

Department of State Growth

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Your Ref: PSA 1-2025 / Our Ref: D26/101843



Waratah Wynyard Council
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PSA 1-2025 – proposed rezoning – 319 Murchison Highway, Somerset

Thank you for the opportunity to comment on the draft planning scheme amendment for 319 Murchison Highway, Somerset.

The Department of State Growth (State Growth) understands the proposal is to rezone the land from the Agriculture Zone to the Low Density Residential Zone. While no subdivision is proposed at this stage, the supporting planning reports indicate 30 to 40 (or up to 50) lots could be developed, representing up to five years' supply of residential lots for Somerset.

The land adjoins a strip of ribbon housing development along the Murchison Highway and Haywoods Lane and is at least two and a half kilometres from the Somerset town centre. The land is not serviced by the general access bus network, and the department has no plans to extend the network beyond the urban extent of the Somerset township. There is no formal pedestrian/active transport access between the land and the township. All trips would therefore need to be made via private vehicle.

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 Somerset and location of the land outside the current urban extent of the town.

If the rezoning proceeds, State Growth would not support any direct access driveway connections from properties to the Murchison Highway, and any subsequent subdivision should plan to utilise Haywoods Lane as the principal road access. We would appreciate this information being communicated to the landowner to avoid the need to raise objections and cause delays and add unnecessary costs to a subdivision plan that seeks to connect to the highway.

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

23 April 2026