



CITY OF HOBART

MINUTES ATTACHMENTS

PLANNING AUTHORITY COMMITTEE MEETING

OPEN PORTION OF THE MEETING

WEDNESDAY, 20 MAY 2026

AT 4.00PM

VENUE: COUNCIL CHAMBER, TOWN HALL

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PRESENTATION TO HCC

20/05/2026

1.No Consideration for Beach House Apartments

The original Harnon Submission to operate a temporary Sauna, does not mention the impact of this Sauna, on Beach House Apartments at all.

2.Impact on the Beach House Complex

- Very close proximity to the apartment, too close, maybe illegally close (Att1)
- Is the marked area the eventual location for the Sauna? (Att 23/03/36)
- Smoke nuisance
- Music noise annoyance (this is a residential area)

3.Trespassers

- A shared boundary exists between my Beach House apartment and HCC. parkland (Att2)
- There is no fence to provide security and privacy, as legally, there should be.
- In the last year, there have been 3 incidents of trespassing into my property, gaining access by jumping over the balcony walls, and by peering in windows (Att 06,7,)
- The anticipated, increased foot traffic, (Harnon Submission directs clients to Bus Stop 16,) and to then walk down past the Apartments, to the Sauna), will increase the possible incidents of trespass. (Att 3)
- The Tenant has already written to HCC twice concerning her fear of incidents. (Att 10)

4. Current Illegal Security Screen Installation Danger

- Beach House Management Committee have illegally installed a Security Screen, affixed illegally to my balcony wall, and intruding illegally and dangerously over HCC land. This is their solution to the current trespass problem (Att 15)
- Elders Real Estate have written a letter of concern (Att 17)

5. Solution

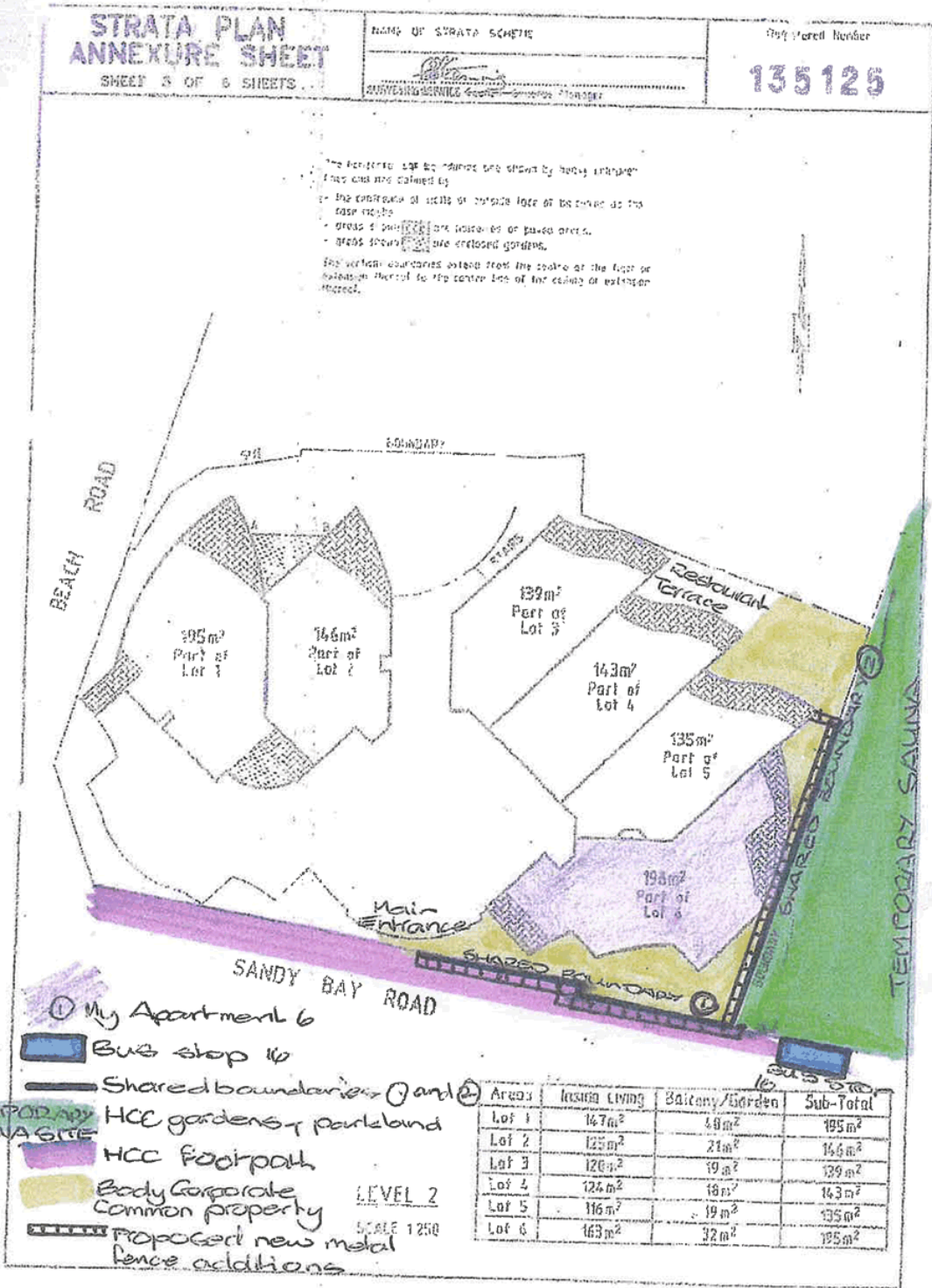
- There is a very easy solution.... a legally required solution! (Att4)
-

