as a beef breeding/finishing enterprise.”* The area of the land subject to the proposed amendment is already impacted by a degree of fettering from adjacent residential development to the north, with additional residential development expected shortly adjacent to the western edge fronting Hamilton Street. This fettering restricts the successful use of irrigation water without land use conflict to the adjoining sensitive uses.

Summary – State Policy on the Protection of Agricultural Land

The detailed agronomist report has determined that the subject site is not considered to be prime agricultural land. The current and future agricultural use of the study area has been constrained by nearby residential development along the northern boundary and anticipated residential dwellings to the west. The ability to undertake agricultural use is constrained due to the likelihood of amenity impacts, affecting both dryland and irrigated livestock and cropping systems. The assessment also concludes that continuing dairy use on an unrestricted basis is no longer practical given the above constraints, and further the renewal or replacement of the former milking shed and effluent system would be uneconomic and impractical due to the requirements of the TPS Attenuation Code and the resulting exposure to unacceptable operational and environmental risk. Noting the immediate proximity of the land to existing

residential development and infrastructure, the proposed conversion of the agricultural land to General Residential zoning is considered to be a reasonable proposition.

State Policy on Water Quality Management 1997

The purpose of the State Policy on Water Quality Management 1993 (WQM Policy) is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of the Resource Management Planning System.

The following outcomes and actions to achieve the water quality objectives in the WQM Policy are relevant to this draft amendment assessment and are considered in further detail below.

31. Control of erosion and stormwater runoff from land disturbance

31.1

Planning schemes should require that development proposals with the potential to give rise to off-site polluted stormwater runoff which could cause environmental nuisance or material or serious environmental harm should include, or be required to develop as a condition of approval, stormwater management strategies including appropriate safeguards to reduce the transport of pollutants off-site.

31.2

Stormwater management strategies required pursuant to clause 31.1 should address both the construction phase and operational phase of the development and use of land and have the maintenance of water quality objectives (where these have been defined) as a performance objective.

31.3

To assist with the preparation of stormwater management strategies, the Board should facilitate the development or adoption of a code of practice or guidelines describing best practice environmental management for the control of erosion and stormwater runoff from construction activities, including roadworks.

31.4

Codes of practice or guidelines required by this Policy in respect of specific activities with the potential to impact on stream-side land should pay specific attention to defining appropriate stream-side buffer strips and acceptable management practices within these strips. Strategies and incentives, including economic instruments, to encourage the retention and/or improved management of streamside vegetation should be investigated.

31.5

Planning schemes must require that land use and development is consistent with the physical capability of the land so that the potential for erosion and subsequent water quality degradation is minimised.

The key management issue for residential development areas is the management of surface water runoff prior to entry into the stormwater system and downstream watercourses. Future stormwater design for the road and dwelling development can accurately model the volume and velocity of stormwater for peak events and incorporate measures in the design to ensure that stormwater is adequately managed and adverse impacts on water quality are mitigated.

Conditions of approval as considered necessary by the planning authority may be placed on a permit incorporating erosion and stormwater volume and quality controls pursuant to section 6.11.2 of the TPS.

33. Urban runoff

33.1

Regulatory authorities must require that erosion and stormwater controls are specifically addressed at the design phase of proposals for new developments, and ensure that best practice environmental management is implemented at development sites in accordance with clause 31 of this Policy.

33.2

State and Local Governments should develop and maintain strategies to encourage the community to reduce stormwater pollution at source.

33.3

Where urban stormwater runoff is prejudicing, or has significant potential to prejudice, the achievement of water quality objectives, councils should prepare and implement a stormwater management plan consistent with the principles and methodology set out in “Guidelines for Urban Stormwater Management”, publication 10 of the National Water Quality Management Strategy.

33.4

Councils should carry out an assessment of the need for stormwater management plans in respect of stormwater discharges within their jurisdiction, and provide a report on this assessment to the Board within 3 years of the making of this Policy. The assessment should also be reported in the council’s annual report.

Conditions of approval as considered necessary by the planning authority may be placed on a permit incorporating erosion and stormwater volume and quality controls pursuant to section 6.11.2 of the TPS. Conditions for soil and water management controls would reference the best practice guidelines specified in the EPA’s Erosion and Sediment Control – the fundamentals for development in Tasmania (July 2023). Such conditions would also be consistent with the requirements of the Latrobe Council Stormwater System Management Plan 2020. The future development of this will further the objectives of the Latrobe Stormwater System Management Plan 2020, as there is opportunity to accommodate drainage of the adjacent network to discharge south, increasing capacity and performance of the existing system.

35. Road construction, maintenance and drainage

35.1

Road construction and maintenance operations will be carried out in accordance with the guidelines or code of practice developed pursuant to clause 31.3 of this Policy, or employ other measures consistent with best practice environmental management, to prevent erosion and the pollution of streams and waterways by runoff from sites of road construction and maintenance.

The Local Government Association of Tasmania authored Tasmanian Municipal Standards (TMS) consist of three related documents that set standards for local government civil infrastructure and land development projects. In relation to road construction, all three TMS documents achieve the aims of this component of the policy through TMS Specifications and Drawings, TMS Subdivision Guidelines, and the TMS Stormwater Policy Guidance and Standards for Development. The specifications and guidelines are referenced through standard practice by conditioning of any planning permit or council policy as the development standards required for public infrastructure.

39. Stream management

39.1

The State Government should ensure that guidelines are developed for Tasmania to define best practice environmental management for carrying out modifications to stream channels and banks, including drainage lines.

39.2

Regulatory authorities shall develop criteria for the approval of stream management works and require that any such works are designed and carried out in accordance with best practice environmental management and so as not to prejudice the achievement of water quality objectives.

While it is noted that no development application for subdivision is proposed at this time, the concept plan provided with the application indicates that some works within the overland flow path that traverses the south-eastern portion of the amendment area is likely to be required. The Department of Natural Resources and Environment Tasmania have prepared a manual providing best practice guidelines for undertaking works in waterways and wetlands, titled the Wetlands and Waterways Works Manual (The Manual). The Manual provides practical strategies to minimise environmental harm when undertaking works on waterways and wetlands in Tasmania. The Manual covers work in waterways and wetlands including activities such as constructing bridges and other stream crossings, excavating the stream bed and banks and operating machinery in these areas, constructing drainage channels, managing large woody debris, and riparian vegetation management. In combination with the Planning Scheme requirements under the Natural Assets Code, there are regulatory standards and guidelines of sufficient rigor to assess proposed development and implement any conditions or restrictions necessary to mitigate adverse impacts on waterways.

Summary – State Policy on Water Quality Management

The regulatory processes for development, which are assessed by the planning authority as well as the road authority concerning stormwater management from the road, ensure that the requirements of the WQM Policy are upheld. There are no circumstances on the site that would preclude the future management of surface water quality under normal regulatory process for use and development.

34 (2) (da) – satisfies the relevant criteria in relation to the TPPs;

At the time of preparation of this report, the Tasmanian Planning Policies are not yet enacted as a statutory instrument.

34 (2) (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;

Living on the Coast – Cradle Coast Regional Land Use Planning Framework (CCRLUS), as amended on 28 February 2024, is the regional land use strategy in force for the Cradle Coast region. The strategy document comprises three parts. Parts A and B collectively describe the context within which the strategy operates. Part C is the CCRLUS that contains the strategic policy requirements that must be observed in the preparation and amendment of local planning schemes and Local Provision Schedules for the nine Cradle Coast municipal councils.

The CCRLUS is presented in five integrated parts –

1. Implementation
2. Wise Use of Resources
3. Support for Economic Activity
4. Places for People
5. Planned Provision for Infrastructure

It is noted that not all the principles and components in each of the five parts are relevant or applicable to the proposed draft amendment. It is noted that Section 4 provides the most relevant direction to this

proposal. The policy statements in these relevant and applicable sections are discussed in the tables below:

Cradle Coast Regional Land Use Strategy
2. WISE USE OF RESOURCES
2.3 Land Use Policies for a Changing Climate
Land use recognises climate is a key factor in determining environmental character and the nature of processes upon which life and survival are dependent. Land use recognises the climate is changing and that the consequence of such change can have both negative and positive implication for the Region. Planning is to monitor the effects of climate change on the Region and apply an integrated mitigation, adaptation and risk management approach taking into account all relevant knowledge and available information.
Land use planning processes for mitigation and adaptation – a. Promote outcomes which reduce carbon emissions and increase energy efficiency in a manner consistent with and appropriate to furthering declared Commonwealth and State policies and targets;
b. Promote compact and contained settlement centres which allow reduced dependency on private vehicle use and the length of daily journeys by providing communities with ready local access to daily needs for employment, education, health care, retail and personal services and social and recreation facilities, including – i. a greater mix and less dispersal or segregation in the nature and distribution of land use ii. provision of local activity centres where there is a concentrated mix of activity for shopping, working, studying, recreation and socialising clustered at readily accessible locations iii. improvement in the level of internal connectedness and convenience for pedestrian, cycle and public transport options iv. increase in urban densities for residential and commercial use v. location of employment opportunities within a greater number of centres and at a rate commensurate with local need vi. minimise expansion at the urban fringe and creation of rural residential clusters in remote or poorly connected locations;
The proposed scheme amendment will provide opportunity for new energy efficient housing to support the increasing population in Latrobe. The new housing would be located in close proximity to the Latrobe township activity centre, and be well connected to existing infrastructure, services, education and public open space, both locally and in the broader Devonport area. These factors support alternative transport options including walking cycling and public transport thereby reducing reliance on private vehicle use. The location of the proposed rezoning is situated immediately adjacent to the existing urban residential area. The proposed expansion is logical given its close proximity to the township centre and ability to readily connect into required infrastructure. 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, particularly given there should be a rolling land supply of 10 years under the current CCRLUS, with the imminent TPP's requiring a minimum of 15 years land supply.
c. Facilitate opportunity for resource processing, manufacturing and utility development in locations which minimise distances for freight transport, energy distribution and journey to work. The mix and

locations of these may need to be more flexible in remote locations isolated from reliable and accessible road and rail freight networks

