

JMG Ref: J220526BS

21 December 2022

General Manager  
City of Hobart

Attention: Ben Ikin

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[www.jmg.net.au](http://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 Area (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](mailto:planning@jmg.net.au).

Yours faithfully,

**JOHNSTONE McGEE & GANDY PTY LTD**



**Katrina Hill | Town Planning**