



CITY OF HOBART

AGENDA

Planning Committee Meeting
Open Portion
Wednesday, 18 January 2023
at 5:00 pm
Council Chamber, Town Hall



City of **HOBART**

THE MISSION

Working together to make Hobart a better place for the community.

THE VALUES

The Council is:

| | |
|----------------------------------|--|
| People | We care about people – our community, our customers and colleagues. |
| Teamwork | We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community. |
| Focus and Direction | We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community. |
| Creativity and Innovation | We embrace new approaches and continuously improve to achieve better outcomes for our community. |
| Accountability | We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community. |

ORDER OF BUSINESS

Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.

APOLOGIES AND LEAVE OF ABSENCE

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| 2. CONSIDERATION OF SUPPLEMENTARY ITEMS | 4 |
| 3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST | 4 |
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**Planning Committee Meeting (Open Portion) held Wednesday, 18 January 2023
at 5:00 pm in the Council Chamber, Town Hall.**

This meeting of the Planning Committee is held in accordance with a Notice issued by the Premier on 31 March 2022 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*.

The title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant s.61 of the *Local Government Act 1993* (Tas).

COMMITTEE MEMBERS

Alderman S Behrakis (Chairman)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Councillor H Burnet
Alderman M Zucco
Councillor W F Harvey
Councillor M Dutta
Councillor Dr Z Sherlock
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor R Posselt
Councillor B Lohberger

Apologies:

Leave of Absence:

Deputy Lord Mayor Burnet.

1. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Committee meeting held on [Wednesday, 14 December 2022](#), are submitted for confirming as an accurate record.

2. CONSIDERATION OF SUPPLEMENTARY ITEMS

Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

Recommendation

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the Chief Executive Officer.

3. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST

Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Members of the Committee are requested to indicate where they may have any pecuniary or conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Committee has resolved to deal with.

4. TRANSFER OF AGENDA ITEMS

Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A Committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the Committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

5. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS

In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chief Executive Officer is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

RECOMMENDATION

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

5.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

5.1.1 17 BEACH ROAD, SANDY BAY - LIGHTING PLN-22-662 - FILE REF: F23/2916

Address: 17 Beach Road, Sandy Bay

Proposal: Lighting

Expiry Date: 25 January 2023

Extension of Time:

Author: Mark O'Brien

RECOMMENDATION

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for Lighting at 17 Beach Road, Sandy Bay, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-662 - 17 BEACH ROAD SANDY BAY TAS 7005 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 14

The noise generated by the use must not cause environmental harm when measured at the boundary of the residential zone.

Reason for the condition

To ensure noise emissions do not cause environmental harm and do not

have an unreasonable impact on residential amenity.

PLN 17

The flood lighting must operate in accordance with Australian Standard AS 4282 - Control of the obtrusive effects of outdoor lighting.

Reason for condition

To ensure that the non-residential use does not unreasonably impact residential amenity.

PLN 6

The use of the site must occur inside the following hours:

Mondays to Fridays 7am - 10pm

Saturdays 8am to 10pm

Sundays and Public Holidays 10am to 10pm

Floodlighting must switch off via automatic timer no later than 9pm each evening.

Reason for condition

To ensure that non-residential use does not unreasonably impact on residential amenity

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any

commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice:

For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

OPS 5

The development must be carried out in accordance with the relevant recommendations in Table 1 and Section 5 of the arborist's report by Tree Inclined dated 5 August 2021 including:

1. **low impact excavation methods (low-pressure hydro vacuuming, boring or hand excavation) must be employed for works encroaching into tree protection zones, under the supervision and direction of a project arborist, unless deemed unnecessary by the project arborist to ensure the tree's health and stability;**
2. **tree protection zone exclusion zones must be determined and established prior to the commencement of works in accordance with the advice and direction of the project arborist; and**
3. **excavated spoil may only be placed in locations approved by the project arborist.**

Reason for condition

To minimise the impact of development on trees

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential

areas.

FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.

- | | |
|---------------|---|
| Attachment A: | PLN-22-662 - 17 BEACH ROAD SANDY BAY TAS 7005 - Planning Committee or Delegated Report ↓ |
| Attachment B: | PLN-22-662 - 17 BEACH ROAD SANDY BAY TAS 7005 - Attachment B - Planning Committee Agenda Documents(2) ↓ |
| Attachment C: | PLN-22-662 - 17 BEACH ROAD SANDY BAY TAS 7005 - Attachment C - Applicant Response to Representations ↓ |

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee
Committee: 18 January 2023
Expiry Date: 25 January 2023
Application No: PLN-22-662
Address: 17 BEACH ROAD , SANDY BAY
Applicant: Katrina Hill (JMG Engineers & Planners)
117 Harrington Street
Proposal: Lighting
Representations: Two
Performance criteria: Zone Use Standards; Zone Development Standards

1. Executive Summary

- 1.1 Planning approval is sought for Lighting at 17 Beach Road, Sandy Bay.
- 1.2 More specifically the proposal includes:
- four new light poles for floodlighting oval 2 at Sandown Park.
 - lighting to meet Australian Standard for soccer competition to 200 lux minimum over oval 2.
 - lighting to be switched off by 10pm, enabling operating hours of oval 2 to cover the following times:
 - 7am to 10pm Mondays to Fridays.
 - 8am to 10pm Saturdays.
 - 10am to 10pm Sundays and Public Holidays.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
- 1.3.1 Recreation Zone - hours of operation; noise; commercial and patron vehicle movements; building height
- 1.4 Two (2) representations objecting to the proposal were received within the statutory advertising period between 22 November 2022 and 6 December 2022.
- 1.5 The proposal is recommended for approval subject to conditions.

- 1.6 The final decision is delegated to the Planning Committee because it involves Council owned land.

2. Site Detail

- 2.1 The site is known as oval 2 at Sandown Park and is located in Long Beach Reserve at 17 Beach Road, Sandy Bay. The site is bound by oval 1 at Sandown Park to the south, the Sandy Bay Sailing Club to the north, Long Point Road and the recreation grounds of Long Beach Reserve to the east, and Sandown Avenue and residential use to the west. The site is currently used for junior soccer, athletics, public recreation, and off lead dog exercise, and has recently received upgrades to drainage and irrigation.



Figure 1: Aerial image of site and surrounds with Sandown Park oval 2 shown in blue outline (source: LISTmap; accessed 1 Dec 2022)

3. Proposal

3.1 Planning approval is sought for Lighting at 17 Beach Road, Sandy Bay.

3.2 More specifically the proposal is for:

- four new light poles for floodlighting oval 2 at Sandown Park, including associated underground power supply.
- lighting to meet Australian Standard for soccer competition to 200 lux minimum over oval 2.
- lighting to be switched off by 10pm, enabling operating hours of oval 2 to cover the following times:
 - 7am to 10pm Mondays to Fridays.
 - 8am to 10pm Saturdays.
 - 10am to 10pm Sundays and Public Holidays.

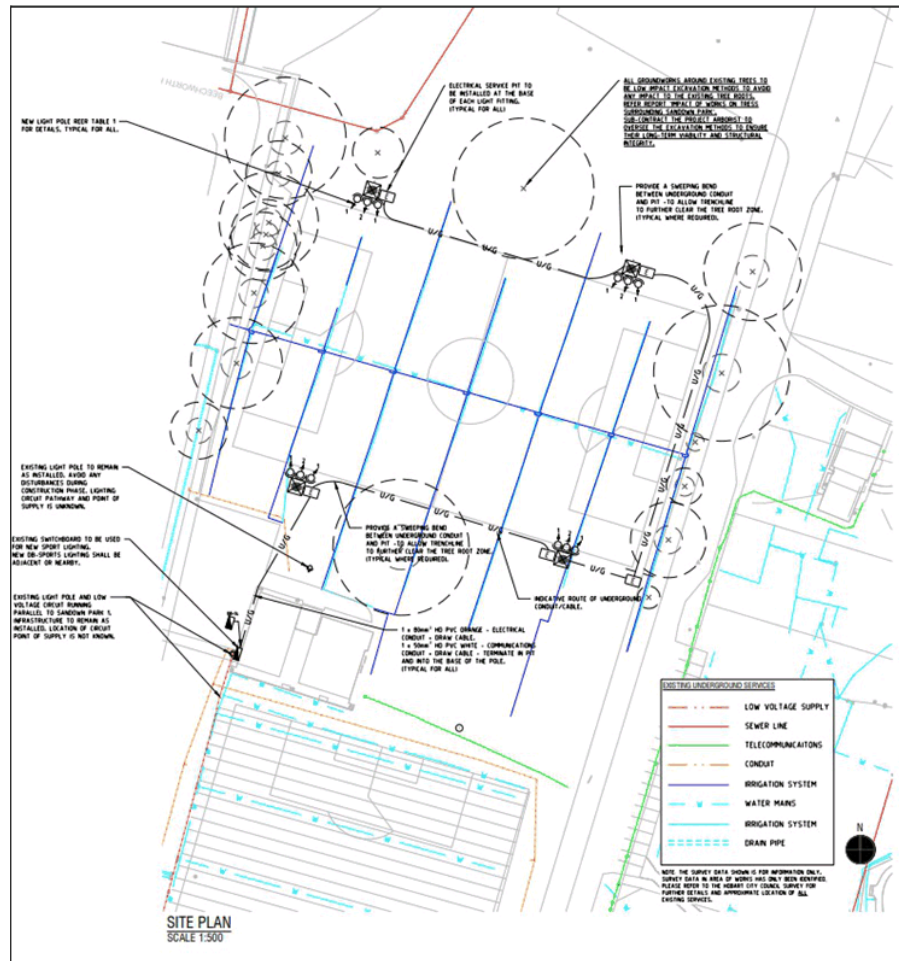


Figure 2: Proposed site plan (source: applicant)

4. Background

- 4.1 General Manager's Consent GMC-22-72 was granted for the lodging of this application on 2 November 2022.
- 4.2 Lighting at Oval 1 in Sandown Park (south of the site) is operating under planning permission PLN-05-01035-01 subject to condition that it be switched off by 830pm nightly.
- 4.3 Oval 2 at Sandown Park (the site) received upgrades to drainage and irrigation that are understood to have been completed in late 2022.

- 4.4 Council's Development Appraisal Planner, Senior Statutory Planner, and Environmental Development Planner had telephone conversations with interested members of the public during the public advertising period. Advice was provided regarding the assessment process, applicable standards, and ability to make a representation.

5. Concerns raised by representors

- 5.1 Two (2) representations objecting to the proposal were received within the statutory advertising period between 22 November 2022 and 6 December 2022.
- 5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

Operating hours

The proposal indicates that lighting will generally be switched off by 10pm, but eludes to special events that are not defined and provide no indication of how long lighting might be used for these events.

[planner's note: the proposal seeks approval for operating hours til 10pm. Should approval be granted, it is recommended that a condition be applied to clarify the approved hours. Any use for special events occurring beyond these hours will require separate permit processes.]

The lighting for oval 1 was approved under PLN-05-01035-01 on condition that it be switched off by 830pm to ensure there is minimal impact on residential amenity. Given there is no current lighting on oval 2, there is no justification to have the proposed lighting, especially until 10pm.

[planner's note: the lighting and operating hours for oval 1 was assessed and approved under a previous planning scheme with different assessment provisions.]

Residential amenity

The application documents provide little to no assessment of proposed operating hours and how that use will impact on residential amenity. The use of the site til 10pm is far beyond what occurs now and will result in an unreasonable loss of residential amenity resulting from noise, light, and traffic. It will allow two night games to be played simultaneously.

Noise

The application documents provide no assessment of noise impacts and suggest that clause 18.3.2 is not applicable. The use of the site til 10pm is far beyond what occurs now and will result in an unreasonable loss of residential amenity resulting from noise, light, and traffic.

Lighting

The application documents indicate that the lighting will not subject the residential lots to obtrusive light, but does not consider other amenity impacts from lighting such as glare and sky glow.

Vehicle movements

The application documents do not include an assessment of traffic impacts resulting from the proposal. The extended operating hours will result in more vehicles later into the evening, which will have an unreasonable impact on residential amenity resulting from associated noise and light nuisance. There are already parking issues associated with the existing use of the park and this will make it worse.

Height

The 18m light poles substantially exceed the permitted height and that of other structures in the area. The height of the poles will create visual impacts from neighbouring properties and adjoining public spaces, particularly when viewed in context of the beachfront setting.

Other

The application documents do not include an assessment against the discretionary use clause despite there being discretions applicable to the proposal. There is a lack of sufficient fencing to prevent balls from hitting adjoining properties. There are concerns with the efficiency of lighting, questioning why solar power was not used.

[planner's note: sports and recreation use is a no permit required use in the zone, therefore, the discretionary use clause is not applicable.]

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Recreation Zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing and proposed use is Sports and Recreation, a no permit required use in the zone.
- 6.4 The proposal has been assessed against:
 - 6.4.1 Part D - 18 Recreation Zone
 - 6.4.2 E5.0 Road and Railway Assets Code
 - 6.4.3 E6.0 Parking and Access Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
 - 6.5.1 Recreation Zone:
 - Hours of operation – 18.3.1 P1*

Noise - 18.3.2 P1

Commercial and patron vehicle movements - 18.3.4 P1

Building height - 18.4.1 P1

6.6 Each performance criterion is assessed below.

6.7 Hours of operation - 18.3.1 P1

6.7.1 The acceptable solution at clause 18.3.1 A1 requires the use of the site to occur between the following hours:

- 7am to 8pm Mondays to Fridays.
- 8am to 6pm Saturdays.
- 10am to 5pm Sundays and Public Holidays

6.7.2 The proposal includes lighting and seeks the use of the site to occur between the following hours:

- 7am to 10pm Mondays to Fridays.
- 8am to 10pm Saturdays.
- 10am to 10pm Sundays and Public Holidays.

6.7.3 The proposal does not comply with the acceptable solution; therefore, assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clause 18.3.1 P1 provides as follows:

Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

6.7.5 The nearest residential land in proximity to the proposed use is located west of the site, approximately 15m from Sandown Park. This residential land is separated from the site by Sandown Avenue and large trees lining the edge of the site. To determine whether the proposed operating hours will have an unreasonable impact on residential amenity of land the residential zone, it is necessary to describe the nature of the use, as well as its timing, duration and extent.

The site is, and will continue to be, used for junior organised sports (e.g. soccer and afl matches and training, athletics), public recreation, and off lead dog exercise. Currently, the timing of use on the site occurs throughout the day all year round, and in evening periods where natural light is available. The proposed lighting enables the timing of use on the

site to be extended to evening periods in low light conditions throughout the year, including winter when soccer is played. It is important to consider that a permitted use of the site until 10pm for organised sports would typically result in peak use dissipating prior to 10pm, presumably around 9 or 930pm, as it would be expected that all use would cease on the site by 10pm.

The use of the site for sports and recreation during evening periods introduces potential amenity impacts such as noise and light spill. Although the extent of use on the site will remain unchanged, which is limited to Sandown Park Oval 2, the duration of use will occur beyond the hours permitted under the acceptable solution at clause 18.3.1 A1. Specifically, the use of the site until 10pm represents a 37% increase above the permitted operating hours, and a 12% increase above the permitted operating hours for similar lighting on the adjoining Sandown Park oval 1.

Regarding light emissions, a light spill analysis has been submitted in support of the application. The analysis demonstrates that the proposal will not subject any nearby residences to obtrusive light, in compliance with *Australian Standard AS 4282-1997, Control of the obtrusive effects of outdoor lighting*.

Regarding noise emissions, the nature of emissions will remain unchanged. That is, the level of emissions will remain unchanged and will continue to result from players, spectators and vehicles. Notwithstanding the above, the duration of emissions into later evening periods has the potential for amenity impacts. Specifically, it is important to consider whether such impacts are unreasonable. It is considered that it is not unreasonable for sports and recreation use in a Recreation Zone to occur until 10pm. In addition, in practical terms, it is unlikely that the use would occur til 10pm on all evenings, and the nature of the use would vary the expected noise levels (e.g. training mid week compared to matches on weekends). Furthermore, Council appears to have no record of having received any noise complaints associated with the existing use of oval 2 or the use of oval 1 in the evenings.

During the advertising period, two representations objected to the proposed operating hours til 10pm, citing concerns with the perceived unreasonable impact on residential amenity resulting from noise and light emissions. The applicant was afforded the opportunity to respond to such concerns, and has recommended that the lighting be switched off at 9pm to reduce any amenity impacts.

Given the above, a condition is recommended on any planning permit granted to ensure use of the grounds is limited to 10pm and that floodlighting is automatically switched off by 9pm.

6.7.6 The proposal complies with the performance criterion.

6.8 Noise - 18.3.2 P1

6.8.1 The acceptable solution at clause 18.3.2 requires noise emissions measured at a residential zone boundary to not exceed 65dB(A)(L_{Amax}) at any time and 5dB(A) above the background (L_{A90}) level between 7pm and 7am.

6.8.2 The proposal includes sports and recreation use that will likely exceed the L_{Amax} and/or 5dB(A) above the background (L_{A90}) level between 7pm and 10pm.

6.8.3 The proposal does not demonstrate compliance with the acceptable solution; therefore, assessment against the performance criterion is relied on.

6.8.4 The performance criterion at clause 18.3.2 P1 provides as follows:

Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

6.8.5 The source and level of noise emissions resulting from the proposal will remain unchanged from the existing use. That is, noise emissions will predominantly result from players, spectators and vehicles. However, the duration of emissions into evening periods will be increased. The existing use of Sandown oval 1, adjoining oval 2 to the south, occurs til 830pm in the evenings year round. Council has no record of complaints associated with noise nuisance resulting from the use of either oval.

The objective of clause 18.3.2 is to ensure that noise emissions near a residential zone do not result in unreasonable adverse impact on residential amenity. It is considered that it is not unreasonable for sports and recreation use in a Recreation Zone to occur until 10pm.

Environmental harm takes its definition from the Environmental Management and Pollution Control Act 1994 (EMPCA), and refers to any adverse effect on the environment, however, provides no definition to what an adverse effect may be. It is considered plausible that the interpretation

of what constitutes an adverse effect is similar in meaning to the clause objective. That is, to not result in unreasonable adverse impact.

Given the above, although a degree of noise is expected into the evening beyond what currently occurs on the site, it is considered that it is not unreasonable in its duration and will not cause environmental harm within the residential zone. It is recommended that a condition be imposed specifying no environmental harm is to be caused.

6.8.6 The proposal complies with the performance criterion.

6.9 Commercial and patron vehicle movements - 18.3.4 P1

6.9.1 The acceptable solution at clause 18.3.4 A1 requires patron vehicle movements to the site to occur in the following hours:

- 7am to 9pm Mondays to Fridays.
- 8am to 7pm Saturdays.
- 10am to 6pm Sundays and Holidays.

6.9.2 The proposal includes operating hours that would enable patron vehicle movements to occur til 10pm nightly.

6.9.3 The proposal does not comply with the acceptable solution; therefore, assessment against the performance criterion is relied on.

6.9.4 The performance criterion at clause 18.3.4 P1 provides as follows:

Commercial and patron vehicle movements, (including loading and unloading and garbage removal), to or from a site within 50m of a residential zone must not result in unreasonable adverse impact upon residential amenity having regard to all of the following:

(a) the time and duration of commercial vehicle movements;

(b) the number and frequency of commercial vehicle movements;

(c) the size of commercial vehicles involved;

(d) the ability of the site to accommodate commercial vehicle turning movements, including the amount of reversing (including associated warning noise);

(e) noise reducing structures between vehicle movement areas and

dwellings;

(f) the level of traffic on the road;

(g) the potential for conflicts with other traffic.

6.9.5 The proposal will not result in additional commercial vehicle movements outside of the permitted operating hours. Patron vehicle movements could occur until 10pm, which would be related to players and spectators. The number of patron vehicle movements would be at a peak if both oval 1 and oval 2 are in use at the same time. This can occur under the existing use of the site, but the duration of this peak could theoretically be extended into evening periods under the current proposal. It is considered that it is not unreasonable for sports and recreation use in a Recreation Zone to occur until 10pm. Although a degree of noise is expected into the evening beyond what currently occurs on the site, it is considered that it is not unreasonable in its duration and will not cause an unreasonable adverse impact upon residential amenity.

6.9.6 The proposal complies with the performance criterion.

6.10 Building height - 18.4.1 P1

6.10.1 The acceptable solution at clause 18.4.1 A1 requires the light poles to be not more than 10m in height.

6.10.2 The proposal includes light poles that are 18m in height.

6.10.3 The proposal does not comply with the acceptable solution; therefore, assessment against the performance criterion is relied on.