Not applicable to this proposal, as General Residential zones do not facilitate opportunity for resource processing or manufacturing uses.

d. Promote energy efficient urban places and facilitate energy efficient buildings through design and construction requirements for subdivision layout, building disposition, and the use of materials and landscaping which maximise solar access and natural lighting, natural heating, cooling and ventilation, and the use of low energy and recovered materials, energy and resources;

e. Facilitate non-carbon energy alternatives, renewable energy and energy recovery projects which enhance transition to a carbon-neutral society, including –

- i. stand-alone commercial scale installations in locations where there will be an acceptable level of impact on cultural, economic and natural resource values and on the amenity of designated sensitive use areas
- ii. installations forming a directly associated and subservient part of a use or development
- iii. domestic-scale installations in all locations

Energy efficiency standards are governed under the National Construction Code which will guide all future residential dwelling development.

The subdivision concept plan provided with the amendment application shows the majority of the lots can achieve a long axis predominantly orientated to the north. Development of residential lots with short east-west axis' provide the optimal and most efficient layout for dwelling placement to maximise solar access and natural lighting, as well as minimise overshadowing impacts to adjoining properties.

f. Facilitate carbon capture and storage, including by geological sequestration, soil carbon in agriculture, reforestation and control on the clearing of vegetation

The proposed amendment does not directly facilitate carbon capture and storage. The construction of dwellings, however, enables the opportunity to utilise timber as a construction material and thus facilitate carbon storage in this manner.

g. Apply sound risk management practices

Risk management practices in relation to natural and environmental hazards all consider climate change factors. Sound risk management practices are encapsulated within the TPS and NCC assessment processes for residential development.

2.4 Land Use Policies for Water Management

Land use assists the protection, conservation, improvement and restoration of water quality and quantity in natural streams and water bodies and in engineered storages.

Land use planning processes –

- a. Use catchments as the ecological and hydrological unit of meaningful scale for planning and land management
- b. Identify the surface water and ground water features, hydrological function, and natural features and areas necessary for the ecological and hydrological integrity of catchments
- c. Require catchments, natural water courses and water bodies be adequately buffered against likelihood for resource development, economic activity, utilities and settlement to have adverse effect on –

- i. existing and known likely drinking water supplies
- ii. surface water, ground water, and water bodies susceptible to impact due to extraction of water or the addition of nutrients, sediments and pollutants
- iii. hydrological function of water, including its chemical and physical properties, and its biological interaction with the environment
- d. Limit modification of natural drainage systems, including change in channel alignment and in the nature of the stream beds and flow rates
- e. impact on water quality by runoff from adjacent use or development
- f. Promote sustainable water use practices including water harvesting and recycling such as Water Sensitive Urban Design for stormwater and waste water
- g. Require retention and rehabilitation of native vegetation within riparian and foreshore areas
- h. Require urban and rural land use or development incorporate measures to manage diffuse and point source pollution from storm water and waste water discharge in accordance with the Tasmanian State Policy on Water Quality Management 1997 and the Tasmanian State Stormwater Strategy 2010

The proposed amendment can facilitate ecologically and hydrologically responsible development through appropriate stormwater management. The catchment area upstream to the north is already urbanised with stormwater managed through the existing stormwater system. The amendment area provides opportunity to facilitate stormwater capacity relief in allowing stormwater to flow south from the Calthorpe Street system rather than to the north, increasing the capacity of the existing system by discharging stormwater direct to an external drain to the Mersey River via a more direct route.

The amendment area will also intersect stormwater from the catchment area to the east. Ground level changes are also anticipated in relocating a drainage line to facilitate future development. The realignment of the drainage line in the south-eastern portion of the amendment area would be to maximise the developable area for residential development while also providing stormwater drainage benefits for the site and adjoining land. The design of the stormwater system for the future development of the site will be required to account for the predicted impacts of climate change on flow volumes and rates. The land is conveniently located adjacent to existing drainage lines within the Mersey River floodplain and is of sufficient area such that any increases because of climate change calculations, can be readily accommodated.

The site lies within the established Latrobe urban drainage catchment, and is already serviced by municipal stormwater infrastructure, enabling development to be planned and managed at the appropriate ecological and hydrological scale. Pursuant to the outcomes of the WQM Policy and the Tasmanian State Stormwater Strategy 2010, future development would incorporate measures to protect sensitive water resources, maintain water quality, and preserve hydrological functions.

2.5 Land Use Policies for Land

Land use recognises the health and integrity of natural systems and the prosperity and sustainability of human cultural and economic systems within the Region is inextricably connected to land.

Land use planning processes –

- a) Recognise land is an irreplaceable and exhaustible resource
- b) Ensure the sustainable use or development of land in accordance with capability to provide the greatest economic and social for the region's communities benefit at least cost to natural values
- c) Identify land for
 - i. protection and conservation
 - ii. primary production
 - iii. economic activity
 - iv. settlement
 - v. community, transport and utility infrastructure
 - vi. tourism and recreation

The expansion of Latrobe's residential areas has largely been achieved in accordance with the recommendations of the Latrobe Township and Environs Strategic Plan 2009. The draft Latrobe Structure Plan, informed by the findings and recommendations of the REMPLAN LRDSS, identifies the subject land as appropriate for future residential use consistent with the strategic directions of the 2009 Latrobe Township Strategic Plan.

The LRDSS states that the *report's conclusions provide Council with an understanding of the expected population and dwelling demand across the municipality and in its key settlement areas, together with data on current residential land supply and insights into the areas where future focus might be required...*

The LRDSS provides up to date and relevant data to inform Council's future plans and strategies relating to settlement planning across the municipality to enable sound strategic planning decisions concerning residential development in the area.

The proposed rezoning would facilitate the future provision of additional housing allotments adjacent to an established urban residential area. The subject site is located immediately adjacent to the existing Latrobe urban area, with land to the north and west comprising of single and multiple dwelling developments at suburban densities. The land can readily facilitate connections to urban infrastructure and services.

The applicant has provided an agricultural constraint analysis report (agricultural report) prepared by Jason Lynch of Pinion Advisory to support the application. The agricultural report covers the various aspects of the activities associated with and surrounding the subject site. The report determined that the current and future agricultural use of the study area has been constrained by nearby residential development along the northern boundary and anticipated residential dwellings to the west. This severely constrains routine agricultural activities such as chemical application, grazing, cropping and irrigation due to the likelihood of amenity impacts including odour, noise, dust, chemical trespass and overspray. These constraints affect both dryland and irrigated livestock and cropping systems, and that continuing dairy use on an unrestricted basis is no longer practical. Renewal or replacement of the former milking shed and effluent system would be uneconomic and impractical due to the requirements of the TPS Attenuation Code and the resulting exposure to unacceptable operational and environmental risk. 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.

3. SUPPORT FOR ECONOMIC ACTIVITY

3.3 Land Use Policies for Economic Activity and Jobs

Prosperity and liveability of the Cradle Coast Region is achieved through economically, socially and environmentally sustainable development. Land use planning –

- facilitates regional business through arrangements for the allocation, disposition and regulation of land use which promote diversification, innovation and entrepreneurship and avoid unnecessary restraint on competition and cost for compliance
- promotes use and development which maximises the Region's economic potential in key sectors with deep capacity and potential for sustained growth and economic return or a clear strategic advantage
- improves the social and environmental sustainability of the State and regional economy by allowing economic development and employment opportunities in a range of locations while respecting the link between a healthy environment and a healthy economy
- supports and grows liveable regional communities through coordinated action aligned with State and regional economic development plans specific to the issues, challenges and opportunities of the Region.

Land use recognises a prosperous economy and liveable communities rely on availability for opportunity to undertake economic activity requiring use, development and protection of land and infrastructure.

The draft amendment provides for appropriate economic development in facilitating additional housing sites within an established residential area. The draft amendment will contribute to employment opportunities within Latrobe and the Cradle Coast region. The location of the proposed rezoning situated immediately adjacent to the existing urban residential area, constitutes a logical expansion given the site's close proximity to the Latrobe township centre and key infrastructure.

4. PLACES FOR PEOPLE

4.3 Land Use Policies for Managing Growth and Development

4.3.1 Urban Settlement Areas

Land use planning processes for urban settlement areas are to –

- a. Promote established settlement areas as the focus for growth and development;
- b. Promote optimum use of land capability and the capacity of available and planned infrastructure service;

The proposed rezoning would facilitate the future provision of additional housing allotments adjacent to an established urban residential area. The subject site is located immediately adjacent to the existing Latrobe urban area, with land to the north and west comprising of single and multiple dwelling developments at suburban densities. The land can readily facilitate connections to urban infrastructure and services. Being within close proximity to the Latrobe activity centre, the proposed amendment is considered to represent a logical, orderly and sustainable use and development of land.

