Department of State Growth

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Tasmanian Government

Ms Ann Cunningham
Delegate (Chair)
Tasmanian Planning Commission
Level 3, 144 Macquarie Street
HOBART TAS 7000

By email: tpc@planning.tas.gov.au

**Tasmanian Planning Scheme – Waratah Wynyard Draft Local Provisions Schedule**
**15275 Bass Highway, Somerset**

Dear Ms Cunningham

I refer to your letter of 15 September 2022 advising of the hearing for the Waratah Wynyard Draft Local Provision Schedule (LPS). I also refer to the hearing into the draft amendment PSA 1/2021 held on 7 October 2022, which the Department of State Growth (State Growth) attended.

State Growth notes that the site subject to the draft amendment PSA 1/2021 is also the subject of a representation from Equilibrium Town Planning on the Draft LPS, and that this matter will be considered at the hearing on 21 October 2022. State Growth is unfortunately not able to attend the hearing.

State Growth understands that if the draft amendment is approved by the Commission, then the approved amendment will be transitioned into the LPS, and that it may not be necessary to deal with the representation at the hearing.

However, if the draft amendment is not approved or is approved in a form not desired by the applicant, State Growth wishes to reiterate its comments made about the draft amendment. I have included a copy of that submission as an attachment to this letter.

Further, as discussed at the hearing on 7 October 2022, State Growth is concerned about the potential impact on the Highway through a reduced front setback, combined with intensification of the existing use. An inadequate front setback can mean that site users will access the Highway for circulation around the site, rather than on-site circulation.

State Growth notes that under the State Planning Provisions, the front setback requirement for the General Residential Zone will be reduced to 10 metres (from 20 metres in the Waratah Wynyard Interim Planning Scheme 2013). If the existing use is legitimised through either a site-specific qualification, or particular purpose zone, a front setback of a minimum of 20 metres should be included as an acceptable solution.

Please do not hesitate to contact Claire Armstrong, Senior Strategic Planner, Transport Systems Planning at planningpolicy@stategrowth.tas.gov.au if you require further information in relation to this submission.

Yours sincerely

Di Gee
**Acting Director, Transport Systems and Planning Policy**

**13 October 2022**

Attachment 1 – Department of State Growth submission on draft amendment PSA 1/2021, 5 September 2022

Department of State Growth
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Tasmanian Government

Ms Joanne Potter
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**Referral for assessment – Proposed planning scheme amendment, 15725 Bass Highway and 55 McKays Road, Somerset**

Thank you for your email of 15 August 2022, regarding an application to rezone a site at 15725 Bass Highway and 55 McKays Road, Somerset from General Industrial to Particular Purpose Zone 1 (PPZ).

The current use of the site is as a hotel and accommodation, which is a prohibited use within the General Industrial Zone. The proposed rezoning will allow the existing uses to be considered as permitted uses. No changes to, or intensification, of uses on the site are proposed at this stage.

Access to the site is via the Bass Highway, a Limited Access, Category 1 road, which forms part of the Australian Government's National Network. The Highway is a major passenger and freight route. In 2019, the Highway carried around 2 million tonnes of freight per annum along this section, with volumes projected to increase to around 2.7 million tonnes per annum by 2034-35 (42 per cent growth).

Given the importance of the Highway, it is critical the Highway is protected from use and development that impacts efficiency and safety.

State Growth has identified the following matters in relation to the proposed amendment -

- The amendment has the potential to allow an intensification of traffic volumes to/from the existing access to the Bass Highway. This could occur, for example, via redevelopment of the existing activities or by allowing a broader range of future uses on the site, such as bulky goods and general retail and hire. These activities have the potential to generate higher volumes of traffic, together with requests for new signage adjacent to the Highway. While the proponent is not contemplating a change of use or intensification of use at this time, the planning provisions applying to the site should consider the potential for this to occur in the future.
- State Growth notes the Tasmanian Planning Commission's request to further consider a Site-Specific Qualification as an alternative to a PPZ, and supports this approach as one that may better manage current and future use on the site.
- In relation to the land titles affected by the amendment -
    - The correct address for the site is 15275 Bass Highway.
    - The existing site (Folio of the Register 153130/4 (15275 Bass Highway, Somerset) has two licensed places of access for hotel-motel purposes only. Any proposed future change of use would require an application to vary the existing licence conditions under the *Roads and Jetties Act 1935*, which may or may not be approved, depending on the impacts on the Bass Highway.

- Folio of the Register 15471/1 (part of 55 McKays Road, Somerset) is subject to one licensed place of access (A0249-L56-036), issued for drain maintenance purposes only.

*Map 1. Existing licensed accesses, 15275 Bass Highway, Somerset*

- FsR 229472/1 and 247010/1 are not 'Crown administered reserved roads,' but form part of the declared Bass Highway. The titles are also the subject of unauthorised encroachments by the existing hotel (carparking, signage and vegetation), as is the Bass Highway reservation to the west (on FR 86856/1).

I note that State Growth has previously provided advice in relation to the redevelopment of the site. The advice provided referred to a proposed canopy extension and not to the planning scheme amendment.

If you have any further questions in relation to this representation, please contact Di Gee, Manager Transport Systems Planning on 0448 803 390 or Di.Gee@stategrowth.tas.gov.au.

Yours sincerely

James Verrier
**DIRECTOR, TRANSPORT SYSTEMS POLICY AND PLANNING**

5 September 2022