

TASMANIAN PLANNING COMMISSION



Hearing Schedule Tasmanian Planning Scheme – West Tamar Draft amendment 02/22 Rezone various lots from the Environmental Management Zone

Delegates: Michael Hogan (Chair), Paul West and Alex Brownlie

Date/time: 16 October 2023, 2pm
17 October 2023, 10am
18 October 2023, 10am
19 October 2023, 10am (reserve day)

Venue: Riverside Olympic Football Club, 1 Windsor Drive, Riverside

Day 1 – Monday, 16 October 2023 2:00pm – 5:00pm

Topic	Address (title reference)
Procedural and preliminary matters <ul style="list-style-type: none">Outcomes for the draft amendmentTitles included in the draft amendmentCommissions direction letterMethodology and background to the draft amendmentHearing schedule	Matters relating to the whole draft amendment.
Planning merit and representations	<ul style="list-style-type: none">Lot 1 Badger Head Road, Badger Head (179143/1)586 Greens Beach Road, York Town (95989/10)600 Greens Beach Road, York Town (239527/1)604 Greens Beach Road, York Town (240277/1)614 Greens Beach Road, York Town (37493/1)616 Greens Beach Road, York Town (38736/5)630 Greens Beach Road, York Town (38736/4)638 Greens Beach Road, York Town (51252/1)652 Greens Beach Road, York Town (38737/1)652 Greens Beach Road, York Town (38737/2)Greens Beach Road, York Town (238402/1)Greens Beach Road, York Town (238403/1)Greens Beach Road, York Town (108420/1)65 West Bay Road, Rowella (213533/1)117 Motor Road, Deviot (12260/1)155 Motor Road, Deviot (17916/1)157 Motor Road, Deviot (49166/1)Motor Road, Deviot (28612/1)102 Rookery Road, Loira (121232/2)106 Rookery Road, Loira (36120/2)19 Gilbeys Road, Loira (117081/3)

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	<ul style="list-style-type: none"> • 47 Browns Road, Loira (117081/2) • 267 Gravelly Beach Road, Gravelly Beach (154456/2)
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Day 2 – Tuesday, 17 October 2023 10:00am – 1:00pm

Topic	Address (title reference)
Landslip Hazard <ul style="list-style-type: none"> • Planning authorities response to Commission direction • Mineral Resources Tasmania submission 	<ul style="list-style-type: none"> • 154 Flinders Street, Beauty Point (136490/1) • 156 Flinders Street, Beauty Point (140355/2) • 166 Flinders Street, Beauty Point (140355/1) • Aldridge Street, York Town (28428/8) • Aldridge Street, York Town (28428/7) • Aldridge Street, York Town (104520/1) • Aldridge Street, York Town (104304/1) • Aldridge Street, York Town (100857/1) • Aldridge Street, York Town (124515/7) • Aldridge Street, York Town (108744/1) • Bowens Road, York Town (19737/5) • Bowens Road, York Town (19737/6)
Landscape values <ul style="list-style-type: none"> • Planning authorities response to Commission direction • Application of the Landscape Conservation Zone • Private Nature Reserves 	All titles proposed as the Landscape Conservation Zone, except properties along Aldridge Street.

Day 2 – Tuesday, 17 October 2023 2:00pm – 4:00pm

Topic	Address (title reference)
Bushfire hazard <ul style="list-style-type: none"> • Planning authorities response to Commission direction • Tasmania Fire Service submission 	<ul style="list-style-type: none"> • Aldridge Street, York Town (28428/8) • Aldridge Street, York Town (28428/7) • Aldridge Street, York Town (104520/1) • Aldridge Street, York Town (104304/1) • Aldridge Street, York Town (100857/1) • Aldridge Street, York Town (124515/7) • Aldridge Street, York Town (108744/1) • Bowens Road, York Town (19737/5) • Bowens Road, York Town (19737/6)
Heritage	<ul style="list-style-type: none"> • 13 Bowens Road, York Town (27417/2) • 47 Bowens Road, York Town (15059/2) • 49 Bowens Road, York Town (156568/2) • Lot 2 Bowens Road, York Town (39763/2) • Bowens Road, York Town (15059/1) • Bowens Road, York Town (39763/1) • Bowens Road, York Town (39763/3) • Bowens Road, York Town (19737/5) • Bowens Road, York Town (19737/6)

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	<ul style="list-style-type: none"> 637 Greens Beach Road, York Town (21561/3)
Aldridge Street	All titles proposed as the Landscape Conservation Zone along Aldridge Street.

Day 3 – Wednesday, 18 October 2023 10:00am – 1:00pm

Topic	Address (title reference)
Coastal hazards and values <ul style="list-style-type: none"> Planning authority's response to Commission direction 	<ul style="list-style-type: none"> Aldridge Street, York Town (124515/7) Aldridge Street, York Town (108744/1) 693 Greens Beach Road, York Town (205658/1) Bowens Road, York Town (19737/6) Bowens Road, York Town (39763/3) Lot 2 Bowens Road, York Town (39763/2) 30 Bowens Road, York Town (39763/1) 82A Gravelly Beach Road, Gravelly Beach (176436/1) 162 Gravelly Beach Road, Gravelly Beach (206558/1) 164 Gravelly Beach Road, Gravelly Beach (214689/1) 180 Gravelly Beach Road, Gravelly Beach (63791/2) 188 Gravelly Beach Road, Gravelly Beach (221346/1) 1180 Greens Beach Road, Kelso (120320/1) Acquired road, Kelso 2 Rosevears Drive, Rosevears (105819/1) 4 Rosevears Drive, Rosevears (107225/1) 14 Stony Brook Road, Blackwall (135144/2) 52 Stony Brook Road, Blackwall (199870/1) 4432 West Tamar Highway, Beauty Point (53925/2)
Ecological values other than coastal	<ul style="list-style-type: none"> Aldridge Street, York Town (28428/8) Aldridge Street, York Town (28428/7) Aldridge Street, York Town (104520/1) Aldridge Street, York Town (104304/1) Aldridge Street, York Town (100857/1) Aldridge Street, York Town (124515/7) Aldridge Street, York Town (108744/1) Bowens Road, York Town (19737/5) Bowens Road, York Town (19737/6) 253 Batman Highway, Sidmouth 273 Batman Highway, Sidmouth Fernlack Road, Greens Beach (52922/1) 28 Ocean View Drive, Greens Beach (52922/2) 234 Frankford Road, Exeter (23899/1) Holwell Road, Holwell (244859/1)

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	<ul style="list-style-type: none">• 4432 West Tamar Highway, Beauty Point (53925/2)
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Day 3 – Wednesday, 18 October 2023 2:00pm – 4:00pm

Topic	Titles
Trevallyn sites	<ul style="list-style-type: none">• 93 Reatta Road, Trevallyn (142349/2)• 109 Reatta Road, Trevallyn (123760/1)
Planning merit <ul style="list-style-type: none">• How does the draft amendment meet section 34(2) of the Act?• How do the planning and building approvals relate?	Matters relating to the whole draft amendment.
Representations	

Day 4 – Thursday, 19 October 2023 10:00am – 1:00pm (Reserve Day)

Topic	Description