CITY OF HOBART

AGENDA

Planning Authority Committee Meeting
Open Portion
Wednesday, 21 May 2025
at 4.00 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

Planning Authority Committee Meeting (Open Portion) held Wednesday, 21 May 2025 at 4.00 pm in the Council Chamber, Town Hall.

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).

APPOINTED MEMBERS
Councillor M Dutta (Chairperson)
Lord Mayor Councillor A M Reynolds
Deputy Lord Mayor Cr Dr Z E Sherlock
Councillor W F Harvey
Councillor R Posselt
Councillor B Lohberger
Councillor G Kitsos

Apologies:

Leave of Absence: Nil.

NOMINEE MEMBERS
Alderman M Zucco
Councillor J Kelly
Councillor L Elliot
Alderman L Bloomfield
Councillor W Coats

1 ACKNOWLEDGEMENT OF COUNTRY

2. CONFIRMATION OF MINUTES

The minutes of the Open Portion of the Planning Authority Committee meeting held on Wednesday, 7 May 2025, are submitted for confirming as an accurate record.

3. 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.

4. 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.

5. 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?

6. 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.

7. COMMITTEE ACTING AS PLANNING AUTHORITY

In accordance with the provisions of Part 2 Regulation 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Committee to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the Chief Executive Officer is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

7.1.1 30 MCROBIES ROAD SOUTH HOBART - STORMWATER WORKS PLN-HOB-2025-0171 - FILE REF: F25/35975

Address:	30 McRobies Road, South Hobart
Proposal:	Stormwater Works
Expiry Date:	22 May 2025
Extension of Time:	Not applicable
Author:	Deanne Lang

RECOMMENDATION

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 Stormwater Works at 30 MCROBIES RD SOUTH HOBART TAS 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0171 - 30 McRobies Road South Hobart TAS 7004 except where modified below.

ENG 10 - Development Engineering - Stormwater

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first).

LANDSLIDE

All relevant landslide risk mitigation measures in Table 6 of the Landslide Risk Assessment by Geo-Environmental Solutions P/L dated 28 March 2025 must be implemented including:

- A suitably-sized catch berm must be constructed below the areas that are susceptible to catch any boulders prior to or during any works.

- Personnel not involved with the construction process should not be below excavations.

- Excavation of the proposed pit should be conducted in a top-down approach with no excavation being conducted when personnel are inside the excavations.

- Adequate drainage must be implemented to redirect water away from the excavations and steep slopes.

- Good hillside construction practices must be implemented as per Australian Geoguide LR8.

- All earthworks must be conducted in accordance with *AS 3798-2007 Guidelines on earthworks for commercial and residential developments*.

ENV 5 - Environmental Planning - Soil and Water Management

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 stabilised or re-vegetated.

Advice:

For guidance on soil and water management, the Derwent Estuary Program has published "Erosion and Sediment Control: The Fundamentals for Development in Tasmania". These are available online at derwentestuary.org.au.

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, bylaws, 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 Ac*t 1993.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

SPECIAL CONNECTION PERMIT

You may need a Special Connection Permit (Trade Waste) in accordance with the *Plumbing Regulations 2014* and the Tasmanian Plumbing Code. Click here for more information.

Attachment A:	PLN-HOB-2025-0171 - 30 MCROBIES ROAD SOUTH HOBART TAS 7004- Planning Committee Report ⇩
Attachment B:	PLN-HOB-2025-0171 - 30 MCROBIES ROAD - Planning Committee Agenda Documents ⇩

PLANNING ASSESSMENT REPORT

Type of Report:	Committee
Committee:	21 May 2025
Expiry Date:	22 May 2025
Application No:	PLN-HOB-2025-0171
Address:	30 MCROBIES RD SOUTH HOBART TAS 7004
Applicant:	Xurui Fan
Proposal:	Stormwater Works
Representations:	Nil
Performance criteria:	E:3.0 Landslide Code

1. Executive Summary

1.1. Planning approval is sought for Stormwater Works at 30 MCROBIES RD SOUTH HOBART TAS 7004

1.2. More specifically the proposal includes:

- Installation of a gross pollutant trap below the existing leachate pond at the McRobies Gully Waste Management Centre;
- The proposed gross pollutant trap will replace the existing current capture device at the McRobies Gully Waste Management Centre outfall, which is unable to remove of the existing level of solid waste, plastic and other pollutants;
- The propose gross pollutant trap will manage the waste and nutrient load from the McRobies Gully Waste Management Centre and ensure that it does not discharge into the Hobart Rivulet; and
- It is not proposed to remove any trees to enable the installation of the gross pollutant trap, however the existing tree will be monitored during the excavation, and Council's Arborist will be consulted should tree roots be encountered.

1.3. The proposal relies on performance criteria to satisfy the following standards and codes:

1.3.1. E3.0 Landslide Code

1.4. No representations were received during the statutory advertising period between 28 April 2025 - 12 May 2025.

1.5. The proposal is recommended for approval subject to conditions.

1.6. The final decision is delegated to the Planning Committee as the proposed works are on Council owned land.

2. Site Detail

2.1 The McRobies Gully Waste Management Centre consists of a number of titles, all of which are owned by Hobart City Council. The gross pollutant trap will be installed below the existing leachate pond.

Fig. 1 – location of the proposed Gross Pollutant Trap in the context of Council's McRobies Gully Waste Management Centre

Proposal

2.1. Planning approval is sought for Stormwater Works at 30 MCROBIES RD SOUTH HOBART TAS 7004

2.2. More specifically the proposal is for:

- Installation of a gross pollutant trap below the existing leachate pond at the McRobies Gully Waste Management Centre;

- The proposed gross pollutant trap will replace the existing current capture device at the McRobies Gully Waste Management Centre outfall, which is unable to remove of the existing level of solid waste, plastic and other pollutants;
- The propose gross pollutant trap will manage the waste and nutrient load from the McRobies Gully Waste Management Centre and ensure that it does not discharge into the Hobart Rivulet; and
- It is not proposed to remove any trees to enable the installation of the gross pollutant trap, however the existing tree will be monitored during the excavation, and Council's Arborist will be consulted should tree roots be encountered.

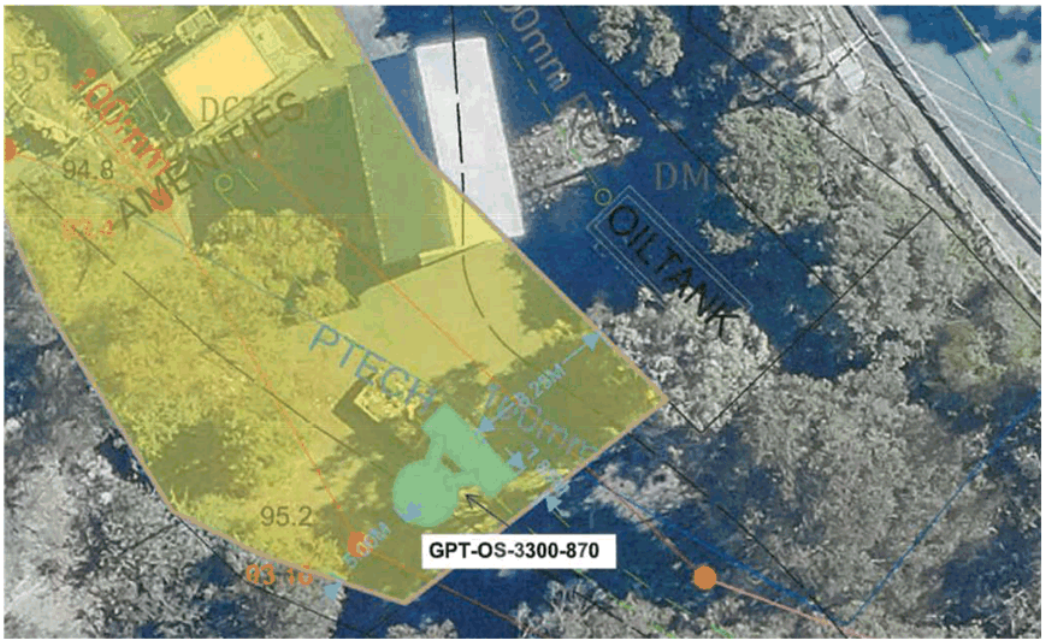


Fig. 2 the location of Gross Pollutant Trap

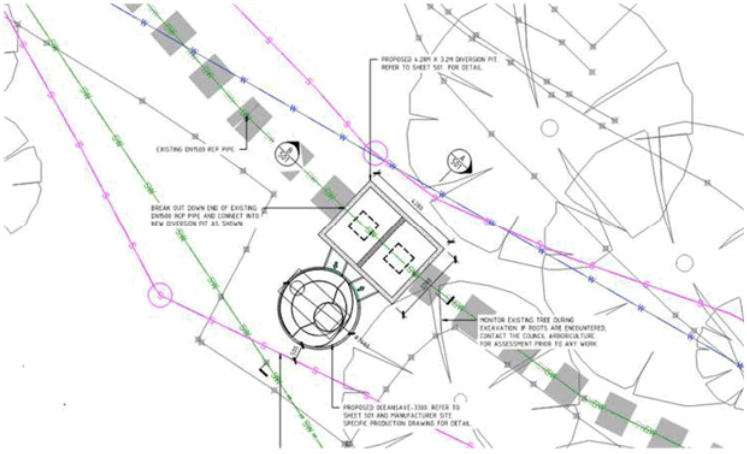


Fig. 3 – General Arrangment Plan

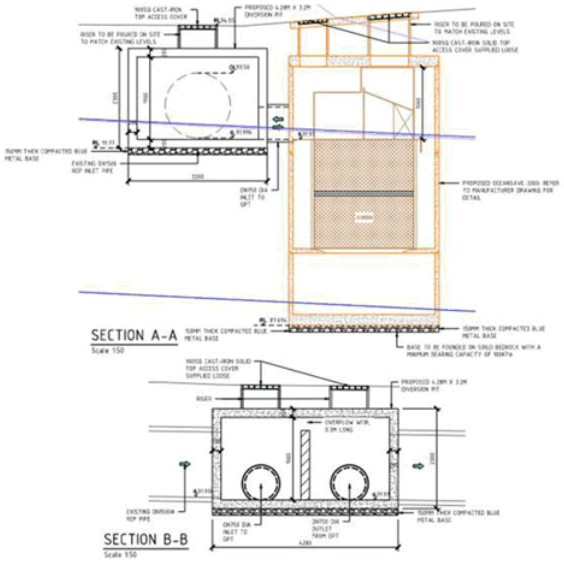


Fig. 4 – Section Plan

3. Background

3.1. General Manager's Consent (GMC-HOB-2025-0015) for the proposed works was approved and issued on 4 April 2025.

4. Concerns raised by representors

4.1. No representations were received during the statutory advertising period between 28 April 2025 - 12 May 2025.

5. Assessment

5.1. 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.

5.2. This site is located within the 28.0 Utilities Zone - of the Hobart Interim Planning Scheme 2015.

5.3. The existing and proposed use is Ulilities which is a permitted use in the zone.

5.4. The proposal has been assessed against

5.4.1. 28.0 Utilities Zone - IPS, E3.0 Landslide Code - HIPS

5.5. The proposal relies on the following performance criteria to comply with the applicable standards:

5.5.1. E:7.0 Landslide Code

5.6. Each performance criteria is assessed below:

5.7.	E3.0 Landslide Code – E3.7.3P1	
	5.7.1.	There is no Acceptable Solution for major works within Landslide Hazard Areas (Low).
	5.7.2.	The proposal includes major works within a Landslide Hazard Area.
	5.7.3.	There is no acceptable solution; therefore assessment against the performance criterion is relied on
	5.7.4.	The performance criterion at clause 3.7.3P1 provides as follows:
		Major works must satisfy all of the following:

		(a) no part of the works is in a High Landslide Hazard Area; *(b) the landslide risk associated with the works is either:* *(i) acceptable risk; or* *(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk*
	5.7.5.	The application was referred to Council's Environmental Development Planner, who advised the following:
		Detailed Assessment: Approval is sought to install a gross pollutant trap (GPT) on the stormwater main below McRobies Gully Waste Management Centre to capture gross pollutants (>1mm) prior to discharge in Hobart Rivulet. <u>Landslide Code</u> The Code applies because development is proposed in a Landslide Hazard Area (Low LHA). The LHA exists in this location due to a modelled susceptibility to debris flow. There is also an area of modelled rockfall susceptibility close by (medium LHA). While buildings and minor structures are exempt from the Code standards associated works are not specifically exempted. Excavation to install the GPT would be required. 

		The relevant standards are under clause E3.7.3 'major works', as more than 100m^3 of excavation is proposed. There is no acceptable solution for A1. Performance criterion P1 states the following: *Major works must satisfy all of the following:* *(a) no part of the works is in a High Landslide Hazard Area;* *(b) the landslide risk associated with the works is either:* *(i) acceptable risk; or* *(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.* No works are proposed within a High LHA in conformity with P1(a). With regard to P1(b), a Landslide Risk Assessment was submitted with the application. The assessment determined that untreated risk to property was moderate and risk to life was tolerable following the implementation of risk treatments. The application therefore complies with E3.7.3 P1 subject to a condition requiring implementation of the recommended risk treatments.
	5.7.6.	The proposal complies with the performance criterion.

6. Discussion

6.1. Planning approval is sought for Stormwater Works at 30 MCROBIES RD SOUTH HOBART TAS 7004

6.2. The application was advertised and no representations were received.

6.3. The proposal has been assessed against the provisions of the Hobart Interim Planning Scheme 2015 and relies on performance criteria to satisfy the scheme's relevant standards and codes. As such, the proposal must be assessed in accordance with the provisions of section 57 of the *Land Use Planning and Approvals Act 1993.* The proposal is considered to perform well.

6.4. The proposal has been assessed by other Council officers, including the Council's Environmental Development Planner and Stormwater Services Engineer. The officers have raised no objection to the proposal, subject to conditions.

6.5. The proposal is recommended for approval.

7. Conclusion

7.1. The proposed Stormwater Works at 30 MCROBIES RD SOUTH HOBART TAS 7004 satisfies the relevant provisions of the Hobart Interim Planning Scheme 2015, and as such is recommended for approval.

8. 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 Stormwater Works at 30 MCROBIES RD SOUTH HOBART TAS 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2025-0171 - 30 McRobies Road South Hobart TAS 7004 except where modified below.

ENG 10 - Development Engineering - Stormwater

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first).

LANDSLIDE

All relevant landslide risk mitigation measures in Table 6 of the Landslide Risk Assessment by Geo-Environmental Solutions P/L dated 28 March 2025 must be implemented including:

- A suitably-sized catch berm must be constructed below the areas that are susceptible to catch any boulders prior to or during any works.
- Personnel not involved with the construction process should not be below excavations.
- Excavation of the proposed pit should be conducted in a top-down approach with no excavation being conducted when personnel are inside the excavations.
- Adequate drainage must be implemented to redirect water away from the excavations and steep slopes.

- Good hillside construction practices must be implemented as per Australian Geoguide LR8.
- All earthworks must be conducted in accordance with *AS 3798-2007 Guidelines on earthworks for commercial and residential developments*.

ENV 5 - Environmental Planning - Soil and Water Management

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 stabilised or revegetated.

Advice: For guidance on soil and water management, the Derwent Estuary Program has published "Erosion and Sediment Control: The Fundamentals for Development in Tasmania". These are available online at derwentestuary.org.au.

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, bylaws, 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.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click here for more information.

SPECIAL CONNECTION PERMIT

You may need a Special Connection Permit (Trade Waste) in accordance with the *Plumbing Regulations 2014* and the Tasmanian Plumbing Code. Click here for more information.

(Deanne Lang

(Development Appraisal Planner

As a 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: 15 May 2025

City of HOBART

GMC-HOB-2025-0015

3 April 2025

MEMORANDUM: CHIEF EXECUTIVE OFFICER

REQUEST TO GRANT LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION

Site Address:	**30 McRobies Road, South Hobart TAS 7004**
Description of Proposal:	**McRobies Gully Gross Pollutant Trap (GPT)**
Applicant Name:	**City of Hobart**
Planning Ref:	**-**

Please see below a statement from the Program Leader Stormwater and Assets, Jacob Ziesel, describing the project:

"In accordance with section 52(1B) of the *Land Use Planning and Approvals Act 1993* we are seeking General Manager Consent for the McRobies Gully GPT Project for a planning application.

The project is to install a Gross Pollutant Trap (GPT) at McRobies Gully before it discharges to the Hobart Rivulet, to manage the high gross pollutant load mostly attributed from the current McRobies Gully tips site. Prompted by growing community concerns in 2023, the upgrade aligns with best practice and recommendations from the 2022 investigatory report, improving water quality and ecosystem health.

The location of the GPT has now been finalised to be located at the bottom of the McRobies Tip below leachate pond as shown on the attached site plan. Fiona McAlpine and Christopher Kuchinke of the City Resilience Group are aware of the project and location of the site.

Please don't hesitate to contact me if you have any questions."

It is recommended the Chief Executive Officer grant consent for the lodgement of the development application.

RECOMMENDATION

That pursuant to Section 52 of the Land Use Planning and Approvals Act 1993, the General Manager grant consent on behalf of the Hobart City Council as the owner/administrator of the above land to allow the applicant to make application to the City for a planning permit for the development described above and as per the attached documents.

A. Surtees

Alison Surtees
PROJECTS AND EXECUTIVE SUPPORT OFFICER

Signed: 3 April 2025

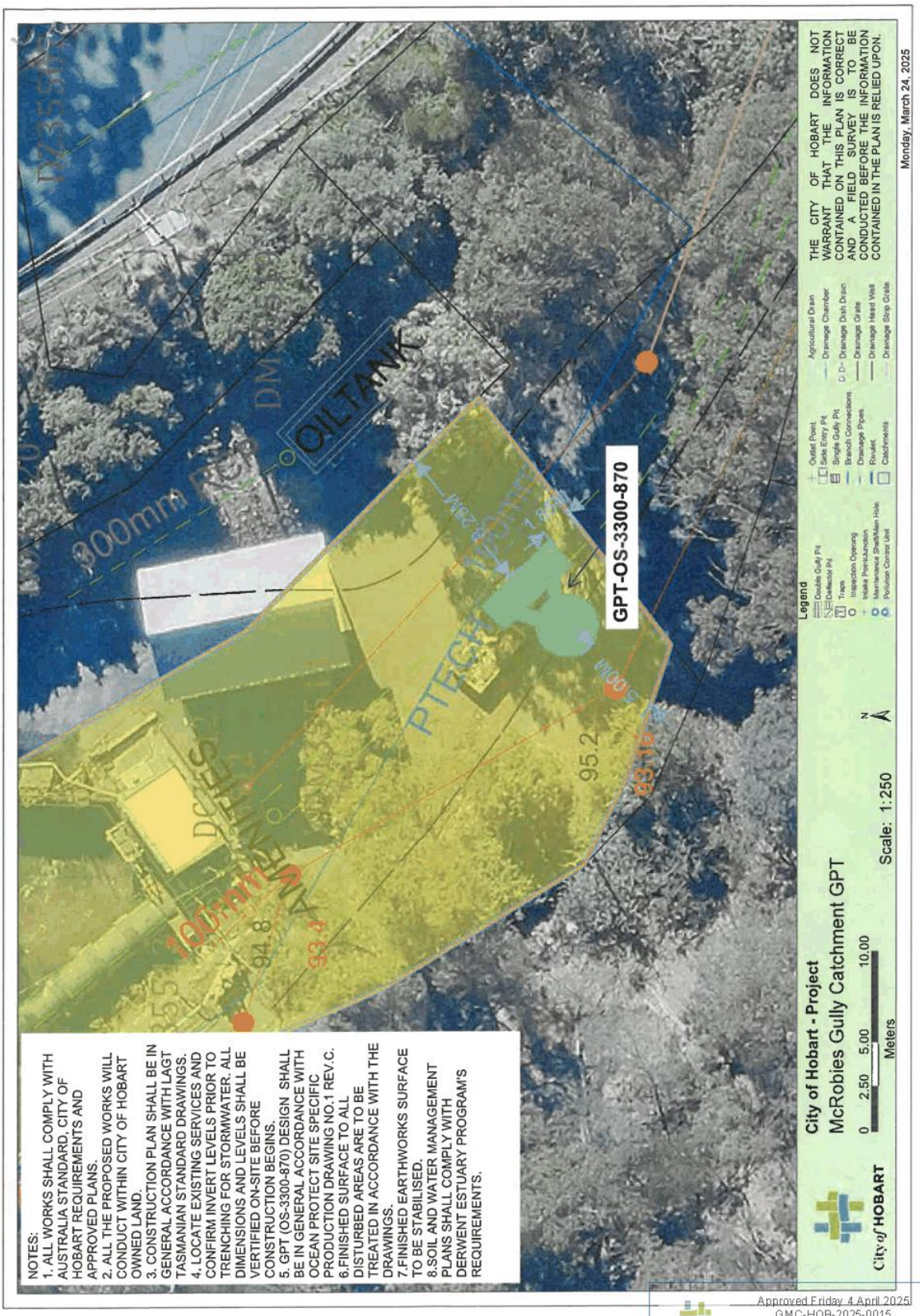
DECISION

That consent be provided to allow the making of an application to the City for a planning permit.

Michael Stretton
CHIEF EXECUTIVE OFFICER

Approved / ~~**Not Approved**~~ Date: 4/4/25

Attachments/Plans: Proposal


NOTES:
1. ALL WORKS SHALL COMPLY WITH AUSTRALIA STANDARD, CITY OF HOBART REQUIREMENTS AND APPROVED PLANS.
2. ALL THE PROPOSED WORKS WILL CONDUCT WITHIN CITY OF HOBART OWNED LAND.
3. CONSTRUCTION PLAN SHALL BE IN GENERAL ACCORDANCE WITH LAGT TASMANIAN STANDARD DRAWINGS.
4. LOCATE EXISTING SERVICES AND CONFIRM INVERT LEVELS PRIOR TO TRENCHING FOR STORMWATER. ALL DIMENSIONS AND LEVELS SHALL BE VERTIFIED ON-SITE BEFORE CONSTRUCTION BEGINS.
5. GPT (OS-3300-870) DESIGN SHALL BE IN GENERAL ACCORDANCE WITH OCEAN PROTECT SITE SPECIFIC PRODUCTION DRAWING NO.1 REV.C.
6.FINISHED SURFACE TO ALL DISTURBED AREAS ARE TO BE TREATED IN ACCORDANCE WITH THE DRAWINGS.
7.FINISHED EARTHWORKS SURFACE TO BE STABILISED.
8.SOIL AND WATER MANAGEMENT PLANS SHALL COMPLY WITH DERWENT ESTUARY PROGRAM'S REQUIREMENTS.
City of Hobart - Project
McRobies Gully Catchment GPT
Scale: 1:250
0 2.50 5.00 10.00
Meters
City of HOBART
Legend
Outlet Point
Side Entry Pit
Single Gully Pit
Double Gully Pit
Deflector Pit
Traps
Inspection Opening
Intake Point/Junction
Maintenance Shaft/Main Hole
Pollution Control Unit
Agricultural Drain
Drainage Chamber
Drainage Dish Drain
Drainage Grate
Drainage Head Wall
Drainage Strip Grate
Drainage Pipes
Rondet
Catchments
THE CITY OF HOBART DOES NOT WARRANT THAT THE INFORMATION CONTAINED ON THIS PLAN IS CORRECT AND A FIELD SURVEY IS TO BE CONDUCTED BEFORE THE INFORMATION CONTAINED IN THE PLAN IS RELIED UPON.
Monday, March 24, 2025
GPT-OS-3300-870
OILTANK
300mm
100mm
95.2
94.8
93.4
93.15
Approved Friday 4 April 2025
GMC-HOB-2025-0015
General Manager Consent Only
30 McRobies Rd South Hobart 7000
HOBART CITY COUNCIL
City of HOBART

McROBIES GULLY CATCHMENT GPT INSTALLATION

WATERWAYS

SHEET LIST TABLE		
SHEET NUMBER	DRAWING TITLE	REVISION NO.
001	COVER SHEET	P1
201	GENERAL ARRANGEMENT PLAN	P1
301	LOCATION PLAN	P1
501	SECTION	P1

City of HOBART

HOBART COUNCIL CENTRE
16 ELIZABETH STREET
GPO BOX 503
T: (03) 6238 2711
F: (03) 6234 9757
E: coh@hobartcity.com.au

PROJECT MANAGER
VIMBAI MAVENGA

DESIGNER
SRIRAM JANARTHANAN

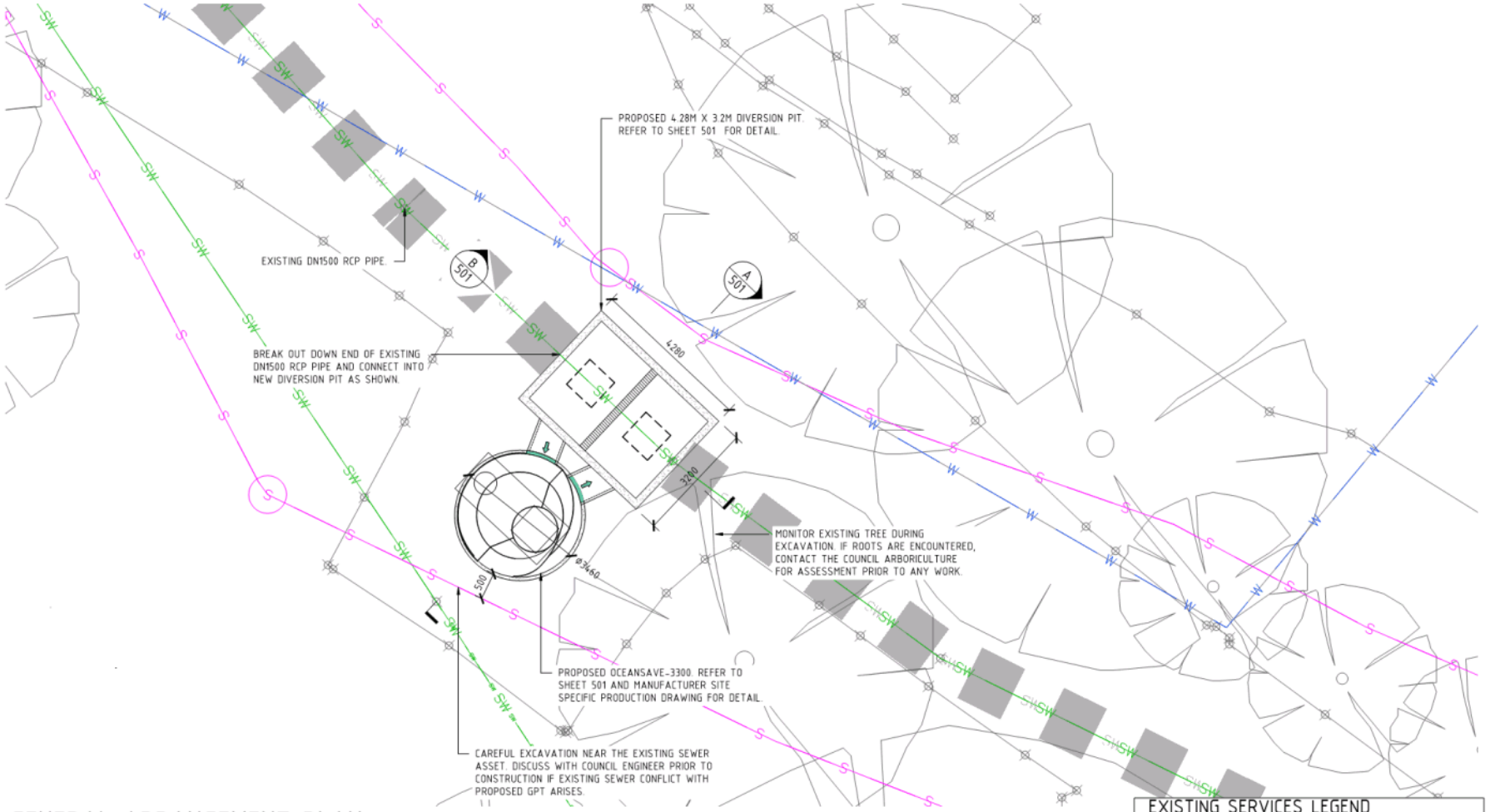
DOCUMENT APPROVED

PROJECT NUMBER
RFS23-0047

DATE
08/04/2025

SHEET NUMBER
001 P1

NOTE: THIS SET OF DRAWINGS REQUIRES PRINTING IN COLOURS, AND THE COUNCIL IS NOT LIABLE FOR USER WITHOLDING THE REQUIREMENTS.



