

MEDIA RELEASE: DIRECT FACTORY OUTLET

The Planning Institute of Australia Tasmanian Division raises concern at the recent decision of the Federal Government to approve the proposed Direct Factory Outlet at Hobart Airport.

“While recognising that the decision reduces the floor area of the DFO to 10,000 square metres, the proposal has still not been assessed against the principles of sustainable development as embodied within the Resource Management and Planning System of Tasmania. Consequently it is impossible to determine if this is a good planning outcome for the State or not.” State President, Emma Riley said today.

“The proposal is similar to many others throughout Australia which have raised substantial planning concerns, particularly on economic and environmental grounds. For example, this development is clearly highly reliant upon vehicular traffic for its success, at a time when we should be seeking land use development patterns that contribute to a potential reduction in greenhouse gas emissions not an increase.”

“The current approval system of development on airport land does not allow proper metropolitan planning to occur when a significant developer can operate outside the jurisdiction of proper planning processes. This in turn creates uncertainty for other metropolitan commercial operators. PIA believes that the current system whereby privately managed land (formerly Commonwealth) can operate outside of any state or local government planning jurisdictions has no place in the current business climate that fosters National Competition Policy (competitive neutrality).”

“PIA supports providing retail choice for consumers, however such developments should in general be located within established business centres, so that it does not adversely affect the significant private and public investment in the current hierarchy of commercial centres which function to serve the needs of residents through the various range of outlets and services that they provide.”

“Unfortunately this is another example of the State government supporting a major project outside its own planning system, despite recent comments by the Treasurer. The fundamentals of the Tasmanian planning system remain best practice, however we are starting to lag seriously behind other States in terms of sustainable economic development, because the State government has not been serious about providing the resources to ensure that the planning system operates at an optimum level.”

“One of the major misconceptions about planning in this State is that it just relates to development control. By not recognising that good planning is about providing an appropriate framework for sustainable economic development, with integration across infrastructure and service provision, we are not achieving the maximum levels of economic development that we could in the State. The continuing undermining of the planning system creates uncertainty not only for the community but developers as well.”

Enquiries to:

Emma Riley, Tasmanian President (Mob: 0409 787 715)