6.10.4 The performance criterion at clause 18.4.1 A1 provides as follows:

Building height must satisfy all of the following:

(a) be consistent with any Desired Future Character Statements provided for the area;

(b) not unreasonably overshadow adjacent public space;

6.10.5 There are no desired future character statements for the area and lighting poles will not unreasonably overshadow adjacent public space.

6.10.6 The proposal complies with the performance criterion.

7. Discussion

- 7.1 Planning approval is sought for Lighting at 17 Beach Road, Sandy Bay.
- 7.2 The application was advertised and received two representations. The representations raised concerns including operating hours, amenity, noise, light, traffic and height. The applicants response to the issues raised in the representation are provided at Attachment C to this report.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Parks Planner, and Environmental Development Planner. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed Lighting at 17 Beach Road, Sandy Bay, satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Planning Committee, in accordance with the delegations contained in its terms of reference, approves the application for Lighting at 17 Beach Road, Sandy Bay, for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-22-662 - 17 BEACH ROAD SANDY BAY TAS 7005 - Final Planning Documents, except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN 14

The noise generated by the use must not cause environmental harm when measured at the boundary of the residential zone.

Reason for the condition

To ensure noise emissions do not cause environmental harm and do not have an unreasonable impact on residential amenity.

PLN 17

The flood lighting must operate in accordance with Australian Standard AS 4282 - Control of the obtrusive effects of outdoor lighting.

Reason for condition

To ensure that the non-residential use does not unreasonably impact residential amenity.

PLN 6

The use of the site must occur inside the following hours:

- **Mondays to Fridays 7am - 10pm**
- **Saturdays 8am to 10pm**
- **Sundays and Public Holidays 10am to 10pm**

Floodlighting must switch off via automatic timer no later than 9pm each evening.

Reason for condition

To ensure that non-residential use does not unreasonably impact on residential amenity

ENG 1

Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from

leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice:

For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

OPS 5

The development must be carried out in accordance with the relevant recommendations in Table 1 and Section 5 of the arborist's report by Tree Inclined dated 5 August 2021 including:

1. **low impact excavation methods (low-pressure hydro vacuuming, boring or hand excavation) must be employed for works encroaching into tree protection zones, under the supervision and direction of a project arborist, unless deemed unnecessary by the project arborist to ensure the tree's health and stability;**
2. **tree protection zone exclusion zones must be determined and established prior to the commencement of works in accordance with the advice and direction of the project arborist; and**
3. **excavated spoil may only be placed in locations approved by the project arborist.**

Reason for condition

To minimise the impact of development on trees

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

NOISE REGULATIONS

Click [here](#) for information with respect to noise nuisances in residential areas.

FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.



(Mark O'Brien)

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Ben Ikin)

Senior Statutory Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 5 January 2023

Attachment(s):

Attachment B - Planning Committee Agenda Documents

Attachment C -Applicant's Response to Representations

Planning: #266252

Property

17 BEACH ROAD SANDY BAY TAS 7005

People**Applicant ***

JMG Engineers & Planners
Katrina Hill
117 Harrington Street
HOBART TAS 7000
6231 2555
mclark@jmg.net.au

Owner *

HOBART CITY COUNCIL

GPO BOX 503 HOBART TAS 7001
HOBART TAS 7001
6238 2711
coh@hobartcity.com.au

Entered By

FRANCES BEASLEY
117 HARRINGTON STREET
HOBART TAS 7000
62312555
iboss@jmg.net.au

Use

Other

Details

Have you obtained pre application advice?

☒ No

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. *

☒ No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below. *

☒ No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)? *

Recreation

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) *

New lighting at Oval 2 at Sandown Park, Sandy Bay

Estimated cost of development *

260000.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

Carparking on Site

Total parking spaces

0

Existing parking spaces

N/A

☒ Other (no selection chosen)

Other Details

Does the application include signage? *

☒ No

How many signs, please enter 0 if there are none involved in this application? *

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register?

☒ No

Documents

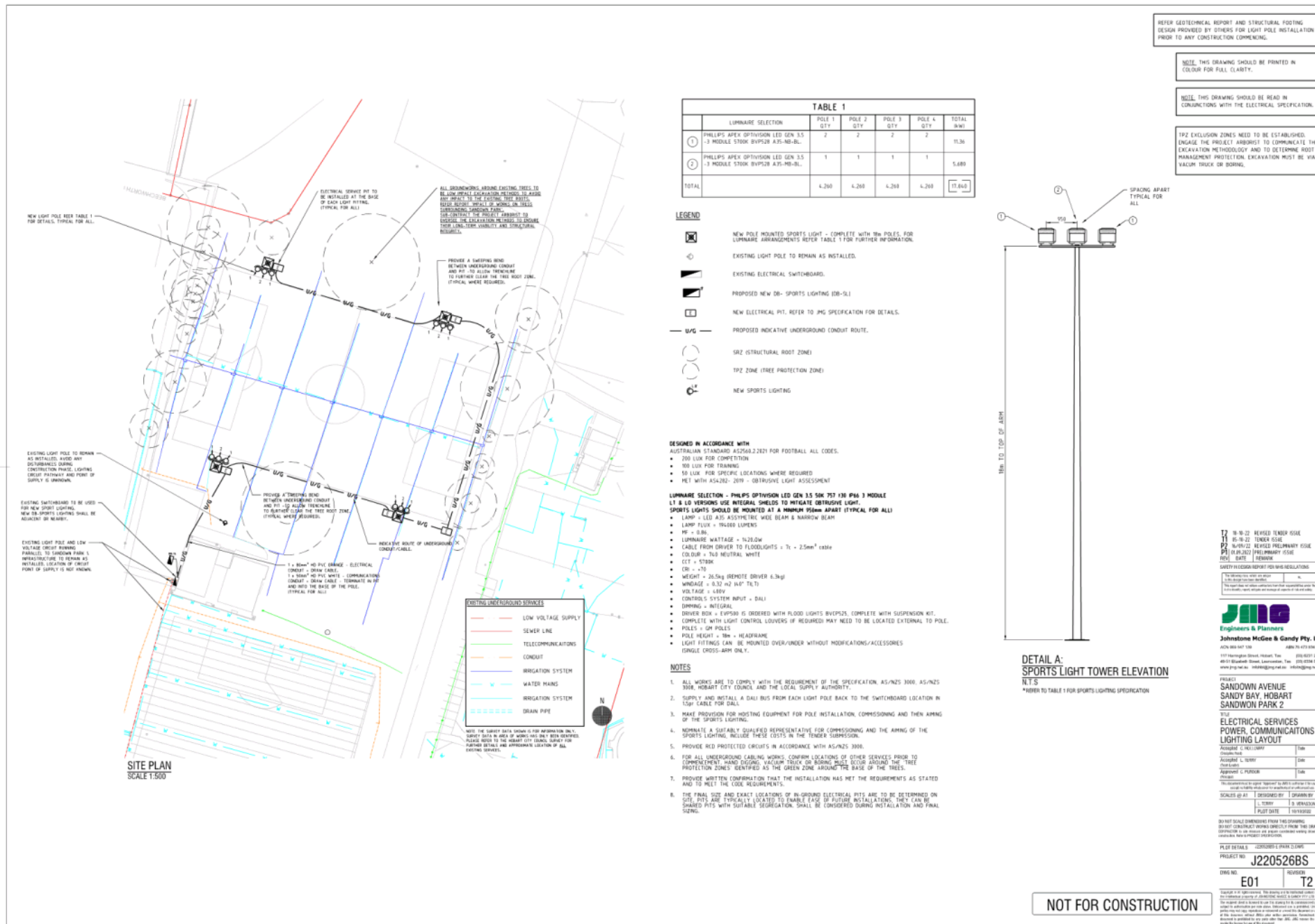
Required Documents

Title (Folio text and Plan and Appendix A - Titles.pdf
Schedule of Easements) *

Plans (proposed, existing) * Appendix B - J220526BS-E01 Rev T1.pdf

Supporting Documents

| | |
|--------------------|--|
| Photos or Montages | Appendix C - Photomontage 11.jpg |
| Planning Report | Planning Report - Recreation Zone - Sandown Park 2.pdf |
| Light Spill | Appendix D - A22012-02-A Sandown Park - Soccer.pdf |
| Arborist Report | Appendix E - Impact of works on trees surrounding Sandown Park Oval No.2_5-08-2021.pdf |



PLANNING REPORT

City of Hobart

Sandown 2 Lighting

Sandown Avenue Sandy Bay

OCTOBER 2022

**Johnstone McGee & Gandy Pty Ltd**

ABN 76 473 834 852 ACN 009 547 139

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|---|------------|-----------------|------------|------|---------|------|----------|--|
| JMG Project No. 220526 | | | | | | | | |
| Document Issue Status | | | | | | | | |
| Ver. | Issue Date | Description | Originator | | Checked | | Approved | |
| 1 | 8/9 | Planning Report | KH | 22/9 | AF | 29/9 | MSC | |
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Appendix A - Title Information

Appendix B - Proposal Plans

Appendix C - Photo Montages

Appendix D - Light Spill Diagram

Appendix E - Arborist Report

1 Introduction

1.1 Purpose of Report

Johnstone McGee and Gandy Pty Ltd (JMG) have been engaged by the City of Hobart to prepare a development application for the installation of new lighting at Oval 2 at Sandown Park, Sandy Bay.

JMG has been engaged by the Department to prepare a report addressing compliance with relevant planning requirements. This report serves to provide an assessment of the proposed development and works against the provisions of the *Hobart Interim Planning Scheme 2015* (the Scheme).

1.2 Site Location & Context

The subject site in its entirety is approximately 59,634m² of Council owned land known as 'Long Beach Reserve' (PID 5601657). The location within this reserve the subject of this development proposal is known as Sandown Park (CT 112723/1, refer to Figure 1) with frontage to Sandown Avenue and Long Point Road, Sandy Bay.

For full details, refer to the Titles (Table 1) in Appendix A.

Long Beach Reserve and Sandown Oval is a large regional park, playground and sports ground precinct. The area has many features allowing for a range of recreational activities, such as .

The location which is the subject of this application (Sandown Oval 2) is currently used for junior soccer and athletics. The oval can be used as an off-lead exercise area when sport is not being played or activities are undertaken. The facility has the following existing features: bins, car parking, dogs allowed on/off lead, a drinking fountain, recreational facilities, and seating.

The grounds get very little use over winter (soccer season) as there is no lighting.

Land use to the west of the site is residential. Land to the east is Recreational with land zoned Local Business to the southeast and Utilities to the immediate south (Road). The Sandy Bay Sailing Club is to the immediate north.

The site is not subject to the Heritage Precinct Overlay (to the west) nor is it listed.

Table 1 - Titles of Subject Site

| Property | Title Reference | Owner |
|--------------------------|--|---|
| 17 BEACH ROAD, SANDY BAY | 156268/1000, 96046/23, 96046/21, 214498/1, 96046/17, 96046/22, 96046/18, 96046/25, 96046/20, 96046/19, 96046/24, 112723/1, 96046/15, 214645/1, 233369/1, 21996/3, 96046/16 | Local Government Authority Hobart City Council |



Figure 1: Subject site with subject title in red (source: LIST map - accessed on 08.09.22).

2 Proposed Development

Sandown Oval 2 will have new lighting installed in order to allow for Soccer games and practices to occur in the evening and in the low light levels associated with winter.

Four new light towers will be erected, each with one cross arm (three head fitting). Each structure will have a total height of 18.0 metres from the finished ground level to the centreline of the fittings.

Lighting will meet the Australian Standard for competition to 200 lux minimum over the required lighting area. This illumination is suitable for training, special events and for twilight soccer matches (winter only) and is part of works to upgrade the oval which recently resulted in a new playing surface being installed.

The lighting has been designed in accordance with applicable Australian Standard (AS/NZS 428) to minimise impacts associated with light spillage.

Soccer is predominantly a winter activity as such the anticipated change in usage patterns following the lighting will extend practice and games into the evenings. The lights will generally be switched off by 10:00 pm.

Occasional one-off events which would require illumination at a later time will be assessed on their own merits at that time.

Details relating to the calculations and configuration of pole layout and light spill (including any design features that screen the filament from view as much as possible) can be found below:

- Appendix B - Proposal Plans;
- Appendix C - Photo Montages;
- Appendix D - Light Spill Diagram.

The impact of works on trees surrounding Sandown Park Oval has also been assessed (see Appendix E).

3 Policy Assessment

The applicable planning instrument is the *Hobart Interim Planning Scheme* (the Scheme).

The development site is located on land zoned 'Recreation' (Figure 2). In accordance with the Planning Scheme, the proposed development fits within the use category of *Sports and Recreation* and is a 'No Permit Required' Use as it supports Sports use and is provided by the Council.

The nature of the proposal and the location of the site requires that the proposal be considered against several Scheme elements:

- Clause 18.0 Recreation Zone;
- E5.0 Road and Railway Assets Code;
- E6.0 Parking and Access Code; and
- E24.0 Significant Trees Code.

The following section provides an assessment of the proposal against each of the above-listed Scheme elements.

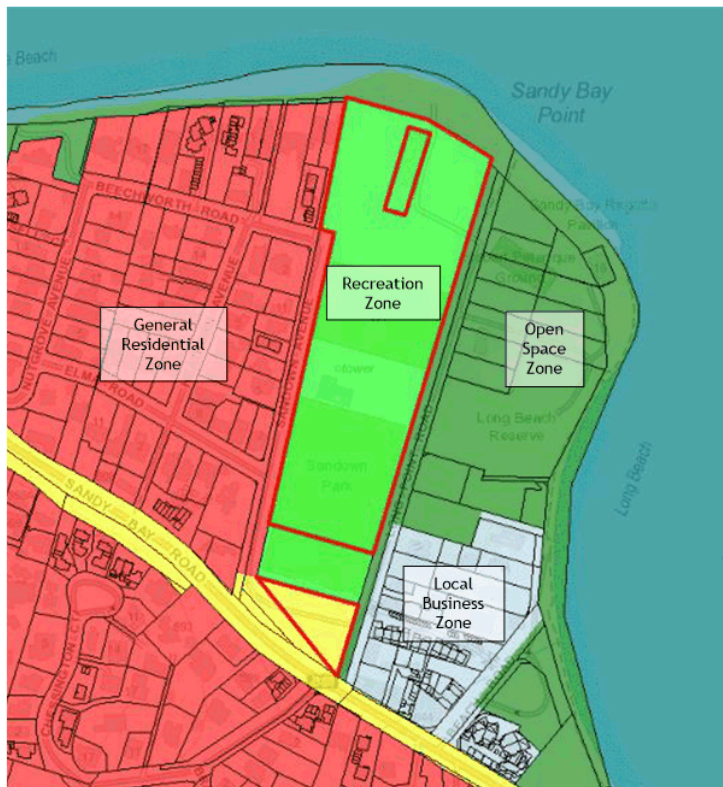


Figure 2: Land use zones (source: LIST map - accessed on 08.09.22)

3.1 Hobart Interim Planning Scheme 2015

18.0 Recreation Zone

18.1 Zone Purpose

- 18.1.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.
- 18.1.1.2 To encourage open space networks that are linked through the provision of walking and cycle trails.
- 18.1.1.3 To recognise and protect areas for public recreation and open space.
- 18.1.1.4 To provide for community service uses such as indoor sports facilities and community halls and other uses such as cemeteries in an open setting.
- 18.1.1.5 To maintain an appropriate level of amenity for residential uses in the nearby residential zones without unreasonable restriction or constraint on the nature and hours of activities in the Recreation Zone.

The proposed development does not change the existing use of the site for 'Sports and Recreation'. The development will allow for greater flexibility in terms of when the oval can be used but is not expected to result in any significant increase in overall site usage rather extended use of the site by the existing sports related activity, soccer, which has led to the decision to install lights. As is discussed further in this report, the development is consistent with the relevant zone and precinct controls.

The proposal will not undermine the residential character of the area as it affects an existing community facility and will have minimal impact on residential amenity.

18.3 Use Standards

18.3.1 Hours of Operation

| | |
|--|--|
| <i>Objective: That non-residential use does not cause an unreasonable loss of amenity to residential zones.</i> | |
| A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 7.00 am to 8.00 pm Mondays to Fridays inclusive; (b) 8.00 am to 6.00 pm Saturdays; (c) 10.00 am to 5.00 pm Sundays and Public Holidays; except for office and administrative tasks. | P1 Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent. |

The intended operational hours for non-residential use are as follows:

7.00 am to 10.00 pm Mondays to Fridays inclusive;

8.00 am to 10.00 pm Saturdays;

10.00 am to 10.00 pm Sundays and Public Holidays;

The use is within 50m of a residential zone as such a Performance Based Solution is required.

The Use is existing with the lighting towers proposed to extend the time of an evening available for junior soccer or athletic activity (and associated site clearance of equipment and personnel).

The potential light spill impact is demonstrated in Appendix D and shows that the light towers will not have an unreasonable impact on the residential amenity of land in a residential zone. The Use does not involve commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

The proposal is therefore able to meet the Performance Criteria (P1).

18.3.2 Noise

Not applicable. No noise emissions are associated with the light towers.

18.3.3 External Lighting

| | |
|---|------------------|
| A1 External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must comply with all of the following: (a) be turned off between 9:00 pm and 6:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. | P1 *** |
|---|------------------|

The use is within 50m of a residential zone however the floodlighting is associated with a sports a recreation facility therefore this clause is not considered applicable.

| | |
|--|-----------|
| A2 Flood lighting of sport and recreation facilities within 200 m of a residential zone must not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7 | P2 *** |
|--|-----------|

Flood lighting within 200 m of a residential zone will not subject nearby residential lots to obtrusive light, as defined in AS 4282-1997-1.4.7, see Appendix D. The proposal is therefore deemed to comply with the Acceptable Solution (A2).

18.3.4 Commercial and Patron Vehicle Movements

No change of permitted commercial and patron vehicle movements is proposed therefore this clause is not considered applicable.

18.3.5 Discretionary Use

As no change of Use is proposed this clause is not considered applicable.

18.4 Development Standards for Buildings and Works

18.4.1 Building Height

| | |
|--|---|
| A1 Building height must be no more than: 10 m. | P1 Building height must satisfy all of the following: (a) be consistent with any Desired Future Character Statements provided for the area; (b) not unreasonably overshadow adjacent public space; |
|--|---|

The light poles are classified as a Class 10b building and the height exceeds 10m as such a performance-based solution is required.

There is no Desired Future Character Statement (a) and the light poles will not unreasonably overshadow adjacent public spaces due to their width and position in relation to adjacent public spaces (b) as such the proposal is able to meet the Performance Criteria (P1).

| | |
|---|-----------|
| A2 Building height within 10 m of a residential zone must be no more than 8.5 m. | P2 *** |
|---|-----------|

As no buildings are proposed within 10m of a residential zone as such this clause is not considered applicable.

18.4.2 Setback

| | |
|--|-----------|
| A1 Building setback from frontage must be no less than: 5m | P1 *** |
|--|-----------|

The new light poles are set back greater than 5m from a frontage therefore the proposal is deemed to comply with the Acceptable Solution (A1).

| | |
|---|-----------|
| A2 Building setback from a residential zone must be no less than: (a) 3 m; (b) half the height of the wall, whichever is the greater. | P2 *** |
|---|-----------|

The new light poles are set back greater than 3m from a residential zone and do not contain 'walls'. The development is deemed to comply with Acceptable Solution (A2).

18.4.3 Design

As there are no walls of a building to assess this clause is not considered applicable.

18.4.4 Passive Surveillance

As there are no buildings proposed this clause is not considered applicable.

18.4.5 Landscaping

As there are no buildings proposed and landscaping is existing this clause is not considered applicable.

18.4.6 Outdoor Storage Areas

As no building works are proposed which would lead to use that requires outdoor storage this clause is not considered applicable.

18.4.7 Fencing

No fencing is proposed or required therefore this clause is not considered applicable.

18.5 Development Standards for Subdivision

As this proposal does not involve subdivision this clause is not considered applicable.

E5.0 Road and Railway Assets Code

The proposal (4 light towers) will not require a new vehicle crossing, junction or level crossing or intensify the use of existing access nor does it involve a sensitive use, a building, works or subdivision within 50m metres of a Utilities Zone that is part of a rail network a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour.

As such this Code is considered to not be applicable.

E6.0 Parking and Access Code

No use or development is exempt from assessment against this code (E6.4.1).