GENERAL ARRANGEMENT PLAN

Scale 1:100

SERVICES:

NO GUARANTEE IS GIVEN THAT ALL SERVICES SHOWN, OR THAT THE POSITION OF THOSE SHOWN IN ACCURATE. THE EXACT POSITION OF ALL SERVICES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR.

EXISTING SERVICES LEGEND

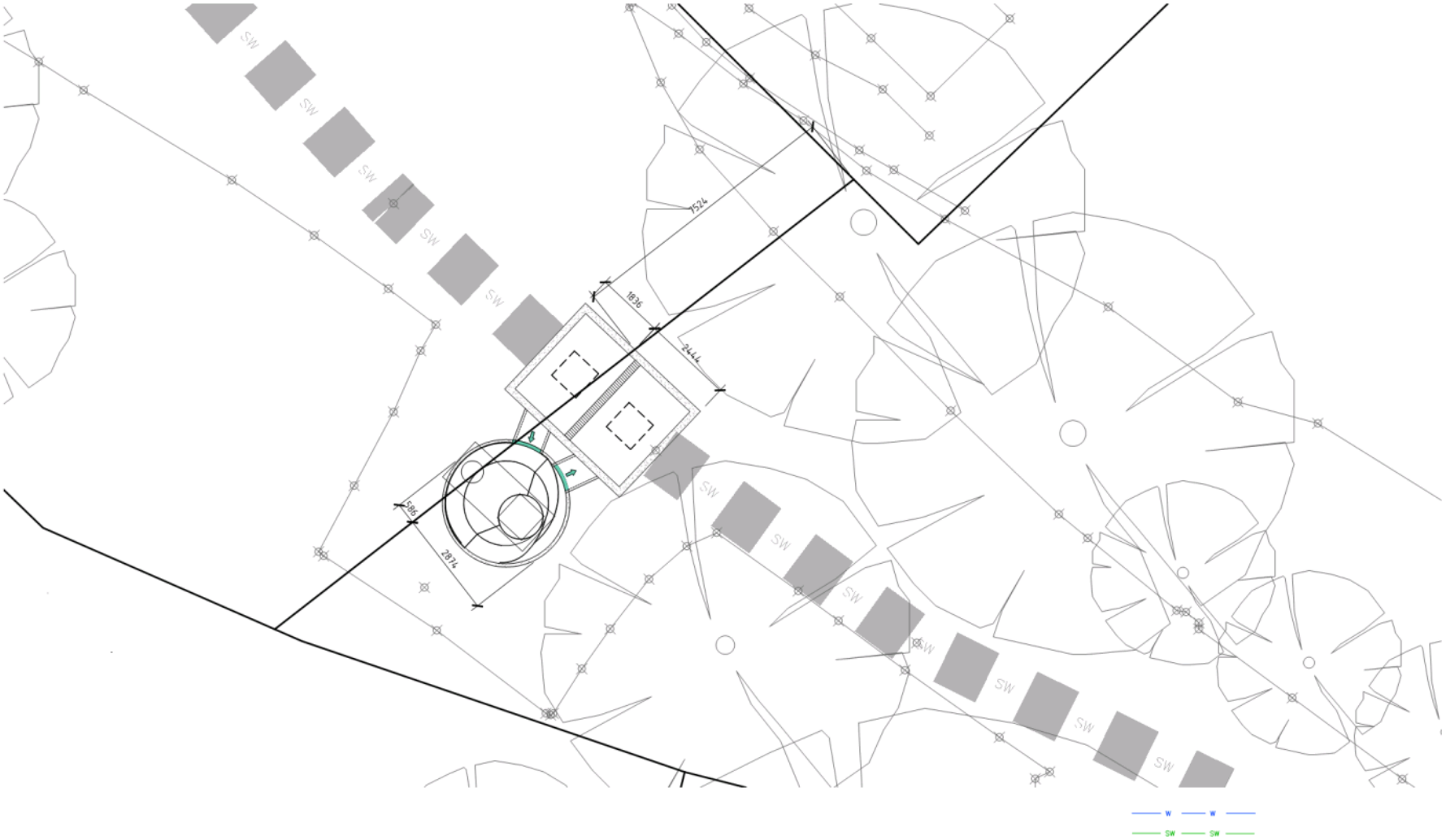
- W — WATER
- SW — STORMWATER
- S — SEWER

REV.	DESCRIPTION	DATE
P1	PRELIMINARY DRAWING - FOR REVIEW ONLY	07/04/2025

City of HOBART

HOBART COUNCIL CENTRE
16 ELIZABETH STREET
GPO BOX 503
T: (03) 6238 2711
F: (03) 6234 4251
E: hcc@hobartcity.com.au
www.hobartcity.com.au

PROJECT DESCRIPTION	McROBIES GULLY GPT
DRAWING TITLE	GENERAL ARRANGMENT PLAN
CLIENT	WATERWAYS
DESIGN/TRE	
HEIGHT DATUM	
DRAWN	JSR
CHECKED	
DATE	07/04/2024
SCALE	1:100
RPS NUMBER	RFS23-0047
SHEET SIZE	A3
FILE LOCATION	McRobies GPT_WD_250404.dwg
SHEET NUMBER	201
REVISION	P1

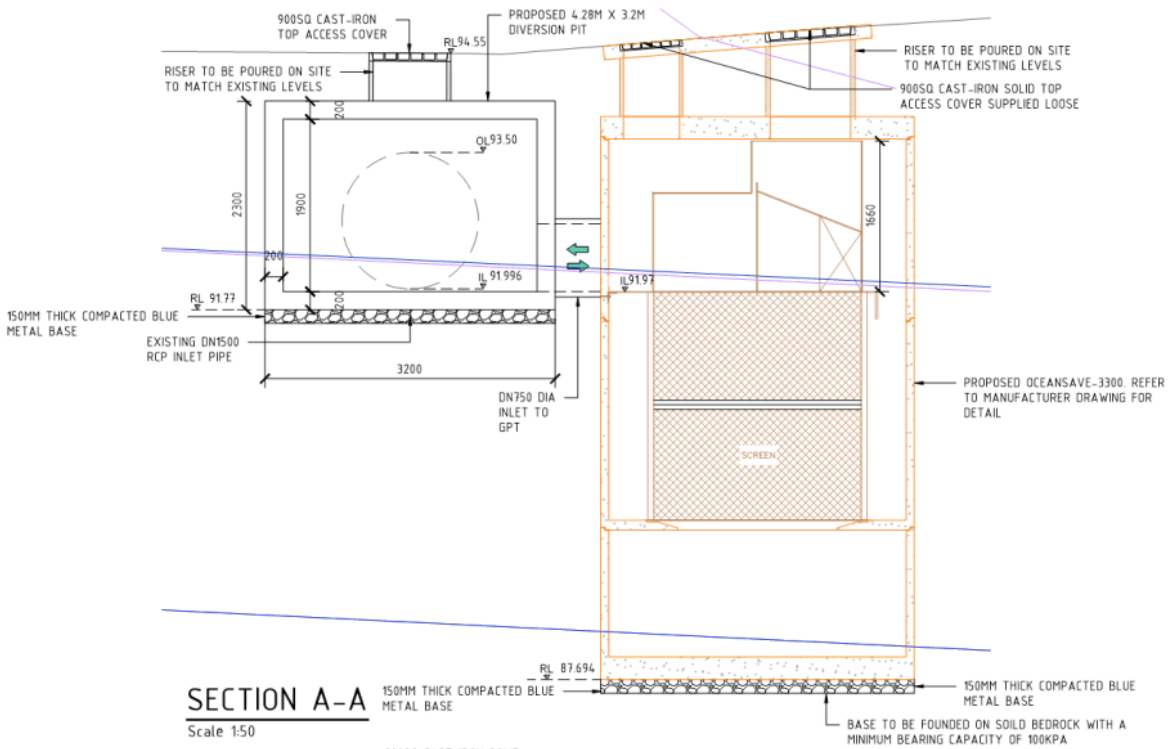


REV.	DESCRIPTION	DATE
P1	PRELIMINARY DRAWING - FOR REVIEW ONLY	07/04/2025

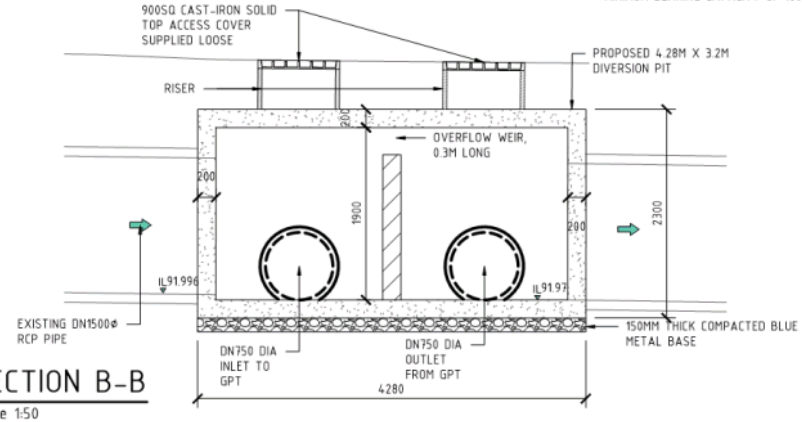
City of HOBART

HOBART COUNCIL CENTRE
16 ELIZABETH STREET
GPO BOX 503
T: (03) 6238 2711
F: (03) 6234 4251
E: hcc@hobartcity.com.au
www.hobartcity.com.au

PROJECT DESCRIPTION: McROBIES GULLY GPT
DRAWING TITLE: LOCATION PLAN
CLIENT: WATERWAYS
GEOCENTRE
HEIGHT DATUM
DRAWN: JSR
CHECKED
DATE: 07/04/2024
SCALE: 1:100
RPS NUMBER: RFS23-0047
SHEET SIZE: A3
FILE LOCATION: McRobies GPT_WD_250424.dwg
SHEET NUMBER: 301
REVISION: P1



SECTION A-A
Scale 1:50



SECTION B-B
Scale 1:50

REV.	DESCRIPTION	DATE
P1	PRELIMINARY DRAWING - FOR REVIEW ONLY	07/04/2025

City of HOBART
HOBART COUNCIL CENTRE
16 ELIZABETH STREET
GPO BOX 503
T: (03) 6238 2711
F: (03) 6234 4251
E: hcc@hobartcity.com.au
www.hobartcity.com.au

PROJECT DESCRIPTION: McROBIES GULLY GPT
DRAWING TITLE: SECTION
CLIENT: WATERWAYS
DESIGNER
HEIGHT DATUM
DRAWN: JSR
CHECKED
DATE: 07/04/2024
SCALE: 1:50
RPS NUMBER: RFS23-0047
SHEET SIZE: A3
FILE LOCATION: McRobies GPT_WD_250424.dwg
SHEET NUMBER: 501
REVISION: P1

GES

GEO-ENVIRONMENTAL

SOLUTIONS

GEOTECHNICAL SITE INVESTIGATION & LANDSLIDE RISK ASSESSMENT

PROJECT:

HCC Disposal Area

Proposed Gross Pollutant Trap Installation

SITE ADDRESS:

30 McRobies Road

South Hobart

TAS

7004

CLIENT:

HCC

DATE:

28/03/2025

DOCUMENT CONTROL

Document Prepared By:

Geo-Environmental Solutions Pty Ltd
ABN 24 115 004 834
29 Kirksway Place
Battery Point
TAS, 7004

P: +61 3 6223 1839
E: office@geosolutions.net.au
W: geosolutions.net.au

DOCUMENT CONTROL		
Report Title:	GES-HCC_McRobies GPT_GEO-REP01	
Project Type:	Geotechnical Site Investigation & Landslide Risk Assessment Report	
Client:	HCC	
Project Job Number:	J11510	
Revision Version:	v01	
Date:	28/03/2025	
Approved By:	V. Gupta	
	Signature:	Date
		28/03/2025

CONTENTS

1. INTRODUCTION

Geo-Environmental Solutions Pty. Ltd. (GES) has been engaged by Hobart City Council (HCC) ('the Client') to undertake a geotechnical investigation to inform the design of the proposed GPT installation as part of the existing stormwater outflow infrastructure adjacent to McRobies Road, South Hobart, TAS. The site location is shown in Figure 1 below.

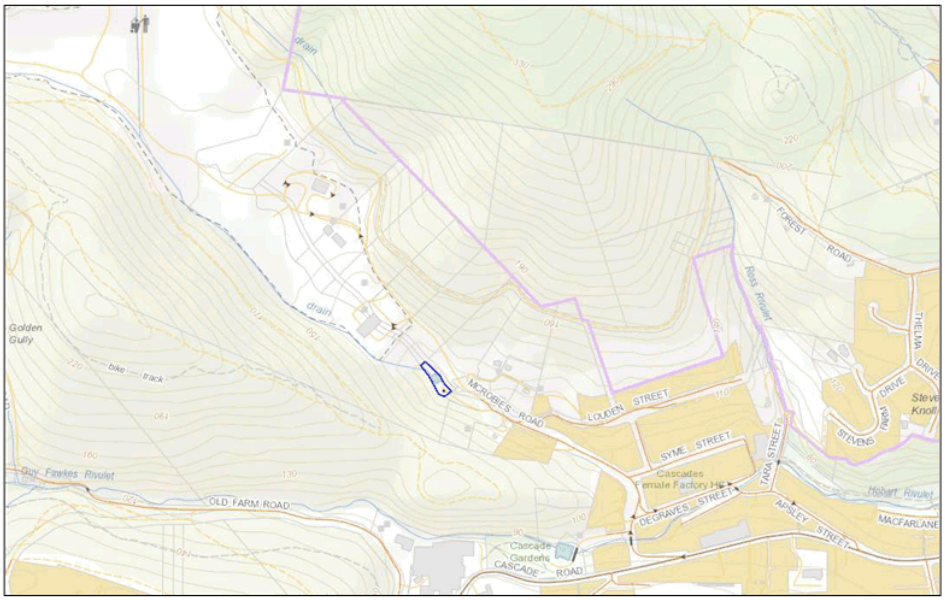


Figure 1 – Site location showing the investigation area in blue.

2. OBJECTIVES & SCOPE OF WORK

2.1 Project Objectives

Based on our understanding of the project and the information provided by the client, the following outlines the main objectives of the geotechnical investigation:

- Assess the subsurface conditions at the site relevant to the proposed development;
- Comment on expected depth of groundwater if encountered;
- Assess the rock harness and "Rippability/Excavatability"; and
- Provide any necessary geotechnical recommendations and construction considerations.

3. SITE DETAILS

3.1 Project Area Land Title

The land studied in this report is defined by the following title reference:

- CT – 166085/5

This parcel of land is referred to as the 'Site' and/or the 'Project Area' in this report see Figure 2 below for investigation location.

Figure 2 – Investigation location highlighted in blue with the bore hole illustrated in green.

3.2 Australian Building Code Board

This report presents a summary of the overall site risk to Landslip hazards. This assessment has been conducted for the year 2075 which is representative of a 'normal' 50-year building design life category.
Per the Australian Building Code Board (ABCB 2015), when addressing building minimum design life:

> *'The design life of buildings should be taken as 'Normal" for all building importance categories unless otherwise stated.'*
>
> As per Table 3-1, the building design life is 50 years for a normal building.

Table 3-1 Design life of building and plumbing installations and their components

Building Design Life Category	*Building Design Life (years)*	*Design life for components or sub systems readily accessible and economical to replace or repair (years)*	*Design life for components or sub systems with moderate ease of access but difficult or costly to replace or repair (years)*	*Design life for components or sub systems not accessible or not economical to replace or repair (years)*
Short	1 < dl < 15	5 or dl (if dl<5)	dl	dl
Normal	50	5	15	50
Long	100 or more	10	25	100

Note: Design Life (dl) in years

3.3 The Tasmanian Building Regulations 2016

Building in hazardous areas

As outlined in the Consumer, Builder and Occupational Services (CBOS) web site:

Building in hazardous areas

Hazardous areas include areas which are bushfire prone, landslip or flooding, slope instability, erosion or coastal inundation (flooding), sea level rises or storm surges.

Division 5 - Landslip. Section 59. Landslip hazard areas

- For the purposes of the Act, land is a landslip hazard area if –
  - the land is shown on a planning scheme overlay map as being land that is within a landslip hazard area; and
  - the land is classified as land within a hazard band of a landslip hazard area.
- For the purposes of the definition of *hazardous area* in section 4(1) of the Act –
  - classification under a landslip determination as being land that is within a hazard band of a landslip hazard area is a prescribed attribute; and
  - a landslip hazard area is a hazardous area.

3.4 Tasmanian Interim Planning Scheme Landslip Overlay – Kingborough Council

The site predominately lies within low landslip overlay with some areas to the south-west covered by the medium landslide overlay (Figure 3).

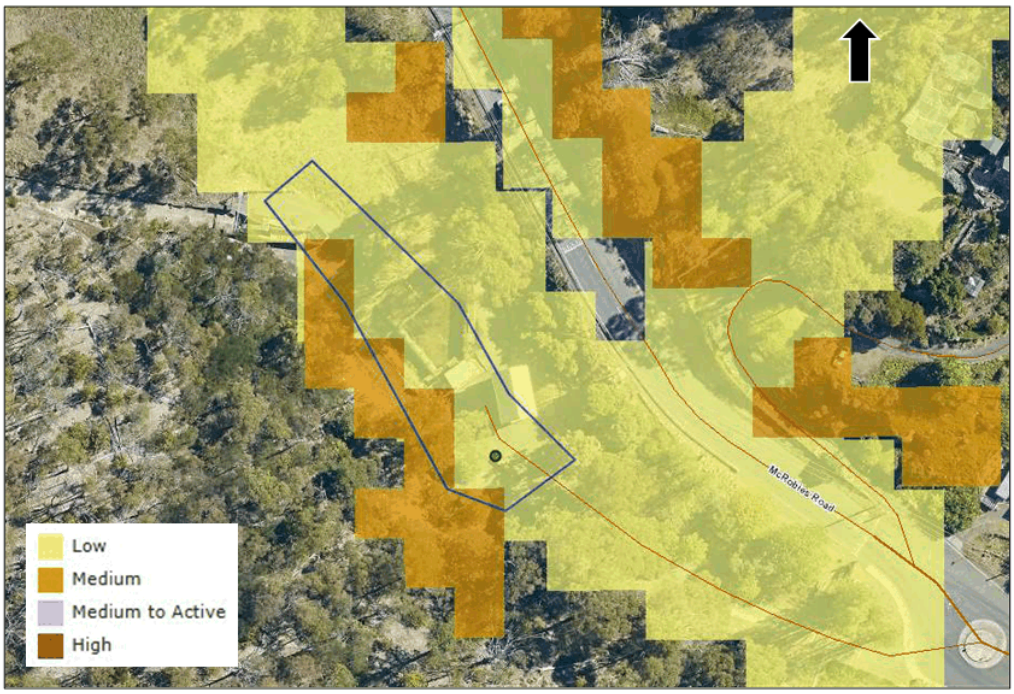


Figure 3 - Landslide Planning Map

3.5 Site and Proposed Works

The project site is located in the southeast region of Tasmania, approximately 3.0 kilometres south-west of the Hobart CBD as part of the existing HCC Disposal Area (refusal tip). The proposed works involves the excavation of a large pit to enable the installation of a Gross Particulate Trap (GPT) as part of the upgrades to existing stormwater infrastructure. Excavation depths are expected to be up to approx. 6m below ground surface level to facilitate the GPT.

3.6 Development & Works Acceptable Solutions

Where applicable, the need for further performance criteria compliance is outlined in Appendix 1.

3.7 Landslip Hazard Code (LHC)

Given that the proposal is within the low Landslip Hazard Area and the excavation works are in excess of 100m^3 and there are no acceptable solutions for the proposed works, the Performance Criteria will need to be addressed.

3.8 Development Performance Criteria

The following performance criteria need to be addressed:

- *E3.7.1 P1*
- *E3.7.3 P1*

4. DESKTOP REVIEW

A desktop review was undertaken, covering the geology & landslide hazards. Data was sourced from available digital database on theLIST (Land Information System of Tasmania) and Bureau of Meteorology. The results of this literature review are presented in sections below.

4.1 Geology

The geology of the investigated area mainly consists of Triassic-aged *Freshwater predominantly cross-bedded quartzose to feldspathic sandstone commonly with overturned cross-bedding, subordinate siltstone with sparse plant and vertebrate fossils (Knocklofty Formation).* (Rqph) as shown in Figure 3 below.

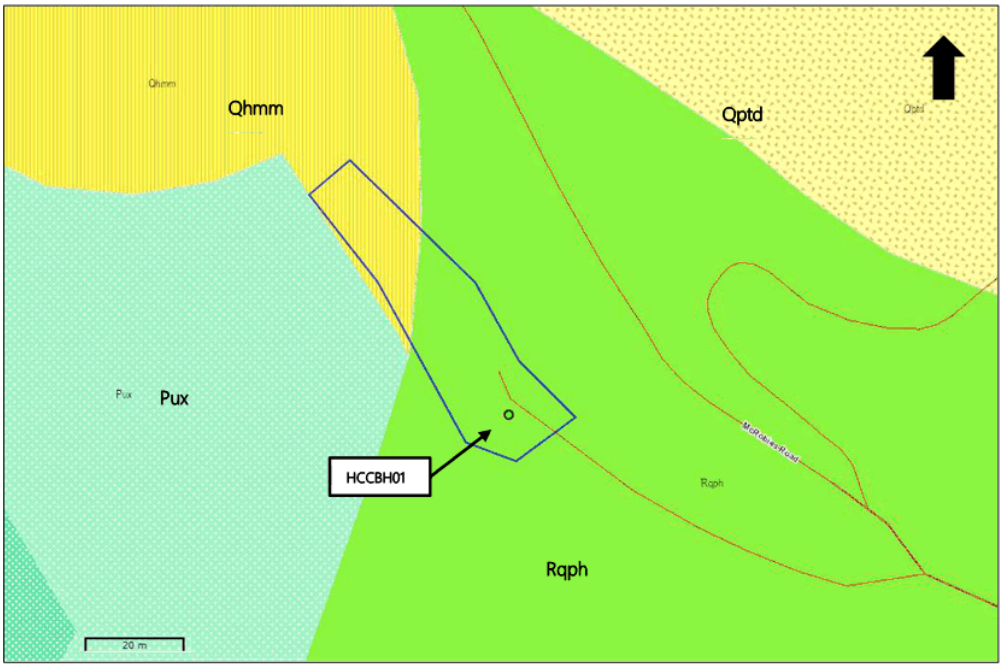


Figure 4 – MRT 1:25,000 Geological map of the site area.