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;

d. Accommodate growth and development for each of the settlements as identified in Table 4.3 through either –

- i. A Stable Strategy which restricts new development to existing land supply within the designated urban boundary without priority for intensification; or
- ii. A Contained Strategy which promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and growth opportunities. The mix does not need to occur in balanced proportion. The approach allows for optimum use of available and planned infrastructure in both established and new release areas.

e. Notwithstanding the categorisation listed in Table 4.3, where a contemporary land supply and demand analysis indicates that additional land should be made available to accommodate growth, the designated growth scenario or settlement strategy may be varied where –

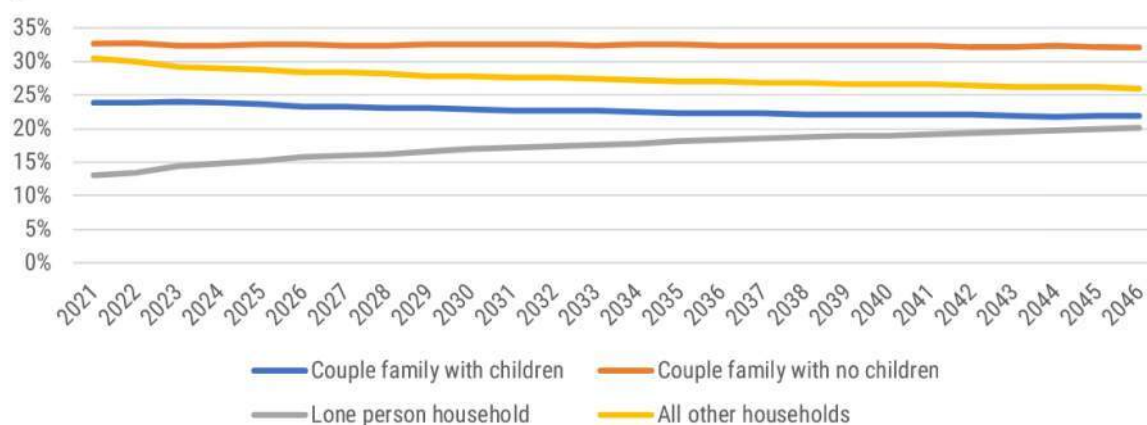
- i. The land supports urban consolidation or is contiguous to established urban areas;
- ii. The land will service any shortages identified in a land supply and demand analysis;

The proposed amendment to the zoning of the subject site constitutes an expansion of urban development for residential purposes. As such, the requirements of part d) ii. of this section are required to be considered.

The LRDSS has determined that based on the forecast demand, *it is estimated that the ... Latrobe Settlement is expected to account for 28% of population growth and 34% of dwelling growth (within the Latrobe LGA). The differences in proportions of population and dwelling growth relate to the demographics of each area, with Latrobe Settlement for example needing a higher percentage of dwellings to account for its decreasing household size, meaning more houses are needed to accommodate the existing population as well as the new population).*

Source: REMPLAN

Figure 4-5: Forecast household structure for Latrobe Settlement



Source: REMPLAN

Figure 7: Forecast household formation – Latrobe settlement

In considering the Latrobe settlement, the LRDSS have forecast a growth in population from 4,524 people in 2021 to 5,719 people in 2046: an increase of 1,195 people. To accommodate the changing population structure and household formations, the number of dwellings required to meet this demand is expected to increase from 2,025 (in 2021) to 2,684 (in 2046): an increase of 659 dwellings.

Table 1: Forecast population and dwelling demand 2021-46

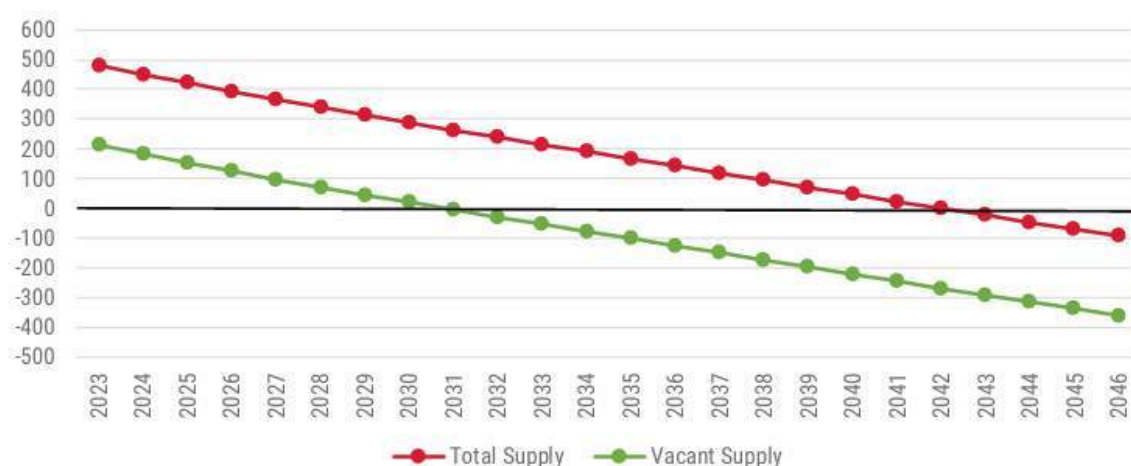
	Forecast Total Population			Forecast Total Dwellings			
	2021	2046	Change	2021	2046	Change	Per annum
Latrobe LGA	12,697	16,953	+4,256	5,790	7,718	+1,928	77
Latrobe Settlement	4,524	5,719	+1,195	2,025	2,684	+659	26
Port Sorell Settlement	3,934	6,092	+2,158	2,095	2,899	+804	32
Port Sorell Hinterland	1,410	1,897	+487	550	796	+246	10
Tarleton Rural Res	421	558	+137	155	209	+54	2
Latrobe Balance	2,408	2,687	+279	965	1,130	+165	7

Source: REMPLAN Forecast

Figure 8: Forecast population and dwelling demand – Latrobe settlement

The LRDSS considered the forecast dwelling demand based on the population projections in relation to the vacant land supply. *If all of Latrobe Settlement's dwelling demand was met just on vacant zoned residential land (the green line in the figure below), the identified land supply would be exhausted in around 6 or 7 years. If underutilised land supply was added to meeting the demand (the red line), then there is around 18 years of supply available.*

Figure 6-2: Latrobe Settlement Lot Supply



Source: REMPLAN

Table 10: Latrobe Settlement Residential Demand and Land Supply Summary

	Forecast Dwelling Demand and Lot Supply					
	2023	2026	2031	2036	2041	2046
Latrobe Settlement						
- Cumulative dwelling demand	0	88	218	338	458	573
- Total Supply	482	394	264	144	24	-91
- Vacant Supply	214	126	-4	-124	-244	-359

Source: REMPLAN

Figure 9: Lot Supply (top) and Residential Demand and Land Supply summary (bottom)

With demand for 573 lots forecast, and 214 lots on vacant land identified, land for another 359 lots will need to be found across Latrobe Settlement between now and 2046, noting that there is potential for 268 lots on currently identified underutilised land.

In addition to the above figures, vacant land parcels were mapped to spatially represent both retail-ready allotments as well as land considered to be underutilized or with subdivision potential to increase dwelling yield. The attached maps show the number of vacant lot sizes in green, and an indicative dwelling yield indicated by a number over that lot. The blue dots on the map indicate that dwelling construction was in progress at the time of printing through an active building application having been received.