The proposed development (works) is for the erection of 4 light towers which will not result in a parking demand nor the requirement for parking facilities. The proposed Use will not be modified nor intensified.

As assessment against each provision shows that each clause is considered not to be applicable as such the proposal is considered to have been addressed.

E15.0 Coastal Inundation Hazard Area

A portion of the site (see Table 1) is subject to Coastal Inundation Hazard Area overlay however Sandown Park 2 (the location subject to this application for development approval) is not subject to this overlay.

The development proposed is not on land in the Coastal Inundation High, Medium and Low Hazard Areas; no change of use (from a non-habitable building to a habitable building or to new use with a habitable room on land that is in the Coastal Inundation High, Medium and Low Hazard Areas or the Riverine Inundation Hazard Area shown on the planning scheme maps) is proposed; the development is not on land subject to the risk of riverine flooding of 1% AEP or more; and the development of buildings and works is not dependent on a coastal location.

This Code is therefore, not considered applicable.

E16.0 Coastal Erosion Hazard Area

A portion of the site (see Table 1) is subject to Coastal Erosion Hazard Area overlay however Sandown Park 2 (the location subject to this application for development approval) is not subject to this overlay.

The development proposed is not in the Coastal Erosion Hazard Area shown on the planning scheme maps; no change of use (from a non-habitable building to a habitable building or to new use with a habitable room on land that is in the Coastal Erosion Hazard Area shown on the planning scheme maps) is proposed; and the proposed works are not dependant on coastal land.

This Code is therefore, not considered applicable.

3.2 State Policies

Policies under the *State Policies and Projects Act 1993* (the Act) are considered in this section.

State Policy on the Protection of Agricultural land 2009

The site is not considered to be 'Agricultural Land' as defined in the State Policy for the Protection of Agricultural Land, hence is not subject to the Policy.

State Coastal Policy 1996

The site upon which the towers are to be erected is not within the 'Coastal Zone' as defined in the State Coastal Policy, hence is not subject to the Policy.

State Policy on Water Quality Management 1997

The development does not involve any new point source discharges hence will not conflict with any protected environmental values in the State Policy for Water Quality Management.

4 Impact Assessment

Context, Setting and Visual Impact

The visual impact of the development will be the erection of four new 18.0m high light poles around the oval.

Photo montage are available in Appendix C which demonstrates the visual impact of the proposed poles from 250m (southeast).

The development will not cause any unreasonable impacts on residential amenity as:

- Light spillage will be controlled in accordance with the relevant Australian Standards;
- The development is of minimal significance to the overall appearance of the recreational facility or the visual character of the area or streetscape. Given the width of the poles, the development will not cause any significant obstruction of

Light Spill diagrams are available in Appendix D.

Traffic and Transport Networks

No changes to site access or parking are proposed. The reallocation of match times may change the hours when traffic is generated by the use of the site but will not have any significant impact on the volume of overall traffic generated by the site.

Public Domain

The development affects a Council-owned and operated facility. The new lighting will improve the standard of the facility by bringing illumination levels up to current standards.

Utilities

The development will connect to Aurora's reticulated electricity grid.

Heritage

The proposal is not considered to have any significant impact on the built form, historic townscape associations or streetscape context of any listed items.

The site is not listed on the Tasmanian Heritage Register or in the Planning Scheme for heritage conservation value. The site is east of heritage precinct SB14.

The development will not materially alter the fabric of any listed property but will have a minor effect on the appearance of the area by virtue of erecting new structures.

The erection of four new poles around the Sandown oval will have minimal impact on the streetscape context. Furthermore, the poles will be located on an existing recreational property and are obscured largely by mature trees.

Water

The lighting scheme will not increase the demand for reticulated infrastructure.

Air and Micro-Climate

The use of the site for sporting purposes will not generate any emissions to the air.

Flora and Fauna

An arborist assessment has been undertaken (Appendix E) as Sandown Oval 2 has mature trees growing on all sides and in close proximity to the oval. Tree roots extend under the edge of the oval and surrounding areas which will be disturbed during the installation of underground electrical cabling to power the lights. Expert advice states that 18 trees may potentially be impacted. Encroachment over the root zones of 11 trees is likely to range from moderate to severe.

Use of conventional excavation methods within the trees' tree protection zones is impactable with their retention as such a low-impact method will be employed with guidance from an arborist.

Waste

The building contractor will be responsible for disposing of all construction waste.

Energy

The lighting scheme will utilise energy-efficient luminaires.

Noise

The new lighting will mean that a proportion of junior soccer games and training will occur in the evening rather than during the day. Training will continue to occur on weeknights. The lights will be switched off by 10:00 pm to allow for dispersal from the site by participants and staff.

Hazards

The site is not known to be at any particular risk of natural hazards.

Safety, Security and Crime Prevention

The new development is therefore not considered to be at any particular risk of vandalism.

Economic and Social Impact

The new lighting will provide illumination in line with current standards for football matches, supporting the recreational use of the site. Being able to train in the evening will increase the potential suitability of the site to accommodate junior soccer.

The development has been designed in accordance with the appropriate Australian Standard to ensure that light spillage from the site does not result in any unreasonable loss of amenity for surrounding residents.

5 Conclusion

The proposed development involves the construction of four 18m lighting poles at an existing recreational facility. The development supports the existing use of the site.

The development generates one discretion under the Planning Scheme:

- 18.3.1 Hours of Operation

Hours of operation will have a minor impact as demonstrated. The light spill has been determined which shows the scope of the impact.

The height of the lighting poles requires consideration. A detailed photo montage has been prepared that demonstrates how the development will appear from a distance (250m).

The development will not result in a substantial increase in the overall number of days of usage and it will not result in a significant loss of amenity.

The development will not materially alter the fabric of the existing trees which are integral to the amenity of the site. Expert instruction has been provided regarding actions that will mitigate the impact of installing underground cabling to power the lights.

The application is considered to comply with the requirements of the *Hobart Interim Planning Scheme 2015* as well as all State Policies and accordingly, ought to be approved by Council.

APPENDIX A

Title Information

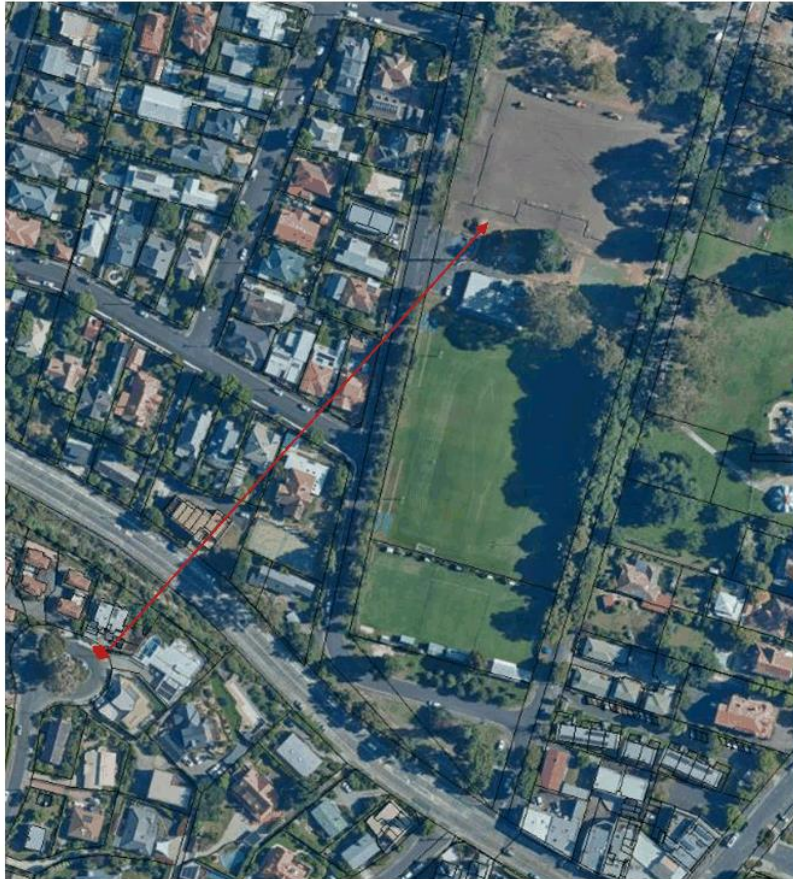


APPENDIX B

Proposal Plans

APPENDIX C

Photo Montages



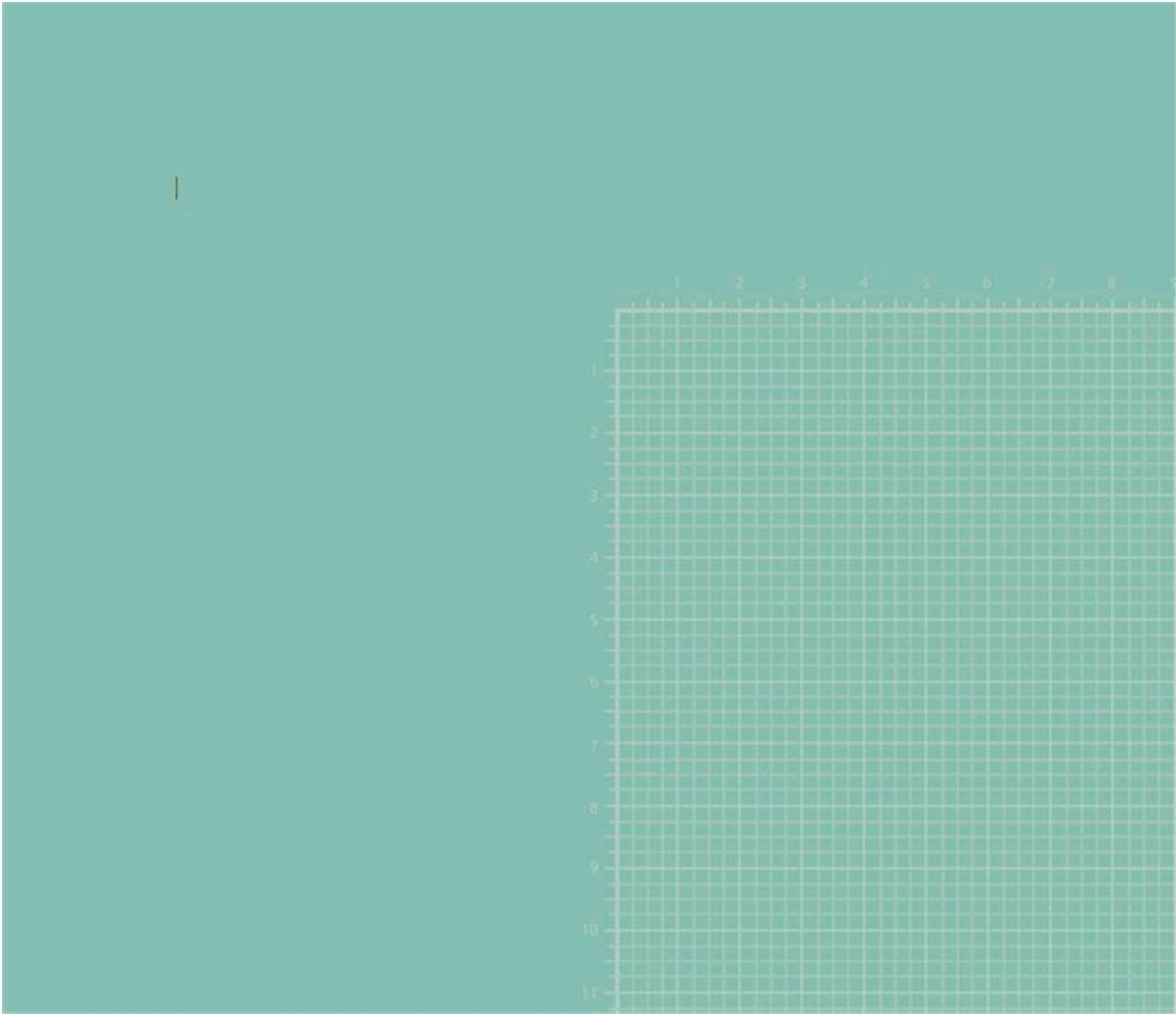
Chessington Street Sandy Bay (4/10/22)

APPENDIX D

Light Spill Diagrams

APPENDIX E

Arborist Report



Johnstone McGee & Gandy Pty Ltd

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JMG Ref: J220526BS

26 October 2022

General Manager
City of Hobart

Attention: Ben Ikin

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Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au

Dear Ben,

PLANNING APPLICATION - APPLICATION NO. PLN-22-662 - 17 BEACH ROAD, SANDY BAY - LIGHTING

I refer to the Council's letter regarding the above application dated 11 October 2022. To enable further consideration a response to the Council's 'request for further information' (RFI) is addressed in the sequence below.

1. Irrigation Details

The irrigation system has been installed by the City of Hobart. The irrigation details do not form part of this proposal as they are existing. They do dictate pole placement and infrastructure placement for powering the poles as do the trees which is why they have been identified on the drawing set (along with sewer line, telecommunications etc.) as required.

2. Clarification of Light Poles

Please see Attachment 1 (revised ELECTRICAL SERVICES POWER, COMMUNICATIONS & LIGHTING LAYOUT).

3. Operating Hours

The installation of the lights is to primarily maximise usage of the grounds. This will include:

- Additional matches and training will be unchanged but more spread out.
- Additional usage will be available with expanded operating hours.

We trust that the advice contained in this letter satisfies Council's request, however, if further information or clarification is required, please contact me on 62 312 555 or via khill@jmg.net.au.

Yours faithfully,

JOHNSTONE MCGEE & GANDY PTY LTD


Katrina Hill | Town Planning



JMG Ref: J220526BS

15 November 2022

General Manager
City of Hobart

Attention: Ben Ikin

Dear Ben,

PLANNING APPLICATION - APPLICATION NO. PLN-22-662 - 17 BEACH ROAD, SANDY BAY - LIGHTING

I refer to the Council's letter regarding the above application dated 15 November 2022. To enable further consideration a response to the Council's 'request for further information' (RFI) is addressed in the sequence below.

1. PLN Fi1

Text on the drawing provided (Appendix D of the original application) is a declaration from the person who conducted the obtrusive lighting assessment that the assessment was carried out in accordance with AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting and that the proposed design will comply with the light technical parameters of Table 3.2 and the maximum luminous intensities of Table 3.3.

By providing the required information on the drawing the Assessor declares that the proposed design does comply with the light technical parameters of Table 3.2 and the maximum luminous intensities of Table 3.3 for both the noncurfew and curfew periods when the lights are off (not operating).

We trust that the advice contained in this letter satisfies Council's request, however, if further information or clarification is required, please contact me on 62 312 555 or via khill@jmg.net.au.

Yours faithfully,

JOHNSTONE MCGEE & GANDY PTY LTD


Katrina Hill | Town Planning

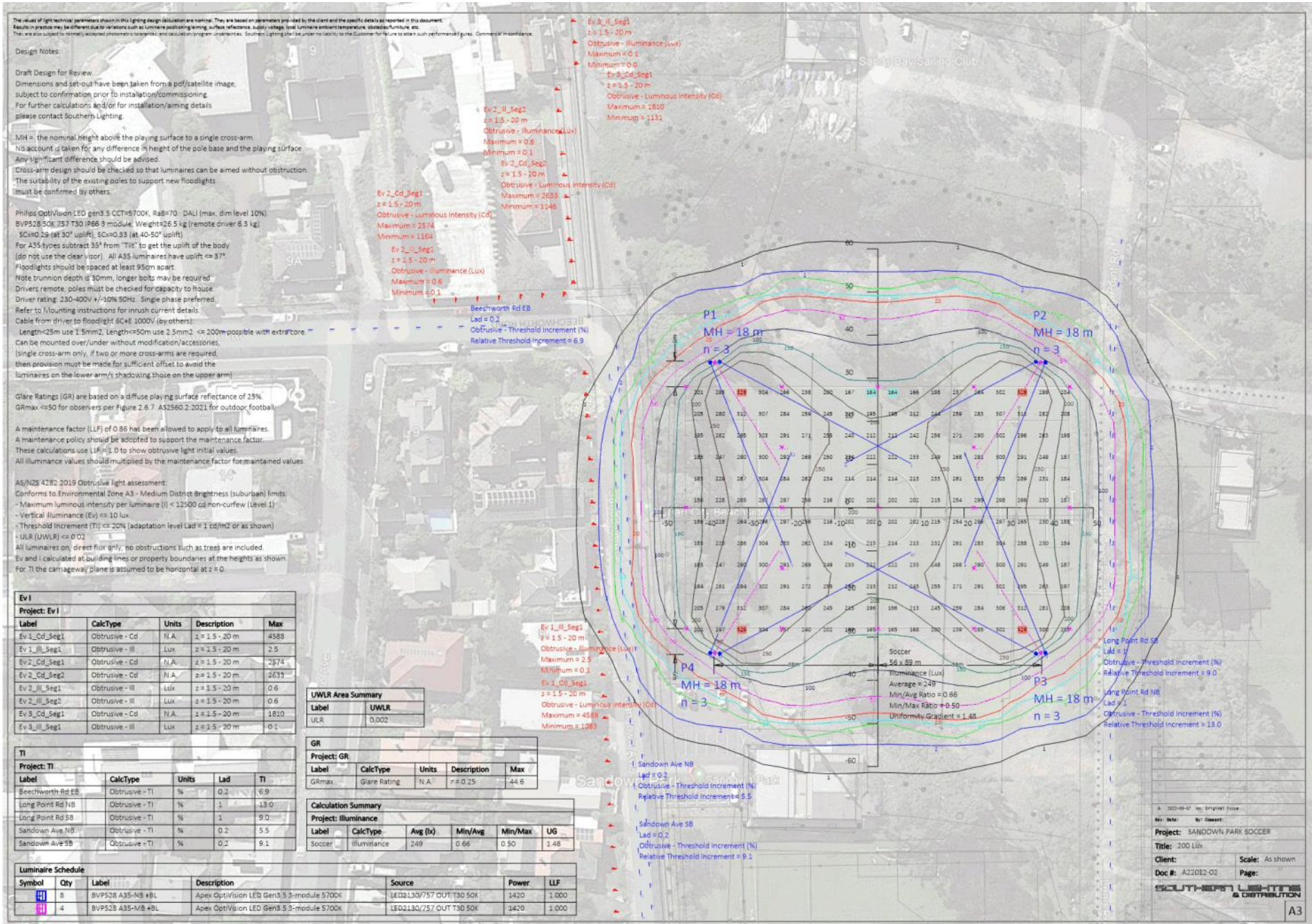
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infohbt@jmg.net.au

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Launceston 7250
Phone (03) 6334 5548
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Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au







Impact of works on trees surrounding Sandown Park Oval No.2, Lower Sandy Bay.



Jerry Romanski

Arborist / Consultant
*B.Sc (Hons),
Ass. Dip. App. Sc.(Hort/Arb)*

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Seven Mile Beach TAS. 7170

M: 0419 363 011
jerry@treeinclined.com

5 August 2021

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1. Background and scope

Sandown Park Oval 2 is a popular sports venue located in lower Sandy Bay. Mature trees are growing on all sides and in close proximity to the oval (Figure 1). Tree roots extending from the large Sequoiadendron growing to the south of the oval are clearly visible at the surface and by the edge of the oval. The oval surface has become uneven – a situation possibly contributed to by tree roots.

Extensive reconstruction of Oval No.2 is currently proposed. The works will include stripping of the existing turf surface, installation of below ground drainage, irrigation and electrical infrastructure (see Section 3). The works are likely to encounter tree roots, with some of the works likely to impact structurally important tree roots.

- This assessment of potential impact by the proposed works on nearby trees was prepared for Shannon Avery, Program Leader Sport and Recreation with the City of Hobart.
- The report identifies trees likely to be impacted by the work, provides an estimate of likely encroachment over the trees' root zones and suggests methods to minimise the potential impact on tree roots.
 - Ground based inspection of the trees was completed on 3/08/2021.
- Documents used in this assessment were:
 - Sandown Park Oval No. 2 Reconstruction Design Drawings V2 17.6.2020. This report should be viewed together with full plans of the proposed works.

Figure 1. Aerial view of Oval No.2. Approximate location of trees potentially impacted by the works is indicated by orange disks (CoH:Tree Inspections 2020, GIS Layer extract).



2. Summary of findings

- The proposed works have potential to directly impact on 18 trees. Encroachment over the root zones of 11 trees is likely to range from moderate to severe.
- Retention of all existing trees is possible with exceptional care employed during the planning and execution of this project.
 - I consider that employment of a project arborist and frequent and open communication between project management, contractors and the project arborist essential to the retention of the nearby trees and their continued contribution to the landscape of Sandy Bay.
- Use of conventional excavation methods within the trees' tree protection zones is incompatible with their retention. Low impact excavation methods and oversight by the project arborist will necessary to minimise the impact on tree roots and ensure their long-term viability and structural integrity.



