

## Department of Health

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Dear Mr Monson

**Subject: Department of Health representation - Draft Latrobe Local Provisions Schedule – Tasmanian Planning Scheme**

Thank you for the opportunity to comment on the draft Latrobe Local Provisions Schedule (draft LPS) which will form part of the new Tasmanian Planning Scheme – Latrobe.

The Department of Health owns and manages significant health infrastructure assets across the State and is also responsible for the delivery of an extensive range of health services. These assets and services are distributed throughout Tasmania, from urban and regional centres to rural and remote locations. The Latrobe Council municipality includes the Mersey Community Hospital which is operated by the Department of Health on behalf of the Australian Government.

The Department has reviewed the draft LPS and supporting documentation and provides the following comments –

### **Mersey Community Hospital complex zoning**

The Mersey Community Hospital at 9-21 Torquay Road, Latrobe comprising folio of the Register I18317/1 and adjacent land at 20 Torquay Road, Latrobe comprising folios of the Register I18340/1, 25827/3 and 25827/4 are included in the Community Purpose Zone in the Latrobe Interim Planning Scheme 2013 (Latrobe IPS) and the draft LPS maps.

The Department of Health supports the application of the Community Purpose Zone across all parcels comprising the Mersey Community Hospital complex, which will enable the ongoing and unfettered operation of the hospital and delivery of health services to the community in North-west Tasmania.

The property at 20 Torquay Road (folios of the Register I18340/1, 25827/3 and 25827/4 (identified in Figure 1 below) was the subject of a combined permit and draft amendment to the IPS in

2019/2020 (AP-LAT-01-20). The Department, supported by Latrobe Council, sought to rezone the three land parcels from the General Residential Zone to the Community Purpose Zone and gain a permit to upgrade and extend existing carparks.

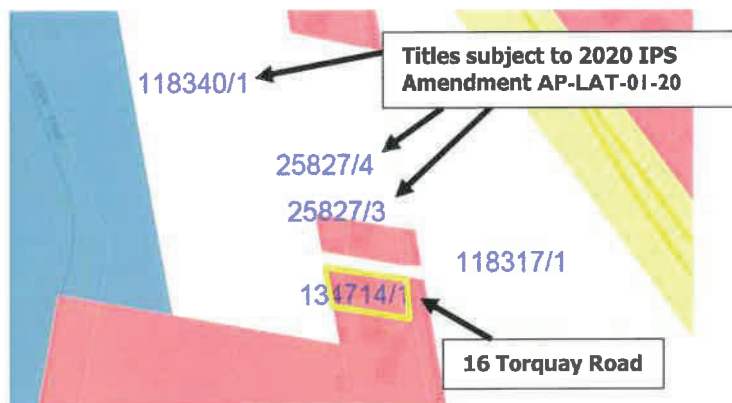


Figure 1: Department of Health titles including General Residential parcel TR 134714/1

The draft amendment was subsequently approved by the Commission on 31 March 2020. In its published decision, the Commission noted among a range of matters, that the proposed rezoning -

- did not impact on the overall residential land supply in the Latrobe area as it was located north of the town centre and on the fringe of existing residential zoned land and therefore considered the subject site was an appropriate location for an extension to the Community Purpose Zone;
- would result in improving an existing use that would benefit the community and was therefore consistent with the regional strategy's community policies; and
- was, as far as practicable, consistent with the key priorities set out in the Latrobe Council Strategic Plan (local strategy) specifically that it supported the retention and upgrading of the Mersey Community Hospital.

The planning authority advised that no representations were received, other than the TasWater notice. Accordingly, the Commission dispensed with holding a hearing.

