

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/113125
Officer: Odin Kelly
Phone: 03 6165 6828
Email: tpc@planning.tas.gov.au

25 September 2026

Mr Emilio Reale
General Manager/CEO
Glenorchy City Council

Attention: Liam Wallace

By email: gccmail@gcc.tas.gov.au

Dear Mr Reale

Tasmanian Planning Scheme - Glenorchy
Draft amendment PLAM-26-1
Rezone folio of the Register 120863/16 Black Snake Road, Granton from
Environmental Management to Rural Living

You are invited to appear at a hearing into the matter above to be held on Monday, 19 October 2026 commencing 10.00 am, at Tasmanian Planning Commission Hearing Room, Level 3, 144 Macquarie Street, Hobart.

If participating in the hearing you must complete the attached attendance form and return it to tpc@planning.tas.gov.au at least seven days before the hearing.

At the hearing, the Commission will consider the draft amendment and the statements and recommendations in the planning authority's report with reference to the relevant planning scheme and the requirements of the legislation.

The matters the Commission wishes to consider include:

- Property history as to how the lot came to be created and why. This should include what was proposed on this land in the subdivision application, the planning officers assessment of the land, permit conditions relating to the land, the status of reference to 'set aside for drainage purposes' on the title relating to the land;
- The current location of the creek and *west bank of the creek that is the boundary* of the site as specified by the title and how this relates to the area of the site;
- History of the zoning of the site under previous planning schemes;
- What codes apply to the site and what constraints exist as a result;
- Other constraints or features that relate to the land and specifically: the slope of the land, the bulk water pipeline that cross the land and the outlet of water from the pipe to the creek, the area of land fill on the site and the

history of that fill, the uses and activities that occur on land close to the site;

- Whether the land is capable of achieving the purpose of Rural Living Zone (RLZ) and given the planning standards that apply to the land in RLZ what rural living use development could be established on the site.

Where the planning authority does not have specific information on any of these matters the Panel will still raise and discuss at the hearing.

If you intend relying on new or additional material, your submission must be emailed to tpc@planning.tas.gov.au, no less than 14 days before the hearing. It is important to observe this process so that the Commission and the parties can read the documents prior to the hearing.

The planning authority's report, application documents and any further submissions will be made available under the [relevant assessment](#)¹ on the Commission website which will be the primary means of exchanging information.

If you require further information, please contact Odin Kelly, Planning Adviser, on 03 6165 6828.

Yours sincerely



John Ramsay
Delegate (Chair)

Attachment:

- Form No. 2 - Hearing attendance

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/am-gle-plam-26-01>