Trees along the western boundary of Oval No.2

OVERLAY OF DRAINAGE AND IRRIGATION PLANS



4. Potential impact of development on nearby trees

Legend for Table 1.

Tree. - tree number in plan presented in Section 3
 HGT - approximate tree height (m)
 DAB - trunk diameter above root flare
 DBH - trunk diameter over bark at approximately 1.4m above the ground
 H/S - assessment of tree health / structure (G- good, F- fair, P- poor, D- dead)
 Comments - key points affecting the tree's potential for maintenance within the scope of the proposed development
 SRZ - structural root zone radius (m)*
 TPZ - tree protection zone radius (m)*
 Encroachment - nature of the encroachment into the tree's TPZ
 Enc_% - proportion of the TPZ impacted by the encroachment
 RET. - retention recommendation (Y – yes, to be retained; N – no, tree to be removed)
 RECS - management recommendations

- - SRZ and TPZ dimensions were guided by AS 4970-2009, Protection of trees on development sites.

Mature and young elms along Long Point Road and the eastern side of Oval No.2 .



Table 1. Trees potentially impacted by proposed works at Oval No.2 .

| Tree | Asset ID | SPECIES | HGT | DAB | DBH | H/S | SRZ | TPZ | Comments | Encroachment | Enc % | Ret. | RECS |
|------|----------|---------------------------|-------|------|------|-----|-----|------|---|--|-------|------|---|
| 1 | 3726 | Sequoiadendron gigantea | 15-25 | 2.50 | 2.50 | F/F | 4.9 | 15.0 | Heaving of playing surface- large roots expected below playing surface (roots visible on surface 17m from tree) | Collector drain line, irrigation line. | 9.4 | Y | Low impact excavation methods (boring, hydro, hand) to be used for installation of drainage, irrigation and electrical infrastructure between DP6 and DP7. Electrical conduit from the Pavilion to be installed outside of the TPZ. |
| 2 | 3600 | Betula pendula | <8 | 0.12 | 0.08 | G/G | 1.5 | 2.0 | | N/A | | Y | |
| 3 | 3601 | Betula pendula | 8-15 | 0.59 | 0.51 | G/G | 2.7 | 6.1 | | Collector / Perimeter drain line, irrigation line and electrical, DP8 and outlet drain pipe, | 21 | Y | Alternative outlet drain alignment recommended to reduce impact of excavation on tree 3. |
| 4 | 3603 | Pinus nigra var. maritima | 15-25 | 0.91 | 0.82 | G/G | 3.2 | 9.8 | | Perimeter drain, irrigation and electrical | 43 | Y | Low impact excavation methods (hydro, hand) to be used for installation of drainage and irrigation lines. |
| 5 | 3605 | Pinus nigra var. maritima | 15-25 | 0.97 | 0.92 | G/G | 3.3 | 11.0 | | Perimeter drain, irrigation and electrical | >50 | Y | Low impact excavation methods (hydro, hand) to be used for installation of drainage and irrigation lines. |
| 6 | 3606 | Pinus muricata | 8-15 | 0.75 | 0.60 | G/G | 2.9 | 7.2 | | Perimeter drain, irrigation and electrical | 24 | Y | Low impact excavation methods (hydro, hand) to be used for installation of drainage and irrigation lines. |

| Tree | Asset ID | SPECIES | HGT | DAB | DBH | H/S | SRZ | TPZ | Comments | Encroachment | Enc % | Ret. | RECS |
|------|----------|---------------------------|-------|------|------|-----|-----|------|---|--|-------|------|--|
| 7 | 3738 | Pinus nigra var. maritima | 15-25 | 0.64 | 0.59 | G/G | 2.7 | 7.1 | | Perimeter drain, irrigation and electrical | 24 | Y | Low impact excavation methods (hydro, hand) to be used for installation of drainage and irrigation lines. |
| 8 | 3720 | Pinus nigra var. maritima | 15-25 | 0.93 | 0.87 | G/G | 3.2 | 10.4 | | Perimeter drain, irrigation and electrical | 30 | Y | Low impact excavation methods (hydro, hand) to be used for installation of drainage and irrigation lines. |
| 9 | 3719 | Pinus nigra var. maritima | 15-25 | 0.72 | 0.60 | F/G | 2.9 | 7.2 | | Perimeter and main drain, DP1, irrigation and electrical | 6.5 | Y | Consider low impact excavation methods (hydro, hand) to be used for installation of drainage and irrigation lines. |
| 10 | 3602 | Pinus pinaster | 15-25 | 1.19 | 1.10 | G/G | 3.6 | 13.2 | | Perimeter and main drain, DP1, irrigation and electrical | <1 | Y | Consider low impact excavation methods (hydro, hand) to be used for installation of drainage and irrigation lines. |
| 11 | 3717 | Bursaria spinosa | <8 | 0.46 | 0.45 | G/P | 2.4 | 5.4 | Very mature, divides into 3 leaders at 1.6m - western leader failed and resuming on ground, eastern leader cracked off and propped on the ground. | N/A | | Y | |
| 12 | 3714 | Eucalyptus viminalis | 15-25 | 1.34 | 1.22 | G/F | 3.7 | 14.6 | Decay in lower trunk, leans toward playing field. | Perimeter and main drain, irrigation and electrical | <1 | Y | |
| 13 | 3713 | Ulmus procera | 15-25 | 0.95 | 0.84 | G/F | 3.2 | 10.1 | | N/A | | Y | |
| 14 | 3436 | Ulmus procera | >25 | 1.48 | 1.48 | G/F | 3.9 | 15.0 | | Perimeter and main drain, DP4, irrigation and electrical | 34 | Y | Low impact excavation methods (hydro, hand) to be used for installation of drainage and irrigation lines. |
| 15 | 3435 | Ulmus x hollandica | <8 | 0.17 | 0.10 | G/G | 1.6 | 2.0 | | N/A | | Y | |

| Tree | Asset ID | SPECIES | HGT | DAB | DBH | H/S | SRZ | TPZ | Comments | Encroachment | Enc % | Ret. | RECS |
|------|----------|--------------------|-------|------|------|-----|-----|-----|----------|--|-------|------|--|
| 16 | 264125 | Ulmus sp. | 8-15 | 0.31 | 0.28 | G/G | 2.0 | 3.4 | | Perimeter drain, irrigation and electrical | 10 | Y | Consider low impact excavation methods (hydro, hand) to be used for installation of drainage and irrigation lines. |
| 17 | 3434 | Ulmus x hollandica | 15-25 | 0.76 | 0.70 | G/G | 2.9 | 8.4 | | Perimeter drain, irrigation and electrical | 31 | Y | Low impact excavation methods (hydro, hand) to be used for installation of drainage and irrigation lines. |
| 18 | 264126 | Ulmus sp. | <8 | 0.11 | 0.09 | G/G | 1.5 | 2.0 | | N/A | | Y | |



Tree 1. A very large conifer with an extensive root system. Roots are visible near the edge of the playing surface beyond the 15 m radius of the standard TPZ.



5. Tree protection recommendations

TPZ – “A specified area above and below the ground and at a given distance from the trunk set aside for the protection of a tree’s roots and crown to provide for the viability and structural stability of a tree... (AS 4970-2009).” Such areas are to exclude vehicular traffic, excavation, storage of materials and disposal of building waste.

SRZ – “The area around the base of a tree required for the tree’s stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright.” (AS 4970-2009)

1. It is clear from the plan presented in Section 3 that standard tree protection measures will not be possible during this project. The proposed works substantially encroach over the TPZ and SRZ of many nearby trees. It is critical that a project arborist is engaged to offer assistance during the final planning of the project, its execution and site rehabilitation.
 - a. The works will necessitate the use of machinery and will produce a substantial volume of spoil. Methodology for the works and location of stockpiles need to be approved by the project arborist as these can impact not only on the trees included in this report, but also on others nearby, including significant for the City of Hobart blue gums growing to the south of Oval No.2.
 - b. Where possible, TPZ exclusion zones need to be established following consultation with the project arborist and before the commencement of earthworks. These may be delineated with stakes and barrier tape or temporary fencing panels, based on the assessment of the project arborist.
2. Standard excavation techniques will not be possible within the TPZ of most trees included in this report. Excavation methodology needs to be communicated to and approved by the project arborist. It is likely that large roots will be exposed during the works. The need for stand over by an arborist during excavation for services within the trees’ TPZ to provide root management advice and services is to be expected.
 - a. The site includes a range of tree species of various sizes. As such, it is difficult to nominate a minimum diameter for roots to be retained during the works as this will vary between the affected trees and the proximity of potential damage to the trunks. Close communication between project management and the project arborist is essential to minimise the potentially significant impact on trees roots and in turn the trees’ viability. Generally, roots should not be torn by machinery – seek advice of the project arborist.

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 214645 | FOLIO 1 |
| EDITION 1 | DATE OF ISSUE 10-Jan-1995 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 214645

Derivation : Part of 41A-2R Gtd to G Cartwright and anor; Part
of 38A-12Ps Gtd to W S Gellibrand

Prior CT 2566/8

SCHEDULE 1

A71085 TRANSFER to HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 233369 | FOLIO 1 |
| EDITION 1 | DATE OF ISSUE 01-Mar-1995 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 233369

Derivation : Part of 41A-2R-0Ps. Gtd. to G. Cartwright & anor.

Prior CT 3162/48

SCHEDULE 1

A64263 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

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**SCHEDULE OF EASEMENTS**

Plan No.

S.P21996

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

Easements:Lot 1 is

- (1) TOGETHER WITH a right of carriageway over that part of Lot 3 marked "Right-of-Way (Private) 4.50 wide" on the plan.
- (2) SUBJECT TO a right of carriageway appurtenant to the land comprised in folio of the Register Volume 2850 Folio 65 over that part of Lot 1 marked "Right-of-Way (Private) 4.50 wide" on the plan.
- (3) SUBJECT TO a right of carriageway appurtenant to the lands comprised in folios of the Register Volume 2850 Folio 66 and Volume 2966 Folio 86 over that part of Lot 1 marked "Right-of-Way (Private) 4.50 wide" on the plan.

Lot 3 is

- (1) SUBJECT TO a right of carriageway appurtenant to Lot 1 on the plan over that part of Lot 3 marked "Right-of-Way (Private) 4.50 wide" on the plan.
- (2) SUBJECT TO a right of carriageway appurtenant to the land comprised in folio of the Register Volume 2850 Folio 65 over that part of Lot 3 marked "Right-of-Way (Private) 4.50 wide" on the plan.
- (3) SUBJECT TO a right of carriageway appurtenant to the lands comprised in folios of the Register Volume 2850 Folio 66 and Volume 2966 Folio 86 over that part of Lot 3 marked "Right-of-Way (Private) 4.50 wide" on the plan.

The Common Seal of the)
Lord Mayor Aldermen and)
Citizens of the City of)
Hobart was hereunto affixed)
in the presence of:-)

LORD MAYOR

TOWN CLERK

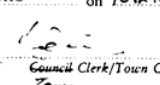
**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

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21996

This is the schedule of easements attached to the plan of Lord Mayor Aldermen and
(Insert Subdivider's Full Name)
Citizens of the City of Hobart affecting land in
The City of Hobart being Certificate of Title Volume 2933 Folio 24
(Insert Title Reference)
Sealed by The Lord Mayor Aldermen and Citizens on 10th November 1983
of the City of Hobart
28068 
Council Clerk/Town Clerk

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

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| | |
|--|---|
| SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | Registered Number SP 156268 |
|--|---|

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

No easements covenants or profits a prendre are intended to be created.

SIGNED by MICHAEL DAVID JONES)
being and as the Manager Crown Land Services)
prescribed in Statutory Rule No. 187 of 2001 and)
pursuant to an Instrument of Delegation dated)
25 November 2004 in the presence of:-)

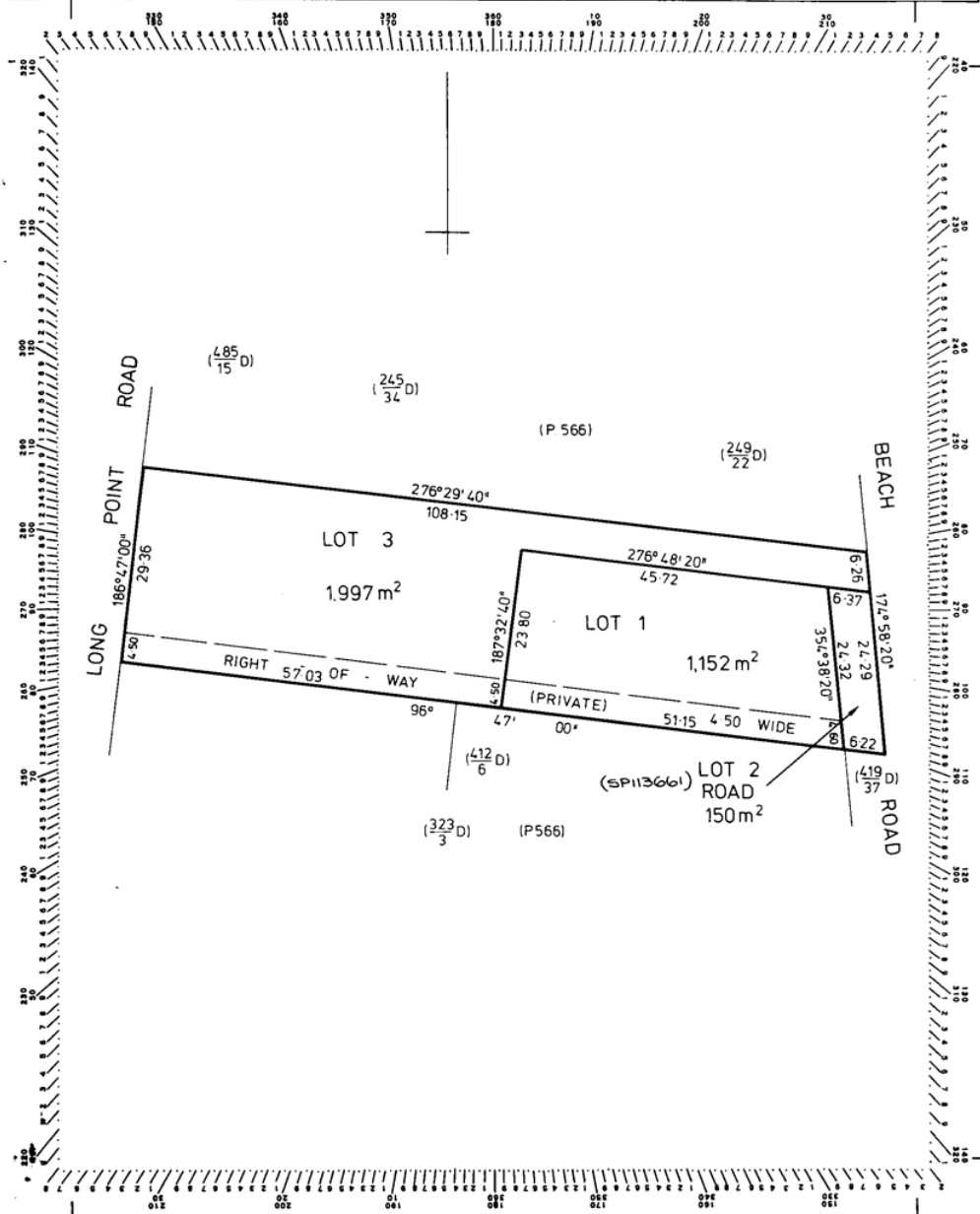
Signature of witness:

Name of witness: Kelvin Pelham
Occupation: Property Officer
Address: Crown Land Services
134 Macquarie Street
HOBART

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|--|--|
| SUBDIVIDER: The Crown FOLIO REF: Section 27A SOLICITOR & REFERENCE: Crown Land Services, 20 48 70 | PLAN SEALED BY: The Crown DATE: 17 December 2008 20 48 70..... REF NO. Crown Delegate |
| NOTE: The Council Delegate must sign the Certificate for the purposes of identification. | |

| | | |
|--|---|---|
| <p>Owner: LORD MAYOR, ALDERMEN & CITIZENS OF THE CITY OF HOBART</p> | <p>PLAN OF SURVEY</p> <p>by Surveyor <u>G. L. KING</u> of land situated in the</p> | <p>Registered Number: S. P21996</p> |
| <p>Title Reference: CT 2933/24</p> | <p>CITY OF HOBART</p> | <p>Effective from: <u>21 AUG 1984</u></p> |
| <p>Grantee: PART OF $44^{\circ} 2' 0''$ GTD. TO GEO. CARTWRIGHT & ROBERT PITCAIRN & PART OF $38^{\circ} 0' 12''$ GTD. TO WILLIAM ST PAUL GELLIBRAND</p> | <p>SCALE 1: 600 MEASUREMENTS IN METRES</p> | <p><i>E. R. Thorpe</i> Recorder of titles</p> |