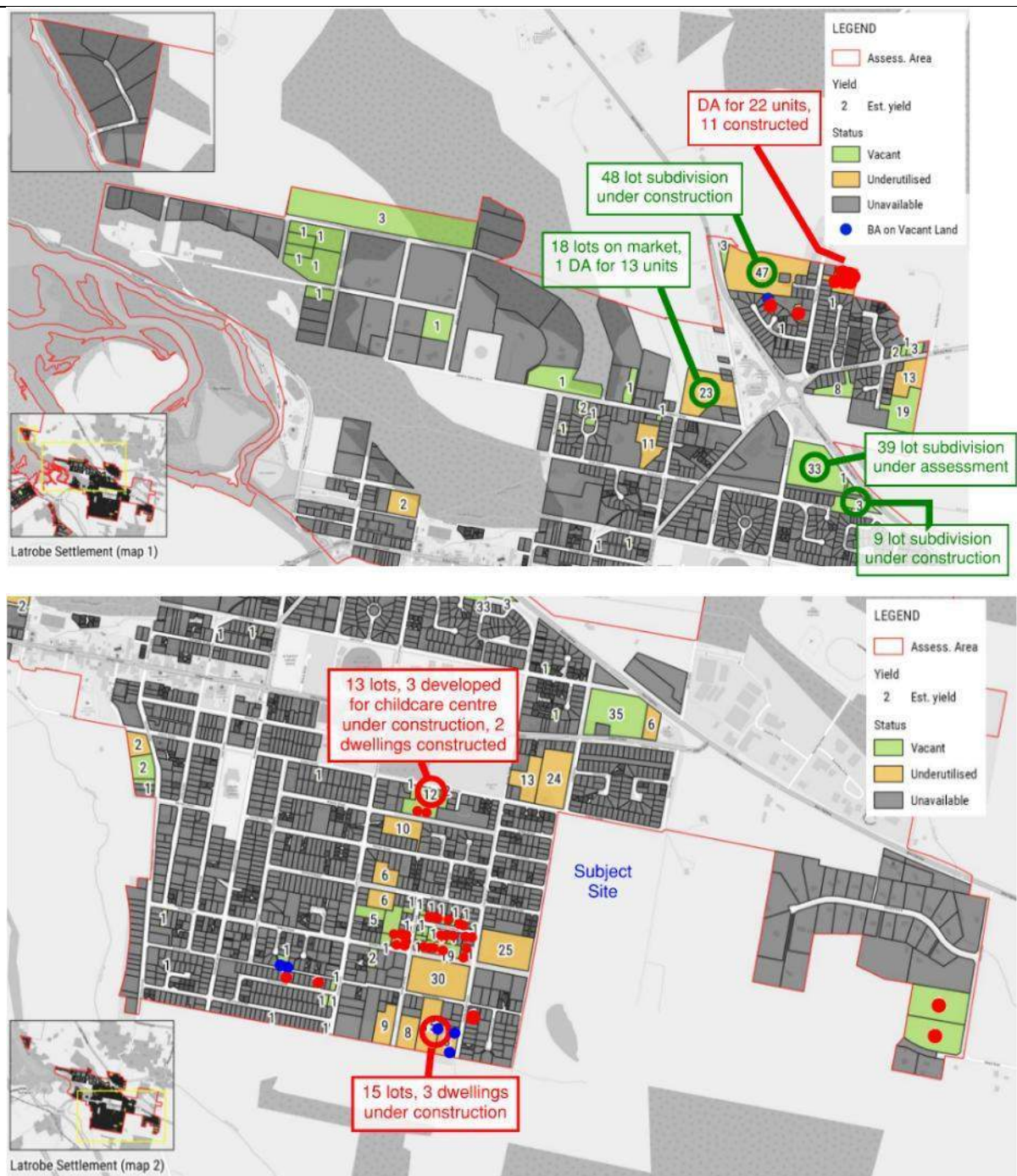


Figure 10: Land supply maps, with inclusions by Planning Officer

The red dots on this map have been added by the Planning Officer, which indicate the number of dwellings having been constructed after the creation of this map in late 2023. Not surprisingly, the blue dots indicating building approvals for new dwellings at the time of printing have since been completed. The blue dots without numbers in the southern part of the township are active building applications for dwelling construction.

From the end of December 2023 when the REMPLAN land supply map was drafted up to March 2026, there have been an additional 66 building approvals issued in Latrobe for both single and multiple dwelling developments, equating to a total of 120 additional dwellings having been constructed. The 66 new building approvals reduce the vacant land supply to 148. Since December 2023, three residential subdivisions have been completed, adding an additional 43 lots to the vacant land supply, equating to an

updated vacant land supply of 191 lots. These construction rates are consistent with the forecast number of dwellings per annum.

At the time of the amendment assessment, four other subdivision developments were in progress, ranging in status from DA assessment, permit issued and actively under construction. Upon completion, these subdivisions combined would add an additional 107 lots to the vacant land supply. This would still result in the Latrobe settlement having less than a 15-year supply of vacant retail-ready land, with vacant land supply being exhausted by 2035 based on demand forecasts. It must also be emphasised however that at the time of preparing this report, only 53% of the 107 lots identified are guaranteed to be developed and thus contribute to the retail-ready vacant land supply. The other two subdivisions are yet to be constructed, and there are no guarantees on timeframes concerning the commencement of construction.

Updated Forecast for dwelling demand and lot supply - including new vacant supply						
	2023	2026	2031	2036	2041	2046
Latrobe settlement	→→→	Land Supply		10 yrs	15 yrs	
Cumulative dwelling demand	0	88	218	338	458	573
Total Supply	482	318	295	175	55	-60
Vacant supply	191	116	93	-27	-147	-262

2026: new approvals, plus new vacant retail lots, minus rural res
 2031: addition of 107 retail-ready lots, assuming approval and completion of four DA's

Figure 11: Updated Residential Demand and Land Supply summary – including new vacant supply

Vacant land supply provides the most certainty representing retail-ready land lots that have been approved and constructed. The total supply includes land identified in the land supply maps as being “underutilised,” which the above table theoretically indicates there being 15 years of supply. The REMPLAN LRDS describes “underutilised” land as *“less likely to come online for a variety of reasons, the most relevant being landowner motivations (i.e. some people purchase a large lot because they want or need a large lot, while others purchase a large lot with a view to one day subdividing it). As a result, it is recommended to focus on the supply figure for vacant land only.”*

“Regarding sites that have been identified as underutilised, it is not uncommon for them to have a lower likelihood of being developed compared to vacant land. Landowners may have purchased a larger lot because they need or want a larger property and have no intention of ever developing their site. Other landowners may have purchased an underutilised site specifically with the intention of one day realising its development potential, however, have no timeframe in which to undertake it, or realise the challenges and costs involved when they investigate it. In most cases, it will require a range of factors to align before any action is taken to subdivide an underutilised lot which include landowner preparedness, landowner capability, and commercial viability. Therefore, it is useful to be aware of underutilised land as a potential land supply, but it should not be assumed to be a consistent source of future land supply.”

At the time of preparing the structure plans for public exhibition, Council officers reached out to contact landowners of larger land parcels with residential development potential to ascertain their development aspirations. Of the three land parcels outlined in blue on the below diagram, the landowner of the northern land parcel expressed desire to develop in the future but was not yet at a stage to pursue a development application. While subdivision concepts have been reviewed by Council concerning this land, a development application has not been received, and it is understood that there are constraints and complications in relation to facilitating access off Gilbert Street. The two land parcels to the south-west of the subject site either side of Stanley Street stated clearly that they had no intentions of further

developing the land. Other land parcels identified in the map have varying level of development constraints including natural hazards, environmental values and infrastructure constraints.

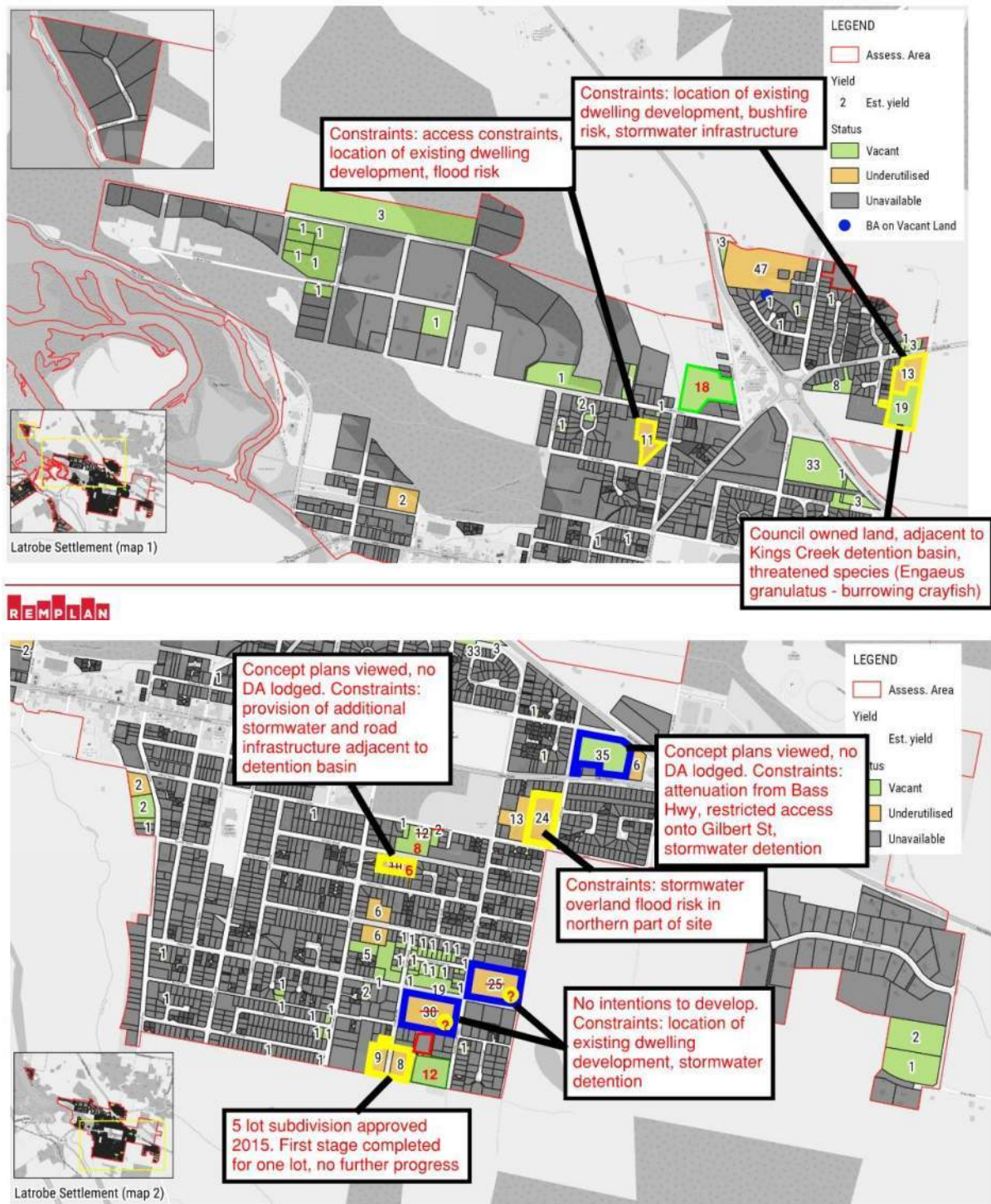


Figure 12: Land supply maps, with inclusions by Planning Officer

The total number of dwellings identified on “underutilised” land with known constraints to development potential totals 111, while the total number of dwellings identified on the two vacant land parcels with known constraints in the diagrams below total 54. This combined total of 165 dwellings equates to just over 6 years of supply based on forecast dwelling demand.