- Attach fence extensions to the current boundary footings and install one new boundary fence. (Att 23, 24, 25)

6.Dates

- What are the actual dates of this Temporary Permit

①





C7



My balcony

Bus Stop 16

With thanks

Suzanne Griffiths (tenant)

Mob: 0403024051



21.01.25

① AE
⑥

My apt

Council portland
including eels

Boundary Pottings

Bus Stop 16
The planned foot
traffic access to
the Hannon Sauna

Unfortunately, I am home from work today as I wasn't feeling well. I woke from a nap (or woken by "something") to find three young men (teenagers I assume but I didn't have my glasses on) had climbed onto my balcony and were about to come in (one into the bedroom where I was sleeping, the other two into the lounge). I screamed, they fled. I didn't get a good look at them, the park was full and no one even looked!

I think they must have gained access from the area in the photo. I've been a bit concerned lately and have been looking at installing (temporarily) something to block that area. I've also been looking on marketplace to see if I could get some security sliding screen. Obviously I will get permission from the owner before I progress either of those.

I had rung the council last week as well to enquire if they were going to see if they were going to replant this area in the garden behind the bus stop as with the removal of plants it has become a thoroughfare. I assume the increased foot traffic increases the likely hood of an easily accessible apartment.

As I was typing this they've just stuck their heads back around to scare me. I told them I was ringing the police. They had no care!

I'm frrre. I don't open any windows as I was conscious of being so close to the road and easy access so have these doors open all the time when I'm home. The little buggers.

Thanks

③

RESPONSE TO REQUEST FOR FURTHER INFORMATION (RFI)

License – Temporary Sauna
646A Sandy Bay Road, Sandy Bay (Long Beach - South)

**Existing Parking Supply**

The site is well serviced by existing public parking within close proximity, including:

- **Long Beach Carpark (within ~25 m):** approx. 20 spaces (including 1 accessible and 2 motorcycle spaces)
- **Beach Road Carpark (within ~40 m):** approx. 60 spaces (including 3 accessible spaces)
- **Sandy Bay Road (40–90 m):** approx. 20 on-street spaces
- **Service Road (within ~200 m):** approx. 7 spaces
- **Scout Hall (within ~130 m):** approx. 10 spaces (noting time restrictions)
- **Long Point Road (within ~300 m):** approx. 70+ spaces
- **Seagrass Restaurant (within ~350 m):** approx. 25 spaces
- **Sandy Bay Sailing Club (within ~450 m):** approx. 55 spaces

This demonstrates a significant supply of existing parking within convenient walking distance of the site, capable of accommodating demand associated with the proposal.

Public and Active Transport

The site is directly serviced by a bus stop on Sandy Bay Road, immediately adjacent to the site. Bus routes 401 and 402 provide primary services, with additional routes 422, 426, 427 and 428 also operating along Sandy Bay Road.