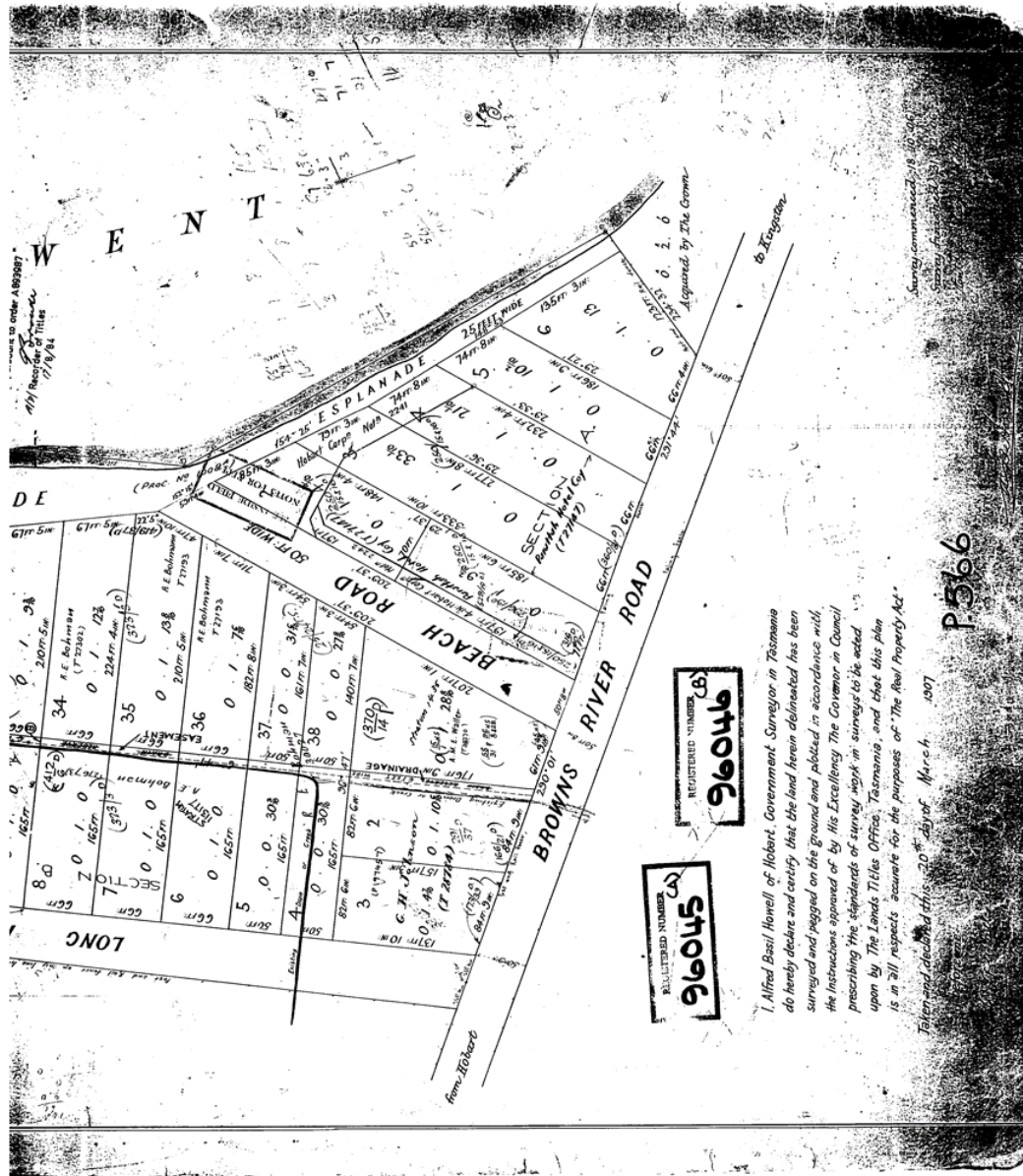




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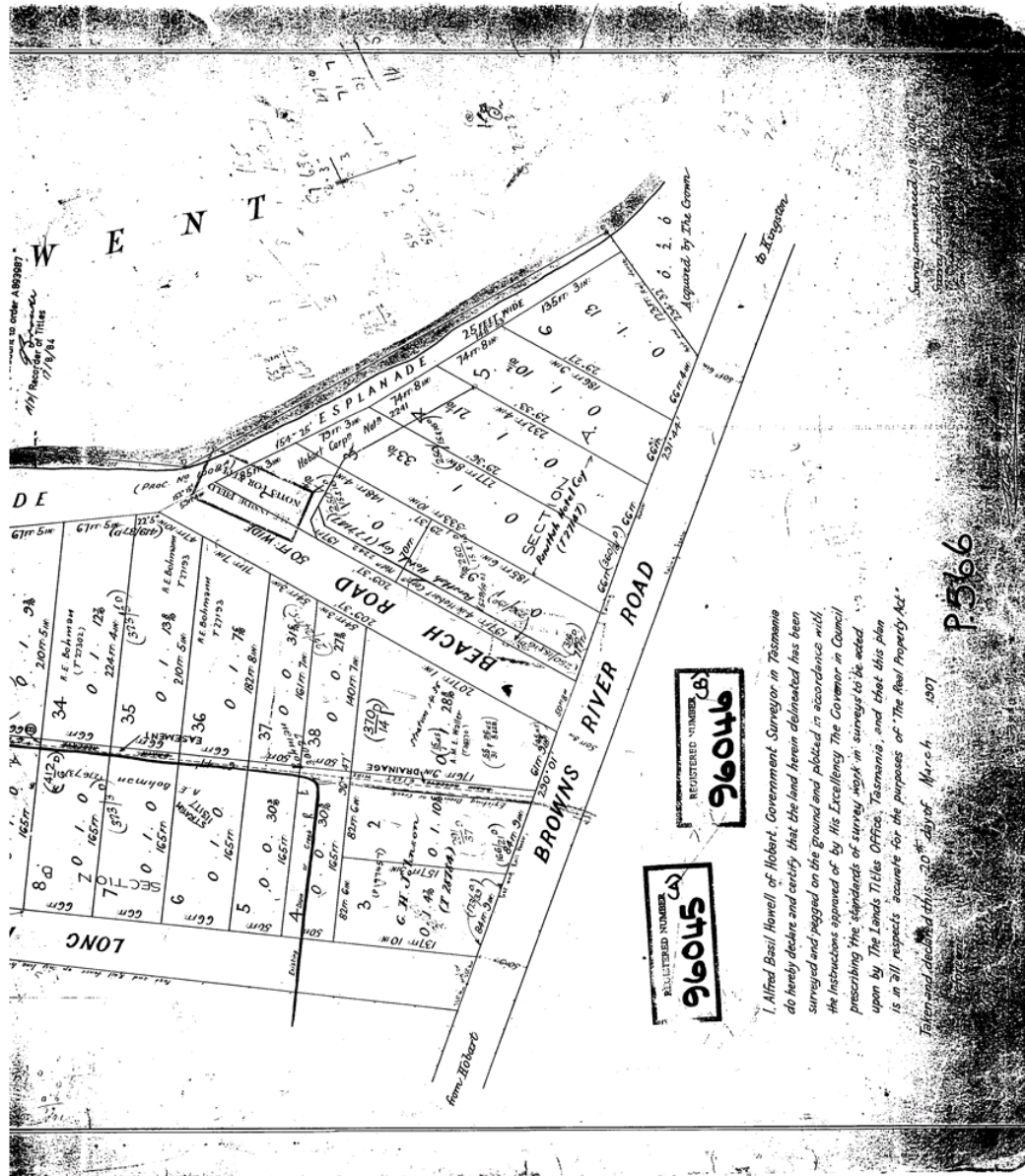




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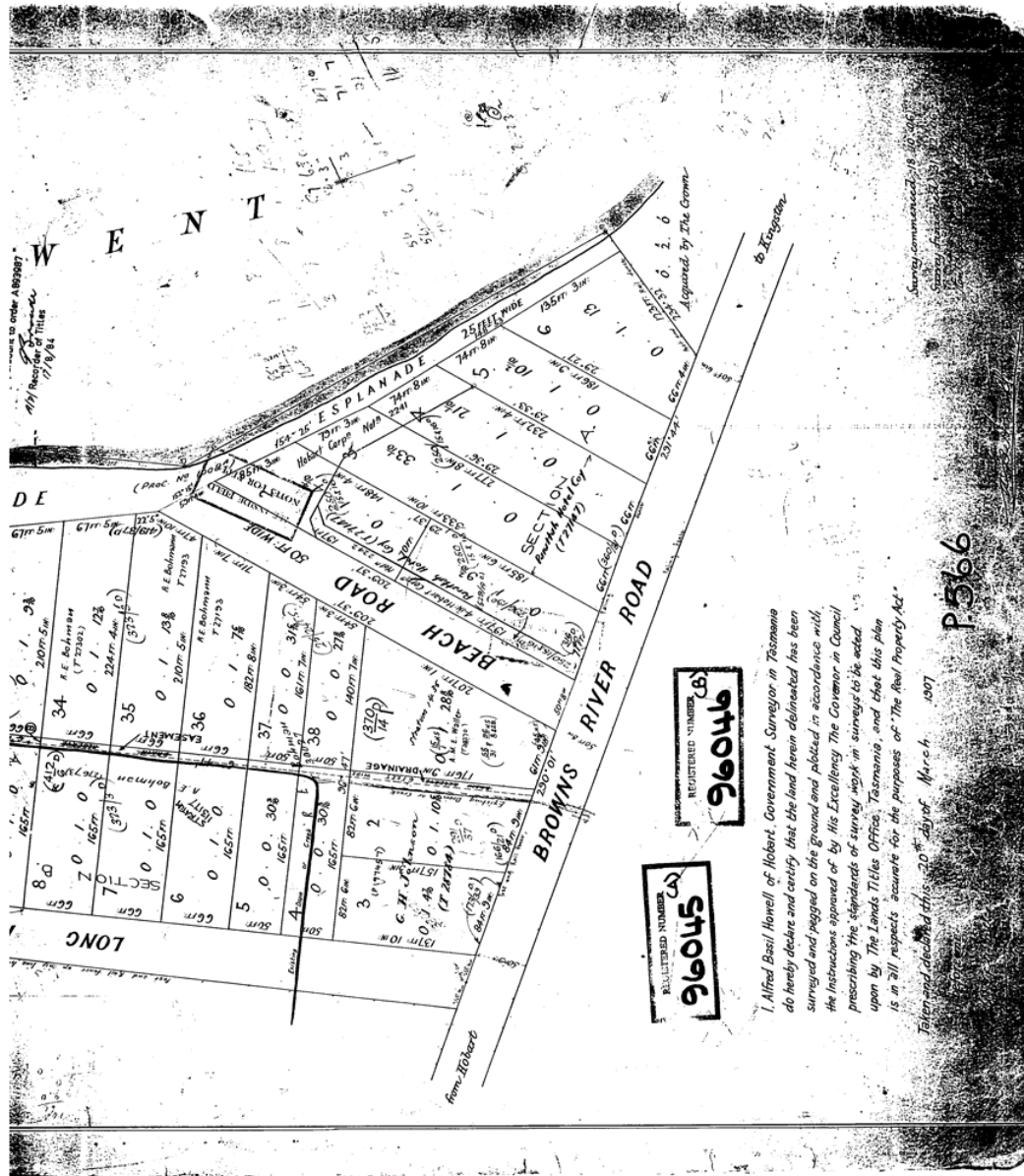




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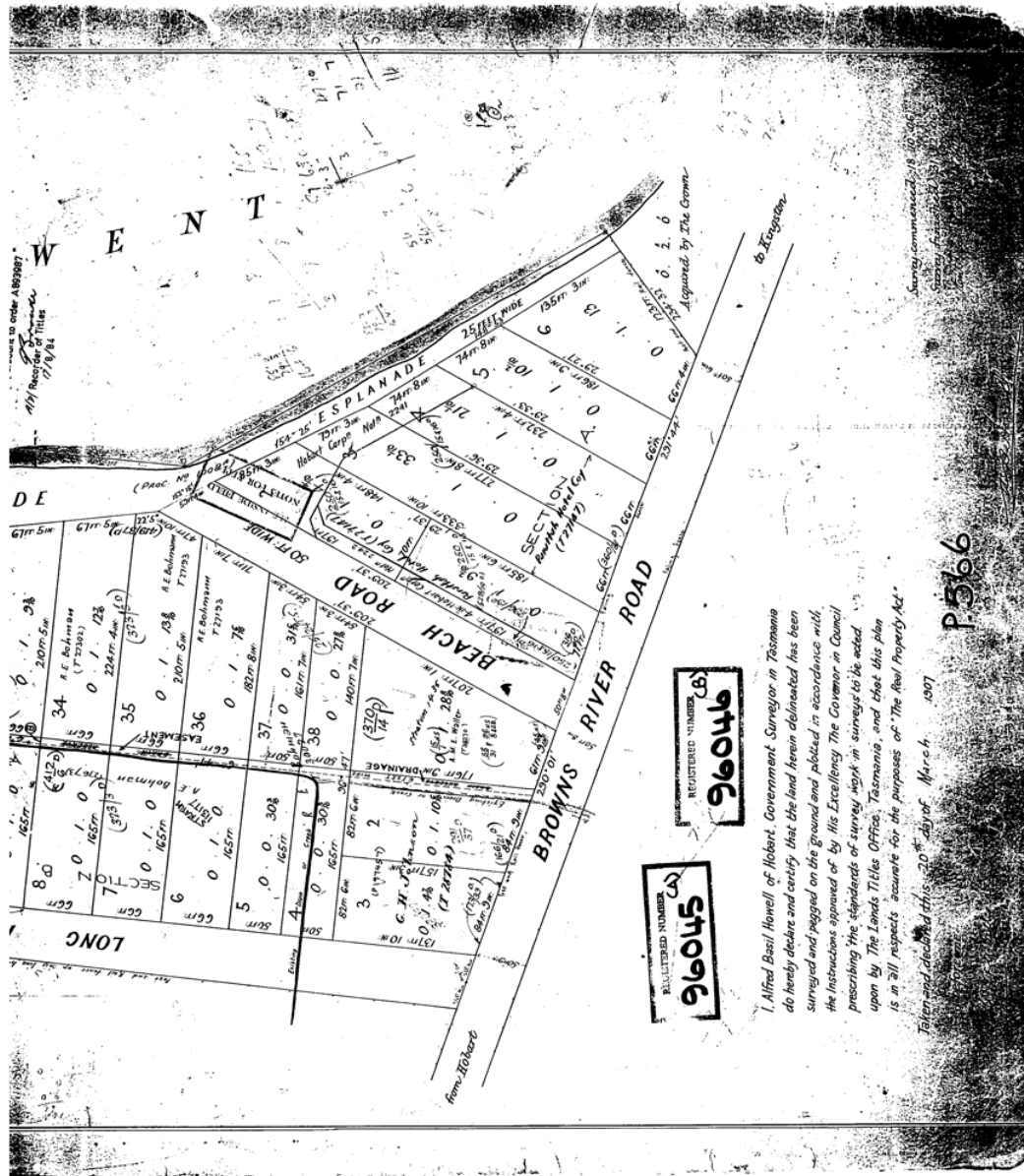




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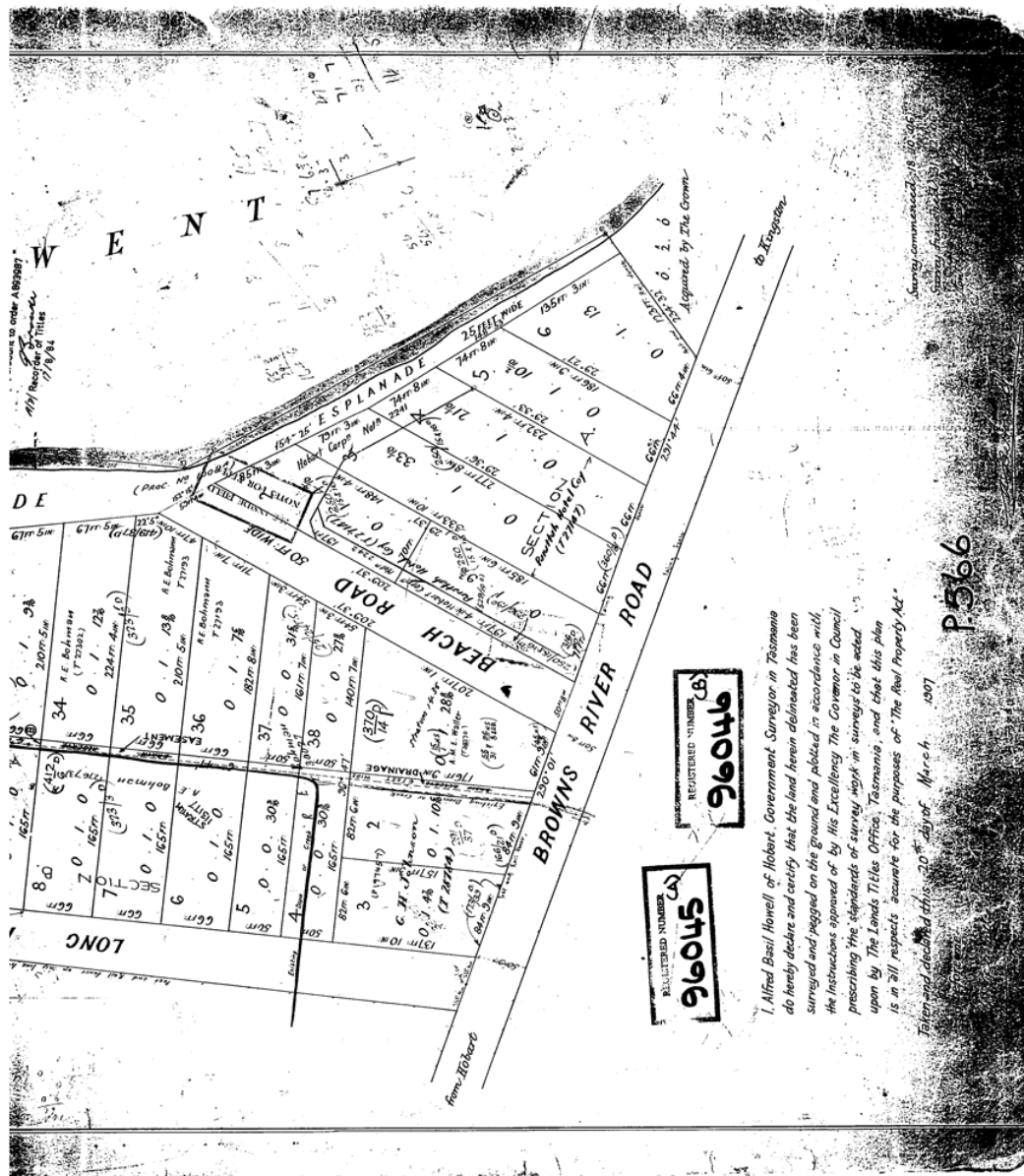


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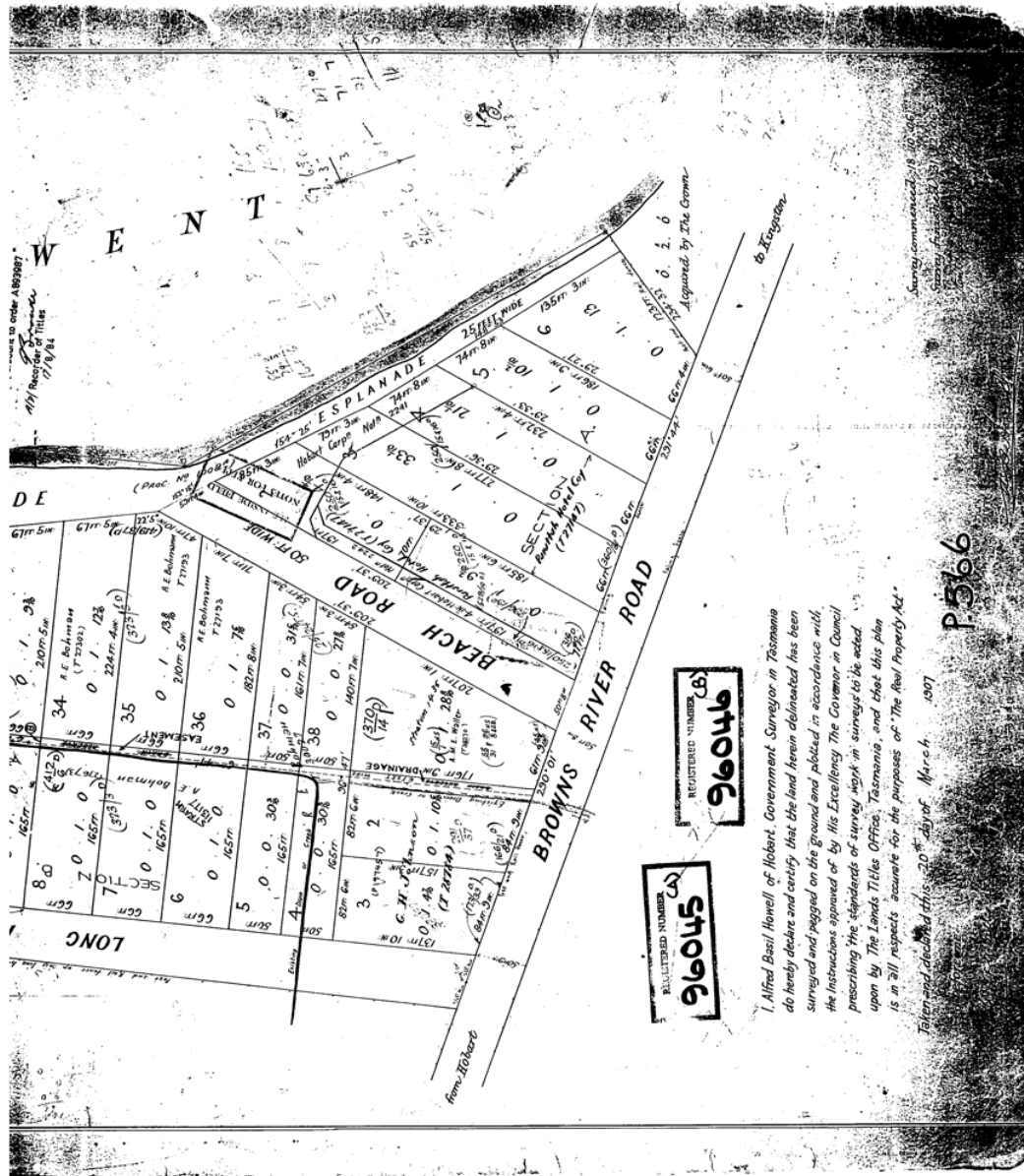