By removing the land parcels identified in the above figures, as well as removing the 10 rural residential allotments captured in the data, the below table represents a more realistic representation of land supply

within the Latrobe settlement. Excluding the aforementioned land parcels from the supply count with known constraints and/or remote likelihood of development, vacant land supply would be exhausted by 2032, while total supply including remaining underutilised land would be exhausted by the end of 2036.

Updated Forecast for dwelling demand and lot supply - minus identified parcels						
	2023	2026	2031	2036	2041	2046
Latrobe settlement	→→→	Land Supply		10 yrs	15 yrs	
Cumulative dwelling demand	0	88	218	338	458	573
Total Supply	317	153	130	10	-110	-225
Vacant supply	137	62	39	-81	-201	-316
Total supply, minus identified underutilised parcels and two vacant parcels described above						
Vacant supply, minus two vacant parcels described above						

Figure 13: Updated Residential Demand and Land Supply summary – minus identified parcels

The data from the REMPLAN LRDS, reconciled with feedback received concerning underdeveloped, remnant infill land parcels, indicates that vacant land supply is likely to be exhausted within 6 years. This information provides a more realistic representation of land supply within the Latrobe settlement, that demonstrates that additional land needs to be made available to ensure a 15-year supply of residential land is available. Noting the large number of land parcels with known constraints and/or remote likelihood of development, the proposed amendment represents a logical and sustainable infill to ensure availability of sufficient land to meet the increase in Latrobe's population.

iii. Growth is identified in any current local land use strategies or settlement structure plans endorsed by the Council;

While the Latrobe Strategic Plan 2009 is technically the endorsed current strategic planning document, Council is in the process of preparing a new structure plan that responds to contemporary circumstances. Upon the completion of the Residential Demand and Supply study by REMPLAN, Council resolved that a 'planning principles' document would accompany the public release of the study. Whilst the current land use strategies remain in effect, a contemporary set of principles were developed to accompany the REMPLAN work and work on structure planning has developed an updated outlook, that in its early stages, is reflected in the concept plan that was placed out for public consultation.

The principles document and the Latrobe Concept Plan is the Council's signal to the community and the development sector of the preferred future direction for managed growth and development. Consequently, this amendment assessment considers not only Council's Strategic Plan 2020-2030 and the Latrobe Township and Environs Strategic Plan 2009, but also the Planning Principles in conjunction with the Latrobe Concept Plan as part of the process toward the Latrobe Structure Plan, in order to ensure a wholistic strategic assessment.

The expansion of Latrobe's residential areas has largely been achieved in accordance with the recommendations of the Latrobe Township and Environs Strategic Plan 2009. The Latrobe Concept Plan, informed by the findings and recommendations of the REMPLAN LRDS, identifies the subject land as appropriate for future residential use consistent with the strategic directions of the 2009 Latrobe Township Strategic Plan.

iv. The land can be supplied with reticulated water, sewerage and stormwater services;

In preparing the Draft Latrobe Structure Plan, the proposed urban development areas were referred to TasWater to confirm the feasibility of servicing the land. The subject site is located within both the water

and sewer servicing areas. Reticulated water and sewerage infrastructure is situated adjacent to both frontages of the subject site.

TasWater has previously advised Council officers that should land be rezoned to facilitate further residential development and subdivision, that “the developer will be responsible for extending the network into the development and undertaking any necessary upgrades to the existing network to support additional demand.” As part of the Draft Structure Plan preparations, TasWater has advised Council officers that the water network has sufficient capacity, however some infrastructure upgrades would be required to ensure an ongoing water supply and pressure targets are achieved.

In relation to sewerage infrastructure, TasWater have previously advised that parts of the existing reticulated sewerage system are approaching capacity, which may require contributions to the upgrading and/or provision of emergency storage. No such concerns were explicitly stated for the area subject to the proposed amendment, other than the existing sewerage pumping station located to the south of Calthorpe Street. The existing pump station would need to be augmented to ensure it has sufficient capacity to accommodate additional loadings that would be generated from a future residential development. With the pump station being located along the northern boundary of the site and the amendment area, changes to the natural ground level are foreseen to provide sufficient fall to enable sewerage to drain to the north into the existing system.

Ground level changes are also anticipated in relocating a drainage line to facilitate future development. The realignment of the drainage line in the south-eastern portion of the amendment area would be to maximise the developable area for residential development while also providing stormwater drainage benefits for the site and adjoining land. In referring the application to Council’s Infrastructure & Assets Department, the department did not identify any constraints that would prevent a sufficient stormwater management system being developed. Infrastructure and Assets noted that the development would be able to serve in also draining stormwater from the adjacent system to the north in relieving the Calthorpe Street infrastructure. The design of the stormwater system for the future development of the site will be required to account for the predicted impacts of climate change on flow volumes and rates. The land is conveniently located adjacent to existing drainage lines within the Mersey River floodplain and is of sufficient area such that any increases because of climate change calculations, can be readily accommodated.



Figure 14: Streetview image looking north-east from Hamilton Street towards Bradshaw Street (caravan parked at right of image) and location of sewerage pump station (centre right).

v. Growth is aligned with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety of road and rail networks;

The subject site has frontage to both Hamilton and Bradshaw Streets, which are maintained by the Council in its role as the road authority. The application was referred to Council's Manager of Infrastructure & Assets both prior to and upon lodgement of the application. The Manager of Infrastructure & Assets is satisfied that suitable roads providing access from both Hamilton and Bradshaw Streets to future residential lots can be accommodated on the subject site.

The applicant has provided a traffic impact assessment (TIA) to accompany the draft amendment. The TIA was prepared by Mark Petrusma of Ratio Consultants Pty Ltd. The TIA considered that traffic generation rates from residential dwellings in a future subdivision upon the land would be in the region of 9.9 trips per day per dwelling (7.53 + 20%). The TIA surmised that for the purpose of this assessment, *"...access to the site is assumed to be distributed equally between the two site access points on Hamilton Street and Bradshaw Street. Accordingly, traffic volumes are expected to be shared between the two streets, with each accommodating the following site generated volumes:*

- Daily 348 trips per day (two - way)*
- AM peak 38 trips per hour (two - way)*
- PM peak 39 trips per hour (two - way)."*

The TIA acknowledges Latrobe's grid-like nature of its road network is advantageous in providing multiple access routes, providing choice for drivers and ample opportunities to minimise travel time and distance for users. As a result, there is no significant concentration of traffic movement onto any particular road or street, and residential traffic is effectively dispersed through the network. The TIA considered the future residential development's potential impact to traffic efficiency posed by the increase in vehicle movements:

"Based on effective number of dwellings serviced, the existing daily traffic volumes at the northern end of each of these roads are estimated as follows:

- Bradshaw Street ~2,500 vehicles per day (based on 280 dwellings)*
- Hamilton Street ~ 720 vehicles per day (based on 80 dwellings)*

The addition of around 350 vehicle movements daily to each of these roads would result in the following traffic volumes:

- Bradshaw Street ~2,850 vehicles per day*
- Hamilton Street ~1,070 vehicles per day*

Based on the above, the expected increase in daily traffic is considered acceptable and would remain within the practical traffic capacity of both roads."

Mr Petrusma concludes that *there are "no significant detrimental road safety impacts are foreseen for the proposed rezoning. This is based on the following:*

- A review of the five - year crash history did not identify any specific road safety deficiencies in the vicinity of the subject site.*
- The two major north - south routes (Hamilton Street and Bradshaw Street) are provided with roundabouts at their intersections with Gilbert Street . Roundabouts typically have a good safety record compared to other types of intersections due to vehicle speeds and minimal conflict points.*

- *The proposed future traffic volumes are consistent with the functions of both Bradshaw Street and Hamilton Street.*

A new intersection can be provided on Hamilton Street located such that there is sufficient sight distance in both directions for the prevailing vehicle speeds."



Figure 15: Streetview image of Hamilton Street looking south at the current extent of urban development



Figure 16: Bradshaw Street at the intersection of Calthorpe Street, looking south towards the subject site

vi. Regard is given to minimising the potential for land use conflicts; and

The area of the proposed amendment would adjoin Agriculture zoned land to the east and to the south. Land adjoining to the east of the proposed amendment (CT 39011/2 approximately 14 ha) is currently zoned Agriculture and is described by the agronomist as being *"covered by open pastureland and various paddock trees, used for agriculture as per grazing livestock, and a residential dwelling is present. Best characterised as lifestyle block."* The limited scale, nature and intensity of grazing of livestock on this adjoining land parcel will not result in their being any confining or restraint to the adjoining land from future residential development.

Land to the south of the amendment area is proposed to be continued to be used for agriculture by the proponents as a beef breeding/finishing enterprise. The 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. The line of the escarpment with a drainage running parallel at its base, will form the natural and physical boundary to the amendment area. The subdivision concept plan provided with the application shows provision of a green buffer running along the southern edge consistent with the Draft Structure Plan documentation. 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.