The Department acknowledges the Tasmanian Planning Commission's (the Commission) direction, to Latrobe Council dated 1 October 2021, to modify the draft LPS zoning of 20 Torquay Road (118340/1, 25827/3 and 25827/4) to the Community Purpose Zone –

*“to include provisions, under section 35(5A)(b) of the Act, that correspond to provisions that were included in the Latrobe Interim Planning Scheme by an amendment that was in effect at the time the draft LPS was submitted to the Commission” (IPS Amendment AP-LAT-01-20).*

### **Additional Department of Health portfolio land**

During 2019 and prior to the request for the above amendment and permit, the Department purchased an adjacent property at 16 Torquay Road (folio of the Register 134714/1 (see parcel outlined in yellow in Figure 1 above). At the time, accommodation for medical professionals was the envisaged use of the property and an amendment was not considered necessary.

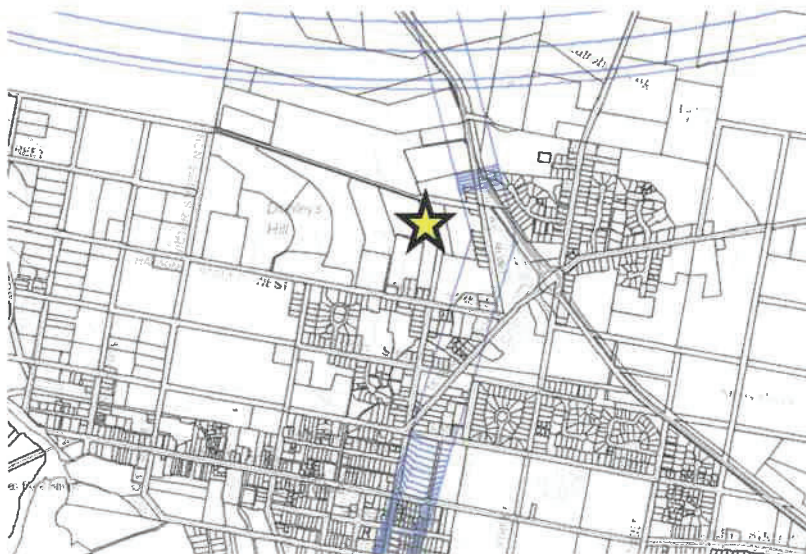
However, recently the Department has determined the property will not be utilised for residential purposes but has the potential to support a range of health-related uses including clinical and outpatient facilities (Hospital Services) or expansion of vehicle parking, all of which are Prohibited uses in the General Residential Zone.

The Department is seeking rezoning of the land to the Community Purpose Zone, consistent with the broader Mersey Community Hospital Complex, and the Commission’s decision as outlined in its report dated 31 March 2020 (AP-LAT-01-20). The Community Purpose Zone allows for staff accommodation if such a use and development is envisaged in the future.

**Safeguarding of Airports Code (Tasmanian Planning Scheme)**

The Mersey Community Hospital complex includes a helipad for aero medical retrieval and emergency patient transfer. In 2019/2020, the Department of Health sought an amendment to the Latrobe IPS to include the helipad as an airport to be protected by the existing Airport Impact Management Code of the Latrobe IPS (AM-LAT-04-20). Under the code, the dedicated airspace has been mapped to protect emergency helicopter movements into and out of the Mersey Community Hospital from potential incursions into operational airspace. The code also includes standards for noise mitigation for sensitive uses in close proximity to the helipad.

The Department acknowledges and supports the Commission’s direction (dated 1 October 2021) to Latrobe Council to revise the Safeguarding of Airports overlays to include provisions that correspond to provisions that were included in the Latrobe IPS by amendment, AM-LAT-04-20 that came into effect after the draft LPS was submitted to the Commission (see Figure 2 below).



**Figure 2: Draft Latrobe LPS - Safeguarding of Airports Code - Air Obstacle Limitation Area**

The Department welcomes the opportunity to further engage with Latrobe Council on any of the matters raised in this representation. Please contact me directly if further information is required.

Your sincerely

A handwritten signature in black ink, appearing to read 'Shane Gregory', written in a cursive style.

Shane Gregory  
Deputy Secretary Infrastructure

16 March 2022