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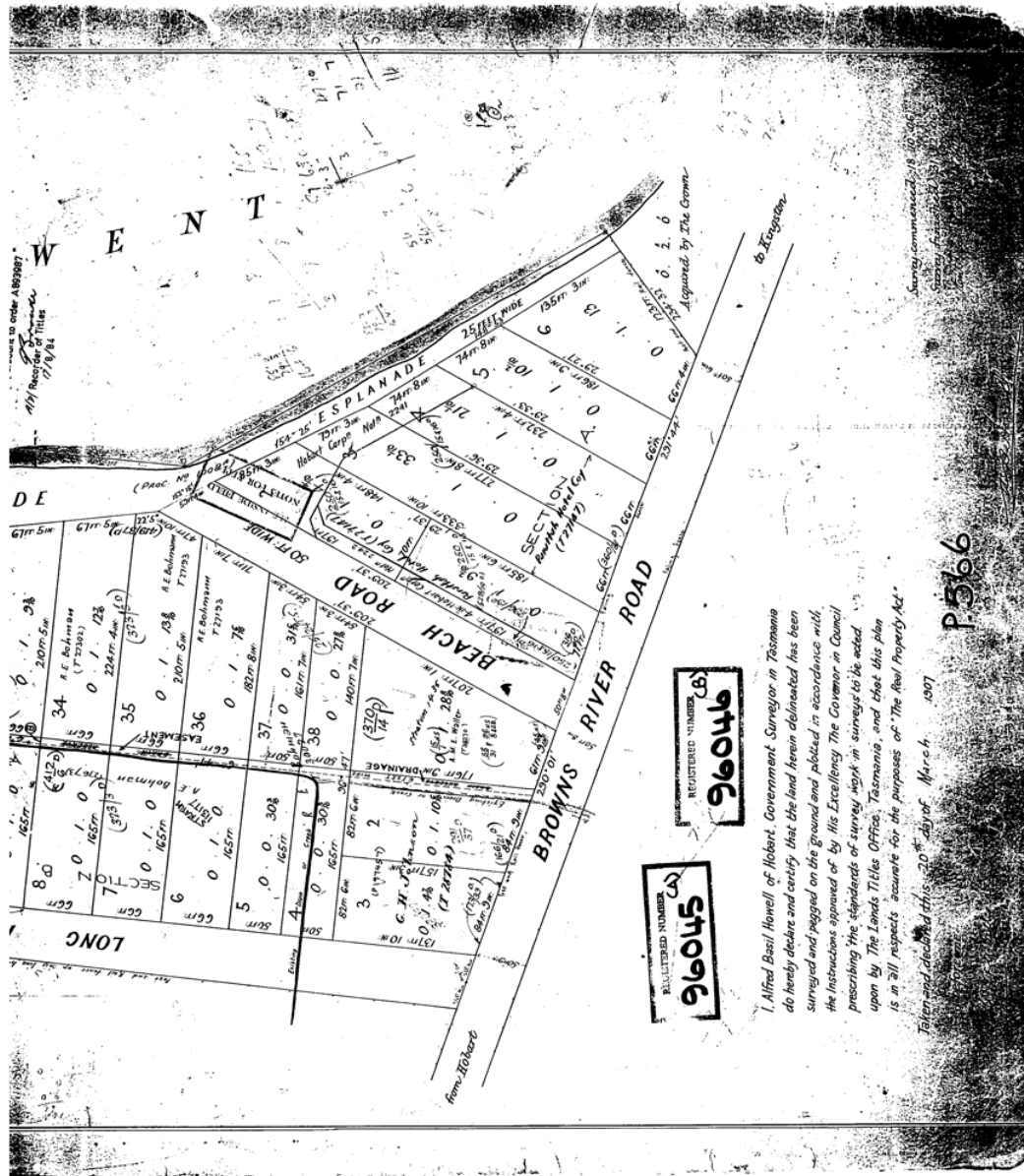




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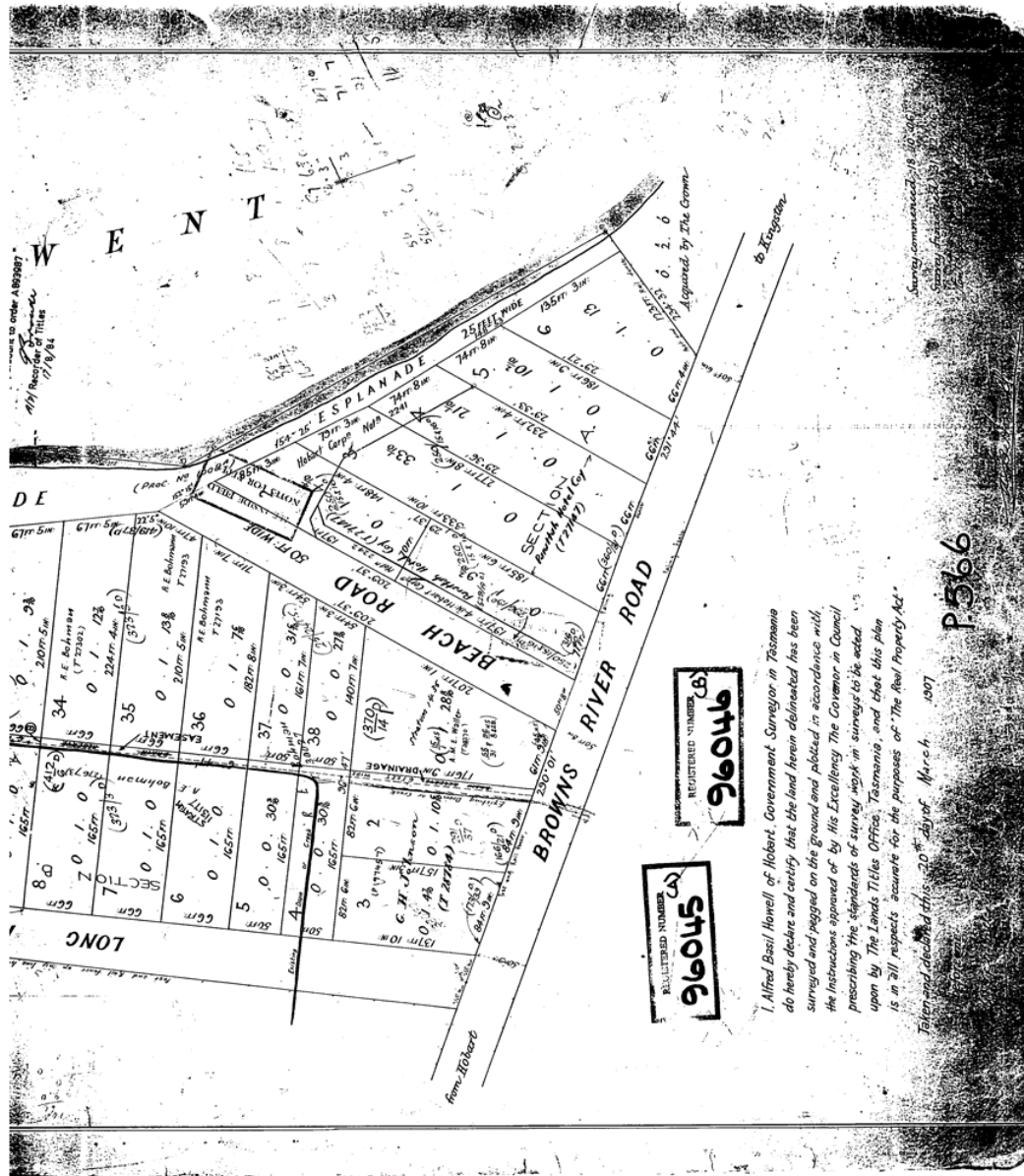




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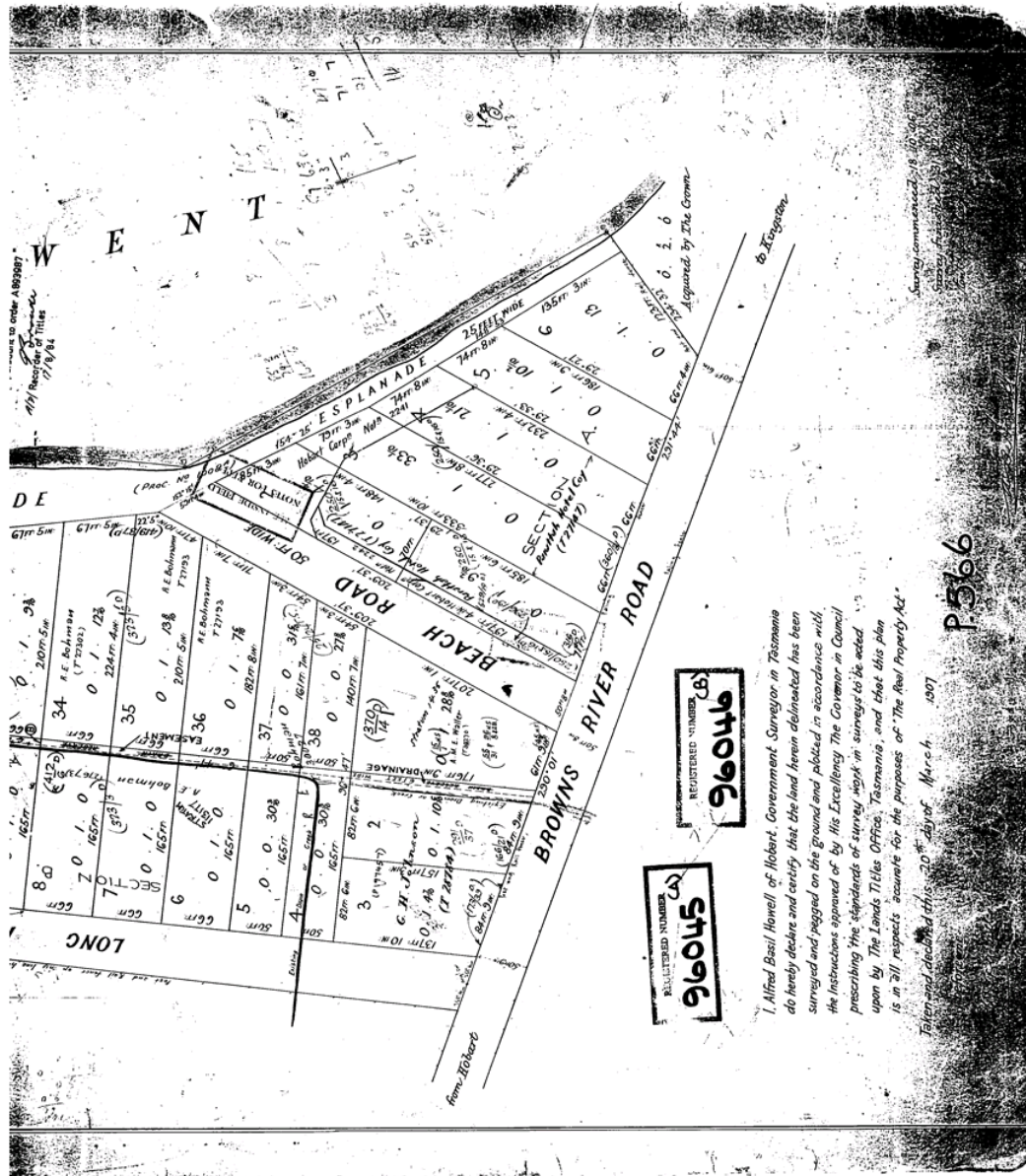


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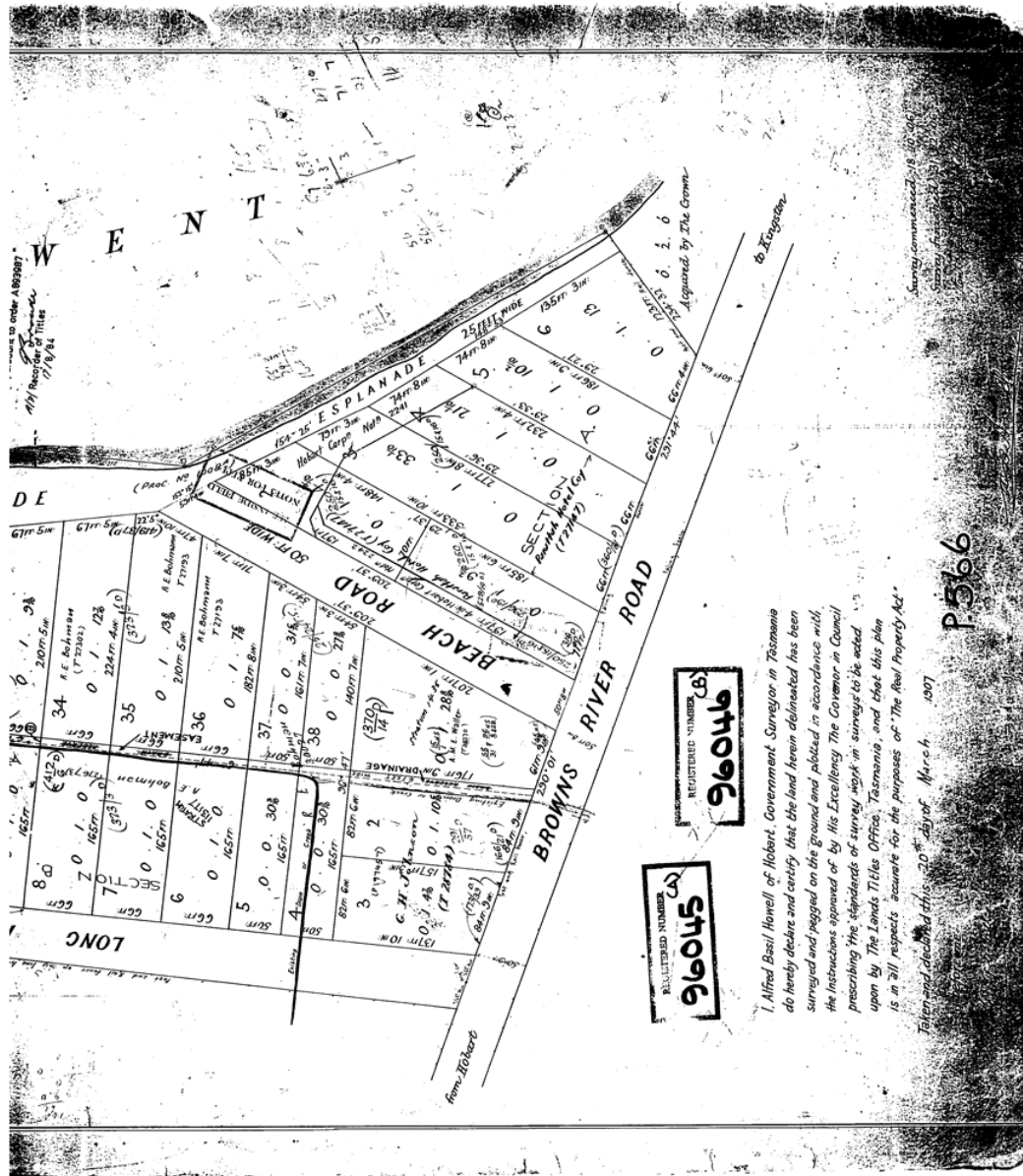




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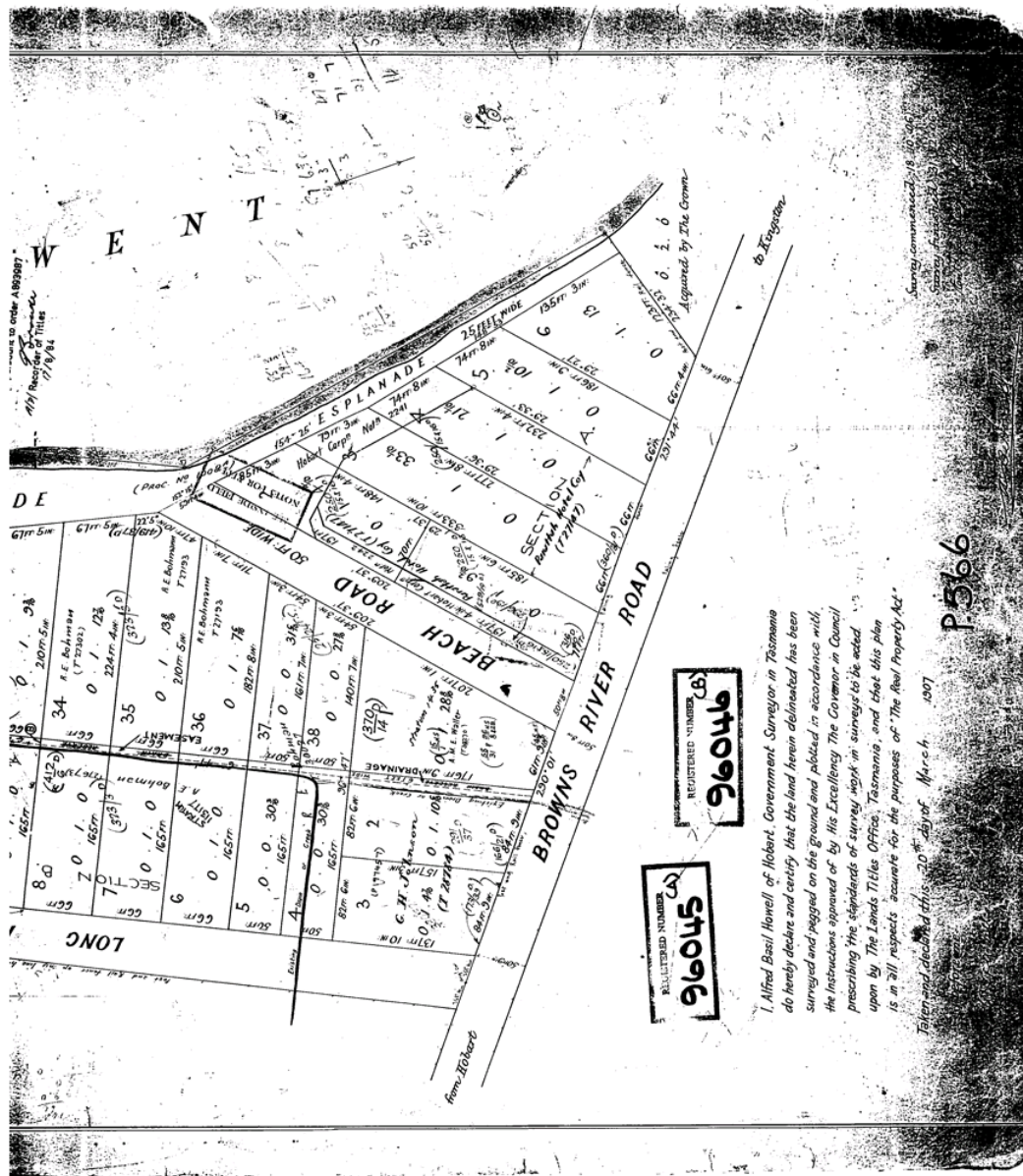




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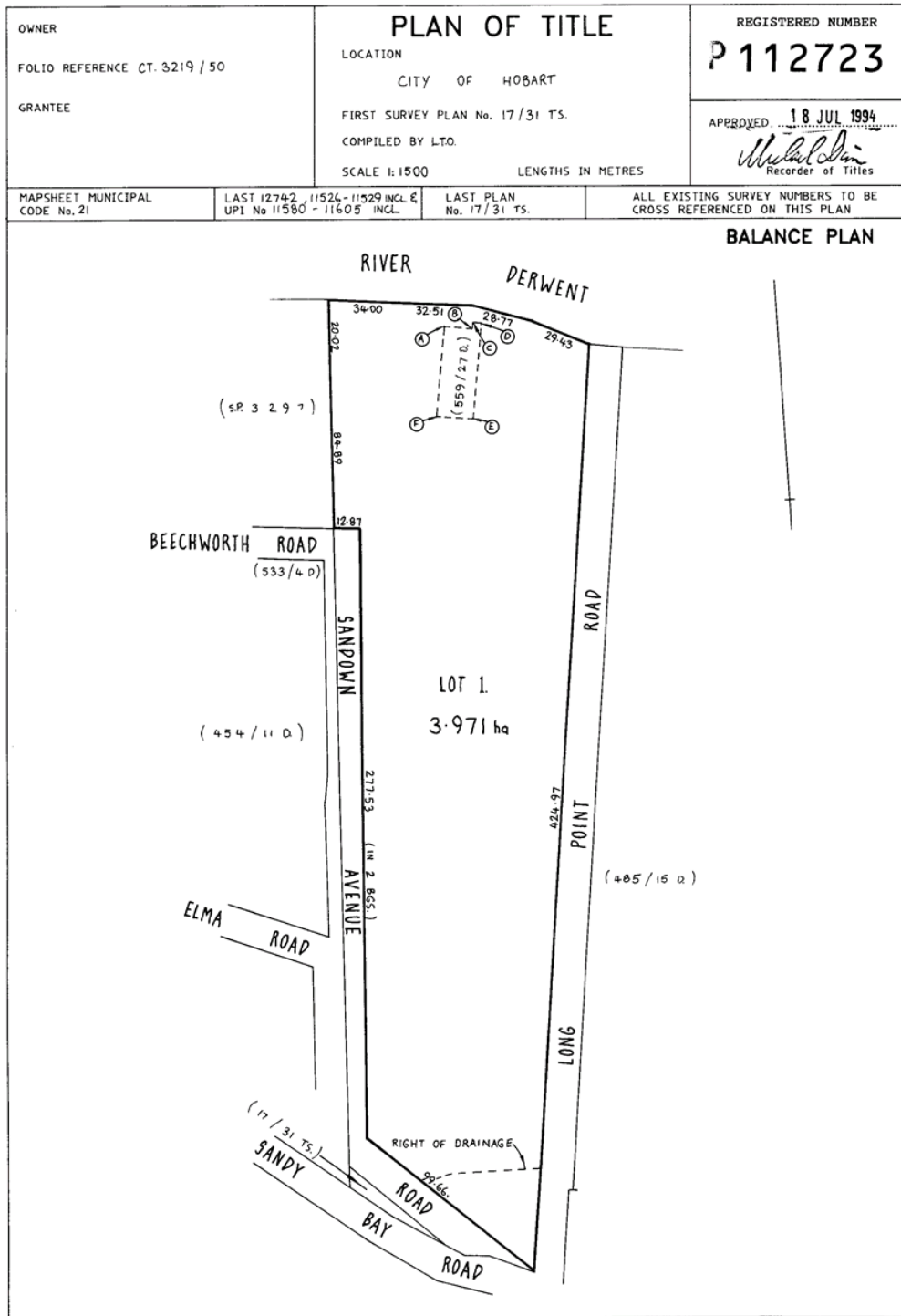
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| | | | | |
|---|--|--|--|---|
| OWNER THE CROWN | | PLAN OF SURVEY | | REGISTERED NUMBER SP156268 |
| FOLIO REFERENCE S27A (LTA 1980) APPLICATION (C.872281) Lot 1001 (C.872282) Lot 1000 | | BY SURVEYOR D.B. MILLER (HOBART CITY COUNCIL) | | APPROVED 27 JAN 2009 Recorder of Titles |
| GRANTEE Whole of Lot 1000, 7703m², Granted to the Crown Whole of Lot 1001, 461m², Granted to the Crown | | LOCATION CITY OF HOBART | | |
| MAPSHEET MUNICIPAL CODE No 114 (5224-13) | | LAST UPI No | | LAST PLAN P.96045 No. P566 P.96046 |
| ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN | | SCALE 1:2,000 LENGTHS IN METRES | | |

Part of 41A: 2R: 0P Gtd to George Cartwright & Robert Pitcairn
Part of 2A: 1R: 22P Gtd to Emma Fisher.

