

Department of State Growth

INFRASTRUCTURE TASMANIA

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Claire Hynes
Delegate (Chair)
Tasmanian Planning Commission

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

Tasmanian Planning Scheme - Latrobe Draft amendment 8-2023 9 Conservatory Road, Sassafras

Dear Ms Hynes

I refer to the Tasmanian Planning Commission's hearing on a draft amendment to apply a site-specific qualification (SSQ) to land in proximity to the Bass Highway at Latrobe, held on 21 February 2024, and to your subsequent correspondence in relation to this proposed amendment.

The Department of State Growth (State Growth) has an interest in land use and development that impacts the State Road network. The land that is the subject of the amendment has access to the Bass Highway via a short local road. The Bass Highway is a high-volume freight and passenger route, which forms part of the National Network. It is important that any changes to the volume or type of traffic accessing the Highway is appropriately assessed for impacts on safety and efficiency. We note that given the location of the site access will be almost entirely car-based.

The proposed amendment will allow General Retail and Food Services to be permitted uses, with no assessment of applicable use standards. For example, in relation to hours of operation, the timing of special events, or the appropriateness of uses to a rural location.

Any future incremental development of the site will increase the difficulty of assessing cumulative traffic impacts over time. The Road and Railway Assets Code assesses the impacts of individual proposals, with each subsequent proposal assessment based on the new, higher traffic volumes. The Code allows an increase in annual average daily traffic to and from the site of 20 percent as an Acceptable Solution. If met, there would be no requirement to refer the proposal to State Growth. If all relevant acceptable solutions are met, then State Growth would have no opportunity to provide comment.

We also consider that the proposed SSQ is not consistent with the purpose of the underlying Agriculture Zone, which is to provide and protect land for agricultural use, and to provide for use and development that supports land for agricultural use. Considering the current and intended future use of the site, the Rural Zone is a more appropriate zone. If applied, a site-specific qualification would not be required as all proposed uses within this zone are Discretionary, allowing for consideration of the appropriateness of specific uses to the location and relevant use standards.

Please contact Claire Armstrong on (03) 6166 3397 who can coordinate engagement with relevant State Growth officers, or email planningpolicy@stategrowth.tas.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'J. Verrier', with a long horizontal flourish extending to the right.

JAMES VERRIER
DIRECTOR, TRANSPORT SYSTEMS AND PLANNING POLICY

14 March 2024