Public transport will be actively promoted as a preferred mode of access via the booking platform and website.

Bicycle access is also readily available, with existing infrastructure in the surrounding area. Bicycle use is expected to represent a portion of patron arrivals, further reducing reliance on car parking.

Conclusion

Given the low intensity and appointment-based nature of the use, combined with the substantial availability of existing public parking and transport options, the proposal is expected to operate without adverse impact on the safety or efficiency of the surrounding road network.

The proposal is therefore considered to meet the requirements of Clause C2.5.1 under a performance-based assessment.

(10)A

Current tenant
Suzanne Griffiths <suzanne.griffiths@gmail.com>
to tim.edwards ▾

Hi Tim

I was wondering if you could provide me some advice and perhaps assistance, please.

I rent a unit at 646 Sandy Bay Road, Sandy Bay which is adjacent to a garden in front of Long Beach (the position of the unit I rent is indicated in the first photo marked in red).

As you will see from the first two images below when I moved into the unit the adjacent garden/park was quite heavily planted. The second lot of images show the current state of the parkland which is quite bare.

Over the past couple of months, I have been subjected to a number of incidences, including waking from a "nanna nap" at around 2pm one day to find three young men about to enter my apartment via the sliding doors into my bedroom and lounge room. Luckily the sound of the door woke me, and they took off when I screamed. They have since returned on that day and at other times, I think to a) see if anyone is in the apartment; and b) to taunt me. These incidents have been reported to the police. There have also been a number of other occasions where others have climbed on the retaining wall beside my apartment and made their way around to my balcony, I did confront these people to ask if I "could help them" and they left.

I realise the security of my unit is my responsibility and am very thankful to the owner of the unit and the body corporate to agreeing to put security on the sliding doors and to try and find solutions to make access to my balcony from the retaining wall more difficult.

I'm contacting the council as the removal of the plant infrastructure in the garden has opened the garden for pedestrian access to and from the beach, particularly I think from people using the bus, so people are now inclined to walk down there than to use the dedicated steps and path and thus exposed my unit both visually and physically and I think this has contributed heavily to these escalating incidents.

I wonder if the council has any plans to re-plant the adjacent garden beds which will I hope reduce the incidents (making my unit less of an easy target).

I'm very conscious that I'm extremely privileged to be renting this unit and feel like I need to explain that its all I could get when I moved down from Brisbane for work due to the shortage of rental accommodation. I've very conscious that this request could potentially be attributed to an attempt to restrict public access, and whilst I

10 B

guess it is, its solely based on my escalating fear of home invasion and my genuine belief that the previous heavy planting was a deterrent to that.

I'm happy to discuss this if you have any questions.



My apartment.

(S) B



(15)A



17



Lois Dann <loisdann@gmail.com>

16:30 Sandy Bay Road

message

Robbie Yeoland <Robbie.Yeoland@elders.com.au>
x: Lois Dann <loisdann@gmail.com>
c: Nicole Smith <Nicole.Smith1@elders.com.au>

Thu, Nov 13, 2025 at 4:24 PM

Hi Lois

I popped down to Beach House Apartments this afternoon to check the new screen. Suzanne was there at the time. She is grateful for the screen however there are some issues-

1. If anyone walks down alongside the retaining wall in the dark they will run into the screen with their head. There is risk of a potential injury claim as the screen extends past the retaining wall causing an obstruction on what is (council land?)
Access to this area is easily gained through the gap where the bus stop seating is.
3. There are 3 solutions to prevent access to your balcony from intruders from the beach side or street side, 1. Install a fence/screen where the gap is between the bus stop seating and the edge of your property, 2. Plant the area with shrubs that will prevent access through the gap. Plant the area directly in front of the balcony.
4. The Grevillea Red Hooks that has been planted will grow to a height of 3 meters and a width of 2-4 meters. This shrub will grow up to the next floor balcony and the area in which it has been planted is roughly less than 1m2. It will need regular trimming to keep it within the space it is planted.
5. This bird attracting plant will cause an ongoing issue with cleaning up bird poo from the retaining walls, glass balustrade, and balcony tiles.