NOTE: Lots 1000 compiled from P566 & 37R/5 LO and this survey.

CROWN DELEGATE _____ DATE _____



FOLIO PLAN

RECORDER OF TITLES

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ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amendedNOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2556 10

Cert. of Title. Vol. 668. Fol. 93.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.



DESCRIPTION OF LAND

CITY OF HOBART
TWENTY ONE PERCHES AND NINE TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART

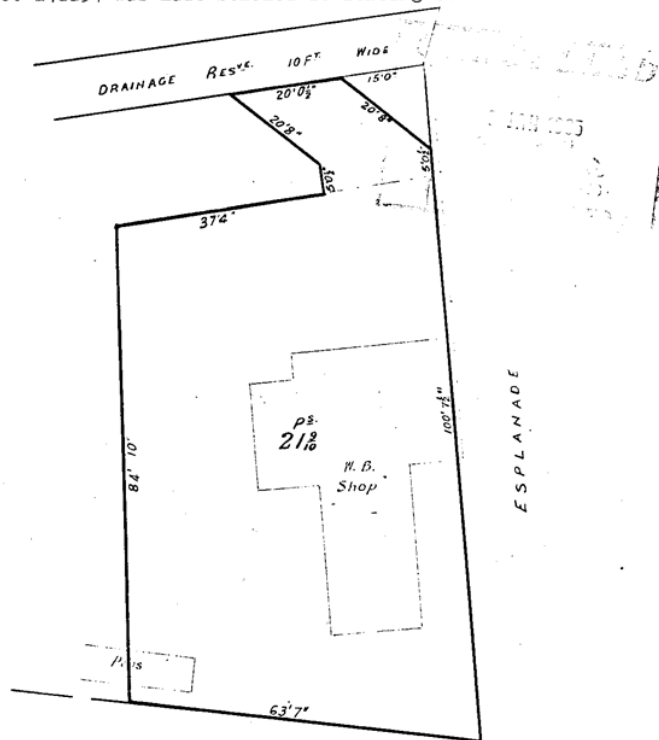
SECOND SCHEDULE (continued overleaf)
TRANSFER NO. 142234 was made SUBJECT TO fencing condition.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

ES CANCELLED UNDER SIGI

REGISTERED NUMBER

214498



Part of 41A-2R-OPs. - Gtd. to G. Cartwright & Anr. - Meas. in ft.
FIRST Edition. Registered 249/22D. & ins.

Derived from C.T. Vol. 668. Fol. 93. Transfer 142234 Tourist Attractions
(Tas.) Pty. Ltd.

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ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

| Vol. | Fol. |
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| 100 | 100 |

2566 8

Cert.of Title Vol.666 Fol.43.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Mutkins

Recorder of Titles.



DESCRIPTION OF LAND

CITY OF HOBART

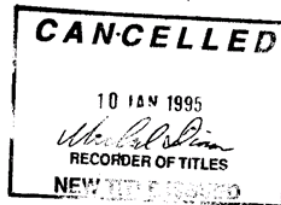
ONE ROD SIX PERCHES AND NINE TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART.

SECOND SCHEDULE (continued overleaf)

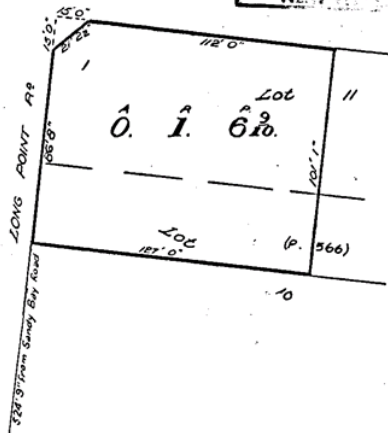
NIL.



214645
REGISTERED NUMBER
Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register
F THE RECORD OF TITLES ARE NO LONGER SUBSISTING.

REGISTERED NUMBER

214645



Part of 41 acres 2 roods - Gtd. to G.Cartwright & anor.
Part of 38 acres 12 perches - Gtd. to W.S.Gellibrand - Meas. in Ft.
& Ins. 245/34D. 22. 250 1050

FIRST Edition. Registered

Derived from C.T.Vol.666 Fol.43. Transfer A71085 P.F.S.Fife & anor.



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1862, as amended
NOTE - REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

3162 48

Cert. of Title Vol. 721 Fol. 23

CANCELLED
The person named in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

- 1 MAR 1995

Michael Pina
RECORDER OF TITLES

NEW TITLE ISSUED

PMA
ACTING Recorder of Titles.



DESCRIPTION OF LAND

CITY OF HOBART
ONE ROOD FIFTEEN PERCHES AND FIVE TENTHS OF A PERCH on the Plan hereon.

FIRST SCHEDULE (continued overleaf)

THE LORD MAYOR ALDERMEN AND CITIZENS OF THE CITY OF HOBART.

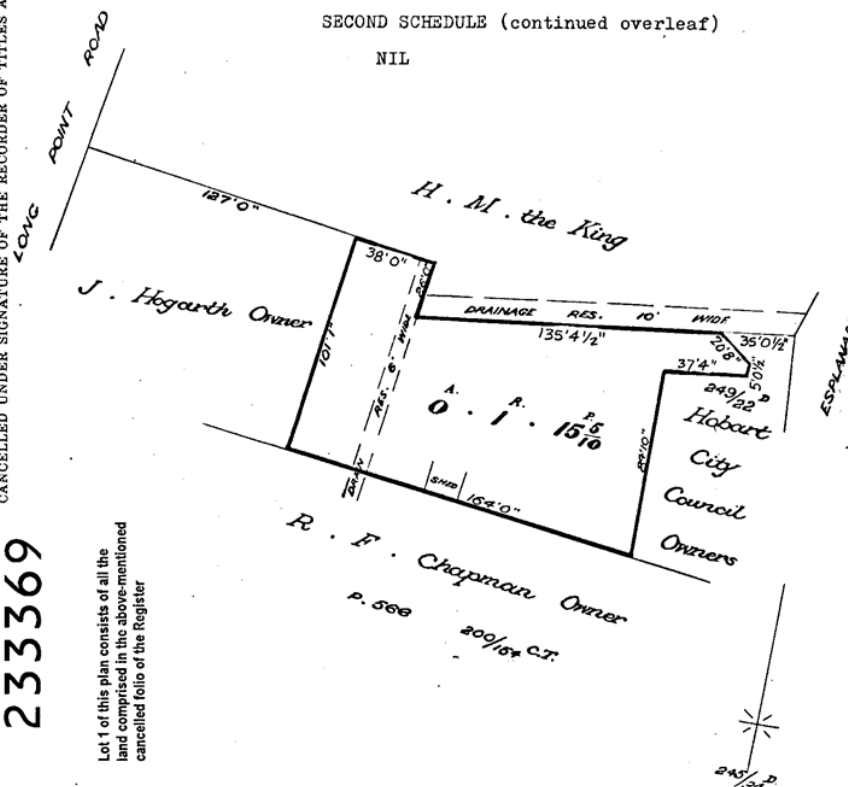
SECOND SCHEDULE (continued overleaf)

NIL

CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

REGISTERED NUMBER
233369

Lot 1 of this plan consists of all the
land comprised in the above-mentioned
cancelled folio of the Register



Part of 41A-2R-OPs. Gtd. to G. Cartwright & anor. - Meas. in Ft. & Ins.
FIRST Edition. Registered 18 1/2 3/4 245/34D.
Derived from C.T. Vol. 721 Fol. 23 - Transfer A64263 J.A.Harrison.

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 21996 | FOLIO 3 |
| EDITION 1 | DATE OF ISSUE 31-May-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 3 on Sealed Plan 21996

Derivation : Part of 41A-2R-0Ps Gtd to G Cartwright and Anor
and Part of 38A-0R-12Ps Gtd to W S P Gellibrand

Prior CT 4063/77

SCHEDULE 1

A96334 HOBART CITY COUNCIL

SCHEDULE 2Reservations and conditions in the Crown Grant if any
SP 21996 EASEMENTS in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 96046 | FOLIO 15 |
| EDITION 1 | DATE OF ISSUE 25-Oct-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 15 on Plan 96046 (formerly being P566(B))

Derivation : Part of 41A-2R-0P Gtd. to G. Cartwright & Anr.

Prior CT 3170/62

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 96046 | FOLIO 16 |
| EDITION 1 | DATE OF ISSUE 25-Oct-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 16 on Plan 96046 (formerly being P566(B))

Derivation : Part of 41A-2R-0P Gtd. to G. Cartwright & Anr.

Prior CT 3170/62

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 96046 | FOLIO 18 |
| EDITION 1 | DATE OF ISSUE 13-Sep-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 18 on Plan 96046 (formerly being P566(B))

Derivation : Parts of 44acs 2rds 0ps and 2acs 1rds 22ps Gtd to

G Cartwright and anor

Prior CT 3209/60

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|---------|---------------|
| VOLUME | FOLIO |
| 96046 | 19 |
| EDITION | DATE OF ISSUE |
| 1 | 13-Sep-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 19 on Plan 96046 (formerly being P566(B))

Derivation : Parts of 44acs 2rds 0ps and 2acs 1rds 22ps Gtd to

G Cartwright and anor

Prior CT 3209/60

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 96046 | FOLIO 20 |
| EDITION 1 | DATE OF ISSUE 13-Sep-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 20 on Plan 96046 (formerly being P566(B))

Derivation : Parts of 44acs 2rds 0ps and 2acs 1rds 22ps Gtd to

G Cartwright and anor

Prior CT 3209/60

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 96046 | FOLIO 21 |
| EDITION 1 | DATE OF ISSUE 13-Sep-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 21 on Plan 96046 (formerly being P566(B))

Derivation : Parts of 44acs 2rds 0ps and 2acs 1rds 22ps Gtd to

G Cartwright and anor

Prior CT 3209/60

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 96046 | FOLIO 22 |
| EDITION 1 | DATE OF ISSUE 13-Sep-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 22 on Plan 96046 (formerly being P566(B))

Derivation : Parts of 44acs 2rds 0ps and 2acs 1rds 22ps Gtd to

G Cartwright and anor

Prior CT 3209/60

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|---------|---------------|
| VOLUME | FOLIO |
| 96046 | 23 |
| EDITION | DATE OF ISSUE |
| 1 | 13-Sep-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 23 on Plan 96046 (formerly being P566(B))

Derivation : Parts of 44acs 2rds 0ps and 2acs 1rds 22ps Gtd to

G Cartwright and anor

Prior CT 3209/60

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 96046 | FOLIO 24 |
| EDITION 1 | DATE OF ISSUE 13-Sep-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 24 on Plan 96046 (formerly being P566(B))

Derivation : Parts of 44acs 2rds 0ps and 2acs 1rds 22ps Gtd to

G Cartwright and anor

Prior CT 3209/60

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 96046 | FOLIO 25 |
| EDITION 1 | DATE OF ISSUE 13-Sep-1994 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 25 on Plan 96046 (formerly being P566(B))

Derivation : Parts of 44acs 2rds 0ps and 2acs 1rds 22ps Gtd to

G Cartwright and anor

Prior CT 3209/60

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 112723 | FOLIO 1 |
| EDITION 2 | DATE OF ISSUE 20-Oct-2020 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 12.15 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 112723

Derivation : Part of 38A-0R-12Ps. Gtd. to W. St. P. Gellibrand.

Prior CT 3219/50

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BURDENING EASEMENT: a free right of passage for the running of water slops and drainage for the owners and occupiers for the land situate on the Western side of the roadway which lies on the Western side of the said land within described hereinafter called "the said land" over the piece of land shown on Plan No. 112723 and marked "Right of Drainage" with the right for the owner or owners occupier or occupiers for the time being of the said land and their agents servants and workmen from time to time and and at all times hereafter to enter into and upon the said strip of land marked "Right of Drainage" to inspect and repair cleanse and amend any sewers drains or watercourses which may at any time hereinafter be made or pass under through or along the said strip of land marked "Right of Drainage" but without doing any unnecessary damage thereto.

E207926 LEASE to OPTUS MOBILE PTY LIMITED of a leasehold estate for the term of 9 years from 18-Jan-2018 (of that part of the said land within described as 1 (9.0m2) on Annexure B on the plan attached to the said lease) Registered 20-Oct-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|---------|---------------|
| VOLUME | FOLIO |
| 156268 | 1000 |
| EDITION | DATE OF ISSUE |
| 1 | 27-Jan-2009 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1000 on Sealed Plan 156268 (Section 27A of the Land Titles Act.)

Derivation : Part of 41A-2R-0P Gtd. to George Cartwright and Robert Pitcairn and Part of 2A-1R-22P Gtd. to Emma Fisher

SCHEDULE 1C871209 TRANSFER to HOBART CITY COUNCIL Registered
27-Jan-2009 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

C871209 FENCING PROVISION in Transfer

C871209 REVERSIONARY CONDITIONS set forth in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 214498 | FOLIO 1 |
| EDITION 1 | DATE OF ISSUE 09-Jan-1995 |

SEARCH DATE : 05-Oct-2022

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Plan 214498

Derivation : Part of 41A-2R-0Ps Gtd to G Cartwright and Anr

Prior CT 2556/10

SCHEDULE 1

142234 TRANSFER to HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

142234 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Enquiries to: City Life
Phone: (03) 6238 2711
Email: coh@hobartcity.com.au

2 November 2022

Katrina Hill
117 Harrington Street
117 Harrington Street
HOBART TAS 7000

mailto: khill@jmg.net.au

Dear Sir/Madam

**17 BEACH ROAD, SANDY BAY - GMC-INSTALLATION OF NEW LIGHTING AT OVAL 2
AT SANDOWN PARK, SANDY BAY NOTICE OF LAND OWNER CONSENT TO LODGE
A PLANNING APPLICATION - GMC-22-72**

Site Address:

17 Beach Road

Description of Proposal:

Lighting

Applicant Name:

Katrina Hill

PLN (if applicable):

PLN-22-662

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents. I granted consent pursuant to delegation, a copy of which is enclosed.


Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make

Hobart Town Hall
50 Macquarie Street
Hobart TAS 7000

Hobart Council Centre
16 Elizabeth Street
Hobart TAS 7000

City of Hobart
GPO Box 503
Hobart TAS 7001

T 03 6238 2711
F 03 6234 7109
E coh@hobartcity.com.au
W hobartcity.com.au

 CityofHobartOfficial
ABN 39 055 343 428
Hobart City Council

as the statutory planning authority.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully



(Glenn Doyle)

HEAD OF CITY PROJECTS

Relevant documents/plans:

Drawing E01 dated 05/10/22 from JMG Engineers & Planners



City of Hobart

INSTRUMENT OF DELEGATION

General Delegation

Head of City Projects

Section 64 of the Local Government Act 1993

I, Kelly Grigsby, Chief Executive Officer, being the General Manager as appointed by Council pursuant to Section 61 of the *Local Government Act 1993 (Tas)* ("the Act") hereby delegate pursuant to Section 64 of the Act, the following powers and functions to the Head of City Projects:

1. to sign an application; and
2. to provide written permission to make an application;

pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, except where an application pursuant to that section is recommended for refusal by Council officers.

Dated this 24th day of February 2022



SIGNED

Kelly Grigsby
(Chief Executive Officer)

Being the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*

Approved - General
Manager Consent Only
City of HOBART
GMC-22-72 02/11/2022

REFER GEOTECHNICAL REPORT AND STRUCTURAL FOOTING
DESIGN PROVIDED BY OTHERS FOR LIGHT POLE INSTALLATION
PRIOR TO ANY CONSTRUCTION COMMENCING.

NOTE: THIS DRAWING SHOULD BE PRINTED IN
COLOUR FOR FULL CLARITY.

NOTE: THIS DRAWING SHOULD BE READ IN
CONJUNCTION WITH THE ELECTRICAL SPECIFICATION.

TP2 EXCLUSION ZONES NEED TO BE ESTABLISHED.
ENGAGE THE PROJECT ARCHITECT TO COMMUNICATE THE
EXCAVATION METHODOLOGY AND TO DETERMINE ROOT
MANAGEMENT PROTECTION. EXCAVATION MUST BE VIA
VACUUM TRUCK OR BORING.

| TABLE 1 | | | | | | |
|---------------------|--|--------|--------|--------|--------|--------|
| LUMINAIRE SELECTION | | POLE 1 | POLE 2 | POLE 3 | POLE 4 | TOTAL |
| | | QTY | QTY | QTY | QTY | (MM) |
| 1 | PHILIPS APEX OPTIVISION LED GEN 3.5 - 1 MODULE STARK BUNPES ASD-MB-JL | 2 | 2 | 2 | 2 | 16.36 |
| 2 | PHILIPS APEX OPTIVISION LED GEN 3.5 - 1 MODULE STARK BUNPES ASD-MB-JL | 1 | 1 | 1 | 1 | 5.680 |
| TOTAL | | 4,260 | 4,260 | 4,260 | 4,260 | 17,640 |

LEGEND

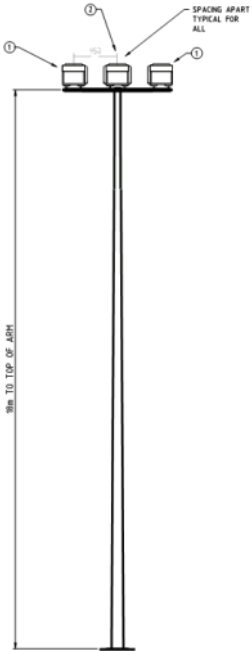
- NEW POLE MOUNTED SPORTS LIGHT - COMPLETE WITH 10m POLES. FOR LUMINAIRE ARRANGEMENTS REFER TABLE 1 FOR FURTHER INFORMATION.
- EXISTING LIGHT POLE TO REMAIN AS INSTALLED.
- EXISTING ELECTRICAL SWITCHBOARD.
- PROPOSED NEW DB - SPORTS LIGHTING (DB-SL)
- NEW ELECTRICAL PIT. REFER TO JMS SPECIFICATION FOR DETAILS.
- PROPOSED INDICATIVE UNDERGROUND CONDUIT ROUTE.
- SRZ (STRUCTURAL ROOT ZONE)
- TP2 ZONE (TREE PROTECTION ZONE)
- NEW SPORTS LIGHTING

DESIGNED IN ACCORDANCE WITH:
AUSTRALIAN STANDARD AS2540.2:2021 FOR FOOTBALL ALL CODES.
• 200 LUX FOR COMPETITION
• 100 LUX FOR TRAINING
• 50 LUX FOR SPECIFIC LOCATIONS WHERE REQUIRED
• MET WITH AS4282:2019 - OBTRUSIVE LIGHT ASSESSMENT

LUMINAIRE SELECTION - PHILIPS OPTIVISION LED GEN 3.5 50w 757 170 300 1 MODULE
1.1 & 1.2 VARIANTS ARE INTEGRAL, SHIELDS TO MINIMIZE OBTRUSIVE LIGHT.
SPORTS LIGHTS SHOULD BE MOUNTED AT A MINIMUM 10mm APART TYPICAL FOR ALL
• LAMP = LED AS5 ASYMETRIC WIDE BEAM & NARROW BEAM
• LAMP FLUX = 16000 LUMENS
• IP = 65-68
• LUMINAIRE WATTAGE = 1620W
• CABLE FROM DRIVER TO FLOODLIGHTS = 7x 2.5mm² cable
• COLOUR = 740 NEUTRAL WHITE
• CCT = 5700K
• CR = 70
• WEIGHT = 24.5kg (REMOTE DRIVER 4.3kg)
• WINDOW = 0.37 M2 (14" TLT)
• VOLTAGE = 400V
• CONTROLS SYSTEM INPUT = DALI
• DIMMING = INTEGRAL
• DRIVER BOX = SUPPLIED & ORDERED WITH FLOOD LIGHTS BUCKETS. COMPLETE WITH SUSPENSION KIT.
• COMPLETE WITH LIGHT CONTROL LOUVERS IF REQUIRED MAY NEED TO BE LOCATED EXTERNAL TO POLE.
• POLES = 60m POLES
• POLE HEIGHT = 10m + HEADSIBE
• LIGHT FITTINGS CAN BE MOUNTED OVER/UNDER WITHOUT MODIFICATIONS/ACCESSORIES
(SINGLE CROSS-ARM ONLY).