Rqph - *Freshwater predominantly cross-bedded quartzose to feldspathic sandstone commonly with overturned cross-bedding, subordinate siltstone with sparse plant and vertebrate fossils (Knocklofty Formation)*

Pux - Undifferentiated generally unfossiliferous glaciomarine fissile and non-fissile siltstone and silty sandstone with lonestones (Abels Bay Formation, Malbina Formation, Risdon Sandstone).

Qhmm – Man-made deposits

Tptd - Talus consisting dominantly of dolerite boulders.

5. GEOTECHNICAL INVESTIGATION

5.1 Field Investigations

The fieldwork was performed by a GES representative who inspected and made observations across the site, nominated sampling and testing depths, recovered samples, photographed and prepared engineering logs (refer Appendix A). The site investigation was carried out on 9th of May 2024.
The following activities were carried out during the investigation:

- A single borehole was drilled using hollow stem auger through soils and diamond coring methodology (also referred to as HQ3 coring) through rock and terminated on reaching nominated target depth. Samples were taken for in-house rock testing to determine Point Load Strength Index.
- All fieldwork including logging of borehole profile was carried out in accordance with AS1726 – 2017 'Geotechnical Site Investigation';
- Investigation locations were located using hand-held GPS or equivalent applications on mobile devices/surveyed to +/-3m accuracy.

6. GEOTECHNICAL TESTS SUMMARY

6.1 Field Investigations

Soil and Rock Descriptions

The test pits were logged in accordance with Australian Standard AS 1726:2017 'Geotechnical Site Investigations'.

6.2 Laboratory Test Results

PLSI testing conducted on the HQ_3 core retrieved during coring were converted to Is(50). Bad breaks through healed defects were not included in the results. Axial and diametral PLSI tests were carried out on the core with in-house point load apparatus. A total of four (4 nos.) Point Load Strength Index (PLSI) tests were undertaken and a summary is provided in table 3 below.

Table 1 - Summary of Point Load Strength Index Test Results

Strength Classification Is(50) (MPa)	*Class*	*Number of test results within this strength classification**
0 to 0.03	Extremely Low	-
0.03 to 0.1	Very Low	-
0.1 to 0.3	Low	-
0.3 to 1	Medium	2
1 to 3	High	2
3 to 10	Very High	-
>10	Extremely High	-

NOTE * Denotes tests completed in-house with point load test apparatus.

7. RESULTS

7.1 Sub-surface Conditions

The ground conditions encountered during the investigation, encountered deep predominantly granular soil, gravel-based fill material to approx. 3.5m below ground surface bgl, this material is overlying a thin layer of natural plastic clay sub-soils to approx. 4.0m with moderately weathered Sandstone to termination depth or 5.0m below ground surface level.

7.2 Generalised Subsurface Profile

Based on engineering logs (Refer Appendix A), the following generalised subsurface profile has been inferred for designer's consideration.

Table 2 – Generalise subsurface profile (GT1)

From (m)	To (m)	Material Description
0.0	0.40	**FILL** - GRAVEL trace sand: grey/brown, dry to moist, medium dense; uncompacted, uncontrolled
0.40	2.5	**FILL** - Cobbly GRAVEL with sand: grey/brown, dry to moist, medium dense; uncompacted, uncontrolled
2.5	3.0	**CORE LOSS**
3.0	3.5	**FILL** - Gravelly CLAY: medium plasticity, pale brown, w≈PL, stiff; Gravel medium coarse
3.5	3.7	**Clayey GRAVEL with sand**: brown/yellow/orange, moist, medium dense, medium coarse grained, sub-rounded; Sand fine to medium grained; fines washed away from drilling process
3.7	4.0	**Sandy CLAY**: high plasticity, yellow-brown, w≈PL, firm to stiff; Sand fine to medium grained
4.0	5.6	**SANDSTONE**: yellow/pale grey, dry, medium to high strength, distinctly weathered, sub-horizontally bedded, joint spacing 20-100m, medium grained
5.6	8.0	**SANDSTONE**: grey, dry, medium to high strength, distinctly weathered, sub-horizontally bedded, highly fractured, medium grained; Knocklofty Formation. EOH* 8.0m

*End of Hole

7.1 Site Classification

The site has been classified as **Class P** due significant volumes of uncontrolled fill material at the site.
NOTE: The characteristic ground surface movement as anticipated to have a 20-40mm *Ys* range.

7.1 Groundwater

Groundwater level could not be observed due to the drilling methodology involving use of drilling fluids to advance and retrieve the core samples. It should be noted that groundwater level may vary due to seasonal variation, local rainfall and localised water inflows.

8. DISCUSSION AND RECOMMENDATIONS

8.1 Geotechnical Recommendations

The following recommendations have been assigned based on in-situ tests, available published literature and engineering judgement and are summarised below in Table 3.

Table 3 Geotechnical Recommendations

Layers/Units	*Typical thickness (m) below ground surface level*	*Excavatability*	*Reuse potential*
***FILL** material*	See bore logs	Yes – conventional hydraulic excavation machinery	NONE
CLAY subsoils	See bore logs	Yes – conventional hydraulic excavation machinery	NONE
ROCK (Sandstone)	4.0-8.0+	Moderate – ripper & rock breaker	*Yes – crushing required – Class 3

NOTE: *Adequate compaction and testing as per AS3798-2007 is to be adhered to.

8.2 Earth Retaining Systems and Unsupported Batters

The following temporary safe slope batter angles can be recommended within each subsurface unit (temporary slopes are assuming batter slopes exposed for less than 4 weeks):

Table 4 - Temporary Batter Slope (V:H)

Subsurface Units	Temporary Batter Slope (V:H)*
FILL	1V:1H**
CLAY	
ROCK	Vertical^

*Vertical : Horizontal (V:H)

** Shoring may be a safe option for stabilising the trench if spatial constraints are a requirement.

^Vertical cutting in rock is acceptable, for short-term excavations.

Excavations are anticipated to be short-term, less than 4-weeks, so for trenching, the prescribed 1V:1H batter/benching is only recommended up to depth of rock contact. Rock face assessment for rockfall hazards to be carried out by GES to determine suitability of using trench shields to protect personnel entering the trenches.

8.3 Point Load Strength Test

The results indicate the Sandstone rock strength ranges from 'medium' to 'high' strength as per AS1726-2017. It should be noted the PLSI results provide an indication of the strength of the rock that was encountered during the inspection and that rock with higher and/or lower strengths than tested may be present at the site.

8.4 Excavatability Assessment

Excavation of all soil material across the site to required depths at all locations is likely to be achieved with ease with conventional hydraulic excavation machinery. Highly weathered Sandstone material is expected to be excavated with moderate to large conventional hydraulic machinery, predominantly a ripper with some use of a rock-breaker. Excavation of the Sandstone rock from interface at 4.0mbgl and beyond will require the use of a ripper tine and rock-breaker throughout the trench to total depths required, some areas may be more or less difficult, depending on weathering and fracturing. The size of excavation machinery required is anticipated to be minimum of 20t to reach extent of excavation depths & material removal.

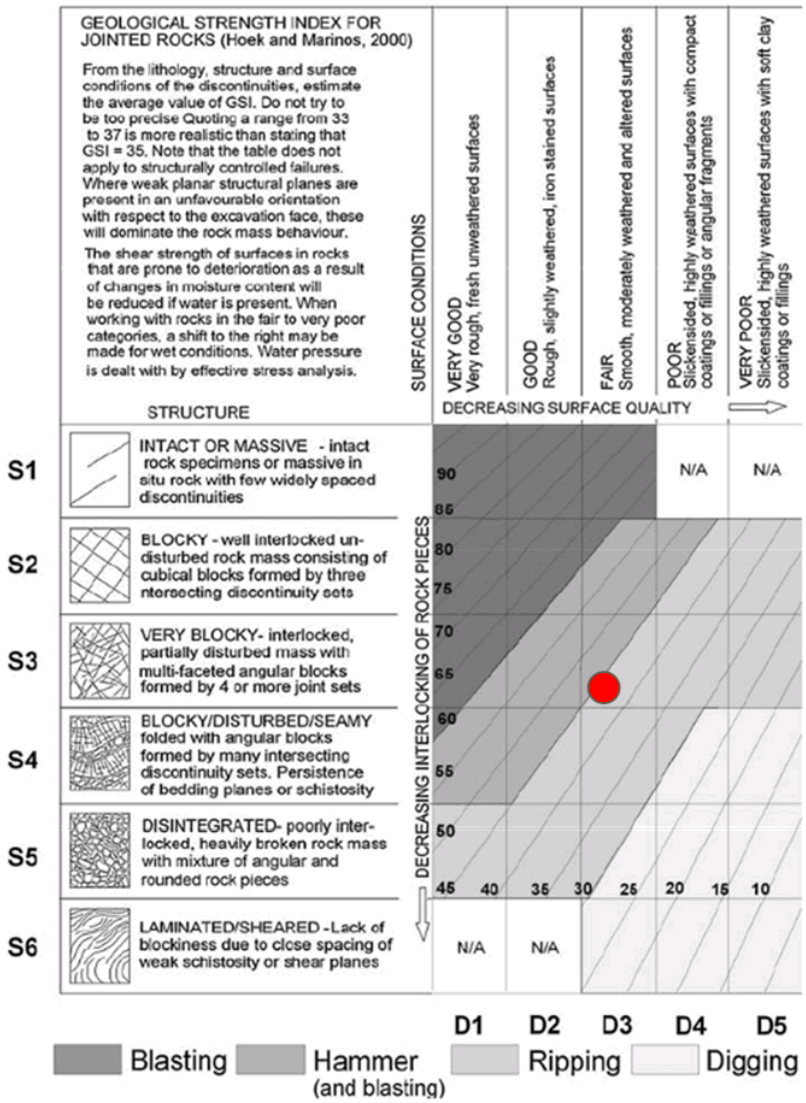


Figure 5 Proposed GSI chart for the assessment of Excavatability of rock masses (Is 50 <3 MPa). GSI range highlighted in red.

8.5 Site Excavation Considerations

It is recommended for earthworks activities to be carried out during drier periods of the year where possible. If this is carried out, the risk of water ponding, trafficability and clay softening (reducing shear strength of this material) will be reduced; the plastic clays will pose problems for excavation during wet site conditions and stripping of the clays is advisable to allow preparation of a suitable founding level. All surface water should be diverted away from the excavations.

- Uncontrolled, any contaminated fill and organic materials at footing and subgrade locations should be stripped and removed appropriately from site. This may require multiple stockpiles to separate contaminated and non-contaminated fill materials where applicable; and
- Earthworks are to be carried out in accordance with methods outlined in AS 3798-2007.

8.6 Site Seismic Factor

Based on the subsurface conditions encountered and the location of the site, it is considered that a site subsoil classification of Class B_e – rock site and a Site Hazard Factor (Z) of 0.08 is applicable in accordance with Section 4 of AS1170.4-2007 "Structural Design Actions Part:4 Earthquake actions in Australia".

9. LANDSLIP HAZARD ANALYSIS

9.1 Landslip Characteristics

Based on the slope characteristics including site geology, slope geometry and slope angles, MRT Landslip mapping/inventory and site observations, the following scenarios have been identified as potential slope failure mechanisms for the site:

- **Scenario 1** – Rock fall or topple of boulders/cobbles dislodged during earthworks. Failure liberated boulders/cobbles would likely occur during or post excavation.
- Frequency Analysis

Table 5 presents the frequency analysis for the identified slope failure mechanisms. Terminology used is in accordance with the Australian Geomechanics Society (AGS) guidelines for Landslip risk management (2007a,b,c,d).

Table 5 Frequency analysis for Landslip hazards Scenario 1 - 2

Scenario	Failure Mechanism	Unit Affected	Observed in the field	Potential Size	Potential Speed	Water Content	Likelihood
Scenario 1	Rock roll/bounce of in-situ boulders from the site during and/or after earthworks	Boulders	Yes	Small - large	Rapid	Dry to wet	Possible

9.2 Risk Analysis

9.3 Risk to Property

There is currently a moderate risk to property assuming no risk management is carried out. Treated risk may be reduced to low (Table 6).

Table 6 Consequence analysis for Landslip hazards – Property

Scenario	Issue	Current Risks			Landslip Risk Management	Treated Risks
		Likelihood of occurrence	Consequence to property	Level of risk to property		Level of risk to property
Scenario 1	Rock fall or topple of boulders/cobbles dislodged prior, during or after earthworks	Possible	Medium	Moderate	• A suitably sized catch berm must be constructed below the areas that are susceptible to catch any boulders prior or during any works. • Personnel not involved with the construction process should not be below excavations. Excavation of the proposed pit should be conducted in a top-down approach with **no** excavation being conducted when personnel inside the excavations. • It is strongly advised to implement adequate drainage to redirect water away from the excavations and steep slopes, mitigating the potential risks associated with the steep slopes. • Good hillside construction practices must be adopted for any future construction as per Australian Geoguide LR8; • All earthworks should be conducted in accordance with AS3798-2007.	Low

Risk to Life

Risk to life is considered acceptable following the recommended hazard treatment in Table 7 Consequence analysis for Landslip hazards 1 – 2 – Life – Post Treatment given the likelihood and consequence of rock topple.

Table 7 Consequence analysis for Landslip hazards 1 – 2 – Life – Post Treatment

Hazard	Scenario 1
Factor	Rock fall/topple
Likelihood	Likely
Indicative Annual Probability	0.001
Use of Affected Structure/Site	Short-term excavation
Probability of Spatial Impact	= 0.3
Proportion of Time	Estimated 12 hours a day. = 0.5
Probability of Not Evacuating	The ground conditions should exhibit signs of potential movement like moving soil and rocks. = 0.5
Vulnerability	= 0.5
Risk for Person Most at Risk	3.75×10^{-5}
Risk Evaluation	*Acceptable*

9.4 Societal Risk

The Societal Risk Graph plot presented in Figure 6. showing the estimated individual risks for Scenario 1 (outlined in the AGS 'Landslide Risk Management Concepts and Guidelines', 2000). The risks are estimated based on people around the excavation works spending up to 10 hours per day on the property.

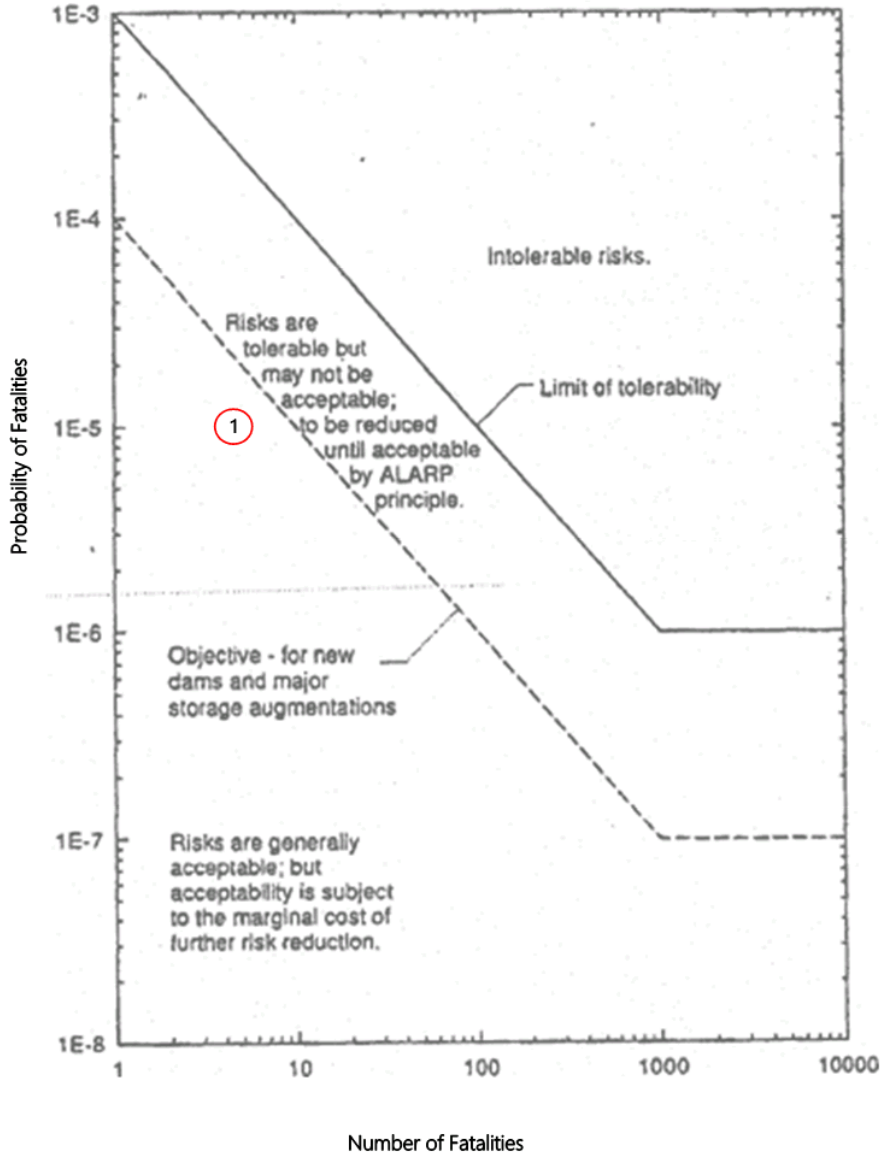


Figure 6 Societal Risk Graph of Probability of Fatalities vs Number of Fatalities (ANCOLD 1998)

10. CONCLUSIONS

The above geotechnical investigation has found that ground conditions over the proposed areas of development show limited geotechnical impediments to construction.

It is recommended that:

- Excavation of the Sandstone rock from interface at 4.0mbgl and beyond will require the use of a min 20t machine with a ripper tine and rock-breaker throughout the trench to total depths required.
- PLSI test results indicate the Sandstone rock strength ranges from 'medium' to 'high' strength.
- Levelling and compaction of footprints with either natural rock fill or imported Class 1 fill should follow AS 1289 5.1.1
- All earthworks onsite be compliant with AS3798-2007 *"Guidelines for Earthworks on commercial and residential subdivision"*.
- It is recommended that excavations be observed by GES or site engineer during construction to ensure that founding conditions are consistent with those on which the design recommendations are based.

Based on the observations made during the site visit and the outcome of the slope stability and hazard analysis and risk assessment, the following conclusions are made:

- Proposed development to have foundations extended into the underlying sandstone bedrock.
- Non engineered fill on site should have slope angles not exceeding 1V:2H and must not be used for foundation construction.
- Good hillside construction practices should be adopted as per Australian Geoguide LR8;
- The proposed works will not cause or contribute to landslide on the site, adjacent land, or on public infrastructure if the recommendations are followed.
- With the implementation of all following recommendations the proposed works satisfies the performance criteria and is considered as it represents a tolerable risk for the life of the use and development with Code (E3) as per Hobart Interim Planning Scheme.

It is further recommended that during construction, GES is to be notified of any significant variation to the ground conditions predicted in this report.

11. LIMITATIONS STATEMENT

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and ('the Client'). To the best of GES's knowledge, the information presented herein represents the Client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or soil contaminant over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

12. REFERENCES

- AS4133.4.1 (1993). Australian Standard. Method 4133.4.1 Rock strength tests—Determination of the point load strength index. Methods of testing rocks for engineering purposes. Published by Standards Australia (Standards Association of Australia) 1 The Crescent, Homebush, NSW 2140.
- AS1289 (2000). Australian Standard. Various methods as Prepared by Committee CE/9, Testing of Soils for Engineering Purposes. Approved on behalf of the Council of Standards Australia on 3 December 1999 and published on 28 February 2000.
- AS1726 (2017). Australian Standard. Geotechnical site investigations. Prepared by Committee CE-015, Site Investigations. Approved on behalf of the Council of Standards Australia on 7 April 2017 and published on 2 May 2017.
- Geology, topographic, geohazard and acid sulphate soil risk from theLIST website: https://maps.thelist.tas.gov.au/listmap/
- AGS (2007a). Guideline for Landslip Susceptibility, Hazard and Risk Zoning. Australian Geomechanics, Vol 42 No 1 March 2007
- AGS (2007b). Commentary on Guideline for Landslip Susceptibility, Hazard and Risk Zoning. Australian Geomechanics, Vol 42 No 1 March 2007
- AGS (2007c). Practice Notes Guidelines for Landslip Risk Management. Australian Geomechanics Vol 42 No 1 March 2007
- AGS (2007d). Commentary on Practice Notes Guidelines for Landslip Risk Management. Australian Geomechanics Vol 42 No 1 March 2007
- AGS (2007e). The Australian Geoguides for Slope Management and Maintenance. Australian Geomechanics Vol 42 No 1 March 2007
- AS1170 (2007). Australian Standard. Structural design actions. Part 4: Earthquake actions in Australia. prepared by Committee BD-006, General Design Requirements and Loading on Structures. It was approved on behalf of the Council of Standards Australia on 22 May 2007. This Standard was published on 9 October 2007.
- AS2870 (2011). Australian Standard. Residential slabs and footings. prepared by Committee BD-025, Residential Slabs and Footings. Approved on behalf of the Council of Standards Australia on 20 December 2010. This Standard was published on 17 January 2011.
- Tasmanian Government, Director's Determination – Landslip Hazard Areas. Version 1.0 6 February 2020.