The escarpment also ensures that future residential development will not be subject to risk of flood inundation from the Mersey River. Overland flows from the eastern drainage line can be comfortably accommodated within future stormwater infrastructure.



Figure 17: Streetview image, looking north towards the area of the amendment located atop the escarpment.

vii. Regard is given to the accessibility to social infrastructure, such as health and educational facilities, and its capacity to provide for the intended growth.

As discussed further in 4.8 below, the site is practically located between established recreation and sporting facilities in the Latrobe township to the north, including the Latrobe Recreation Ground, Perkins Park, Latrobe Youth Centre and the District Swimming Pool. The Warrawee Conservation Area is situated to the south comprising of bushwalks and the Wild Mersey Mountain Bike trail network. Hamilton Street also forms part of the Tasmanian Trail. The Latrobe town centre and the Mersey Community Hospital are within 2.0km of the north-western corner of the site.

f. Provide a pattern of settlement which maintain –

- i. Separated towns, villages and communities
- ii. Visual and functional transitional space between each individual centre
- iii. Absence of linear development or expansion aligned to coastline, ridgeline, or river or road frontage.

The proposed rezoning would facilitate the future provision of additional housing allotments adjacent to an established urban residential area, within the practical extent of the developed area of the Latrobe township. The subject site is contiguous to the existing Latrobe urban area, with land to the north and west comprising of single and multiple dwelling developments at suburban densities. The land can readily facilitate connections to urban infrastructure and services. The proposed amendment is considered to represent a logical, orderly and sustainable use and development of land that maintains a clear distinction of the Latrobe township extent.

g. Implement structure plans and regulatory instruments for each centre which –

i. Identify arrangements for intensification through infill, redevelopment and conversion of vacant and under-developed land, including for intensity of buildings and density of population

ii. Identify arrangements for the expansion of urban boundaries when –

- a. There is insufficient capacity within existing designated land to accommodate forecast growth
- b. Areas of expansion are contiguous with established settlement areas
- c. Sequence of release is progressive from established settlement areas and consistent with the capacity and orderly provision of infrastructure services
- d. Compact urban form is retained

The draft amendment takes into account a number of strategic considerations within established state policies and strategic plans concerning the proposed rezoning of the subject site for residential use and development.

In 2023, Council engaged economic and demographic specialists REMPLAN to undertake a Residential Demand and Supply study (LRDSS) with intent to obtain a factual analysis of demographic change and the current state of the residential land and housing market. The LRDSS states that the report's conclusions provide Council with an understanding of the expected population and dwelling demand across the municipality and in its key settlement areas, together with data on current residential land supply and insights into the areas where future focus might be required. The LRDSS provides up to date and relevant data to inform Council's future plans and strategies relating to settlement planning across the municipality to enable sound strategic planning decisions concerning residential development in the area.

The total supply includes land identified in the land supply maps as being “underutilised,” which due to landowner intentions and land constraints cannot be relied upon to provide a consistent source of future land supply. The total number of dwellings identified on “underutilised” land with known constraints to development potential totals 111, while the total number of dwellings identified on the two vacant land parcels with known constraints in the diagrams below total 54. This combined total of 165 dwellings equates to just over 6 years of supply based on forecast dwelling demand. Excluding the aforementioned land parcels from the supply count with known constraints and/or remote likelihood of development, vacant land supply would be exhausted by 2032, while total supply including remaining underutilised land would be exhausted by the end of 2036.

The process to prepare the Latrobe Structure Plan, informed by the findings and recommendations of the REMPLAN LRDSS, identifies the subject land as appropriate for future residential use consistent with the strategic directions of the 2009 Latrobe Township Strategic Plan. The data from the REMPLAN LRDSS, reconciled with feedback received concerning underdeveloped, remnant infill land parcels, indicates that vacant land supply is likely to be exhausted within 6 years. This information provides a more realistic representation of land supply within the Latrobe settlement, that demonstrates that additional land needs to be made available to ensure a 15-year supply of residential land is available.

Noting the large number of land parcels with known constraints and/or remote likelihood of development, the proposed amendment represents a logical and sustainable infill to ensure availability of sufficient land to meet the increase in Latrobe's population.

iii. Embed opportunity for a mix of use and development within each centre sufficient to meet daily requirements for employment, education, health care, retail, personal care and social and recreation activity

Mixed use development in the form of complementary non-residential use is governed by the requirements of the TPS for the General Residential zone. Given the site's close proximity to the Latrobe activity centre, schools and services, it is not anticipated that the land would be developed for mixed use development. Development of the land for residential purposes does not adversely impact Latrobe's ability to facilitate additional non-residential uses in more appropriate locations in more appropriate locations, such as near the town centre, hospital or the industrial estate.

iv. Avoid encroachment or adverse impact on places of natural or cultural value within the designated urban boundary

v. Avoid exclusion or restraint on areas significant for natural or cultural value, resource development or utilities in the vicinity of the designated urban boundary

vi. Minimise exposure of people and property to unacceptable levels of risk to health or safety

No threatened flora or fauna species, notable ecological values, nor cultural values, were identified on the land which comprises predominantly of modified grassland. The amendment proposal also demonstrates that risks posed by natural hazards, such as from bushfire, can be appropriately managed to a tolerable level.

vii. Promote active and healthy communities through arrangements for activity centres, public spaces, and subdivision layout which facilitate walking and cycling

As discussed further in 4.8 below, the site is practically located between established recreation and sporting facilities in the Latrobe township to the north, and the Warrawee Conservation Area to the south comprising of bushwalks and the Wild Mersey Mountain Bike trail network. Hamilton Street also forms part of the Tasmanian Trail.

The Draft Latrobe Structure Plan identifies the provision of improved pedestrian and cycling infrastructure for Hamilton and Bradshaw Streets. A new shared path for pedestrian and cyclist use is proposed along the southern edge of the proposed urban development area, located within an area of public open space serving as a buffer to the watercourse and grazing land to the south.

viii. Buffer the interface between incompatible use or development

As previously mentioned in point e. vi., the existing escarpment will form a natural buffer to grazing land on the lower elevation. The use of this buffer as a public reserve, incorporating vegetation as a buffer parallel to the escarpment and future residential development will adequately buffer the interface between future residential use and the agricultural use on the flood plain being beef grazing.

ix. Facilitate any agreed outcomes for future character

The concept subdivision plan provided with the draft amendment provides a lot layout, road network and public open space along the southern edge in correlation with the Draft Latrobe Structure Plan. The

provision of the southern green strip of public open space and shared pathway for improved active connectivity will provide a high amenity urban environment supportive of passive recreation.

x. Facilitate reduced carbon emission and improved energy efficiency through requirements for the orientation and placement of lots and buildings, access to solar energy and daylight, and the application of energy generation and efficiency technology and construction techniques.

Energy efficiency standards are governed under the National Construction Code which will guide all future residential dwelling development.

The subdivision concept plan provided with the amendment application shows the majority of the lots having a long axis predominantly orientated to the north. Development of residential lots with short east-west axis' provide the optimal and most efficient layout for dwelling placement to maximise solar access and natural lighting.

4.4 Land Use Policies for Protecting People and Property

The Region's long-term prosperity, environmental health and social well-being depend on reducing the potential for risk to people, property and the environment from natural or human induced hazards.

Land use planning is to direct the places where people live and work away from areas where there is an unacceptable level of risk for the health and safety of people, property, and the environment from natural or man-made hazard.

Land use planning processes for risk management –

a. Recognise land exposed to future or enhanced risk is a valuable and strategic resource that should not be sterilised by unnecessarily excluding use or development.

Mitigation from natural hazards such as bushfire are subject to the provisions of the Bushfire-Prone Areas Code of the Tasmanian Planning Scheme. The bushfire hazard assessment has determined that future residential development can achieve and maintain a tolerable level of risk.

b. Establish the priority for risk management is to protect the lives of people, the economic value of buildings, the functional capacity of infrastructure, and the integrity of natural systems

c. Avoid new essential service, sensitive or inappropriately located use or development on undeveloped land exposed to or affected by a high level of an existing, likely future or enhanced risk, including from inundation and erosion by the sea, flooding, bush fire or landslip

Mitigation from natural hazards such as bushfire are subject to the provisions of the Bushfire-Prone Areas Code of the Tasmanian Planning Scheme. Bushfire hazard management is regulated through the provisions of the TPS for subdivision and under the *Building Act 2016* for building construction. The use and development standards of the Code in accordance with the TPS achieve the desired development outcomes outlined in this principle by ensuring the sensitive uses (such as residential dwellings) can achieve a tolerable level of risk for the life and duration of the development.

Drainage lines traverse the site in draining overland stormwater flows from the east to the Mersey River to the west. The drainage lines are predominantly shallow to the east of the amendment area, increasing in depth as the water drains down the escarpment to the flood plain. Flood hazard and depth modelling from SES Tasmanian Strategic Flood Map (TSFM) Design Flood Event (DFE) outputs is provided in Figures 18 and 19 showing flood hazard and depth indicators for a 1.0% AEP Climate Change scenario. It must be emphasised and noted however, that the indicated drainage line heading south from Calthorpe Street to the north intersecting with the east-west drain has minimal flows following the development and

urbanisation of the stormwater drainage along Calthorpe Street. Stormwater that flows south into Calthorpe Street currently drains westwards along Calthorpe Street to any outlet further north of the amendment area. The reduced area of overland flow can be comfortably accommodated within future stormwater infrastructure, while the southern drainage line is proposed to be contained within a public reserve and open space forming a green belt along the southern edge of the urban development area identified in the Latrobe Draft Structure Plan.



