

**From:** [Jennifer Jarvis](#)  
**To:** [TPC Enquiry](#)  
**Subject:** Draft Planning Directive No.10  
**Date:** Thursday, 31 August 2023 6:12:53 PM  
**Attachments:** [image001.png](#)

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Your Reference: Draft Planning Directive No.10 – Exemption for Display Homes

Thank you for notifying TasRail of the above matter and for the opportunity to provide comments on same to the Tasmanian Planning Commission.

TasRail has reviewed the available documentation and notes it provides for a simple exemption from a planning permit for the use of an existing dwelling as a display home for a period of up to three years. This enables a dwelling to be approved under the current provisions of the planning scheme and once constructed, the dwelling can be used as a display home for up to three years. The exemption specifically enabling a portion of the dwelling to be used for home sales, displays and administration.

TasRail's interest in the amendment is limited to scenarios where the proposed new or existing dwelling is at a location with potential to obscure the required railway crossing sighting distances and/or safety controls, or other rail interface situations. Such rail crossings may be on private land, private roads or public roads, footpaths etc. TasRail assumes that such concerns will likely be taken into consideration at the time of the planning application assessment and approval process, but is seeking clarification if a publicly advertised planning application will still be required for a scenario whereby an existing dwelling or a proposed dwelling that received planning approval prior to Planning Directive No 10 taking effect, is subsequently used and signed as a display home?

TasRail has no wish to constrain the desired outcomes to be achieved by Planning Directive No 10. The comments set out in this email are made in the context of TailRail's legal obligations set out in Rail Safety National Law 2012, which includes the obligation to identify and control/eliminate potential, actual or perceived risks associated with railway crossings and rail interface situations.

Kind regards

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