GES GEO-ENVIRONMENTAL SOLUTIONS

Wentworth Street

APPENDIX 1 – BOREHOLE LOG

GES GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **McRobies GPT**		**Log of: HCCMBH01**	
CLIENT: **City of Hobart Council**		EASTING (GDA94):	
LOCATION: **South Hobart**		NORTHING (GDA94):	
CONTRACTOR:	**Tasmanian Drilling Services**	ELEVATION (m AHD):	
DRILLING METHOD:	**Hanjin Geotech Rig**	TOTAL DEPTH (m):	**8**
SAMPLING METHOD:	**Core**	NATURAL GROUND (m):	**3**
DATE: **18/3/2025**	LOGGED BY: **AP**	DEPTH WATER STRUCK (m):	

DEPTH (m)	SOIL STRENGTH (V SOFT / SOFT / FIRM / STIFF / V STIFF / V LOOSE / HARD / LOOSE / M DENSE / DENSE / V DENSE)	SPT: SPT (N) Value	SHEAR VANE: Undrained Shear Strength (kPa) (PI Compensated)	SHEAR VANE: Allowable Bearing Capacity (kPa)	LAB TESTS: % Liquid Limit	% Plastic Limit	% Plasticity Index	% Linear Shrinkage	Dispersion Class	% CBR	CLASSIFICATION: Geology Unit	Moisture	USCS	DESCRIPTION	DEPTH (M)	ELEVATION (m AHD)
0.0											FILL	D	GW	FILL - GRAVEL trace sand: grey/brown, dry to moist, medium dense; uncompacted, uncontrolled	0.0	
0.5														FILL - Cobbly GRAVEL with sand: grey/brown, dry to moist, medium dense; uncompacted, uncontrolled	0.5	
1.0												D	GW		1.0	
1.5															1.5	
2.0															2.0	
2.5													C/L	CORE LOSS	2.5	
3.0												w≈PL	CI	FILL - Gravelly CLAY: medium plasticity, pale brown, w≈PL, stiff; Gravel medium coarse	3.0	
3.5												M	GC	Clayey GRAVEL with sand: brown/yellow/orange, moist, medium dense, medium coarse grained, sub-rounded; Sand fine to medium grained; fines washed away from drilling process	3.5	
4.0												w≈PL	CH	Sandy CLAY: high plasticity, yellow-brown,	4.0	

GEO ENVIRONMENTAL SOLUTIONS - 29 KIRKSWAY PLACE, BATTERY POINT - T: 03 6223 1839 Page 1 of 2

GES GEO-ENVIRONMENTAL SOLUTIONS

PROJECT: **McRobies GPT**		**Log of: HCCMBH01**	
CLIENT: **City of Hobart Council**		EASTING (GDA94):	
LOCATION: **South Hobart**		NORTHING (GDA94):	
CONTRACTOR:	**Tasmanian Drilling Services**	ELEVATION (m AHD):	
DRILLING METHOD:	**Hanjin Geotech Rig**	TOTAL DEPTH (m):	**8**
SAMPLING METHOD:	**Core**	NATURAL GROUND (m):	**3**
DATE: **18/3/2025**	LOGGED BY: **AP**	DEPTH WATER STRUCK (m):	

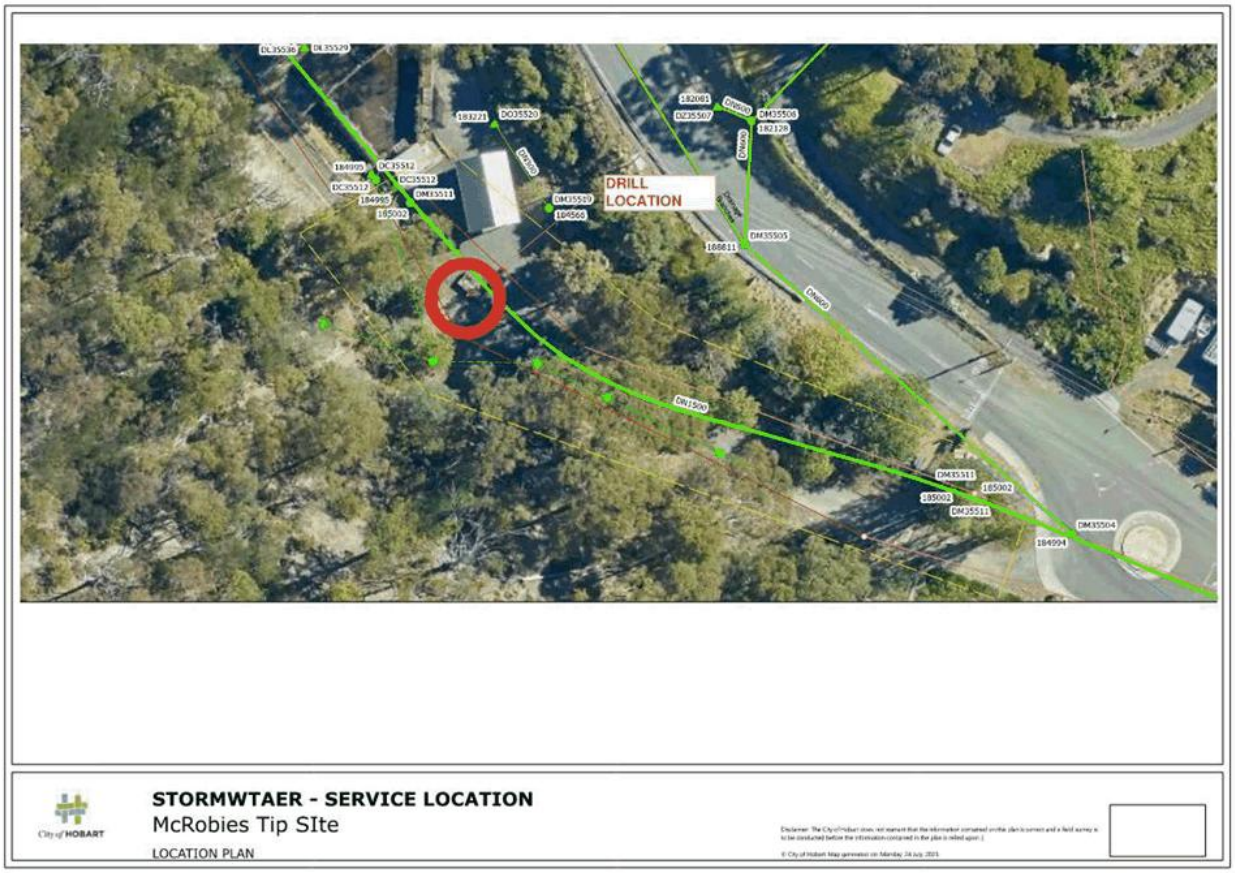
DEPTH (m)	SOIL STRENGTH: V SOFT / SOFT / FIRM / STIFF / V STIFF / V LOOSE / HARD / LOOSE / M DENSE / DENSE / V DENSE	SPT: SPT (N) Value	SHEAR VANE: Undrained Shear Strength (kPa) (PI Compensated) / Allowable Bearing Capacity (kPa)	LAB TESTS: % Liquid Limit / % Plastic Limit / % Plasticity Index / % Linear Shrinkage / Dispersion Class / % CBR	CLASSIFICATION: Geology Unit	Moisture	USCS	DESCRIPTION	DEPTH (M) / ELEVATION (m AHD)
4.0								w≈PL, firm to stiff; Sand fine to medium grained	4.0
								SANDSTONE: yellow/pale grey, dry, medium to high strength, distinctly weathered, sub-horizontally bedded, joint spacing 20-100mm, medium grained; Knocklofty Formation	
4.5									4.5
5.0						D	SST		5.0
5.5									5.5
6.0					Rqph			SANDSTONE: grey, dry, medium to high strength, distinctly weathered, sub-horizontally bedded, highly fractured, medium grained; Knocklofty Formation. EOH 8.0m	6.0
6.5									6.5
7.0						D	SSt		7.0
7.5									7.5
8.0									8.0

GEO ENVIRONMENTAL SOLUTIONS - 29 KIRKSWAY PLACE, BATTERY POINT - T: 03 6223 1839 Page 2 of 2

GES
GEO-ENVIRONMENTAL SOLUTIONS

Wentworth Street

APPENDIX 2 – SITE PLAN WITH THE LOCATION



APPENDIX 3 – ACCEPTABLE SOLUTIONS

Landslip Code Areas

E3.6 Use Standards

E3.6.1 Hazardous Use

Objective:	
To ensure that: (a) hazardous use is only located in Landslide Hazard Areas in exceptional circumstances; (b) if hazardous use is located in a Landslide Hazard Area, landslide hazard management measures reflect the risk arising from the landslide hazard and take into consideration the characteristics, nature and scale of the use.	
Acceptable Solutions	**Performance Criteria**
A1 Hazardous use relates to an alteration or intensification of an approved use.	**P1** Hazardous use is of an overriding benefit to the community, in terms of significant long term social or economic community benefits.
A2 No acceptable solution.	**P2** Hazardous use must satisfy all of the following: (a) No part of the hazardous use is in a High Landslide Hazard Area; (b) Landslide risk to people and the environment associated with the hazardous use is either: (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. (c) Landslide risk to people and the environment associated with the

E3.7 Development Standards for Buildings and Works

E3.7.1 Buildings and Works, other than Minor Extensions

Objective:	
To ensure that landslide risk associated with buildings and works for buildings and works, other than minor extensions, in Landslide Hazard Areas, is: (a) acceptable risk; or (b) tolerable risk, having regard to the feasibility and effectiveness of measures required to manage the landslide hazard.	
Acceptable Solutions	**Performance Criteria**
A1 No acceptable solution.	**P1** Buildings and works must satisfy all of the following: (a) no part of the buildings and works is in a High Landslide Hazard Area; (b) the landslide risk associated with the buildings and works is either: (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.

E3.7.3 Major Works

Objective:	
To ensure that landslide risk associated with major works in Landslide Hazard Areas, is: (a) acceptable risk; or (b) tolerable risk, having regard to the feasibility and effectiveness of any measures required to manage the landslide hazard.	
Acceptable Solutions	**Performance Criteria**
A1 No acceptable solution.	**P1** Major works must satisfy all of the following: (a) no part of the works is in a High Landslide Hazard Area; (b) the landslide risk associated with the works is either: (i) acceptable risk; or

APPENDIX 4 – QUALITATIVE RISK ASSESSMENT TABLES

Likelihood & Consequence Index

QUALITATIVE MEASURES OF LIKELIHOOD

Approximate Annual Probability		Implied Indicative Landslide Recurrence Interval		Description	Descriptor	Level
Indicative Value	Notional Boundary					
10^{-1}	$5x10^{-2}$	10 years	20 years	The event is expected to occur over the design life.	ALMOST CERTAIN	A
10^{-2}		100 years		The event will probably occur under adverse conditions over the design life.	LIKELY	B
10^{-3}	$5x10^{-3}$	1000 years	200 years 2000 years	The event could occur under adverse conditions over the design life.	POSSIBLE	C
10^{-4}	$5x10^{-4}$	10,000 years		The event might occur under very adverse circumstances over the design life.	UNLIKELY	D
10^{-5}	$5x10^{-5}$	100,000 years	20,000 years	The event is conceivable but only under exceptional circumstances over the design life.	RARE	E
10^{-6}	$5x10^{-6}$	1,000,000 years	200,000 years	The event is inconceivable or fanciful over the design life.	BARELY CREDIBLE	F

Note: (1) The table should be used from left to right; use Approximate Annual Probability or Description to assign Descriptor, not *vice versa*.

QUALITATIVE MEASURES OF CONSEQUENCES TO PROPERTY

Approximate Cost of Damage		Description	Descriptor	Level
Indicative Value	Notional Boundary			
200%	100%	Structure(s) completely destroyed and/or large scale damage requiring major engineering works for stabilisation. Could cause at least one adjacent property major consequence damage.	CATASTROPHIC	1
60%	40%	Extensive damage to most of structure, and/or extending beyond site boundaries requiring significant stabilisation works. Could cause at least one adjacent property medium consequence damage.	MAJOR	2
20%	10%	Moderate damage to some of structure, and/or significant part of site requiring large stabilisation works. Could cause at least one adjacent property minor consequence damage.	MEDIUM	3
5%	1%	Limited damage to part of structure, and/or part of site requiring some reinstatement stabilisation works.	MINOR	4
0.5%		Little damage. (Note for high probability event (Almost Certain), this category may be subdivided at a notional boundary of 0.1%. See Risk Matrix.)	INSIGNIFICANT	5

Notes: (2) The Approximate Cost of Damage is expressed as a percentage of market value, being the cost of the improved value of the unaffected property which includes the land plus the unaffected structures.
(3) The Approximate Cost is to be an estimate of the direct cost of the damage, such as the cost of reinstatement of the damaged portion of the property (land plus structures), stabilisation works required to render the site to tolerable risk level for the landslide which has occurred and professional design fees, and consequential costs such as legal fees, temporary accommodation. It does not include additional stabilisation works to address other landslides which may affect the property.
(4) The table should be used from left to right; use Approximate Cost of Damage or Description to assign Descriptor, not vice versa

Qualitative Risk Matrix

QUALITATIVE RISK ANALYSIS MATRIX – LEVEL OF RISK TO PROPERTY

LIKELIHOOD		CONSEQUENCES TO PROPERTY (With Indicative Approximate Cost of Damage)				
	Indicative Value of Approximate Annual Probability	1: CATASTROPHIC 200%	2: MAJOR 60%	3: MEDIUM 20%	4: MINOR 5%	5: INSIGNIFICANT 0.5%
A - ALMOST CERTAIN	10^{-1}	VH	VH	VH	H	M or L (5)
B - LIKELY	10^{-2}	VH	VH	H	M	L
C - POSSIBLE	10^{-3}	VH	H	M	M	VL
D - UNLIKELY	10^{-4}	H	M	L	L	VL
E - RARE	10^{-5}	M	L	L	VL	VL
F - BARELY CREDIBLE	10^{-6}	L	VL	VL	VL	VL

Notes: (5) For Cell A5, may be subdivided such that a consequence of less than 0.1% is Low Risk.
(6) When considering a risk assessment it must be clearly stated whether it is for existing conditions or with risk control measures which may not be implemented at the current time.

RISK LEVEL IMPLICATIONS

Risk Level		Example Implications (7)
VH	VERY HIGH RISK	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to Low; may be too expensive and not practical. Work likely to cost more than value of the property.
H	HIGH RISK	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options required to reduce risk to Low. Work would cost a substantial sum in relation to the value of the property.
M	MODERATE RISK	May be tolerated in certain circumstances (subject to regulator's approval) but requires investigation, planning and implementation of treatment options to reduce the risk to Low. Treatment options to reduce to Low risk should be implemented as soon as practicable.
L	LOW RISK	Usually acceptable to regulators. Where treatment has been required to reduce the risk to this level, ongoing maintenance is required.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

Note: (7) The implications for a particular situation are to be determined by all parties to the risk assessment and may depend on the nature of the property at risk; these are only given as a general guide.

Performance Criteria E3.7.1 P1 Buildings and works must satisfy all of the following:	Relevance	Management Options	Managed (treated) Risk Assessment			Further Assessment Required
			Consequence	Likelihood	Risk	
(a) no part of the buildings and works is in a High Landslide Hazard Area;	N/A					
(b) the landslide risk associated with the buildings and works is either: (i) acceptable risk (means a risk society is prepared to accept as it is. That is; without management or treatment); or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk. The residual tolerable risk may be assessed using either qualitative or qualitative methods in the landslide risk assessment either: (a) if using the AGS qualitative risk assessment method apply the "As Low As Reasonably Possible (ALARP)" principle with the residual tolerable risk level no higher than a "moderate" risk level under the AGS 2007(c) risk method; or (b) if using the AGS quantitative risk assessment method then the tolerable loss of life for the person most at risk as suggested by the AGS 2007(c) to be: (i) if existing slope / existing development: 10-4 / annum; (ii) if new constructed slope / new development / existing landslide: 10-5 / annum.	Acceptable	Refer to Section 6 - recommendations.	Minor	Rare	Low	N/A

Performance Criteria E3.7.3 P1 Major works must satisfy all of the following (same as 3.7.1 P3):	Relevance	Management Options	Managed (treated) Risk Assessment			Further Assessment Required
			Consequence	Likelihood	Risk	
(a) no part of the works is in a High Landslide Hazard Area;	N/A					
(b) the landslide risk associated with the works is either: (i) acceptable risk; or (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.	Acceptable	Refer to Section 6 - recommendations.	Minor	Rare	Very Low	N/A

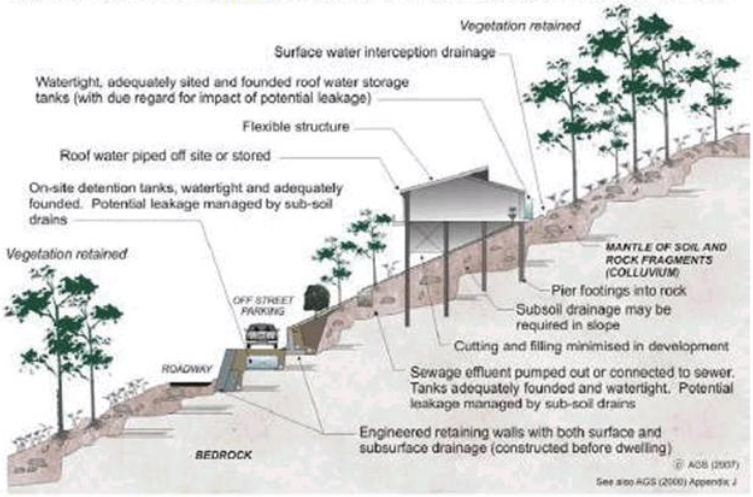
APPENDIX 5 - AUSTRALIAN GEOMECHANICS SOCIETY (AGS) LANDSLIP RISK

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

HILLSIDE CONSTRUCTION PRACTICE

Sensible development practices are required when building on hillsides, particularly if the hillside has more than a low risk of instability (GeoGuide LR7). Only building techniques intended to maintain, or reduce, the overall level of landslide risk should be considered. Examples of good hillside construction practice are illustrated below.

EXAMPLES OF GOOD HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES GOOD?

Roadways and parking areas - are paved and incorporate kerbs which prevent water discharging straight into the hillside (GeoGuide LR5).

Cuttings - are supported by retaining walls (GeoGuide LR6).

Retaining walls - are engineer designed to withstand the lateral earth pressures and surcharges expected, and include drains to prevent water pressures developing in the backfill. Where the ground slopes steeply down towards the high side of a retaining wall, the disturbing force (see GeoGuide LR6) can be two or more times that in level ground. Retaining walls must be designed taking these forces into account.

Sewage - whether treated or not is either taken away in pipes or contained in properly founded tanks so it cannot soak into the ground.

Surface water - from roofs and other hard surfaces is piped away to a suitable discharge point rather than being allowed to infiltrate into the ground. Preferably, the discharge point will be in a natural creek where ground water exits, rather than enters, the ground. Shallow, lined, drains on the surface can fulfil the same purpose (GeoGuide LR5).

Surface loads - are minimised. No fill embankments have been built. The house is a lightweight structure. Foundation loads have been taken down below the level at which a landslide is likely to occur and, preferably, to rock. This sort of construction is probably not applicable to soil slopes (GeoGuide LR3). If you are uncertain whether your site has rock near the surface, or is essentially a soil slope, you should engage a geotechnical practitioner to find out.

Flexible structures - have been used because they can tolerate a certain amount of movement with minimal signs of distress and maintain their functionality.

Vegetation clearance - on soil slopes has been kept to a reasonable minimum. Trees, and to a lesser extent smaller vegetation, take large quantities of water out of the ground every day. This lowers the ground water table, which in turn helps to maintain the stability of the slope. Large scale clearing can result in a rise in water table with a consequent increase in the likelihood of a landslide (GeoGuide LR5). An exception may have to be made to this rule on steep rock slopes where trees have little effect on the water table, but their roots pose a landslide hazard by dislodging boulders.

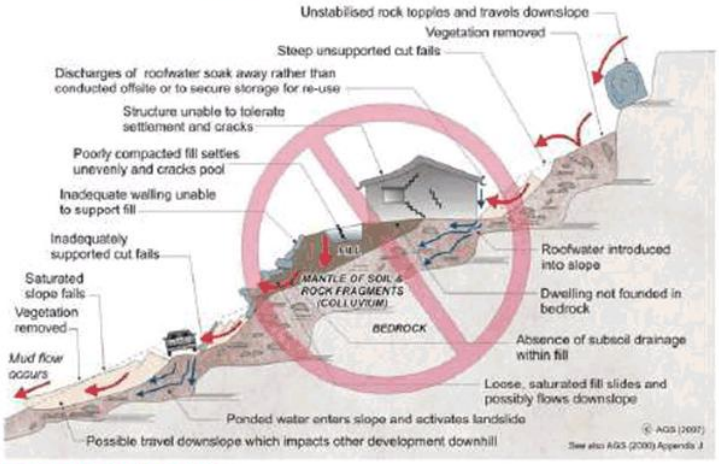
Possible effects of ignoring good construction practices are illustrated on page 2. Unfortunately, these poor construction practices are not as unusual as you might think and are often chosen because, on the face of it, they will save the developer, or owner, money. You should not lose sight of the fact that the cost and anguish associated with any one of the disasters illustrated, is likely to more than wipe out any apparent savings at the outset.

ADOPT GOOD PRACTICE ON HILLSIDE SITES

174 Australian Geomechanics Vol 42 No 1 March 2007

AUSTRALIAN GEOGUIDE LR8 (CONSTRUCTION PRACTICE)

EXAMPLES OF POOR HILLSIDE CONSTRUCTION PRACTICE



WHY ARE THESE PRACTICES POOR?

Roadways and parking areas - are unsurfaced and lack proper table drains (gutters) causing surface water to pond and soak into the ground.

Cut and fill - has been used to balance earthworks quantities and level the site leaving unstable cut faces and added large surface loads to the ground. Failure to compact the fill properly has led to settlement, which will probably continue for several years after completion. The house and pool have been built on the fill and have settled with it and cracked. Leakage from the cracked pool and the applied surface loads from the fill have combined to cause landslides.

Retaining walls - have been avoided, to minimise cost, and hand placed rock walls used instead. Without applying engineering design principles, the walls have failed to provide the required support to the ground and have failed, creating a very dangerous situation.

A heavy, rigid, house - has been built on shallow, conventional, footings. Not only has the brickwork cracked because of the resulting ground movements, but it has also become involved in a man-made landslide.

Soak-away drainage - has been used for sewage and surface water run-off from roofs and pavements. This water soaks into the ground and raises the water table (GeoGuide LR5). Subsoil drains that run along the contours should be avoided for the same reason. If felt necessary, subsoil drains should run steeply downhill in a chevron, or herring bone, pattern. This may conflict with the requirements for effluent and surface water disposal (GeoGuide LR9) and if so, you will need to seek professional advice.

Rock debris - from landslides higher up on the slope seems likely to pass through the site. Such locations are often referred to by geotechnical practitioners as "debris flow paths". Rock is normally even denser than ordinary fill, so even quite modest boulders are likely to weigh many tonnes and do a lot of damage once they start to roll. Boulders have been known to travel hundreds of metres downhill leaving behind a trail of destruction.

Vegetation - has been completely cleared, leading to a possible rise in the water table and increased landslide risk (GeoGuide LR5).

DON'T CUT CORNERS ON HILLSIDE SITES - OBTAIN ADVICE FROM A GEOTECHNICAL PRACTITIONER

More information relevant to your particular situation may be found in other Australian GeoGuides:

- GeoGuide LR1 - Introduction
- GeoGuide LR2 - Landslides
- GeoGuide LR3 - Landslides in Soil
- GeoGuide LR4 - Landslides in Rock
- GeoGuide LR5 - Water & Drainage
- GeoGuide LR6 - Retaining Walls
- GeoGuide LR7 - Landslide Risk
- GeoGuide LR9 - Effluent & Surface Water Disposal
- GeoGuide LR10 - Coastal Landslides
- GeoGuide LR11 - Record Keeping

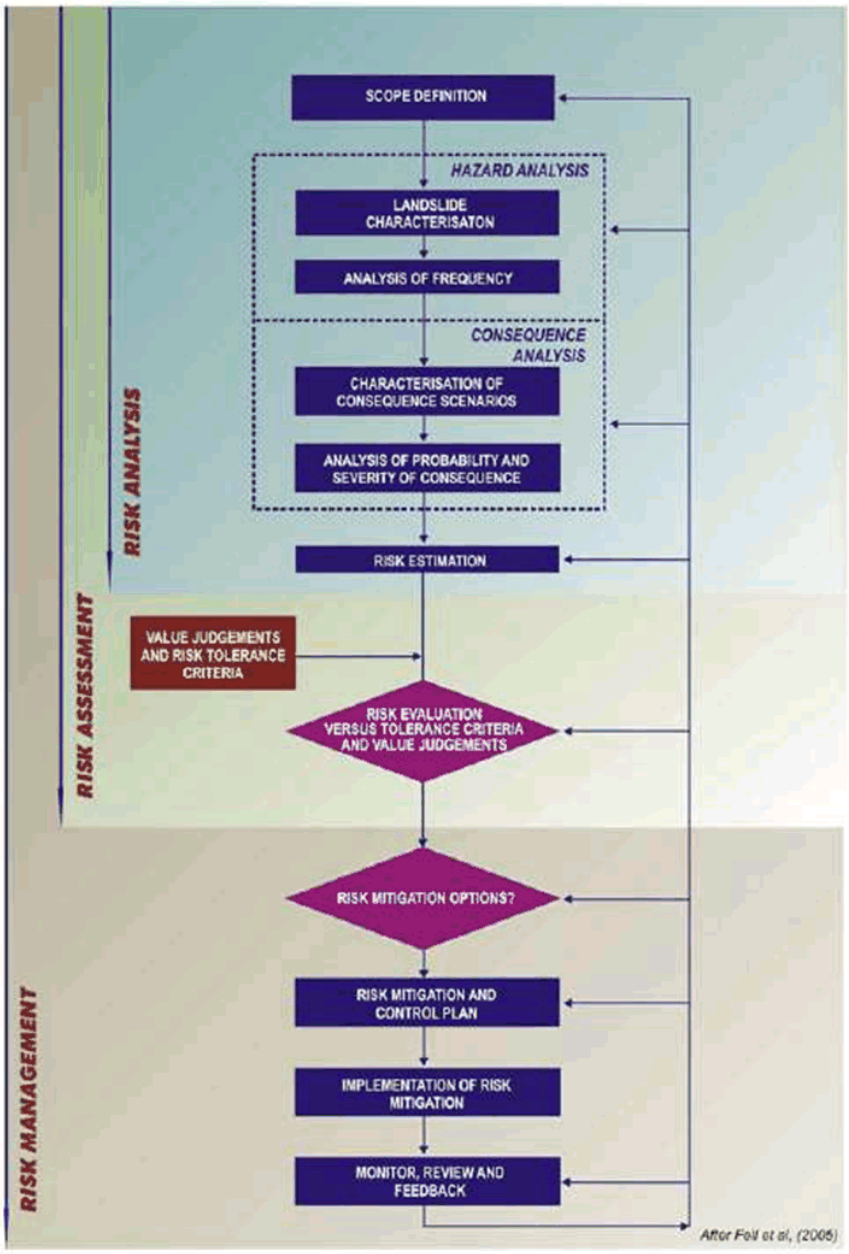
The Australian GeoGuides (LR series) are a set of publications intended for property owners; local councils; planning authorities; developers; insurers; lawyers and, in fact, anyone who lives with, or has an interest in, a natural or engineered slope, a cutting, or an excavation. They are intended to help you understand why slopes and retaining structures can be a hazard and what can be done with appropriate professional advice and local council approval (if required) to remove, reduce, or minimise the risk they represent. The GeoGuides have been prepared by the Australian Geomechanics Society, a specialist technical society within Engineers Australia, the national peak body for all engineering disciplines in Australia, whose members are professional geotechnical engineers and engineering geologists with a particular interest in ground engineering. The GeoGuides have been funded under the Australian governments' National Disaster Mitigation Program.