Figure 18: SES Flood Model - Depth



Figure 19: SES Flood Model - Hazard

d. Limit opportunity for expansion of existing essential service, sensitive or inappropriately located use and development onto land exposed to or affected by an existing, likely future or enhanced level of risk

e. Limit opportunity for redevelopment and intensification of existing essential service, sensitive or inappropriately located use or development on land exposed to or affected by an existing, likely future

or enhanced level of risk unless the impact can be managed to be no greater or less than the existing situation

Parts d. and e. are not applicable, as the proposal is not for the expansion of, or the redevelopment and intensification of existing sensitive use.

f. Promote guidelines and technical measures that which will assist to reduce impact of an existing, likely future or enhanced level of risk and make existing strategically significant places, uses, development and infrastructure assets less vulnerable, including provision for protection, accommodation and abatement, or retreat

g. Require a hazard risk assessment for new or intensified use or development on land exposed to an existing, likely future or enhanced risk, such assessment to address the nature and severity of the hazard, the specific risk factors for the proposed use or development, and the measures required to mitigate any risk having exceedance probability of greater than 1% at any time over the life of the development

h. Ensure current and future landowners and occupiers are put on notice of the likelihood for a future or enhanced level of risk

i. Are to incorporate appropriate arrangements in use and development for managing risk, including measures for avoidance, adaptation and mitigation, and for protection or retreat. In this regard –

- i. reliance on the availability of emergency service response is not an acceptable measure to mitigate, manage or avoid risk
- ii. priority is to be given risk protection measures which do not involve provision of hard engineered and structural defence systems
- iii. use or development will avoid need for future expenditure of public funds to ameliorate the impacts of increase in the level or exposure to risk
- iv. interference with or modification of natural processes must not occur in order to reduce risk

A bushfire hazard assessment prepared by Scott Livingston of Livingston Natural Resource Services was provided to accompany the scheme amendment. A bushfire building area analysis was undertaken which considered two scenarios in relation to future potential BAL ratings for land to the east of the site, being either low threat and managed, or the existing woodland and grassland being maintained. In both scenarios, all of the land can provide a tolerable and manageable level of risk with Bushfire Attack Level ratings ranging from BAL Low, which represents the lowest level of bushfire risk to BAL 12.5 - BAL 19. The difference between the scenarios in relation to buildable area would be either 5.9ha (95%) developable or reducing to 5.5ha (88%) if the existing vegetation was maintained. The bushfire assessment concludes that lot yields are unlikely to be significantly impacted in either scenario and that a future development can provide and maintain a tolerable level of risk for future sensitive uses. The assessment determined that suitable arrangements for site access and water supply can also be achieved to comply with the requirements of the Bushfire-Prone Areas Code and concludes that the proposed rezoning is appropriate.



Figure 20: Bushfire Hazard Scenario Plans

j. Should avoid use and development on lands where there is an unacceptable level of risk unless there is an established pattern of settlement or use and it is intended to allow for the continued viability of the established uses and to address any significant social and economic hardships to the community that

would result from strict adherence to the policies concerning use and development on hazard prone land, and provided –

- i. it is not intended to allow for new or intensified use or development
- ii. there is no feasible opportunity for such development outside the hazard prone area
- iii. the use or development is limited to uses which by their nature must locate on hazard prone land
- iv. development involves minor additions or passive non-structural works which do not exacerbate risk
- v. the effects and risks to public safety are minor and can be addressed in accordance with endorsed standards for protection, mitigation or management,
- vi. new hazards are not created, and existing hazards are not exacerbated
- vii. no adverse environmental impact will result

k. Should not provide for use and development where there is an unacceptable level of risk for –

- i. sensitive use or development including housing, hospital, community facilities or schools where there are threats to the safe evacuation of people as a result of a natural hazard or the failure of a hazard management measure or protection works
- ii. strategic infrastructure and emergency service, the operation of which would be impaired in an emergency
- iii. uses associated with the disposal, manufacturing, treatment or storage of substances which are normally considered to pose a danger to public health, safety and the environment.

The bushfire hazard assessment has concluded that future residential development can achieve a tolerable level of risk.

4.8 Land Use Policies for Active Communities

Land use planning processes –

a. Assist implementation of the Tasmanian Open Space Policy and Planning Framework 2010 and the Cradle Coast Regional Open Space Strategy 2009 and other related sport and recreation plans and strategies endorsed by government agencies and planning authorities;

b. Recognise recreation, leisure and well being opportunities are integrated with settlement activity and do not always require a discrete land allocation, such as urban trails and walkways as detailed in the North West Coastal Pathway project;

c. Facilitate equitably distribution of accessible built and natural settings in a variety of locations for formal and informal recreation, including for unstructured and structured physical and contemplative activity, sport, personal enjoyment, positive social interaction, spiritual well-being and the achievement of human potential;

d. Facilitate opportunity for recreation and open space land within all settlement, nature conservation and resource areas in accordance with population requirements and environmental capacity; and

e. Require adequate open space and recreation capacity is available or planned to meet requirements from new development applying a process consistent with that outlined in Appendix 3 of the Tasmanian Open Space Policy and Planning Framework 2010.

The site is practically located between established recreation and sporting facilities within the Latrobe settlement to the north, and the Warrawee Conservation Area to the south comprising of bushwalks and

the Wild Mersey Mountain Bike trail network. Hamilton Street also forms part of the Tasmanian Trail, the state's only long distance (480km) multi-use trail connecting Devonport to Dover in the state's south.

The Draft Latrobe Structure Plan identifies the provision of improved pedestrian and cycling infrastructure for Hamilton and Bradshaw Streets and identifies Hamilton Street as being the main connector to a new bike/pedestrian connectivity network. A new shared path for pedestrian and cyclist use is proposed along the southern edge of the proposed urban development area, to be located within an area of public open space serving as a buffer to the watercourse and drainage lines to the south and grazing land beyond. These linkages will provide the primary active transport corridor for residents of the new subdivision to access the recreational facilities nearby.



Figure 21: Latrobe Draft Structure Plan with the subject site outlined in blue

5. PLANNED PROVISION FOR INFRASTRUCTURE

5.2 Strategic Outcomes

Economic prosperity, liveable settlement and environmental health is underpinned by integrated land use and infrastructure planning to facilitate provision of adequate, appropriate and reliable infrastructure in a manner that

- ensures infrastructure is planned and available commensurate with the use and development of land
- prioritises optimum use of existing infrastructure over provision of new or expanded services
- protects the function, capacity and security of existing and planned infrastructure corridors, facilities and sites

The proposed amendment supports the integration of land use and infrastructure planning by facilitating residential development in a location that is already serviced by required infrastructure. The land is contiguous with the existing urban area of Latrobe, which enables future residential development to readily connect to reticulated water, sewerage, stormwater (with onsite detention), electricity and roads, ensuring that infrastructure is planned and available in step with the timing and scale of development.

By focusing new housing supply in an area where adequate infrastructure and service capacity exists, the amendment prioritises the efficient use of existing infrastructure reducing environmental and financial costs associated with unnecessary infrastructure extensions.

5.4.4 Road Transport

Land use planning processes –

- a) Recognise the strategic importance of major road freight and passenger transport corridors identified in the Tasmanian State Road Hierarchy 2006; and
 - i. Limit access between priority roads and adjoining land and
 - ii. Limit creation of junctions with local roads
 - iii. Avoid ribbon development aligned along frontages to major transport corridors
 - iv. Direct use or development dependent on high volume freight capacity to locations with ability to readily integrate with major freight routes
- b) Restrict use or development dependent on high volume freight capacity in locations where there is not an appropriate standard of road freight capacity
- c) Require local road networks provide a high level of accessibility and connectedness to local destinations, including for pedestrian, cycle and public transport
- d) Require traffic generating use or development make arrangements for vehicular access, freight and passenger handling, parking of vehicles, pedestrian and cycle access, and connection to public transport
- e) Promote mixed use communities and use of communication and digital technologies to minimise frequency and distance of travel for daily requirements for employment, education, health care, retail and personal services, and social and recreation activity

The proposed amendment supports planning processes that protect the function of major road freight and passenger transport corridors by focusing new residential growth within an established urban area. The site is accessed via Hamilton and Bradshaw Streets which are both Council-maintained roads. Consequently, any future development of the land would not create new direct accesses to, or junctions with, priority freight or passenger routes. The subject site does not directly front any State-identified priority road corridors of Category 4 and 1 roads respectively in the Tasmanian State Road Hierarchy.

5.4.6 Active Transport

Land use planning processes –

Recognise policies for improved pedestrian, cycle and public transport forms as an alternative to personal car travel contained in the Tasmanian Walking and Cycling Active Transport Strategy.

As discussed in 4.8 above, the site is practically located between established recreation and sporting facilities to the north, and the Warrawee Conservation Area to the south comprising of bushwalks and the Wild Mersey Mountain Bike trail network. Hamilton Street also forms part of the Tasmanian Trail.