Feel free to send this to the Body Corporate.

Kind regards

Robbie Yeoland
Head of Residential Property Management
Southern Tasmania



0497 840 209
ROBBIE.YEOLAND@ELDERS.COM.AU

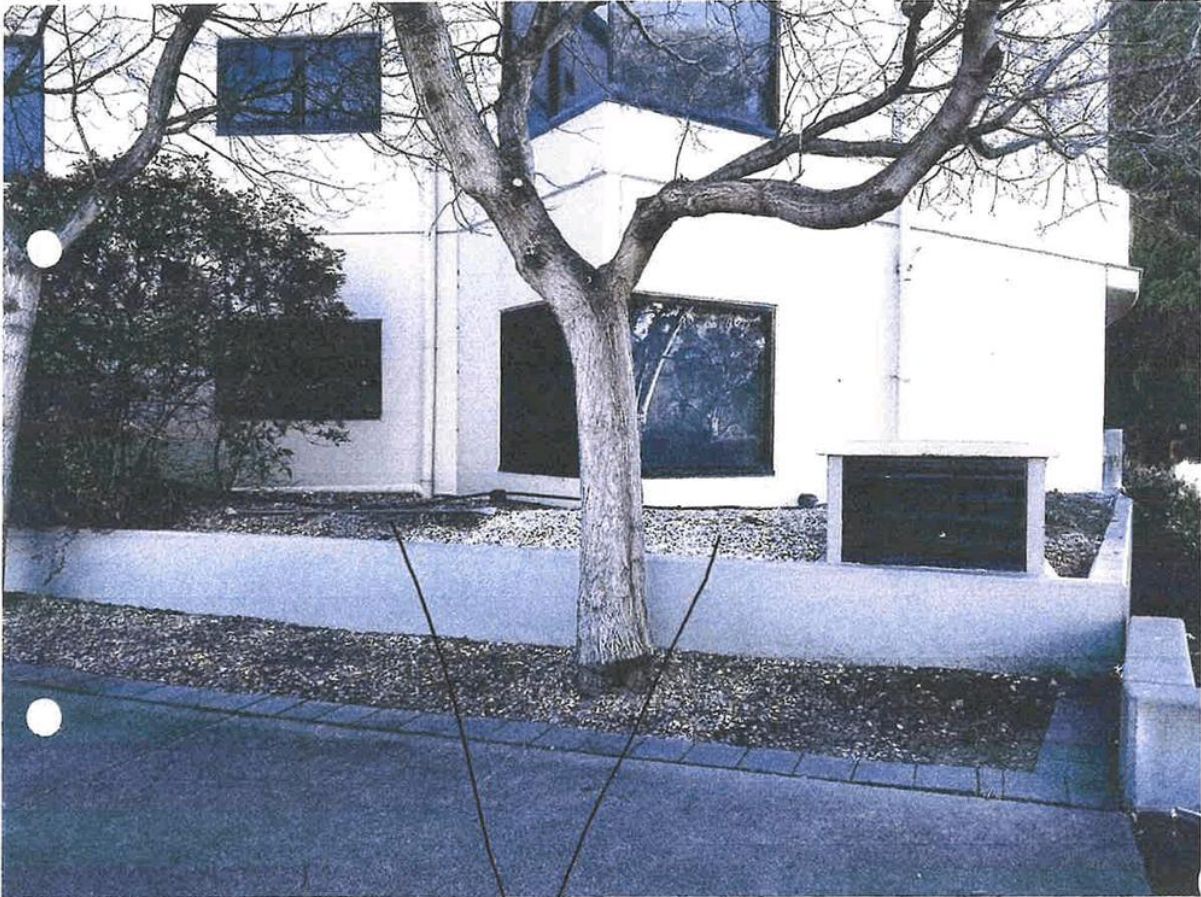
PHONE 03 5220 5999
3 VICTORIA STREET, HOBART TAS 7000