PRACTICE NOTE GUIDELINES FOR LANDSLIDE RISK MANAGEMENT 2007

APPENDIX G - SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

	GOOD ENGINEERING PRACTICE	*POOR ENGINEERING PRACTICE*
ADVICE		
GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical practitioner at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING		
SITE PLANNING	Having obtained geotechnical advice, plan the development with the risk arising from the identified hazards and consequences in mind.	Plan development without regard for the Risk.
DESIGN AND CONSTRUCTION		
HOUSE DESIGN	Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING	Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
ACCESS & DRIVEWAYS	Satisfy requirements below for cuts, fills, retaining walls and drainage. Council specifications for grades may need to be modified. Driveways and parking areas may need to be fully supported on piers.	Excavate and fill for site access before geotechnical advice.
EARTHWORKS	Retain natural contours wherever possible.	Indiscriminatory bulk earthworks.
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements
FILLS	Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use clean fill materials and compact to engineering standards. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill, which if it fails, may flow a considerable distance including onto property below. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may have unacceptable risk. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Engineer design to resist applied soil and water forces. Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOOTINGS	Found within rock where practicable. Use rows of piers or strip footings oriented up and down slope. Design for lateral creep pressures if necessary. Backfill footing excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		
SURFACE	Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide general falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to dissipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	Discharge roof runoff into absorption trenches.
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some areas if risk is acceptable. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes. Use absorption trenches without consideration of landslide risk.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION		
DRAWINGS	Building Application drawings should be viewed by geotechnical consultant	
SITE VISITS	Site Visits by consultant may be appropriate during construction/	
INSPECTION AND MAINTENANCE BY OWNER		
OWNER'S RESPONSIBILITY	Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident see advice. If seepage observed, determine causes or seek advice on consequences.	

FRAMEWORK FOR LANDSLIDE RISK MANAGEMENT



APPENDIX B - LANDSLIDE TERMINOLOGY

The following provides a summary of landslide terminology which should (for uniformity of practice) be adopted when classifying and describing a landslide. It has been based on Cruden & Varnes (1996) and the reader is recommended to refer to the original documents for a more detailed discussion, other terminology and further examples of landslide types and processes.

Landslide

The term *landslide* denotes "the movement of a mass of rock, debris or earth down a slope". The phenomena described as landslides are not limited to either the "land" or to "sliding", and usage of the word has implied a much more extensive meaning than its component parts suggest. Ground subsidence and collapse are excluded.

Classification of Landslides

Landslide classification is based on Varnes (1978) system which has two terms: the first term describes the material type and the second term describes the type of movement.

The material types are ***Rock***, ***Earth*** and ***Debris***, being classified as follows:-

The material is either rock or soil.

Rock: is "a hard or firm mass that was intact and in its natural place before the initiation of movement."

Soil: is "an aggregate of solid particles, generally of minerals and rocks, that either was transported or was formed by the weathering of rock in place. Gases or liquids filling the pores of the soil form part of the soil."

Earth: "describes material in which 80% or more of the particles are smaller than 2 mm, the upper limit of sand sized particles."

Debris: "contains a significant proportion of coarse material; 20% to 80% of the particles are larger than 2 mm and the remainder are less than 2 mm."

The terms used should describe the displaced material in the landslide before it was displaced.

The types of movement describe how the landslide movement is distributed through the displaced mass. The five kinematically distinct types of movement are described in the sequence ***fall***, ***topple***, ***slide***, ***spread*** and ***flow***.

The following table shows how the two terms are combined to give the landslide type:

Table B1: Major types of landslides. Abbreviated version of Varnes' classification of slope movements (Varnes, 1978).

TYPE OF MOVEMENT		TYPE OF MATERIAL		
		BEDROCK	ENGINEERING SOILS	
			Predominantly Coarse	Predominantly Fine
FALLS		Rock fall	Debris fall	Earth fall
TOPPLES		Rock topple	Debris topple	Earth topple
SLIDES	ROTATIONAL	Rock slide	Debris slide	Earth slide
	TRANSLATIONAL			
LATERAL SPREADS		Rock spread	Debris spread	Earth spread
FLOWS		Rock flow (Deep creep)	Debris flow (Soil creep)	Earth flow
COMPLEX	Combination of two or more principle types of movement			

Figure B1 gives schematics to illustrate the major types of landslide movement. Further information and photographs of landslides are available on the USGS website at http://landslides.usgs.gov.

GES

Introduction

These notes have been provided to assist in the interpretation of this geotechnical report in regards to classification methods, field procedures and terminology. Geotechnical reporting is based on information gained from limited subsurface test boring and sampling, integrated with knowledge of local geology and geotechnical engineering experience. For this reason, these reports must be regarded as interpretive rather than factual documents, limited by the scope of data on which they rely.

Description and Classification Methods

The methods of description and classification of soils and rocks used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS 1726), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS 1289).

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Sampling

Sampling is carried out during drilling to allow engineering examination (and laboratory testing where required) of the soil and rock. Disturbed samples taken during drilling provide information on colour, lithology, grain sizes, horizon, rock unit etc. as well as some information on strength and structure.

Undisturbed samples are taken by pushing a thin walled sample tube into the soil and removing a sample of soil in a relatively undisturbed state. These samples provide information on soil bulk density, structure, strength, and are necessary for laboratory testing of linear shrinkage and atterburg limits where appropriate.

Drilling Methods

The following is a brief summary of drilling methods currently in use by Geo Environmental Solutions, along with some comments on their uses and applications.

Test Pits – These are excavated with a backhoe or a tracked excavator allowing close examination of the in-situ soils if it safe to do so. Any excavation over 1.5m deep is benched to ensure consultant safety. Test pitting allows for easy access to soil horizons of interest and ease of associated shear vane, DCP or PSP testing.

Hydraulic Direct Push Tube Sampling – A 1200mm solid push tube with a plastic inner liner is advanced into the ground by a hydraulic percussion hammer drill, and removed to extrude the sample. This is a highly reliably drilling method as the core of soil remains intact, and thus soil moisture and structure remains largely unchanged. The rig is mounted on a 4WD Nissan Patrol is highly mobile and simultaneously very capable.

Continuous Spiral Flight Augers – The hole is advanced using a 90-115mm diameter continuous spiral auger which can be withdrawn at intervals to allow sampling or in-situ testing. This is a relatively economical means of drilling in cohesive soils. Augering in non-cohesive soils, and in particular below any water table is ineffective with this drilling method. Samples returned are highly disturbed and as such make assessment of soil structure difficult. Information from the drilling is of relatively lower reliability due to remoulding, contamination or softening of samples by groundwater.

Rotary Air Blast Drilling – The hole is advanced by a rotary bit, with air being pumped down the drill rods and returned up the annulus, carrying the drill cuttings. Only significant changes in stratification can be determined from the cuttings, together with some information from rate of penetration and drilling resistance.

Diamond Core Drilling – A continuous core samples is obtained using a diamond tipped core barrel, 62mm internal diameter. Providing full core recovery is achieved (which is not always possible in very weak rocks and granular or non-cohesive soils), this technique provides a very reliable method of investigation. A number of various geotechnical tests may be carried out on the core, such as point load testing of recovered material. The only

downfall of this technique is that it is relatively expensive method of drilling.

Standard Penetration Tests – Standard penetration tests (SPT) are used in most soils types as a means of determining density of strength, however samples that are collected are often disturbed. The test procedure is described in AS 1289 Test 6.3.1.

The test is carried out in a borehole by driving a 50mm diameter split tube under the impact of a 63kg hammer with a free fall of 760mm. It is normal for the tube to be driven in three successive 150mm increments and 'N' value is taken as the number of blows for the last 300mm. In dense sands, very hard clays or weak rock, the full 450mm may not be practicable, and the test is discontinued – indicated by 'Ref' on the logs.

SPT results are commonly displayed in two ways. In the case where full penetration is obtained with successive blow c logs. In the case where the test ounts an N is provided in the is discontinued short of full penetration an N value is replaced with 'Ref'. The results of the tests can be related empirically to the engineering properties of the soil.

Shear Vane Testing – This test is used for determining the shear strength of soils in the field by measuring the torque required to cause a vane of cruciform section to shear the soil, in accordance with AS 1289, method 6.2.1. The method is used for very soft to firm non-fissured clays. The advantage of this test is that it can be performed at any depth, in situ, in association with push tube sampling.

Point Load Testing – This test is used to determine the point load strength index of rock cores. This index test is performed by subjecting a rock specimen to an increasingly concentrated load until failure occurs by splitting the specimen. The concentrated load is applied through coaxial, truncated conical platens. The failure load is used to calculate the point load strength index and to estimate the uniaxial compressive strength.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 150mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Bore Logs – The Bore Logs presented herein are an engineering and/or geological interpretation of the subsurface condition, and their reliability will depend to some extent on frequency of sampling and the method of drilling. The units are defined according to the geological map sheet referenced in the geology section of this report. Regardless of drilling process used, it is important to note that boreholes represent only a very small sample of the total subsurface profile. Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes, the frequency of sampling and the possibility of other than 'straight line' variations between the boreholes.

Groundwater – Where groundwater levels are measured in boreholes, there are several potential problems;

- In low permeability soils, ground water although present, may enter the hole slowly or perhaps not at all during the time is left open.
- A localised perched water table may lead to an erroneous indication of the true water table.
- Water table levels will vary from time to time with seasons or recent weather changed. They may not be the same at the time of construction as are indicated in the report.
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole is water observations are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, seal in a particular stratum, may be advisable in low permeability soils or where there may be interference a perched water table.

Engineering Results – Engineering reports are prepared by qualified personnel and are based on the information obtained and on current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal (eg a three story building), the information and interpretation may not be

relevant if the design proposal is changed (eg to a twenty story building).

Every care is taken with the report as it relates to interpretation of subsurface condition, discussion of geotechnical aspects and recommendations or suggestions for design and construction. However, Geo-Environmental Solutions cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions – the potential for this will depend partly on bore spacing and sampling frequency.
- Changes in policy or interpretation of policy by statutory authorities.
- The actions of contractors responding to commercial pressures.

If these occur, Geo Environmental Solutions will be pleased to assist in investigation or advice to resolve the matter.

Site Anomalies – In the event conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, Geo Environmental Solutions requests that it be immediately notified.

Reproduction of Information for Contractual Purposes

Attention is drawn to the document "Guidelines for the Provision of Geotechnical Information in Tender Documents", published by the Institution of Engineers, Australia. Where information obtained from this investigation is provided for tendering purposes, it is recommended that all information, including the written report and discussion be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. Geo Environmental Solutions would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection – Geo Environmental Solutions will provide engineering inspection services for geotechnical aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

GES

NON COHSIVE - SAND							
Description	Code	Field Test	Relative Density	Dynamic Cone Penetrometer blows/150 mm	Perth Sand Penetrometer blows/150 mm	SPT, N blows/300 mm	CPT Resistance MPa
Very loose sand	NVLO	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 15	0 – 1.5	0 - 1	0 - 5	0 - 2
Loose sand	NLO	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	15 - 35	1.5 - 4.5	1-3	5-10	2-5
Medium dense sand	NMDE	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	35 - 65	4.5 – 12.0	3-4	10-30	5-15
Dense sand	NDE	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	65 - 85	12.0 – 22.5	4-8	30 - 50	15 - 25
Very dense sand	NVDE	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	85 - 100	>22.5	>8	>50	>25

	COHESIVE - SILT & CLAY						
Consistency	Code	Field Test	Undrained Shear Strength c_u Torvane (kPa)	Unconfined Compressive Strength q_u Pocket Penetrometer (kPa) **	Dynamic Cone Penetrometer blows/150 mm *	SPT, N blows/300 mm	CPT Resistance MPa
Very soft	CVSO	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12	<25	<1.5	0 - 2	<0.2
Soft	CSO	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	12-25	25 - 50	1.5 – 3.0	2 - 4	0.2 - 0.4
Firm	CFI	Impression by thumb with moderate effort. Moulded by strong finger pressure	25 - 50	50 - 100	3.0 – 5.0	4 - 8	0.4 - 0.8
Stiff	CST	Slight impression by thumb cannot be moulded with finger.	50 - 100	100 - 200	5.0 – 10.0	8 - 15	0.8 - 1.5
Very Stiff	CVST	Very tough. Readily indented by thumbnail.	100 - 200	200 - 400	10.0 – 19.0	15 - 30	1.5 - 3.0
Hard	CHARD	Brittle. Indented with difficulty by thumbnail.	>200	>400	>19.0	>30	>3.0

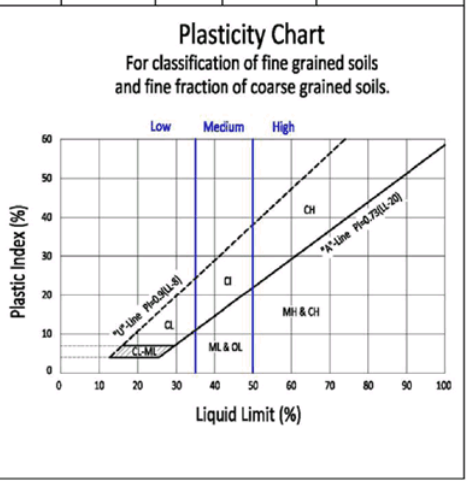
NON COHESIVE - GRAVEL				
Description	Code	Field Test	SPT	CPT Resistance
Loose	NLO	By inspection of voids and particle packing	See sand	Divide result by 2 and use sand
Dense	NDE			

SOIL MOISTURE	
Code	Description
W	Wet
M	Moist
SM	Slightly Moist
D	Dry

GES

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
					% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	200							
	COBBLES	63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse 20 / medium 6 / fine 2.36	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
			GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse 0.6 / medium 0.2 / fine 0.075	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
			SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
			SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or PI<4	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and PI>7	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm	SILTS & CLAYS (Liquid Limit ≤50%)		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity					
			CL CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays					
			OL	Organic silts and clays of low plasticity					
	SILTS & CLAYS (Liquid Limit >50%)		MH	Inorganic silts, mic- aceous or diato-maceous fine sands or silts, elastic silts					
			CH	Inorganic clays of high plasticity, fat clays					
			OH	Organic silts and clays of high plasticity					
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					

Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'



Degree of Weathering

Code	ISRM GRADE	Description		Decolourant Extent	Fracture Condition	Surface Characteristics
F	1	**FRESH**. Rock shows no sign of decomposition or staining.		None	Closed or discoloured	Unchanged
SW	2	**SLIGHTY WEATHERED**. Rock is slightly discoloured but shows little or no change of strength from fresh rock.		<50% has modest discolouration	Discoloured may contain thin filling	Partial discolouration
MW	3	**MODERATLY WEATHERED**. Modest discolouration is evident throughout the rock fabric, often with some change in the constituent minerals. The intact rock strength is usually noticeably weaker than that of the fresh rock.	Distinctly Weathered	>50% has modest discolouration	Discoloured may contain thick filling	Partial to complete discolouration, not friable except poorly cemented rocks
HW	4	**HIGHLY WEATHERED**. Strong discolouration is evident throughout the rock mass, often with significant change in the constituent minerals. The intact rock strength is generally much weaker than that of the fresh rock.		100% has strong discolouration	Filled with alteration minerals	Friable and possible pitted
XW	5	**EXTREMELY WEATHERED**. Rock is weathered to such an extent that it has 'soil' properties, i.e. it either disintegrates or can be remoulded in water, but substance fabric and rock structure still recognisable.		100% has strong discolouration	Filled with alteration minerals	Resembles soil
RS	6	**RESIDUAL SOIL**. All rock material is converted to soil. The mass structure and material fabric are destroyed. There is a large change in volume, but the soil has not been significantly transported.		100% has strong discolouration	N/A	Resembles soil

Rock Strength

Term	Symbol	Field Guide*	Point Load Index [IS(50)] MPa	Approx Unconfined Compressive Strength (q_u)
Extremely Low	EL	Easily remoulded by hand to a material with soil properties.	<0.03	<0.6
Very Low	VL	Material crumbles under firm blows with sharp end of geological pick; can be peeled with a knife; too hard to cut a triaxial sample by hand. SPT will refuse. Pieces up to 30mm thick can be broken by finger pressure.	0.03 – 0.1	0.6 – 2
Low	L	Easily scored with a knife; indentations 1mm to 3mm show in the specimen with firm blows of the geological pick point; has dull sound under hammer. A piece of core 150mm long by 40mm diameter may be broken by hand. Sharp edges of core may be friable and break during handling.	0.1 – 0.3	2 – 6
Medium	M	Readily scored with a knife; a piece of core 150mm long by 50mm diameter can be broken by hand with difficulty.	0.3 – 1	6 – 20
High	H	A piece of core 150mm long by 50mm diameter cannot be broken by hand but can be broken with geological pick with a single firm blow; rock rings under hammer.	1 – 3	20 – 60
Very High	VH	Hand specimen breaks with geological pick after more than one blow; rock rings under hammer.	3 – 10	60 – 200
Extremely High	EH	Specimen requires many blows with geological pick to break through intact material; rock rings under hammer.	>10	>200

Note that these terms refer to strength of rock and not to the strength of the rock mass, which may be considerably weaker due to rock defects.

* The field guide visual assessment of rock strength may be used for preliminary assessment or when point load testing is not able to be done.

** AS1726

*** The approximate unconfined compressive strength (q_u) shown in the table is based on an assumed ratio to the point load

Degree of Fracturing

This classification applies to diamond drill cores and refers to the spacing of all types of natural fractures along which the core is discontinuous. These include bedding plane partings, joints and other rock defects, but exclude known artificial fractures such as drilling breaks. The orientation of rock defects is measured as an angle relative to a plan perpendicular to the core axis.

Note the recording of actual spacing and range of spacing is preferred in place of the terms below.

Term	Description
Fragmented	The core is comprised primarily of fragments of length less than 20mm, and mostly of width less than the core diameter.
Highly fractured	Core lengths are generally less than 20mm to 40mm with occasional fragments.
Fractured	Core lengths are mainly 30mm to 100mm with occasional shorter and longer sections.
Slightly fractured	Core lengths are generally 300mm to 1000mm with occasional longer sections and occasional sections of 100mm to 300mm.
Unbroken	The core does not contain any fracture.

Rock Quality Designation (RQD)

This is defined as the ratio of sound (ie low strength or better) core in lengths of greater than 100mm to the total length of the core, expressed in precent. If the core is broken by handling or by the drilling process (i.e. fracture surfaces are fresh, irregular breaks rather than joint surfaces), the fresh broken pieces are fitted together and counted as one piece.

Bedding/Foliation Spacing

Code	Term	Spacing
VWB	Very Widely Bedded/Foliated	>2m
WB	Widely Bedded/Foliated	0.6 – 2m
MB	Moderately Bedded/Foliated	0.2 – 0.6m
CB	Closely Bedded/Foliated	0.06 – 0.2m
VCB	Very Closely Bedded/Foliated	20mm – 60mm
L	Laminated	6mm – 20mm
CL	Closely Laminated	<6mm

GES

Defect Type

Code	Structure
FO	Natural foliation parting or fracture.
BD	Natural bedding plane fracture.
JT	Natural geological joint.
FT	Geological fault with slickensides.
VN	Vein cemented with infill.
CO	Geological contact.
SH	Shear zone (zone of closely spaced shear fractures not classed as FT).
XX	Zone of multiple core breaks induced by drilling.

Defect Roughness

Code	Description	Jr	JRC	Amplitude
PP	Planar – Polished/Slickensided	0.5	0.5	0.1%
PS	Planar – Smooth	1	1.5	0.4%
PR	Planar – Rough	1.5	2.5	0.5%
UP	Undulating – Polished/Slickensided	1.5	7	1.5%
US	Undulating – Smooth	2	11	2.0%
UR	Undulating – Rough	3	14	3.0%
SP	Stepped – Polished/Slickensided	2	11	2.0%
SS	Stepped – Smooth	3	14	3.0%
SI	Stepped - Irregular	4	20	4.5%

GES

Defect Alteration

Code		Description	J_a	
A		Tightly healed, hard, non softening, impermeable filling eg. Quartz, carbonate, epidote	0.75	
B		Unaltered/Fresh joint walls, or surface staining only	1	
C		Slightly altered joint walls (one grade higher than intact rock)	2	
D		Frictional materials: sand, silt, calcite, clayey-silt, or clayey-sand coating (small clay fraction), non softening	3	
E		Altered joint walls (two grades higher than intact rock). Cohesive materials: softening or low friction clay mineral coatings, ie. kaolinite, mica, chlorite, talc, gypsum, graphite	2	
<5mm	>5mm		<5mm	>5mm
F1	F2	Frictional materials. (Sandy particles, clay free, disintegrated rock (non softening)	4	8
G1	G2	Hard cohesive materials. (Strongly over consolidated non softening clay)	6	10
H1	H2	Soft cohesive materilals, (Medium to low over consolidated, softening clay)	8	12
J1	J2	Swelling clays, eg. montmorillonite	12	20

Defect Mineral Infill

Code	Structure
N	No Infill
S	Generic Soft Infill
H	Generic Hard Infill
CY	Clay or Silty Clay
RK	Rock
SI	Silt
FE	Ferruginous
QZ	Quartzite
MI	Micaceous
SP	Serpentinised
CA	Calcite Infill
TR	Travertine
OL	Olivine

Reference

International Society of Rock Mechanics, Suggested Method for Determining the Point Load Strength, 1985.
Australian Standard 1289 – Methods of testing soils for engineering purposes, 1997.
Australian Standard 1726 – Geotechnical Site Investigations Code, 1993
Hoek E & Brown ET, Underground Excavations in Rock, E& FN SPON, 527p,1990
Hoek E, Kaiser PK & Bawden WF, Support of Underground Excavations in Rock, AA Balkema, 215p, 195
Marinos V, Marinos P & Hoek E " The geological strength index: application and limitations" Bulletin on Engineering Geology and Environment, Vol. 64, No 1, pp. 55-65, April 2001

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: City of Hobart (Owner /Agent)
16 Elizabeth Street (Address)
Hobart 7000 (Suburb/postcode)

Qualified person details:

Qualified person: Vinamra Gupta
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No: 685982720
Email address: Office@geosolutions.net.au

Qualifications and Insurance details: B.Eng. M.Eng. CPEng
Civil-Geotechnical Engineer
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Geotechnical Reports
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 30 Mcrobies Road
South Hobart 7004
Lot No:
Certificate of title No: 166085/5

The assessable item related to this certificate: Landslide Risk Assessment Report
(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Geotechnical - Landslide Risk Assessment
(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work ☒
or
a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached Landside Risk Assessment report for the address detailed above in 'details of work'.
Relevant calculations:	Reference the above report.
References:	AS2870-2011 residential slabs and footings AS1726-1993 Geotechnical site investigations CSIRO Building technology file – 18. AGS – 2007 (a-e)

Substance of Certificate: (what it is that is being certified)

Landslide Risk Assessment.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, Vinamra Gupta certify the matters described in this certificate.

