

Department of State Growth

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Your Ref: AM2026.01/ Our Ref: D26/152643

Devonport City Council
Email: townplanning@devonport.tas.gov.au

AM2026.01 Draft Planning Scheme Amendment Rezone land being folio 13288/2 from Agriculture Zone to General Residential Zone 6 Melrose Road, Spreyton

Thank you for the opportunity to comment on the above draft planning scheme amendment. The Department of State Growth (State Growth) has reviewed the application documents and makes the following comments.

Strategic context

The land adjoins a strip of ribbon housing development along Sheffield Road, approximately 2 kilometres from the Spreyton activity centre. No subdivision is proposed at this stage, but the Council report indicates the rezoning would likely result in a subdivision of more than 50 lots.

A comprehensive review of the Cradle Coast Regional Land Use Strategy (CCRLUS) is currently underway. It is recommended that the rezoning is considered in the context of this review, noting the potential number of lots is high in the context of the area and location of the land at the Devonport urban fringe.

Passenger Transport

Public transport routes are located on Mersey Main Road (Latrobe to Devonport) and Railton Road (Sheffield to Devonport). State Growth would not consider servicing the site by general access services as it is not located on these existing bus routes, which connect the major towns of Latrobe and Sheffield.

Traffic Engineering

The site adjoins Sheffield Road, Jowetts Lane and Tarleton Road. If the rezoning proceeds, any future subdivision road network should connect to a lower category road, preferably Tarleton Road between the Sheffield Road and Jowetts Lane junctions.

The existing site access onto Sheffield Road appears to be located strategically to line up with an access on the opposite side of the road to accommodate the current agricultural operations between the two parcels of land – as this alignment won't be important when the land in question is rezoned and subdivided, a different road access is further supported.

Any subsequent subdivision for the land in question must consider the above via an appropriate Traffic Impact Assessment.

Please contact Claire Armstong by email at claire.armstrong@stategrowth.tas.gov.au or telephone on 03 6166 4484 for more information.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'John Dawson', with a stylized flourish at the end.

John Dawson
Director, Housing and Strategic Planning

29 June 2026