The Draft Latrobe Structure Plan identifies the provision of improved pedestrian and cycling infrastructure for Hamilton and Bradshaw Streets. A new shared path for pedestrian and cyclist use is proposed along the southern edge of the proposed urban development area, located within an area of public open space serving as a buffer to the watercourse and grazing land to the south.

5.6 Land Use Policies for Water Supply

- a) Require growth and development has secure access to water supply and waste water disposal system that –
 - i. are sustained by the water resources upon which such services rely
 - ii. are economically viable
 - iii. protect human and environmental health
- b) Facilitate water conservation and water use efficiency including water sensitive urban design, stormwater and waste water re-use, and on-site water storage

- c) Require reticulated water supply and waste water disposal systems as the priority arrangement for servicing of settlement areas unless –
 - i. reticulated services are not available or planned or are not of sufficient capacity
 - ii. alternative water supply and/or waste water disposal systems that provide are at least as effective as a reticulated system; and
 - iii. site conditions are suitable for long-term operation of alternate systems, without human or environmental health impact
- d) Facilitate arrangements under designated irrigation schemes for water storage and distribution for agricultural use

In preparing the Draft Latrobe Structure Plan, the proposed urban development areas were referred to TasWater to confirm the feasibility of servicing the land. The subject site is located within both the water and sewer servicing areas. Reticulated water and sewerage infrastructure is situated adjacent to both frontages of the subject site.

TasWater has previously advised Council officers that should land be rezoned to facilitate further residential development and subdivision, that “the developer will be responsible for extending the network into the development and undertaking any necessary upgrades to the existing network to support additional demand.” As part of the Draft Structure Plan preparations, TasWater has advised Council officers that the water network has sufficient capacity, however some infrastructure upgrades would be required to ensure an ongoing water supply and pressure targets are achieved.

In relation to sewerage infrastructure, TasWater have previously advised that parts of the existing reticulated sewerage system are approaching capacity, which may require contributions to the upgrading and/or provision of emergency storage. No such concerns were explicitly stated for the area subject to the proposed amendment, other than the existing sewerage pumping station located to the south of Calthorpe Street. The existing pump station would need to be augmented to ensure it has sufficient capacity to accommodate additional loadings that would be generated from a future residential development. With the pump station being located along the northern boundary of the site and the amendment area, changes to the natural ground level are foreseen to provide sufficient fall to enable sewerage to drain to the north into the existing system.

34 (2) (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;

The *Local Government Act 1993* requires Council to prepare a Strategic Plan for the municipal area. The Council’s Strategic Plan is to be in respect of at least a 10-year period. The Council is required to review the Strategic Plan at least every 4 years. The Latrobe Council Strategic Plan 2020-2030 guides Council decision-making and is underpinned by several other documents which have been developed to assist Council in meeting both our statutory and community obligations.

Latrobe Council Strategic Plan 2020-2030

Community and Economic Development

- We will support a vibrant, caring, resilient and inclusive community
- We will build a strong local economy focused on improving local employment opportunities
- We will provide and maintain a broad range of services and facilities for the community to use
- We will host and support events that foster and enhances community pride and involvement

Response:

The proposed amendment aligns with the Latrobe Council Strategic Plan’s community, economy and service delivery objectives. The rezoning would increase the local population in the Latrobe settlement

area, expanding the catchment for businesses and services located nearby. A larger resident base provides greater demand for retail, hospitality and service industries, which in turn creates local employment opportunities. Locating new housing supply within close proximity of existing infrastructure ensures that residents can benefit from a wide range of established facilities.

Infrastructure and Assets

- We will support our growing population through the provision of modern public infrastructure
- We will improve liveability, health and the quality of life of our residents through a range of recreational opportunities and quality open spaces
- We will build and maintain streetscapes that have unique and a welcoming sense of place

Response:

The proposed amendment aligns with the Latrobe Council Strategic Plan by directly supporting the provision of infrastructure, enhancing liveability, and contributing to residential amenity within the Latrobe township. The rezoning promotes improved liveability and health outcomes by developing housing, providing enhanced residential amenity and liveability. The amendment will also facilitate improved streetscapes in line with community expectations garnered during the consultation of the concept plan as part of the process for the Latrobe Structure Plan, through an improved network of pedestrian and bike connectivity and supporting infrastructure.

Development and Regulatory

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

Response:

The proposed amendment directly supports the strategic intent of the Latrobe Council Strategic Plan by encouraging sustainable, connected, and well-balanced growth in the Latrobe settlement.

The proposed rezoning would facilitate the future provision of additional housing allotments adjacent to an established urban residential area. The subject site is located immediately adjacent to the existing Latrobe urban area, with land to the north and west comprising of single and multiple dwelling developments at suburban densities. The land can readily facilitate connections to urban infrastructure and services. Being within close proximity to the Latrobe activity centre, the proposed amendment is considered to represent a logical, orderly and sustainable use and development of land.

Mitigation from natural hazards such as bushfire are subject to the provisions of the Bushfire-Prone Areas Code of the Tasmanian Planning Scheme. Bushfire hazard management is regulated through the provisions of the TPS for subdivision and under the *Building Act 2016* for building construction. The use and development standards of the Code in accordance with the TPS achieve the desired development outcomes outlined in this principle by ensuring the sensitive uses (such as residential dwellings) can achieve a tolerable level of risk for the life and duration of the development.

34 (2) (g) – as far as practicable, is consistent with and coordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;

The site is situated 4.1km from the municipal boundaries of Devonport City to the north-west and Kentish Council to the south-west respectively. There are no cross-boundary implications of the proposed rezoning.

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

The site is not located within proximity to the gas pipeline planning corridor, easement or distribution infrastructure.

12. CONCLUSION

The assessment confirms that the proposed amendment to the Latrobe LPS concerning rezoning the subject site to General Residential is supported to facilitate future subdivision and urban residential use and development. The assessment concludes that rezoning of the land is optimal to enable appropriate and continuous land supply to accommodate the forecast for the future population of Latrobe.

Expert assessments and supporting documentation demonstrate that the amendment proposal can be accommodated on the land to facilitate future residential subdivision and dwelling development without unreasonable constraint or interference to adjacent land uses and supporting infrastructure. The amendment proposal also demonstrates that risks posed by natural hazards can be appropriately managed to a tolerable level.

The land provides sufficient land area for residential development and associated infrastructure, including the need to manage and detain stormwater. Connections and extensions to the reticulated water, sewerage and electricity supply infrastructure have been supported by the infrastructure providers, and the road network and infrastructure has been demonstrated of being capable of accommodating a future residential subdivision.

The amendment proposal demonstrates compliance with the requirements and objectives of the *Land Use Planning & Approvals Act 1993*, applicable state policies, regional and local planning strategies.

RECOMMENDATION

{recommendation-start-do-not-remove}

That the report by the {position-do-not-remove} concerning {item-title-do-not-remove}, be received and:

1. Agree to the amendment and prepare the draft amendment to the Latrobe Local Provisions Schedule, pursuant to Section 38(2) of the *Land Use Planning & Approvals Act 1993*; and
2. Certify that the modified draft amendment meets the LPS criteria, pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993*; and
3. Place draft amendment L-PS001/2026 (02/2026) on public exhibition for a period of 28 days, pursuant to sections 40G and 40Z of the *Land Use Planning & Approvals Act 1993*.

{recommendation-end-do-not-remove}

{remove-from-minutes-end}

Mr West returned to the meeting at this time, 5.18pm.

Mr Allison commented that normally the Annual Plan and Budget has been considered at a Special Meeting. Can we ask additional questions relating to the Annual Plan and Budget?

Response

Mayor Freshney advised that Special Meetings have previously been held because Council was unable to complete the budget process in time to bring it to an Ordinary meeting. Mayor Freshney granted Mr Allison permission to ask an additional question regarding the budget.

Q3

The employee costs were \$1 million over budget. How much of the \$1 million of extra employee costs have gone to Executive Management payouts, redundancies or bonuses?

Response

Mayor Freshney advised that none of the increase in costs relate to payouts, redundancies or bonuses and that a response would be provided regarding the variation in budget.

The Chairperson advised that was the end of Public Question Time.

11 PLANNING AUTHORITY

In accordance with Clause 29(1) of the *Local Government (Meeting Procedures) Regulations 2025* the Chairperson advised that Council will now act as a Planning Authority.

11.1 PLANNING SCHEME AMENDMENT - 3232 RAILTON ROAD (CALTHORPE STUD, HAMILTON STREET), LATROBE

Cr Garry Sims moved and Cr David Fidler seconded:

That the report by the Statutory Planning Officer concerning Planning Scheme Amendment - 3232 Railton Road (Calthorpe Stud, Hamilton Street), Latrobe, be received and:

1. Agree to the amendment and prepare the draft amendment to the Latrobe Local Provisions Schedule, pursuant to Section 38(2) of the *Land Use Planning & Approvals Act 1993*; and
2. Certify that the modified draft amendment meets the LPS criteria, pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993*; and
3. Place draft amendment L-PS001/2026 (02/2026) on public exhibition for a period of 28 days, pursuant to sections 40G and 40Z of the *Land Use Planning & Approvals Act 1993*.

CARRIED UNANIMOUSLY
7 / 0

FOR: Mayor Peter Freshney, Cr David Fidler, Cr Garry Sims, Cr Gerrad Wicks, Cr Graeme Brown, Cr Lucy Gorniak and Cr Vonette Mead

AGAINST: Nil