Qualified person: *Signed:* 

Certificate No: J11510 *Date:* 28/03/2025

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
166085	5
EDITION	DATE OF ISSUE
1	25-Nov-2013

SEARCH DATE : 14-Apr-2025
SEARCH TIME : 10.08 AM

DESCRIPTION OF LAND

City of HOBART
Lot 5 on Plan 166085
Derivation : Part of Lot 21, 4A-2R-15Ps. Gtd. to Daniel Ferguson and Part of Lot 20, 5A-2R-0Ps. Gtd. to Malcolm Brown
Prior CT 40237/1

SCHEDULE 1

HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
46/4841 CONVEYANCE - Burdening Easement: Drainage Right over the strip of land marked Drain 0.30 metres wide on Plan 166085

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER The Crown, Hobart City Council,
FOLIO REFERENCE Sec 27A (M435821)
C.T. 40246/1, C.T. 40237/1,
C.T. 40237/2
GRANTEE
Part of Lot 21, 4A–2R–15Ps. Gtd. to Daniel Ferguson & Part of

PLAN OF SURVEY

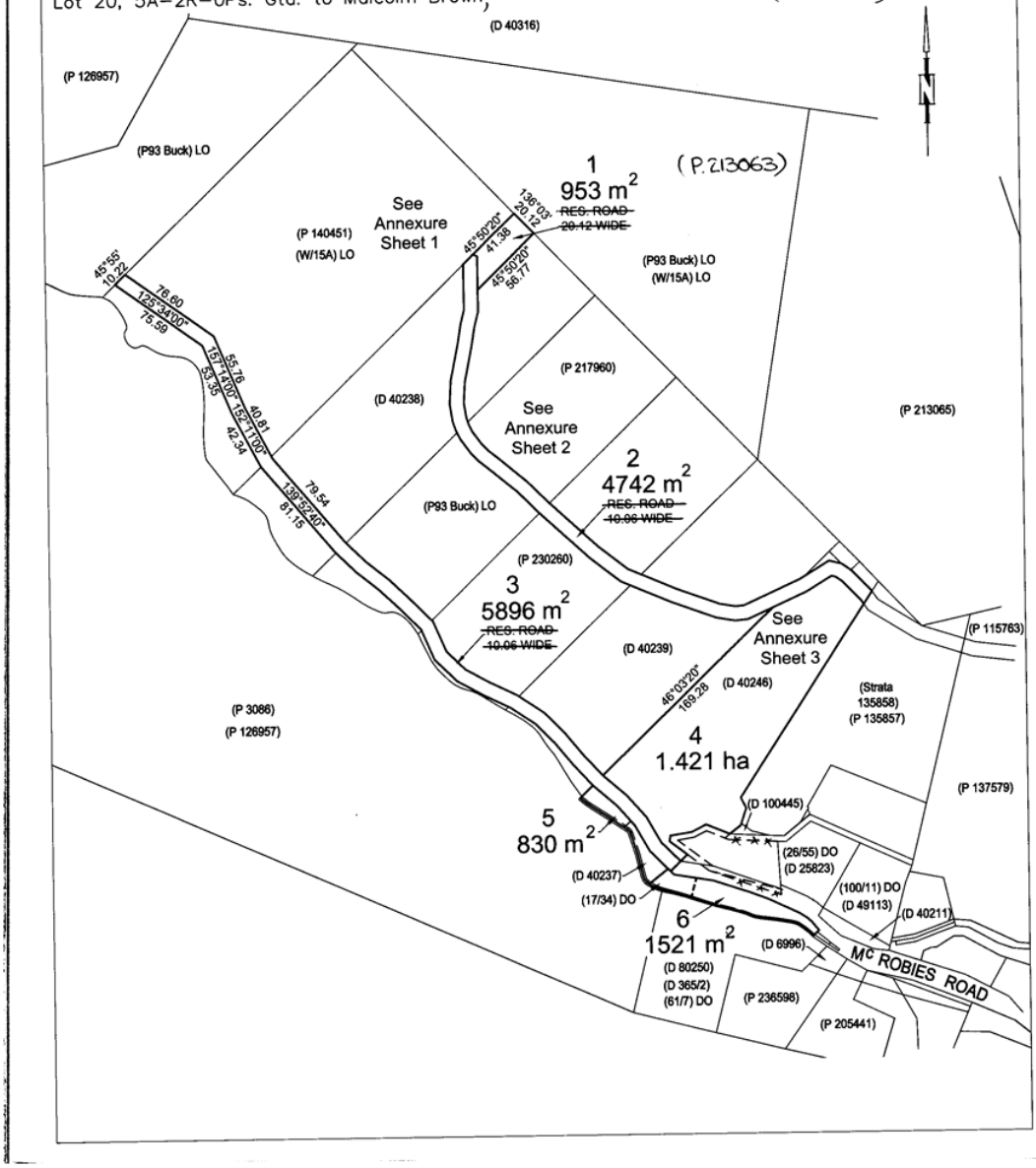
BY SURVEYOR M.A. ANDERSON OF HOBART CITY COUNCIL
LOCATION CITY OF HOBART
SCALE 1:2500 LENGTHS IN METRES

Registered Number
P166085

APPROVED 15 OCT 2013
~~EFFECTIVE FROM~~
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 114 (5225-51)
LAST UPI No. GAR63 GJS85, GJS86
LAST PLAN No. D.40246, D.40237
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

GRANTEE (CONT.)
Lot 20, 5A–2R–0Ps. Gtd. to Malcolm Brown, & Whole of Lot 1 (953m²), Lot 2 (4742m²), Lot 3 (5896m²) The Crown (P.166085)



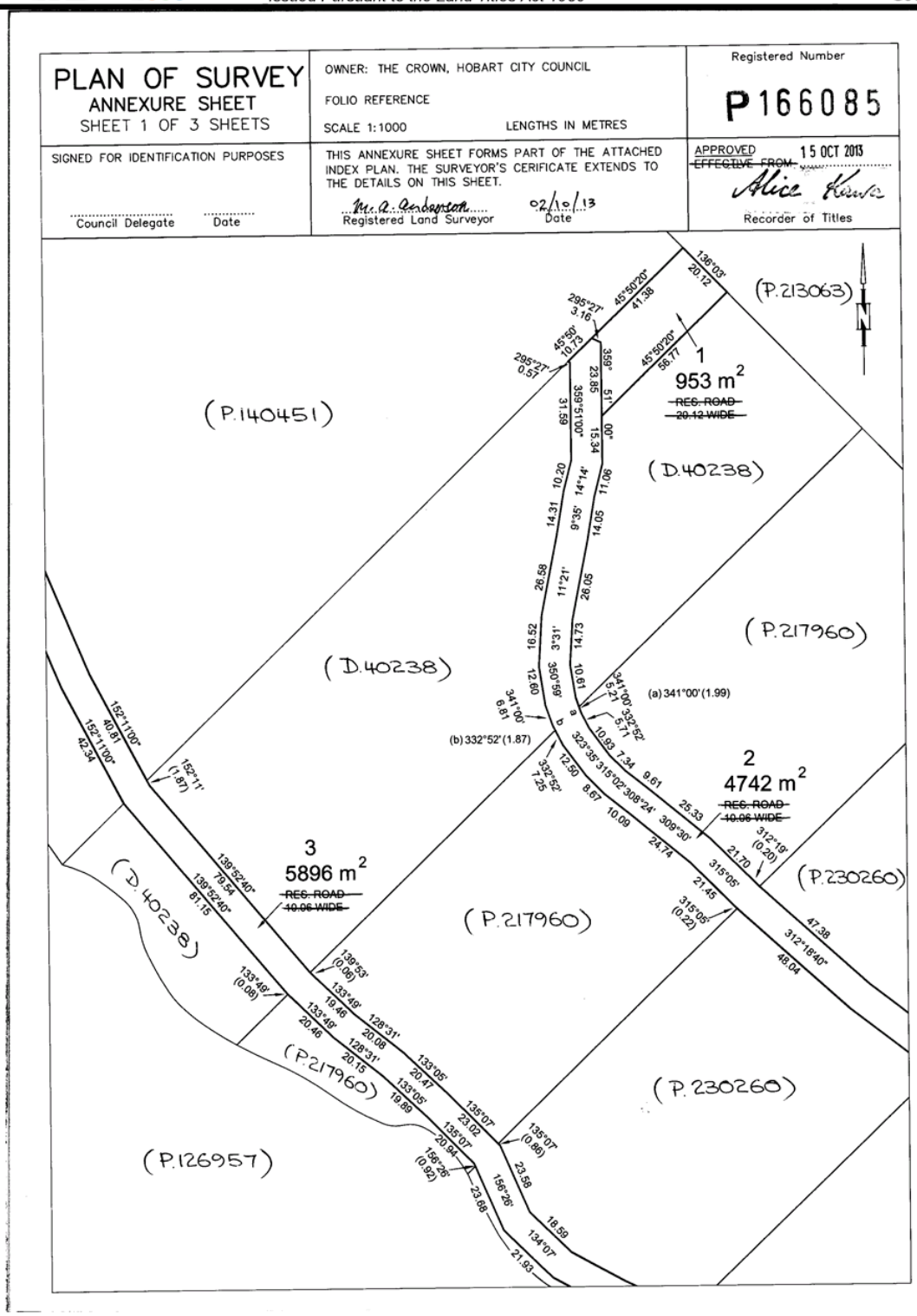
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 3 SHEETS	OWNER: THE CROWN, HOBART CITY COUNCIL FOLIO REFERENCE SCALE 1:1000 LENGTHS IN METRES	Registered Number P166085
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYOR'S CERIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. M. A. Anderson 02/10/13 Registered Land Surveyor Date	APPROVED 15 OCT 2013 ~~EFFECTIVE FROM~~ Alice Kwan Recorder of Titles



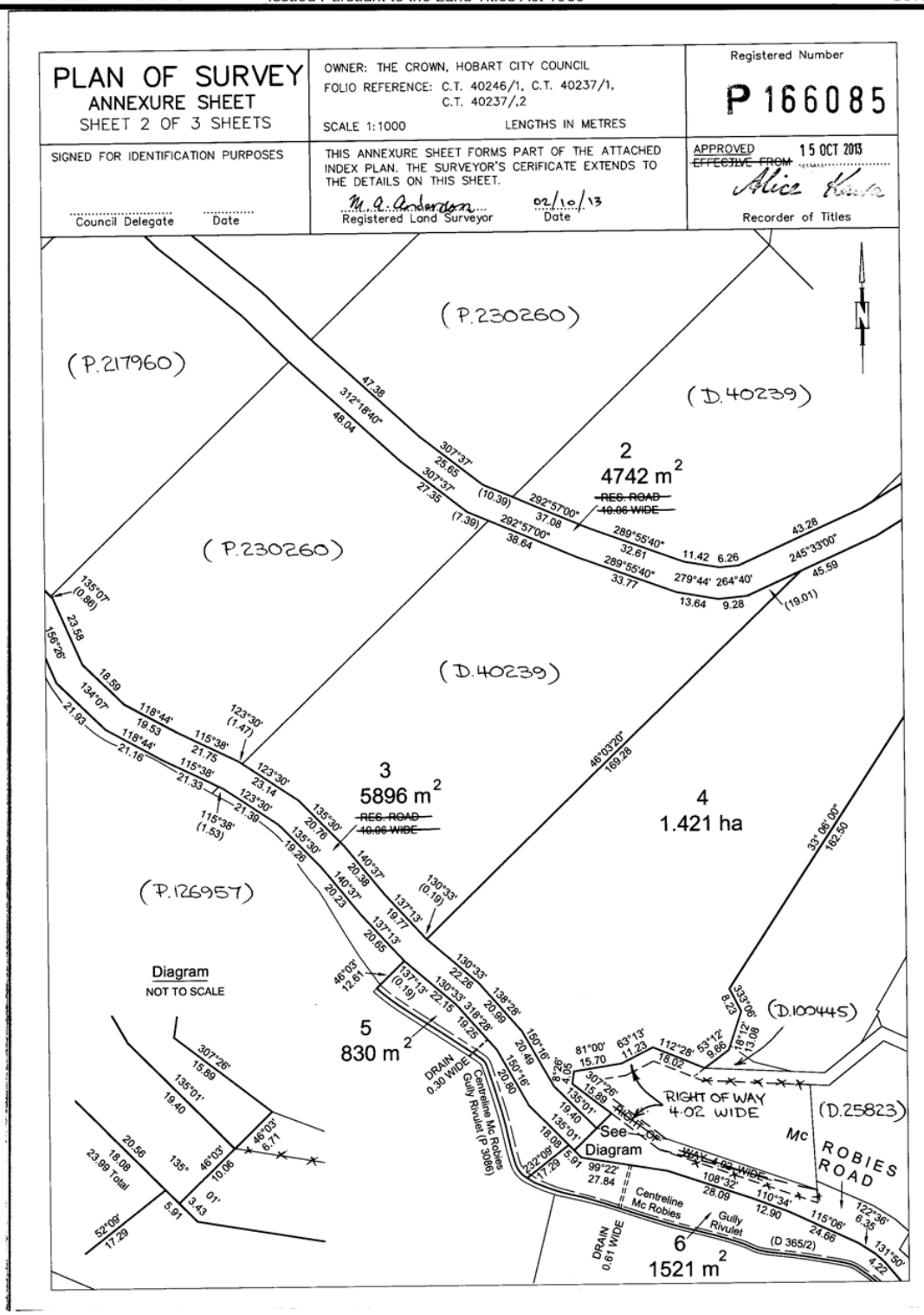
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 3 SHEETS	OWNER: THE CROWN, HOBART CITY COUNCIL FOLIO REFERENCE: C.T. 40246/1, C.T. 40237/1, C.T. 40237/,2 SCALE 1:1000 LENGTHS IN METRES	Registered Number P 166085
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYOR'S CERIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. M. A. Anderson 02/10/13 Registered Land Surveyor Date	APPROVED 15 OCT 2013 ~~EFFECTIVE FROM~~ Alice Kerr Recorder of Titles

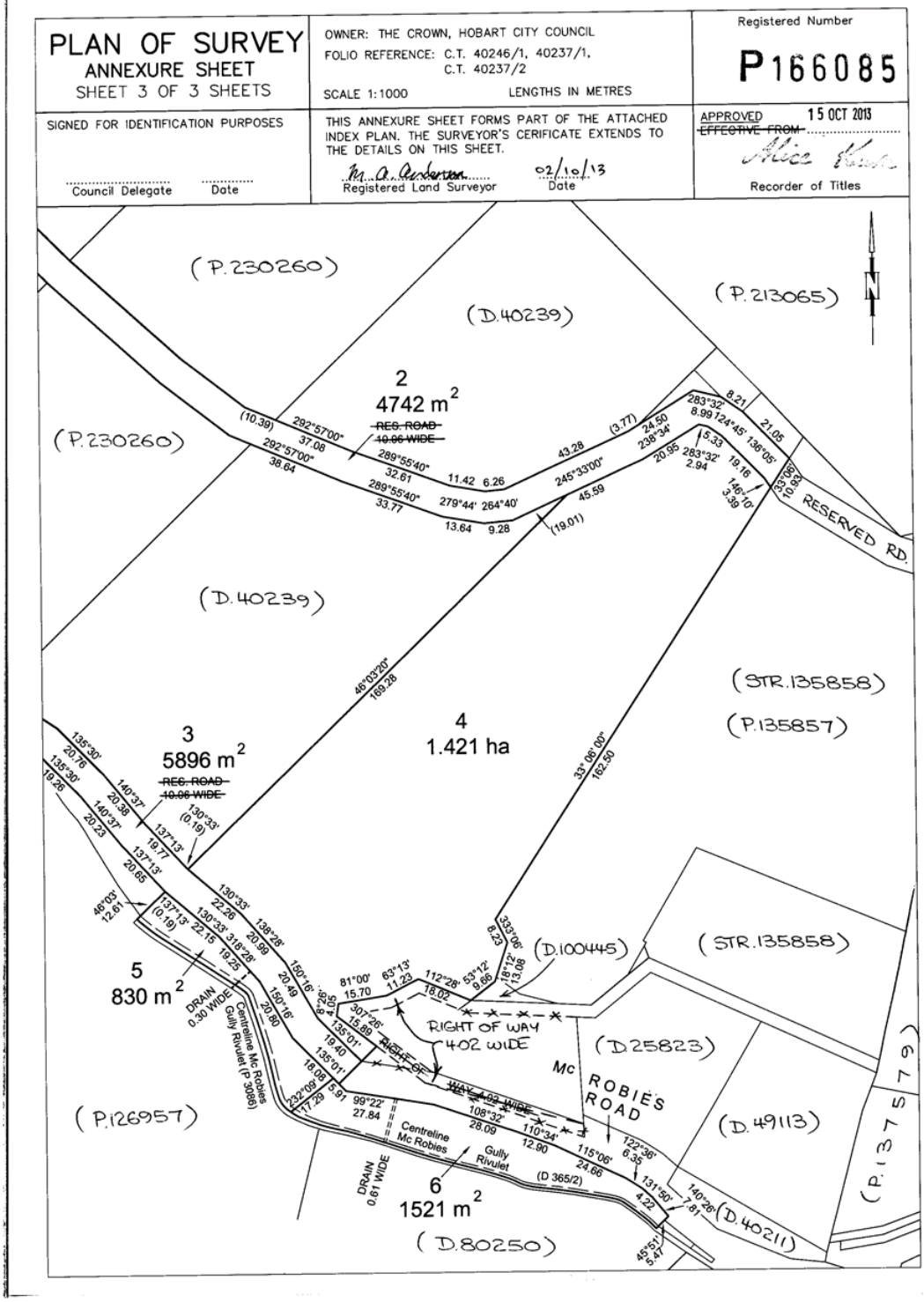


FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 3 SHEETS	OWNER: THE CROWN, HOBART CITY COUNCIL FOLIO REFERENCE: C.T. 40246/1, 40237/1, C.T. 40237/2 SCALE 1:1000 LENGTHS IN METRES	Registered Number P166085
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYOR'S CERIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. M. A. Anderson 02/10/13 Registered Land Surveyor Date	APPROVED 15 OCT 2013 ~~EFFECTIVE FROM~~ Alice Mason Recorder of Titles



Tasmanian Government PlanBuild TASMANIA

PLANNING APPLICATION

Status:

Reference
PLN-HOB-2025-0171

Address
30 MCROBIES RD SOUTH HOBART TAS 7004

Titles
40316/1, 40258/1, 169871/1, 232608/1, 114731/1, 166085/6, 169871/3, 40315/1, 166085/1, 40211/1, 80250/1, 40259/1, 166085/5, 40239/22, 40260/1, 40238/25, 217960/24, 230260/1, 114730/1, 140451/1, 40295/1, 126957/1, 110533/3, 40204/1, 166085/4

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the PlanBuild Tasmania Enquiry Service to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

- [x] Yes - enter details below
- [ ] No - continue to the next section

If yes, provide the name of the person you contacted

Applicant

PERSONAL INFORMATION REMOVED

Owners

PERSONAL INFORMATION REMOVED

Certificate(s) of Title

Selected Titles

Total Area: 0m^2

40316/1	40258/1	169871/1	232608/1	114731/1	166085/6
169871/3	40315/1	166085/1	40211/1	80250/1	40259/1
166085/5	40239/22	40260/1	40238/25	217960/24	230260/1
114730/1	140451/1	40295/1	126957/1	110533/3	40204/1
166085/4					

Owner Notification

Are you the sole owner of the land?

- [ ] Yes - continue to the next section
- [x] No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- [x] Yes - enter owner details below
- [ ] No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:
City of Hobart

Enter the date that the last owner, joint or part owner was notified
10/04/2025

Declaration

- [x] I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- [ ] Yes - complete question below
- [x] No - continue to the next section - see further information below
- [ ] Unsure

If yes, has written Crown Land consent been obtained?

- [ ] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- [x] Yes - complete question below
- [ ] No - continue to the next section
- [ ] Unsure

If yes, has written consent been obtained from the Council General Manager?

- [x] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- [ ] I want to change how the property is used
- [ ] I want to use the property for visitor accommodation
- [ ] I want to subdivide
- [ ] I want to undertake a new development or alteration
- [ ] I want to do a minor boundary adjustment
- [ ] I want to put up a sign(s)
- [ ] I want to demolish
- [x] I want to do works only
- [ ] Other

If your application is to subdivide, please enter the number of proposed lots.
0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

- [ ] Yes
- [x] No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- [x] Yes
- [ ] No

- [ ] Unsure

Is the proposed use or development permitted or discretionary?

- [x] Permitted
- [ ] Discretionary
- [ ] Unsure if permitted or discretionary

Provide a full description of the proposed use or development
Installation of a Gross Pollutant Trap (GPT) at the outlet of McRobies Gully before the waterway joins Hobart Rivulet.

This project will help address growing community consernes around waste and nutrient load entering the Hobart rivulet. The current capture device (trash sock) at the McRobies outfall to Hobart Rivulet is inadequate for the removal of solid waste, plastic and other pollutants. Growing community concern in 2023 prompted a request from council to prioritise the upgrade to a GPT a

Will the proposed use or development involve a road reserve?

- [ ] Yes - complete the section below
- [x] No - continue to the next section
- [ ] Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?
600000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	10 Apr 2025	Property Title Document	FolioPlan-166085-6.pdf	Xurui Fan
1	10 Apr 2025	Instrument of Delegation - General Manager Consent	GMC	Xurui Fan
1	10 Apr 2025	Plans	Planning Plan	Xurui Fan
1	10 Apr 2025	Engineering Drawings	McRobies GPT_Preliminary Drawing	Xurui Fan
1	10 Apr 2025	Geotechnical Report	Geotechnical Report	Xurui Fan

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 10/04/2025 11:44

7.1.2 10 SELFS POINT ROAD NEW TOWN - SIGNAGE PLN-HOB-2024-0714 - FILE REF: F25/36455

Address:	10 Selfs Point Road, New Town
Proposal:	Signage
Expiry Date:	11 June 2025
Extension of Time:	Not applicable
Author:	Victoria Maxwell

RECOMMENDATION

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 Signage at 10 SELFS POINT RD NEW TOWN TAS 7008 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2024-0714 - 10 Self Point Road New Town - Final Planning Documents except where modified below.

PLN s1 – Sign Location

The sign is to be located at the site of Option 1 on page 6 of the Final Planning Documents file.

PLN 2 – Sign Location

Prior to installation the final siting of the sign must be approved by Council's Director of Strategic and Regulatory Services Network, in conjunction with the Program Leader Sport and Recreation - Facilities and Operations.

PLN 3 – Sign Maintenance

The sign must be maintained in a good state of repair at all times. Any repairs or upkeep are the responsibility of the Applicant.

OSP 1 – Sign Finished Standard

The final sign design is to be of a suitably professional, high quality

standard, to ensure that it does not detract from the local amenity to the satisfaction of the Director of Strategic and Regulatory Services Network.

OSP 2 - Trees

The proposed sign must be located a minimum of 5m away from the trunk of any nearby trees, unless with the written permission of the City of Hobart.

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, bylaws, 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* .

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

FEES AND CHARGES

Click here for information on the Council's fees and charges.

BEFORE YOU DIG

Click here for before you dig information.

.

Attachment A:	PLN-HOB-2024-0714_PlanBuild Document_PLN-HOB-2024-00714 - 10 Self Point Rd - Planning Committee Agenda Report ⇩
Attachment B:	PLN-HOB-2024-0714 - 10 Self Point Road New Town - PC Agenda Documents ⇩

PLANNING ASSESSMENT REPORT

Type of Report:	Committee
Date of Meeting:	21 May 2025
Expiry Date:	11 June 2025
Application No:	PLN-HOB-2024-0714
Address:	10 SELFS POINT RD NEW TOWN TAS 7008
Applicant:	Mr Simon Himson 26 Sonning Crest, Sandy Bay, Tas 005, Hobart, Tasmania, Australia, 7005
Proposal:	Signage
Representations:	Nil
Performance criteria:	Signs Code - Pole Sign - Discretionary in Recreation zone Coastal Erosion Hazard Code – Development in Medium Risk area Inundation Prone Lands Code

1. Executive Summary

1.1. Planning approval is sought for Signage at 10 SELFS POINT RD NEW TOWN TAS 7008

1.2. More specifically the proposal includes:

- Erection of a 2400 x 1200 pole sign on the verge of Self Point Road at the intersection with Marine Esplanade.
- Two potential locations were proposed, with the site front Queens Walk with a similar alignment to an existing nearby sign determined as the preferrable location.
- The sign will give directions and information about the North West Bay Rowing Club Function Centre at the end of Marine Esplanade.

1.3. The proposal relies on performance criteria to satisfy the following standards and codes:

1.3.1. Signs Code - Pole Sign - Discretionary in Recreation zone
1.3.2. Coastal Erosion Hazard Code – Development in Medium Risk area
1.3.3. Inundation Prone Lands Code

1.4. No representations were received during the statutory advertising period between 29 April and 13 May 2025.

1.5. The proposal is recommended for approval subject to conditions.

1.6. The final decision is delegated to the Planning Committee because the proposal is proposed on Council land.

2. Site Detail

2.1. The subject site is a large 13.55ha site located at New Town Bay. The site follows the Municipal Boundary with Glenorchy and runs close to the New Town Rivulet on the north western side, with the northern eastern boundary adjoining the River Derwent and Selfs Point Water Treatment Plant. The south-eastern boundary is formed by Selfs Point Road and Queens Walk, whilst it stretches across the Brooker Highway to include the Queens Walk Oval. The site accommodates a number of recreation and community facilities, including the North West Bay Rowing Club, Bridge Club, Rugby Park and Cat Centre.

Figure 1: Site Plan (red box, showing area of proposal) (Geo Cortex, 2025)

2.2. The site is unusual as a number of roads run through the Title area. Such roads would normally form the boundary of the Title. As a result, the status of these roads vary. Queens Walk is a statutory highway that is planned, controlled and managed by Council. The relevant section of Queens Walk, from the New Town Rivulet to where the Queens Walk has been bisected by the Brooker Highway.

2.3. Council only maintains the roadway, leaving the verges and other lands to be maintained by others. The area proposed for the sign is on the grassed area at the intersection with Marine Esplanade. It is not officially a verge as neither this section of Queens Walk or Marine Esplanade are roads with boundaries defined by a Title.

Figure 2: Municipal Map (Geo Cortex, 2025)

2.4. The area proposed for the sign is in front of the chain wire fence that contains the Selfs Point Rugby Park oval.

Figure 3: Approach to intersection from south (Google Streetview, 2024)

2.5. There is a large sign located within the Rugby Park Oval for Graham Family Funerals. Reviewing Google Streetview images, it is unclear how it gained approval being remote from the funeral site on the western side of the Brooker Highway. However, it is clear that this sign has been in place for many years, possibly dating back to 1998. Consequently, Council staff were concerned to ensure that any new sign should not impede views to the existing sign. The proposed sign is much smaller and will be located on the foot of the slope, allowing views over to the existing sign.

