

Department of State Growth

Salamanca Building, Parliament Square
4 Salamanca Place, Hobart TAS 7000
GPO Box 536, Hobart TAS 7001 Australia
Phone 1800 030 688 Fax (03) 6233 5800
Email info@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Your Ref: PDPSAMEND-2024-048902 / Our Ref: D26/150435



Clarence City Council
clarence@ccc.tas.gov.au; iboss@ccc.tas.gov.au

PDPSPAMEND-2024/048902 - planning scheme amendment and development application at 471 Cambridge Road, Mornington and 528 and 540 Pass Road, Cambridge

Thank you for the opportunity to comment on the planning scheme amendment to rezone land at Mornington to the General Residential Zone, Local Business Zone and Open Space Zone, and apply a new Specific Area Plan and development application for five lot subdivision (2 residential lots, 1 public open space lot, 1 road lot and a balance lot with existing dwellings).

The supporting master plan identifies a variety of residential densities, including townhouses and shop-top apartments, providing for approximately 112 dwellings, together with local shops and public open space.

The Department of State Growth (State Growth) has reviewed the application and has the following comments.

Road network planning

State Growth has previously identified the need to plan for a new junction to the Tasman Highway in the general vicinity of the Pass Road-Cambridge Road intersection. The master plan, as provided, does not appear to impact any concepts for a future Pass Road interchange, noting only a single access is proposed onto Pass Road.

We would appreciate being informed of any future changes to the master plan (or to any plans for nearby areas) to allow early consideration of potential impacts.

Passenger transport

Public transport services to the area are provided on Cambridge Road, at a low service frequency, and at a higher frequency on Currajong Street, adjacent to Cambridge Road.

The closest bus stops to the proposed development are located just west of Pass Road on Cambridge Road. Walking distance to the bus stops is approximately 200 metres from the land fronting Cambridge Road, which is considered an acceptable walking distance for urban areas.

The inclusion of pedestrian cut-throughs to minimise walking distance to public transport on Cambridge Road is encouraged and supported. Footpaths should also be provided along the southern edge of Cambridge Road to facilitate access.

Please contact Claire Armstrong by email at planningpolicy@stategrowth.tas.gov.au or telephone on 6166 4484 for more information.

Yours sincerely



John Dawson
Director, Housing and Strategic Planning

25 May 2026