ELDERS TASMANIA
HOBART.ELDERS.REALESTATE.COM.AU

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late 2024

48

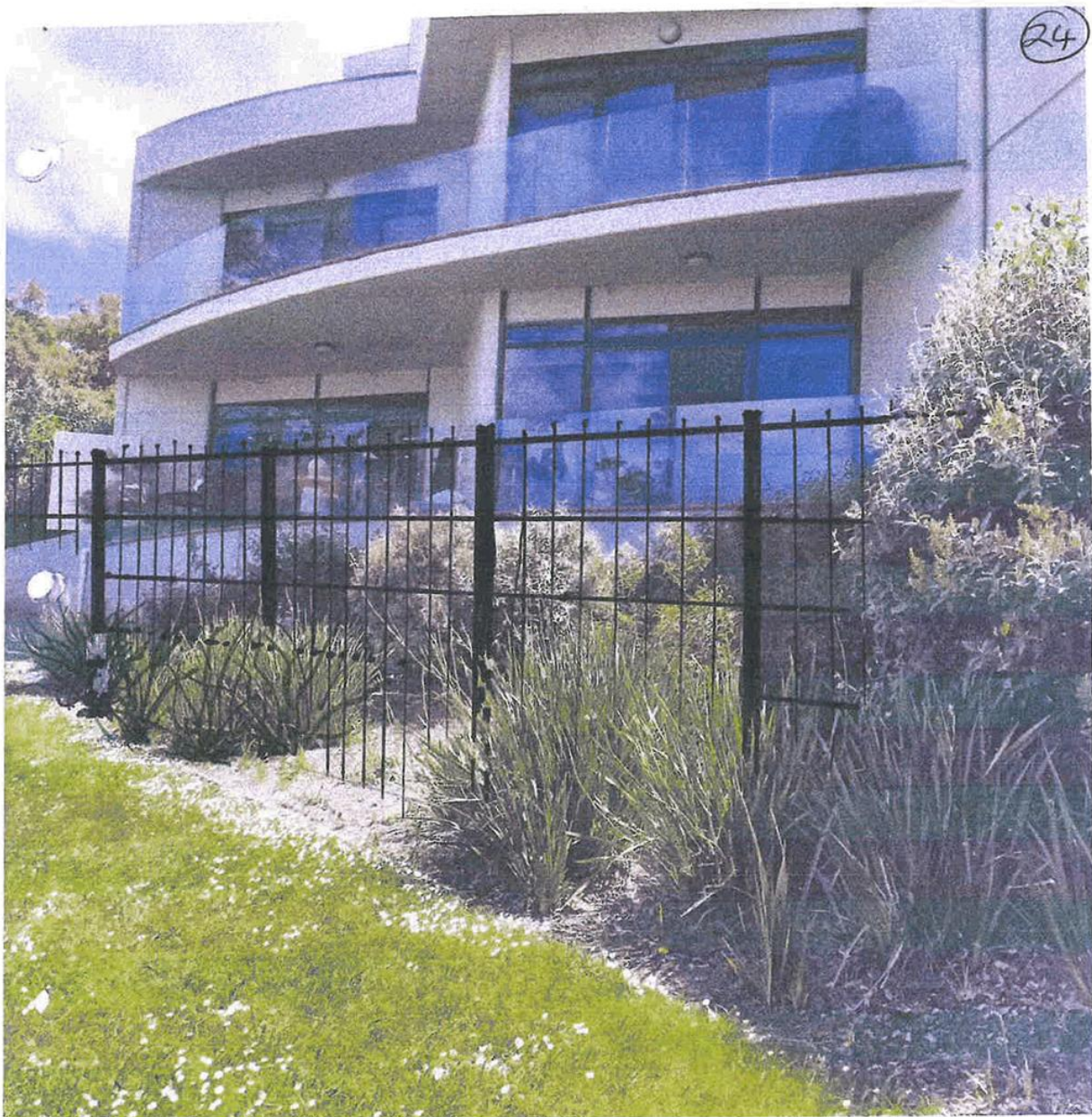


Management Committee clearing
All privacy and security gone

23



New full length fence continues on the boundary, then turns to attach to the wall of apartment 5. *



This section of the fence could, if the Body Corporate wished, extend the entire length of the boundary, ending at the Restaurant

*Gate would be needed for garden maintenance


Google Maps

Tasfence

25



Image capture: Mar 2017 Images may be subject to copyright

 **karunakara dt**
Local Guide Level 2


51 points >

15 75

Reviews Photos

1 394,512 Date v

Tasfence
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