Figure 4: Approach to intersection from north over New Town Rivulet (Google Streetview, 2024)

3. Proposal

3.1. Planning approval is sought for Signage at 10 SELFS POINT RD NEW TOWN TAS 7008

3.2. More specifically the proposal is for:

- Erection of a 2400 x 1200 pole sign on the verge of Self Point Road at the intersection with Marine Esplanade.
- Two potential locations were proposed, with the site fronting Queens Walk with a similar alignment to an existing nearby sign determined as the preferrable location.
- The sign will give directions and information about the North West Bay Rowing Club Function Centre at the end of Marine Esplanade.

4. Background

4.1. Previous applications relevant to this site and proposal are listed below:

- PLN-970363 - 10 Selfs Point Road - NEW TOWN - Alterations
- PLN-980594 - 10 SELFS POINT ROAD - NEW TOWN - Alterations
- PLN-990396 - 10 Selfs Point Road - NEW TOWN - Ext. & Alts
- PLN-201233 - 10 Selfs Point Road - NEW TOWN - VIEWING PLATFRM
- PLN-09-00694-01 - 10 Selfs Point Road - NEW TOWN - Signage
- BLD-09-00615-01 - 10 Selfs Point Road Rugby Park - NEW TOWN - New Clubroom & Scheme Amendment (Bridge Club)
- PLN-11-01360-01 - 10 Selfs Point Road - NEW TOWN - Extension to Rowing Shed
- PLN-11-00434-01 - 10 Selfs Point Road - NEW TOWN - Alterations to clubrooms

- PLN-12-01238-01 - New Town Bay (Also Known As 10 Selfs Point Road - Part of CT 163941/1) - NEW TOWN - Demolition and New Rowing Shed/Facility - Permit to approve Rowing club function centre
- PLN-14-01400-01 - 10 Selfs Point Road (Rugby Park) - NEW TOWN - Portable Site Offices, Amenities and Partial Change of Use to Unlisted Use (Depot)
- PLN-13-00796-01 - 10 Selfs Point Road - NEW TOWN - Demolition Disused Change Rooms
- PLN-14-00275-01 - Queens Walk Oval, 10 Selfs Point Road - NEW TOWN - Two Light Poles
- PLN-17-680 - 10 SELFS POINT ROAD NEW TOWN TAS 7008 - Rugby Park 6 Pole Plan
- PLN-19-63 - 10 Selfs Point Rd NEW TOWN - Partial Demolition Alterations and Extension to Domestic Animal Breeding Boarding or Training
- ETA-22-84 for PLN-19-63
- PLN-20-268 - 10 Selfs Point Rd NEW TOWN - Additions to TBA Clubrooms for teaching and improved member amenities
- PLN-23-746 - Selfs Point Sewerage Treatment Plant Upgrade

4.2. PLN-12-01238-01 approved the function centre as part of a new rowing facility. The sign relates to this development.

5. Concerns raised by representors

5.1. No representations were received during the statutory advertising period between 29 April and 13 May 2025.

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.

6.2. This site is located within the 18.0 Recreation Zone - IPS of the *Hobart Interim Planning Scheme 2015*.

6.3. The existing uses of the overall site are sports fields and clubrooms, rowing facilities, including function centre, open space and cattery. The proposed use is unchanged. The existing uses are permitted and discretionary uses in the zone. There is no change to the uses in the zone proposed by this application.

6.4. The proposal has been assessed against

6.4.1. D18.0 Recreation Zone - IPS,
6.4.2. E2.0 - Potentially Contaminated Land Code - HIPS,

6.4.3. E15.0 Inundation Prone Areas Code - IPS,
6.4.4. E16.0 Coastal Erosion Hazard Code - HIPS,
6.4.5. E17.0 Signs Code - HIPS

6.5. The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1. Signs Code - Pole Sign - Discretionary in Recreation zone
6.5.2. Coastal Erosion Hazard Code – Development in Medium Risk area
6.5.3. Inundation Prone Lands Code

6.6. Each performance criteria is assessed below:

6.7.	Signs Code – Pole Sign – Discretionary in Recreation zone – E17.7.1 P1	
	6.7.1.	The Acceptable Solution for clause E17.7.1 A1 requires signs to comply with Table E17.2 standards and be a permitted sign in Table E17.3.
	6.7.2.	The proposal includes a pole sign which is larger than the 2m^2 maximum area and pole signs are discretionary in the Recreation zone.
	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 E17.7.1 P1 provides as follows:
		A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following: *(a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;* *(b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;* *(c) be constructed of materials which are able to be maintained in a satisfactory manner at all times;* *(d) not result in loss of amenity to neighbouring properties;* *(e) not involve the repetition of messages or information on the same street frontage;* *(f) not contribute to or exacerbate visual clutter;* *(g) not cause a safety hazard.*
	6.7.5.	The pole sign will have a condition required by the Open Space section for the content to be professionally prepared which will assist in integrating it into its surroundings. The sign being 2.88m^2 will also not dominate the streetscape.

The sign is proposed to be made of aluminium which is durable to the weather, enabling it to be maintained in a satisfactory condition. A condition will also be imposed to require the applicant to undertake ongoing maintenance of the sign should it be damaged.

The size of the sign is not considered likely to cause a loss of amenity to neighbouring properties. The closest being across the rivulet along Risdon Road in Lutana.

The sign does not include repetitive messaging. There is a blue directional sign on the Marine Esplanade post pointing to the North West Bay Rowing Centre. This is not considered to duplicate the messaging of the proposed sign.

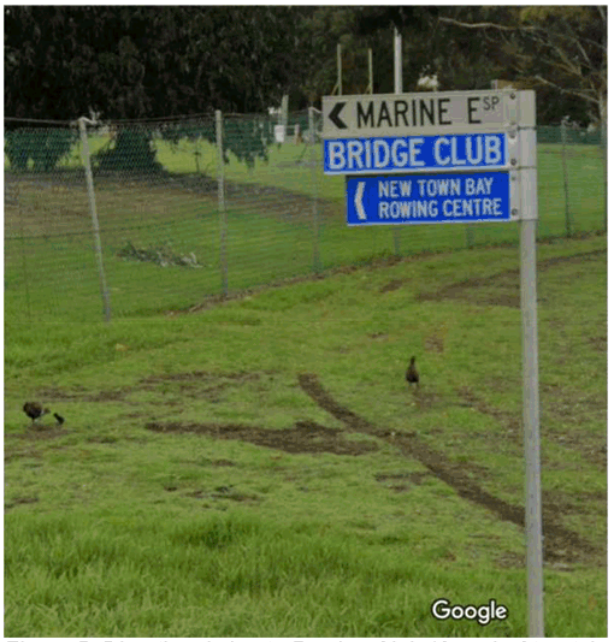


Figure 5: Directional sign to Rowing Club (Google Streetview, 2024)

The sign is located close to another existing sign and is considered of lesser impact than the Graham Family sign. It is not considered likely to cause visual clutter in this location because there will be two signs only in this site and surrounded by trees and open space. Given the existing sign, it is considered a suitable spot for the proposal.

The sign is located close to the chainmail fence, which will not impede sight lines for vehicles leaving Marine Esplanade. There are shrubs close to the road pavement which already limit sight lines. The sign is not considered to impact this in any way. Because the location plan is not dimensioned, a condition will be imposed requiring the final location of the sign to be finally approved by Council's Director of Strategic and

		Regulatory Services Network, in conjunction with the Program Leader Sport and Recreation - Facilities and Operations.
		 *Figure 6: Approximate location of sign in relation to sight lines for vehicles entering Queens Walk (Google Streetview, 2024)*
		With the abovementioned conditions it is considered that the proposed sign will not cause a safety hazard and will fit acceptably into the surroundings.
	6.7.6.	The proposal complies with the performance criterion.

6.8.	Coastal Erosion Hazard Code – works within medium risk area – E16.7.1 P1	
	6.8.1.	There is no Acceptable Solution for clause E16.7.1.
	6.8.2.	The proposal includes works (signage) within the medium risk hazard area.
	6.8.3.	There is no Acceptable Solution; therefore, assessment against the Performance Criterion is relied on.
	6.8.4.	The Performance Criterion at clause E16.7.1 P1 provides as follows:
		Buildings and works must satisfy all of the following: *(a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;* *(b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;*

		(c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering; *(d) need for future remediation works is minimised;* *(e) health and safety of people is not placed at risk;* *(f) important natural features are adequately protected;* *(g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist;* *(h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;* *(i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;* *(j) not be located on an actively mobile landform.*
	6.8.5.	The application was referred to Council's Environmental Development Planner, who advised the following:
		Approval is sought for one pole/pylon sign near the rugby fields at 10 Selfs Point Road, New Town. Two potential locations have been identified. <u>Coastal Erosion Hazard Code</u> The Code applies because development is proposed within a Coastal Erosion Hazard Area.

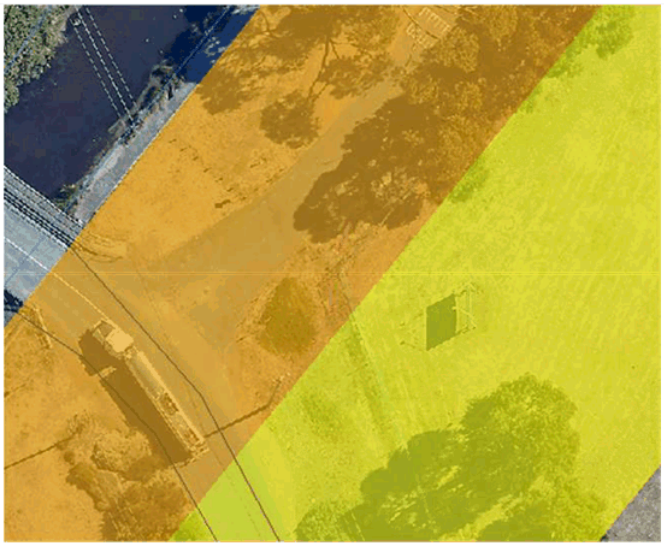


Figure 7: Coastal Erosion Hazard Code overlay (Geo Cortex, 2025)

No Code exemptions apply.

The relevant standards are under clause E16.7.1. There is no acceptable solution for A1. Performance criterion P1 states the following:

Buildings and works must satisfy all of the following:

(a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;

(b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;

(c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;

(d) need for future remediation works is minimised;

(e) health and safety of people is not placed at risk;

(f) important natural features are adequately protected;

(g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist;

		(h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site; *(i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;* *(j) not be located on an actively mobile landform.* The sign would have no impact upon the level of risk to the life or health of users of the site or of hazard for adjoining or nearby properties or public infrastructure from coastal erosion. It's considered unlikely that the proposed sign would ever be impacted by coastal erosion. The sign is 25m inland from New Town Rivulet which has erosion-resistant artificial banks and it is unlikely that Council would allow significant erosion of the banks to occur. If significant shoreline recession was allowed to occur the sign could easily be moved if threatened. No important natural features would be impacted by the proposed sign. The proposed sign would not impact public access to the foreshore. Vehicular access to the site would be maintained as the local roads also provide access to the industrial facilities at Selfs Point and to the Cornelian Bay Cemetery. Council does not have a policy for developer contributions. The sign would not be located on an actively mobile landform. The proposed sign complies with E16.7.1 and the exercise of discretion is recommended.
	6.8.6.	The proposal complies with the performance criterion.

6.9.	Inundation Prone Areas – Non Habitable Buildings - E15.7.4 P3	
	6.9.1.	The Acceptable Solution for clause E15.7.4 A3 requires outbuildings to have a maximum floor area of 60m2.
	6.9.2.	The proposal includes a new sign in addition to a number of existing non habitable outbuildings and structures on the larger Title that in total exceed 60m2

	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 15.7.4 P3 provides as follows:
		A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following: *(a) risk to users of the site, adjoining or nearby land is acceptable;* *(b) risk to adjoining or nearby property or public infrastructure is acceptable;* *(c) need for future remediation works is minimised;* *(d) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works;*
	6.9.5.	The application was referred to Council's Stormwater and Waterways Program Leader, who advised the following:
		The proposal is for a free-standing sign, located at a safe distance from any stormwater infrastructure. While the existing land use for the site might mean new works are discretionary under the Inundation Prone Lands Code, in practice the proposal satisfies any and all applicable performance criteria.
	6.9.6.	The proposal complies with the performance criterion.

7. Discussion

7.1. Planning approval is sought for Signage at 10 SELFS POINT RD NEW TOWN TAS 7008

7.2. The application was advertised and no representations were received.

7.3. The proposal has been assessed against the provisions of the *Hobart Interim Planning Scheme 2015* and whilst it does rely on performance criteria to satisfy the scheme's relevant standards and codes, it is considered to perform well. As such, the proposal may be approved by Council in accordance with the provisions of section 57 of the *Land Use Planning and Approvals Act 1993.*

7.4. The proposal has been assessed by other Council officers, including the Council's Development, Roads and Stormwater Engineers, Parks Planner, Environmental Health Officer 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 Signage at 10 SELFS POINT RD NEW TOWN TAS 7008 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 Signage at 10 SELFS POINT RD NEW TOWN TAS 7008 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN - General

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-HOB-2024-0714 - 10 Self Point Road New Town - Final Planning Documents except where modified below.

PLN s1 – Sign Location

The sign is to be located at the site of Option 1 on page 6 of the Final Planning Documents file.

PLN 2 – Sign Location

Prior to installation the final siting of the sign must be approved by Council's Director of Strategic and Regulatory Services Network, in conjunction with the Program Leader Sport and Recreation - Facilities and Operations.

PLN 3 – Sign Maintenance

The sign must be maintained in a good state of repair at all times. Any repairs or upkeep are the responsibility of the Applicant.

OSP 1 – Sign Finished Standard

The final sign design is to be of a suitably professional, high quality standard, to ensure that it does not detract from the local amenity to the satisfaction of the Director of Strategic and Regulatory Services Network.

OSP 2 - Trees

The proposed sign must be located a minimum of 5m away from the trunk of any nearby trees, unless with the written permission of the City of Hobart.

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, bylaws, 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*.

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

FEES AND CHARGES

Click here for information on the Council's fees and charges.

BEFORE YOU DIG

Click here for before you dig information.

Victoria Maxwell

Development Appraisal Planner

As a 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: 15 May 2025

Tasmanian Government PlanBuild TASMANIA

PLANNING APPLICATION

Status:

Reference
PLN-HOB-2024-0714

Address
10 SELFS POINT RD NEW TOWN TAS 7008

Titles
163941/1

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the PlanBuild Tasmania Enquiry Service to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

- [x] Yes - enter details below
- [ ] No - continue to the next section

If yes, provide the name of the person you contacted
Spoken to Henry Dickey and Nicole Spooner Liz Wilson and Shannon Avery

Applicant

PERSONAL INFORMATION REMOVED

Owners

PERSONAL INFORMATION REMOVED

Certificate(s) of Title

Selected Titles Total Area: 0m^2

163941/1

Owner Notification

Are you the sole owner of the land?

- [ ] Yes - continue to the next section
- [x] No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

- [x] Yes - enter owner details below

- [ ] No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:
Hobart City Council

Enter the date that the last owner, joint or part owner was notified
24/12/2024

Declaration

- [x] I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

- [ ] Yes - complete question below
- [x] No - continue to the next section - see further information below
- [ ] Unsure

If yes, has written Crown Land consent been obtained?

- [ ] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

- [x] Yes - complete question below
- [ ] No - continue to the next section
- [ ] Unsure

If yes, has written consent been obtained from the Council General Manager?

- [x] Yes - upload written consent
- [ ] No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

- [ ] I want to change how the property is used
- [ ] I want to use the property for visitor accommodation
- [ ] I want to subdivide
- [ ] I want to undertake a new development or alteration
- [ ] I want to do a minor boundary adjustment
- [x] I want to put up a sign(s)
- [ ] I want to demolish
- [ ] I want to do works only
- [ ] Other

If your application is to subdivide, please enter the number of proposed lots.
0

If your application is for signage, please enter the number of signs.
1

Is the property a Tasmanian Heritage Listed Property?

- [ ] Yes
- [x] No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

- [ ] Yes
- [x] No
- [ ] Unsure

Is the proposed use or development permitted or discretionary?

- [ ] Permitted
- [ ] Discretionary

☑ Unsure if permitted or discretionary

Provide a full description of the proposed use or development
We wish to erect a sign just indie the Rugby Park Fence on the corner of Selfs Point Rd and Marine Esplanade to highlight that the New Town Bay Rowing Centre has function facility for hire.

The sign will be in accordance with the HCC requirements for such signage. Proposed sign is included in application.

Will the proposed use or development involve a road reserve?

☐ Yes - complete the section below
☑ No - continue to the next section
☐ Unsure

If yes, enter the address(es) or locations below:
On the Title as supplied on the corner of Selfs Point Rd and Marine Esplanade inside the Rugby Park fence

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?
1000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	19 Feb 2025	Other	Proposed sign as prepared by Euro Signs	Mr Simon Himson / Euro Signs
1	24 Dec 2024	Property Title Document	0 Folio Text 163941_0_1.pdf	Mr Simon Himson
1	24 Dec 2024	Property Title Document	1 FOLIO PLAN 163941_0_1.pdf	Mr Simon Himson

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 23/12/2024 12:44

2400x1200 Aluminium Sign
c/w unistrut rib x3 on rear

NEW TOWN BAY FUNCTION CENTRE

For Bookings:
www.ntbrc.com.au
or email
buckinghamrc@gmail.com

For Enquiries:
Ph: 0417 394 009

Proposed Signage

As per below the sign is 2400mm x 1200mm

Maximum height is 3.5 metres above the ground

From bottom of sign to ground will be 2.3 metres above ground.

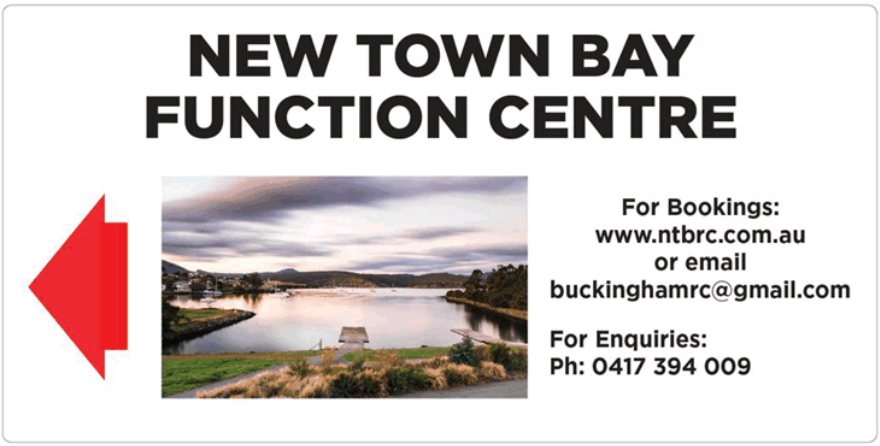
Ir is a three pole Pylon sign and will be installed according toEuro signs recommendations.

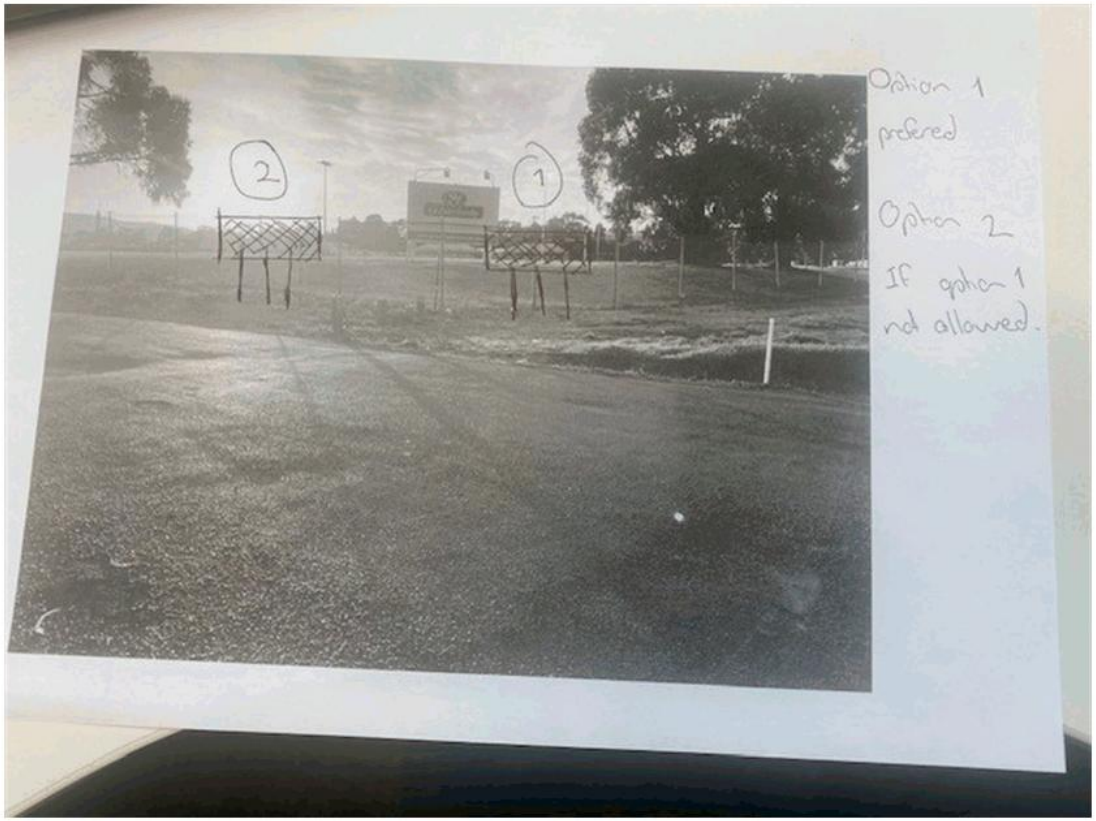
Shannon Avery has attended site with Simon Himson to siscuss the HCC location issues. Proposed locations have been determined based on discussions with Shannon Avery.

Option 1 is preferred but this may not be acceptable to council in which case we request option2

Any queries please call Shannon Avery or Simon Himson on 0409 575 931

2400x1200 Aluminium Sign
c/w unistrut rib x3 on rear




2
1
Option 1
prefered
Option 2
If option 1
not allowed.

City of HOBART

GENERAL MANAGER CONSENT

Reference
GMC-HOB-2024-0050

Address
10 SELFS POINT RD NEW TOWN TAS 7008

Titles
163941/1

Applicant

Name	Email	Phone	Address	Involvement
Mr Simon Himson	srhimson@gmail.com	0409575931	26 Sonning Crest, Sandy Bay, Tas 005, Hobart, Tasmania, Australia, 7005	Applicant

Council Reference

Council Proposed Use or Development Description

Consent Information

Information
I advise that pursuant to Section 52 of the Land Use Planning and Approvals Act 1993, I grant my consent on behalf of the Council as the owner/administrator of the above land for you to make application to the Council 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 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 Council as both landlord, land manager, or under other statutory powers (such as other legislation or Council ByLaws) 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 Council's Public Spaces By-Law if the proposal relates to such an area.

