

Department of State Growth

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Mr Gary Arnold
General Manager
Kingborough Council
By email: kc@kingborough.tas.gov.au

Substantial alteration of the Former Kingston High School Site Specific Area Plan amendment – Amendment PSA-2019-3

Dear Mr Arnold,

The Department of State Growth (State Growth) has reviewed the altered planning scheme amendment PSA-2019-3 for the Former Kingston High School Site, Kingston and wishes to provide the following comments.

State Roads

As advised previously, State Roads recommends that that applicant provides a new noise assessment and a traffic impact assessment (TIA). State Roads does not consider that the noise report for the adjacent site adequately addresses the issue for the subject site and considers the case for a TIA to be provided is stronger still with the current proposal to remove the height limits in several zones.

State Roads recommends that the new noise assessment should not be based solely on modelling and should undertake on-site noise measurements to inform projections and modelling. It should address projected traffic growth findings provided in the TIA and it should also take into consideration noise associated with heavy vehicles.

It is unclear for example whether the acceptable solution or performance criteria can be achieved for F3.6.2.1 Amenity Impacts of Non-Residential Uses if background noise levels exceed the standards due to traffic noise. An assessment of on-site noise levels is required to determine the matter.

Passenger Transport / Active Transport

The removal of maximum building height limits may lead to increased numbers of private car movements with flow on affects to the road network. It is noted that the development site is only accessible by Goshawk Way, and that Goshawk Way is only accessible via the Channel Highway (and into the future the Huon Highway). The majority of southern bus services travel along the Channel Highway through Kingston central, which means the traffic generated by the development could affect the travel time reliability of traffic in general and of public transport in Kingston.

As per State Growth's earlier submissions, comments regarding the application of parking standards to encourage public transport use and reduce congestion apply to the altered amendment also.

If you have any queries regarding the matters raised above, please do not hesitate to contact Lucy Thorne, A/Manager Planning Policy on 0429 698 118 or email Lucy.Thorne@stategrowth.tas.gov.au who can coordinate engagement with the relevant State Growth officers.

Yours sincerely

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

James Verrier
Director Transport Systems & Planning Policy

24 September 2020