NOTES

- ALL WORKS ARE TO COMPLY WITH THE REQUIREMENT OF THE SPECIFICATION, AS/NZS 3000, AS/NZS 3008, HOBART CITY COUNCIL AND THE LOCAL SUPPLY AUTHORITY.
- SUPPLY AND INSTALL A DALI BUS FROM EACH LIGHT POLE BACK TO THE SWITCHBOARD LOCATION IN 150V CABLE FOR DALI.
- HAVE PROVISION FOR HOSTING EQUIPMENT FOR POLE INSTALLATION, COMMISSIONING AND THEN ARMING OF THE SPORTS LIGHTING.
- NOMINATE A SUITABLY QUALIFIED REPRESENTATIVE FOR COMMISSIONING AND THE ARMING OF THE SPORTS LIGHTING. INCLUDE THESE COSTS IN THE TENDER SUBMISSION.
- PROVIDE RED PROTECTED CIRCUITS IN ACCORDANCE WITH AS/NZS 3000.
- FOR ALL UNDERGROUND CABLES, WORKS, CONFORM LOCATIONS OF OTHER SERVICES PRIOR TO COMMENCEMENT. HAND DIGGING, VACUUM TRUCK OR BORING MUST OCCUR AROUND THE TREE PROTECTION ZONES IDENTIFIED AS THE GREEN ZONE AROUND THE BASE OF THE TREES.
- PROVIDE WRITTEN CONFIRMATION THAT THE INSTALLATION HAS MET THE REQUIREMENTS AS STATED AND TO MEET THE CODE REQUIREMENTS.
- THE FINAL SIZE AND EXACT LOCATIONS OF IN-GROUND ELECTRICAL PITS ARE TO BE DETERMINED ON SITE. PITS ARE TYPICALLY LOCATED TO ENABLE EASE OF FUTURE INSTALLATIONS. THEY CAN BE SHARED PITS WITH SUITABLE SEGREGATION. SHALL BE CONSIDERED DURING INSTALLATION AND FINAL SETTING.



NOT FOR CONSTRUCTION

T1 15-10-22 TENDER ISSUE
P1 16-10-22 REVISED PRELIMINARY ISSUE
P2 16-10-22 PRELIMINARY ISSUE
P3 16-10-22 PRELIMINARY ISSUE
P4 16-10-22 PRELIMINARY ISSUE
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JMG Ref: J220526BS

21 December 2022

General Manager
City of Hobart

Attention: Ben Ikin

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Johnstone McGee &
Gandy Pty Ltd
ABN 76 473 834 852
ACN 009 547 139
as trustee for Johnstone
McGee & Gandy
Unit Trust

www.jmg.net.au

Dear Ben,

PLANNING APPLICATION - APPLICATION NO. PLN-22-662 - 17 BEACH ROAD, SANDY BAY - LIGHTING

I refer to the representations (redacted) provided by Council's regarding the above application received on 8 December 2022.

To enable further consideration a response is addressed in the sequence below.

1. Proposed Development

Sportsground availability across Hobart is in greater demand than ever, and the lack of suitable flat space for building new facilities means better use of existing facilities is required. By providing to lighting to Sandown Oval #2 it will allow extra usage of this ground during the in-demand winter months and overall will have a positive effect on the health of users.

The Long Beach Reserve and Sandown Oval Recreational Area are for the wider public to enjoy. People are attracted to the area because of the facilities it offers for sport and recreation. There will be an increase in the number of people using Sandown Oval #2 on an evening in winter (when soccer is played). The site already has considerable use, and the non-provision of lights does not guarantee traffic and car movements from both players and support staff as well as supporters will remain as is.

The installation of the lights is to primarily maximise usage of the un-illuminated Sandown Oval #2 and allow:

- Additional matches and training to be more spread out (meeting an observed deficiency with the current uses); and
- For future physical activities, not yet determined or specified, to occur.

It is worth noting that Sandown Oval #2 lights will have far less spill and be more energy efficient (in comparison to Sandown Oval #1).



2. Lighting Description

Hobart is an urban area and as such lighting forms part of the landscape. As demonstrated the lighting has been designed to minimise the impact on adjoining sensitive uses and the type of lighting proposed (200 lux for competition and 100 lux for training).

The proposed lighting is not comparable with the lighting at Blundstone Arenas (at Bellerive) which has a centre-pitch HD TV for cricket (4000 lux) and a pole height that is double the pole height proposed for Sandown Oval #2. The entire pitch (Blundstone Arena) is high-level for HD Television filming.

3. Revised Operating Hours (lighting)

A previous application (2006) for Sandown Oval #1 allowed for lighting to operate until 8:30 pm

The applicant has sought to have Sandown Oval #2 lighting operating hours (during low light days such as occur in winter) until 10:00 pm in response to observed behaviours on the site.

In response to the representations, the applicant seeks to amend the proposed operating hours for the lighting at Sandown Oval #2 until 9:00 pm. This should give the support staff enough time to clear the site and pack equipment away safely.

We trust that the advice contained in this letter satisfies Council's request, however, if further information or clarification is required, please contact me on 62 312 555 or via planning@jmg.net.au.

Yours faithfully,

JOHNSTONE MCGEE & GANDY PTY LTD

Katrina Hill | Town Planning

6. REPORTS

6.1 Planning - Advertising Report **File Ref: F23/1102**

Memorandum of the Director City Life of 5 January 2023 and attachment.

Delegation: Committee



City of **HOBART**

MEMORANDUM: PLANNING COMMITTEE

Planning - Advertising Report

Attached is the advertising list for the period 30 November 2022 to 4 January 2023.

RECOMMENDATION

That the information contained in the Planning – Advertising Report marked as Attachment A, be received and noted.

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Neil Noye
DIRECTOR CITY LIFE

Date: 5 January 2023
File Reference: F23/1102

Attachment A: City Planning - Advertising Report ↓

| Application | Street | Suburb | Development | Works Value | Expiry Date | Referral | Proposed Delegation | Advertising Period Start | Advertising Period End |
|-------------|-------------------------------|---------------|--|-------------|-------------|-------------|---------------------|--------------------------|------------------------|
| PLN-22-258 | 21 CROMWELL STREET | BATTERY POINT | Partial Demolition and Carport | \$80,000 | 31/12/2022 | langd | Director | 06/12/2022 | 20/12/2022 |
| PLN-22-731 | 29 TRUMPETER STREET | BATTERY POINT | Signage | \$0 | 06/01/2023 | smeea | Director | 01/12/2022 | 15/12/2022 |
| PLN-22-416 | 11 MONTRIVALE RISE | DYNNYRNE | Dwelling, Garage and Driveway Works | \$1,000,000 | 05/02/2023 | ikinb | Director | 08/12/2022 | 22/12/2022 |
| PLN-22-443 | 34 MURRAY STREET | HOBART | Partial Demolition, Alterations, and Signage | \$30,000 | 23/12/2022 | smeea | Director | 05/12/2022 | 19/12/2022 |
| PLN-22-646 | 1 COLLINS STREET | HOBART | Change of Use to Visitor Accommodation | \$0 | 11/01/2023 | mcclenahanm | Director | 01/12/2022 | 15/12/2022 |
| PLN-22-698 | 164 HARRINGTON STREET | HOBART | Partial Demolition, Alterations, and Extension | \$350,000 | 03/02/2023 | burkedan | Director | 07/12/2022 | 21/12/2022 |
| PLN-22-744 | 101 - 103 HARRINGTON STREET | HOBART | Extension to Operating Hours | \$0 | 16/01/2023 | ayersh | Director | 06/12/2022 | 20/12/2022 |
| PLN-22-748 | 4 / 138 - 140 MELVILLE STREET | HOBART | Partial Demolition and Alterations | \$8,500 | 21/02/2023 | mcclenahanm | Director | 21/12/2022 | 08/01/2023 |
| PLN-22-746 | 21 - 27 ELIZABETH STREET | HOBART | Signage | \$0 | 02/01/2023 | mcclenahanm | Director | 07/12/2022 | 21/12/2022 |

| Application | Street | Suburb | Development | Works Value | Expiry Date | Referral | Proposed Delegation | Advertising Period Start | Advertising Period End |
|-------------|----------------------------|--------------|--|-------------|-------------|-------------|---------------------|--------------------------|------------------------|
| PLN-22-775 | 53 / 1 COLLINS STREET | HOBART | Change of Use to Visitor Accommodation | \$0 | 13/01/2023 | ayersh | Director | 09/12/2022 | 24/12/2022 |
| PLN-22-781 | 2 / 251 MACQUARIE STREET | HOBART | Partial Demolition and Alterations | \$15,000 | 23/01/2023 | sherriffc | Director | 30/11/2022 | 14/12/2022 |
| PLN-22-790 | 83 MELVILLE STREET | HOBART | Alterations to Previously Approved Development for Pedestrian Bridge | \$1,000,000 | 03/02/2023 | mcclenahanm | Director | 22/12/2022 | 09/01/2023 |
| PLN-22-817 | 244 MACQUARIE STREET | HOBART | Partial Change of Use to Visitor Accommodation | \$0 | 23/01/2023 | baconr | Director | 15/12/2022 | 01/01/2023 |
| PLN-22-810 | 10 / 212 COLLINS STREET | HOBART | Change of Use to Visitor Accommodation | \$1,000 | 16/01/2023 | mcclenahanm | Director | 12/12/2022 | 29/12/2022 |
| PLN-22-816 | 202 - 214 ELIZABETH STREET | HOBART | Alterations | \$5,000 | 17/01/2023 | obrienm | Director | 21/12/2022 | 08/01/2023 |
| PLN-22-842 | 27 / 1 COLLINS STREET | HOBART | Change of Use to Visitor Accommodation | \$0 | 25/01/2023 | mcclenahanm | Director | 19/12/2022 | 06/01/2023 |
| PLN-22-518 | 24 NEWLANDS AVENUE | LENAH VALLEY | Two Multiple Dwellings (One Existing, One New) | \$400,000 | 22/12/2022 | smeea | Director | 01/12/2022 | 15/12/2022 |

| Application | Street | Suburb | Development | Works Value | Expiry Date | Referral | Proposed Delegation | Advertising Period Start | Advertising Period End |
|-------------|----------------------------|--------------|--|-------------|-------------|-------------|-----------------------|--------------------------|------------------------|
| PLN-22-607 | 247 LENA VALLEY ROAD | LENA VALLEY | Partial Demolition, Alterations, and Extension | \$35,000 | 13/01/2023 | langd | Director | 16/12/2022 | 03/01/2023 |
| PLN-22-789 | 93 GILLON CRESCENT | MOUNT STUART | Partial Demolition, Alterations, and Extension | \$450,000 | 05/01/2023 | ikinb | Director | 09/12/2022 | 24/12/2022 |
| PLN-22-282 | 73 A NEW TOWN ROAD | NEW TOWN | Demolition, 22 Multiple Dwellings, Front Fencing, and Associated Works | \$6,700,000 | 13/01/2023 | mcclenahanm | Committee (Objection) | 14/12/2022 | 31/12/2022 |
| PLN-22-681 | 345 PARK STREET | NEW TOWN | Dwelling | \$500,000 | 06/12/2022 | mcclenahanm | Director | 02/12/2022 | 16/12/2022 |
| PLN-22-733 | 6 BURNSIDE AVENUE | NEW TOWN | Partial Demolition, Alterations, and Extension | \$300,000 | 10/01/2023 | burkedan | Director | 15/12/2022 | 01/01/2023 |
| PLN-22-806 | 20 CLARE STREET | NEW TOWN | Alterations (Solar Panels) | \$3,261 | 13/01/2023 | mcclenahanm | Director | 15/12/2022 | 01/01/2023 |
| PLN-22-559 | 11 LETITIA STREET | NORTH HOBART | Change of Use to Visitor Accommodation | \$5,000 | 10/02/2023 | baconr | Director | 07/12/2022 | 21/12/2022 |
| PLN-22-730 | 435 - 439 ELIZABETH STREET | NORTH HOBART | Signage | \$0 | 27/12/2022 | maxwellv | Director | 07/12/2022 | 21/12/2022 |

| Application | Street | Suburb | Development | Works Value | Expiry Date | Referral | Proposed Delegation | Advertising Period Start | Advertising Period End |
|-------------|--------------------------|--------------|---|-------------|-------------|-------------|-----------------------|--------------------------|------------------------|
| PLN-22-778 | 1 / 10 LEFROY STREET | NORTH HOBART | Alterations to Carparking | \$10,000 | 07/01/2023 | maxwellv | Director | 13/12/2022 | 03/01/2023 |
| PLN-22-836 | 33 MARY STREET | NORTH HOBART | Partial Demolition and Alterations | \$20,000 | 23/01/2023 | langd | Director | 21/12/2022 | 08/01/2023 |
| PLN-22-581 | 17 NILE AVENUE | SANDY BAY | Dwelling | \$980,000 | 31/12/2022 | sherriffc | Director | 02/12/2022 | 16/12/2022 |
| PLN-22-611 | 344 - 346 SANDY BAY ROAD | SANDY BAY | Partial Demolition, Alterations, Extension, and Change of Use to Dwelling | \$750,000 | 02/01/2023 | obrienm | Director | 06/12/2022 | 20/12/2022 |
| PLN-22-660 | 93 PRINCES STREET | SANDY BAY | Partial Demolition, Alterations, and Extension | \$300,000 | 05/02/2022 | ikinb | Committee (Objection) | 09/12/2022 | 24/12/2022 |
| PLN-22-751 | 36 LIPSCOMBE AVENUE | SANDY BAY | Change of Use to Visitor Accommodation | \$0 | 10/01/2023 | mcclenahanm | Director | 07/12/2022 | 21/12/2022 |
| PLN-22-736 | 487 SANDY BAY ROAD | SANDY BAY | Subdivision (Boundary Adjustment) | \$0 | 14/01/2023 | ayersh | Director | 15/12/2022 | 01/01/2023 |
| PLN-22-786 | 24 NICHOLAS DRIVE | SANDY BAY | Change of Use to Visitor Accommodation | \$30,000 | 04/01/2023 | mcclenahanm | Director | 07/12/2022 | 21/12/2022 |
| PLN-22-741 | 436 STRICKLAND AVENUE | SOUTH HOBART | Dwelling | \$360,000 | 09/01/2023 | langd | Director | 13/12/2022 | 30/12/2022 |

| Application | Street | Suburb | Development | Works Value | Expiry Date | Referral | Proposed Delegation | Advertising Period Start | Advertising Period End |
|-------------|-----------------------|--------------|--|-------------|-------------|-------------|---------------------|--------------------------|------------------------|
| PLN-22-783 | 34 DEGRAVES STREET | SOUTH HOBART | Partial Demolition and Alterations including Alterations to Car Parking Layout | \$5,000 | 17/01/2023 | langd | Director | 13/12/2022 | 30/12/2022 |
| PLN-22-797 | 185 DAVEY STREET | SOUTH HOBART | Change of Use to Visitor Accommodation | \$0 | 10/01/2023 | burkedan | Director | 08/12/2022 | 22/12/2022 |
| PLN-22-799 | 53 ADELAIDE STREET | SOUTH HOBART | Alterations | \$25,000 | 11/01/2023 | langd | Director | 12/12/2022 | 29/12/2022 |
| PLN-22-212 | 31 HILLCREST ROAD | TOLMANS HILL | Dwelling | \$1,000,000 | 07/01/2023 | langd | Director | 02/12/2022 | 16/12/2022 |
| PLN-22-590 | 64 FOREST ROAD | WEST HOBART | Partial Demolition, Alterations, Extension, and Front Fencing | \$650,000 | 15/01/2023 | maxwellv | Director | 21/12/2022 | 11/01/2023 |
| PLN-22-670 | 6 ALLISON STREET | WEST HOBART | Demolition and New Dwelling | \$950,000 | 09/02/2022 | sherriffc | Director | 01/12/2022 | 15/12/2022 |
| PLN-22-688 | 29 LIVERPOOL CRESCENT | WEST HOBART | Partial Demolition, Alterations and Extension | \$150,000 | 05/01/2023 | mcclenahanm | Director | 08/12/2022 | 22/12/2022 |

| Application | Street | Suburb | Development | Works Value | Expiry Date | Referral | Proposed Delegation | Advertising Period Start | Advertising Period End |
|-------------|----------------------|-------------|--|-------------|-------------|-----------|---------------------|--------------------------|------------------------|
| PLN-22-708 | 35 HILL STREET | WEST HOBART | Partial Demolition, Alterations, Extension and Front Fencing | \$800,000 | 28/12/2022 | smeea | Director | 08/12/2022 | 22/12/2022 |
| PLN-22-719 | 20 ROSSENDELL AVENUE | WEST HOBART | Partial Demolition, Alterations, and Deck | \$20,000 | 16/01/2023 | ayersh | Director | 19/12/2022 | 06/01/2023 |
| PLN-22-765 | 398 LIVERPOOL STREET | WEST HOBART | Change of Use to Visitor Accommodation | \$0 | 6/1623 | sherriffc | Director | 06/12/2022 | 20/12/2022 |
| PLN-22-807 | 2 / 43 FOREST ROAD | WEST HOBART | Partial Demolition, Alterations, and Extension | \$200,000 | 13/01/2023 | langd | Director | 16/12/2022 | 03/01/2023 |

7. QUESTIONS WITHOUT NOTICE

Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2015*.

File Ref: 13-1-10

- (1) *A councillor at a meeting may ask a question without notice –
 - (a) of the chairperson; or
 - (b) through the chairperson, of –
 - (i) another councillor; or
 - (ii) the general manager.*
- (2) *In putting a question without notice at a meeting, a councillor must not –
 - (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations –
except so far as may be necessary to explain the question.*
- (3) *The chairperson of a meeting must not permit any debate of a question without notice or its answer.*
- (4) *The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question.*
- (5) *The chairperson of a meeting may refuse to accept a question without notice if it does not relate to the activities of the council.*
- (6) *Questions without notice, and any answers to those questions, are not required to be recorded in the minutes of the meeting.*
- (7) *The chairperson of a meeting may require a councillor to put a question without notice in writing.*

8. CLOSED PORTION OF THE MEETING

That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Matters related to legal action involving the Council.

The following items were discussed: -

- | | |
|----------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Committee Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda |
| Item No. 3 | Indications of pecuniary and conflicts of interest |
| Item No. 4 | Planning Authority Items – Consideration of Items with Deputations |
| Item No. 4.1 | Applications under the Hobart Interim Planning Scheme 2015 |
| Item No. 4.1.1 | PLN-22-831 - 343 Park Street New Town - Appeal LG(MP)R 15(4)(a) |
| Item No. 5 | Reports |
| Item No. 5.1 | Planning Authority Decisions Subject to Appeal before the Tasmanian Civil and Administrative Tribunal - Monthly Update LG(MP)R 15(4)(a) |