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

Signatory

Signed: Michael Stretton
Signature applied by: Alison Surtees

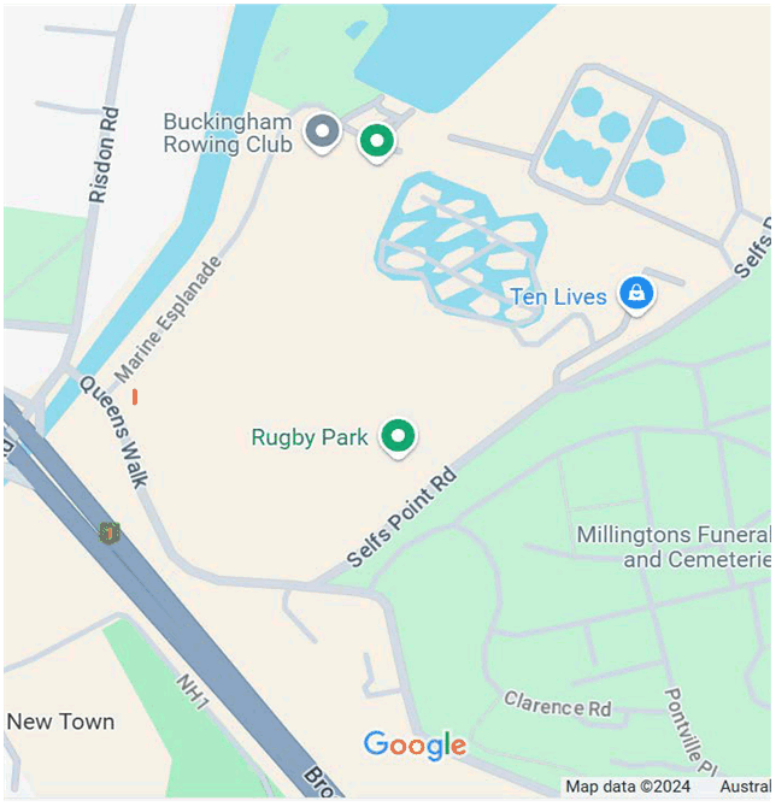
Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
2	20 Dec 2024	Other	GMC - Approved Plans	Alison Surtees

Submitted on **20/12/2024**

Form published: 05/07/2024 13:52

Plan showing location of Signage. Any issues please call Simon Himson on 0409 575 931



Note red line on corner of Marine Esp and Queens Walk

Location denoted by Red Line (Note to scale)

City of HOBART
APPROVED Fri Dec 20 2024
GMC-HOB-2024-0050
General Manager Consent
10 SELFS POINT RD NEW TOWN TAS 7008
-
HOBART CITY COUNCIL

NEW TOWN BAY FUNCTION CENTRE

For Bookings
www.ntbrc.com.au or
email: buckinghamrc@gmail.com

For enquiries
PH: 0417 394 009

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
163941	1
EDITION	DATE OF ISSUE
2	26-Jun-2015

SEARCH DATE : 24-Dec-2024
SEARCH TIME : 10.03 AM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 163941
Derivation : Lot 34118 Gtd. to Lord Mayor etc. of Hobart and Whole of Lot 1 on Plan 139845 Gtd. to The Crown and Whole of Lot 2 on Plan 139845 Gtd. to The Crown
Prior CT 140744/1

SCHEDULE 1

C490304 TRANSFER to HOBART CITY COUNCIL Registered 02-Oct-2003 at noon

SCHEDULE 2

C490304 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
C493602 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
C490304 Transfer Made Subject To Fencing Provision
C939090 BURDENING WAYLEAVE EASEMENT with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the Wayleave Easement 6.00 wide on Plan 163941 Registered 08-Dec-2009 at noon
C520429 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 23-Apr-2004 at noon

UNREGISTERED DEALINGS AND NOTATIONS

188047 PLAN Lodged by PAGE SEAGER on 21-Nov-2024 BP: 188047
E385954 APPLICATION: TASMANIAN WATER & SEWERAGE CORPORATION PTY LTS under the Land Acquisition Act 1993 of Lodged by PAGE SEAGER on 21-Nov-2024 BP: 188047

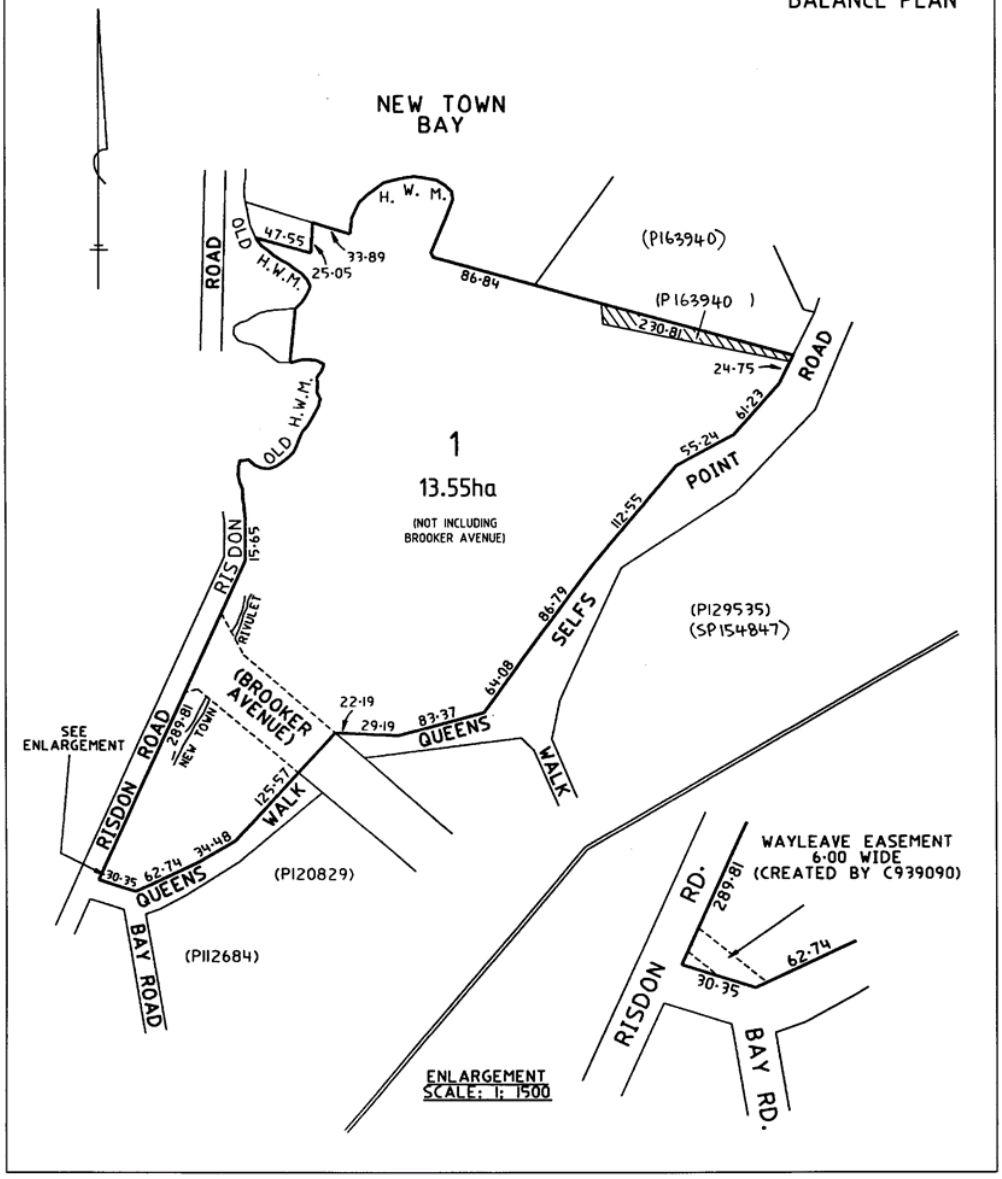
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER The Hobart City Council FOLIO REFERENCE C.T. 140744-1 GRANTEE Whole of Lot 34118, 30A-1R-18P, Gtd. to The Lord Mayor, Alderman and Citizens of the City of Hobart; Part of 5694m² Gtd. to the Crown and Whole of 8724m² Gtd. to the Crown. (P139845)	**PLAN OF TITLE** LOCATION CITY OF HOBART FIRST SURVEY PLAN No. P904 LO COMPILED BY PEACOCK DARCEY & ANDERSON P/L SCALE: 1: 3000 LENGTHS IN METRES SURVEYORS REF: N547U	REGISTERED NUMBER **P163941** APPROVED 11 JUL 2012 ~~EFFECTIVE FROM~~ Alice Kawa Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 114 (5225-32) LAST UPI No HRE66	LAST PLAN No. P140744	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

BALANCE PLAN



8. REPORTS

8.1 Delegated Decisions Report (Planning) File Ref: F25/35938

Report of the Director Strategic and Regulatory Services of 15 May 2025 and attachment.

Delegation: Committee

City of HOBART

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

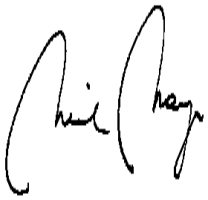
Delegated Decisions Report(Planning)

Attached is the Delegated Planning Decision Report for the period 28 April 2025 to 14 May 2025

RECOMMENDATION

That the information contained in the Delegated Decision Report (Planning) 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 STRATEGIC AND REGULATORY SERVICES

Date: 15 May 2025
File Reference: F25/35938

Attachment A: Delegated Decisions Report (Planning) ⇩

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
1	PLN-HOB-2025-0096	Partial Demolition, Alterations, Signage, and Change of Use to Shop	29 SALAMANCA PL BATTERY POINT TAS 7004	$500,000.00	Approved (subject to conditions)	28/04/2025
2	PLN-HOB-2024-0662	Private Stormwater Pump Station and Associated Works	64 BURNETT ST NORTH HOBART TAS 7000	$20,000.00	Approved (subject to conditions)	29/04/2025
3	PLN-HOB-2024-0565	Partial Demolition and Alterations	105-107 LIVERPOOL ST HOBART TAS 7000	$250,000.00	Approved (subject to conditions)	30/04/2025
4	PLN-HOB-2025-0091	Signage	116-116A SANDY BAY RD SANDY BAY TAS 7005	$300.00	Approved (subject to conditions)	30/04/2025
5	PLN-HOB-2025-0102	Alterations and Extension	15 D'ARCY ST SOUTH HOBART TAS 7004	$200,000.00	Approved (subject to conditions)	01/05/2025
6	PLN-HOB-2025-0108	New Awning and Alterations	325 ARGYLE ST NORTH HOBART TAS 7000	$50,000.00	Approved (subject to conditions)	01/05/2025
7	PLN-HOB-2025-0121	Partial Demolition and Alterations	429 MACQUARIE ST SOUTH HOBART TAS 7004	$65,000.00	Approved (subject to conditions)	05/05/2025
8	PLN-HOB-2025-0100	Alterations (Solar Panels)	1 GLEBE ST GLEBE TAS 7000	$0.00	Approved (subject to conditions)	05/05/2025
9	PLN-HOB-2025-0107	Change of Use to Business and Professional Services,Partial Demolition and Alterations and Signage	245 NEW TOWN RD NEW TOWN TAS 7008	$400,000.00	Approved (subject to conditions)	05/05/2025
10	PLN-HOB-2024-0608	Partial Demolition and Alterations and Extension to Deck	18 SHANNUK DR WEST HOBART TAS 7000	$5,000.00	Approved (subject to conditions)	06/05/2025
11	PLN-HOB-2024-0650	Partial Demolition, Swimming Pool, Ancillary Dwelling and Outbuilding	4 RUPERT AV MOUNT STUART TAS 7000	$200,000.00	Approved (subject to conditions)	08/05/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Decision	Date Approved
12	PLN-HOB-2024-0678	Partial Demolition, Alterations and Extension	57 QUEEN ST SANDY BAY TAS 7005	$350,000.00	Approved (subject to conditions)	08/05/2025
13	PLN-HOB-2025-0093	Dwelling	14 TABART ST NEW TOWN TAS 7008	$900,000.00	Approved (subject to conditions)	12/05/2025
14	PLN-HOB-2025-0172	Partial Demolition (Retaining Walls)	7 CAROLINE ST DYNNYRNE TAS 7005	$47,773.00	Approved (subject to conditions)	13/05/2025
15	PLN-HOB-2025-0141	Partial Demolition and New Outbuilding	4 BISHOP ST NEW TOWN TAS 7008	$80,000.00	Approved (subject to conditions)	13/05/2025

8.2 Planning Advertising Report
File Ref: F25/36114

Report of the Director Strategic and Regulatory Services of 15 May 2025 and attachment.

Delegation: Committee

City of HOBART

MEMORANDUM: PLANNING AUTHORITY COMMITTEE

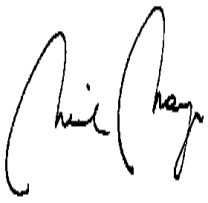
Planning Advertising Report

Attached is the Planning Advertising Report for the period 16 April 2025 to 14 May 2025.

RECOMMENDATION

That the information contained in the 'Planning Advertised Report' 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 STRATEGIC AND REGULATORY SERVICES

Date: 15 May 2025
File Reference: F25/36114

Attachment A: Planning Advertising Report ⇩

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
1	CVO-HOB-2025-0015	Change of Use to Visitor Accommodation	UNIT 4 70 QUEEN ST SANDY BAY TAS 7005	$0.00	06/05/2025	Determined	16/04/2025	05/05/2025
2	CVO-HOB-2025-0025	Change of Use to Visitor Accommodation	UNIT 4 12 ELLERSLIE RD BATTERY POINT TAS 7004	$0.00	12/05/2025	Determined	16/04/2025	05/05/2025
3	PLN-HOB-2024-0709	Partial Demolition and Two Multiple Dwellings (One Existing, One New)	110 CASCADE RD SOUTH HOBART TAS 7004	$350,000.00	22/05/2025	Director	16/04/2025	05/05/2025
4	PLN-HOB-2025-0093	Dwelling	14 TABART ST NEW TOWN TAS 7008	$900,000.00	12/05/2025	Determined	16/04/2025	05/05/2025
5	PLN-HOB-2025-0105	Partial Demolition, Alterations, Extension and Deck	4 LINCOLN ST SANDY BAY TAS 7005	$150,000.00	19/05/2025	Director	16/04/2025	05/05/2025
6	PLN-HOB-2024-0608	Partial Demolition, Alterations and Extension to Deck	18 SHANNUK DR WEST HOBART TAS 7000	$5,000.00	23/05/2025	Determined	17/04/2025	05/05/2025
7	PLN-HOB-2025-0141	Partial Demolition and New Outbuilding	4 BISHOP ST NEW TOWN TAS 7008	$80,000.00	14/05/2025	Determined	17/04/2025	05/05/2025
8	PLN-HOB-2025-0156	Partial Demolition, Alterations and Extension (New Garage)	732 SANDY BAY RD SANDY BAY TAS 7005	$150,000.00	20/05/2025	Director	17/04/2025	05/05/2025
9	CVO-HOB-2025-0022	Change of Use to Visitor Accommodation	UNIT 310 62 PATRICK ST HOBART TAS 7000	$0.00	24/05/2025	Director	28/04/2025	12/05/2025
10	PLN-HOB-2024-0641	Dwelling and Associated Works	31 MCAULAY RD SANDY BAY TAS 7005	$750,000.00	23/05/2025	Determined	28/04/2025	12/05/2025

No	Reference Number	Council Description	Property Address	Estimated Cost	Expiry Date	Proposed Delegation	Advertising Period Start	Advertising Period End
11	PLN-HOB-2024-0712	Partial Demolition, Alterations and Extension to Hospital, Alterations to Emergency Department Access, Signage and Associated Works	48 LIVERPOOL ST HOBART TAS 7000	$1,500,000.00	18/05/2025	Director	28/04/2025	12/05/2025
12	PLN-HOB-2025-0071	Partial Demolition and Alterations (Carport and Deck)	37B DERWENTWATER AV SANDY BAY TAS 7005	$150,000.00	20/05/2025	Director	28/04/2025	12/05/2025
13	PLN-HOB-2025-0171	Stormwater Works	30 MCROBIES RD SOUTH HOBART TAS 7004	$600,000.00	22/05/2025	Committee (Council Land)	28/04/2025	12/05/2025
14	PLN-HOB-2024-0714	Signage	10 SELFS POINT RD NEW TOWN TAS 7008	$1,000.00	11/06/2025	Committee (Council Land)	29/04/2025	13/05/2025
15	PLN-HOB-2025-0044	Partial Demolition, Alterations and Extension	23E MCAULAY RD SANDY BAY TAS 7005	$950,000.00	27/05/2025	Director	29/04/2025	13/05/2025
16	PLN-HOB-2025-0145	Alterations (Carport)	UNIT 2 96A GIBLIN ST LENAH VALLEY TAS 7008	$11,650.00	29/05/2025	Director	29/04/2025	13/05/2025
17	PLN-HOB-2025-0151	Demolition	Lot 1 FRANKLIN WHRF HOBART TAS 7000	$100,000.00	15/05/2025	Director	29/04/2025	13/05/2025

9. RESPONSES TO QUESTIONS WITHOUT NOTICE

Regulation 29(3) *Local Government (Meeting Procedures) Regulations 2015.*
File Ref: 13-1-10

The Chief Executive Officer reports:-

"In accordance with the procedures approved in respect to Questions Without Notice, the following responses to questions taken on notice are provided to the Committee for information.

The Committee is reminded that in accordance with Regulation 29(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the Chairperson is not to allow discussion or debate on either the question or the response."

RECOMMENDATION

That the following responses to questions without notice be received and noted.

9.1 Approved Major Projects

Memorandum of the Deputy Director Strategic and Regulatory Services of 9 April 2025

City of HOBART

MEMORANDUM: **LORD MAYOR**
DEPUTY LORD MAYOR
ELECTED MEMBERS

APPROVED MAJOR PROJECTS

Meeting: Planning Authority Committee **Meeting date: 9 April 2025**

Raised by: Lord Mayor Councillor Reynolds

Question:

Can Committee get a list of approved major projects, commercial and residential, over $5 million that still have live permits in central Hobart to get an understanding of the 'development pipeline' that we hope to see built in Hobart.

Response:

As of 29 April 2025 there are 22 applications that have an estimate value of $5 million or more that have been approved by Council, which are yet to receive a building permit or have yet to apply for a building permit.

The total estimated value (at the time of lodgement) of the 22 applications is $400,120,000. The full list of applications is provided as **Attachment A** to this report.

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.

Karen Abey
DEPUTY DIRECTOR STRATEGIC AND REGULATORY SERVICES

Date: 15 May 2025
File Reference: F25/27270; 13-1-10

Attachment A: Development over 5 Million - As of 29 April 2025 ⇩

Application	Description	Address	Estimated Cost	Decision Date	Planning Status	Building Permit
PLN-22-146	Partial Demolition, 150 Multiple Dwellings (85 Existing, 65 New), Car Parking, Landscaping including Tree Removal, and Associated Works	1 QUEENS WALK, NEW TOWN TAS 7000	$20,000,000	25/10/2022	Current Planning Permit	BLD-23-75 – permit issued 20/02/2024
PLN-19-948	Demolition and New Building for 55 Multiple Dwellings, Food Services, Business and Professional Services, General Retail and Hire and Associated Works within the Adjacent Road Reserve	90 MELVILLE STREET and 127 BATHURST STREET HOBART TAS 7000	$30,000,000	18/05/2020	Planning Permit Extended until 18/05/2026	Building Permit Lodged – BLD-22-21
PLN-22-321	Demolition and New Building for 22 Multiple Dwellings and Business and Professional Services, and Associated Works	90 MELVILLE STREET HOBART TAS 7000	$11,000,000	26/09/2022	Planning Permit Extended until 26/09/2026	No Building application Received (as of 29/4/2025)
PLN-18-530	Partial Demolition, Alterations and Redevelopment for General Retail and Hire, Food Services and 33 Multiple Dwellings	125 BATHURST STREET HOBART TAS 7000	$9,000,000	04/02/2019	Planning Permit Extended until 04/02/2025	No Building application Received (as of 29/4/2025)
PLN-20-532	Partial Demolition, Alterations and New Building for Visitor Accommodation, Hotel Industry and Food Services	125 BATHURST STREET HOBART TAS 7000	$17,000,000	26/04/2021	Planning Permit Extended until 26/04/2025	No Building application Received (as of 29/4/2025)
PLN-17-430	Partial Demolition, Alterations and Redevelopment for Visitor Accommodation, Multiple Dwellings, General Retail and Hire, Food Services, Hotel Industry, Business and Professional Services, and Subdivision (Boundary Adjustment)	236-240 ELIZABETH STREET HOBART	$70,000,000	6/4/2023	Current Planning Permit	No Building application Received (as of 29/4/2025)

Application	Description	Address	Estimated Cost	Decision Date	Planning Status	Building Permit
PLN-19-706	Demolition and New Building for 45 Multiple Dwellings, Food Services and Associated Works within the Adjacent Road Reserve	5-7 SANDY BAY ROAD HOBART TAS 7000	$22,000,000	07/09/2020	Application to extend permit until 2026 currently being assessed	No Building application Received (as of 29/4/2025) Notifiable Demolition Works issued 18/02/2025
PLN-19-768	Partial Demolition, Alterations, Partial Change of Use to Office and Two Multiple Dwellings, New Building for 45 Multiple Dwellings, Signage and Associated Works	201 MACQUARIE STREET HOBART TAS 7000	$8,000,000	20/01/2022	Planning Permit Extended until 20/01/2026	No Building application Received (as of 29/4/2025)
PLN-18-770	Demolition and New Building for 39 Multiple Dwellings, Food Services and General Retail and Hire	209-213 HARRINGTON STREET HOBART TAS 7000	$6,000,000	20/05/2019	Planning Permit Extended until 20/05/2025	No Building application Received (as of 29/4/2025)
PLN-20-633	Demolition, New Building for 31 Multiple Dwellings and General Retail and Hire, Subdivision (Lot Consolidation), Alterations to Access, and Associated Works	40 BURNETT STREET NORTH HOBART TAS 7000	$14,000,000	16/11/2020	Planning Permit Extended until 16/11/2024	No Building application Received (as of 29/4/2025)
PLN-19-641	Demolition and New Building for 28 Multiple Dwellings and Associated Works within Adjacent Road Reserve	9 SANDY BAY ROAD HOBART TAS 7000	$7,000,000	25/05/2020	Planning Permit currently expired but an application to extend could be made	No Building application Received (as of 29/4/2025)
PLN-22-282	Demolition, 22 Multiple Dwellings, Front Fencing, and Associated Works	73A NEW TOWN ROAD NEW TOWN TAS 7008	$6,700,000	01/02/2023	Current Planning Permit	No Building application Received (as of 29/4/2025)
PLN-20-706	Demolition and New Building for 20 Multiple Dwellings	98 ARGYLE STREET HOBART TAS 7000	$6,500,000	02/11/2021	Planning Permit Extended until 08/10/2025	No Building application Received (as of 29/4/2025)
PLN-22-272	Demolition, Subdivision (Lot Consolidation), and New Building for 19 Multiple Dwellings and Fitness Centre (Sports and Recreation)	156 NEW TOWN ROAD NEW TOWN TAS 7008	$7,000,000	14/06/2022	Planning Permit currently expired but an application to extend could be made	No Building application Received (as of 29/4/2025)

Application	Description	Address	Estimated Cost	Decision Date	Planning Status	Building Permit
PLN-21-580	Demolition, New Building for 7 Multiple Dwellings, and Associated Works	345 SANDY BAY ROAD SANDY BAY TAS 7005	$5,000,000	06/07/2022	Planning Permit Extended until 06/07/2026	No Building application Received (as of 29/4/2025)
PLN-20-104	New Building for 40 Multiple Dwellings, Educational and Occasional Care (Childcare Centre), General Retail and Hire, Business and Professional Services, and Food Services	206 MACQUARIE STREET HOBART - ADJACENT ROAD RESERVE HOBART TAS 7000	$36,000,000	12/10/2020	Current Planning Permit	No Building application Received (as of 29/4/2025)
PLN-20-868	Demolition, New Building for 14 Multiple Dwellings, and Associated Works	2 SAYER CRESCENT SANDY BAY TAS 7005	$10,000,000	23/03/2022	Planning Permit Extended until 23/03/2026	No Building application Received (as of 29/4/2025)
PLN-20-911	Partial Demolition and New Building for Visitor Accommodation, Hotel Industry, Food Services, and Community Meeting and Entertainment, and Associated Works	79 Collins Street Hobart ADJACENT ROAD RESERVE HOBART TAS 7000	$22,000,000	14/12/2021	Planning Permit Expired	No Building application Received (as of 29/4/2025)
PLN-21-471	Partial Demolition, Alterations, New Building for 31 Multiple Dwellings, Food Services, Business and Professional Services, General Retail and Hire, Subdivision (Lot Consolidation), and Associated Works in the Road Reserve including Tree Removal	175 CAMPBELL STREET HOBART TAS 7000	$16,000,000	15/02/2023	Current Planning Permit	No Building application Received (as of 29/4/2025)
PLN-21-719	Demolition and New Building for 26 Multiple Dwellings and Food Services and works within Council Road Reservation	1 KNOPWOOD STREET BATTERY POINT TAS 7004	$25,000,000	25/10/2022	Current Planning Permit	No Building application Received (as of 29/4/2025)
PLN-21-734	Partial Demolition, Extension, Alterations and Associated Works for Partial Change of Use to Light Industry (Whisky Distillery), Eating Establishment, Function Centre, Hotel and Shop	17 MCVILLY DRIVE HOBART TAS 7000	$15,000,000	16/05/2022	Planning Permit currently expired but an application to extend could be made	No Building application Received (as of 29/4/2025)

Application	Description	Address	Estimated Cost	Decision Date	Planning Status	Building Permit
PLN-20-499 PLN-23-546 PLN-24-307	Demolition, New Building for Visitor Accommodation, Function Centre, and Eating Establishments, Bar, and Shop, Lot Consolidation, and Associated Works in the Road Reserve including Removal of Car Parking Spaces, Relocation of Public Street Furniture, Lighting and New Stairs	28 – 30 DAVEY STREET HOBART 7000	$30,000,000	28/11/2023 12/03/2024 29/08/24	Current Planning Permit	No Building application Received (as of 30/4/2025)
PLN-HOB-2024-0313	Partial Demolition and New Building for Business and Professional Services and General Retail and Hire, Subdivision (Consolidation of Titles), and Associated Works	25 WATCHORN ST HOBART TAS 7000	$74,000,000	04/12/2024	Current Planning Permit	No Building application Received (as of 29/4/2025)
PLN-HOB-2024-0601	26 Two-storey residential dwellings and associated works	LOT 3 GIBLIN STREET, LENAH VALLEY TAS 7000	$6,620,000	12/03/2025	Current Planning Permit	No Building application Received (as of 29/4/2025)
EXPLN-HOB-2025-0021	Partial Demolition, Alterations and Extension29to Visitor Accommodation	21-25 MORRISON STREET HOBART TAS 7000	$9,000,000	25/01/2019	Planning Permit Extended until 8/4/2025	No Building application Received (as of 29/4/2025)

As of 29 April 2025

10. 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 chief executive officer.
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 maybe 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 chief executive officer 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.

11. 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:

- Minutes of a Closed Committee meeting
- Closed Questions Without Notice

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	Questions Without Notice