

TASMANIAN PLANNING COMMISSION



Our ref: DOC/24/22698
Officer: Louise Blyth
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4 March 2024

Mr Craig Limkin
Secretary
Department of State Growth

Attention: Ms Claire Armstrong

By Email: claire.armstrong@stategrowth.tas.gov.au;
planningpolicy@stategrowth.tas.gov.au

Dear Mr Limkin

Tasmanian Planning Scheme - Latrobe
Draft amendment 8-2023
9 Conservatory Road, Sassafras

I refer to the above draft amendment and to a hearing held at Latrobe Council Chambers on 21 February 2024 which was adjourned.

At the hearing, the planning authority submitted that the Site-specific Qualification (SSQ) LAT-21.1 for 9 Conservatory Road, Sassafras should provide for Food Services and General Retail and Hire Use Class to be Permitted uses, rather than Discretionary. This is outlined in the [planning authority's written submission¹](#) dated 16 February 2024.

The planning authority submits that an error that was made when the Latrobe draft Local Provisions Schedule (LPS) was approved, resulting in the incorrect drafting of this provision that is now reflected in this draft amendment.

An extract of the planning authority's written submission is provided below, setting out the intended drafting of LAT-21.1:

Proposed Site-Specific Qualification:

Reference Number	Site Reference	Folio of the Register	Description	Relevant Clause in State Planning Provisions
LAT- 21.1	9 Conservatory Road, Sassafras	213008/1	In substitution for Discretionary Use on this site: (a) Food Services; and (b) General Retail and Hire, are Permitted Use classes.	Agriculture Zone - 21.2 Use Table
LAT- 21.2	9 Conservatory Road, Sassafras	213008/1	An additional Permitted Use Class for this site is: Community Meeting and Entertainment.	Agriculture Zone - 21.2 Use Table

¹ https://www.planning.tas.gov.au/data/assets/pdf_file/0005/751235/Submission-Planning-authority-21-February-2024.PDF

As discussed at the hearing, the Commission gives the following directions:

1. The Department of State Growth (DSG) is to provide to the Commission a submission (if any) on the proposed change to LAT-21.1 to make the Use Classes of Food Services and General Retail and Hire, Permitted at the above property by **14 March 2024**.

DSG's submission should include consideration of the Road and Railway Assets Code and how its provisions may address any potential impacts on the Conservatory Road and Bass Highway junction from future Food Services or General Retail and Hire uses on the site.

2. Any response submissions by parties are to be provided to the Commission by **28 March 2024**.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the [relevant assessment](#)² on the Commission's website.

Please note that submissions will be published in full, without redaction.

If the hearing is to be reconvened, the Commission will advise the parties and publish a notice.

If you require further information please contact Louise Blyth, Planning Adviser, on 6165 6818.

Yours sincerely



Claire Hynes
Delegate (Chair)

cc
planning authority
representors

² <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-lat-8-2023>