

From: Potter, Mia
Sent: 13 Oct 2020 03:18:18 +0000
To: Planning @ Meander Valley Council
Cc: Jo Oliver
Subject: State Roads Submission on Draft Amendment 1/20 to Meander Valley Interim Planning Scheme 2013

Good Afternoon,

State Roads provides the following comments on the proposed Draft Amendment 1/2020 to the Meander Valley Interim Planning Scheme 2013 to rezone land for urban residential growth at Westbury:

- State Roads acknowledges that a Traffic Impact Assessment (TIA) has been provided with the rezoning application. However, this TIA is for a 150 lot subdivision at 46 Lyttleton Street and does not capture the cumulative impacts of the rezoning as proposed. It also does not consider impacts of the proposed subdivision (or the broader rezoning) on the Bass Highway / Birralee Main Road interchange ramps. It is requested that the TIA is revised to address the broader rezoning request and not only the subdivision at 46 Lyttleton Street and is updated to include some commentary on the safety and efficiency of the entry / exit ramp terminal intersections at the Bass Highway / Birralee Main Road interchange in terms of expected additional use. It is noted that increasing density in the northern part of Westbury may require capacity upgrades to the intersections in future, of particular interest will be the left turn movement / storage length for the westbound exit ramp onto Birralee Road (for those travelling west along Bass Highway from the direction of Launceston and turning into Westbury) and the right turn safety and capacity on Birralee Road for the eastbound entry ramp intersection (for those travelling from Westbury and turning towards Launceston). The right turn movement / storage length of the eastbound exit ramp onto Birralee Road (for those travelling east along Bass Highway from the direction of Deloraine and turning into Westbury) may also experience additional demand.
- It is noted that the proposal will increase the density of sensitive uses in the vicinity of the Bass Highway. The Bass Highway is a major arterial road in Tasmania and key part of the freight network. It is recognised that people who live close to trunk, regional and arterial roads are more likely than others to experience amenity impacts associated with traffic noise. In accordance with the *Tasmanian State Road Traffic Noise Management Guidelines October 2015*, State Roads advises that it will not consider providing noise mitigation where traffic noise impacts are a result of land use changes, such as rezoning, that bring sensitive developments (e.g houses) closer to an existing road.
- State Roads notes that the proposal includes the rezoning of CT 129482/2 from Rural Resource to Utilities zoning. The proposed rezoning of this title, which is owned by the Department of State Growth, is supported.

Kind Regards,

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